

HISTORIC AND DESIGN REVIEW COMMISSION

August 04, 2021

HDRC CASE NO: 2021-338
ADDRESS: 411 DEVINE ST
LEGAL DESCRIPTION: NCB 2957 BLK 1 LOT E 40 FT OF 3 & W 5 FT OF 4
ZONING: R-5, H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Timothy Saenz/SAENZ TIMOTHY J & FRANCES W
OWNER: Timothy Saenz/SAENZ TIMOTHY J & FRANCES W
TYPE OF WORK: Skirting modifications
APPLICATION RECEIVED: July 08, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to remove the existing flashing around the perimeter of the house and install stucco skirting 1-foot below the grade to extend 16 inches above the grade.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

8. Architectural Features: Foundations

A. MAINTENANCE (PRESERVATION)

- i. *Details*—Preserve the height, proportion, exposure, form, and details of a foundation such as decorative vents, grilles, and lattice work.
- ii. *Ventilation*—Ensure foundations are vented to control moisture underneath the dwelling, preventing deterioration.
- iii. *Drainage*—Ensure downspouts are directed away and soil is sloped away from the foundation to avoid moisture collection near the foundation.
- iv. *Repair*—Inspect foundations regularly for sufficient drainage and ventilation, keeping it clear of vegetation. Also inspect for deteriorated materials such as limestone and repair accordingly. Refer to maintenance and alteration of applicable materials, for additional guidelines.

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.
- ii. *Alternative materials*—Cedar piers may be replaced with concrete piers if they are deteriorated beyond repair.
- iii. *Shoring*—Provide proper support of the structure while the foundation is rebuilt or repaired.
- iv. *New utilities*—Avoid placing new utility and mechanical connections through the foundation along the primary façade or where visible from the public right-of-way.

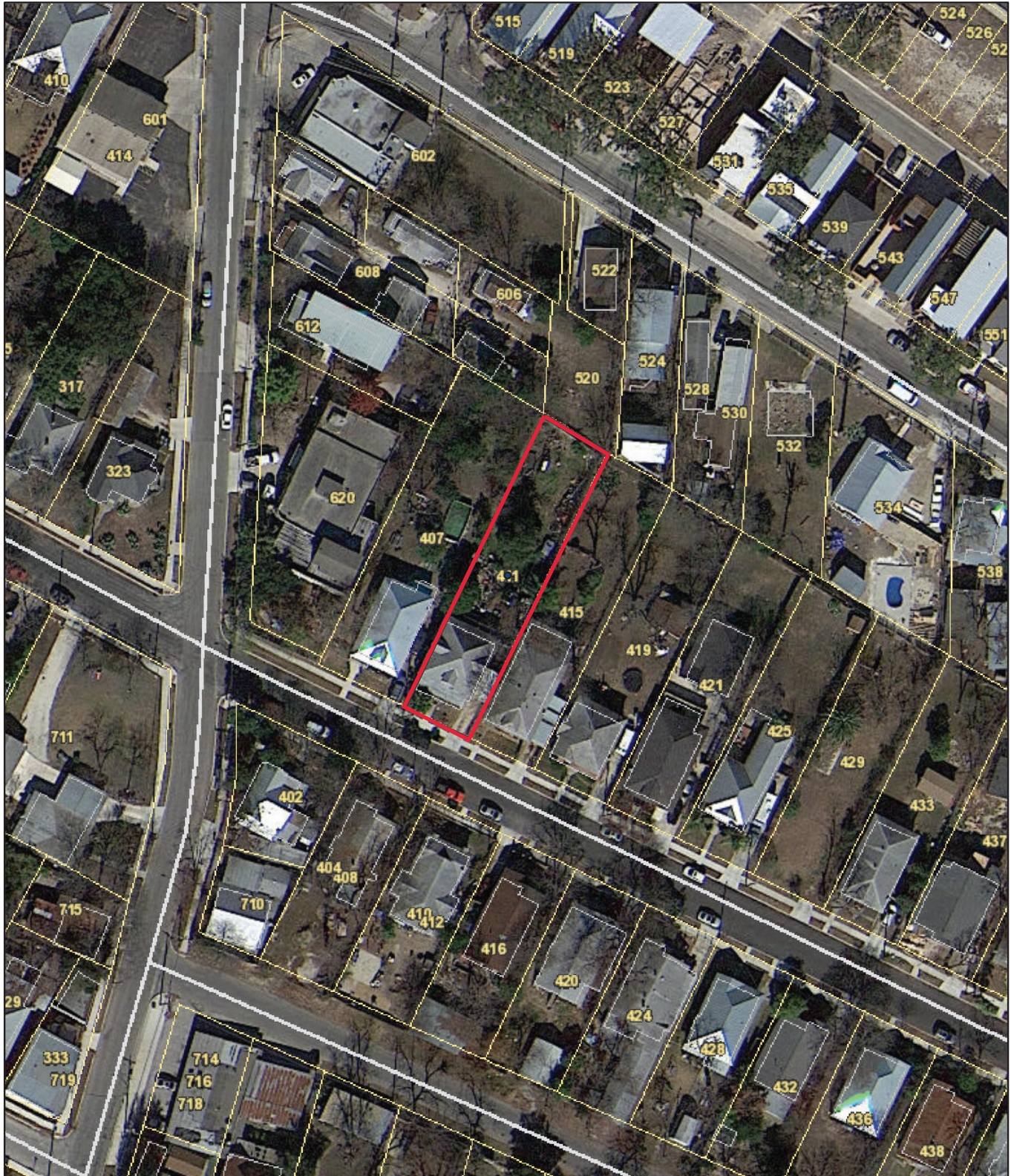
FINDINGS:

- a. The primary structure at 411 Devine is a 1-story, single-family structure constructed circa 1910. The structure features a pyramidal composition shingle roof with a front gable dormer, a full-width front porch with a flat roof and wood columns, wood cladding, two front-facing bay windows, and one-over-one wood windows. The structure is contributing to the Lavaca Historic District.
- b. **SKIRTING REPLACEMENT** – The applicant has proposed to replace the existing metal flashing with stucco skirting 1-foot below the grade to extend 16 inches above the grade. Guideline 8.B.i for Exterior Maintenance and Alterations states that 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 the proposal inconsistent with the Guidelines.

RECOMMENDATION:

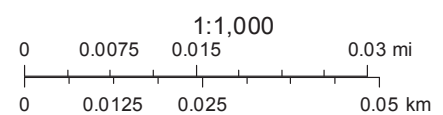
Staff does not recommend approval of the stucco skirting installation based on findings a through b. The installation of skirting to match the existing wood siding or a cement board product that mimics the appearance of existing siding with a smooth finish is eligible for administrative approval.

City of San Antonio One Stop

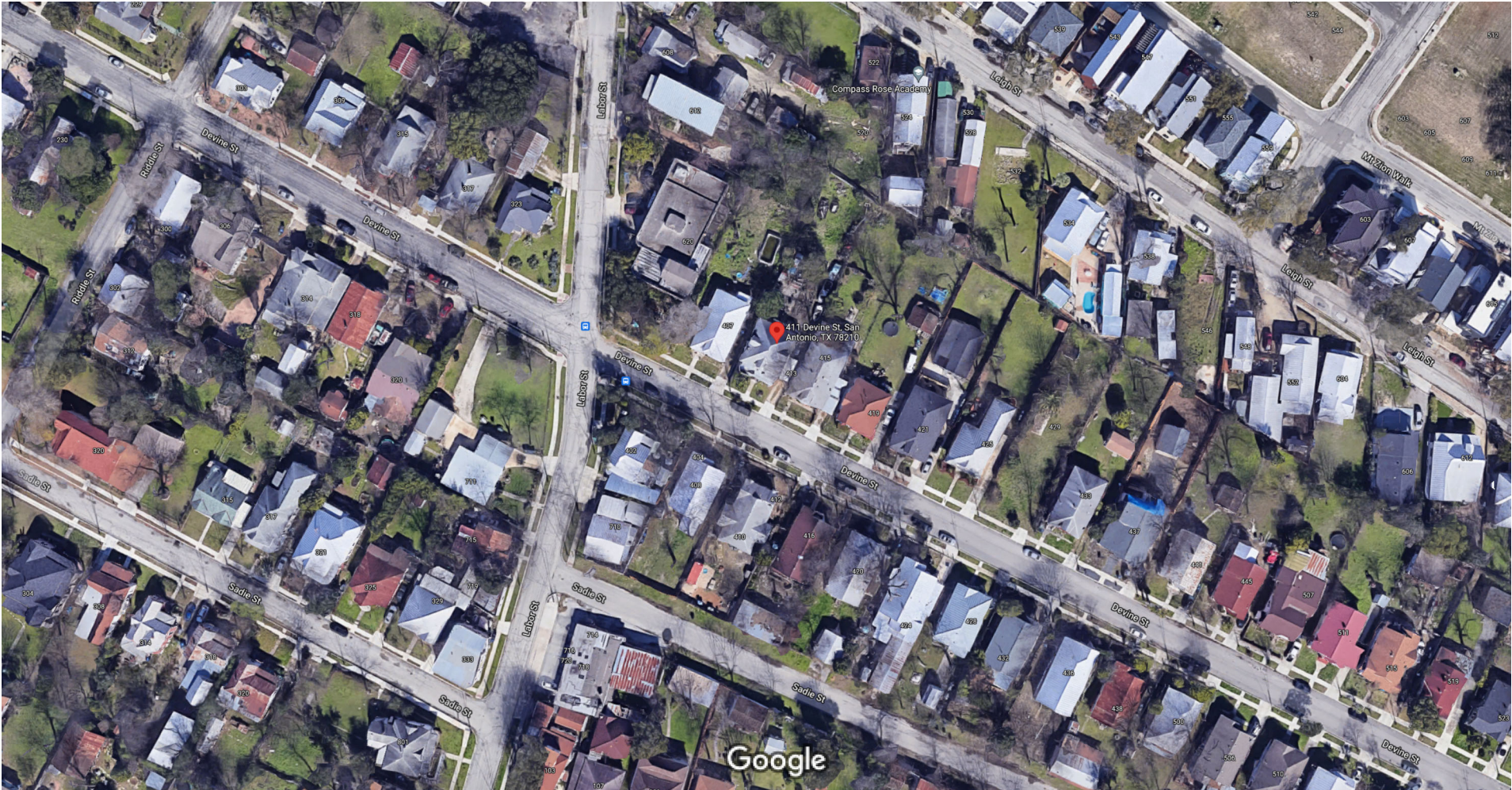


July 30, 2021

— User drawn lines



Google Maps 411 Devine St



Imagery ©2021 Google, Imagery ©2021 CNES / Airbus, Maxar Technologies, Map data ©2021 Google 50 ft

Google Maps 411 Devine St



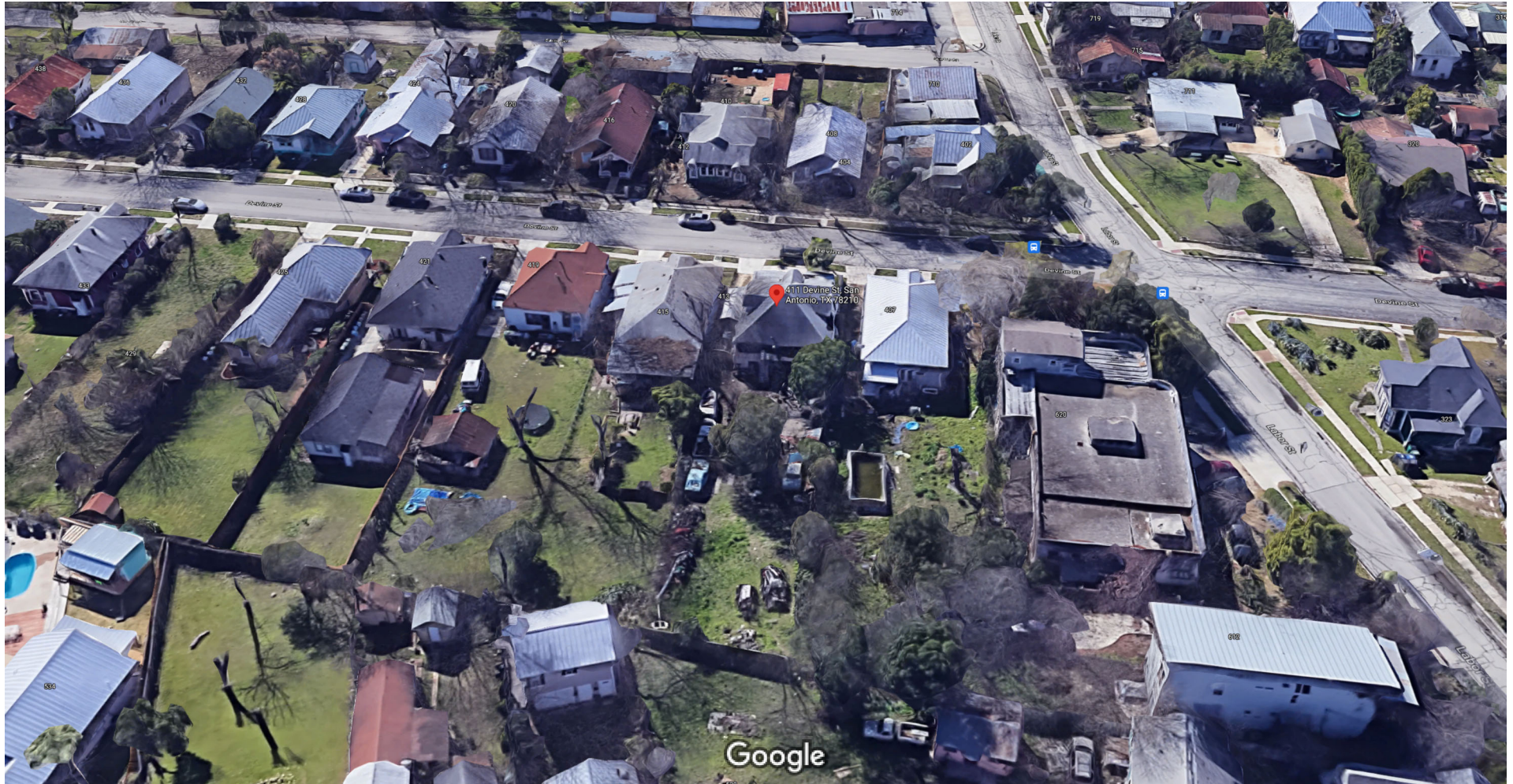
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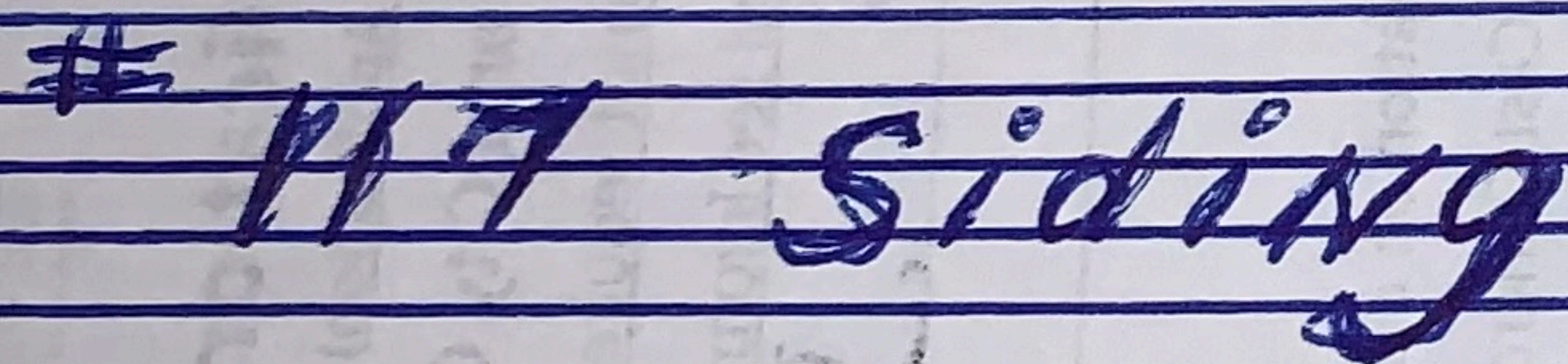


