

# HISTORIC AND DESIGN REVIEW COMMISSION

August 05, 2015

Agenda Item No: 4

**HDRC CASE NO:** 2015-292  
**ADDRESS:** 532 DEVINE ST  
**LEGAL DESCRIPTION:** NCB 2958 BLK 2 LOT 34  
**ZONING:** R5 H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Lavaca Historic District  
**APPLICANT:** Seth Teel  
**OWNER:** 10546 FM 1560 Land Trust  
**TYPE OF WORK:** Tax Certification with Renovation/Repair  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to rehabilitate the existing structure at 532 Devine. The proposed rehabilitation includes the following items:

1. Rehabilitate the existing structure.
2. Replace the existing asphalt single roof with a standing seam metal roof.
3. Restore all wood windows and the wood front door.
4. Repair the foundation.
5. Repair the front porch.
6. Construct an approximately 500 square foot addition.
7. Construct a detached carport.
8. Replace the existing chain link fence with a new, wood privacy fence.
9. Install front and rear yard landscaping.
10. Receive Historic Tax Certification.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations*

### 2. Guidelines for Exterior Maintenance and Alterations

#### 1. Materials: Woodwork

##### A. MAINTENANCE (PRESERVATION)

*i. Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.

*ii. Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or striping methods that can damage the historic wood siding and detailing.

*iii. Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.

*iv. Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See General Paint Type Recommendations in Preservation Brief #10 listed under Additional Resources for more information.

*v. Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

##### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

*i. Façade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.

*ii. Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior

woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.

*iii. Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

### 3. Materials: Roofs

#### A. MAINTENANCE (PRESERVATION)

*i. Regular maintenance and cleaning*—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

*i. Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.

*ii. Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.

*iii. Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.

*iv. Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.

*vi. Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.

*vii. Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

### 6. Architectural Features: Doors, Windows, and Screens

#### A. MAINTENANCE (PRESERVATION)

*i. Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.

*ii. Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.

*iii. Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

*i. Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.

*iv. Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.

*v. Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.

*vi. Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.

*vii. Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.

*viii. Security bars*—Install security bars only on the interior of windows and doors.

*ix. Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when

the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.

x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

## 7. Architectural Features: Porches, Balconies, and Porte-Cocheres

### A. MAINTENANCE (PRESERVATION)

i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.

ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.

iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

## 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.

## *Historic Design Guidelines, Chapter 3, Guidelines for Additions*

### 1. Massing and Form of Residential Additions

#### A. GENERAL

i. *Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.

ii. *Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.

iii. *Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.

iv. *Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

#### B. SCALE, MASSING, AND FORM

i. *Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.

ii. *Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.

iii. *Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.

iv. *Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.

v. *Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The

maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

### 3. Materials and Textures

#### A. COMPLEMENTARY MATERIALS

- i. Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
- ii. Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.
- iii. Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

### 4. Architectural Details

#### A. GENERAL

- i. Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.
- ii. Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.
- iii. Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

*Historic Design Guidelines, Chapter 4, Guidelines for New Construction*

### 5. Garages and Outbuildings

#### A. DESIGN AND CHARACTER

- i. Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
- ii. Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
- iii. Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
- iv. Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
- v. Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

#### B. SETBACKS AND ORIENTATION

- i. Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
- ii. Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

## 2. Fences and Walls

### A. HISTORIC FENCES AND WALLS

- i. Preserve*—Retain historic fences and walls.
- ii. Repair and replacement*—Replace only deteriorated sections that are beyond repair. Match replacement materials (including mortar) to the color, texture, size, profile, and finish of the original.
- iii. Application of paint and cementitious coatings*—Do not paint historic masonry walls or cover them with stone facing or stucco or other cementitious coatings.

### 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.

### C. PRIVACY FENCES AND WALLS

- i. Relationship to front facade*—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.
- ii. Location* – Do not use privacy fences in front yards.

## 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.

### C. MULCH

*Organic mulch* – Organic mulch should not be used as a wholesale replacement for plant material. Organic mulch with appropriate plantings should be incorporated in areas where appropriate such as beneath a tree canopy.

*i. Inorganic mulch* – Inorganic mulch should not be used in highly-visible areas and should never be used as a wholesale replacement for plant material. Inorganic mulch with appropriate plantings should be incorporated in areas where appropriate such as along a foundation wall where moisture retention is discouraged.

## 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.

### **FINDINGS:**

- a. The applicant has proposed to rehabilitate the existing house at 532 Devine investing approximately 99% of its appraised value into the rehabilitation efforts. Staff commends the applicant for the proposed rehabilitation and investment in the Lavaca Historic District.
- b. The applicant has proposed to repair the existing wood lap siding, much of which is in good condition. The applicant has noted that any siding that is damaged beyond repair will be replaced to match the existing. This is consistent with the Guidelines for Exterior Maintenance and Alterations 1.A.v. and 1.B.ii.
- c. The applicant has proposed to replace the existing asphalt single roof with a new standing seam metal roof. According to the Guidelines for Exterior Maintenance and Alterations 3.B.vi., metal roofs should be used on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Staff finds that the proposed change in materials is appropriate. The applicant should use panels that are 18 to 21 inches in width, ensure that seams are an appropriate height (1 to 2 inches), use a crimped ridge seam that is consistent with the historic application, use a low profile ridge cap and use a galvalume finish.
- d. The applicant has proposed to restore all of the existing wood windows, however, where windows are beyond repair, the applicant has proposed to replace them with Marvin Ultimate Wood Double-Hung or similar wood windows. The proposal to restore the existing wood windows is consistent with the Guidelines for Exterior Maintenance and Alterations 6.A.iii. The proposal to replace any wood windows that are beyond repair is consistent with the

Guidelines for Exterior Maintenance and Alterations 6.B.iv.

- e. In addition to the restoration of the existing wood windows, the applicant has proposed to restore the existing wood front door. This is consistent with the Guidelines for Exterior Maintenance and Alterations 6.A.ii.
- f. According to the Guidelines for Exterior Maintenance and Alterations 7.A.i., historic porches should be preserved. The applicant has proposed to level the front porch to return it to its original condition. This is consistent with the Guidelines. In addition to the restoration of the front porch to match the existing, the applicant has proposed to repair the existing foundation, consistent with the Guidelines for Exterior Maintenance and Alterations 8.A.iv.
- g. The applicant has proposed to construct a rear addition to be approximately 500 square feet in size, features a roof form similar to that of the existing structure and features a transition between the existing structure and the proposed structure in the form of a vertical siding strip and horizontal siding that features a wider spacing than the original siding of the existing structure. This is consistent with the Guidelines for Additions 1.A.
- h. According to the Guidelines for Additions, 1.B., additions should be designed to be subordinate to the principal façade of the existing structure, should have a footprint that does not double the building to lot ratio and contain a height consistent with that of the existing structure. The proposed addition is consistent with the Guidelines in each of the requirements.
- i. Materials that match in type, color and texture and include an offset or reveal to distinguish the addition from the historic structure should be used on additions. The applicant has proposed 1 x 6 lap siding with a reveal larger than that of the siding of the existing house. In addition to complementary siding, the applicant has proposed a standing seam metal roof for the addition. This is consistent with the Guidelines for Additions 3.A.
- j. In addition to the proposed addition, the applicant has proposed to construct a new, detached carport for parking for two vehicles at the rear of the property over an existing concrete slab. The applicant has proposed materials of treated pine posts and roof structure and roofing materials to include corrugated galvalume. Staff finds the placement of the carport as well as the selected materials to be appropriate and complementary of the existing structure.
- k. Currently, there is an existing six foot tall chain link fence on both the east and south sides of the property. The applicant has stated that the existing fence is to be removed and replaced with a wood privacy fence to be six feet tall. This is appropriate and consistent with the Guidelines for Site Elements 2.B.
- l. The applicant has proposed for all existing front yard turf, existing rear concrete parking pad and existing concrete driveways will remain as they currently existing. The applicant has noted that mulched beds and native and adaptive planting materials will be planted in the rear yard behind the proposed addition to be consistent with the Guidelines for Site Elements 3.A.
- m. The applicant is also requesting Historic Tax Certification. The applicant has met all of the requirements for Historic Tax Certification outlined in UDC Section 35-618 and has provided evidence to that effect to the Historic Preservation Officer including photos, cost estimates and a time estimate for completion.

