

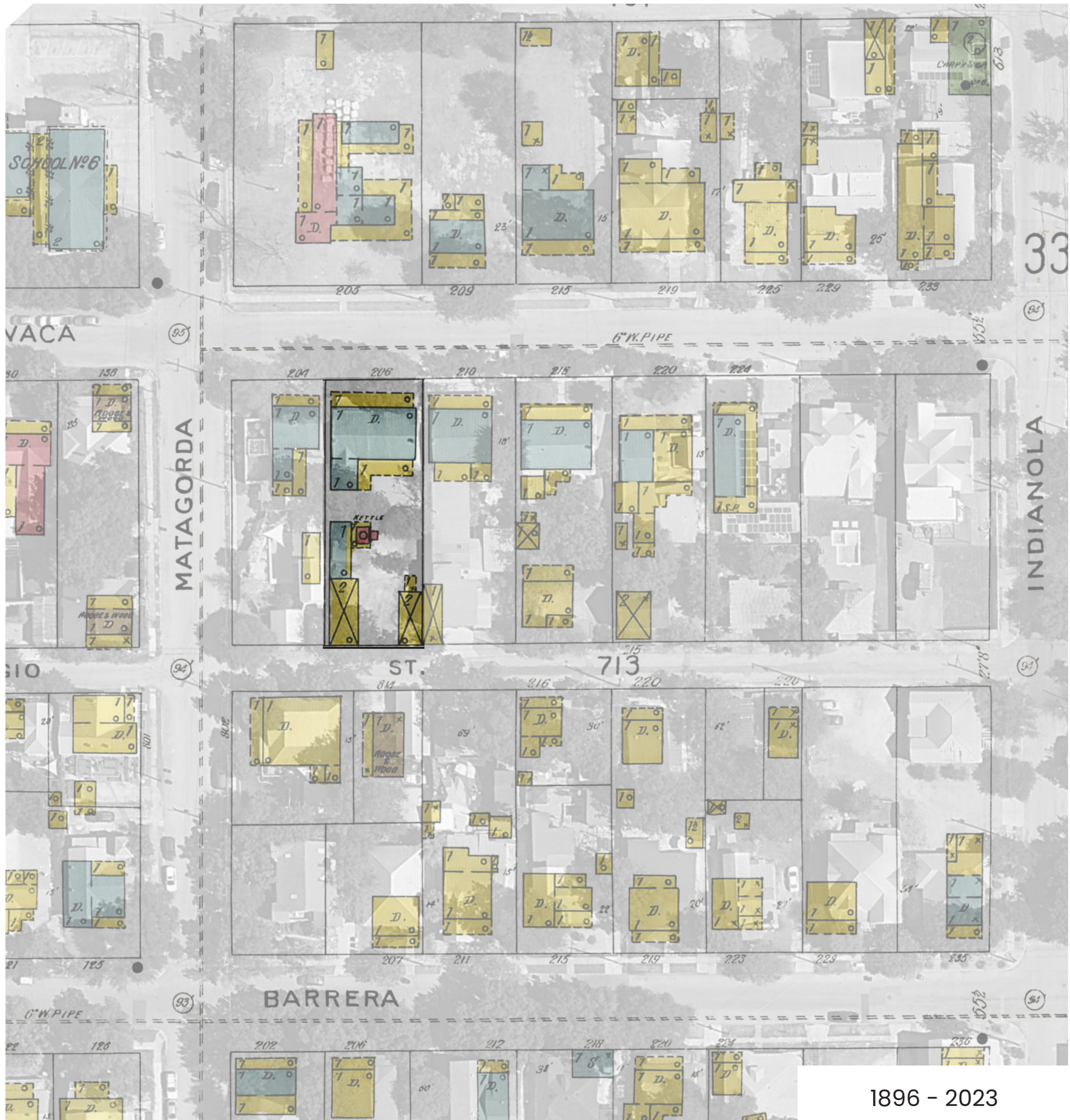


206 Lavaca Street

Historical Design Review Committee
Application for Conceptual Approval

July 30th 2026

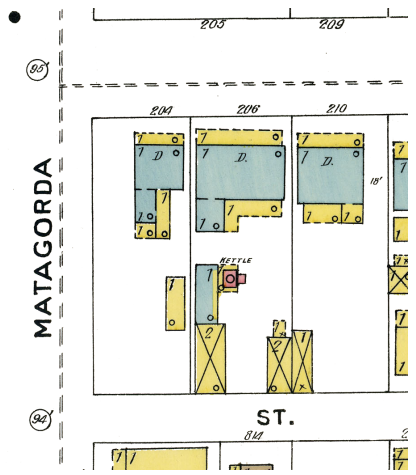
cotton estes architect



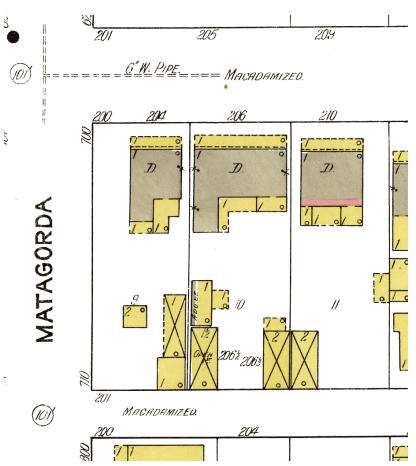
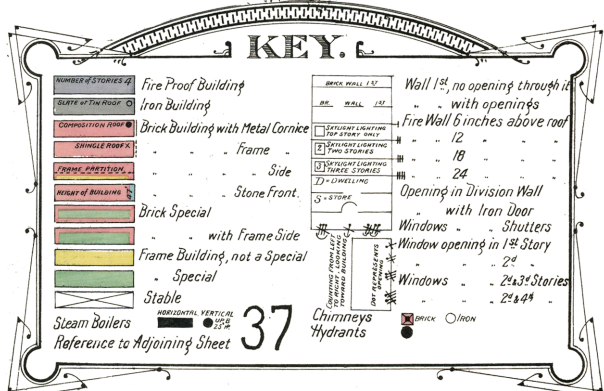
historical site analysis

The 1896 and 1912 Sanborn Fire Insurance Maps for the 200 block of Lavaca Street both label 206 Lavaca as an “adobe” structure: the standard notation Sanborn surveyors used for the neighborhood’s caliche-block houses according to the Historic District National Register.

