

HISTORIC AND DESIGN REVIEW COMMISSION

February 20, 2019

HDRC CASE NO: 2019-065
ADDRESS: 228 LAVACA ST
LEGAL DESCRIPTION: NCB 713 BLK 10 LOT E 3.7 OF N 95.1 OF 14, W 9 OF N 91.5 OF 15 & W 45.1 OF E 49.1 OF 15
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Clint Belew/LRRB Holdings LLC
OWNER: Clint Belew/LRRB Holdings LLC
TYPE OF WORK: Hardie skirting
APPLICATION RECEIVED: February 1, 2019
60-DAY REVIEW: April 1, 2019
REQUEST:

The applicant is requesting a Certificate of Appropriateness to amend previous administrative approvals to feature:

1. Flat Hardie skirting around foundation instead of lap siding with either Hardie or wood.
2. Lattice skirting around the front porch instead of lap siding with either Hardie or wood.

APPLICABLE CITATIONS:

7. Architectural Features: Porches, Balconies, and Porte-Cocheres

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

8. Architectural Features: Foundations

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Replacement features*—Ensure that features such as decorative vents and grilles and lattice panels are replaced in-kind when deteriorated beyond repair. When in-kind replacement is not possible, use features matching in size, material, and design. Replacement skirting should consist of durable, proven materials, and should either match the existing siding or be applied to have minimal visual impact.

FINDINGS:

- a. The historic structure at 228 Lavaca was constructed circa 1910 and is found on the 1912 Sanborn Map. The structure was constructed in the Folk Victorian style and features both gabled and hipped roofs, a front facing window bay and two brick chimneys. The original structure included the front porch featured lap wood skirting.
- b. ADMINISTRATIVE APPROVALS – An administrative Certificate of Appropriateness was issued on August 23, 2017, and re-issued on July 20, 2018, noting approval to repair the existing foundation with stipulations that any replacement skirting feature a profile that matched that of the original. Another Certificate of Appropriateness was issued on October 5, 2017, noting approval for: “stabilize the front porch as needed. Per the UDC Sec 35-451, staff finds that the performed work is a departure from the approved scope of work by featuring flat Hardie siding as the foundation skirting and lattice as the porch skirting instead of matching the existing lap siding.
- c. VIOLATION – On site visit conducted on July 16, 2018, staff found that a side window was removed prior to approval and that the skirting on the foundation and porch was installed inconsistently with the scope of approval. The owner/applicant has restored the window and submitted an HDRC application to amend the detail regarding skirting on February 1, 2019, to be heard at the next HDRC hearing.
- d. FOUNDATION SKIRTING – The applicant has proposed to install flat Hardie siding in a continuous configuration instead of matching the original wood lap skirting with 4-6 inch exposure. Per the Guidelines 8.B.i., replacement skirting should consist of durable, proven materials, and should either match the existing siding or be applied to have minimal visual impact. Staff finds that the continuous Hardie board siding is a noticeable departure from the lap siding as it excludes the lap siding shadow lines and mimics the configuration of stucco or exposed concrete skirting.
- e. PORCH SKIRTING – The applicant has proposed to install lattice skirting on the porch instead of matching the

original wood lap skirting with 4-6 inch exposure. Per the Guidelines for Exterior Maintenance and Alterations 7.B.v., porches should be reconstructed based on accurate evidence of the original or on the architectural style of the building and historic patterns. Staff finds that lattice skirting on front porches, if found in the historic district, is a non-conforming alteration that should be avoided.

RECOMMENDATION:

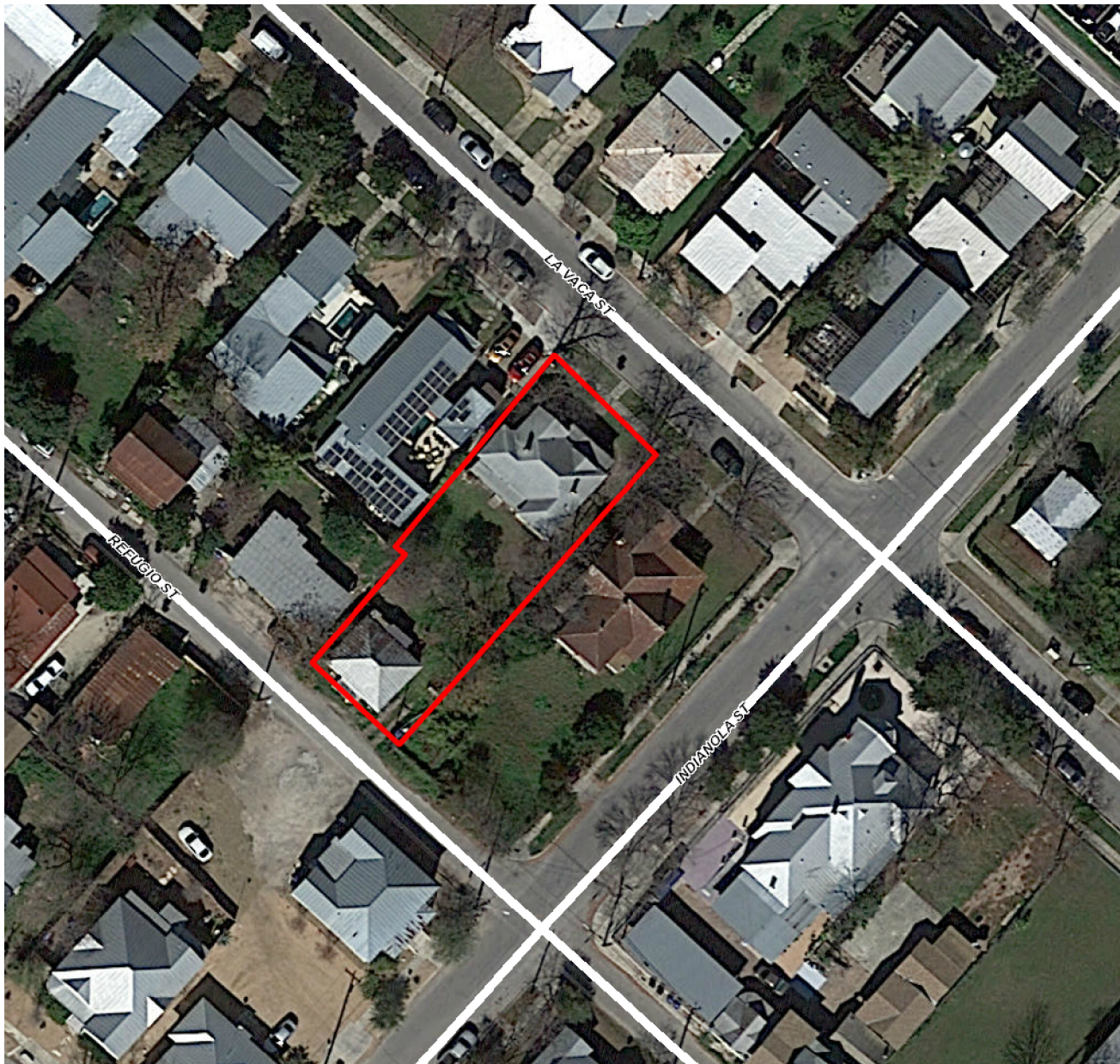
Staff does not recommended approval to amend previous approvals regarding skirting on the foundation and porch. Staff finds that the both elements should feature lap siding with 4 to 6 inch exposure with either smooth Hardie or wood.

CASE COMMENT:

VIOLATION – On site visit conducted on July 16, 2018, staff found that a side window was removed prior to approval and that the skirting on the foundation and porch was installed inconsistently with the scope of approval. The owner/applicant has restored the window and submitted an HDRC application to amend the detail regarding skirting on February 1, 2019, to be heard at the next HDRC hearing.