#### **RECOMMENDATION:**

Staff recommends approval of items #1 through #10 based on findings a through m with the following stipulation:

- i. That the applicant coordinate with staff in the event that an existing original window cannot be restored by providing photos and a floor plan noting any windows that are beyond repair.

#### **CASE COMMENT:**

The final construction height of an approved fence may not exceed the maximum height as approved by the HDRC at any portion of the fence. Additionally, all fences must be permitted and meet the development standards outlined in UDC Section 35-514.

#### **CASE MANAGER:**

Edward Hall



 **Flex Viewer**  
Powered by ArcGIS Server Printed: Jul 28, 2015

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**532 Devine St. San Antonio, TX 78210**

**Seth Teel – 314.662.4084 – [investsatx@gmail.com](mailto:investsatx@gmail.com)**



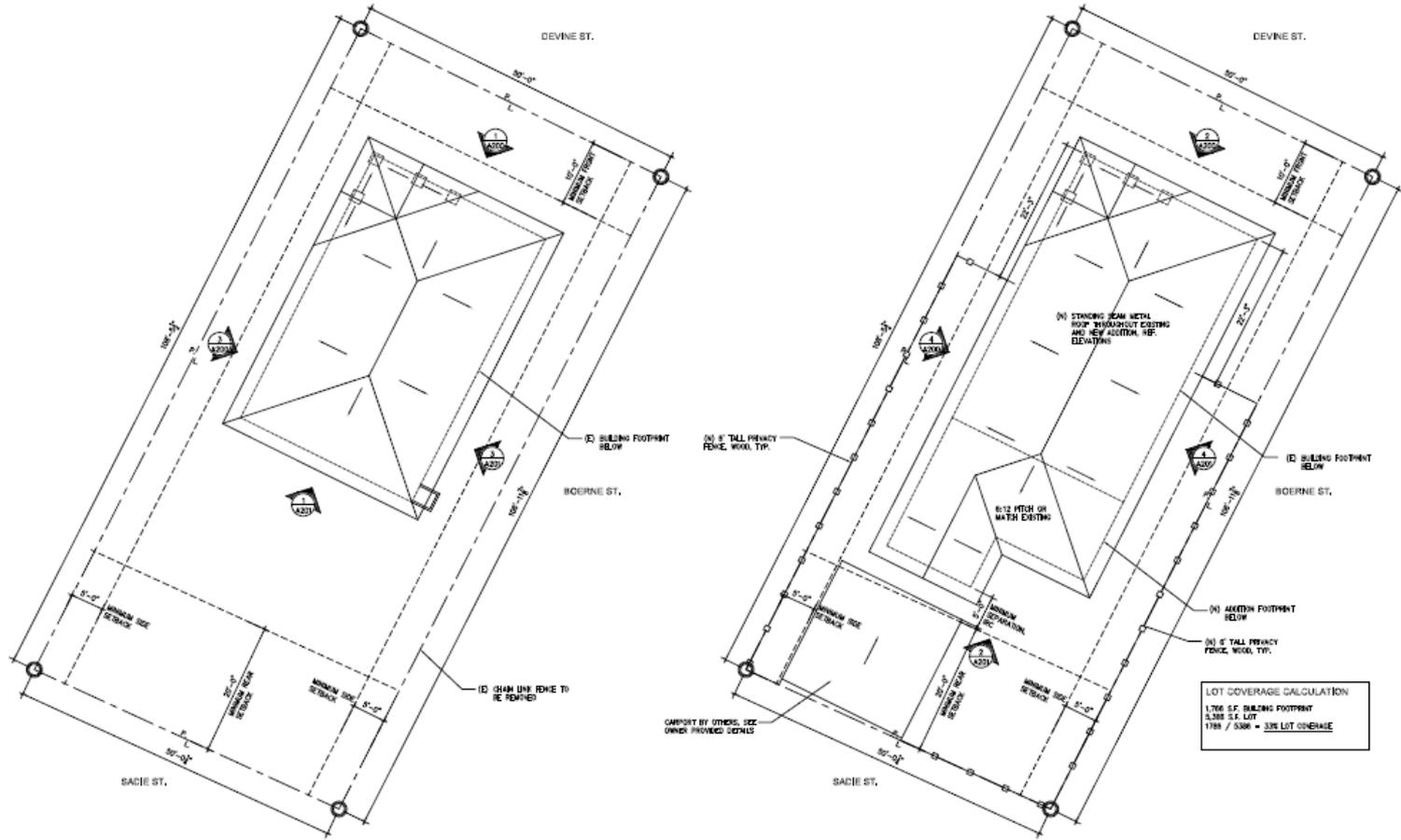
532 Devine St. 78210 – Seth Teel – 314.662.4084 – investsatx@gmail.com

## Project Profile

**Address:** 532 Devine St. San Antonio, TX 78210  
**Legal:** NCB 2958 BLK 2 LOT 34  
**Neighborhood:** Lavaca Historic District  
**Year Built:** 1925  
**Lot Size:** 0.12  
**Approx Sq. Ft:** 1,108  
**Bedrooms:** 2  
**Bathrooms:** 1  
**BCAD #:** 029580020340  
**Land Value:** \$40,820  
**Improv. Value:** \$70,610  
**Total Value:** \$111,430  
**Total Tax:** \$3,014.94  
**Owner:** 10546 FM1560 Land Trust  
Trustee: Shannon L. Stephen  
**Est Rehab:** \$135,000  
**Est Completion:** December 2015  
**Contractor:** To be determined



# Site Plan



1 EXISTING SITE / ROOF PLAN

NOTE: PROPERTY DIMENSIONS ARE APPROXIMATE ONLY AND WERE OBTAINED FROM BEAR COUNTY APPRAISAL DISTRICT PUBLIC RECORDS. NO SURVEY WAS PROVIDED BY OWNER.