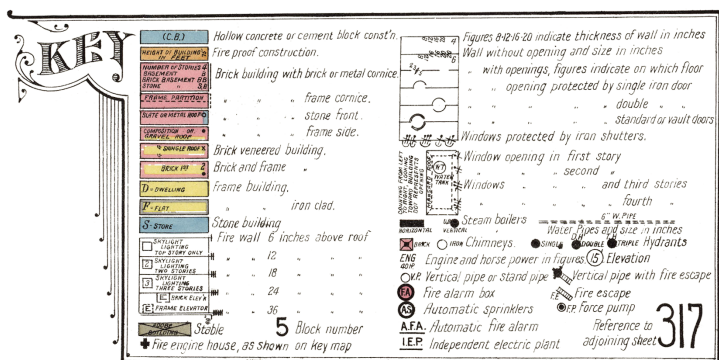
It is apparent from these maps that 204, 206 and 210 Lavaca Street homes are of contemporaneous construction. The three closely spaced homes feature matching construction materials, roof lines, full-width front porches, and front setbacks.



1896 Sanborn Map



1912 Sanborn Map



1896 - 2023



206 Lavaca, c.1875

historical context

206 Lavaca sits within the district's densest concentration of caliche-block homes, located within the 100 and 200 blocks of Lavaca Street. These blocks are one of the neighborhood's oldest and most architecturally distinctive residential grouping dating the 1870's. In particular, 202, 206, and 210 feature aligned 10' front setbacks and minimal side yard setbacks, creating a nearly continuous facade of similar style homes.

These homes share a consistent vernacular character: one-story, side-gabled forms on shallow lots with small front yards, giving the block a tight, uniform streetscape. Some are finished in stucco, though many retain exposed caliche walls, including 204 and 210 Lavaca.

Among these stylistically similar and contemporaneous homes, no single building width or fenestration pattern is identical. In general, the front entries are proportional to the width of the front porch; "double-wide" homes with porch widths of 30'-0" or greater typically feature two front doors. The existing entry of 206 Lavaca, which is 50'-7" wide, has one door.



210 Lavaca, c. 1875



218 Lavaca, c. 1875



116 Camargo, c. 1880



126 Lavaca, c. 1872



130 Lavaca, c. 1872



Front Elevation from Lavaca Street

building history

In 1871, Peter Jud purchased the lot at 206 Lavaca Street for \$310 and built a caliche-block house, one of the earliest dwellings in the neighborhood's initial development. The property remained in family hands for generations, in keeping with the district's historic pattern of intermarried families building and inheriting adjoining lots.

Materially, the house belongs to the district's rarest and earliest building tradition: caliche-block construction, concentrated most heavily in the 100-200 blocks of Lavaca St. Caliche was inexpensive and workable compared to milled lumber. Sanborn maps mistakenly labeled these houses "adobe," an error still echoed in some historical references. 206 Lavaca reflects the district's vernacular caliche-block form: one story, side-gabled, built to the common one-room, two-room, or center-passage plans of the era.

The proposed improvements to 206 Lavaca aim to restore the home's original form and character, and reinforce the block's unique historic fabric and sense of place.



Southeast Elevation



Northwest Elevation



Existing Front Door



Existing Rear Addition



Existing Rear Addition



206 Lavaca Street Elevation

existing conditions

The cement faux-block stucco, front porch and rear addition are thought to be non-historic. However, no permit records exist for these improvements. These improvements consist of contemporary materials that are incongruent with the historic neighborhood (concrete porch pad, damaged and inconsistent Greek/ stock lumber columns, asphalt shingle roofs, and cement fiberboard siding).

Under the front porch roof, the caliche block is covered in what appears to be a cement-based stucco with a painted decorative faux-block pattern. The window trim (presumably original, like the windows) is set flush with the cement, indicating that the cement was applied at a later date.

At the rear, a contemporary slab-on-grade and fiberboard-clad addition and detached storage shed conceals most of the rear elevation of the original caliche block home. The caliche is exposed to the elements on the west elevation, and covered with painted stucco elsewhere.



Southeast Elevation



Northwest Elevation



Lavaca St. Entry



Rear Addition & Entry



Rear Addition



NORTH ELEVATION – EXISTING



NORTH ELEVATION – PROPOSED

proposed improvements

1. WINDOW REPLACEMENT / FENESTRATION CHANGES / DOOR REPLACEMENT:

Proposed replacement of three existing aluminum windows with reclaimed historic double-hung windows per Guideline 2, Architectural Features: Doors, Windows and Screens. Window Replacement documents will be submitted as part of the application for Final Certificate of Appropriateness.

Proposed widening of Entry to feature two doors, which we believe to be better proportioned to the front facade and consistent with similar, contemporaneous historic buildings throughout the neighborhood. (See Entry Studies). The original door height, transom height, and sidelight width will be preserved using either new, custom wood windows and doors, or reclaimed historic windows and doors.

2. PARTIAL DEMOLITION:

The existing rear addition and shed are thought to be historically inappropriate based on the materials and construction type (slab on grade, fiberboard siding, aluminum windows and asphalt roof) and state of disrepair, which poses a threat to the original 1875 home due to differential foundation movement. We propose to restore the footprint of the original caliche block home by carefully removing the rear addition and shed. Newly exposed exterior caliche block walls will be treated with hydraulic lime-based plaster per Guideline 2, Masonry and Stucco.

3. ROOFING:

The existing roof is causing many small leaks to the interior. We propose replacing the existing standing metal roof with in-kind standing seam metal roof matching the pitch, form and detailing of the original roof in accordance with Exterior Maintenance and Alternations guidelines.

4. PORCH/ PATIO:

The existing front porch consists of a concrete pad (badly cracked and separating from the original caliche walls), a mix of Doric-style columns on top of brick bases and dimensions lumber columns, wood roof framing and an asphalt roof. We proposed to remove the elements and replace with a wood pier and beam foundation, wood decking, columns, framing and ceiling, and a low-slope standing seam metal roof in conformance with Guideline 2 and historic examples throughout the neighborhood. In the backyard we propose a new shade pergola made of wood columns and framing, which loosely reflects the footprint of the original rear porch.

5. EXTERIOR ALTERATIONS:

We propose to remove the cementitious stucco with faux-block stamp and elastomeric paint on front facade and expose the historically appropriate existing caliche block structure where it is fully protected from the elements beneath the restored front porch. New, hydraulic lime plaster is proposed for all caliche block walls that are currently exposed to the elements (the northwest elevation. All rehabilitation efforts will be in accordance with the Maintenance and Alternations Guidelines.

exterior materials



1. STANDING SEAM METAL

We propose to replace the existing, damages standing seam metal roof with a new, in-kind standing seam metal roof. Roof panels will be 18 to 21 inches in width, seams will be 1 1/2" in height with a hand-crimped ridge. The proposed roof will be galvanized or bonderized metal, which will quickly patina to grey.

