

# HISTORIC AND DESIGN REVIEW COMMISSION

June 17, 2020

**HDRC CASE NO:** 2020-239  
**ADDRESS:** 210 LAVACA ST  
**LEGAL DESCRIPTION:** NCB 713 BLK 10 LOT 11  
**ZONING:** RM-4, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Lavaca Historic District  
**APPLICANT:** V Yuan/Lake/Flato Architects  
**OWNER:** HILL STACEY L  
**TYPE OF WORK:** Front yard landscape and hardscape, rear patio enclosure  
**APPLICATION RECEIVED:** May 19, 2020  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Huy Pham  
**REQUEST:**

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

1. Replace the poured concrete walkway with limestone pavers.
2. Perform front yard landscaping including the installation of two berms flanking the walkway.
3. Install wood and steel screens to enclose a rear patio addition.
4. Replace the wood garage doors with metal and glass doors on a non-historic detached garage.

## APPLICABLE CITATIONS:

### 5.Guidelines for Site Elements

#### 1.Topography

##### A.TOPOGRAPHIC FEATURES

- Historic topography*—Avoid significantly altering the topography of a property (i.e., extensive grading). Do not alter character-defining features such as berms or sloped front lawns that help define the character of the public right-of-way. Maintain the established lawn to help prevent erosion. If turf is replaced over time, new plant materials in these areas should be low-growing and suitable for the prevention of erosion.
- New construction*—Match the historic topography of adjacent lots prevalent along the block face for new construction. Do not excavate raised lots to accommodate additional building height or an additional story for new construction.
- New elements*—Minimize changes in topography resulting from new elements, like driveways and walkways, through appropriate siting and design. New site elements should work with, rather than change, character-defining topography when possible.

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

##### A. SIDEWALKS AND WALKWAYS

- 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.
- 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.
- 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.
- Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
- ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

#### 7.Landscape Design

##### A.PLANTINGS

- Historic Gardens*— Maintain front yard gardens when appropriate within a specific historic district.
- 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 area 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.

## 3. Guidelines for Additions

### 4. Architectural Details

#### A. GENERAL

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 that the addition is new.

## 4. Guidelines for New Construction

### 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.

## **FINDINGS:**

- a. The primary historic structure at 210 Lavaca was constructed circa 1870 in the German Vernacular style and contributes to the Lavaca Historic District. The one-story, single-family residential structure features limestone construction with a symmetrical front façade configuration, two front doors flanked by windows under the full-width inset porch and a primary turned standing seam metal roof. The structure features multiple phases of rear additions.
- b. WALKWAY – The applicant has proposed to remove the poured concrete walkway to install limestone segmented pavers. Per the Guidelines for Site Elements 5.A.iii., applicant should follow the historic alignment, configuration, and width of sidewalks and walkways. Staff finds that the existing poured concrete walkway is not original the structure, does not relate to the period of significance for the structure, and is therefore eligible for an appropriate replacement. Staff finds that the proposed limestone pavers relate to vernacular step paths found in Lavaca if the pavers feature a natural color and texture. The proposed requested may not be substituted with segmented poured concrete paver limited to consideration for new construction and rear yards.
- c. LANDSCAPING – The applicant has proposed to remove the natural lawn to feature two primary berms flanking the centered walkway, including xeriscape plantings including: cacti, yucca, laurel, agave, and palm with washed gravel beds, a drain collection reservoir, and a gravel spill throughout. Per the Guidelines for Site Elements 1.A.ii., applicants should minimize changes in topography resulting from new elements, like driveways and walkways, through appropriate siting and design; new site elements should work with, rather than change, character-defining topography when possible. Staff finds the installation of berms appropriate if drainage is directed away from the front porch. Per the Guidelines for Site Elements 7.A. historic lawn areas should never be reduced by more than 50%. Staff finds that the proposed landscaping features an appropriate amount of xeriscaping plantings compared to areas of hardscape.
- d. PATIO ENCLOSURE – The applicant has proposed to install wood and steel screens to enclose a rear patio

addition. Per the Guidelines for Additions 4.A.iii., applicants should consider integrating contemporary interpretations of traditional designs and details for additions. Staff finds the proposed screening is minimally visible from the front right-of-way and relates the simplified wood forms of the historic structure and existing addition.

- e. GARAGE DOORS – The applicant has proposed to replace the horizontal wood plank garage doors on the non-historic, detached garage with new metal framed garage doors with opaque glass panels. Per the Guidelines for New Construction 5.A.v., applicants should incorporate garage doors with similar proportions and materials as those traditionally found in the district. Staff finds that the proportions remain appropriate, but the metal and glass configuration do not relate to garage doors traditionally found in the district and such modification is also highly visible on Refugio. Staff finds that a wood garage door with a band of windows across the top would be more appropriate than the proposed doors.