2 PROPOSED SITE / ROOF PLAN

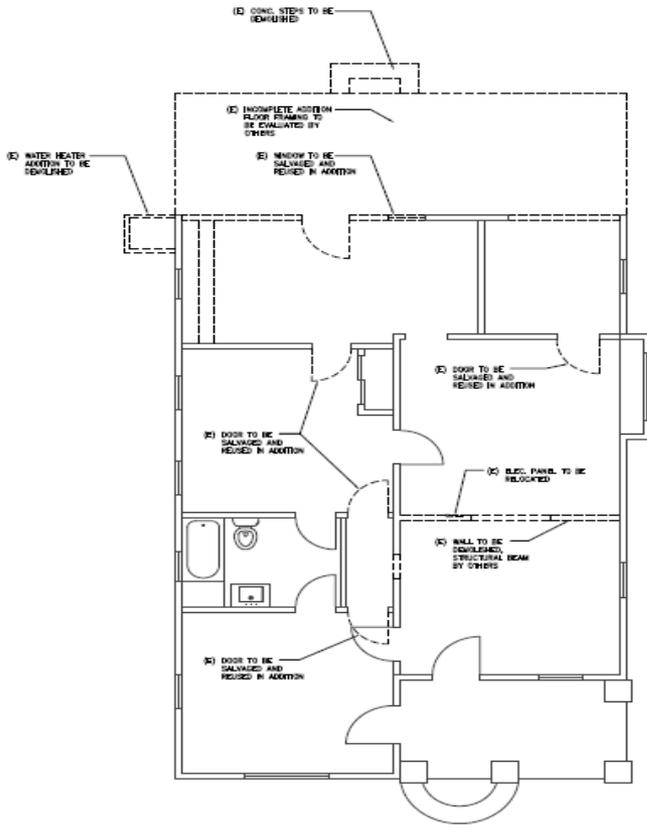
NOTE: PROPERTY DIMENSIONS ARE APPROXIMATE ONLY AND WERE OBTAINED FROM BEAR COUNTY APPRAISAL DISTRICT PUBLIC RECORDS. NO SURVEY WAS PROVIDED BY OWNER.