2. THERMALLY-MODIFIED ASH

Thermally-modified ash is proposed for the porch framing. The heat-treatment process alters the wood's cellular structure, increasing dimensional stability and decay resistance without chemical preservatives, making it well suited to South Texas's climate. Its warm, tight grain offers a natural material palette in keeping with the home's historic character. Framing and deck details will be in accordance with OHP Design Guidelines.

3. CALICHE BLOCK:

The home is made of a sedimentary rock called caliche, which is a unique and character-defining building material to this region found throughout historical homes within the Lavaca district.

We propose to protect the caliche stone where it is currently exposed the elements (the southeast elevation) with hydraulic lime plaster. Where the caliche is well-protected by the deep front porch, we propose to expose the caliche to highlight the home's historical character and relationship to its historic and immediate context. This is in keeping with the exposed caliche street elevations of 204 and 210 Lavaca.

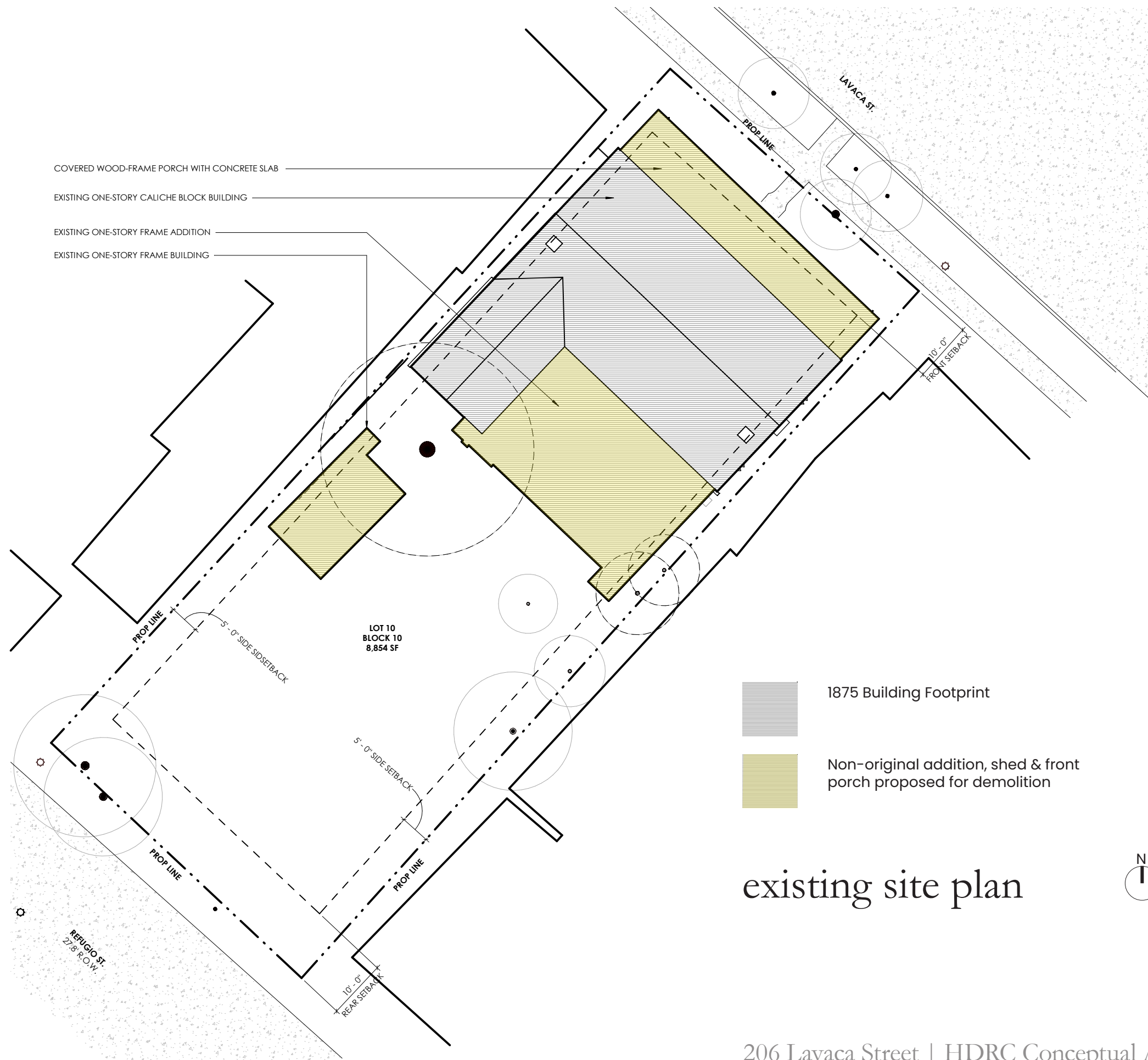
4. HYDRAULIC LIME PLASTER

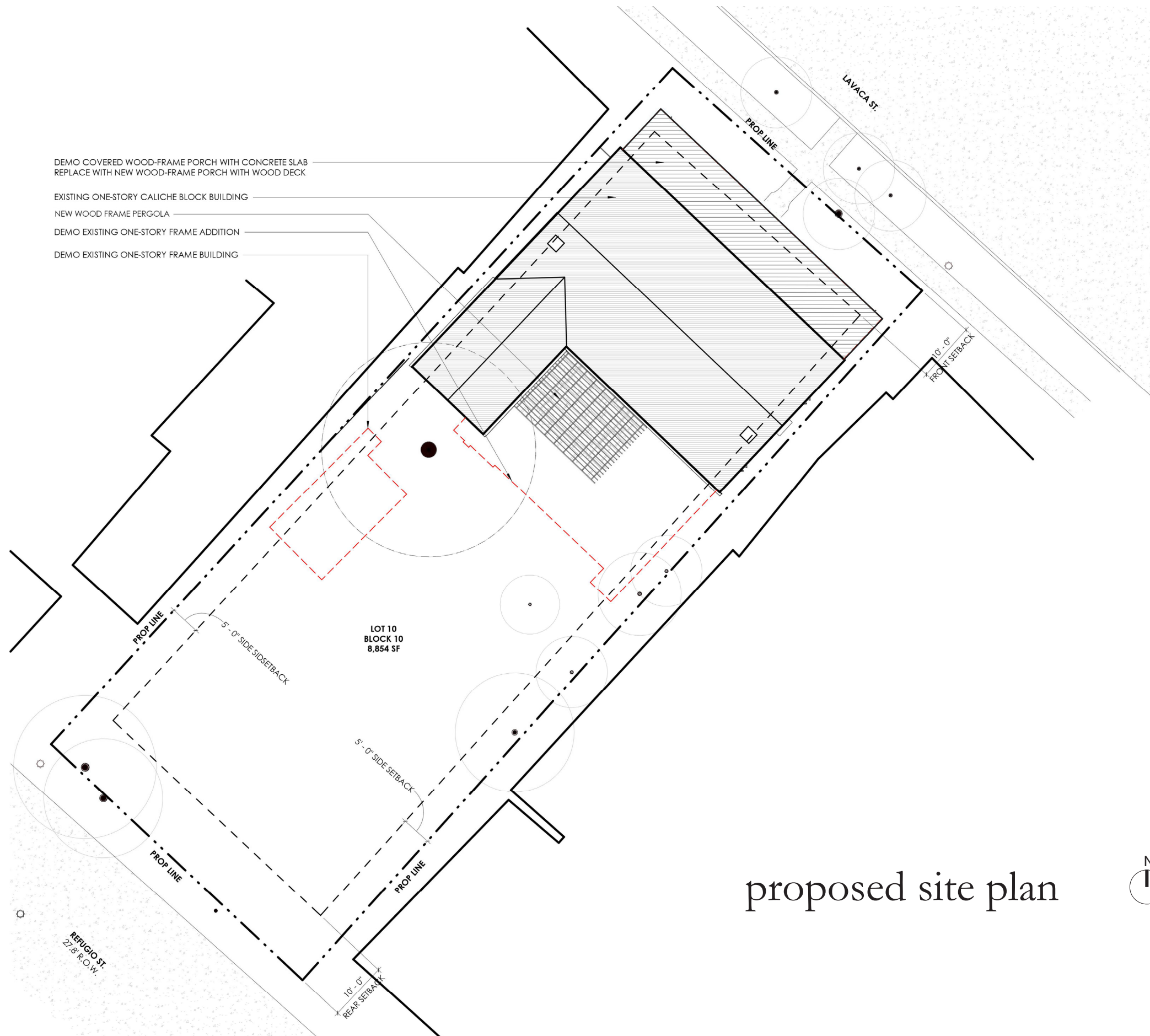
Hydraulic lime plaster is proposed for all exterior caliche walls where exposed to the elements. Unlike modern elastomeric products, traditional hydraulic lime plaster allows the caliche to breathe and shed moisture rather than trapping it which helps to extend the life of the original structure.

5. PAINTED WINDOWS, TRIM, SCREENS & DECK

Exterior window and doors, trim, and screens and porch paint colors will complement the earthen colors of the caliche stone. Two-tone treatment of window trim and screens will help give quiet definition without competing with home's natural and original materials.

