

HISTORIC AND DESIGN REVIEW COMMISSION

February 21, 2018

HDRC CASE NO: 2017-630
ADDRESS: 429 DEVINE ST
LEGAL DESCRIPTION: NCB 2957 BLK 1 LOT 8
ZONING: R-5,HS
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
LANDMARK: House
APPLICANT: Richard & Susan Theis
OWNER: Richard & Susan Theis
TYPE OF WORK: Construction of a single family residential structure
APPLICATION RECEIVED: December 04, 2017
60-DAY REVIEW:
REQUEST:

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

1. Construct a single family residential structure on the vacant lot at 429 Devine Street to feature a footprint of approximately 2,500 square feet.
2. Construct a detached accessory structure to feature a footprint of approximately 600 square feet.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION

i. Setbacks—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.

ii. Orientation—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

B. ENTRANCES

i. Orientation—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

2. Building Massing and Form

A. SCALE AND MASS

i. Similar height and scale—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.

ii. Transitions—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.

iii. Foundation and floor heights—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

B. ROOF FORM

i. Similar roof forms—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on

nonresidential

building types are more typically flat and screened by an ornamental parapet wall.

ii. Façade configuration—The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

D. LOT COVERAGE

i. Building to lot ratio—New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

3. Materials and Textures

A. NEW MATERIALS

i. Complementary materials—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.

ii. Alternative use of traditional materials—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.

iii. Roof materials—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.

iv. Metal roofs—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.

v. Imitation or synthetic materials—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

4. Architectural Details

A. GENERAL

i. Historic context—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.

ii. Architectural details—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

iii. Contemporary interpretations—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

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.

6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

i. Visibility—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly

visible from the public right-of-way.

ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

B. SCREENING

i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.

ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.

iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way. Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

B. NEW FENCES AND WALLS

i. *Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.

ii. *Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.

iii. *Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.

iv. *Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.

v. *Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

3. Landscape Design

A. PLANTINGS

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

ii. *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 areas 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.

D. TREES

i. *Preservation*—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.

ii. *New Trees* – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

i. *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.

ii. *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.

iii. *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.

iv. *Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.

v. *ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS

i. *Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.

ii. *Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

7. Off-Street Parking

A. LOCATION

i. *Preferred location*—Place parking areas for non-residential and mixed-use structures at the rear of the site, behind primary structures to hide them from the public right-of-way. On corner lots, place parking areas behind the primary structure and set them back as far as possible from the side streets. Parking areas to the side of the primary structure are acceptable when location behind the structure is not feasible. See UDC Section 35-310 for district-specific standards.

ii. *Front*—Do not add off-street parking areas within the front yard setback as to not disrupt the continuity of the streetscape.

iii. *Access*—Design off-street parking areas to be accessed from alleys or secondary streets rather than from principal streets whenever possible.

B. DESIGN

i. *Screening*—Screen off-street parking areas with a landscape buffer, wall, or ornamental fence two to four feet high—or a combination of these methods. Landscape buffers are preferred due to their ability to absorb carbon dioxide. See UDC Section 35-510 for buffer requirements.

ii. *Materials*—Use permeable parking surfaces when possible to reduce run-off and flooding. See UDC Section 35-526(j) for specific standards.

iii. *Parking structures*—Design new parking structures to be similar in scale, materials, and rhythm of the surrounding historic district when new parking structures are necessary.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness to construct a one story, single family residential structure to feature a footprint of approximately 2,500 square feet. This request was heard at the December 20, 2017, Historic and Design Review Commission hearing where it was referred to the Design Review Committee.
- b. DESIGN REVIEW COMMITTEE – This case was reviewed by the Design Review Committee on January 9, 2018, where committee members primarily asked questions regarding various design features. This request was reviewed a second time by the DRC on February 13, 2018, where committee members noted the appropriateness of many aspects of the design; however, noted concern regarding the proposed driveway/parking location, the unbroken side elevation and the proposed foundation height.
- c. SETBACKS & ORIENTATION – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. The applicant has noted per application documents that the proposed new construction will feature a setback that is greater than those found historically on the block. This is consistent with the Guidelines.
- d. ENTRANCES – Per the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The applicant has proposed to orient the primary entrance toward Devine Street. This is consistent with the Guidelines; however, staff finds that a door that is more consistent with those found historically in the district should be used at the front porch rather than an entrance gate.
- e. PORCH MASSING – Historic structures throughout the Lavaca Historic District feature front façade massing with recessed front porches. The applicant has proposed front façade and porch massing which include a front protruding bay that aligns with the front porch and a recessed front wall plane, comparable to those found historically in the district. Staff finds the proposed porch massing to be appropriate and consistent with the Guidelines; however, staff finds that the side gable should be shifted toward the front porch to align at the rear of the front porch.
- f. SCALE & MASS – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. The proposed massing is consistent with the Guidelines for New Construction.
- g. FOUNDATION & FLOOR HEIGHTS – According to the Guidelines for New Construction 2.A.iii., foundation and floor height should be aligned within one (1) foot of neighboring structure’s foundation and floor heights. The applicant has noted a foundation height of four (4) inches. Foundation heights found historically throughout the district commonly feature heights of two or more feet. Staff finds that the applicant should include a foundation height comparable to those found predominantly in the district and on Devine Street.
- h. ROOF FORM – The applicant has proposed roof forms that include an intersection front and side gable and a series of side facing gables. These roof forms are found throughout the district and are consistent with the Guidelines.
- i. WINDOW & DOOR OPENINGS – Per the Guidelines for New Construction 2.C.i., window and door openings with similar proportions of wall to window space as typical with nearby historic facades should be incorporated into new construction. The applicant has proposed window and door openings that are comparable in size and arrangement to those found historically in the district. Staff finds the proposed fenestration patters to be generally appropriate and consistent with the Guidelines; however, staff finds that the proposed street facing windows beneath the front gable should be centered under the gable.
- j. LOT COVERAGE – Per the Guidelines, the building footprint for new construction should be no more than fifty (50) percent of the size of the total lot area. While the applicant has proposed an overall footprint that is large for the lot, the applicant has proposed interior courtyards with permeable paving and an overall form that is appropriate and consistent with the Guidelines. Staff finds the proposed lot coverage to be appropriate.
- k. MATERIALS – Regarding materials, the applicant has proposed materials that include wood siding, a standing seam metal roof and aluminum windows. Staff finds that the proposed siding should feature a four (4) inch exposure to relate to historic siding profiles found throughout the district. The proposed standing seam metal roof should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish.
- l. MATERIALS – Regarding windows, the applicant has proposed aluminum windows. Generally, staff finds the proposed aluminum windows to be appropriate given the contemporary architectural detailing of the proposed new construction. White manufacturer’s color is not allowed, and color selection must be presented to staff. There

should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening. Details on each should be submitted to staff for review.

- m. **ARCHITECTURAL DETAILS** – New building should be designed to reflect their time while representing the historic context of the district. Additionally, architectural details should be complementary in nature and should not detract from nearby historic structures. As noted in finding e, the proposed wall at the rear of the front porch presents an architectural massing that is inconsistent with that found historically in the district. Staff recommends the proposed side gable that starts to the rear of the courtyard be shifted forward to the rear of the front porch.
- n. **MECHANICAL EQUIPMENT** – Per the Guidelines for New Construction 6., all mechanical equipment should be screened from view at the public right of way. The applicant is responsible for screening all mechanical equipment.
- o. **DRIVEWAY** – The applicant has proposed a single vehicle parking location utilizing the existing curb cut and a proposed shallow driveway. Per the Guidelines for Site Elements 7.A.ii., off street parking areas should not be added within the front yard setback as to not disrupt the continuity of the streetscape. Staff finds the installation of a driveway to be appropriate; however, the driveway should follow the historic example found on the block and extend along the side of the proposed new construction rather than stop at the front of the proposed new construction. The applicant has proposed driveway materials to incorporate the driveway into the proposed landscaping and to reduce the visual impact of its location.
- p. **ACCESSORY STRUCTURE** – At the rear of the lot, the applicant has proposed to construct an accessory structure to feature a total size of approximately 600 square feet. Generally, staff finds the location, massing and proposed materials appropriate; however, the accessory structure should feature materials specifications consistent with those noted in findings k and l.
- q. **LANDSCAPING** – The applicant has noted landscaping to include native grasses, concrete pavers and flowering/fruit trees. Generally, the proposed landscaping materials are appropriate and consistent with the guidelines.
- r. **SIDEWALK** – The applicant has proposed a front yard sidewalk to lead from the sidewalk at the public right of way to the front door. The proposed sidewalk should feature a width consistent with those found historically in the district; typically three to four feet in width.

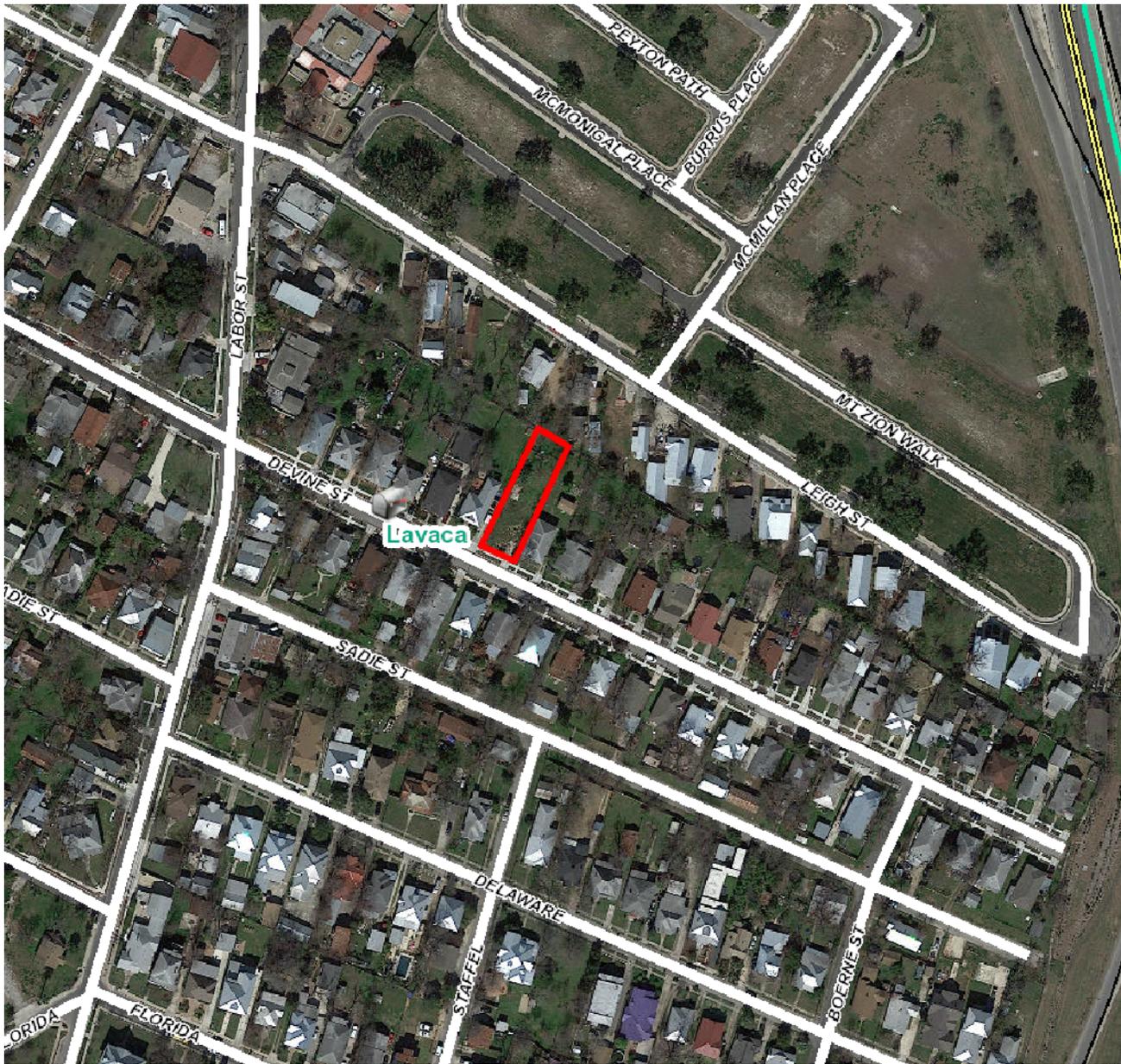
RECOMMENDATION:

Staff does not recommend final approval at this time. Staff recommends conceptual approval of the proposed footprint, massing and materials based on findings a through r with the following stipulations