Imagery ©2021 Google, Map data ©2021 , Map data ©2021 Google 20 ft

Roof line

Root line

So f fit



12 inches of Stucco to keep moisture & varmints out

T
12
L

Ground OR Grade of Residence















Villarreal
Design
Group, LLC

Architectural
 Structural
 and Civil
 Engineering

Jose@VillarrealDesign.com Texas Engineering Firm 12109 210-725-6100

July 6, 2021

City of San Antonio Development Services Division: ASSUMPTION AS ENGINEER
 OF RECORD

Property to receive Pier and Beam Foundation Repairs:
 411 Devine St., San Antonio, Tx 78210

Property Legal Description: NCB 2957 BLK 1 LOT E 40 FT OF 3 & W 5 FT OF 4

This letter is to acknowledge that I am accepting the role as Engineer-of-Record for the
 foundation repairs at the above referenced address.

Qualified individuals from my office will visit the site to check the construction stated
 above for general conformance with either our design/construction documents or under
 repairs performed under our engineering guidance; and for general conformance with the
 requirements of the **2018 edition of the International Residential Code**.

If you have any questions, please call me at 210-725-6100.

Very Respectfully,

José L. Villarreal, P.E.
 Villarreal Design Group, F12109









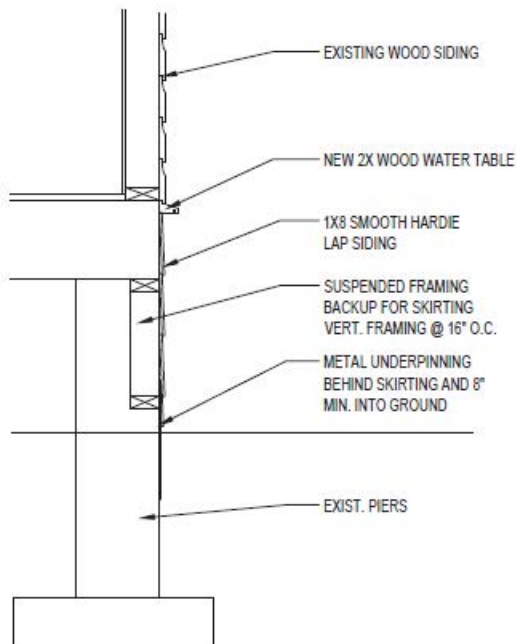








Example skirting detail



SCALE: 3/4" = 1'-0"

10 / 08 / 2020