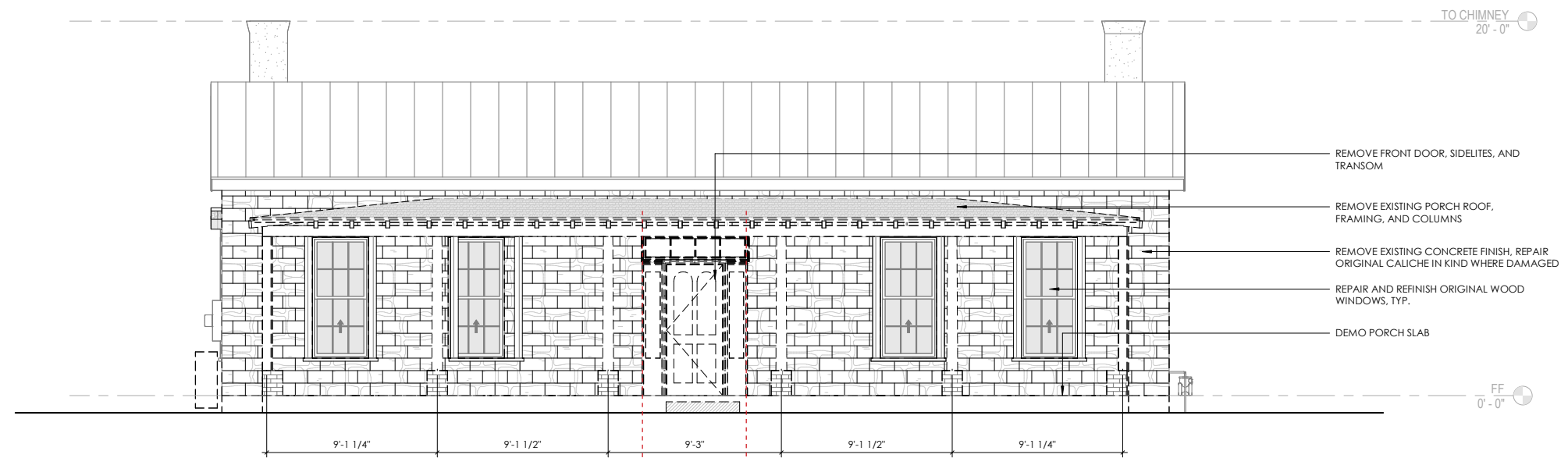




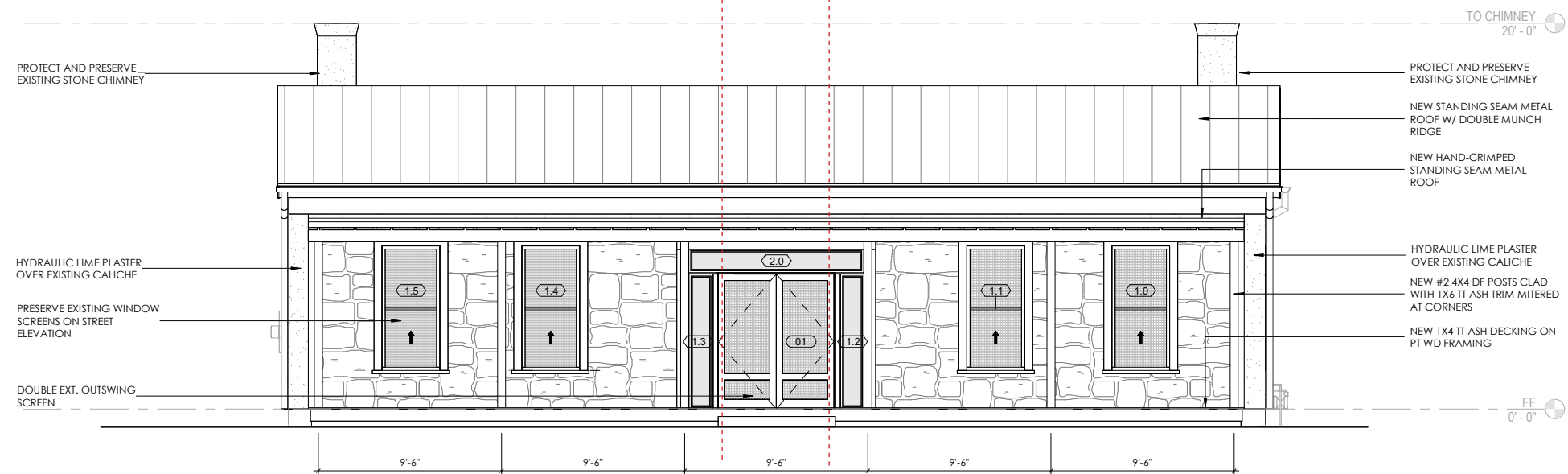


proposed site plan



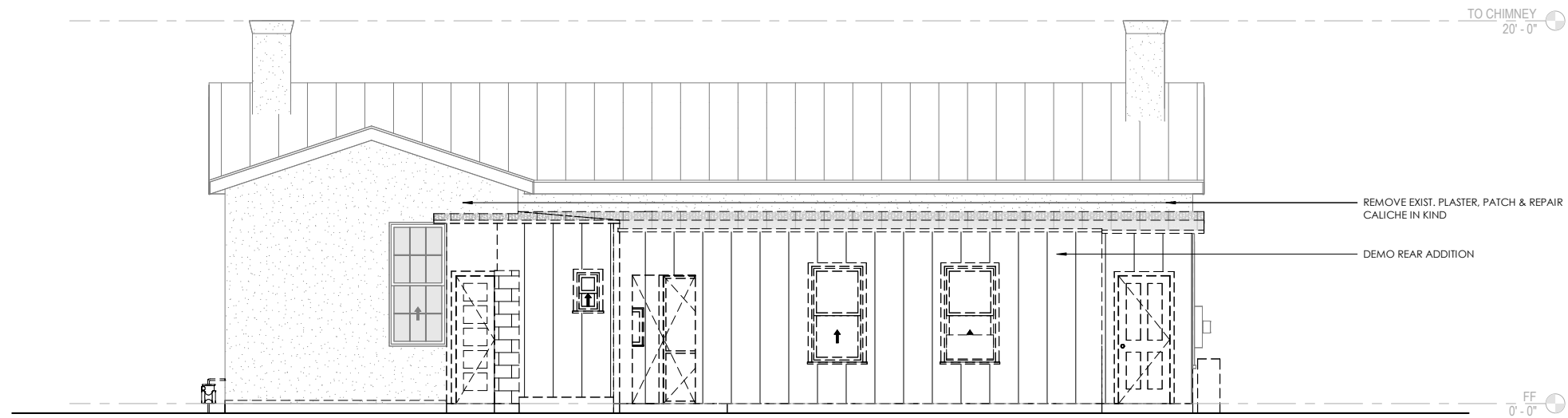


NORTH ELEVATION - EXISTING 1/8" = 1'-0"