#### **RECOMMENDATION:**

Staff recommends approval of items 1 through 3 based on findings b through d with the following stipulations:

- i. That the limestone pavers feature a natural color and texture and may not be substituted with segmented poured concrete paver limited to consideration for new construction and rear yards.
- ii. That the installation of the berms feature drainage that directs water away from the front porch.
- iii. That the front yard maintains at least fifty (50) percent vegetative ground cover.

Staff does not recommend item 4, garage door replacement, based on finding e. Staff finds that that a wood garage door with a band of windows across the top should be installed.





210 Lavaca Street

San Antonio Independent School District

Jewell Bookstore

Durango Lot

Federal Public Defender

United Way of San Antonio and Bexar...

121 Lavaca St Parking

610 Indianola Parking

Victoria Park

Corrine Bookstore

Google



210 Lavaca Street

Refugio St

Matagorda St

Lavaca St

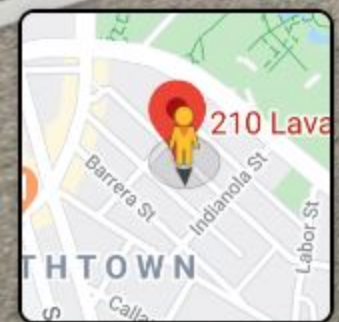
Lavaca St

Lavaca St

210 Lavaca St  
San Antonio, Texas



Street View

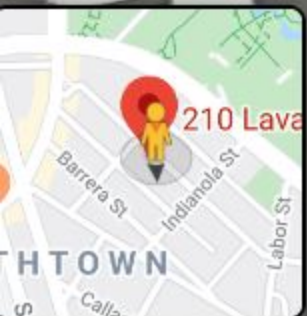


Google

210 Lavaca St  
San Antonio, Texas

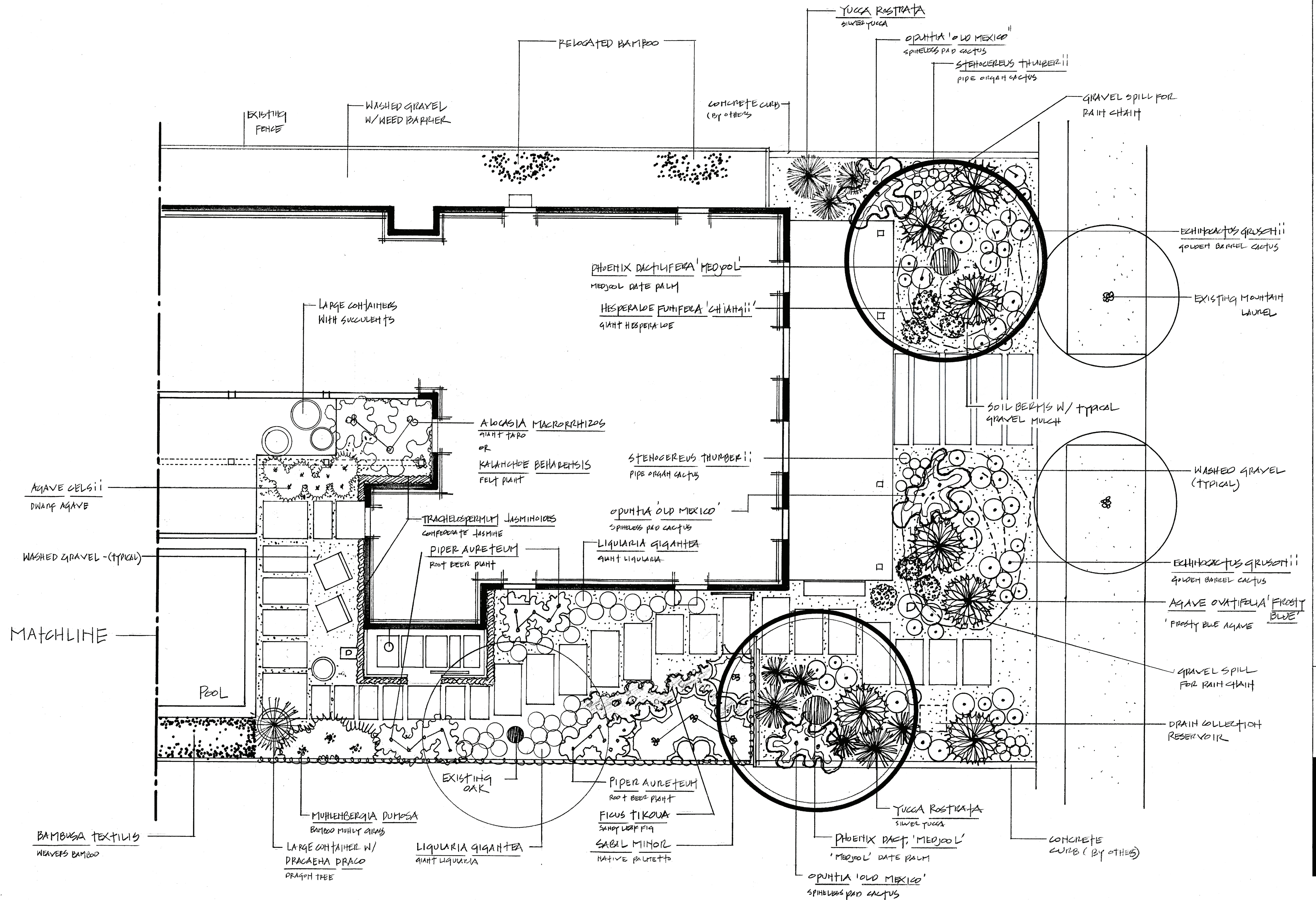


Street View



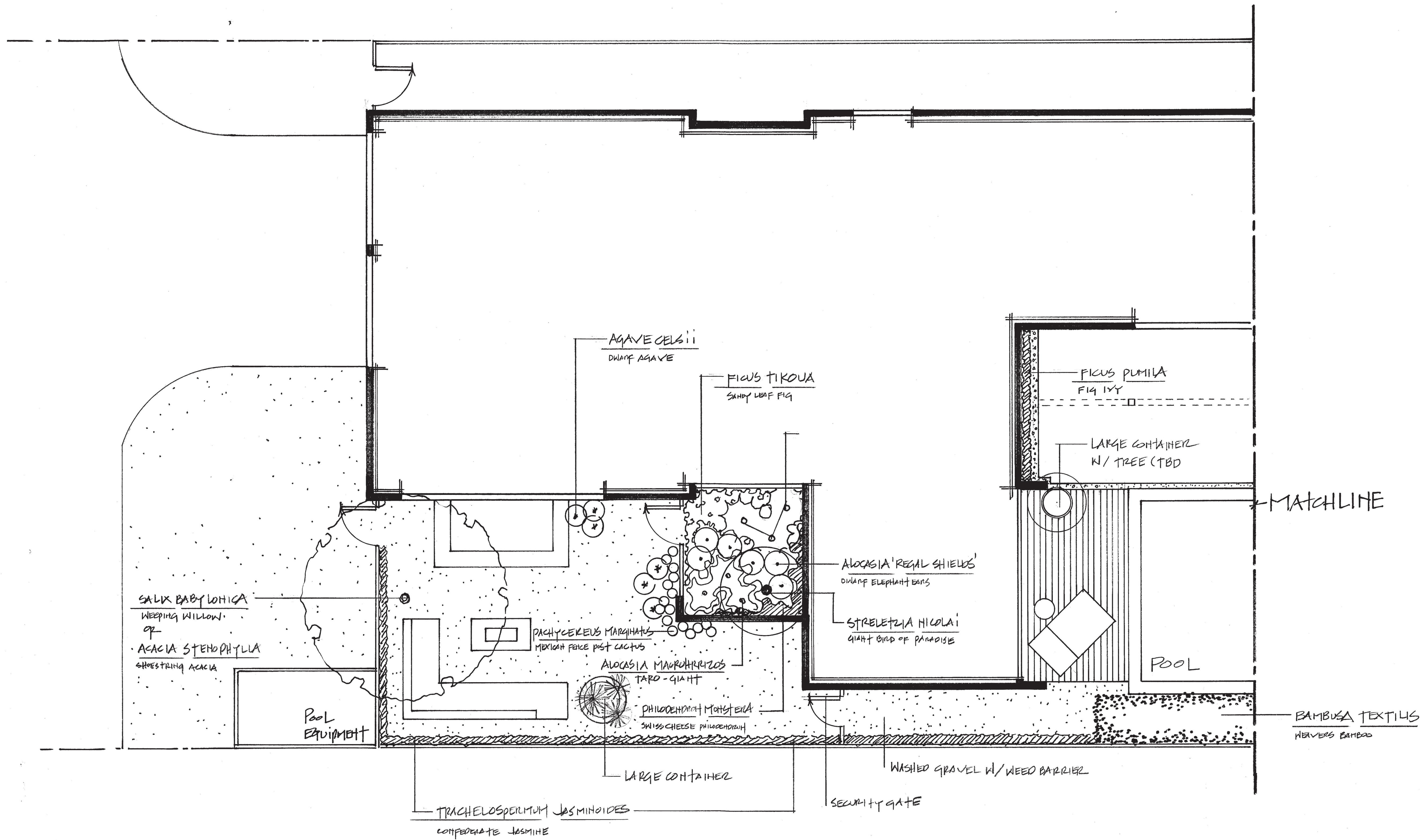
Google






PROJECT:		LANDSCAPE REDEVELOPMENT - STACEY HILL HOUSE	
LOCATION:		210 LAVACA - SAN ANTONIO, TEXAS	
DESIGNER:		HECTOR J. VILLARREAL	
SCALE:	1/4" = 1'-0"	DATE:	4-13-20
PROJECT:		PLANTING LAYOUT	
DESIGNER:		SHEET L-1	