- i. That the applicant should include a foundation height comparable to those found predominantly in the district and on Devine Street as noted in finding g.
- ii. That a door that is more consistent with those found historically in the district be used at the front porch rather than an entrance gate as noted in finding d.
- iii. That the proposed street facing windows beneath the front gable should be centered under the gable as noted in finding i.
- iv. That the proposed side gable that starts to the rear of the courtyard be shifted forward to the rear of the front porch as noted in finding m.
- v. That the proposed standing seam metal roof should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish and that the proposed wood siding feature an exposure of four (4) inches.
- vi. That the window specifications noted in finding l be adhered to.
- vii. That the applicant incorporate façade breaks or separation on the west façade, which currently features one continuous wall plane with only fenestration.
- viii. That all mechanical equipment be screened from view at the public right of way and that the front yard sidewalk not exceed four (4) feet in width.
- ix. That the proposed front yard driveway/parking location extend along the side of the proposed new construction rather than stop in the front yard.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Dec 13, 2017

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CITY OF SAN ANTONIO
**OFFICE OF HISTORIC
 PRESERVATION**

**Historic and Design Review Commission
 Design Review Committee
 Report & Recommendation**

DATE: JANUARY 9, 2018 HDRC Case# 2017-630

ADDRESS: 429 BEVINE Meeting Location: 1901 S ALAMO

APPLICANT: DR. RICHARD THEIS

DRC Members present: JOHN LAFFOON, JOEL GARCIA

Staff present: EDWARD HALL

Others present: SUSAN THEIS, MARY ENGLISH (VIA PHONE)

REQUEST: NEW CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL
 STRUCTURE

COMMENTS/CONCERNS: ME: OVERVIEW OF UPDATES TO DESIGN -
 SETBACKS, PORCH MASSING - DEPTH 2", JG: QUESTIONS REGARDING
 ROOF PROFILE - PORCH ROOF WILL FEATURE SLIGHT SHEA PITCH.
 JL: QUESTIONS REGARDING WALLS BEHIND PORCH. - MEL COURTNEY
 WALL. JG: QUESTIONS REGARDING PARKING - FRONT YARD DRIVEWAY.
 JL: QUESTIONS REGARDING PROPOSED CONCRETE PAVERS, JG: QUESTIONS
 REGARDING THE RATIO OF ~~PER~~ IMPERVIOUS TO PERVIOUS PAVING.
 JL: QUESTIONS REGARDING THE RETENTION OF EXISTING TREES

COMMITTEE RECOMMENDATION: APPROVE [] DISAPPROVE []
 APPROVE WITH COMMENTS/STIPULATIONS:

[Signature]
 Committee Chair Signature (or representative)

9 Jan 2018
 Date

JG: QUESTIONS REGARDING THE WEST ELEVATION. ME- OPENINGS FEATURE SLIDING OPERABLE ELEMENTS.

JG: QUESTIONS REGARDING OPERABILITY OF WINDOWS.

JG: QUESTIONS REGARDING ROOF FORMS - WILL GABLES FEATURE ANY OVERHANGS?

JG: CONCERNS REGARDING LACK OF WINDOW FENESTRATION - PROFILE OF WINDOWS SHOULD BE PRESENT.

JL: FRONT YARD PARKING IS NOT APPROPRIATE.



CITY OF SAN ANTONIO
**OFFICE OF HISTORIC
 PRESERVATION**

**Historic and Design Review Commission
 Design Review Committee
 Report & Recommendation**

DATE: FEBRUARY 13, 2018 HDRC Case# 2017-630

ADDRESS: 424 DEVINE Meeting Location: 1901 SALAMO/

APPLICANT: MARY ENGLISH/RICHARD THEIS

DRC Members present: ANNE-MARIE GRUBE, CURTIS FISH, JOEL GARCIA

Staff present: EDWARD HALL

Others present: _____

REQUEST: CONSTRUCTION OF A SINGLE FAMILY RESIDENTIAL STRUCTURE

COMMENTS/CONCERNS: ME: OVERVIEW OF PROJECT/UPDATES. ALL:
COMMENTS ADDRESSING FOUNDATION HEIGHTS - PROVIDE INFORMATION
REGARDING NEIGHBORING FOUNDATION HEIGHTS. COMMENTS
REGARDING WINDOW PROPERTIES/PROPORTIONS. CF: CONCERNS
REGARDING LENGTH OF OVERALL LEFT ELEVATION - VOID OF
BREAKS W/ EXCEPTION OF WINDOW ELEVATIONS. JG/CF: CONCERNS
REGARDING PROPOSED PARKING LOCATION - FRONT YARD PARKING
IS ~~W/~~ INCONSISTENT W/ GUIDELINES/DISTRICT... PARKING SHOULD
NOT BE LOCATED AT THE PROPOSED LOCATION.

COMMITTEE RECOMMENDATION: APPROVE [] DISAPPROVE []
 APPROVE WITH COMMENTS/STIPULATIONS:

 Committee Chair Signature (or representative)

2/13/2018
 Date

Historic Design Review Committee Application

Written narrative for proposed new construction for 429 Devine Street.

Owners: Dr. Richard and Susan Theis

The application is for a new construction on the currently empty lot at 429 Devine Street in Lavaca neighborhood. This narrative will describe the general conditions, the strategies to dialogue with the existing houses on the street including the placement on the site, the proportions and alignments of the windows and doors, the roof profiles as well as the materials of the exterior of the proposed house.



1.View of lot from the South-East



1.View of lot from the South

The lot is approximately 50 feet wide and 174 feet deep. The proposed house is a single story and is 2,260 square feet not including the screen-in porch, which is 306 square feet. The proposal includes a roof terrace in the back with a stair from the back courtyard.

The proposal includes an auxiliary dwelling unit of approximately 600 square feet at the back of the lot. There is not a proposed garage however the proposal includes a driveway for a car to park off of the street. The entrance is oriented to the street. The organization of the building is a long narrow bar on the west. On the east is a series of rooms separated by courtyards. The proposed exterior envelope for the buildings is a well insulated 2x6 wall with a siding of 1x4 tongue and groove charcoal grey wood siding. The windows have exterior shutters that can be positioned over the window so that the client can open the windows at night and be secure. The shutters can also be along side of the window. The proposed roofing material is standing seam metal roofing for the gable roof.

English Vendrell Architects

Mary English and Xavier Vendrell

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3. Aerial view with photomontage of the proposed house

The front facade of the proposed house is aligned in plan with elements of the houses on either side. The proposed house aligns with the front of the porch of the house to the west and with the front facade of the house to the east.

The proportions of the windows of the existing houses on Devine Street are oriented vertically, this is reflected in the windows of the proposed house. The roof profiles seen on Devine Street tend to be gable or hip roofs, the proposed house has an open gable roof profile.

The design of the proposed house relies on passive cooling techniques. Operable windows that are located to provide cross ventilation and have operable shading elements to allow ventilation while blocking the direct sunlight will help to passively cool the house. The operable shading elements also provide an element of scale and relate to the crafted elements of the historic houses. The glass to the courtyards will be shaded through the use of shade trees. The courtyards will be detailed so that they can be used as an extension of the interior rooms.

The plan for planting includes using xeric plantings in a quiet palette to create green without demanding too much attention. The front yard will be grass with a tree. The courtyards will have less than one third of the ground covered with pavers that are arranged with space between them to allow for water to permeate. The two thirds remaining courtyard area will be planted with xeric plants and with one or two small shade trees in each.

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Windows

The proposed house will have Milgard Aluminum windows with bronze anodized finish. See the attached window detail from the manufacturer. Also, see sheet 10 for a detailed section cut through the window. The sizes of the windows are listed by Room.

Bedroom #2 horizontal sliding 60x66

Bathroom casement 30x66

Bedroom #1 horizontal sliding 60x66

Kitchen horizontal sliding 60x66

Powder Room 30x66

Office horizontal sliding 60x66

Master Bedroom fixed 48x90 ganged with an awning 48x24, sliding glass patio doors 50x96

Master Bathroom casement 30x66

Living Room horizontal sliding 60x66

The proposed glass wall system for the courtyards is Western Windows aluminum glazing system. See the attached details from the manufacturer. The sizes are by Room.

Series 600 sliding glass doors

Series 600 window wall

Courtyard #2 Western Window system Series 600 window wall (12'-0"x9'-6")

Screened-In Porch Western Window system Series 600 sliding doors (13'-0"x9'-6")

Courtyard #1 Western Window system Series 600 window wall (12'-0"x9'-6")

Courtyard #1 (Living Room Wall) Western Window system Series 600 sliding doors (20'-0"x9'-6")

The proposed windows for the auxiliary dwelling unit are Milgard Aluminum windows. See the attached window detail from the manufacturer. The sizes of the windows are listed by Room.

Living Room double casement 60x66

Entry double casement 60x66

Bedroom casement 30x66 and double casement 60x66

Dining Room sliding glass patio doors 50x84

Landscaping

The proposed landscaping for the front yard includes Bermuda grass and an Eve's Necklace Tree. The driveway will be concrete. Courtyards #1 and #2 will have one Viburnum, Rusty Blackhaw each. The back yard will have fruit and flowering trees including Texas Persimmon, Anacacho and Mexican Buckeye.

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South Elevation Oblique

429 Devine st.

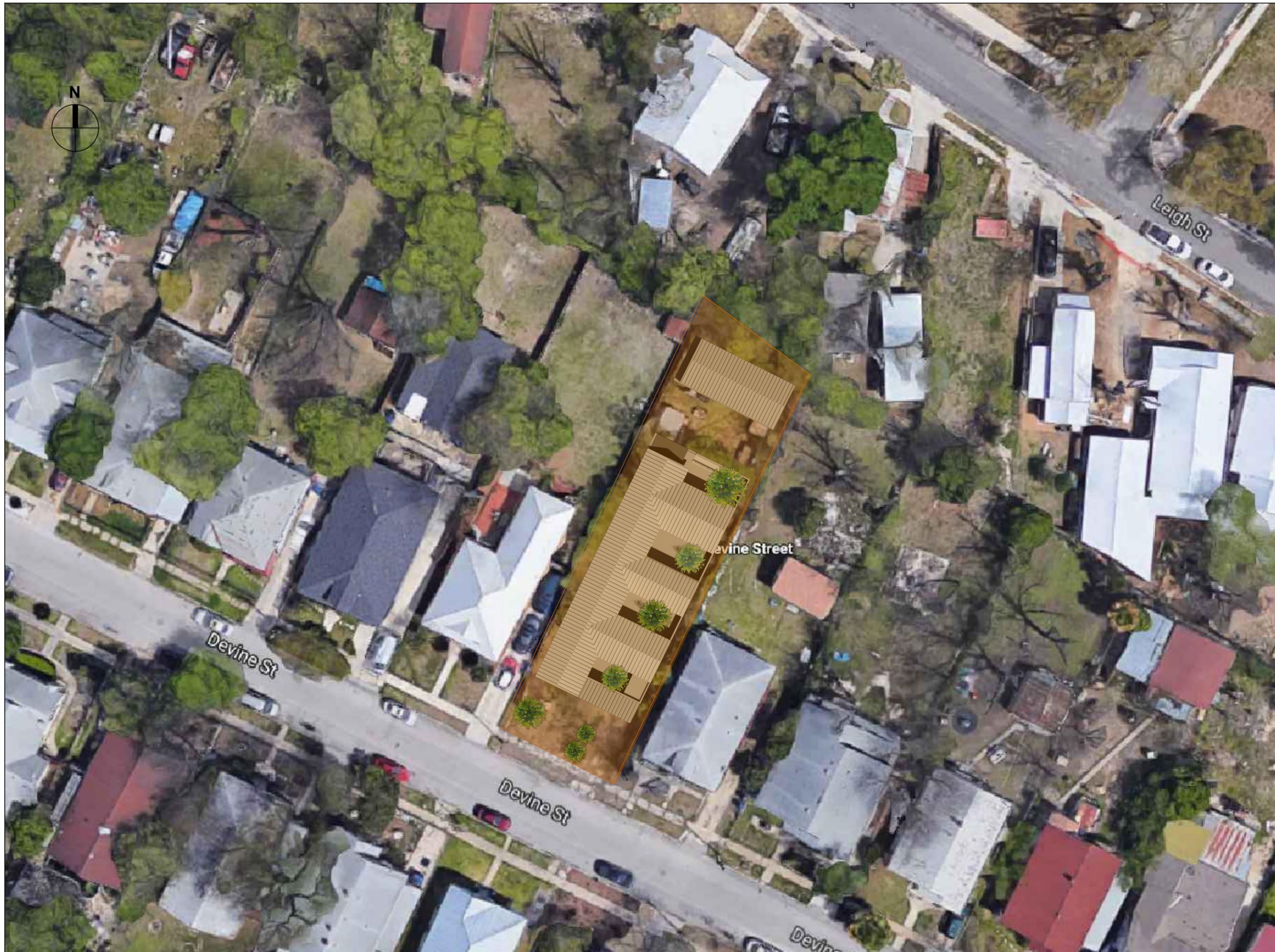


South Elevation

429 Devine st.



Aligned Street
View Looking East
429 Devine st.



