

## HISTORIC AND DESIGN REVIEW COMMISSION

September 16, 2015

Agenda Item No: 15

**HDRC CASE NO:** 2015-297  
**ADDRESS:** 202 LAVACA ST  
**LEGAL DESCRIPTION:** NCB 713 BLK 10 LOT 9  
**ZONING:** RM4 H HE  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Lavaca Historic District  
**LANDMARK:** Vinck House  
**APPLICANT:** R Berrier  
**OWNER:** R Berrier  
**TYPE OF WORK:** Attached rear addition  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to demolish an existing, non contributing shed attached to the rear of the existing structure to construct a 432 square foot, two story addition.

### APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 3, Guidelines for Additions*

#### 1. Massing and Form of Residential Additions

##### A. GENERAL

- i. Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
- ii. Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- iii. Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- iv. Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

##### B. SCALE, MASSING, AND FORM

- i. Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- ii. Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
- iii. Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
- iv. Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
- v. Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

#### 2. Massing and Form of Non-Residential and Mixed-Use Additions

##### A. GENERAL

- i. Historic context*—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.

- ii. Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.
- iii. Similar roof form*—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.
- iv. Subordinate to principal facade*—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- v. Transitions between old and new*—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

## B. SCALE, MASSING, AND FORM

- i. Height*—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.
- ii. Total addition footprint*—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

## 3. Materials and Textures

### A. COMPLEMENTARY MATERIALS

- i. Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
- ii. Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.
- iii. Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

### B. INAPPROPRIATE MATERIALS

- i. Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

### C. REUSE OF HISTORIC MATERIALS

- i. Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

## 4. Architectural Details

### A. GENERAL

- i. Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.
- ii. Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.
- iii. Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact.

## **FINDINGS:**

- a. This request was heard by the Historic and Design Review Commission on August 5, 2015, where it was referred to the Design Review Committee. On August 25, 2015, the Design Review Committee noted that the applicant's updated documents provided much more detail and a better understanding of the project.
- b. The applicant has proposed to demolish an existing, non original storage shed located at the rear of a previous addition to the primary structure at 202 Lavaca in order to construct a new addition. Staff finds that the demolition of the non contributing storage shed is appropriate.
- c. The Guidelines for Additions 1.A. states that residential additions should be sited at the side or rear of the primary historic structure whenever possible, that views of the addition should be limited from the public right of way and that additions should be designed to be in keeping with the historic context of the block all while featuring a transition between the original structure and the addition. The applicant has proposed to site the addition to the rear of the original structure, has proposed materials and a roof form that are similar to those of the original structure. This is consistent with the Guidelines.
- d. In regards to scale, massing and form, residential additions should be designed to be subordinate to the principal façade of the original structure, should feature a footprint that responds to the size of the lot and should feature a height that is consistent with the original structure. The proposed addition features a footprint of 288 square feet featuring a second level of 144 square feet. Currently, the lot at 202 Lavaca features a single story historic structure and an existing two story addition. Regarding massing and height, staff finds that examples are present both on this lot and throughout this portion of Lavaca for two story additions. Staff finds the applicant's request appropriate.
- e. The applicant has proposed materials consisting of board and batten siding and a standing seam metal roof to match the original structure. This is consistent with the Guidelines for Additions 3.A.
- f. The applicant has proposed a wood door as well as wood windows for the proposed addition. Staff finds that the proposal of both a wood door and wood windows appropriate.
- g. According to the Guidelines for Additions 4.A.i., additions should be designed to reflect their time while respecting the historic context of the block and the architectural style of the original structure. The applicant has proposed an addition that appears to be consistent with the Guidelines for Additions, and has noted various contemporary interpretations including contemporary window openings that match existing window openings added in a previous addition.
- h. Currently, the applicant has proposed for the west facing façade to be primarily void of window openings. The applicant has proposed one window in the southwest corner, however, staff has concerns regarding the lack of window openings along this wall. Staff recommends that the applicant propose additional window openings to be consistent with the Guidelines.

## **RECOMMENDATION:**

Staff recommends approval based on findings a through g with the following stipulation:

- i. That the applicant address the lack of traditional window openings on the second floor addition on the west façade as well as provide staff with adequate construction documents, also required in acquiring a building permit from Development Services prior to receiving a Certificate of Appropriateness.

## **CASE MANAGER:**

Edward Hall



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8/28/2015

I apologize, my submission requires a narrative.

The architectural renderings I have provided are rudimentary. They are intended to show the form of what I will build and ~~hope~~<sup>how</sup> it relates to the existing house.

The historical structure faces Lavaca Street. The proposed addition attaches not to the historical structure, but to existing additions at the rear. None of the proposed addition can be seen from the Lavaca façade of the historical structure. Moreover, a six foot privacy fence partial conceals the existing additions and will similarly conceal the proposed addition. The proposed addition is visible from the street, and from a parking area of the adjacent property.

Showing the proposed addition in form only requires that I provide an indication of the detail. The windows will match the existing Marvin wood windows used in the existing addition, as will the door. The proposed addition will match the board and baton cedar, and the ultra-pure white coloration.

I would note that I am delighted by the design, which is best depicted in the floor plan, which effectively utilizes the 288 SF on each floor. And by the exterior which in simplicity is eloquent.

The new building provides a wall, which will be used for art, creating the courtyard within which my pool is located, and in which my family entertains.

