

## HISTORIC AND DESIGN REVIEW COMMISSION

September 20, 2017

**HDRC CASE NO:** 2017-159  
**ADDRESS:** 421 LABOR  
515 LABOR  
**LEGAL DESCRIPTION:** NCB 926 BLK 4 LOT N 25 OF 27 N 39 'OF 28& N TRI 14'OF 29, SE TRI 100.15'OF 4,AKA A-5  
**ZONING:** C-2, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Lavaca Historic District  
**APPLICANT:** Carlton Brown  
**OWNER:** Carlton Brown  
**TYPE OF WORK:** Construction of two, two story residential structures and two, two story accessory structures

### REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Construct a two story single family residential structure featuring approximately 2,500 square feet.
2. Construct a two story single family residential structure featuring approximately 2,100 square feet.
3. Construct a two story accessory structure featuring approximately 1,120 square feet.
4. Construct a two story accessory structure featuring approximately 520 square feet.

### APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

#### 1. Building and Entrance Orientation

##### A. FAÇADE ORIENTATION

- i. Setbacks—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.
- ii. Orientation—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

##### B. ENTRANCES

- i. Orientation—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

#### 2. Building Massing and Form

##### A. SCALE AND MASS

- i. Similar height and scale—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
- ii. Transitions—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
- iii. Foundation and floor heights—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

##### B. ROOF FORM

- i. Similar roof forms—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on nonresidential

building types are more typically flat and screened by an ornamental parapet wall.

ii. Façade configuration—The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

#### D. LOT COVERAGE

i. Building to lot ratio—New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

### 3. Materials and Textures

#### A. NEW MATERIALS

i. Complementary materials—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.

ii. Alternative use of traditional materials—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.

iii. Roof materials—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.

iv. Metal roofs—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.

v. Imitation or synthetic materials—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

### 4. Architectural Details

#### A. GENERAL

i. Historic context—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.

ii. Architectural details—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

iii. Contemporary interpretations—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

### 5. Garages and Outbuildings

#### A. DESIGN AND CHARACTER

v. Garage doors—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

### 6. Mechanical Equipment and Roof Appurtenances

#### A. LOCATION AND SITING

i. Visibility—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.

ii. Service Areas—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

#### B. SCREENING

i. Building-mounted equipment—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.

ii. Freestanding equipment—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.

iii. Roof-mounted equipment—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

#### B. NEW FENCES AND WALLS

i. Design—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.

ii. Location—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.

iii. Height—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.

iv. Prohibited materials—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.

v. Appropriate materials—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

### 3. Landscape Design

#### A. PLANTINGS

i. Historic Gardens—Maintain front yard gardens when appropriate within a specific historic district.

ii. Historic Lawns—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.

iii. Native xeric plant materials—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.

iv. Plant palettes—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.

v. Maintenance—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

#### B. ROCKS OR HARDSCAPE

i. Impervious surfaces —Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.

ii. Pervious and semi-pervious surfaces—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.

iii. Rock mulch and gravel - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

#### D. TREES

- i. Preservation—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.
- ii. New Trees – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.

#### 5. Sidewalks, Walkways, Driveways, and Curbing

##### A. SIDEWALKS AND WALKWAYS

- i. Maintenance—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
- ii. Replacement materials—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
- iii. Width and alignment—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
- iv. Stamped concrete—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
- v. ADA compliance—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

##### B. DRIVEWAYS

- i. Driveway configuration—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.
- ii. Curb cuts and ramps—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

#### 7. Off-Street Parking

##### A. LOCATION

- i. Preferred location—Place parking areas for non-residential and mixed-use structures at the rear of the site, behind primary structures to hide them from the public right-of-way. On corner lots, place parking areas behind the primary structure and set them back as far as possible from the side streets. Parking areas to the side of the primary structure are acceptable when location behind the structure is not feasible. See UDC Section 35-310 for district-specific standards.
- ii. Front—Do not add off-street parking areas within the front yard setback as to not disrupt the continuity of the streetscape.
- iii. Access—Design off-street parking areas to be accessed from alleys or secondary streets rather than from principal streets whenever possible.

##### B. DESIGN

- i. Screening—Screen off-street parking areas with a landscape buffer, wall, or ornamental fence two to four feet high—or a combination of these methods. Landscape buffers are preferred due to their ability to absorb carbon dioxide. See UDC Section 35-510 for buffer requirements.
- ii. Materials—Use permeable parking surfaces when possible to reduce run-off and flooding. See UDC Section 35-526(j) for specific standards.
- iii. Parking structures—Design new parking structures to be similar in scale, materials, and rhythm of the surrounding historic district when new parking structures are necessary.

#### FINDINGS:

- a. The applicant has proposed to construct two (2), two story, single family residential structures on the vacant lots at 421 and 515 Labor Street in the Lavaca Historic District. The applicant has also proposed to construct two, two story accessory structures on the parcel. While there are two addresses at this location, there is only one parcel. The applicant has noted that the parcel will be subdivided.

