612 Labor Street Carport—Project Narrative

The house at 612 Labor Street is located in the Lavaca Historic District and was constructed in 2001. Zoning is H IDZ-1. The applicant is providing the completed construction documents for this application and is requesting the project be reviewed for Final Approval. An earlier design for a carport and attached ADU at this address received a Certificate of Appropriateness from OHP dated May 20, 2026, case # 2026-122. The present request is for approval of a similar carport without the adjoining ADU.

The carport roof is supported on the southern end by a 14’ tall concrete masonry block wall. This wall is within 3’ of the property line between the project address and 620 Labor Street and thus must be a 2 hour fire-rated assembly. The concrete block wall fulfills this requirement and has a UL designation. UL Design No. U906 attached.

At the northern end, the carport roof is supported by a wood-framed storage closet clad in galvanized corrugated steel.

The roof of the carport is galvanized standing-seam steel, and the decking on the underside is painted plywood.

The carport is large enough to park two standard size vehicles.

Assuming approval by OHP / HDRC, the applicant will submit the plan for this carport to CoSA Development Services to obtain a building permit. If any variances are required from the Zoning / Development Code, the applicant will submit an application for the proposed variances to be considered by the Board of Adjustment.