NORTH ELEVATION - PROPOSED 1/8" = 1'-0"

street elevation

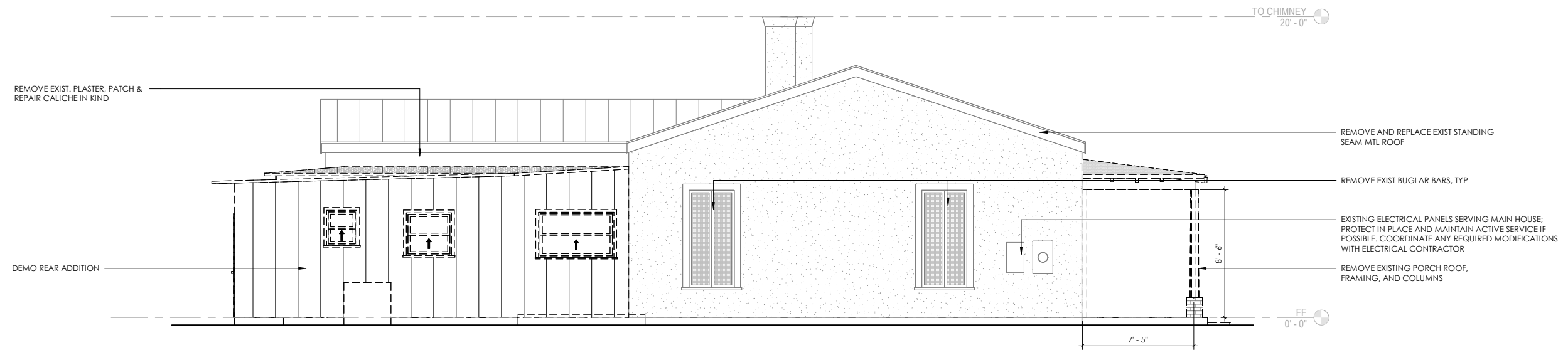


SOUTH ELEVATION - EXISTING 1/8" = 1'-0"

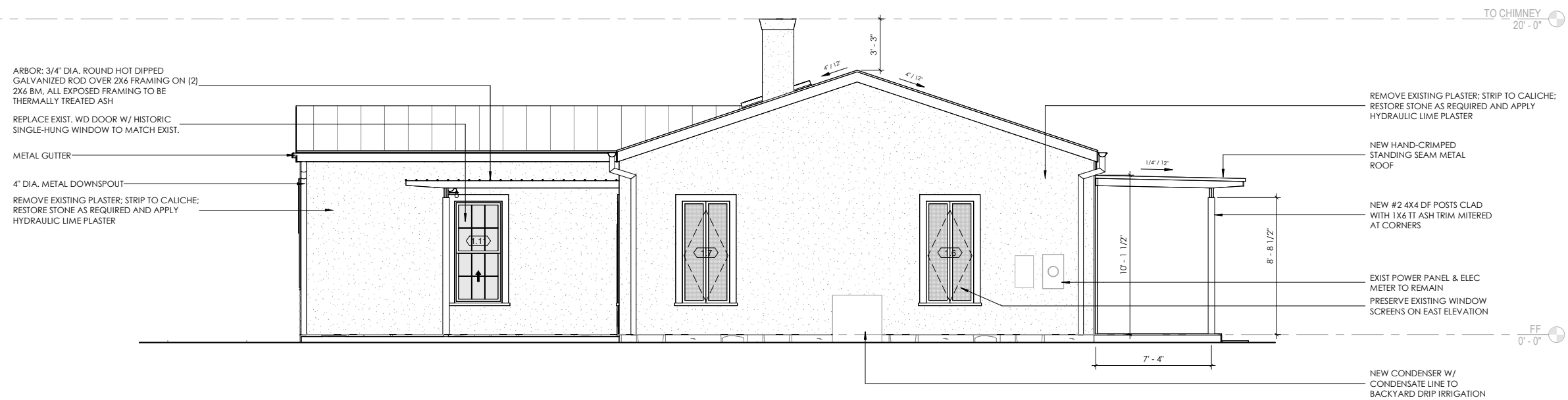


SOUTH ELEVATION - PROPOSED 1/8" = 1'-0"