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PROJECT # SA01

REVISED:
February 12, 2018

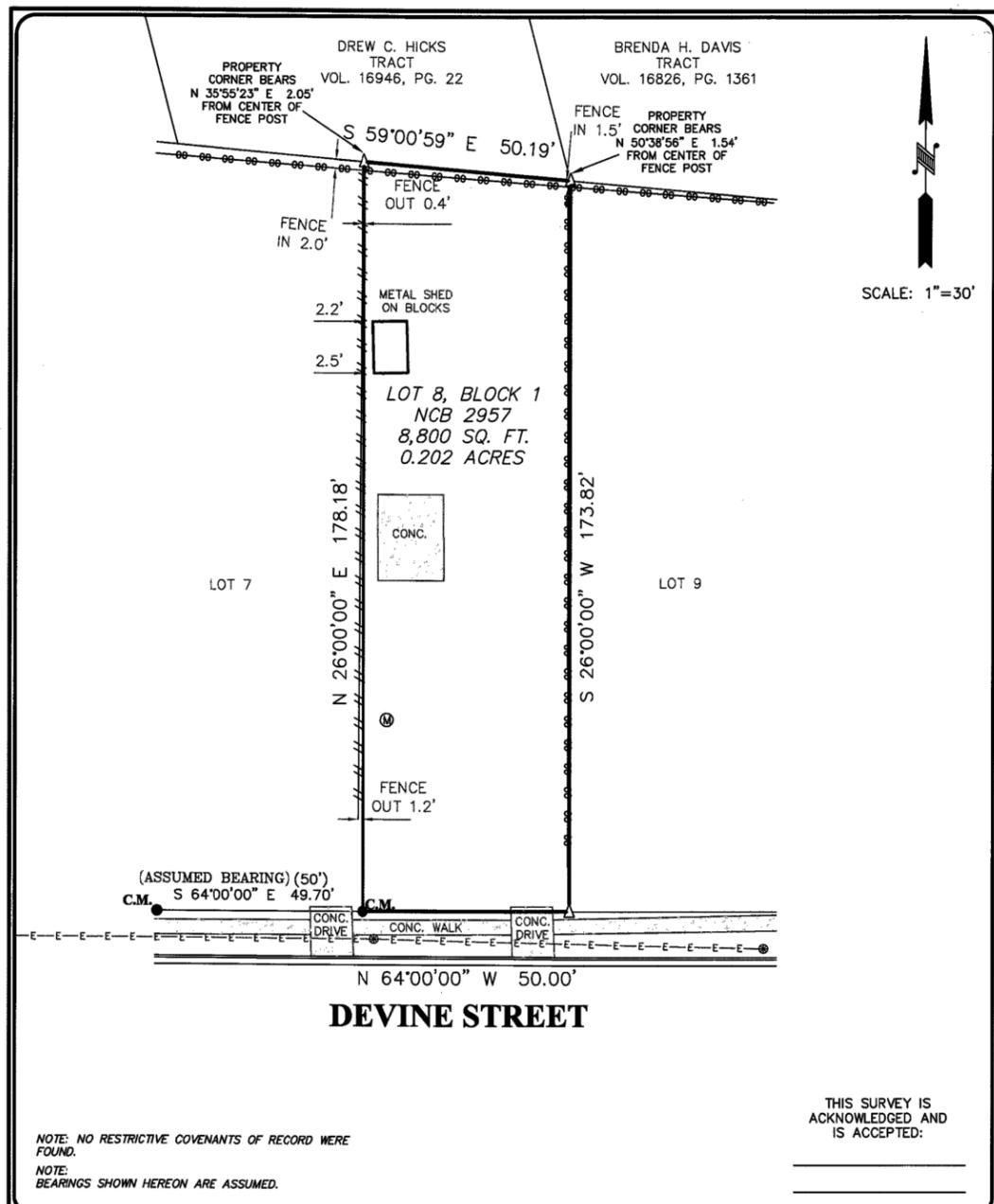
PROPOSED THEIR
FAMILY
RESIDENCE

SUSAN & RICHARD
THEIS WITH FAMILY

429 DEVINE ST.
SAN ANTONIO, TX.

DATE:
February 2, 2018

DRAWING TITLE
COVER SHEET AERIAL
WITH HOUSE
SHEET 1



NOTE: NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.
 NOTE: BEARINGS SHOWN HEREON ARE ASSUMED.

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48029C, Panel No. 0415G, which is Dated 09-29-2010. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X-1. Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <http://www.fema.gov/index.shtml>.

	LEGEND Δ = CALCULATED POINT ● = FND 1/2" IRON ROD () = RECORD INFORMATION B.S. = BUILDING SETBACK C.M. = CONTROLLING MONUMENT ⊕ = DISCONNECTED ELCE. METER POLE ⊙ = POWER POLE -E- = OVERHEAD ELECTRIC // = WOOD FENCE -00- = CHAIN LINK FENCE		Property Address: 429 DEVINE STREET Property Description: LOT 8, BLOCK 1, NCB 2957, LOCATED IN CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 5, PAGE 455, DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS.
	Owner: RICHARD R. THEIS & SUSAN E. THEIS		I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.



English Vendrell
 Architects
 773.450.3266
 mkemkenglish@gmail.com

PROJECT # SA01

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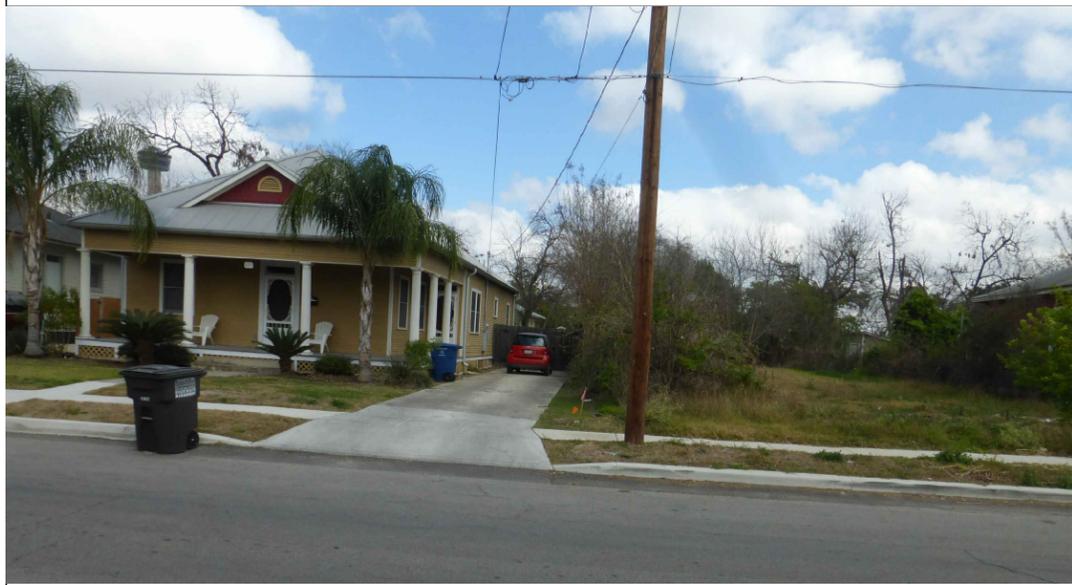
PROPOSED THEIR
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 RESIDENCE

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429 DEVINE ST.
 SAN ANTONIO, TX.

DATE:
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DRAWING TITLE
 SURVEY AND SITE
 PHOTOS
 SHEET 2



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Emkengkenglish@gmail.com

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DRAWING TITLE
SITE PHOTOS
SHEET 3



REVISED:
February 12, 2018

These are the trees as they exist on the site. We do not intend to keep any of the trees. Please see the site plan for information on new trees that will be planted.



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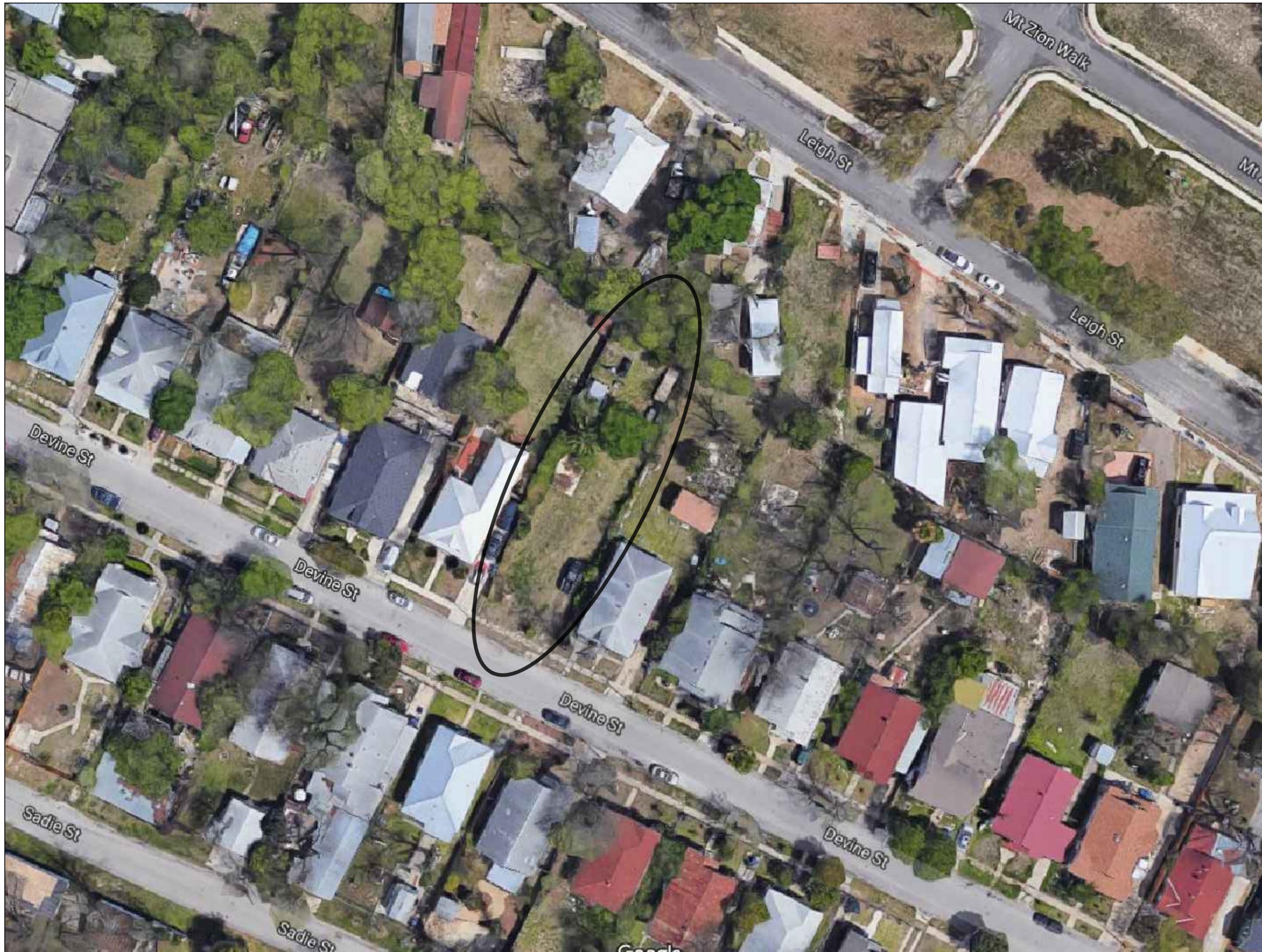
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DRAWING TITLE
SITE EXISTING TREES