- b. ZONING – The lot is currently zoned commercial. The applicant has submitted an application to have the property rezoned to IDZ, which will be heard by the Zoning Commission on May was heard by the zoning commission on April 18, 2017.
- c. DESIGN REVIEW COMMITTEE – This request was heard by the Design Review Committee on April 12, 2017, where committee members noted that more than two stories in height was beyond precedent for the Lavaca Historic District, that the proposed roof tower was inappropriate, noted concern regarding how the proposed new construction would impact historic structures, noted that window openings should relate to those of historic structures in the district and noted that a large picture window was inappropriate. This request was reviewed a second time by the Design Review Committee on May 10, 2017, where committee members noted concern regarding the proposed massing and form, that the primary and accessory structures should read as two separate structures and noted concerns regarding the contemporary nature of the proposed design.
- d. This request received conceptual approval at the June 21, 2017, HDRC hearing. At that time, staff did not recommend conceptual approval.

Findings related to request item #1:

- a. SETBACKS & ORIENTATION – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic example found on the block. The applicant has noted a setback of both structures to be within ten percent of the neighboring historic structures. Staff finds that the proposed setbacks should match those of the neighboring structures to be consistent with the Guidelines for New Construction 1.A.i.
- b. ENTRANCES – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The applicant has proposed to orient the primary entrance towards Labor. This is consistent with the Guidelines.
- c. SCALE & MASS – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. The applicant has proposed a two story structure adjacent to a one story historic structure; however, there are examples of additional height located within proximity of the site. The construction of a two story structure may be appropriate; however, the overall height of the proposed new construction should not be inconsiderate of nearby single height historic structures.
- d. SCALE & MASS – The applicant has proposed a tower toward that extends to above the top plate of the proposed second story. The proposed height of this tower is subordinate to that of the ridge height of the proposed roof. The height of the proposed roof is thirty-two feet in height. Staff finds this ridge height is considerably taller than neighboring historic structures.
- e. FOUNDATION & FLOOR HEIGHTS – According to the Guidelines for New Construction 2.A.iii., foundation and floor height should be aligned within one (1) foot of neighboring structure's foundation and floor heights. Historic structures on this block feature foundation heights of approximately one to two feet. The applicant has proposed a foundation height of approximately one foot.
- f. ROOF FORM – The applicant has proposed a front facing gabled roof. The majority of historic structures throughout Lavaca feature front facing shed roofs and both front and side facing gabled roofs. Staff finds the proposed roof form appropriate. Since conceptual approval, the applicant has proposed an eave depth of approximately two feet. Staff finds this detail appropriate; however, the exposed rafter tails should be eliminated if they do not serve a structural purpose.
- g. WINDOW & DOOR OPENINGS – The applicant has proposed window and door openings that are generally consistent in size with those found historically throughout the Lavaca Historic District. The applicant has proposed contemporary window openings that are shaped to the form of proposed roof and massing elements on both the east and north elevations.
- h. MATERIALS – Regarding materials, the applicant has proposed cement tiles, stucco, and board and batten siding. The proposed board and batten should feature boards that are feature boards that are twelve (12) inches wide with battens that are 1 – ½" wide. Generally, these materials are appropriate and consistent with the Guidelines. The proposed standing seam metal roof should feature panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a crimped ridge seam and a galvalume finish.
- i. WINDOW MATERIALS – At this time, the applicant has noted the installation of contemporary windows that are black in color. Staff finds wood or aluminum clad wood windows should be installed that feature meeting rails that are no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of

the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

- j. ARCHITECTURAL DETAILS – New building should be designed to reflect their time while representing the historic context of the district. Additionally, architectural details should be complementary in nature and should not detract from nearby historic structures. Staff finds that the applicant should propose massing and architectural forms that are complementary to historic structures in the Lavaca Historic District.
- k. MECHANICAL EQUIPMENT – Per the Guidelines for New Construction 6., all mechanical equipment should be screened from view at the public right of way. The applicant is responsible for complying with this.
- l. FRONT WALKWAY – The Guidelines for Site Elements note that new walkways should be consistent with those found historically throughout the district. The applicant has proposed straight sidewalks that are consistent in location with those found historically throughout the district. Regarding materials, the applicant has proposed concrete pavers as the proposed walkway material. The proposed pavers feature a width that is generally consistent with historic widths found in the district.