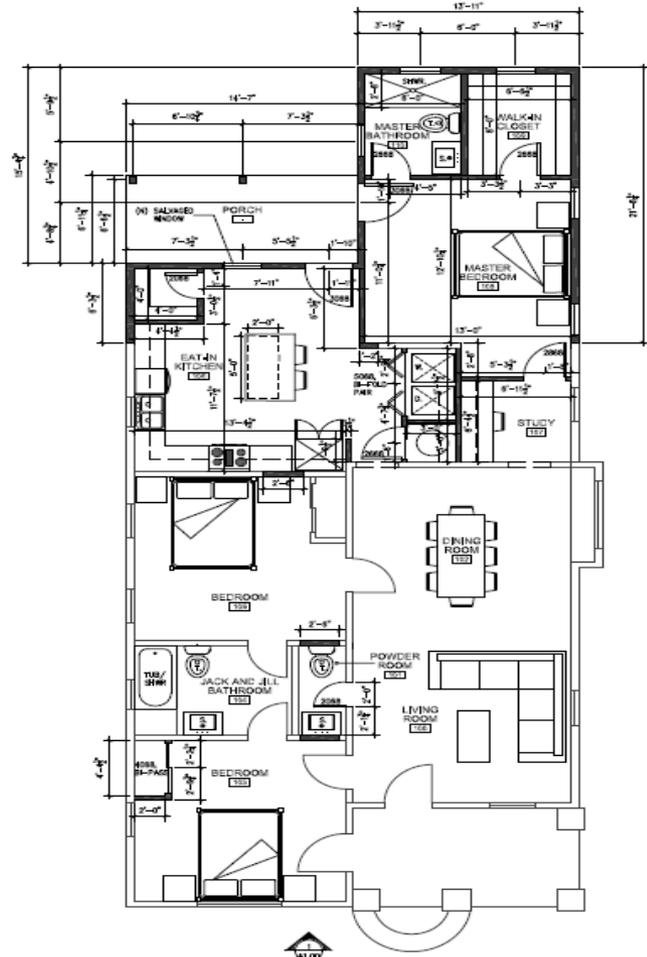
# Floor Plans: As-built & Proposed

**0 LEGEND**  
SCALE: 1/8" = 1'-0"

- EXISTING WALL
- - - - - EXISTING WALL TO BE DEMOLISHED
- ▬▬▬▬ NEW WALL



**1 EXISTING PLAN OPTION**  
SCALE: 1/8" = 1'-0"



**2 PROPOSED FLOOR PLAN**  
SCALE: 1/8" = 1'-0"





# Elevations - North



**1** EXISTING NORTH ELEVATION

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



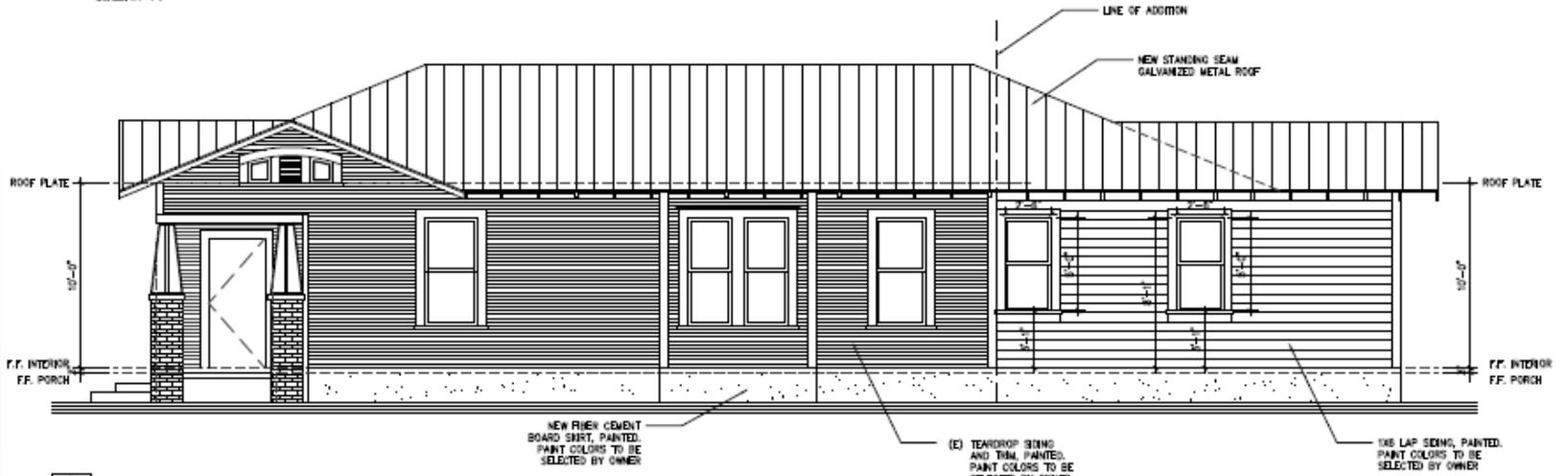
**2** PROPOSED NORTH ELEVATION

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

# Elevations - West



**3** EXISTING WEST ELEVATION  
SCALE: 1/8"=1'-0"

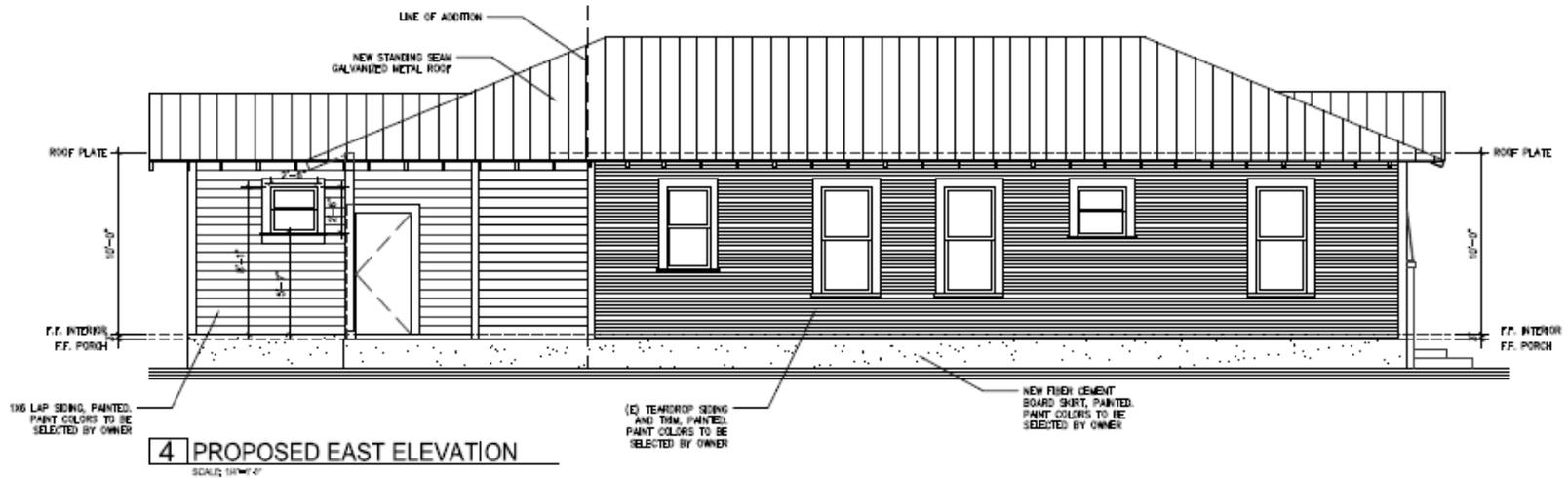


**2** PROPOSED WEST ELEVATION  
SCALE: 1/8"=1'-0"

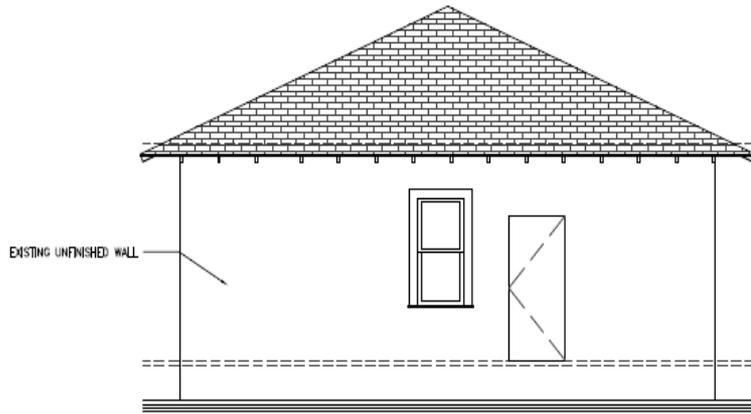
# Elevations - East



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

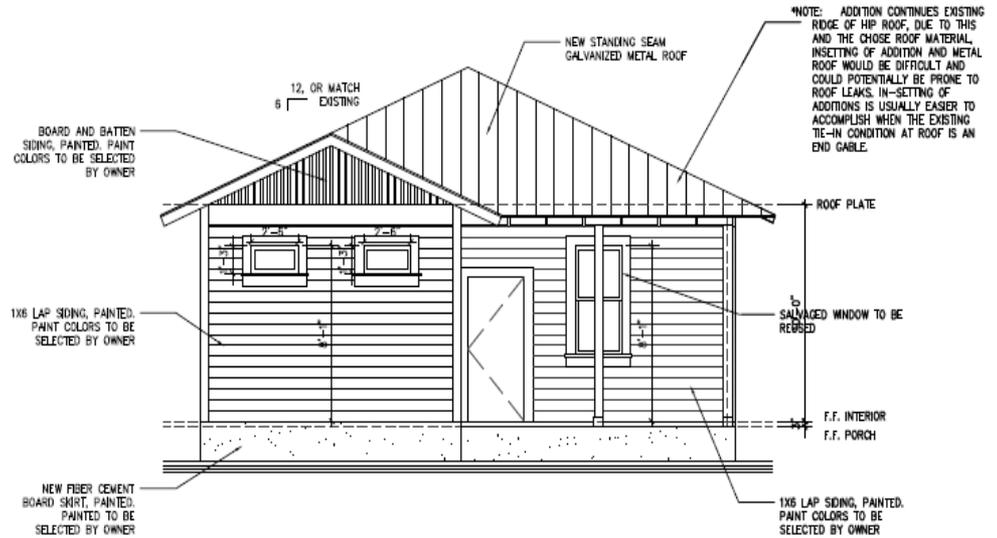


# Elevations - South



**1** EXISTING SOUTH ELEVATION

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



**2** PROPOSED SOUTH ELEVATION

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



532 Devine St. 78210 – Seth Teel – 314.662.4084 – investsatx@gmail.com

## Project Narrative

The project is located at 532 Devine St. in the Lavaca Historic District. The owner, 10546 FM1560 Land Trust (Trustee: Shannon L. Stephen), plans to take the dilapidated 1920-built stick-frame, 1-level building from its current state to a completely renovated 100% functional single-family residential home. The owner plans to sell the property at market rate after all renovations are complete. All renovations will follow the legal requirements, and guidelines set forth by the City of San Antonio, the Office of Historic Preservation, The Lavaca Historic District, The State of Texas, and any other entity required by law.

The owner plans to keep the existing structure in its current configuration with the exception of constructing an addition (per plans) at the rear of the home. The existing rooflines will remain the same. The property requires extensive foundation work on its pier & beam foundation. At least 70 concrete piers, several new beams, and joists will be installed to level the foundation and square the building. A new standing seam metal roof will replace the existing shingle roof. In most places the original wood lap siding is still intact. Any location where wood is rotted or has termite damage it will be replaced with like-kind wood lap siding bearing a similar profile.



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## Project Narrative

The existing concrete front porch is in good shape and will be leveled with the home. The existing front door will be restored. All existing windows will be restored/rebuilt. In the instance a window is deteriorated beyond repair it will be replaced with a new wood double-hung window: Marvin Ultimate Wood Double-Hung or similar as prescribed by the guidelines of the Historic and Design Review Commission (HDRC) of the City of San Antonio. Four new windows will be installed (see plans) in the rear addition. The current existing window at center rear of home will be relocated to the West side of the rear addition. 3 new all wood picture windows will be added, two on rear (South) wall and one on East wall of addition.