SHEET 3B



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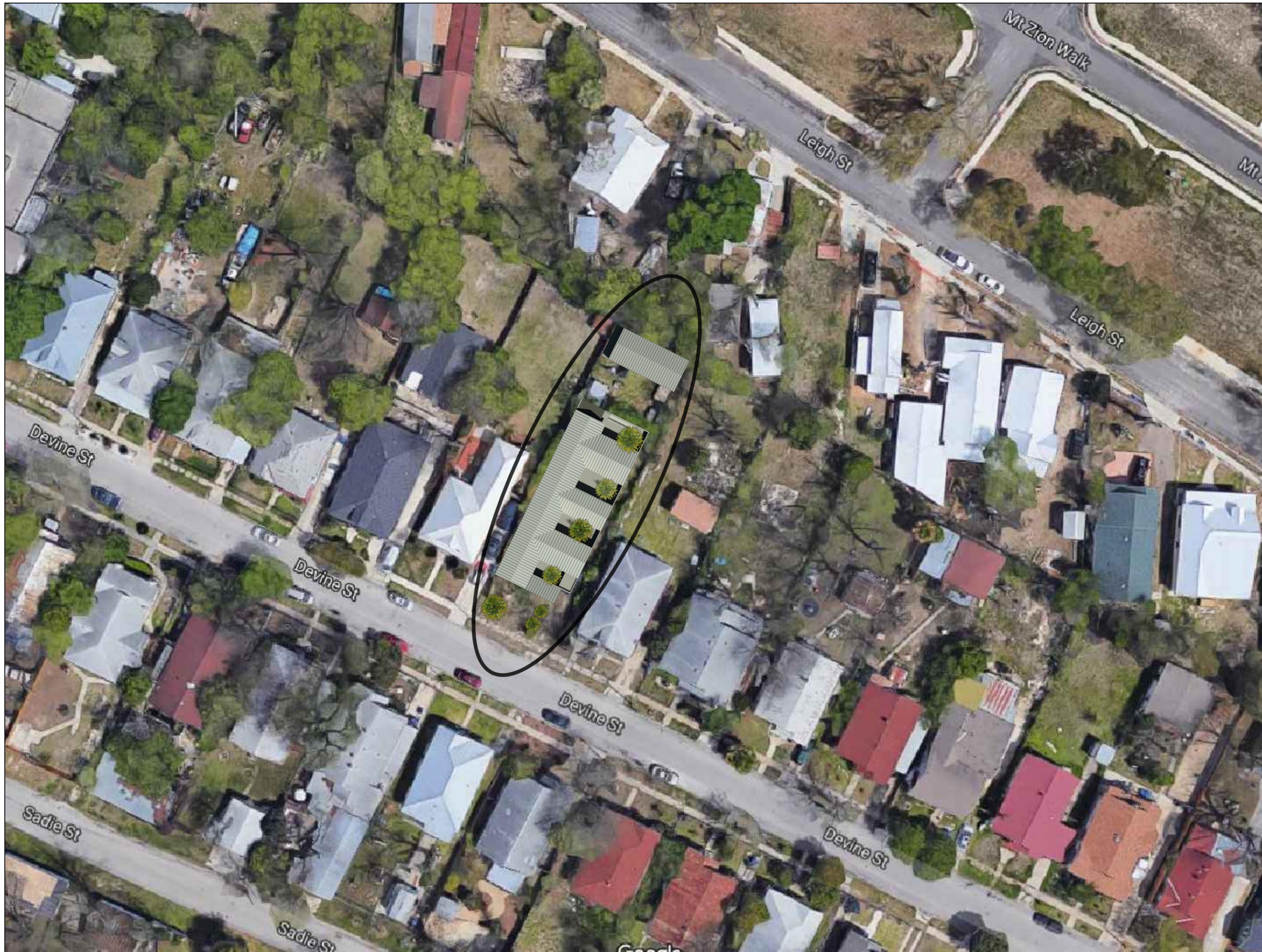
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RESIDENCE

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DRAWING TITLE
AERIAL SITE PHOTO
SHEET 4



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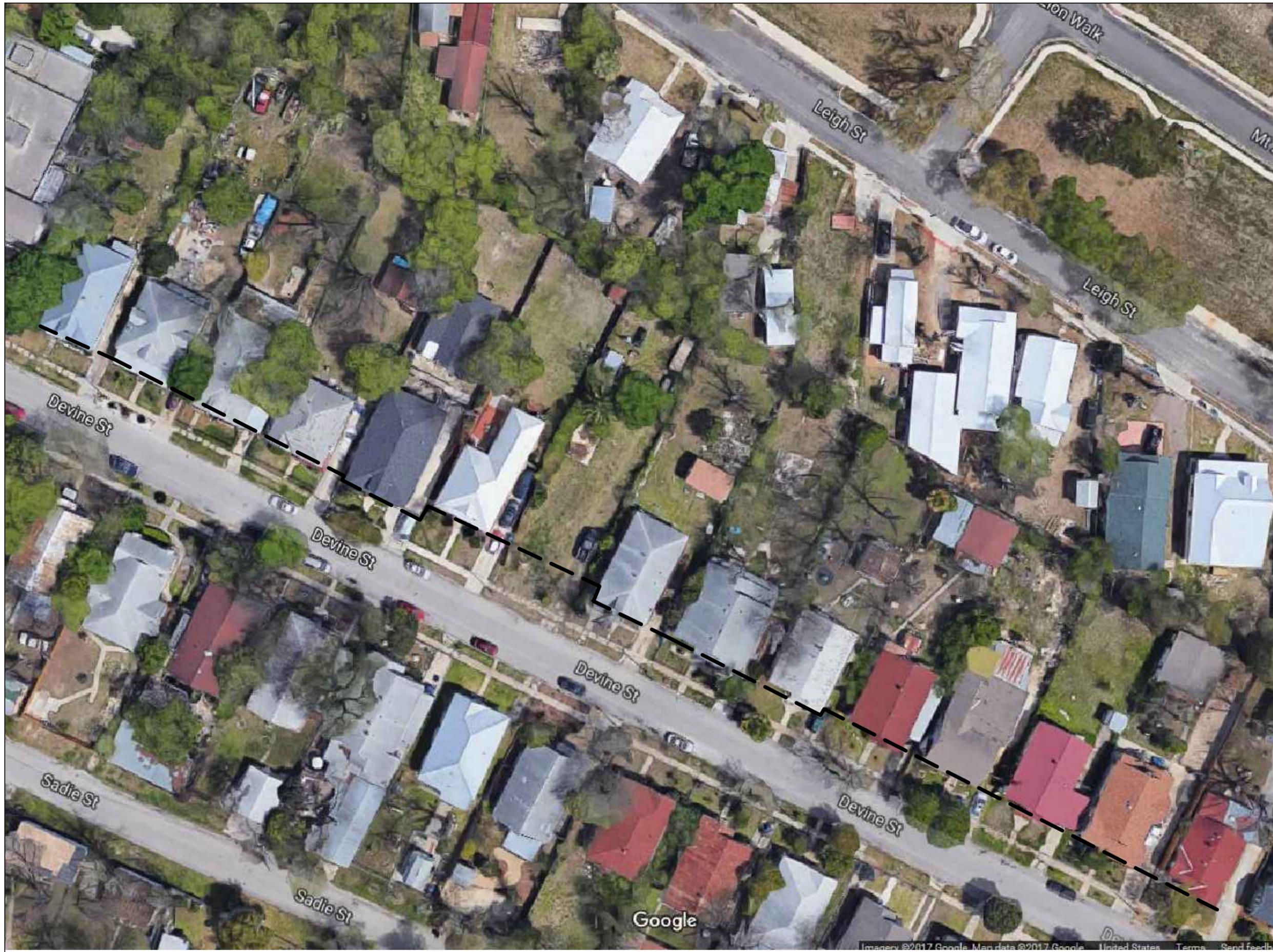
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SAN ANTONIO, TX.

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DRAWING TITLE
AERIAL SITE PLAN
SHEET 5



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Emkengkenglish@gmail.com

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DRAWING TITLE
AERIAL SET BACK
DIAGRAM
SHEET 5B

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Emkemkenlish@gmail.com

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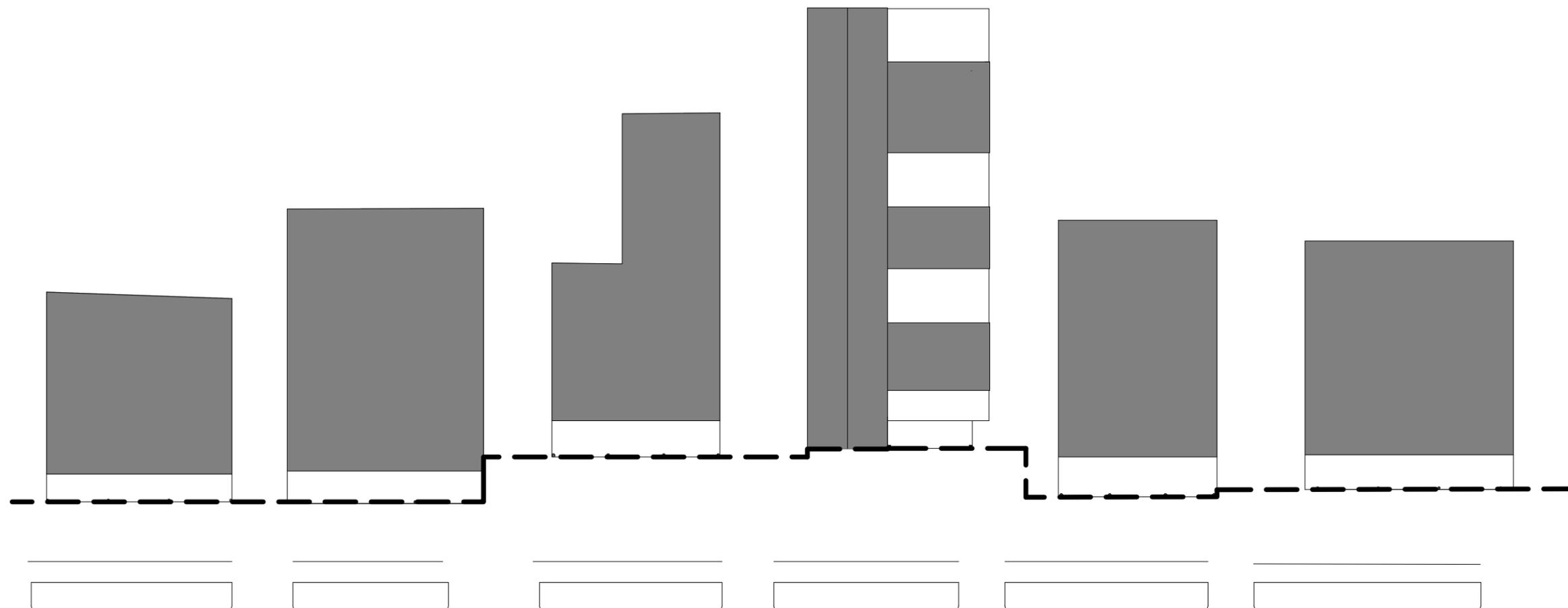
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429 DEVINE ST.
SAN ANTONIO, TX.

DATE:
February 2, 2018

DRAWING TITLE
SET BACK DIAGRAM
SHEET 5C





506 DEVINE ST.

10"



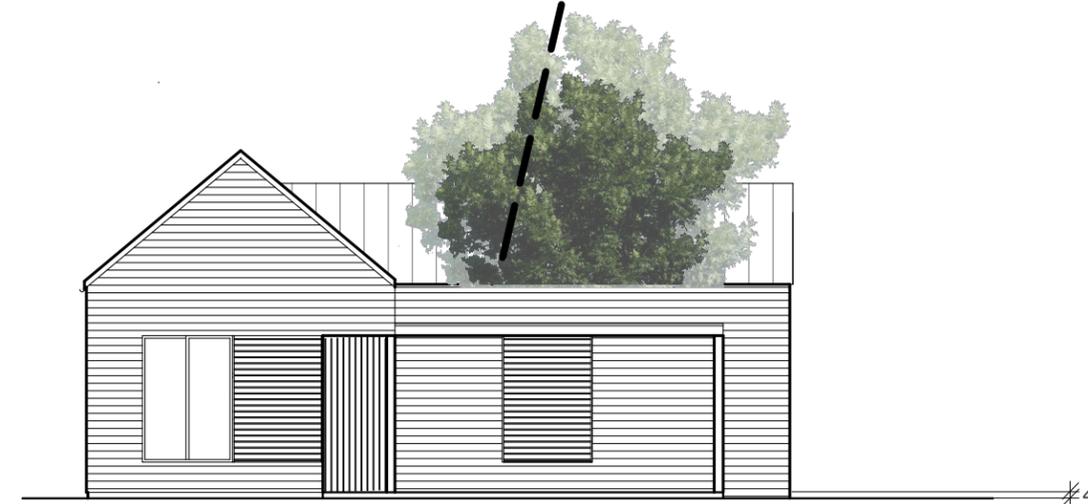
432 DEVINE ST.