#### Findings related to request item #2:

- m. SETBACKS & ORIENTATION – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic example found on the block. The applicant has closely aligned the proposed new construction with the setback of that of the neighboring historic structure. This is consistent with the Guidelines.
- n. ENTRANCES – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The applicant has proposed to orient the primary entrance towards Labor. This is consistent with the Guidelines.
- o. SCALE & MASS – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. The applicant has proposed a two story structure adjacent to a one story historic structure; however, there are examples of additional height located within proximity of the site. The construction of a two story structure may be appropriate; however, the overall height of the proposed new construction should not be inconsiderate of nearby single height historic structures.
- p. FOUNDATION & FLOOR HEIGHTS – According to the Guidelines for New Construction 2.A.iii., foundation and floor height should be aligned within one (1) foot of neighboring structure's foundation and floor heights. Historic structures on this block feature foundation heights of approximately one to two feet. The applicant has proposed a foundation height of approximately one foot.
- q. ROOF FORM – The applicant has proposed a front facing shed roof. The majority of historic structures throughout Lavaca feature front facing shed roofs and both front and side facing gabled roofs. Staff finds the proposed roof form appropriate. Since conceptual approval, the applicant has introduced roof eaves with a depth of approximately two feet.
- r. WINDOW & DOOR OPENINGS – Per the Guidelines for New Construction 2.C.i., window and door openings with similar proportions of wall to window space as typical with nearby historic facades should be incorporated into new construction. The applicant has proposed windows that generally are consistent with those found on historic structures in regards to proportion and size.
- s. MATERIALS – Regarding materials, the applicant has proposed wood lap siding, smooth fiber cement siding, panelized smooth fiber cement panels, a standing seam metal roof. The proposed standing seam metal roof should feature panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. Staff finds that the proposed wood siding and fiber cement lap siding should feature an exposure of four (4) inches.
- t. WINDOW MATERIALS – At this time, the applicant has noted the installation of contemporary windows that are black in color. Staff finds wood or aluminum clad wood windows should be installed that feature meeting rails that are no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

- u. ARCHITECTURAL DETAILS – New building should be designed to reflect their time while representing the historic context of the district. Additionally, architectural details should be complementary in nature and should not detract from nearby historic structures. Generally, staff finds that the new construction features architectural details that are traditional in nature and are found historically throughout the Lavaca Historic District.
- v. MECHANICAL EQUIPMENT – Per the Guidelines for New Construction 6., all mechanical equipment should be screened from view at the public right of way. The applicant is responsible for complying with this.
- w. FRONT WALKWAY – The Guidelines for Site Elements note that new walkways should be consistent with those found historically throughout the district. The applicant has proposed straight sidewalks that are consistent in location with those found historically throughout the district. Regarding materials, the applicant has proposed concrete pavers as the proposed walkway material. The proposed pavers feature a width that is generally consistent with historic widths found in the district.

Findings related to request item #3:

- x. To the southwest of the primary structure noted as request item #1, the applicant has proposed to construct a two story accessory structure featuring approximately 1,120 square feet.
- y. MASSING – The Guidelines for New Construction 5.A.i. notes that new garages and outbuildings should be visually subordinate to the principal historic structure in terms of their height, massing and form. While there is not a principal historic structure on the lot, the proposed new construction of a primary structure is to feature two stories in height. Historic accessory structures throughout the district feature one story in height. Staff finds the construction of a two story accessory structure to be inappropriate. In addition to the proposed two story massing, the applicant has proposed to connect the primary and accessory structures via a second story walkway. Staff finds that the two masses should be separate.
- z. BUILDING SIZE – The Guidelines for New Construction 5.A.ii. note that accessory structure should not feature a footprint that is greater than forty (40) percent of that of the primary structure. Staff finds the footprint of the proposed accessory structure generally appropriate.
- aa. CHARACTER – The Guidelines for New Construction 5.A.iii. note that new garages and outbuildings should relate to the period of construction of the primary structure on the lot through the use of complementary materials and simplified architectural details. Since conceptual approval, the applicant has proposed materials that include board and batten siding. Staff finds this material appropriate. The proposed board and batten should feature boards that are feature boards that are twelve (12) inches wide with battens that are 1 – ½” wide.
- bb. WINDOWS & DOORS – The Guidelines for New Construction 5.A.iv. states that the design of window and door openings should be similar to those found on historic garages or outbuildings in the district in terms of their spacing and proportions. Generally, the applicant’s window openings are appropriate and consistent with the Guidelines. Staff finds wood or aluminum clad wood windows should be installed that feature meeting rails that are no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
- cc. GARAGE DOORS – The applicant has proposed a single width garage doors. Staff finds that two, separate garage doors should be installed. The applicant should adhere to the Guidelines for New Construction 5.A.v. in regards to detailing and materials.
- dd. SETBACKS & ORIENTATION – The Guidelines for New Construction 5.B. state that the predominant garage orientation found along the block should be matched. Additionally, historic setback patterns of similar structures should be followed. The applicant has located the accessory structure at the rear of the property, where accessory structures are historically located. Staff finds the proposed location appropriate.
- ee. DRIVEWAY – The applicant has proposed a ribbon strip driveway, generally consistent with those found throughout the Lavaca Historic District. The proposed driveway should not exceed more than ten (10) feet in width.

Findings related to request item #4:

- ff. To the south of the primary structure noted as request item #2, the applicant has proposed to construct a two story accessory structure featuring approximately, 520 square feet.
- gg. MASSING – The Guidelines for New Construction 5.A.i. notes that new garages and outbuildings should be

visually subordinate to the principal historic structure in terms of their height, massing and form. While there is not a principal historic structure on the lot, the proposed new construction of a primary structure is to feature two stories in height. Historic accessory structures throughout the district feature one story in height. Staff finds the construction of a two story accessory structure to be inappropriate. In addition to the proposed two story massing, the applicant has proposed to connect the primary and accessory structures via a second story walkway. Staff finds that the two masses should be separate.

