

## 612 Labor Street Addition—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

The roof is a simple shed with a turn-down on the north elevation, with standing seam galvanized steel roofing. The walls are a smooth finish stucco in a light blue-gray color, and the exposed roof framing at the eaves is stained with a red cedar color. The windows and doors are all white painted aluminum, dating to the original construction of the house.

The new addition is entirely at the rear of the property and includes a guest suite and an open-air carport large enough to park two standard size vehicles.

The exterior finish materials of the addition will match the exterior finish materials and colors of the existing house. Additional information is included in the submitted construction documents.

Assuming approval by OHP / HDRC, the applicant will submit site plan 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.