The lot will be cleaned and existing chain-link fence removed (East, and South sides). It is the owner's intention to replace the existing 6 foot chain-link fence with a 6 foot wood privacy fence along East, South, sides of the lot (there is an existing 6 foot privacy fence on the West side). The privacy fence will terminate with a 22.5 feet from the front of the home. The owner plans to clean up the lot and plant with native and adaptive flora. The existing turf on the front yard will remain. The rear will have a combination of turf, mulched beds, and the existing concrete parking pad. The front and rear concrete driveways will remain.



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## Project Narrative

It is the owner's intention to install a new two-vehicle width carport accessed off of the rear driveway at Sadie St. This carport will be similar to the one installed next door at 528 Devine. The carport will be wood framed (cedar or treated) with metal roof, and will sit in the rear (South) portion of the lot.

The interior layout will not change much from its existing condition. The owner plans to open up the Dining room North wall. On the interior of the home all existing wood flooring will be restored and reused. All flooring throughout the home will be hardwood (including all bedrooms, halls, family rooms, dining rooms, etc.), the exception being the kitchen, bathrooms, & laundry room will be tiled with ceramic, porcelain tiles. All trim work is to be saved, archived, and re-installed after interior alterations have been made. Any new interior trim will be of similar size and profile to original trim.

There are no existing fixtures or cabinetry in the home. All new fixtures (toilets, lighting, fans, appliances, etc.) will be installed. New wood cabinets and granite countertops will be installed in the kitchen and baths.



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## **Project Narrative**

Existing water services will be inspected. If necessary new water service and sewer lines will be installed to serve the home. All new plumbing (PVC & PEX) will be installed to serve the home. New electrical wiring and panel will be installed to serve the home's electrical needs. One new central air conditioner (>15 SEER) and air handler as well as all new duct work and forced-air heater will be installed to serve the climate control of the home.

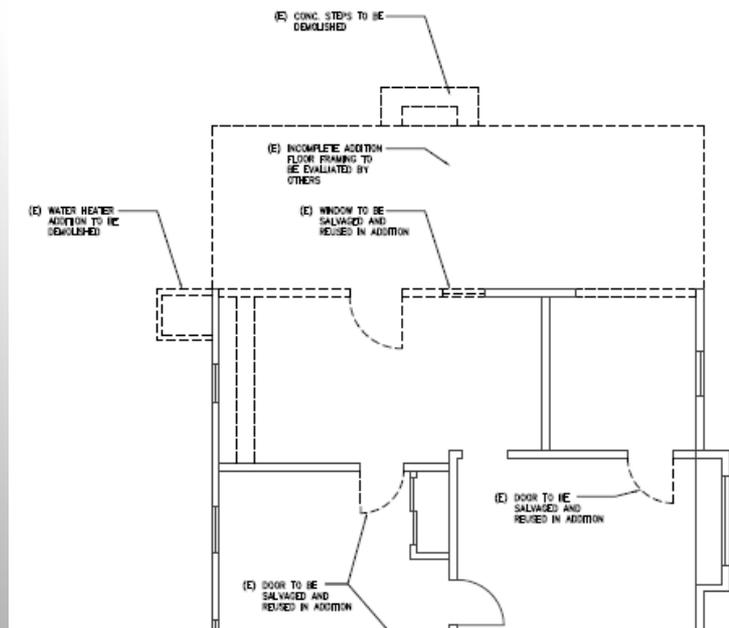
It should be noted architecturally significant and historic elements will be repaired, restored, or rebuilt when possible. If replacement is required, the owner intends to meet the design requirements of the HDRC. All fixtures will be UL compliant and compliant with similarly rated systems. All workmanship will be conducted by licensed professionals in their field and will be conducted in compliance with the building codes, regulations, and laws of the City of San Antonio and the State of Texas. All permits will be pulled by the owner and or his representative, including his general contractor, and sub-contractors within their respective fields.

# Request #1 – Extend rear of home keeping same roof line

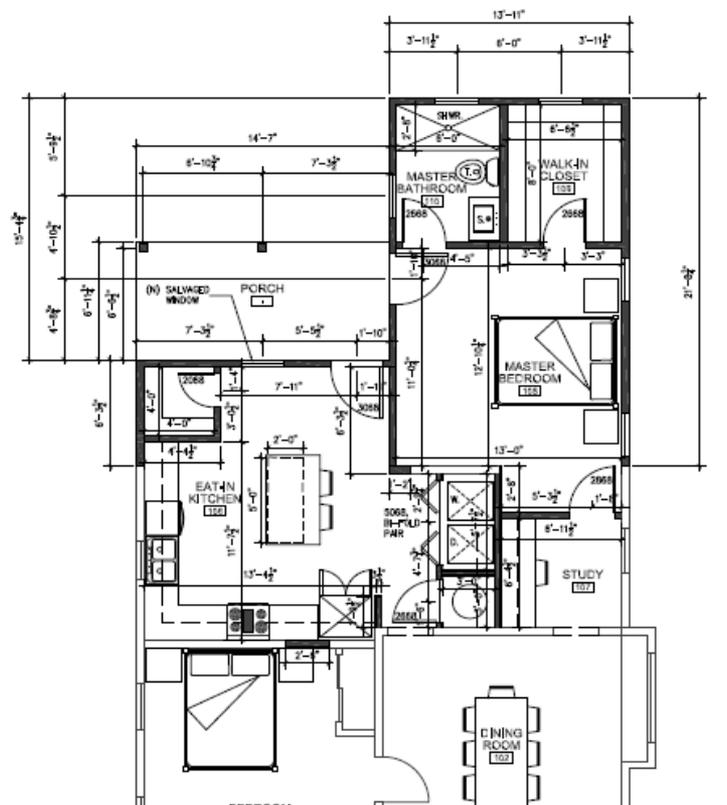
## LEGEND

SCALE N.T.S.

- EXISTING WALL
- - - EXISTING WALL TO BE DEMOLISHED
- ▬ NEW WALL



**As-Built**



**Proposed**



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**Request #2 – Replace existing metal roof with standing seam metal roof**





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**Request #3 – Restore/rebuild existing windows, install new wood windows as needed.**



**Existing Wood Window Example, Rear wall, To be rebuilt.**



**New Replacement Window Example – Marvin Ultimate Double Hung Wood Window**



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**Request #4 – Replace existing chain-link fence with privacy fence rear of home (Sadie) and East side (Boerne) of home as shown in plans.**