10"



520 DEVINE ST.

7"



429 DEVINE ST. PROPOSAL

4"

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RESIDENCE

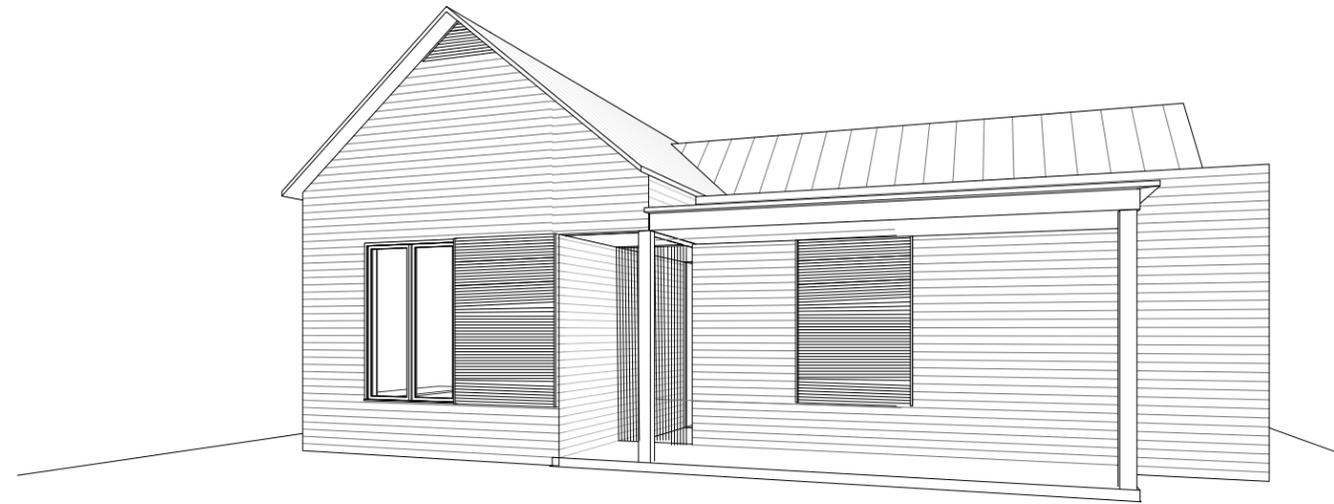
SUSAN & RICHARD
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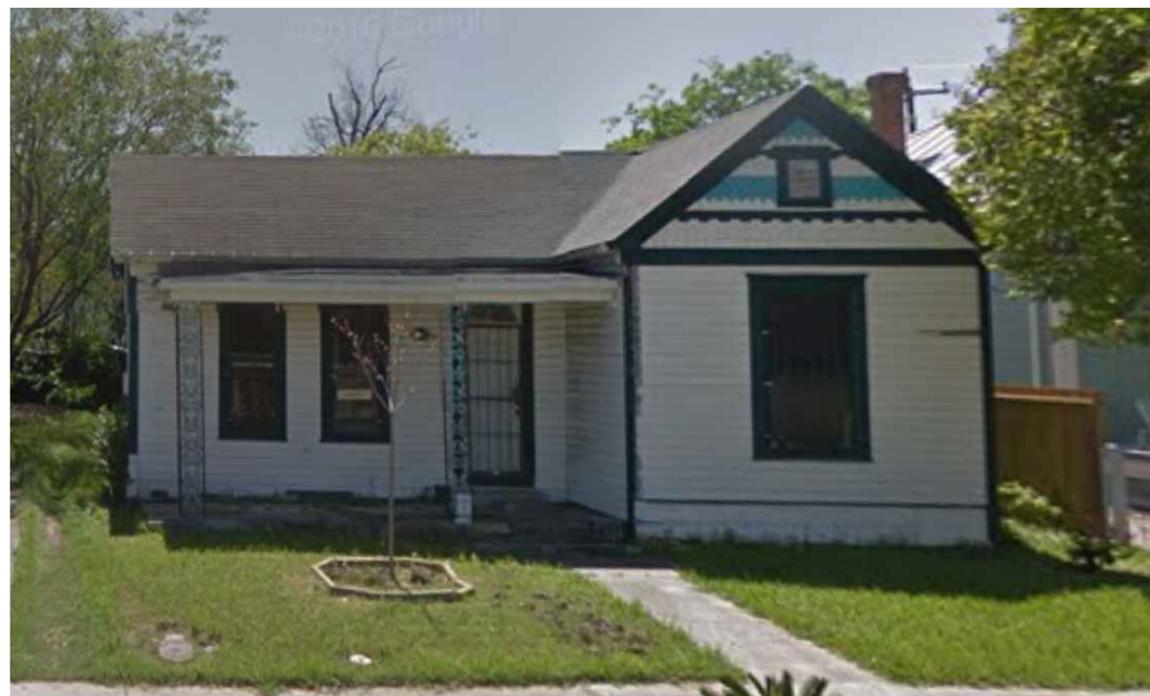
DATE:
February 2, 2018

DRAWING TITLE
FOUNDATION HEIGHT
DIAGRAM
SHEET 5D

PROPOSED DESIGN HAS SIMILAR SCALE AND MASSING TO MANY HOUSES IN THE LAVACA NEIGHBORHOOD. THE ROOF CONFIGURATION AND PITCH AND THE PORCH CONFIGURATION AND DIMENSIONS HAVE BEEN BASED ON HISTORIC HOUSES.



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DRAWING TITLE
SCALE AND MASSING
DIAGRAM
SHEET 5E

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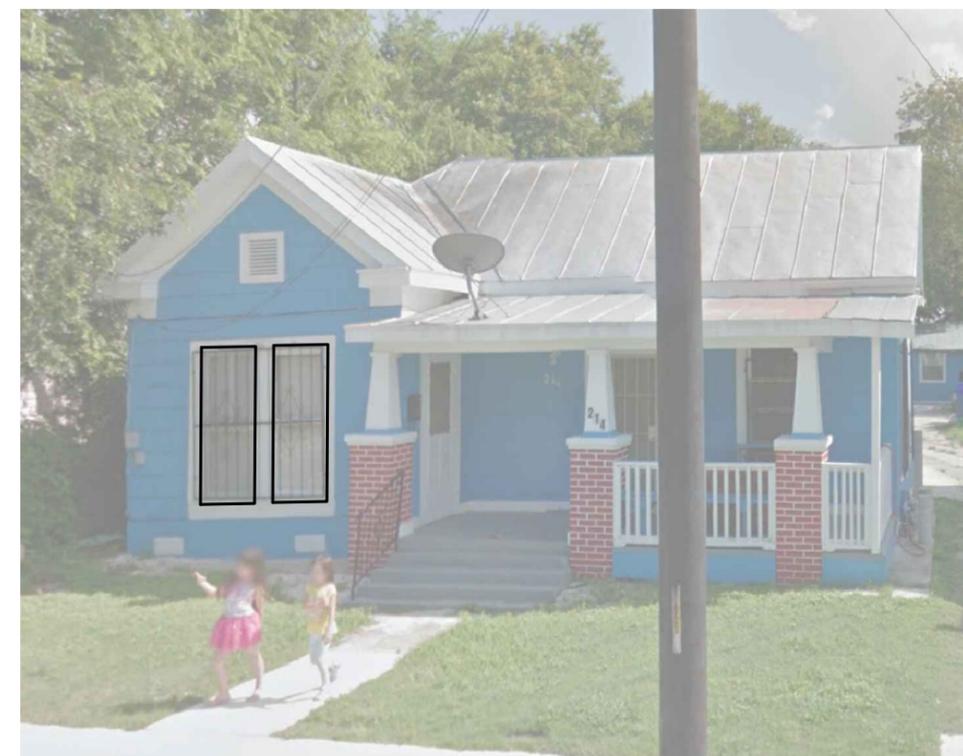
429 DEVINE ST.
SAN ANTONIO, TX.

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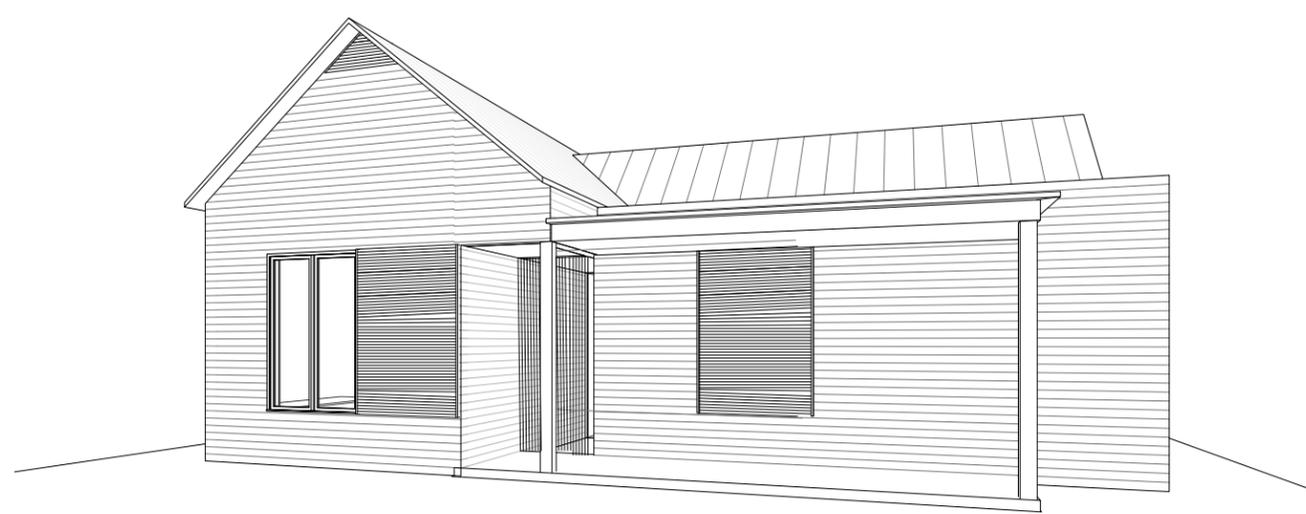
DRAWING TITLE
WINDOW
PROPORTIONS
SHEET 5F



