

HISTORIC AND DESIGN REVIEW COMMISSION

September 05, 2018

HDRC CASE NO: 2018-429
ADDRESS: 436 DEVINE ST
LEGAL DESCRIPTION: NCB 2958 BLK 2 LOT 44
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Jnie Barrera
OWNER: Jnie Barrera
TYPE OF WORK: Construction of a rear carport
APPLICATION RECEIVED: August 22, 2018
60-DAY REVIEW: October 21, 2018

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a carport in the rear yard to feature a footprint of 400 square feet and an overall height of twelve (12) feet. The proposed new construction will accompany a new concrete slab and driveway for access to Sadie Street.

APPLICABLE CITATIONS:

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.

FINDINGS:

- a. The applicant has proposed to construct a carport in the rear yard to feature a footprint of 400 square feet and an overall height of twelve (12) feet. The structure was constructed circa 1910 in the Folk Victorian style and is first found on the 1912 Sanborn Map.
- b. **MASSING & FORM** – The Guidelines for New Construction notes that garages and outbuildings should be constructed to be subordinate to the primary historic structure, should be no larger than 40 percent of the primary historic structure’s footprint, should relate to the period of construction of the primary historic structure and should be located and oriented in a manner that is consistent with the historic development pattern found in the district. The proposed new construction is consistent with the Guidelines.
- c. **MATERIALS** – The applicant has noted the use of wood siding to match that found on the primary historic

structure, wood columns and beams and a standing seam metal roof. The proposed 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.

- d. DRIVEWAY – The applicant has proposed to install a new concrete driveway to provide access from the proposed accessory structure to Sadie Street, at the rear of the lot. The proposed width for the driveway is ten (10) feet, consistent with the Guidelines.

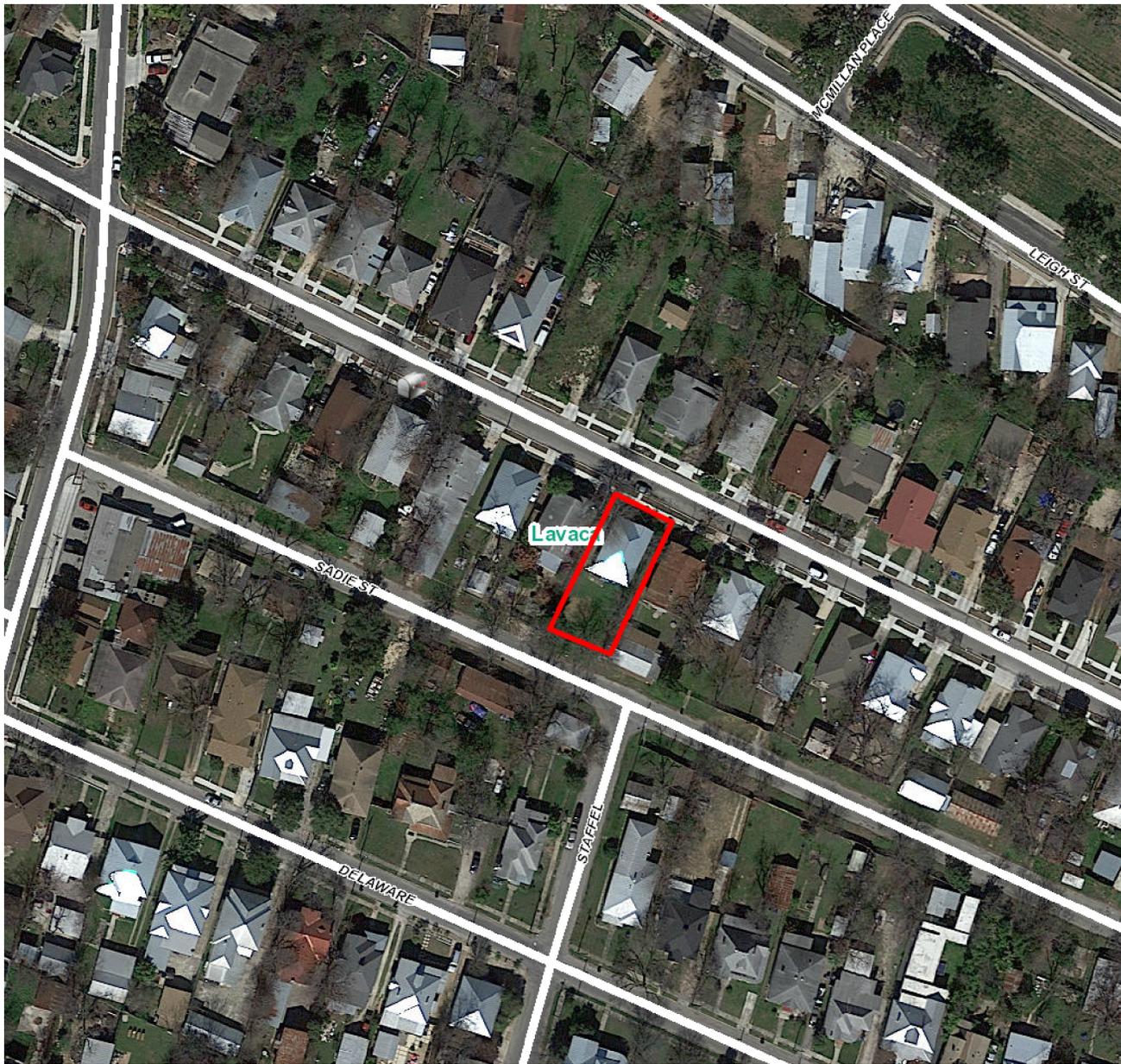
RECOMMENDATION:

Staff recommends approval based on findings a through d with the following stipulations:

- i. That the proposed standing seam metal roof feature a crimped ridge seam, panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height and a standard galvalume finish. An inspection is to be scheduled with OHP staff 24 hours prior to installation to ensure that a large profile, industrial ridge cap is not used.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Aug 27, 2018

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436 Devine St

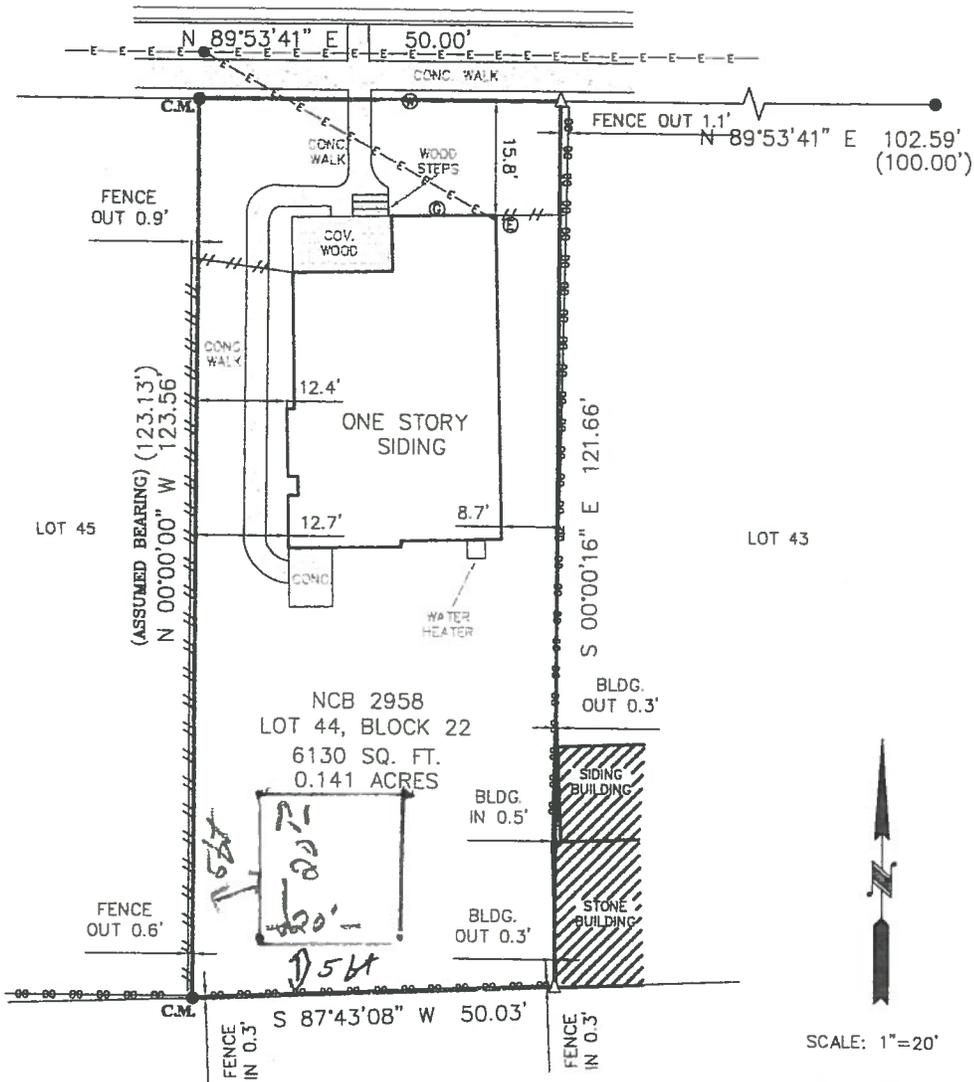
Sadie St

OFFICE OF SAN ANTONIO
 PLANNING & COMMUNITY
 DEVELOPMENT DEPARTMENT

2010 AUG 15 PM 2:59

DEVINE STREET

(50' R.O.W.)



INDIANA STREET

(52.6' R.O.W.)

NOTE: BEARINGS SHOWN HEREON ARE ASSUMED.

NOTE: NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.

SCALE: 1"=20'

THIS SURVEY IS
 ACKNOWLEDGED AND
 IS ACCEPTED:

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. 0415 C, 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.shtm>.



Property Address:
 436 DEVINE STREET
Property Description:
 LOT 44, BLOCK 2, NEW CITY BLOCK 2958, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

Owner:
 JANIE BARRERA

FIRM REGISTRATION NO.
 1011700

Westar Alamo
 LAND SURVEYORS, L.L.C.
 P.O. BOX 1036 HELOTES, TEXAS 78023-1036
 PHONE (210) 372-9500 FAX (210) 372-9999

- LEGEND**
- = CALCULATED POINT
 - = FND 1/2" IRON ROD
 - () = RECORD INFORMATION
 - B.S. = BUILDING SETBACK
 - C.M. = CONTROLLING MONUMENT
 - = WOOD FENCE
 - = POWER POLE
 - = OVERHEAD ELECTRIC
 - = CHAIN LINK FENCE
 - = 1/2" IRON ROD TO BE SET
 - = ELECTRIC METER
 - = WATER METER
 - = GAS METER
- DRAWN BY: JW



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.


 MARK J. EWALD
 Registered Professional Land Surveyor
 Texas Registration No. 5095

2018 AUG 22 PM 3: 21

CLIENT



PRINT REDUCTION BAR | A3 SHEET

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Allison Hu, Registered Architect (TX)
609 Hays Street
San Antonio, TX 78202
allison@pseast.org