**Existing 6' chain-link East side (Boerne) fence facing West**



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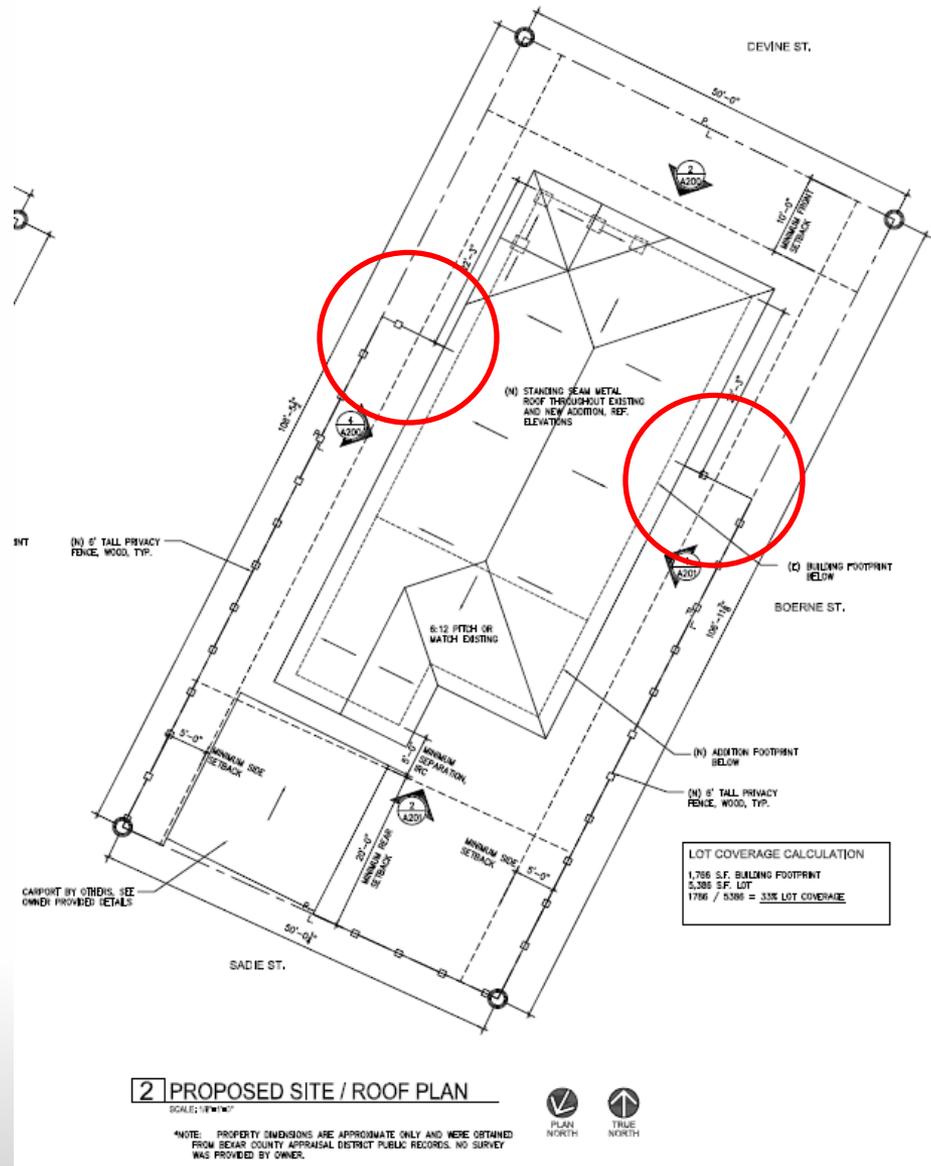
**Request #4 – Replace existing chain-link fence with privacy fence rear of home (Sadie) and East side (Boerne) of home as shown in plans.**



**Existing 6' chain-link fence facing South to Sadie**

**Request #4 – Replace existing chain-link fence with privacy fence rear of home (Sadie) and East side (Boerne) of home as shown in plans**

**Proposed 6’ privacy fence in wood. Fence terminates 22.5’ from front façade.**



## Request #5 – Install new carport at rear of home on existing car pad

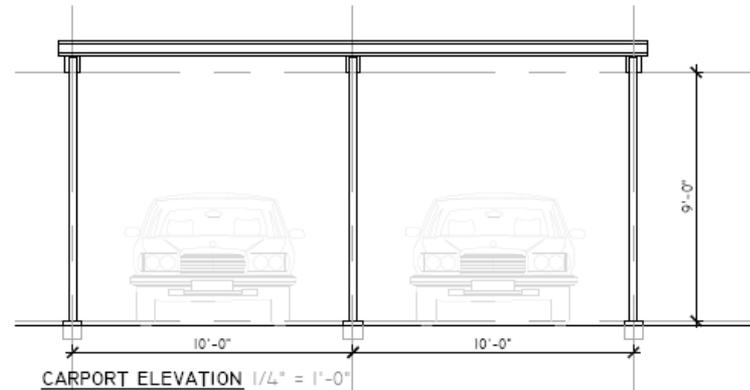
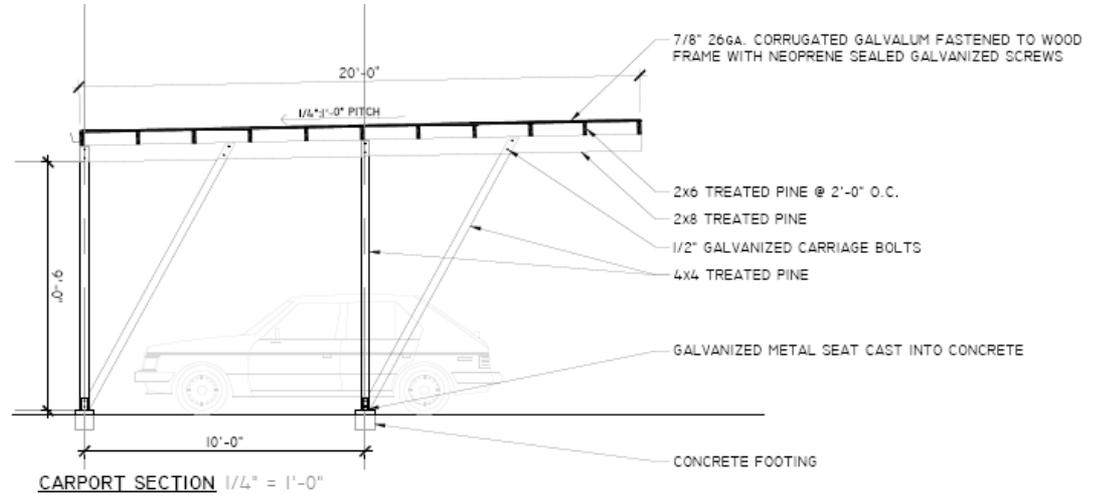
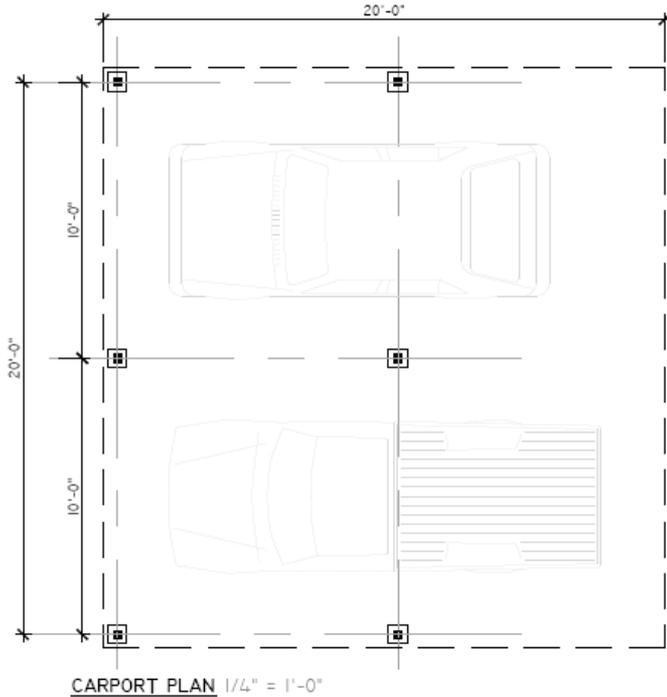
Proposed: 1 carport