523 DEVINE ST.



215 DEVINE ST.



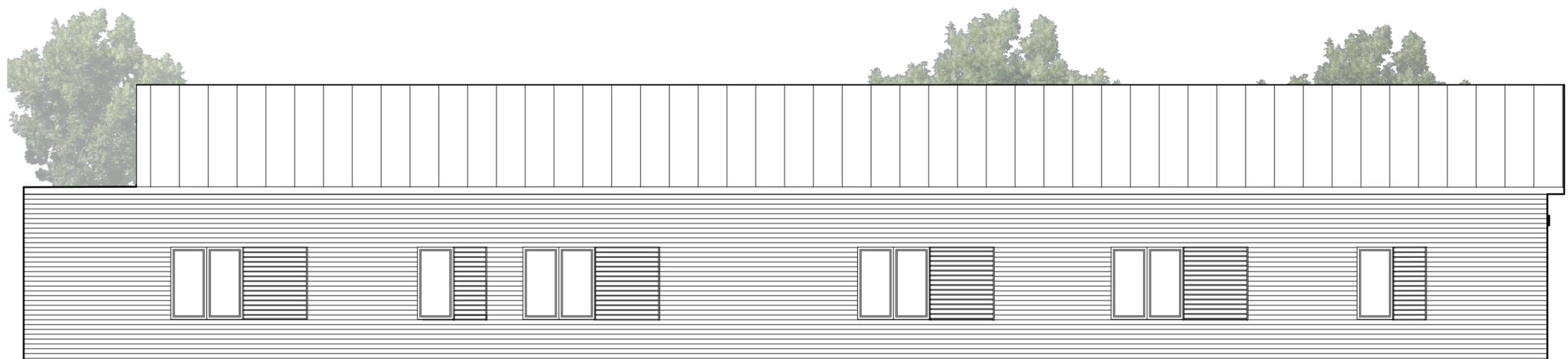
429 DEVINE ST. PROPOSAL



207 DEVINE ST.



302 DELAWARE ST



429 DEVINE ST. PROPOSAL

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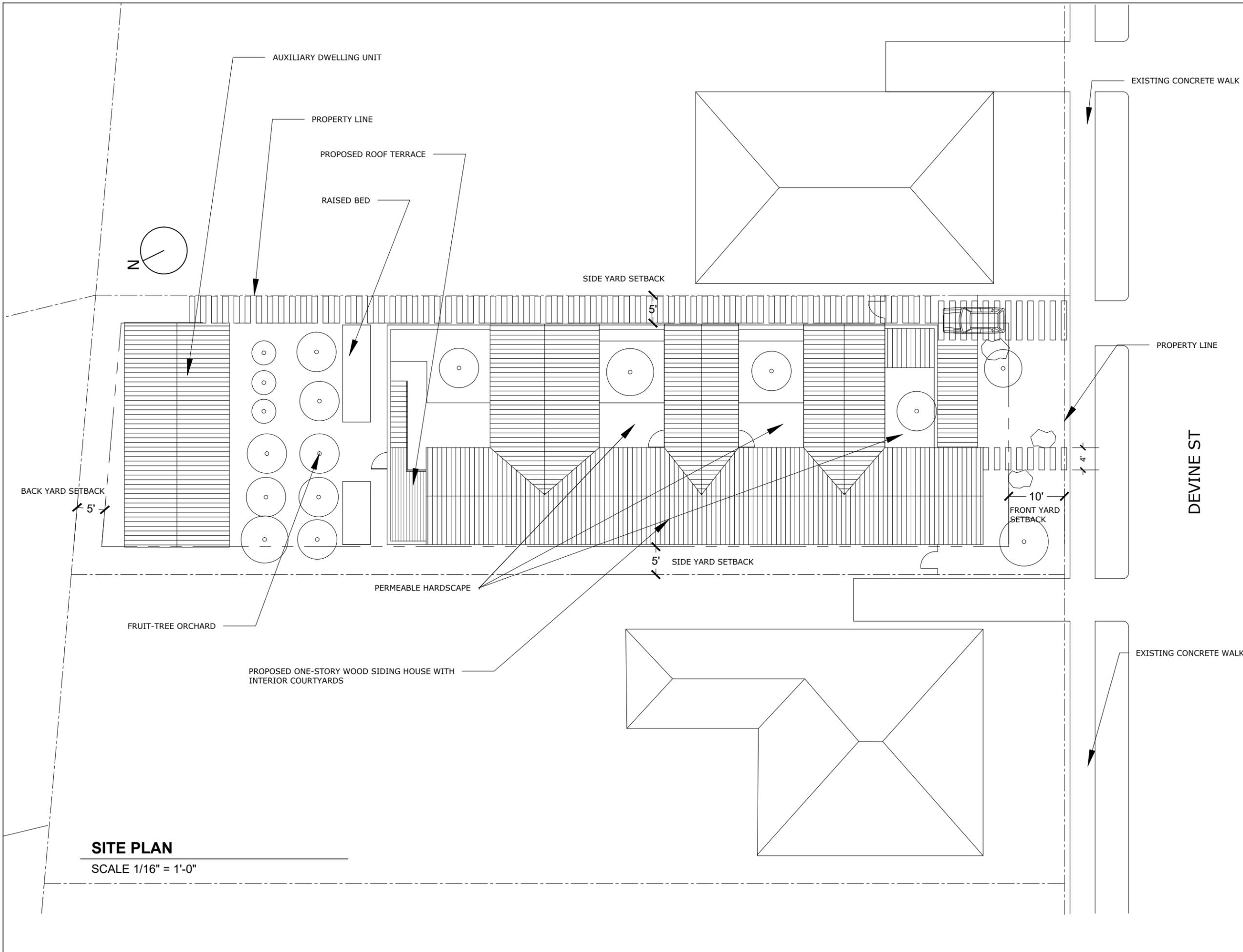
PROPOSED THEIS
FAMILY
RESIDENCE

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429 DEVINE ST.
SAN ANTONIO, TX.

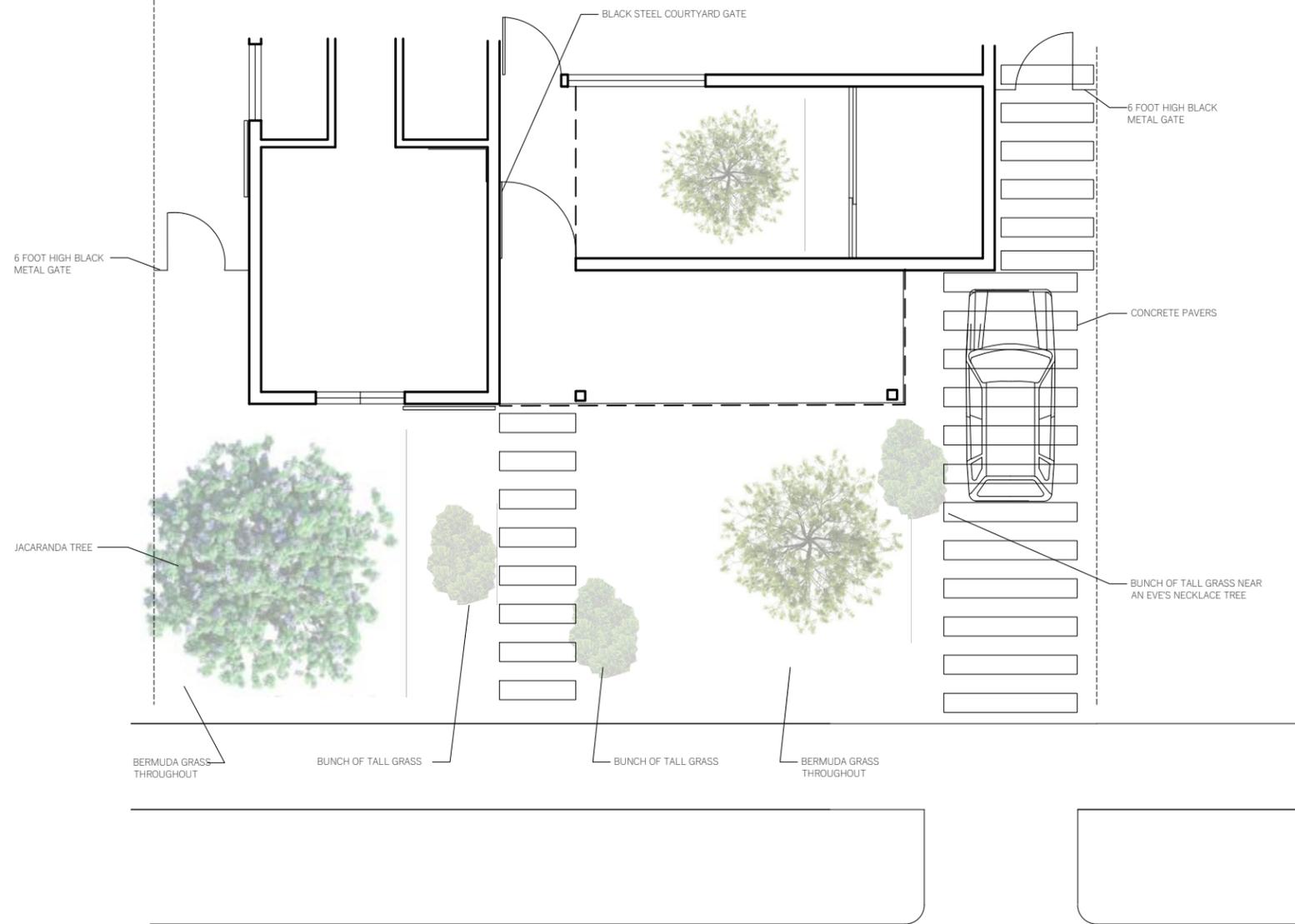
DATE:
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DRAWING TITLE
WINDOW
PROPORTIONS
SHEET 5F



SITE PLAN

SCALE 1/16" = 1'-0"

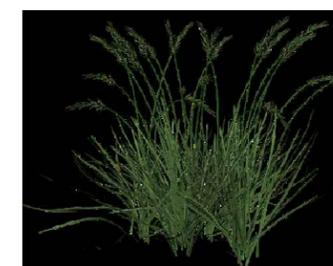


FRONT YARD PLAN

SCALE 1/8" = 1'-0"



EVE'S NECKLACE TREE



TALL NATIVE GRASSES



CONCRETE PAVERS



COURTYARD GATE BLACK STEEL



SHUTTERS STAINED CYPRUS



JACARANDA TREE

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RESIDENCE

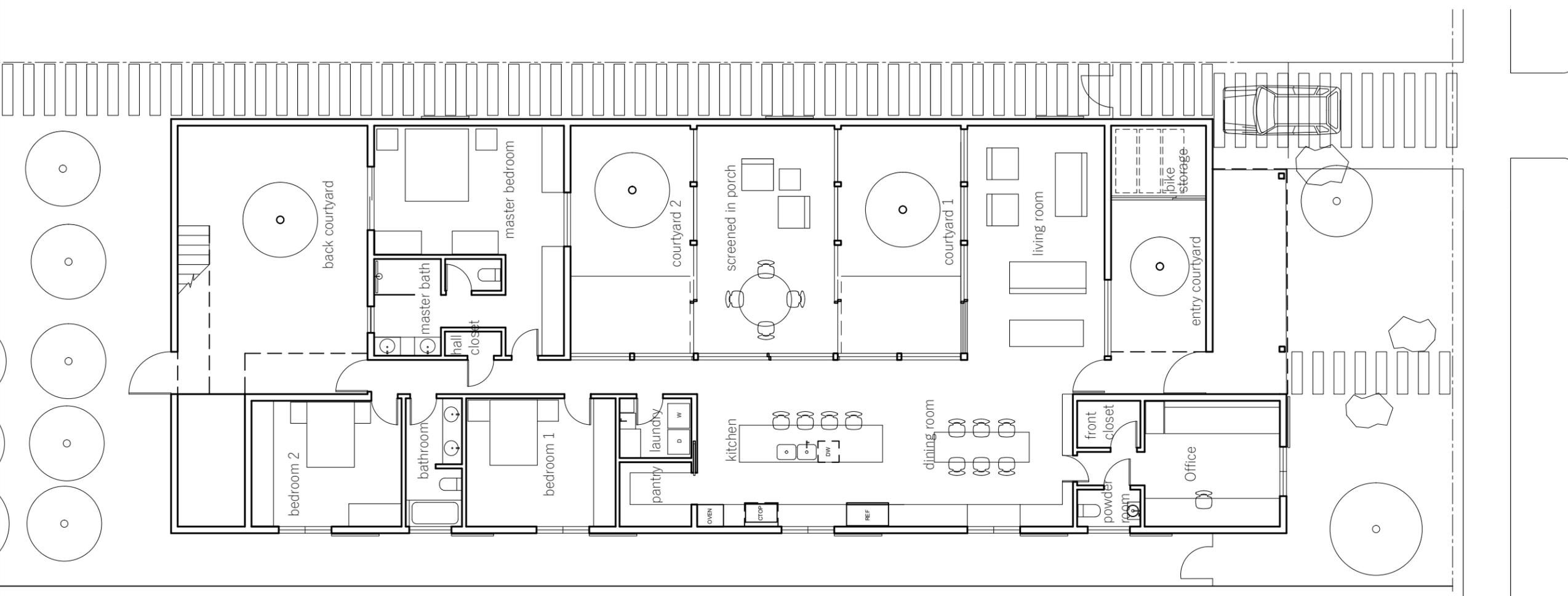
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DRAWING TITLE
FRONT YARD PLAN

SHEET 7



1 FLOOR PLAN
SCALE 3/32" = 1'-0"



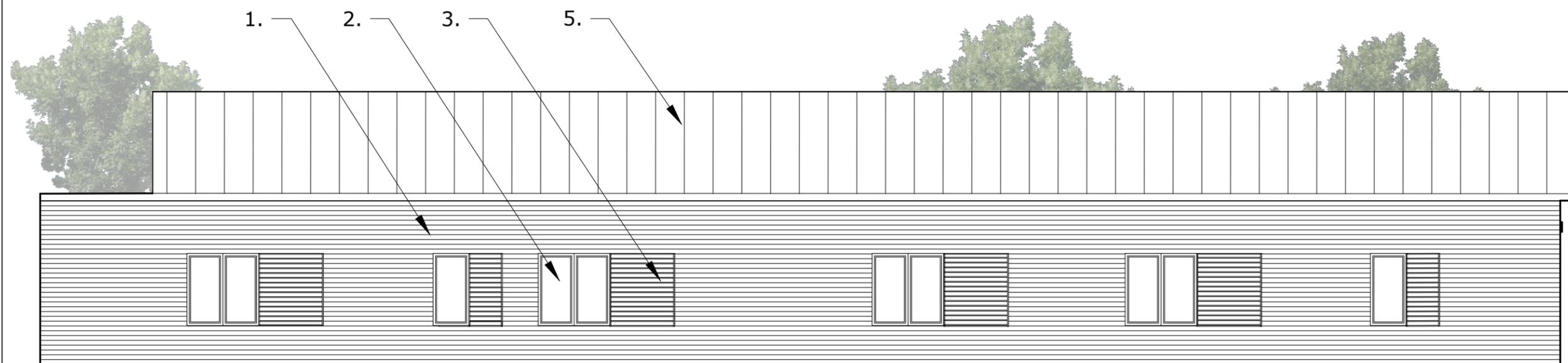
1 SOUTH ELEVATION
SCALE 1/8" = 1'-0"

General

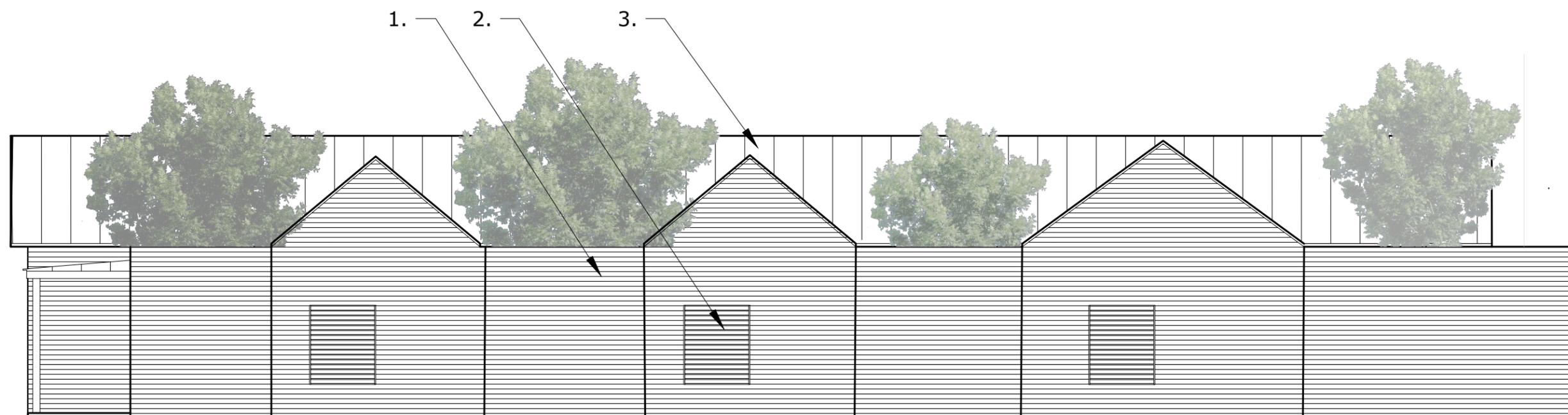
1. Shou sugi ban brushed matte charcoal gray 1x4 wood siding, tongue and groove.
2. Milgard Aluminum Horizontal Sliding window with bronze anodized finish.
3. Exterior Window Shade: black powder coated steel frame with stained cypress louvers
4. Steel gate with a black powder coated finish.
5. Standing seam metal roof with 21" wide panels, seam 1" height, a crimped ridge seam and a standard galvalume finish.