rear elevation

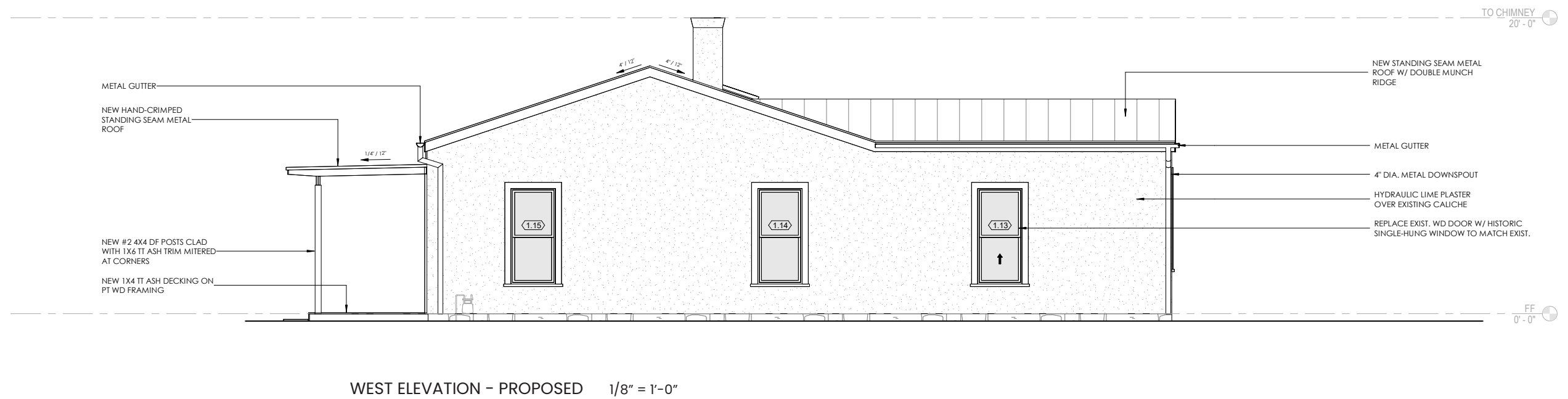
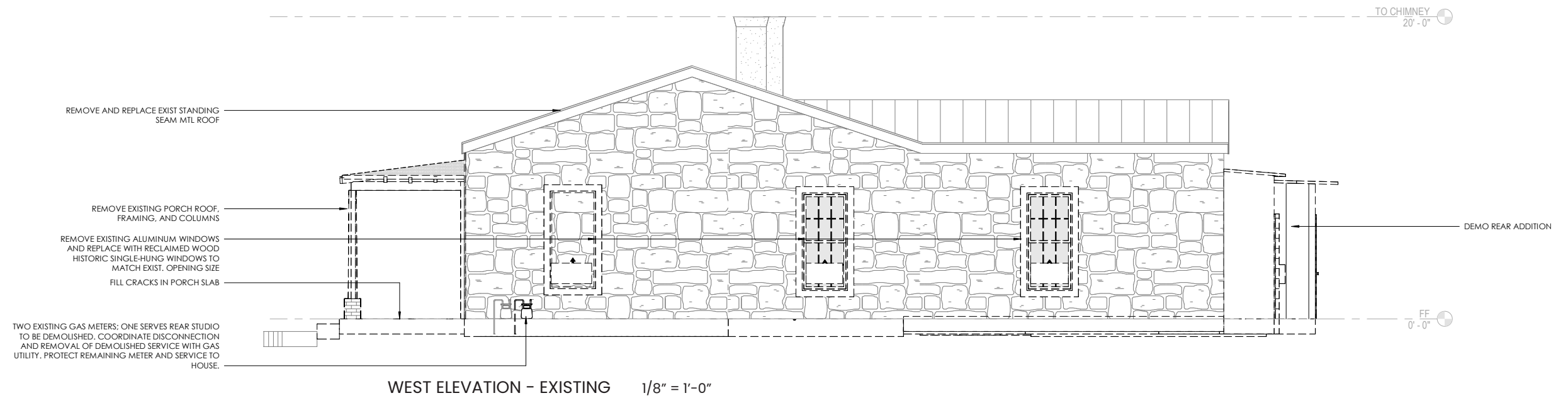


EAST ELEVATION - EXISTING 1/8" = 1'-0"



EAST ELEVATION - PROPOSED 1/8" = 1'-0"