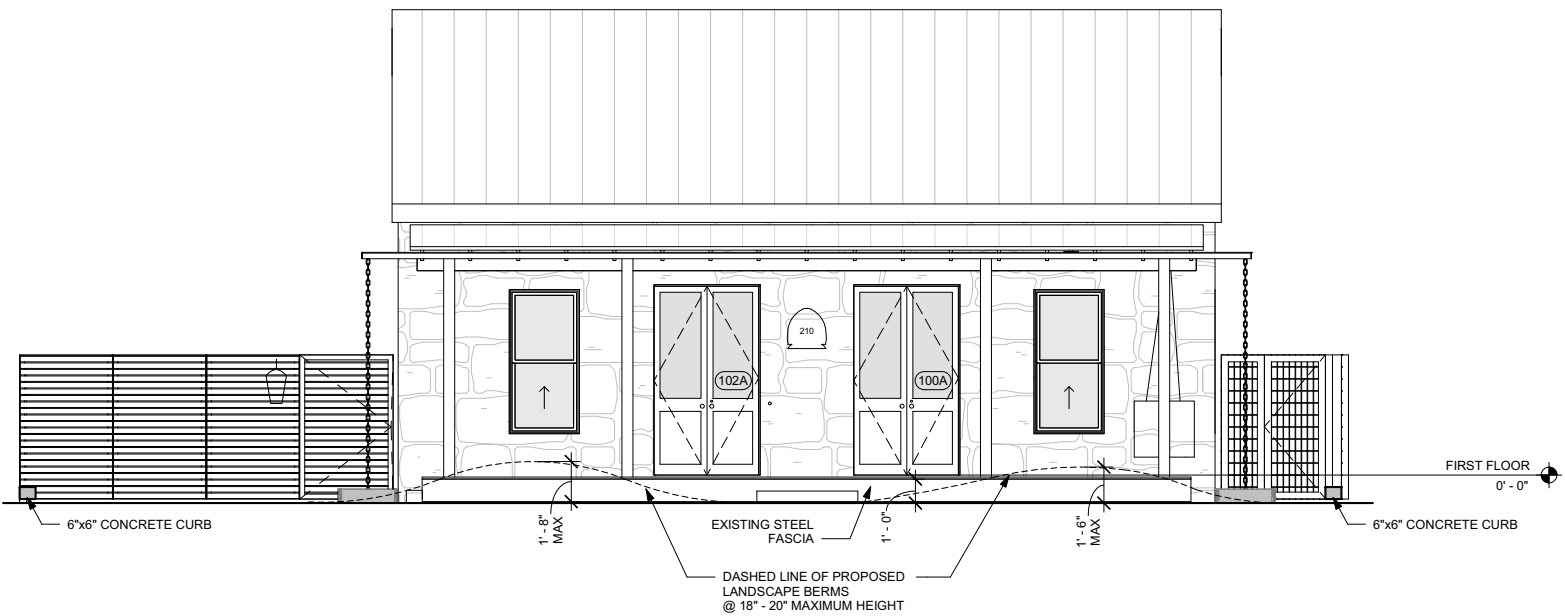
 SOUTHERN LANDSCAPES & CONSTRUCTION	PROJECT:	LANDSCAPE REDEVELOPMENT • STACEY HILL HOUSE		
	LOCATION:	210 LAVACA, SAN ANTONIO, TEXAS		
	DESIGNER:	HECTOR J. VILLARREAL		
	SCALE:	1/4" = 1'-0"	PLANTING LAYOUT	
	DATE:	4-14-20	SHEET L-2	