- hh. BUILDING SIZE – The Guidelines for New Construction 5.A.ii. notes that accessory structure should not feature a footprint that is greater than forty (40) percent of that of the primary structure. Staff finds the proposed footprint appropriate.
- ii. CHARACTER – The Guidelines for New Construction 5.A.iii. note that new garages and outbuildings should relate to the period of construction of the primary structure on the lot through the use of complementary materials and simplified architectural details. The applicant has proposed materials to include fiber cement lap siding and a standing seam metal roof. Staff finds the proposed roofing materials appropriate; however, the proposed standing seam metal roof should feature panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume color. The proposed fiber cement siding should feature an exposure of four (4) inches.
- jj. WINDOWS & DOORS – The Guidelines for New Construction 5.A.iv. states that the design of window and door openings should be similar to those found on historic garages or outbuildings in the district in terms of their spacing and proportions. Generally, the applicant's window openings are appropriate and consistent with the Guidelines. Staff finds wood or aluminum clad wood windows should be installed that feature meeting rails that are no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
- kk. GARAGE DOORS – The applicant has proposed a single width garage door. Staff finds the proposed width appropriate. The applicant should provide staff with details for the proposed door.
- ll. SETBACKS & ORIENTATION – The Guidelines for New Construction 5.B. state that the predominant garage orientation found along the block should be matched. Additionally, historic setback patterns of similar structures should be followed. The applicant has located the accessory structure at the rear of the property, where accessory structures are historically located. Staff finds the proposed location appropriate.
- mm. DRIVEWAY – The applicant has proposed a ribbon strip driveway, generally consistent with those found throughout the Lavaca Historic District. The proposed driveway should not exceed more than ten (10) feet in width.

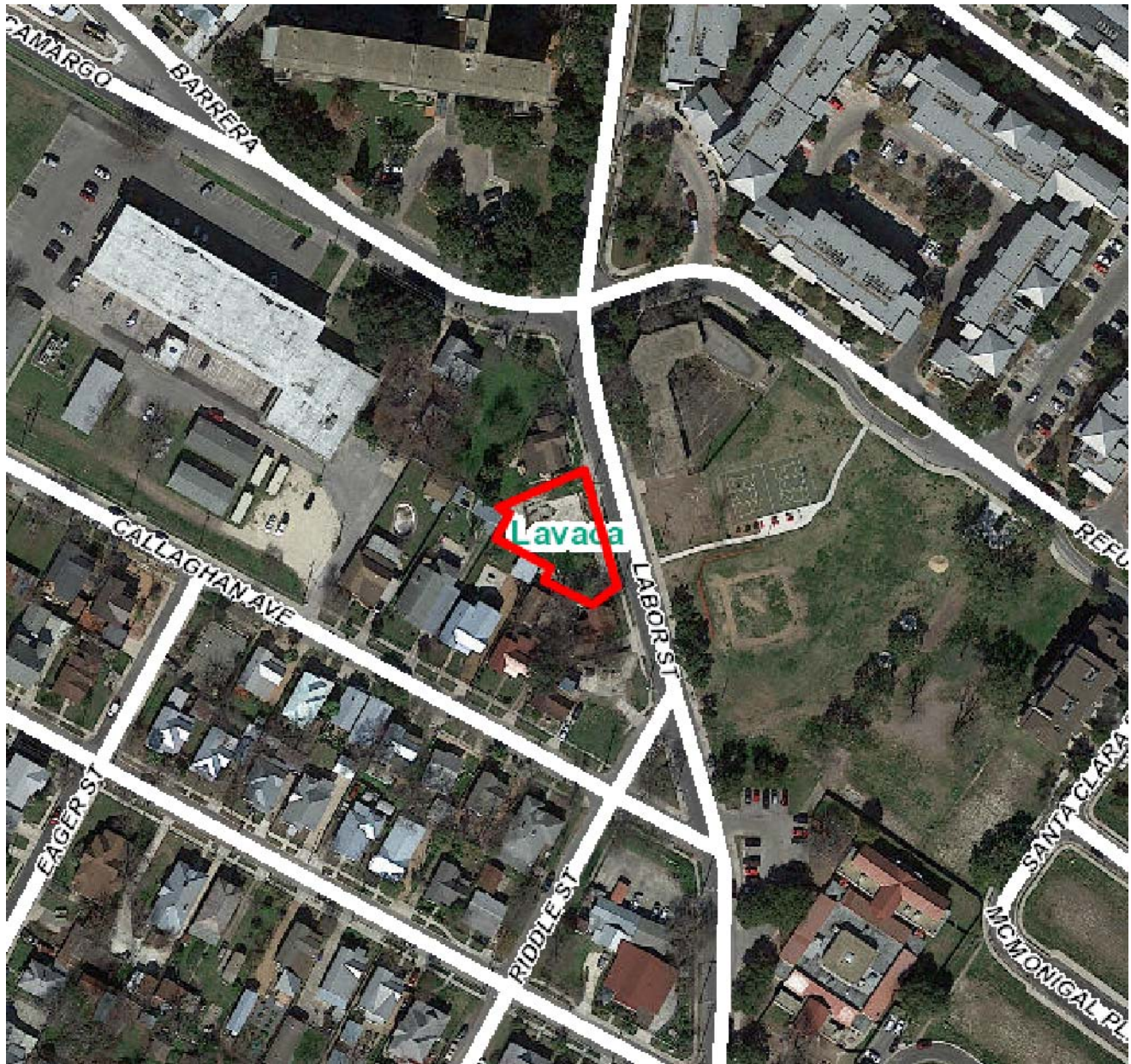
## **RECOMMENDATION:**

Staff does not recommend approval of items #1 through #4. While the applicant has made modifications to the proposed design to address previous comments, specifically in regards to architectural details and materials. The overall scale, height, and massing should be reconsidered to conform to the historic design guidelines and reduce visual impacts to neighboring historic properties.