side elevation



side elevation

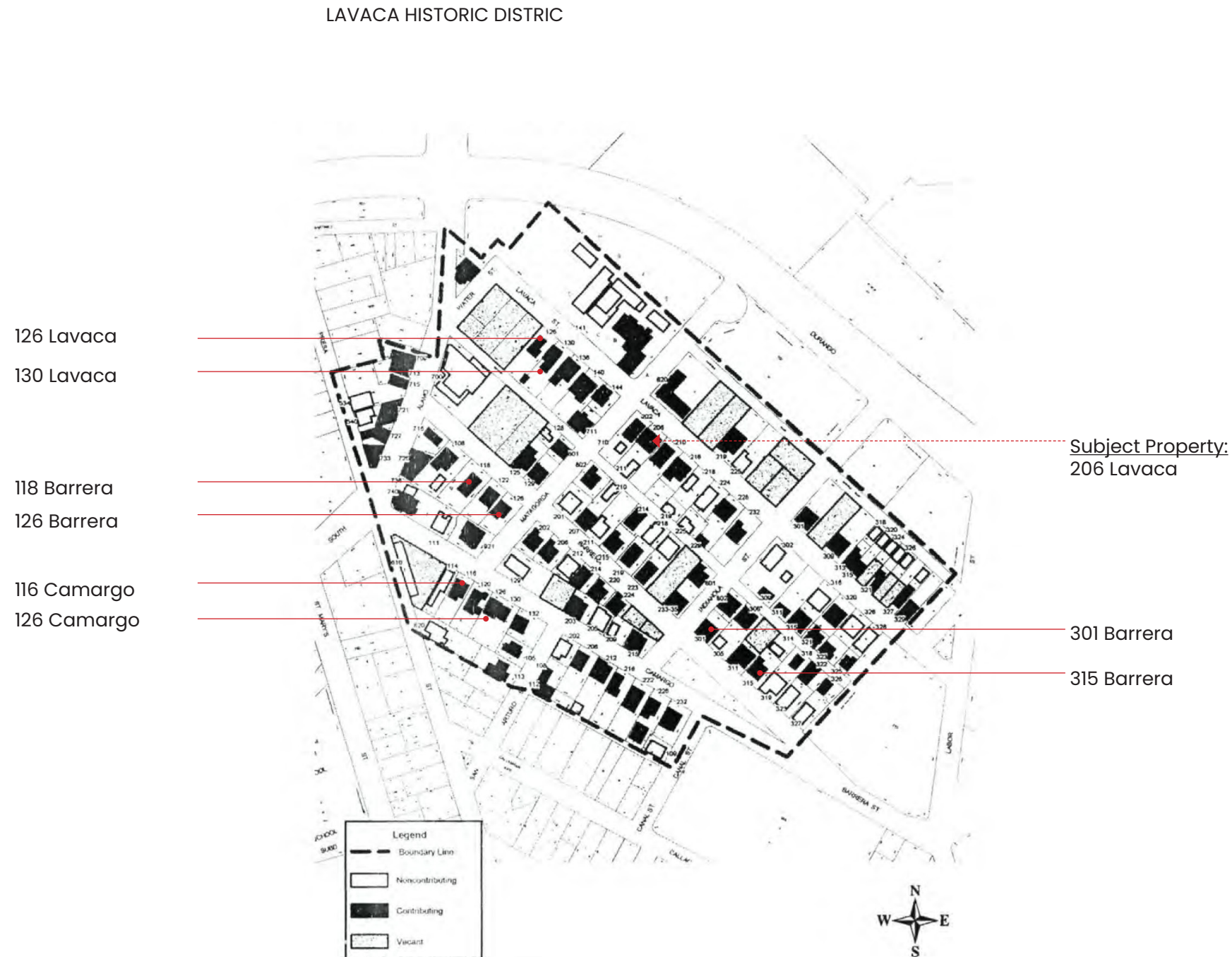
entry studies

HISTORICAL CONTEXT

A survey of 8 contributing structures per the National Register of Historic Places nomination yielded a median entry-to-facade ratio of 19.1% and a mean of 19.5%.

The existing entry assembly at 206 Lavaca Street is 11.1% of the facade width, substantially narrower than any of the surveyed contributing structures.

The proposed entry assembly is 17.2% of the facade width, bringing the entry into closer alignment with the district's established character-defining proportions.





130 Lavaca
34'-0" wide facade
(2) 4'-0" wide doors
23.5%



126 Lavaca
21'-0" wide facade
5'-0" wide door
23.8%



116 Camargo
36'-0" wide facade
(2) 3'-6" wide doors
19.4%



126 Camargo
44'-0" wide facade
6'-0" wide door + sidelites
13.6%



126 Barrera
21'-0" wide facade
5'-0" wide door + sidelites
16.7%



118 Barrera
33'-0" wide facade
(2) 3'-6" wide doors
21.2%



301 Barrera
32'-0" wide facade
(2) 3'-0" wide doors
18.8%



315 Barrera
32'-0" wide facade
(2) 3'-0" wide doors
18.8%



Subject Property: 206 Lavaca (Current Elevation)
50'-0" wide facade
5'-7" wide door + sidelites
11.1%