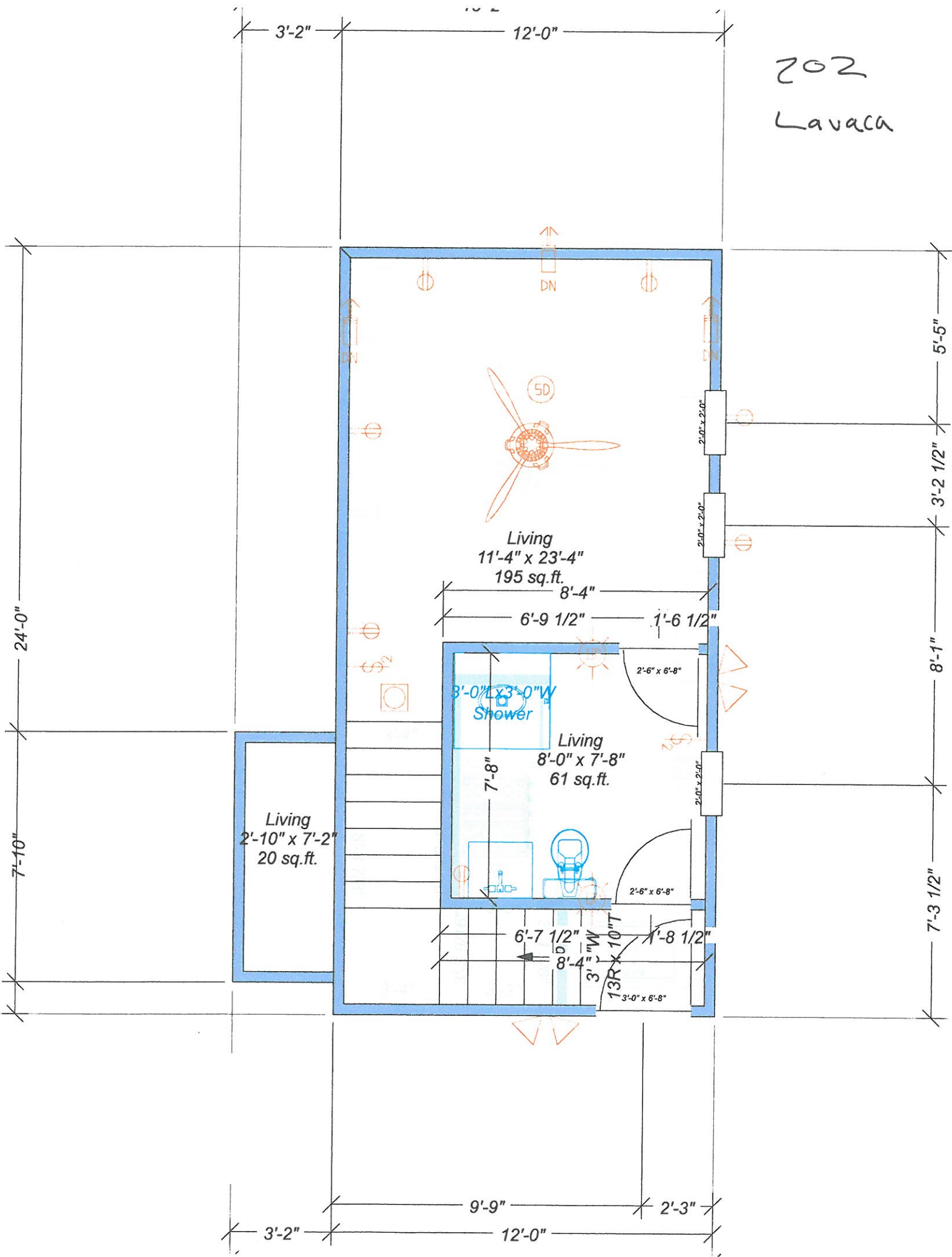
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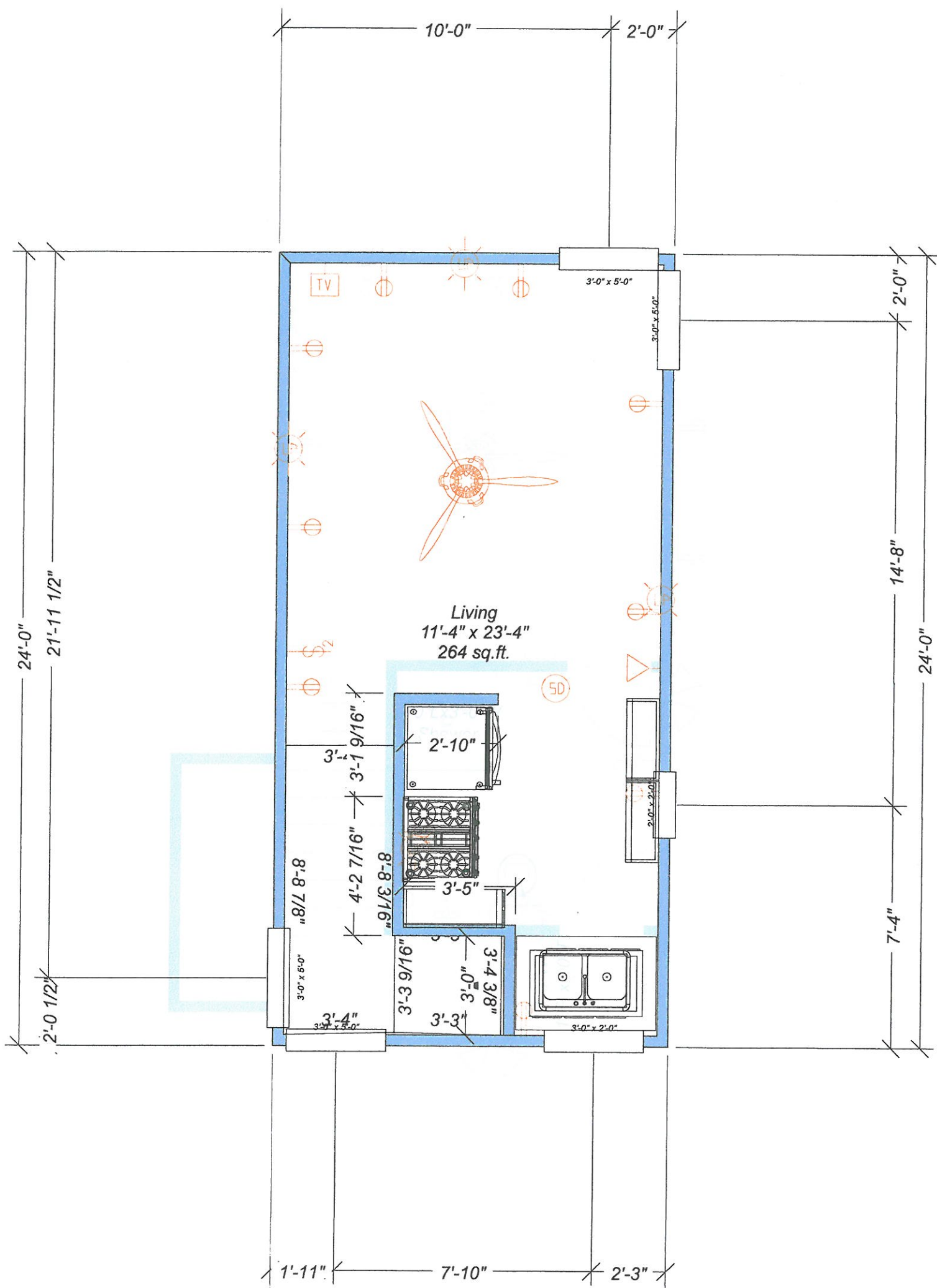
Cordially,