## **CASE MANAGER:**

Edward Hall





## Flex Viewer

Powered by ArcGIS Server

Printed: Apr 13, 2017

The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.





Burnet Learning Center - San Antonio...

Barrera St

421 Labor Street

Labor Street Park

Refugio Place

Santos St

Refugio St

Callaghan Ave

Eager St

Leigh St

Riddle St

Camargo St

Canal St

Barrera St

Lavaca St



## **421 Labor Street Residences**

### Project Narrative

The proposed project utilizes a currently vacant lot at the 400 block of Labor St. that was previously zoned commercial and had sat vacant for many years in the Lavaca Historic District. The client has rezoned the property to IDZ and re-platted from a single Commercial lot to (2) residential lots with IDZ zoning.

The proposal is to construct new, two-story single-family residences with detached, two-story garage on each site. The north property will be client owned and occupied and is intended as their sole residence. The south property will be sold or leased.

The proposed development respects existing front yard setbacks & gabled roofs reduce the visual height and respond to neighboring single-story residences. Overall building height is similar to large historic two-story homes in the district.

This proposal received conceptual approval from the HDRC through a prior submission. At that hearing, staff concerns regarding overall scale, height, and massing were discussed and the determination was made that while the immediate block did not have existing two-story residences, the contextual location made the proposed two-story residences acceptable. (The 400 block of Labor has only (4) lots; (1) existing lot and residence at either end of the block and the (2) proposed project sites in the center.)

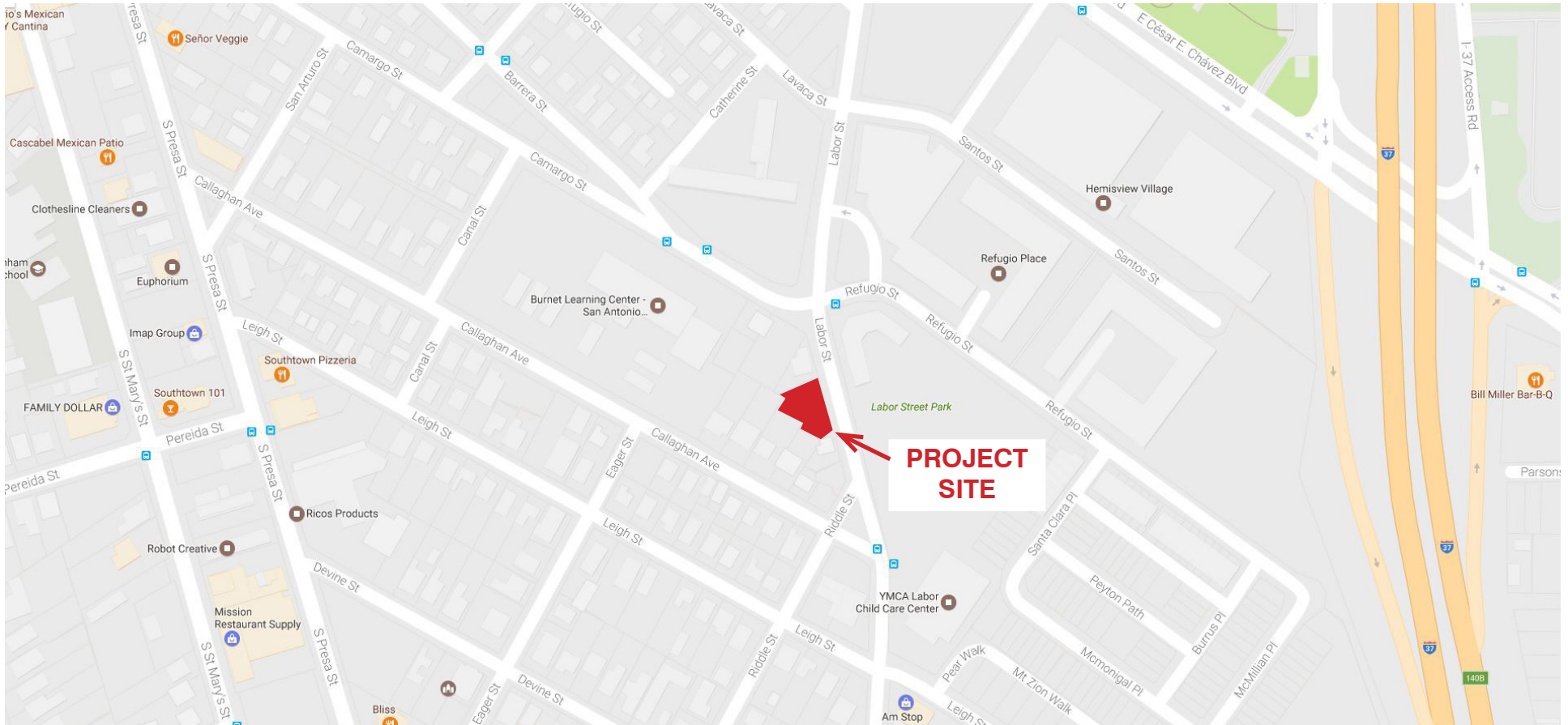
The site is located across the street from a two-story Boys Club, a block south of the nine-story Victoria Plaza Apartment Tower and a few blocks from the three and four-story Refugio Place and Hemisview Village apartments. The commission acknowledged that in addition to the adjacent multi-story structure just outside the district limits, the 400 block of Labor is a major vehicular entry to the neighborhood and thereby, the two-story residences were an acceptable proposal for the specific site.