CASE MANAGER:

Huy Pham

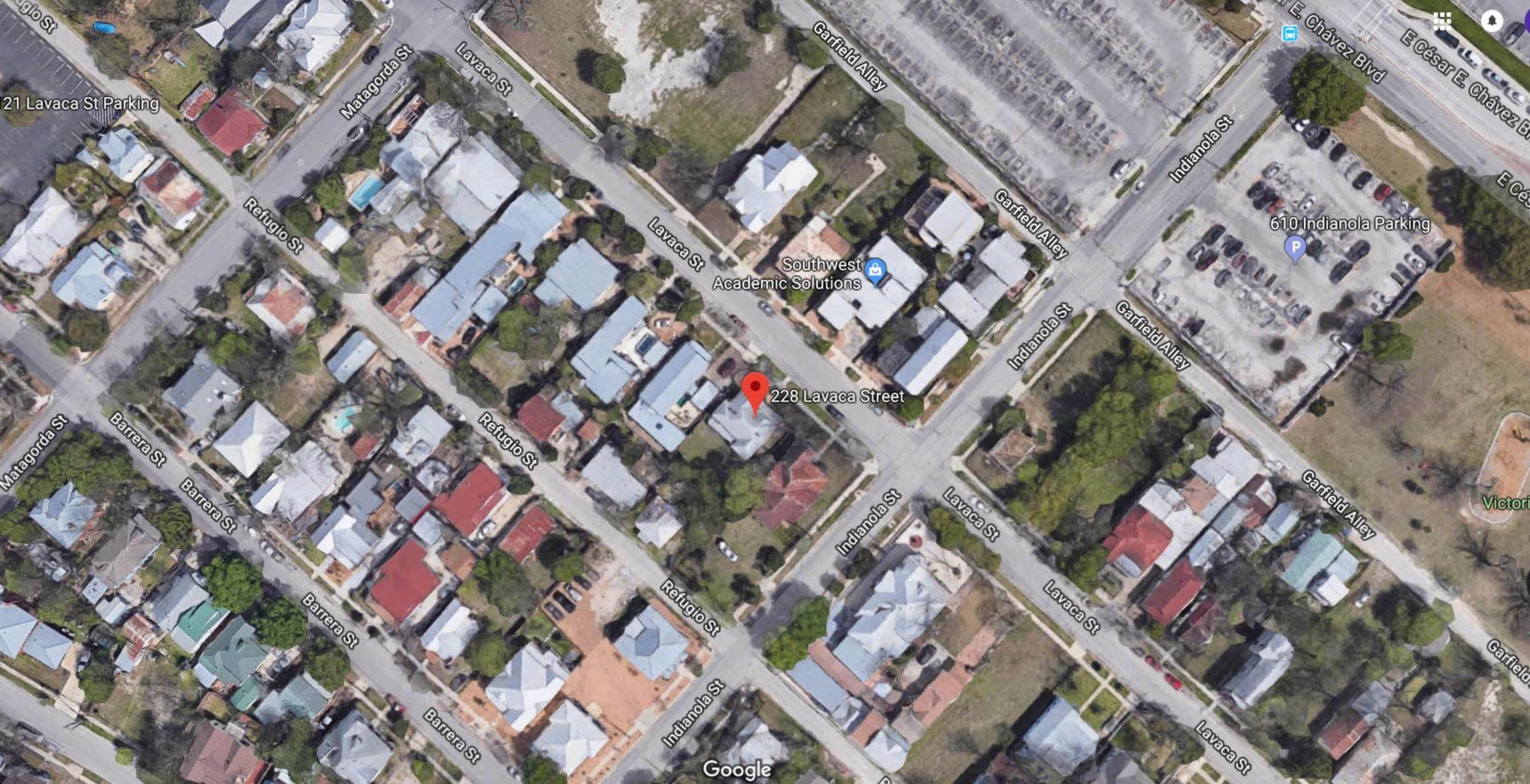


228 Lavaca

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Printed: Feb 12, 2019

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21 Lavaca St Parking

610 Indianola Parking

Southwest Academic Solutions

228 Lavaca Street

Google





228 Lavaca Street

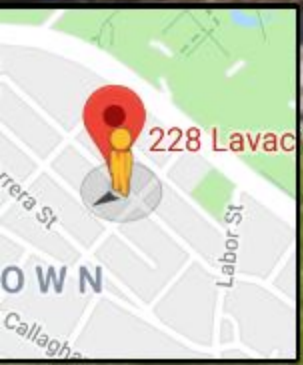
Google

228 Lavaca St

San Antonio, Texas

 Google

 Street View - Mar 2016







July 16, 2018 at 3:11 PM
224 Lavaca St
San Antonio TX 78210
United States



July 16, 2018 at 3:11 PM
229 Lavaca St
San Antonio TX 78210
United States



July 16, 2018 at 3:10 PM
224 Lavaca St
San Antonio TX 78210
United States



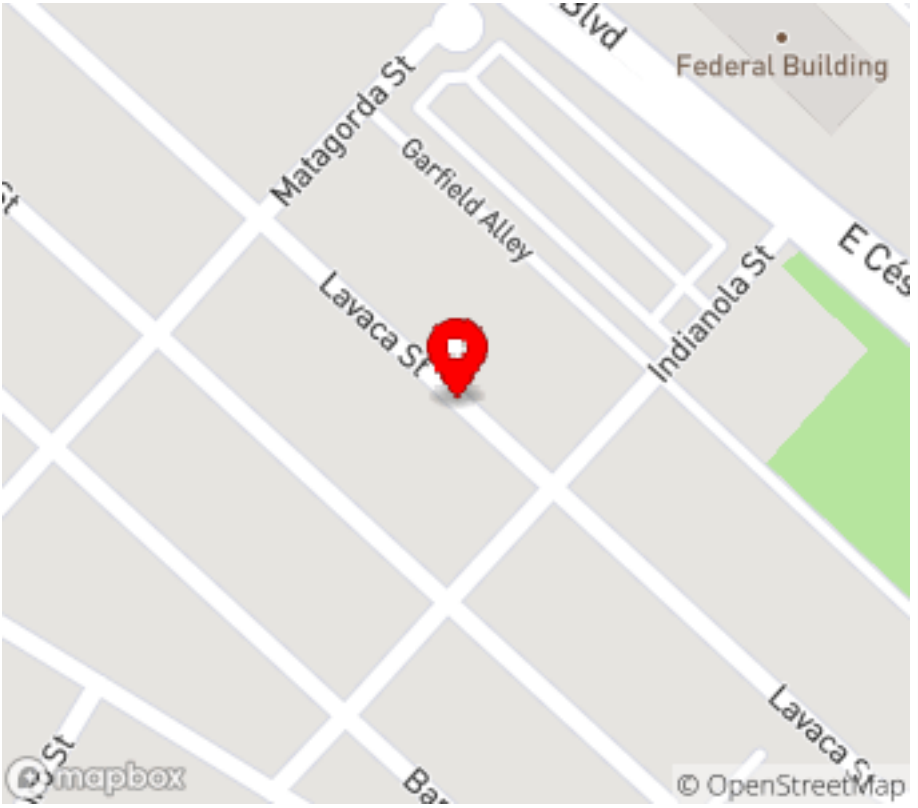
Jul 12, 2018 at 4:48:01 PM
219 Lavaca St
San Antonio TX 78210
United States





Investigation Report

Property

Address	228 Lavaca
District/Overlay	Lavaca
Owner Information	LRRB Holdings LLC
Location Map	
Lat: 29.4161865474346 Long: -98.4859305387982	

Site Visit

Date	07/16/2018
Time	03:12 PM (-5 GMT)
Context	citizen report
Present Staff	Huy Pham
Present Individuals	None
Types of Work Observed	Exterior Maintenance and Alterations
Amount of Work Completed	75%
Description of work	Removal of side window, installation of stucco skirting, potentially metal cattle fence prior to approval.
Description of interaction	Staff emailed applicant Clint Bellew on 7/13/2018. Notice of Investigation posted on property 7/16/2018.


Action Taken



Investigation Report

Violation Type	No Certificate of Appropriateness (Code 35-451a), Beyond scope of Certificate of Appropriateness (Code 35-451h)
OHP Action	posted "Notice of Investigation"
Deadline to contact office	07/16/2018
Will post-work application fee apply?	Yes

Documentation

Photographs	 
	 
	07/16/2018 03:15 PM