replace concrete walk with  
 stone pavers + stone step

new landscaping at  
 front yard, including  
 proposed trees

Lavaca Street Photograph -Current May 2020



Lavaca Street Proposed Elevation with Landscape Berms

210 Lavaca Street  
Supporting Photographs + Drawings for Certificate of Appropriateness Request  
05.19.2020



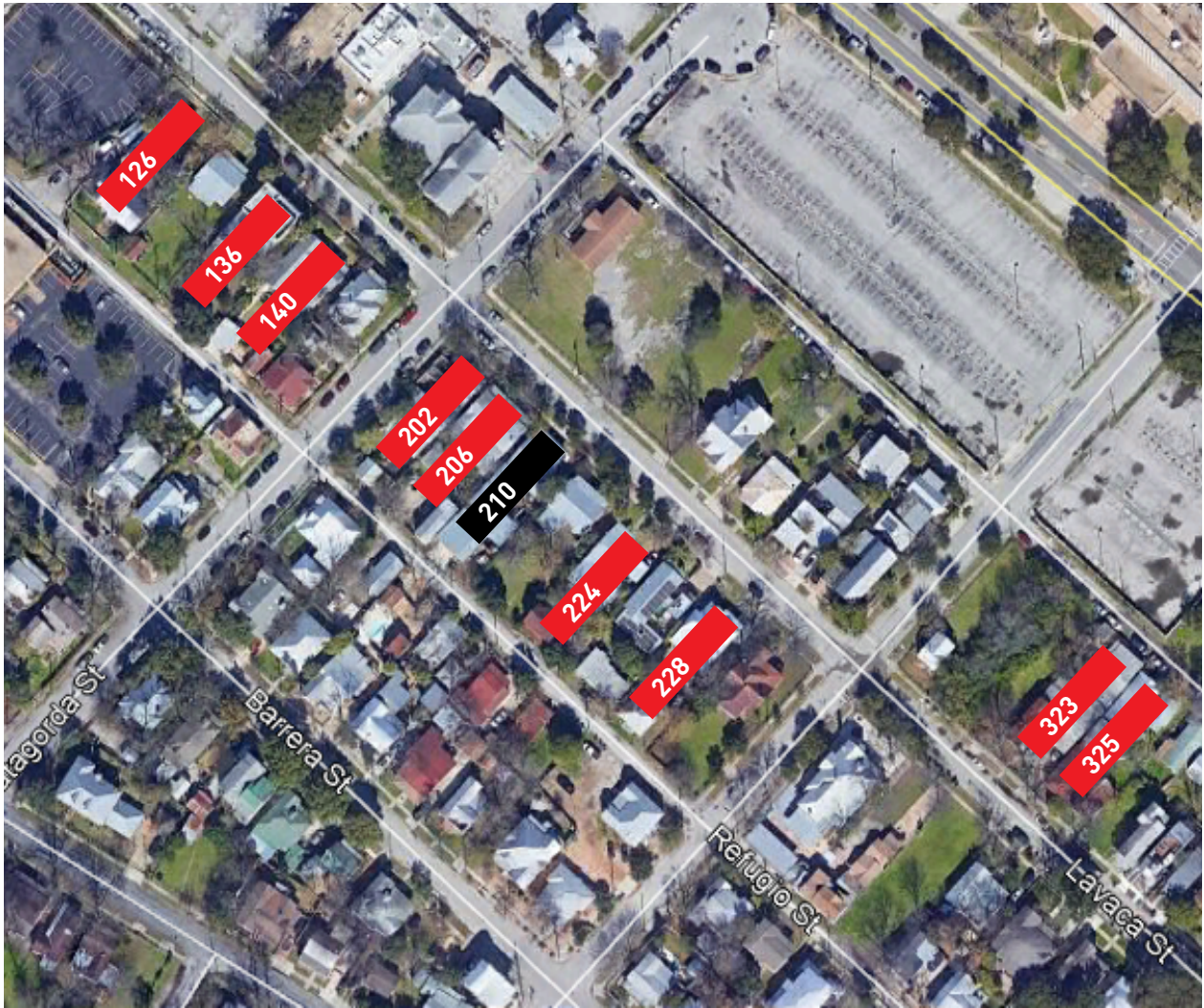
Lavaca Street Elevation - 2007 Google Streetview Image (prior to 2011 renovation)



replace concrete walk with  
stone pavers + stone step

new landscaping at  
front yard, including  
proposed trees

Lavaca Street Elevation -Current May 2020



Lavaca Street - Diagram showing houses with pavers at front walk, with accompanying photos below