- Located off existing driveway at rear of home (Sadie)
- 20' depth, 20' width
- Height 9', lower than roofline
- Wood frame (Cedar or treated)
- Metal Roof
- Concrete footers
- Existing concrete base driveway



**Similar Carport next door  
at 528 Devine**

# Request #5 – Install new carport at rear of home on existing car pad







532 Devine St. 78210 – Seth Teel – 314.662.4084 – investsatx@gmail.com

# Request #6 – Historic tax certification

Estimated Rehab Costs = \$110,000  
(as of 7/6/15)

Bexar County Appraisal = \$111,430

Percentage Invested = 98.7%



## TAX CERTIFICATION FORM

Print Form

**CITY OF SAN ANTONIO**  
OFFICE OF HISTORIC PRESERVATION  
1901 S. ALAMO, SAN ANTONIO, TEXAS 78204  
P: 210.215.9274 E: OHP@SANANTONIO.GOV

DATE RECEIVED

To be completed by the applicant, signed, and filed with the City of San Antonio Historic Preservation Office prior to hearing by the Historic and Design Review Commission (HDRC). An HDRC Application must be filled out and submitted along with this form.

Property Address: 532 DEVINE ST. Zip Code: 78210

Property Owner: "10546 FM 1560 LAND TRUST"  
TRUSTEE: SHANNON L. STEPHEN Phone Number: 20-669-4021

Parcel ID: NCB 2958 Block 2 Lot 34 Zoning RSH

BCAD Account Number: 029580020340

Latest value of property as assessed by the Bexar Appraisal District

Year 2014 Land Value \$40,820 Improvements \$70,610 Total \$111,430

Applicant: SETH TEEL Phone Number: (314) 662-4084

Mailing Address: 602 E. LOCUST ST. SAN ANTONIO, TX 78212

E-mail Address: INVESTSATX@GMAIL.COM

- Documentation Required:**
- One set of complete plans for restoration and rehabilitation
  - Statement of expected costs of improvements
  - The projected time schedule for restoration/rehabilitation
- Proposed use:  Commercial  Residential

The property identified above is in need of tax relief as set forth in City of San Antonio Ordinance No. 52281 and 52282. The historic significance of said property is certified by the signature below, together with other documents covering the proposed restoration and rehabilitation. By providing your signature below, you consent to allow designated officials to view your property records.

SIGNATURE OF PROPERTY OWNER: *Shannon L. Stephen* DATE: 7-6-15

This completed form and required documents are to be submitted in person to 1901 S. Alamo  
See reverse side regarding the tax exemption process



532 Devine St. 78210 – Seth Teel – 314.662.4084 – [investsatx@gmail.com](mailto:investsatx@gmail.com)

Contact Info:

**Seth Teel**

**602 E. Locust St.**

**San Antonio, TX 78212**

**c: 314-662-4084**

**c: 210-201-5656**

**f: 210-599-7140**

**[investsatx@gmail.com](mailto:investsatx@gmail.com)**





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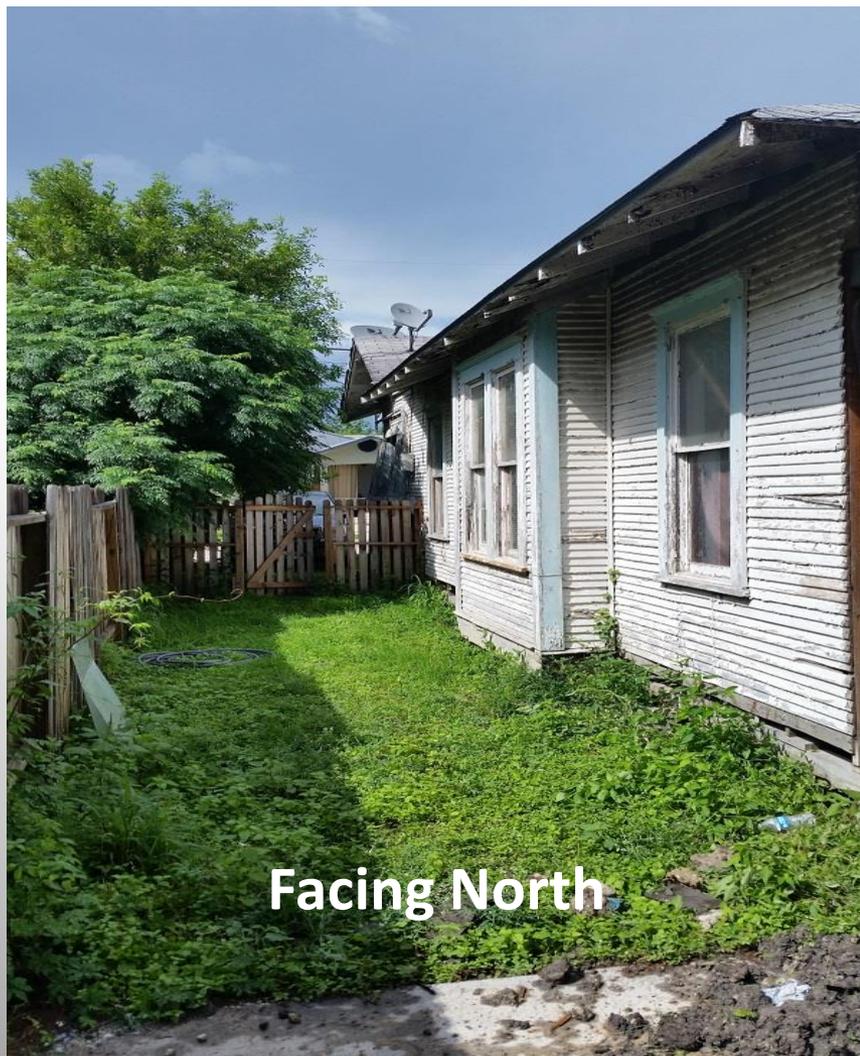
**Front of Home  
(North)**



**Rear of Home  
(South)**



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**Side of Home  
(West)**



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**Side of Home  
(East)**



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**Facing South**

Facing South

Facing South

**Side of Home  
(East)**

**532 Devine, 78210**  
**Construction Budget Specifications**

Project Name	532 Devine, 78210
Borrower's Name	10546 FM 1560 Land Trust - Trustee: Shannon L. Stephen
Today's Date	7/10/2015
Property Square Footage	1108
Will you be adding square footage?	yes approx 400- 540 for a total of 1,500 - 1,600sf
Final Number of Bedrooms	3.00
Final Number of Bathrooms	2.00
Estimated Time to Complete	90
Estimated # of Draw Requested?	N/A
Contractor's Name	To Be Determined
Contractor's Phone #	314-662-4084
Contractor's Email	investsatx@gmail.com