The commission's conceptual approval provided the confidence to move forward with the development of the project designs and the client is now seeking a Certificate of Appropriateness. The proposed designs have modified since the conceptual review to further comply with historic guidelines while maintaining the client's desire to construct contemporary residences that complement the historic structures throughout the neighborhood. Modifications include the extension of roof overhangs, modification of materiality to incorporate more lap and dimensional materials and the inset of windows and doors.

Lastly, the client has continued the process of meeting with neighbors and the Lavaca Neighborhood Association. A letter of support from Lavaca Neighborhood Association was previously submitted with conceptual approval application.

**HDRC**  
**CERTIFICATE OF**  
**APPROPRIATENESS**  
**SUBMITTAL FOR:**

**421 LABOR ST**



AREA PLAN (421 Labor St)

NOT TO SCALE



SITE / 1st FLOOR PLANS (421 Labor St)



NOT TO SCALE





2nd FLOOR PLANS (421 Labor St)



NOT TO SCALE



## SIDEWALK PERSPECTIVE (421 Labor St)

- looking NW



**JONES-BROWN RESIDENCE**

Sept. 01, 2017 San Antonio, TX





## STREET PERSPECTIVE (421 Labor St)

- looking NW



**JONES-BROWN RESIDENCE**

Sept. 01, 2017 San Antonio, TX



PERSPECTIVE (421 Labor St)



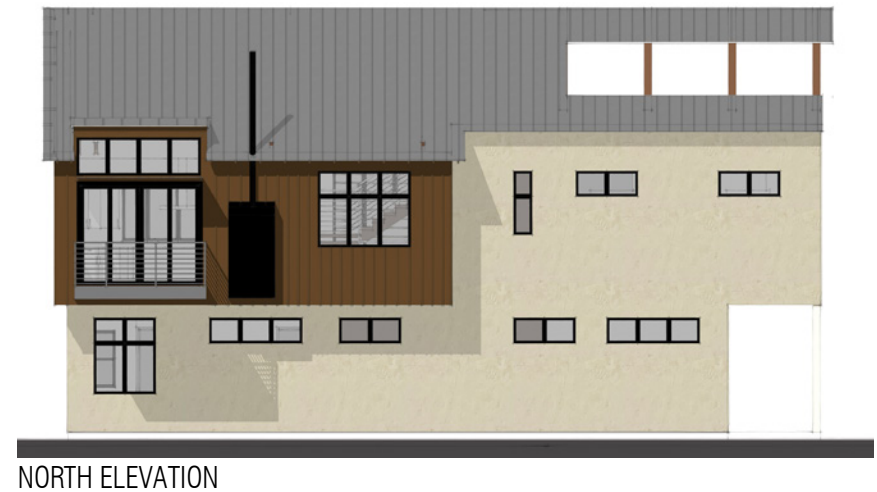
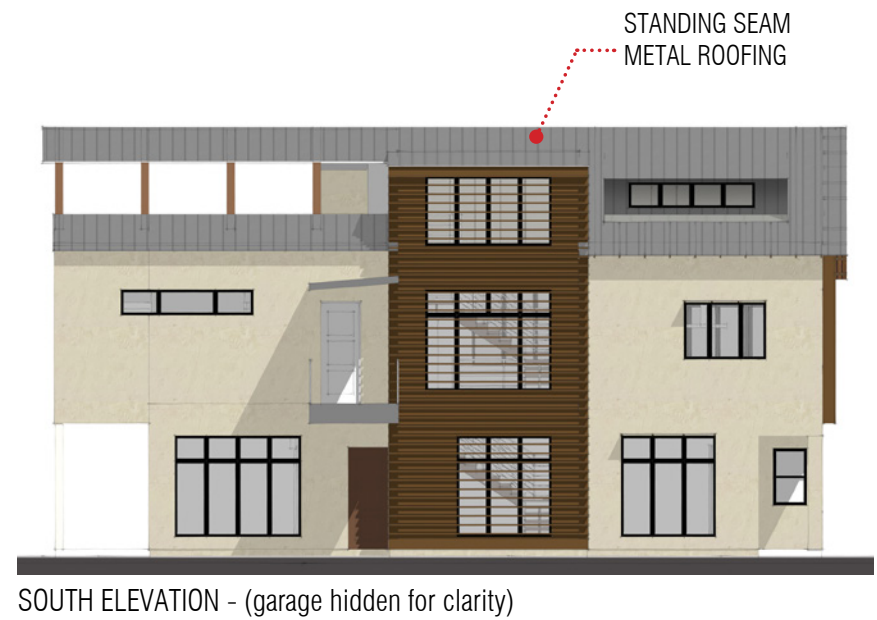
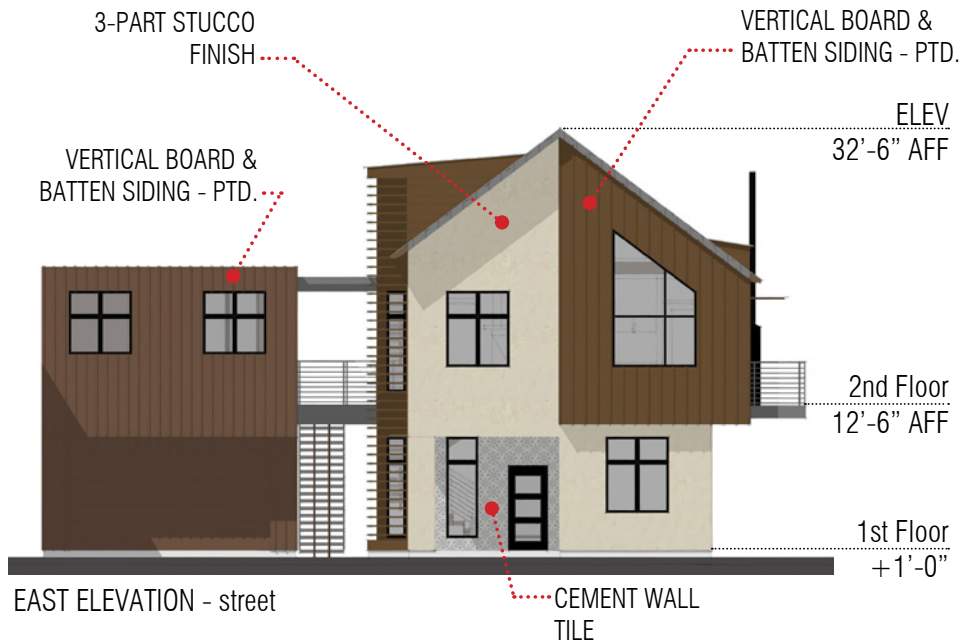