126 Lavaca  
Brick Pavers



136 Lavaca  
Stone Pavers



140 Lavaca  
Brick Pavers

210 Lavaca Street  
Supporting Photographs + Drawings for Certificate of Appropriateness Request  
05.29.2020



202 Lavaca  
Stone Pavers



206 Lavaca  
Concrete with stone edges and  
stone step



206 Lavaca  
Enlarged photo of stone step



224 Lavaca  
Recycled Concrete Pavers



224 Lavaca  
Broken Concrete



224 Lavaca  
Concrete Pavers



228 Lavaca  
Stone Pavers



323 Lavaca  
Concrete Pavers



325 Lavaca  
Concrete Pavers











dashed line of new fencing and gate has been approved in separate COA

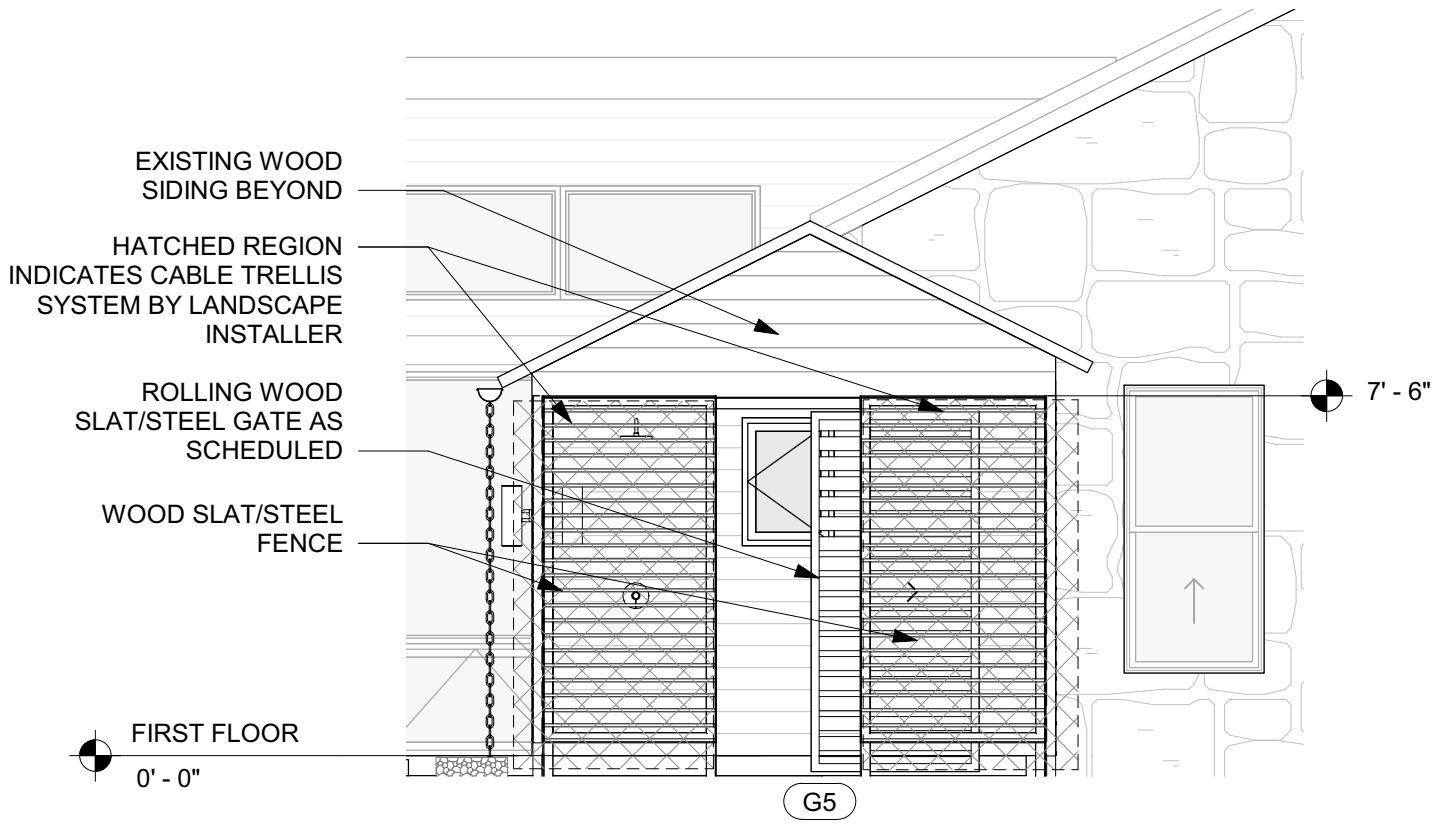
pool bath building beyond

Side Yard - Current May 2020

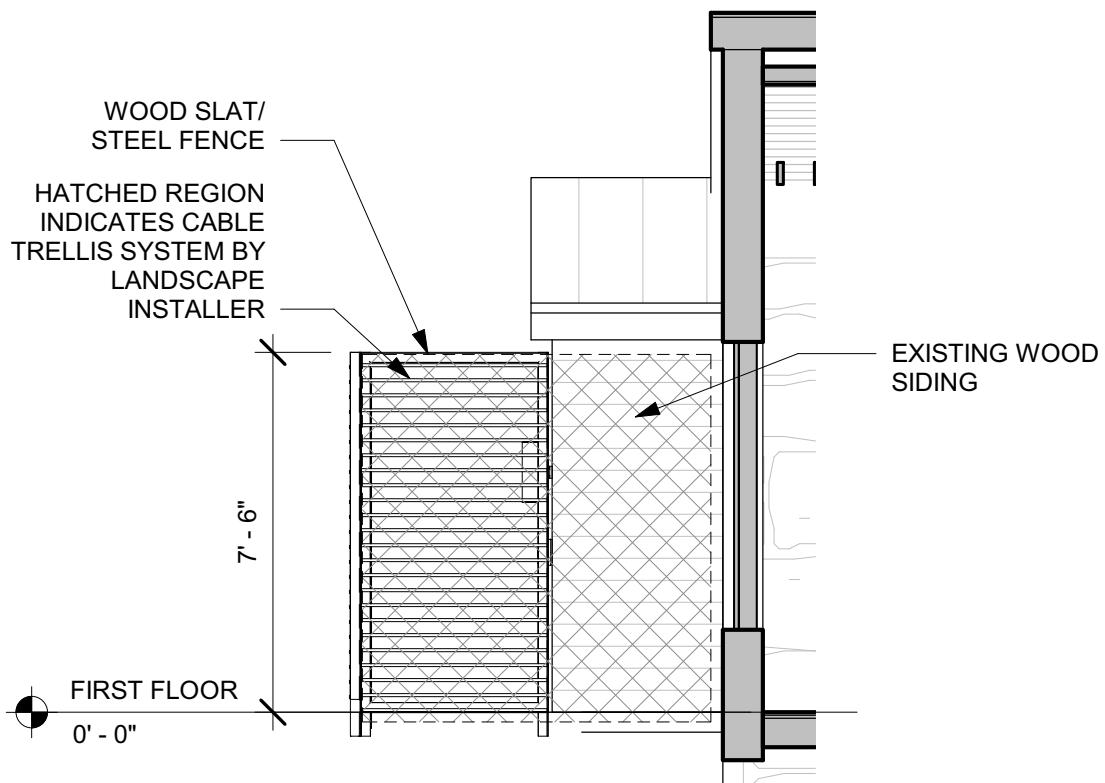


pool bath building with dashed line of fence enclosure