Porch construction

20. 1x8 fascia boards, stained charcoal gray
21. 2x8 beam
22. 2x6 rafters
23. 3/4" decking at porch ceiling, stained charcoal gray
24. 6x6 wood columns, stained charcoal gray
25. Brushed finish concrete porch floor



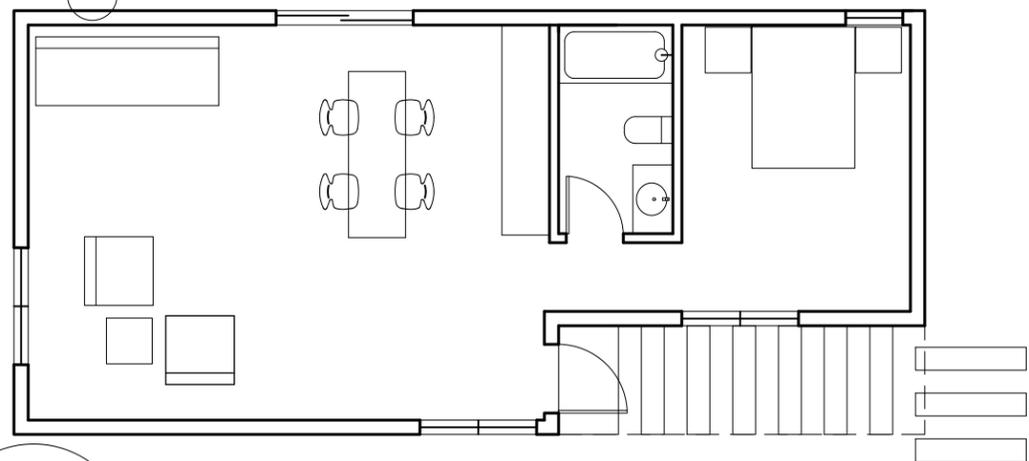
2 WEST ELEVATION
SCALE 1/8" = 1'-0"



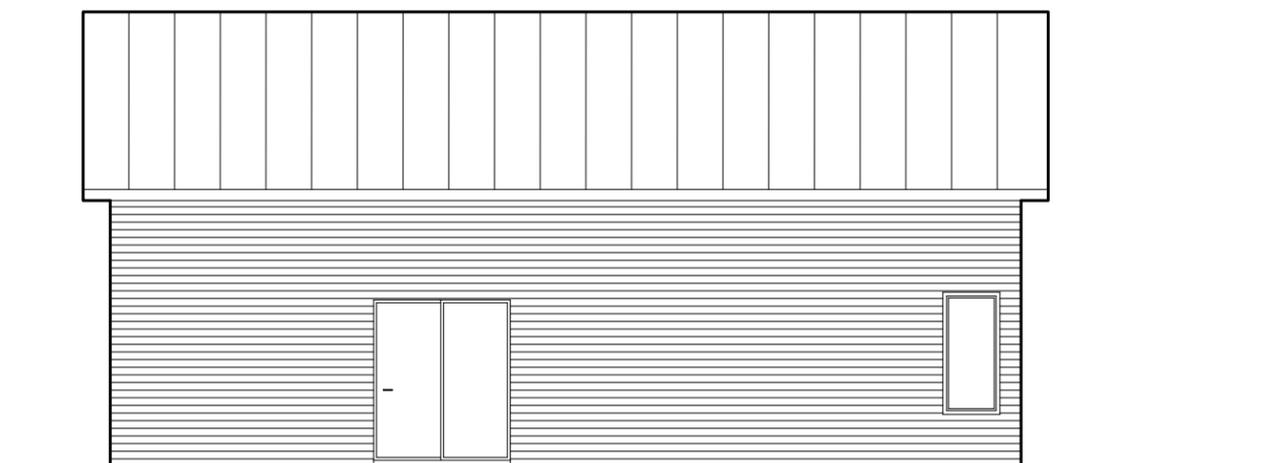
1. Shou sugi ban brushed matte charcoal gray 1x4 wood siding, tongue and groove.
2. Exterior Window Shade: black powder coated steel frame with stained cypress louvers
3. Standing seam metal roof with 21" wide panels, seam 1" height, a crimped ridge seam and a standard galvalume finish.

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

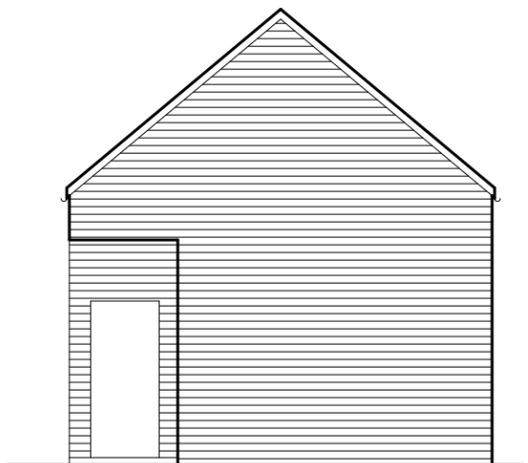
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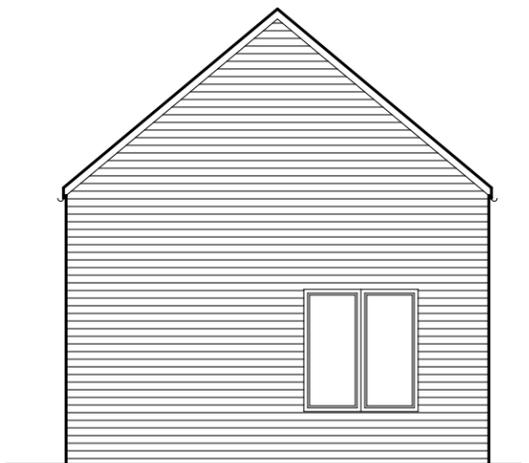
1 FLOOR PLAN AUXILIARY DWELLING UNIT
SCALE 1/8" = 1'-0"



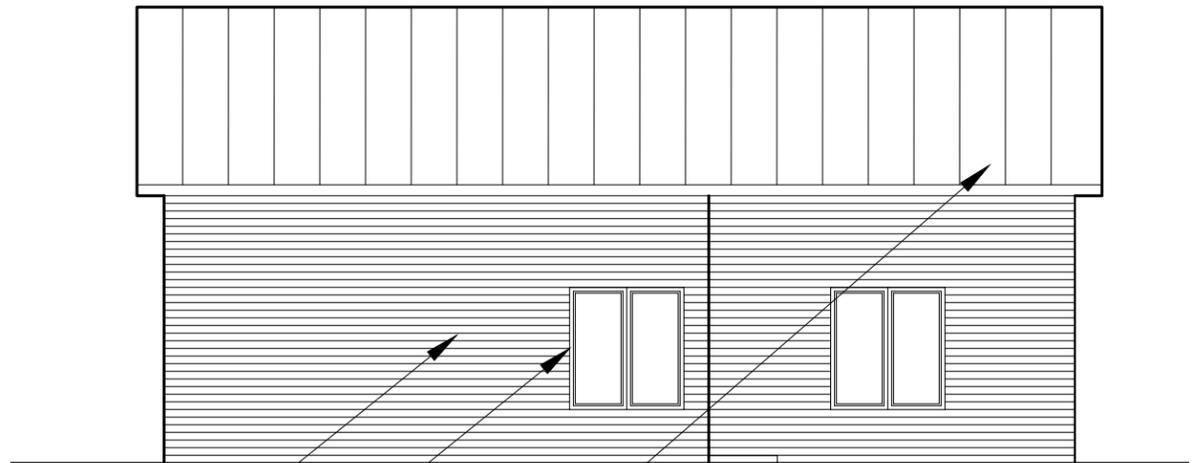
2 NORTH ELEVATION
SCALE 1/8" = 1'-0"



3 EAST ELEVATION
SCALE 1/8" = 1'-0"



4 WEST ELEVATION
SCALE 1/8" = 1'-0"



5 SOUTH ELEVATION
SCALE 1/8" = 1'-0"

General

1. Shou sugi ban brushed matte charcoal gray 1x4 wood siding, tongue and groove.
2. Milgard Aluminum Horizontal Sliding window with bronze anodized finish.
3. Standing seam metal roof with 21" wide panels, seam 1" height, a crimped ridge seam and a standard galvalume finish

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SAN ANTONIO, TX.

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DRAWING TITLE
Window Detail
SHEET 10