STREET PERSPECTIVE (421 Labor St)



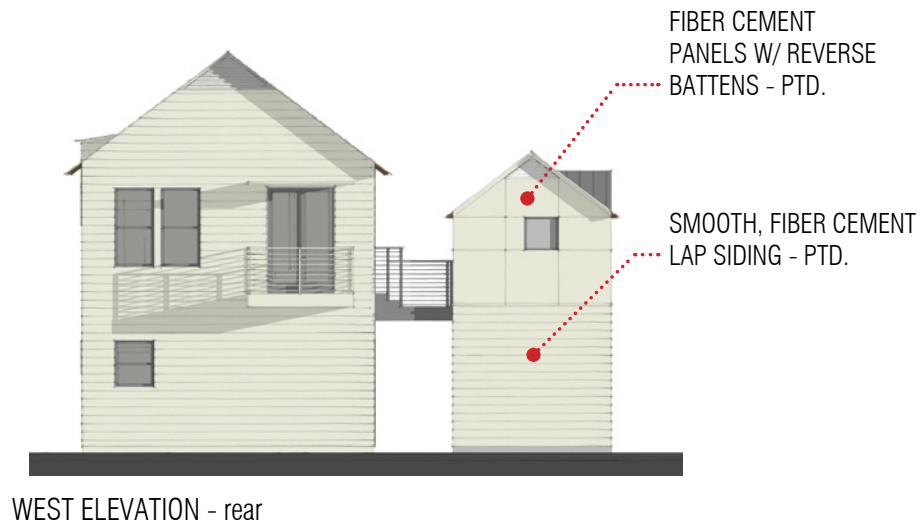
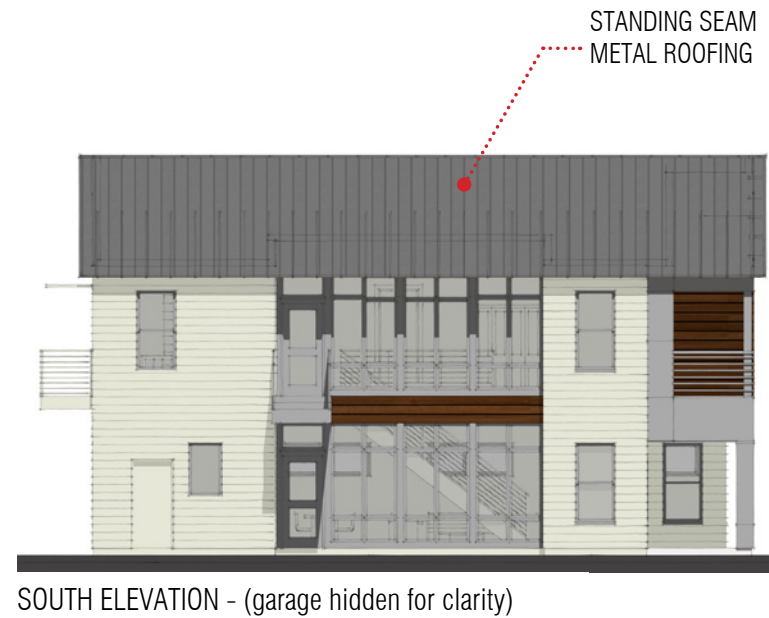
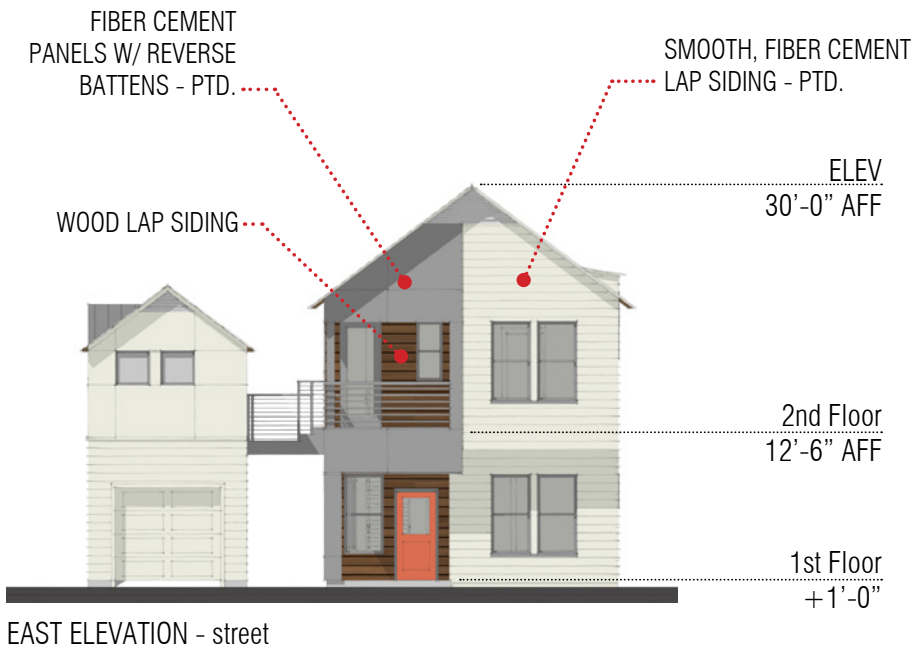


SIDEWALK PERSPECTIVE (421 Labor St)



ELEVATIONS (421 Labor St)

North House



ELEVATIONS (421 Labor St)

South House



FIBER CEMENT PANELS W/  
REVERSE BATTENS - PTD.



SMOOTH, FIBER CEMENT  
LAP SIDING



STANDING SEAM METAL  
ROOFING



VERTICAL BOARD & BATTEN  
SIDING - PTD.



CEMENT STUCCO FINISH,  
INTEGRAL COLOR