Pool Courtyard - Current May 2020



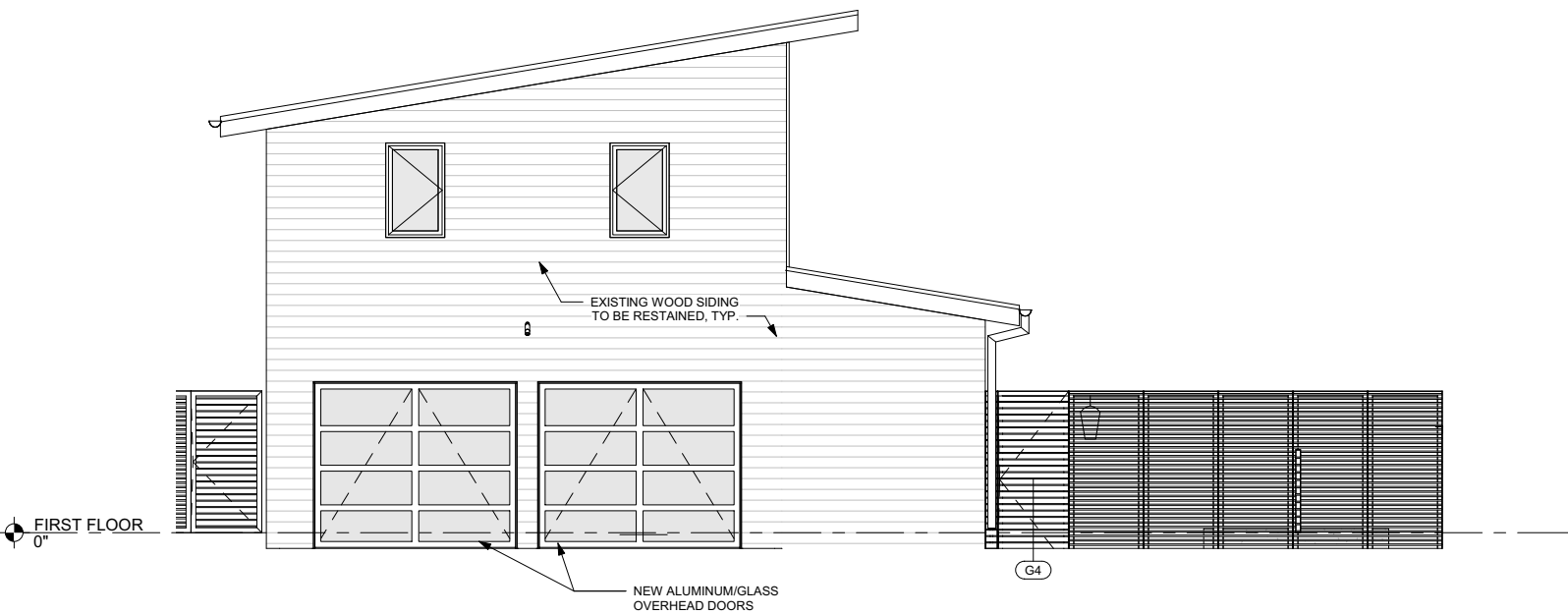
South Elevation - Pool Bath Building with proposed fence enclosure



East Elevation - Pool Bath Building with proposed fence enclosure



Refugio Alley Photograph -Current May 2020



Refugio Alley Elevation with Aluminum and Glass Garage Doors

210 Lavaca Street  
Supporting Photographs + Drawings for Certificate of Appropriateness Request  
06.05.2020



M O D E L

# 8850

CONTEMPORARY ALUMINUM  
Central and East Region Availability

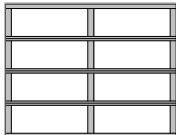


*Black powder coated aluminum, White Laminated glass*

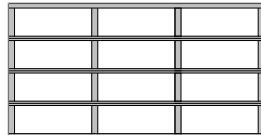


# 1 Choose Your Style

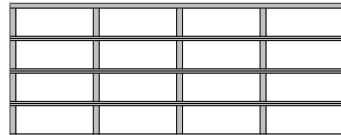
## Standard Frames



8' Wide (2 panel)\*



9'-12' Wide (3 panel)