**Description of Work**

Soft Cost				
Item	Details/ Specification	Materials	Labor	Total
Permits	Work with Owner to secure permit	\$ -	\$ -	\$ 500
Architectural		\$ -	\$ -	\$ 2,800
Engineering		\$ -	\$ -	\$ 500
Legal		\$ -	\$ -	\$ -
Marketing		\$ -	\$ -	\$ -
Other		\$ -	\$ -	\$ -
<b>Soft Cost Total</b>		<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Item	Details/ Specification	Materials	Labor	Total
Management/ Developer Fee	In-House & Subs	\$ -	\$ -	\$ -
General Contractor Fee	In-House & Subs	\$ -	\$ -	\$ -
Other	Enter the Details of this Line Item Here	\$ -	\$ -	\$ -
<b>Other Soft Cost Total</b>		<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

<b>Total Soft Cost</b>		<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,800</b>
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Hard Cost				
Item	Details/ Specification	Materials	Labor	Total
Demolition	Interior bath and kitchen etc	\$ -	\$ -	\$ 1,200
Site Work/ Prep	roll-off can x 4	\$ -	\$ -	\$ 2,000
Foundation		\$ -	\$ -	\$ 13,000
Other		\$ -	\$ -	\$ -
<b>Pre-Construction/ Structural Total</b>		<b>\$ -</b>	<b>\$ -</b>	<b>\$ 16,200</b>

Item	Details/ Specification	Materials	Labor	Total
Roofing	40 squares x \$265 tear off and re-roof METAL ROOF	\$ -	\$ -	\$ 8,500
Framing	ad 400-500 sq ft along with interior framing	\$ 4,000	\$ 4,500	\$ 8,500
Decking	wood rott under old shingle roof \$500 allowance	\$ -	\$ -	\$ 500
Siding		\$ -	\$ -	\$ 1,500
Facsia/ Soffit/ Cornice		\$ -	\$ -	\$ -
Exterior Doors		\$ -	\$ -	\$ 1,000
Garage Doors		\$ -	\$ -	\$ -
Other		\$ -	\$ -	\$ -
<b>Framing Total</b>		<b>\$ 4,000</b>	<b>\$ 4,500</b>	<b>\$ 20,000</b>

Item	Details/ Specification	Materials	Labor	Total
HVAC Rough		\$ -	\$ -	\$ -
HVAC Trim Out		\$ -	\$ -	\$ 6,300
Electrical Service		\$ -	\$ -	\$ -
Electrical Rough		\$ -	\$ -	\$ 5,300
Electrical Final/ Fixtures		\$ -	\$ -	\$ 1,200
Plumbing Rough		\$ -	\$ -	\$ 6,000
Plumbing Top Out		\$ -	\$ -	\$ -
Plumbing Final/ Fixtures		\$ -	\$ -	\$ 1,300
Other		\$ -	\$ -	\$ -
<b>MEP Total</b>		<b>\$ -</b>	<b>\$ -</b>	<b>\$ 20,100</b>

**532 Devine, 78210**  
**Construction Budget Specifications**

Item	Details/ Specification	Materials	Labor	Total
Windows	\$2,000 is an allowance for windows until windows or specified	\$ -	\$ -	\$ 2,000
Interior Doors	\$900 is an allowance for prep work on original doors	\$ -	\$ -	\$ 900
Interior Trim		\$ 1,750	\$ 1,750	\$ 3,500
Insulation		\$ -	\$ -	\$ 1,200
Drywall		\$ 1,700	\$ 3,000	\$ 4,700
Interior Paint		\$ 800	\$ 2,200	\$ 2,300
Tile		\$ 3,000	\$ 3,000	\$ 6,000
Carpet		\$ -	\$ -	\$ -
Wood	assuming we can refinish floors under vinyl tile	\$ -	\$ -	\$ 3,000
Kitchen Countertops		\$ -	\$ -	\$ 2,200
Kitchen Cabinets	\$3,000 Allowance for kitchen and baths	\$ -	\$ -	\$ 3,000
Backsplash		\$ -	\$ -	\$ 750
Appliances	\$3,000 Allowance, it may be better for owner to supply but wanted a number included	\$ -	\$ -	\$ 3,000
Other - Kitchen		\$ -	\$ -	\$ -
Bathroom Cabinets		\$ -	\$ -	\$ -
Bathroom Vanity Tops		\$ -	\$ -	\$ -
Bathroom Floors		\$ -	\$ -	\$ -
Bathtubs/ Showers	Shower Door Frameless	\$ -	\$ -	\$ 1,300
Mirrors		\$ -	\$ -	\$ 1,000
Tub Surround		\$ -	\$ -	\$ -
Hardware		\$ -	\$ -	\$ -
Other - Bathroom.		\$ -	\$ -	\$ -
Other - Interior		\$ -	\$ -	\$ -
Other - Interior		\$ -	\$ -	\$ -
Other - Interior		\$ -	\$ -	\$ -
Other - Interior		\$ -	\$ -	\$ -
<b>Interior Total</b>		<b>\$ 7,250</b>	<b>\$ 9,950</b>	<b>\$ 34,850</b>

37450

Item	Details/ Specification	Materials	Labor	Total
Demo Existing Fence		\$ -	\$ -	\$ 500
Exterior Paint		\$ -	\$ -	\$ 3,000
Driveway/ Flatwork	Concrete fix and sealing	\$ -	\$ -	\$ 2,000
Pressure Wash		\$ -	\$ -	\$ -
Landscaping		\$ -	\$ -	\$ 1,500
Decks/ Patio	Front Patio Cover, 2 Bay covered parking, back deck	\$ 3,500	\$ 3,500	\$ 7,000
Rain Gutters		\$ -	\$ -	\$ -
Sprinkler System		\$ -	\$ -	\$ -
Fencing		\$ -	\$ -	\$ 3,500
Other - Exterior		\$ -	\$ -	\$ -
Other - Exterior		\$ -	\$ -	\$ -
Other - Exterior		\$ -	\$ -	\$ -
Other - Exterior		\$ -	\$ -	\$ -
<b>Exterior Total</b>		<b>\$ 3,500</b>	<b>\$ 3,500</b>	<b>\$ 17,500</b>

<b>Total Hard Cost</b>	<b>\$ 14,750</b>	<b>\$ 17,950</b>	<b>\$ 108,650</b>
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<b>Total Hard &amp; Soft Cost</b>	<b>\$ 14,750</b>	<b>\$ 17,950</b>	<b>\$ 112,450</b>
10.00% Project Contingency			
<b>Total Project Budget</b>	<b>\$ 14,750</b>	<b>\$ 17,950</b>	<b>\$ 112,450</b>

Borrowers Signature: \_\_\_\_\_

Date: 7/10/2015

Borrowers Name: 10546 FM 1560 Land Trust - Trustee: Shannon L. Stephen