R. Michael Berrier



202  
Lavaca





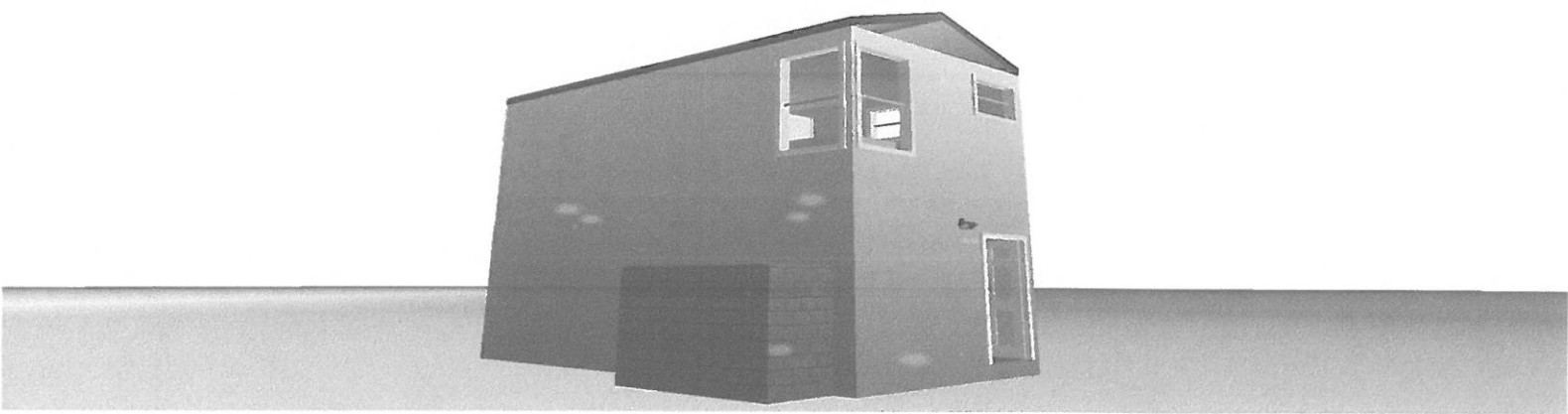
NOT TO SCALE

WALL 17'



North

This Faces The alley



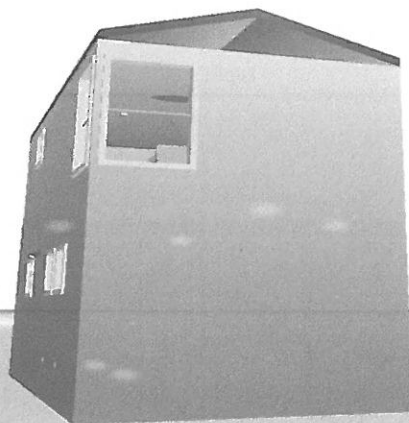
EAST

FACES my pool



west

Faces neighbors  
parking lot.



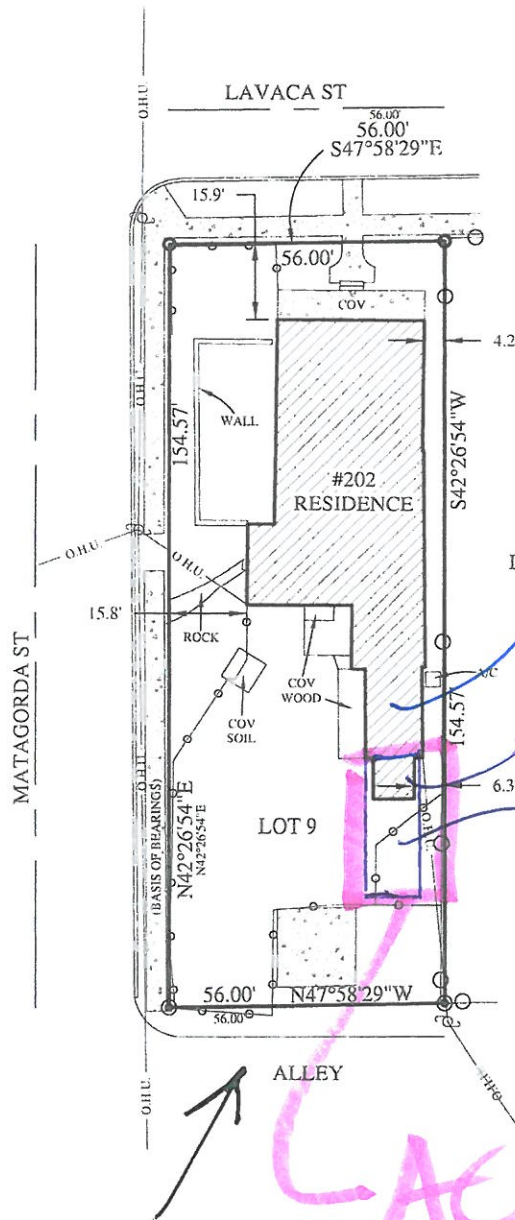
South

Attachment to  
existing addition

NOTES:

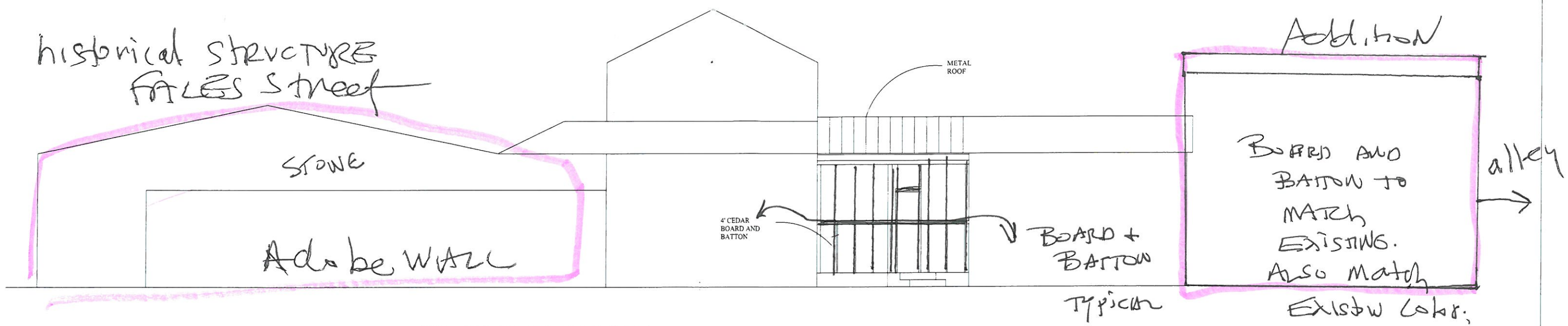
1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL EASEMENTS OR OTHER MATTERS AFFECTING THIS PROPERTY.

RECORD INFORMATION  
N89°27'41"E  
65.00'  
AS MEASURED IN FIELD  
S33°29'20"W  
161.24'