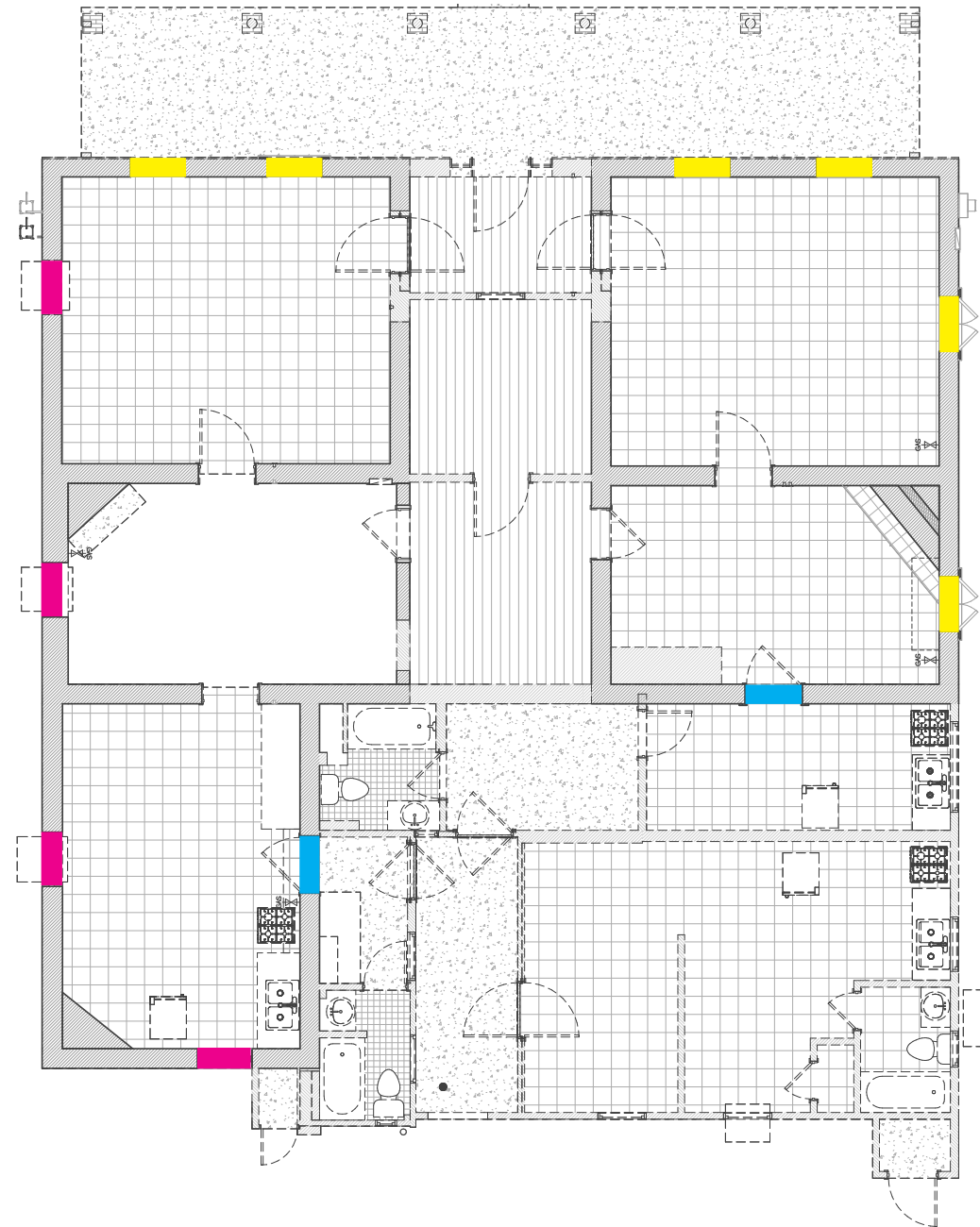


Subject Property: 206 Lavaca (Proposed Elevation)
50'-0" wide facade
8'-9" wide door + sidelites
17.2%

entry studies

ENTRY-TO-FACADE RATIOS:

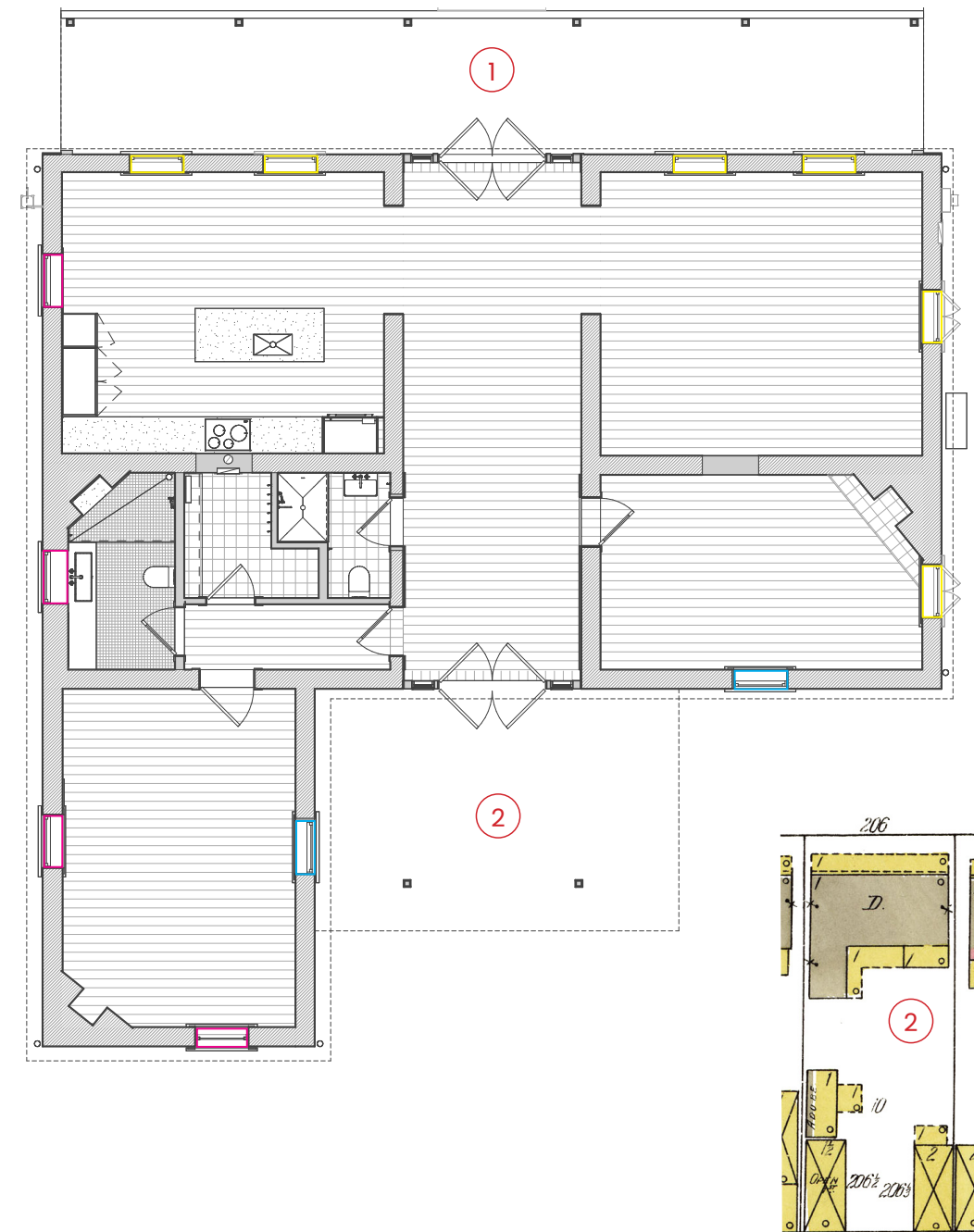
Surveyed Contributing Homes:	19.1 – 19.5%
206 Lavaca Existing:	11.1%
206 Lavaca Proposed:	17.2%



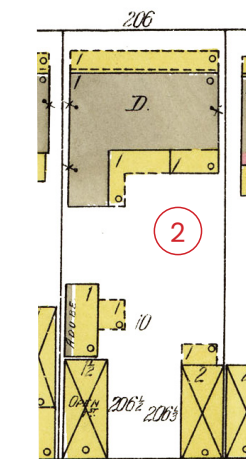
FLOOR PLAN - CURRENT

window replacement

- Existing single-hung window to be restored
- Aluminum window to be replaced with historic single-hung window
- Existing interior door to be replaced with historic single-hung window



FLOOR PLAN - PROPOSED



1912 SANBORN MAP

entry and footprint

- ① The proposed 8'-9" glazed entry widens the porch bay opening to bring daylight and cross-ventilation into the center-passage plan, echoing the breezeway function seen in center-hall caliche houses like 108 Barrera.
- ② Demolition of the non-original 840 SF rear addition returns 206 Lavaca to the footprint documented on the 1896 and 1912 Sanborn maps, when the house was a single volume without rear extension.