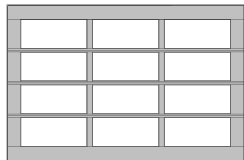


Over 12' Wide (4 panel)

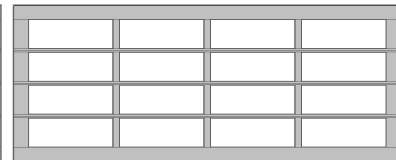
## Double-wide Frames



8' Wide (2 panel)\*

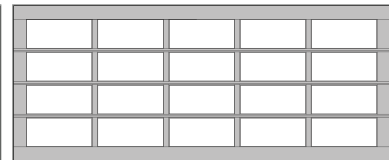


9' Wide (3 panel)



16' Wide (4 panel)

Due to the weight of this door, it is only offered in the 6" frame.



18' Wide (5 panel)\*\*

Panel spacing drawings shown are for illustrative purposes only and do not reflect actual stile and rail dimensions.  
 8" double wide rails and double end stiles apply only to larger doors and not available as options for smaller single doors.

If you are ordering a 16'3" or wider door as well as a single door, check with your dealer to ensure that the door frames match.

\*2 panel wide is optional for 9' doors.

\*\*Due to the weight of the 18' wide (5 panel) door, it is only offered in an 8" frame.



## 2 Choose Your Color

### Anodized Finishes

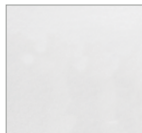


Clear (Standard)



Bronze

### Painted Finishes



White



Brown

### Powder Coat Finishes



Dark Bronze



Black



Black

### RAL Powder Coat Finishes

Select from approximately 200 powder coat color options to best match your home.



Actual colors may vary from brochure due to fluctuations in the printing process. Always request a color sample from your Wayne Dalton dealer for accurate color matching.



### 3 Choose Your Glass



Clear



Green Tinted



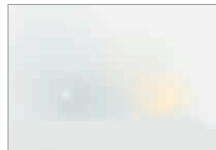
Gray Tinted



Bronze Tinted



Satin Etched



White Laminated



Obscure

Most panel styles are also available in both single pane and insulated configurations.





## Garage Door Design Center

To see this door on your home, visit [wayne-dalton.com](http://wayne-dalton.com), or download our app, and try our Garage Door Design Center. Upload a photo of your home and experiment with panel designs, color options, window styles and decorative hardware designs. Instant curb appeal awaits you with just a click of your mouse.

**Wayne Dalton**  
GARAGE DOORS

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Lewisville, TX 75067

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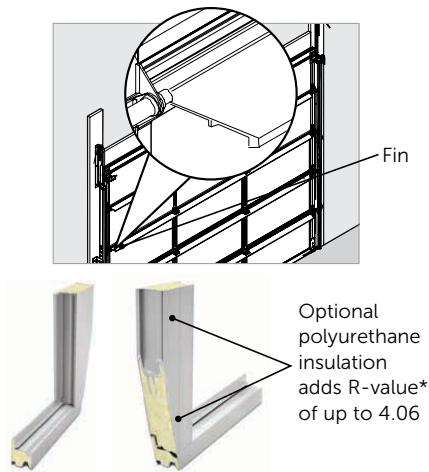


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**stylish.**  
**colorful.**  
**contemporary.**

So versatile they are the perfect enhancement to your home's glass expanses and patios-beautifully fusing indoor and outdoor spaces.

Wayne Dalton Contemporary Aluminum doors, constructed with a rugged, anodized aluminum frame, feature equal panel spacing for a clean modern look.



**PERFORMANCE FEATURES**

- Tongue-and-groove joints provide a great weather barrier
- Flexible vinyl bottom seal helps prevent dirt and elements from entering your garage
- Designed to be easy to maintain
- Constructed with rugged, anodized aluminum frame with equal panel spacing
- Reinforcing fins along with heavy-duty track and brackets help provide years of smooth, trouble-free operation (The fins are the extruded part of the door section that are not visible through the glass)
- Chose a 25,000 cycle spring for almost twice the life of a standard torsion spring

R-VALUES OF INSULATED 8850	9X7 DOOR	16X7 DOOR	9X8 DOOR	16X8 DOOR
1/2" insulated glass Solar Ban 70XL argon filled (R=3.125)	4.06	4.05	3.97	3.96
1/2" insulated glass (R=1.75) with polyurethane filled rails and stiles	2.87	2.86	2.76	2.74
1/2" insulated glass Low E (R=2.38) with polyurethane filled rails and stiles	3.42	3.40	3.31	3.30



Model 8850 offers a five-year limited warranty on the aluminum and one-year limited warranty on the glass. See full text of warranty for details.

\* Wayne Dalton uses a calculated door section R-value for our insulated doors.