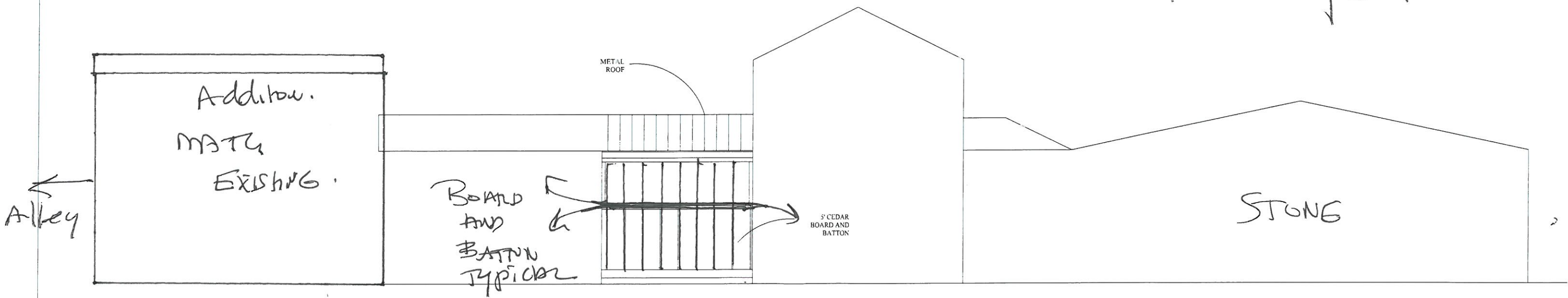
FACE TO ALLEY

historical structure  
faces street



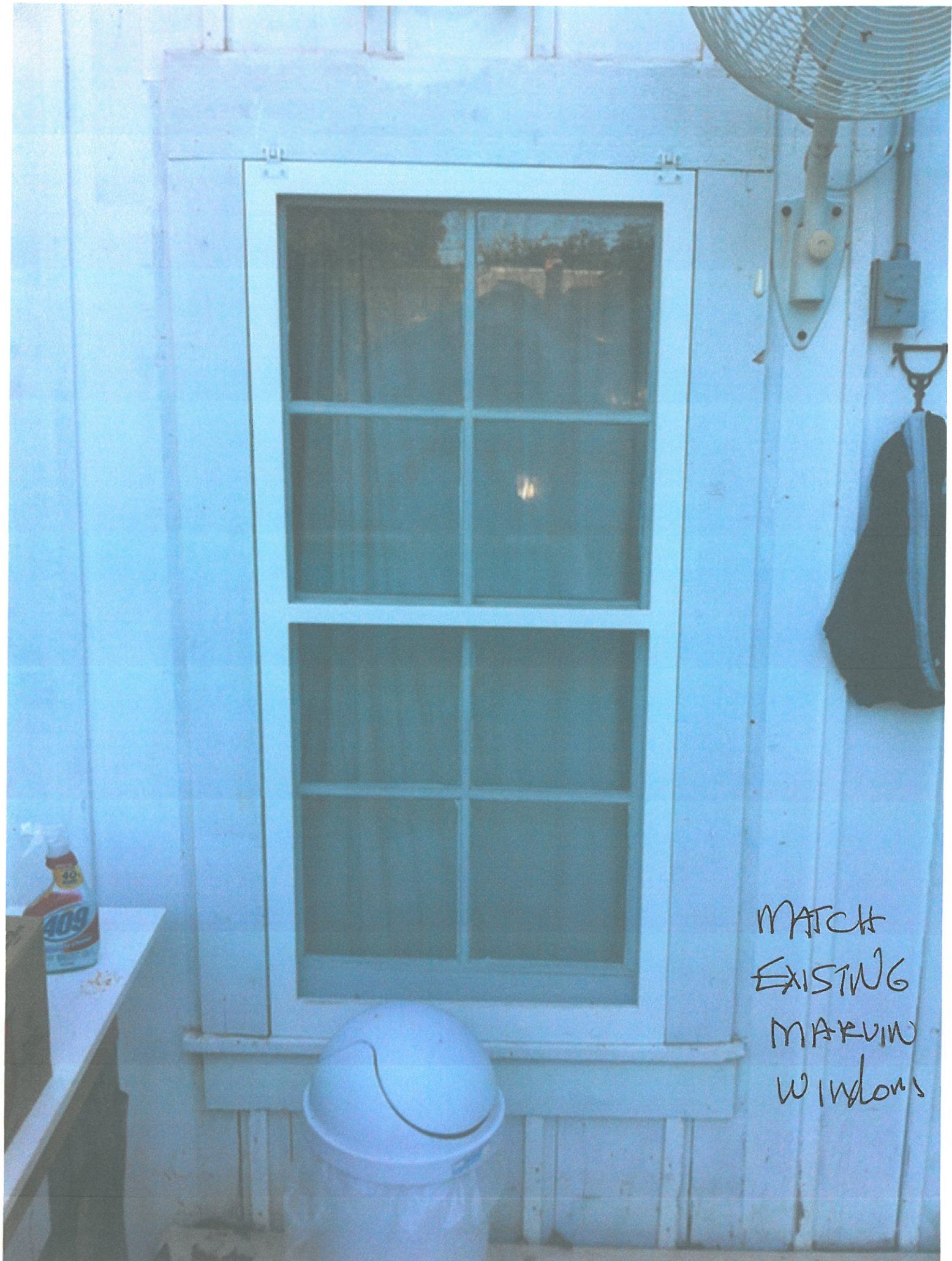
**1 WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

FACES ~~ADJACENT~~  
POOL




**2 EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

FACES  
PARKING  
LOT



MATCH  
EXISTING  
MARVIN  
WINDOWS



MATCH  
Existing  
Door

MATCH

EXISTING

BOARD AND

BATTEN

ULTRA ~~IP~~

PURE  
WHITE



More saving.  
More doing.

[Tool & Truck Rental](#)
[Installation Services and Repair](#)
[Gift Cards](#)
[Help](#)
[Cart](#)
[Select Your Local Store](#)
[Local Ad](#)
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Masonite | Model # 87292 | Internet # 100013778 | Store SKU # 378571

## 36 in. x 80 in. 6-Panel Unfinished Fir Front Door Slab



**\$172.00** / each

[Open Expanded View](#)



### PRODUCT OVERVIEW Model # 87292 | Internet # 100013778 | Store SKU # 378571

Create an inviting entry way with the warmth and beauty of wood - ideal for any budget. The Masonite 6-Panel Unfinished Fir Slab Entry Door offers exceptional quality and features natural fir wood - responsibly selected from well-managed forests. The handcrafted stile and rail construction offer exceptional strength and stability. Practical yet functional, fir entry doors with wood panels are the ideal choice for any budget.

California residents: see [Proposition 65 information](#).

- 1-3/4 in. thick slab door constructed using wood from well-managed forests
- Engineered stiles and rails help prevent warping
- Unfinished, can be primed and stained, varnished or painted as you choose
- 6-panel design is practical yet functional
- Hardware to install slab sold separately
- Available in standard sizes only
- 1-Year limited warranty

#### Info & Guides

[Installation Guide](#)

[Instructions / Assembly](#)

[Specification](#)

[Use and Care Manual](#)

[Warranty](#)

You will need Adobe® Acrobat® Reader to view PDF documents. [Download](#) a free copy from the Adobe Web site.

## WOOD ULTIMATE DOUBLE HUNG PICTURE UNIT

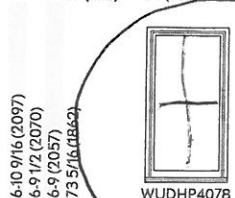
Max. Opg. (mm) 3-8 1/2 (1130)  
Rgh. Opg. (mm) 3-6 3/8 (1076)  
Frame Size (mm) 3-5 3/8 (1051)  
Glass Size (mm) 36 (914)

4-4 1/2 (1334)  
4-2 3/8 (1280)  
4-1 3/8 (1254)  
44 (1118)

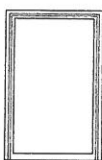
4-8 1/2 (1435)  
4-6 3/8 (1381)  
4-5 3/8 (1356)  
48 (1219)

5-4 1/2 (1638)  
5-2 3/8 (1584)  
5-1 3/8 (1559)  
56 (1422)

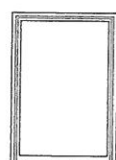
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5-10 3/8 (1788)  
5-9 3/8 (1762)  
64 (1626)



WUDHP4078



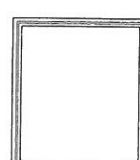
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WUDHP5278



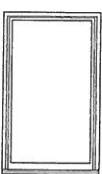
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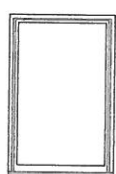
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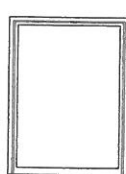
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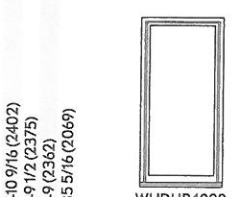
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WUDHP6086



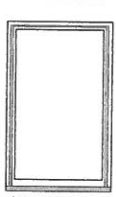
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WUDHP4090