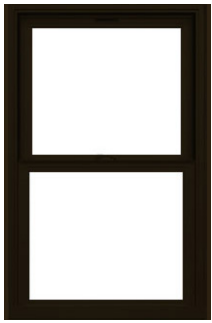


8"X8" CEMENT TILES

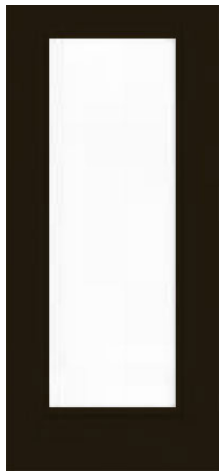


MATERIALITY

North & South House



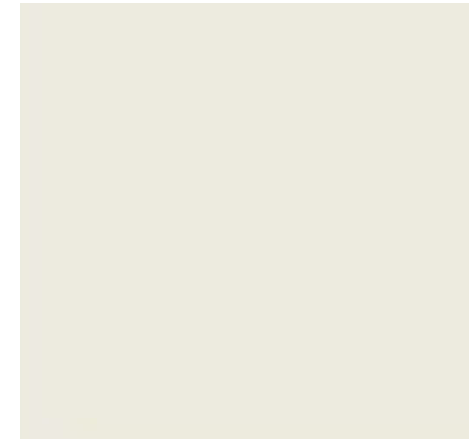
PELLA DESIGN SERIES,  
CONTEMPORARY  
WINDOWS  
COLOR: BLACK



PELLA FIBERGLASS  
CONTEMPORARY  
DOORS  
COLOR: BLACK



PT-3 - ROYCROFT BRASS - SW2843



PT-2 - ALABASTER - SW7008

## BUILDING EXTERIOR PAINT COLORS

(Sherwin Williams Historic Colors)



PT-1 - SUMMIT GRAY - SW7669

## BUILDING MATERIAL PALETTE