BRONZE ANODIZED ALUMINUM WINDOW WITH
MIN 2" RECESS FROM WOOD SIDING EDGE,
INSIDE OF FRAME IS PAINTED BLACK

BACK DAM

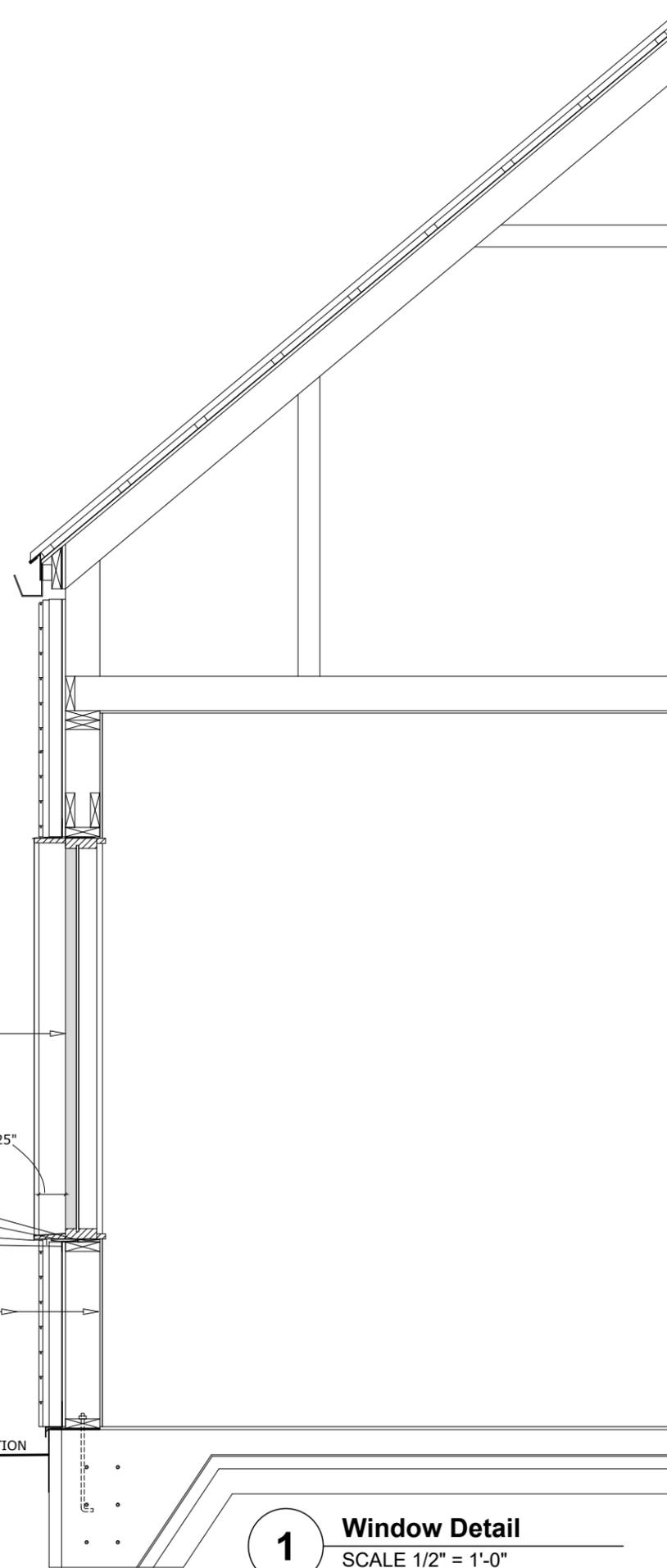
EXPANDING FOAM SEALANT

METAL FLASHING
FLASHING

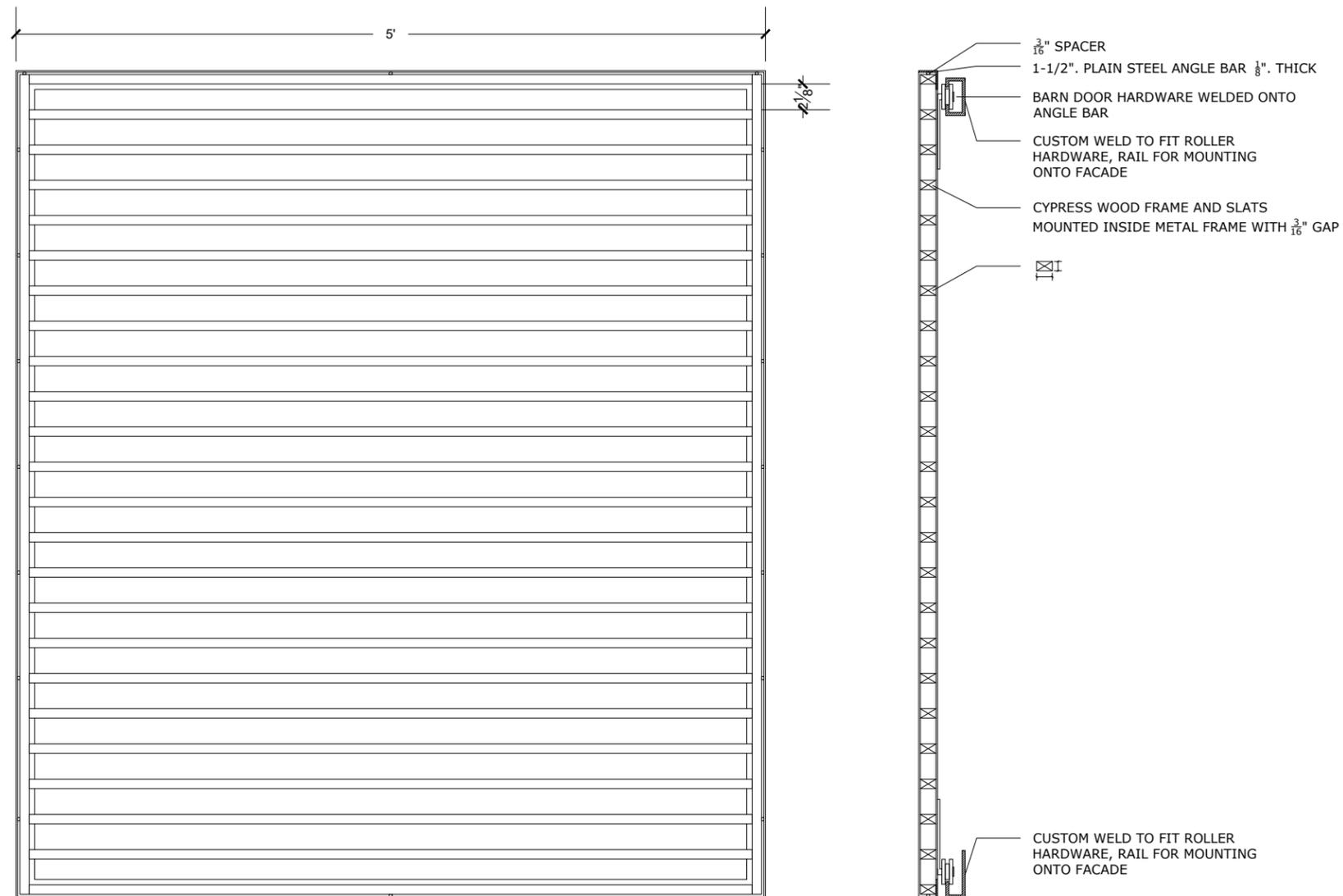
4.25"

$\frac{5}{8}$ "x4" HORIZONTAL SHOU SUGI BAN SIDING OVER
WOOD FURRING STRIPS OVER
2" RIGID INSULATION OVER
WEATHER SHIELD OVER
 $\frac{1}{2}$ " PLYWOOD OVER
2X6 FRAMING WITH BIBS OVER
 $\frac{5}{8}$ " DRYWALL, 1 COAT PRIMER 2 COATS PAINT

6" SLOPE PER 120" OR 5% SLOPE AWAY FROM FOUNDATION



1 Window Detail
SCALE 1/2" = 1'-0"



1 Shutter Detail
 SCALE 1/2" = 1'-0"

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DRAWING TITLE
 Window shutter
 SHEET 10A

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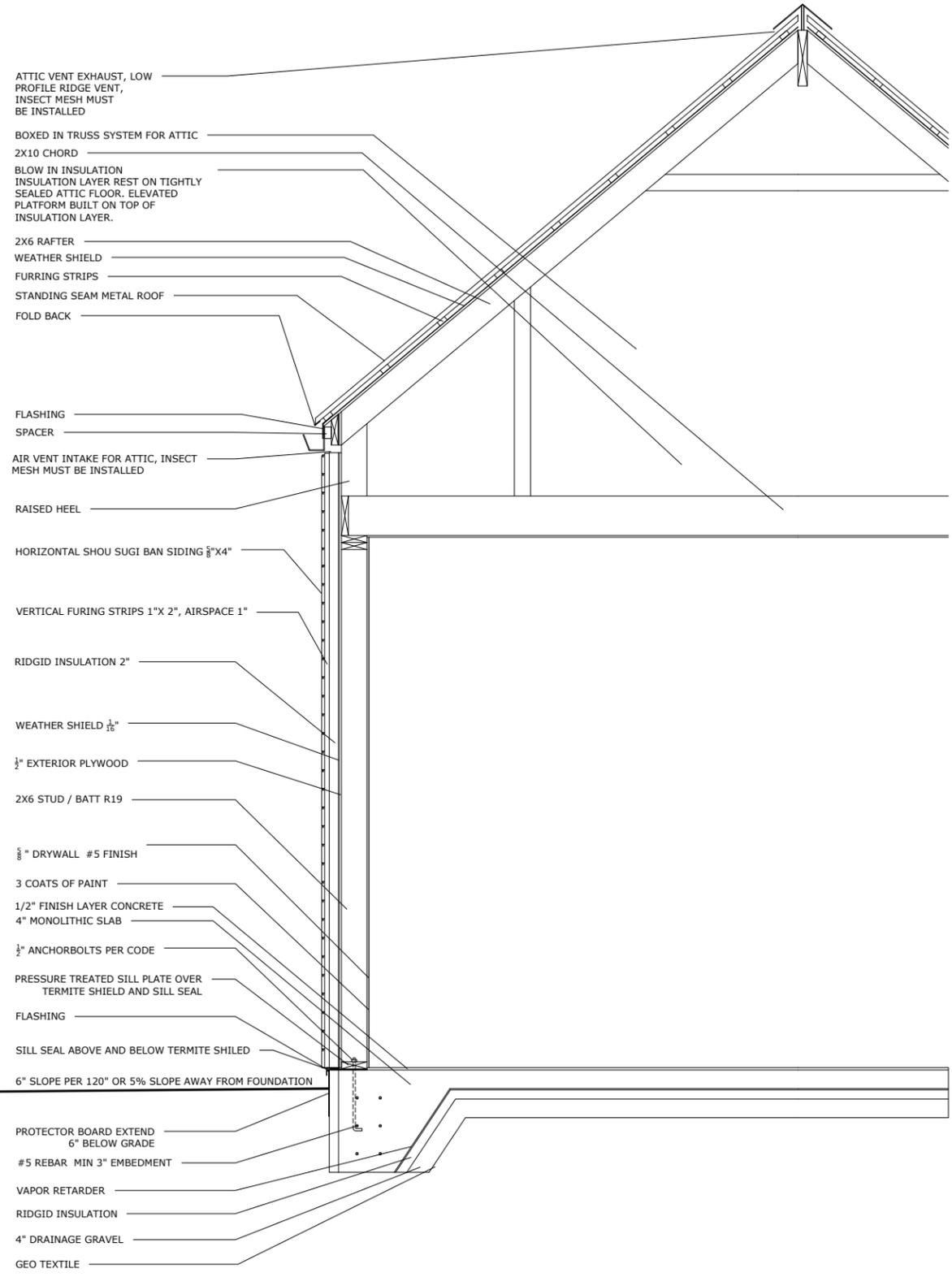
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 SAN ANTONIO, TX.

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DRAWING TITLE
 Wall Section
 SHEET 10B



1 Wall Section
 SCALE 3/8" = 1'-0"

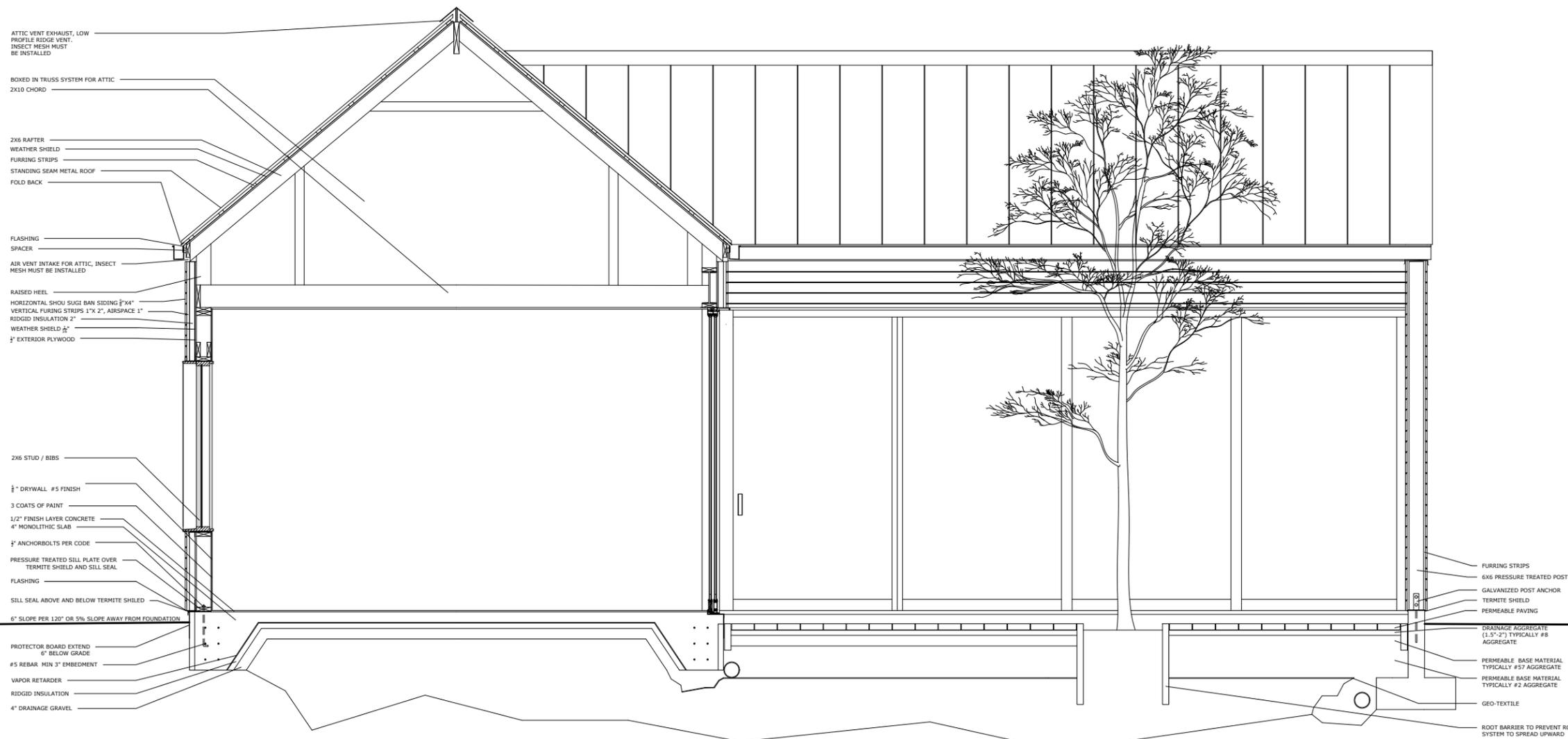
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DRAWING TITLE
House Section
SHEET 10C



1 House Section
SCALE 1/4" = 1'-0"