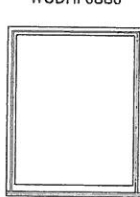
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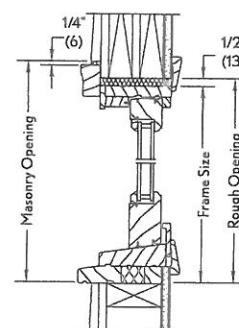
### WOOD ULTIMATE DOUBLE HUNG 1-5/8" PICTURE UNIT

ENERGY DATA	U-Factor	SHGC	VT	CR	ENERGY STAR®
1 1/16" Insulating Glass Air	0.44	0.58	0.61	45	
1 1/16" Insulating Glass Air LoE-180™	0.32	0.51	0.58	56	N
1 1/16" Insulating Glass Argon LoE-180™	0.28	0.51	0.58	60	N
1 1/16" Insulating Glass LoE²-272® Air	0.31	0.31	0.53	57	NC
1 1/16" Insulating Glass LoE²-272® Argon	0.28	0.31	0.53	61	N, NC
1 1/16" Insulating Glass LoE³ 366® Air	0.31	0.21	0.48	57	NC, SC, S
1 1/16" Insulating Glass LoE³ 366® Argon	0.27	0.20	0.48	61	N, NC, SC, S

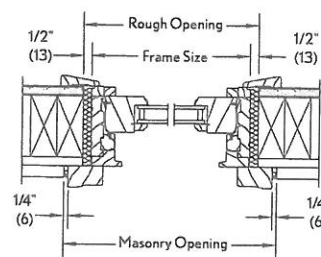
### WOOD ULTIMATE DOUBLE HUNG 2" PICTURE UNIT

ENERGY DATA	U-Factor	SHGC	VT	CR	ENERGY STAR
1" Insulating Glass Air	0.43	0.55	0.60	46	
1" Insulating Glass Air LoE-180™	0.31	0.49	0.57	57	N
1" Insulating Glass Argon LoE-180™	0.28	0.49	0.57	61	N
1" Insulating Glass LoE²-272® Air	0.31	0.30	0.52	57	NC, SC
1" Insulating Glass LoE²-272® Argon	0.27	0.30	0.52	61	N, NC, SC
1" Insulating Glass LoE³ 366® Air	0.30	0.20	0.47	58	N, NC, SC, S
1" Insulating Glass LoE³ 366® Argon	0.27	0.20	0.47	61	N, NC, SC, S
1" Tripane LoE-180™ Argon LoE-180™	0.21	0.41	0.51	71	N
1" Tripane LoE-180™ Krypton-Argon LoE-180™	0.18	0.41	0.51	72	N
1" Tripane LoE²-272® Argon LoE²-272®	0.20	0.26	0.42	72	N, NC, SC, S
1" Tripane LoE²-272® Krypton-Argon LoE²-272®	0.18	0.26	0.42	72	N, NC, SC, S
1" Tripane LoE³ 366® Argon LoE-180™	0.20	0.18	0.42	72	N, NC, SC, S
1" Tripane LoE³ 366® Krypton-Argon LoE-180™	0.18	0.18	0.42	73	N, NC, SC, S

### CONSTRUCTION DETAILS



2" (51) SASH PICTURE UNIT  
HEAD JAMB









































































































2" (51) SASH PICTURE UNIT  
JAMB

### NOTES:

- 2" Picture Sash shown. 1 5/8" also available.

# WOOD ULTIMATE AWNING/PUSH OUT AWNING

Mas. Opg. (mm)	3-7 5/8 (1108)	4-3 5/8 (1311)	4-11 5/8 (1514)	5-3 5/8 (1616)	5-7 5/8 (1718)	6-3 5/8 (1921)
Rgh. Opg. (mm)	3-5 (1041)	4-1 (1245)	4-9 (1448)	5-1 (1549)	5-5 (1651)	6-1 (1854)
Frame Size (mm)	3-4 (1016)	4-0 (1219)	4-8 (1422)	5-0 (1524)	5-4 (1626)	6-0 (1829)
Glass Size (mm)	35 9/32 (896)	43 9/32 (1099)	51 9/32 (1303)	55 9/32 (1404)	59 9/32 (1506)	67 9/32 (1709)
1-3 7/8 (403)						
1-2 9/16 (370)	WUAWN4014	WUAWN4814	WUAWN5614	WUAWN6014	WUAWN6414	WUAWN7214
1-2 1/16 (357)	WUPAWN4014	WUPAWN4814	WUPAWN5614	WUPAWN6014	WUPAWN6414	WUPAWN7214
1-4 1/16 (408)						
1-5 7/8 (454)	WUAWN4016	WUAWN4816	WUAWN5616	WUAWN6016	WUAWN6416	WUAWN7216
1-6 9/16 (471)	WUPAWN4016	WUPAWN4816	WUPAWN5616	WUPAWN6016	WUPAWN6416	WUPAWN7216
1-4 1/16 (408)						
1-7 7/8 (505)	WUAWN4018	WUAWN4818	WUAWN5618	WUAWN6018	WUAWN6418	WUAWN7218
1-6 9/16 (471)	WUPAWN4018	WUPAWN4818	WUPAWN5618	WUPAWN6018	WUPAWN6418	WUPAWN7218
1-6 1/16 (459)						
1-7 7/8 (556)	WUAWN4020	WUAWN4820	WUAWN5620	WUAWN6020	WUAWN6420	WUAWN7220
1-8 9/16 (522)	WUPAWN4020	WUPAWN4820	WUPAWN5620	WUPAWN6020	WUPAWN6420	WUPAWN7220
1-8 1/16 (510)						
1-9 7/8 (557)	WUAWN4024	WUAWN4824	WUAWN5624	WUAWN6024	WUAWN6424	WUAWN7224
1-8 9/16 (522)	WUPAWN4024	WUPAWN4824	WUPAWN5624	WUPAWN6024	WUPAWN6424	WUPAWN7224
2-1 7/8 (657)						
2-2 9/16 (624)	WUAWN4028	WUAWN4828	WUAWN5628	WUAWN6028	WUAWN6428	WUAWN7228
2-1 7/8 (657)	WUPAWN4028	WUPAWN4828	WUPAWN5628	WUPAWN6028	WUPAWN6428	WUPAWN7228
2-4 1/16 (611)						
2-5 7/8 (759)	WUAWN4032	WUAWN4832	WUAWN5632	WUAWN6032	WUAWN6432	WUAWN7232
2-4 9/16 (725)	WUPAWN4032	WUPAWN4832	WUPAWN5632	WUPAWN6032	WUPAWN6432	WUPAWN7232
2-4 1/16 (713)						
2-5 7/8 (759)	WUAWN4036	WUAWN4836	WUAWN5636	WUAWN6036	WUAWN6436	WUAWN7236
2-6 9/16 (725)	WUPAWN4036	WUPAWN4836	WUPAWN5636	WUPAWN6036	WUPAWN6436	WUPAWN7236
2-4 1/16 (713)						
2-5 7/8 (860)	WUAWN4040	WUAWN4840	WUAWN5640	WUAWN6040	WUAWN6440	WUAWN7240
2-6 9/16 (827)	WUPAWN4040	WUPAWN4840	WUPAWN5640	WUPAWN6040	WUPAWN6440	WUPAWN7240
2-8 1/16 (814)						
2-9 7/8 (860)	WUAWN4044	WUAWN4844	WUAWN5644	WUAWN6044	WUAWN6444	WUAWN7244
2-8 9/16 (827)	WUPAWN4044	WUPAWN4844	WUPAWN5644	WUPAWN6044	WUPAWN6444	WUPAWN7244
2-8 1/16 (814)						
2-9 7/8 (962)	WUAWN4048	WUAWN4848	WUAWN5648	WUAWN6048	WUAWN6448	WUAWN7248
2-8 9/16 (929)	WUPAWN4048	WUPAWN4848	WUPAWN5648	WUPAWN6048	WUPAWN6448	WUPAWN7248
3-1 7/8 (962)						
3-3 1/16 (916)	WUAWN4064	WUAWN4864	WUAWN5664	WUAWN6064	WUAWN6464	WUAWN7264
3-1 7/8 (962)	WUPAWN4064	WUPAWN4864	WUPAWN5664	WUPAWN6064	WUPAWN6464	WUPAWN7264
3-4 9/16 (1030)						
3-4 1/16 (1018)	WUAWN4080	WUAWN4880	WUAWN5680	WUAWN6080	WUAWN6480	WUAWN7280
3-4 1/16 (1018)	WUPAWN4080	WUPAWN4880	WUPAWN5680	WUPAWN6080	WUPAWN6480	WUPAWN7280
3-4 1/16 (1018)						
3-5 7/8 (1064)	WUAWN4096	WUAWN4896	WUAWN5696	WUAWN6096	WUAWN6496	WUAWN7296
3-4 9/16 (1030)	WUPAWN4096	WUPAWN4896	WUPAWN5696	WUPAWN6096	WUPAWN6496	WUPAWN7296
3-4 1/16 (1018)						
3-5 7/8 (1165)	WUAWN4112	WUAWN4912	WUAWN5712	WUAWN6112	WUAWN6512	WUAWN7312
3-6 9/16 (1132)	WUPAWN4112	WUPAWN4912	WUPAWN5712	WUPAWN6112	WUPAWN6512	WUPAWN7312
3-8 1/16 (1119)						
3-8 1/16 (1119)	WUAWN4128	WUAWN4928	WUAWN5728	WUAWN6128	WUAWN6528	WUAWN7328
3-8 1/16 (1119)	WUPAWN4128	WUPAWN4928	WUPAWN5728	WUPAWN6128	WUPAWN6528	WUPAWN7328
3-8 1/16 (1119)						
4-1 7/8 (1267)	WUAWN4144	WUAWN4944	WUAWN5744	WUAWN6144	WUAWN6544	WUAWN7344
4-9/16 (1233)	WUPAWN4144	WUPAWN4944	WUPAWN5744	WUPAWN6144	WUPAWN6544	WUPAWN7344
4-1/16 (1221)						
4-1 7/8 (1267)	WUAWN4160	WUAWN4960	WUAWN5760	WUAWN6160	WUAWN6560	WUAWN7360
4-9/16 (1233)	WUPAWN4160	WUPAWN4960	WUPAWN5760	WUPAWN6160	WUPAWN6560	WUPAWN7360
4-1/16 (1221)						
4-1 7/8 (1267)	WUAWN4176	WUAWN4976	WUAWN5776	WUAWN6176	WUAWN6576	WUAWN7376
4-9/16 (1233)	WUPAWN4176	WUPAWN4976	WUPAWN5776	WUPAWN6176	WUPAWN6576	WUPAWN7376
4-1/16 (1221)						
4-1 7/8 (1267)	WUAWN4192	WUAWN4992	WUAWN5792	WUAWN6192	WUAWN6592	WUAWN7392
4-9/16 (1233)	WUPAWN4192	WUPAWN4992	WUPAWN5792	WUPAWN6192	WUPAWN6592	WUPAWN7392
4-1/16 (1221)						
4-1 7/8 (1267)	WUAWN4208	WUAWN5008	WUAWN5808	WUAWN6208	WUAWN6608	WUAWN7408
4-9/16 (1233)	WUPAWN4208	WUPAWN5008	WUPAWN5808	WUPAWN6208	WUPAWN6608	WUPAWN7408
4-1/16 (1221)						
4-1 7/8 (1267)	WUAWN4224	WUAWN5024	WUAWN5824	WUAWN6224	WUAWN6624	WUAWN7424
4-9/16 (1233)	WUPAWN4224	WUPAWN5024	WUPAWN5824	WUPAWN6224	WUPAWN6624	WUPAWN7424
4-1/16 (1221)						
4-1 7/8 (1267)	WUAWN4240	WUAWN5040	WUAWN5840	WUAWN6240	WUAWN6640	WUAWN7440
4-9/16 (1233)	WUPAWN4240	WUPAWN5040	WUPAWN5840	WUPAWN6240	WUPAWN6640	WUPAWN7440
4-1/16 (1221)						
4-1 7/8 (1267)	WUAWN4256	WUAWN5056	WUAWN5856	WUAWN6256	WUAWN6656	WUAWN7456
4-9/16 (1233)	WUPAWN4256	WUPAWN5056	WUPAWN5856	WUPAWN6256	WUPAWN6656	WUPAWN7456
4-1/16 (1221)						
4-1 7/8 (1267)	WUAWN4272	WUAWN5072	WUAWN5872	WUAWN6272	WUAWN6672	WUAWN7472
4-9/16 (1233)	WUPAWN4272	WUPAWN5072	WUPAWN5872	WUPAWN6272	WUPAWN6672	WUPAWN7472
4-1/16 (1221)						
4-1 7/8 (1267)	WUAWN4288	WUAWN5088	WUAWN5888	WUAWN6288	WUAWN6688	WUAWN7488
4-9/16 (1233)	WUPAWN4288	WUPAWN5088	WUPAWN5888	WUPAWN6288	WUPAWN6688	WUPAWN7488
4-1/16 (1221)						
4-1 7/8 (1267)	WUAWN4304	WUAWN5096	WUAWN5896	WUAWN6304	WUAWN6696	WUAWN7504
4-9/16 (1233)	WUPAWN4304	WUPAWN5096	WUPAWN5896	WUPAWN6304	WUPAWN6696	WUPAWN7504
4-1/16 (1221)						
4-1 7/8 (1267)	WUAWN4320	WUAWN5104	WUAWN5904	WUAWN6320	WUAWN6704	WUAWN7520
4-9/16 (1233)	WUPAWN4320	WUPAWN5104	WUPAWN5904	WUPAWN6320	WUPAWN6704	WUPAWN7520
4-1/16 (1221)						
4-1 7/8 (1267)	WUAWN4336	WUAWN5112	WUAWN5912	WUAWN6336	WUAWN6712	WUAWN7536
4-9/16 (1233)	WUPAWN4336	WUPAWN5112	WUPAWN5912	WUPAWN6336	WUPAWN6712	WUPAWN7536
4-1/16 (1221)						







View from adjacent  
property ~~West~~



~~East~~ View:  
Not visible from  
street.



View South  
Lavaca Str.



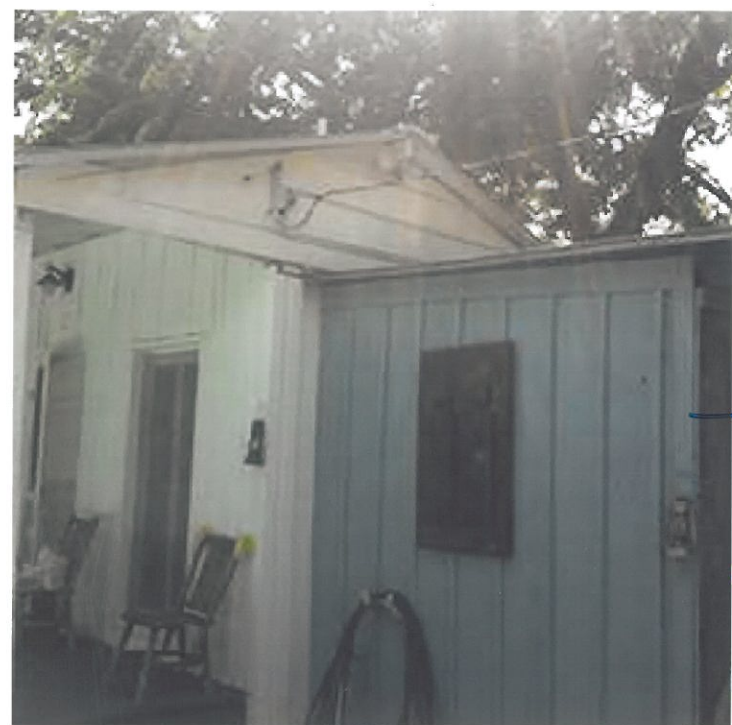
View from street  
East.



Bld.

draw

view from alley  
The addition to be  
constructed on right  
where chicken loop is.  
North



shed  
to be  
demolished

EAST

Not visible from  
Street.

Blue shed would  
be demolished  
to allow addition.



CITY OF SAN ANTONIO  
**OFFICE OF HISTORIC  
PRESERVATION**

**Historic and Design Review Commission  
Design Review Committee  
Report & Recommendation**

DATE: 8/26/2015

HDRC Case# 2015-297

ADDRESS: 202 LAVACA

Meeting Location: 1901 S ALAMO

APPLICANT: MICHAEL BERRIER

DRC Members present: MICHAEL CONNOR, MICHAEL GUARINO, PAT ALIOVANNI

Staff present: FAWARA HALL

Others present: \_\_\_\_\_

REQUEST: CONSTRUCTION OF A REAR ADDITION. DEMOLITION OF  
EXISTING ADDITION

COMMENTS/CONCERNS: MG: QUESTIONS OVER PROPOSED WINDOWS -  
NO ISSUES MATCHING EXISTING WINDOWS. MC: DRAWINGS HAVE  
PROVIDED MORE DETAIL - A BETTER UNDERSTANDING OF PROPOSED  
PROJECT. PG: QUESTIONS OVER OVERALL SIZE OF THE ADDITION.

**COMMITTEE RECOMMENDATION:**      **APPROVE** [ ☒ ] **DISAPPROVE** [ ☐ ]  
**APPROVE WITH COMMENTS/STIPULATIONS:**

ADD EXTERIOR ELEVATION

SKETCH w/ STREET VIEW



Committee Chair Signature (or representative)

8/25/15  
Date