NO.	REVISION	DATE

436 Devine St.

FOR REVIEW ONLY - NOT FOR CONSTRUCTION

SITE PLAN

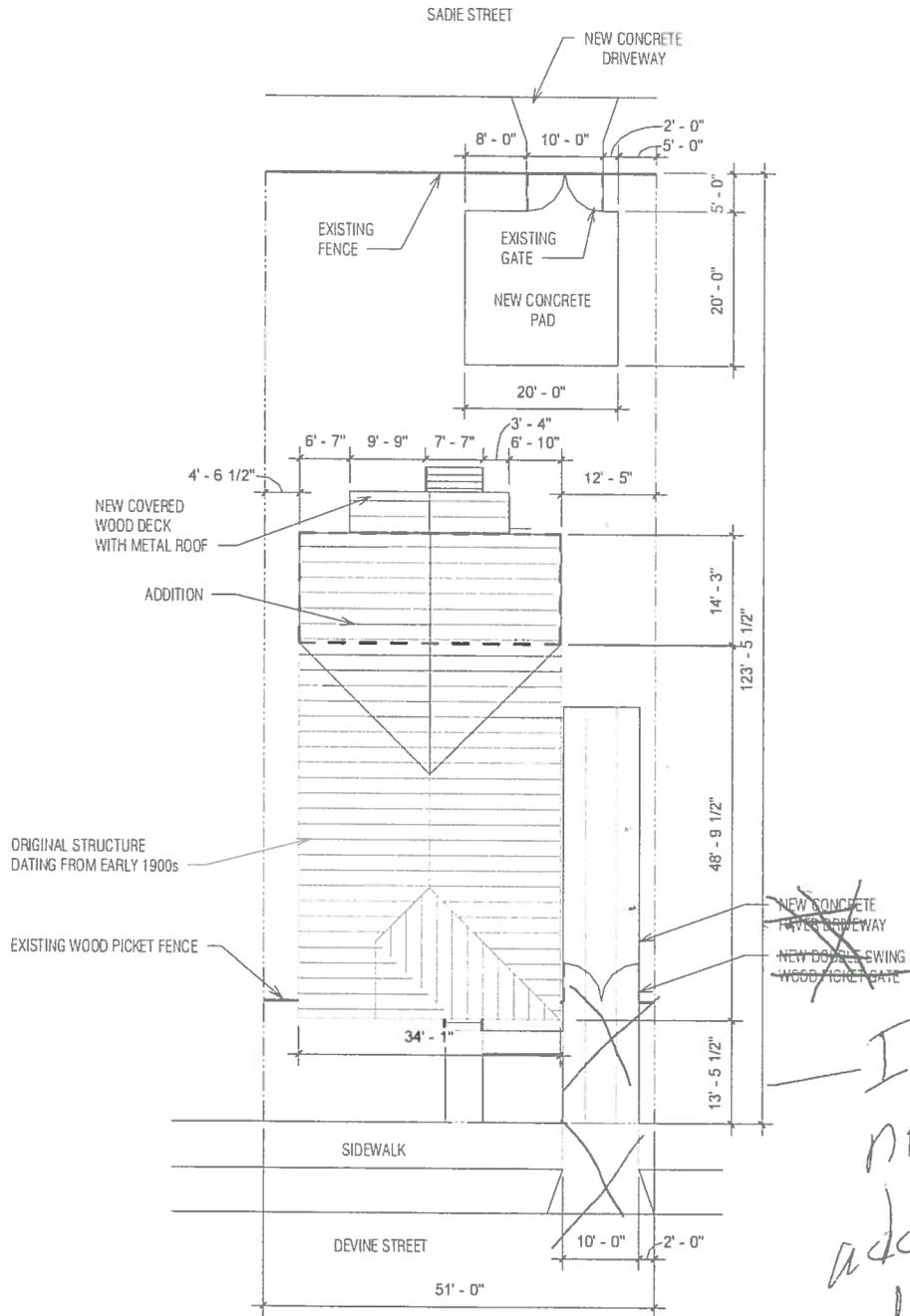
SCALE: 1/16" = 1'-0"

DRAWN: Audie

JOB / DRAWING NO.

001-06 A102

REVISION



~~NEW CONCRETE PAVED DRIVEWAY~~
~~NEW DOUBLE SWING WOOD PICKET GATE~~

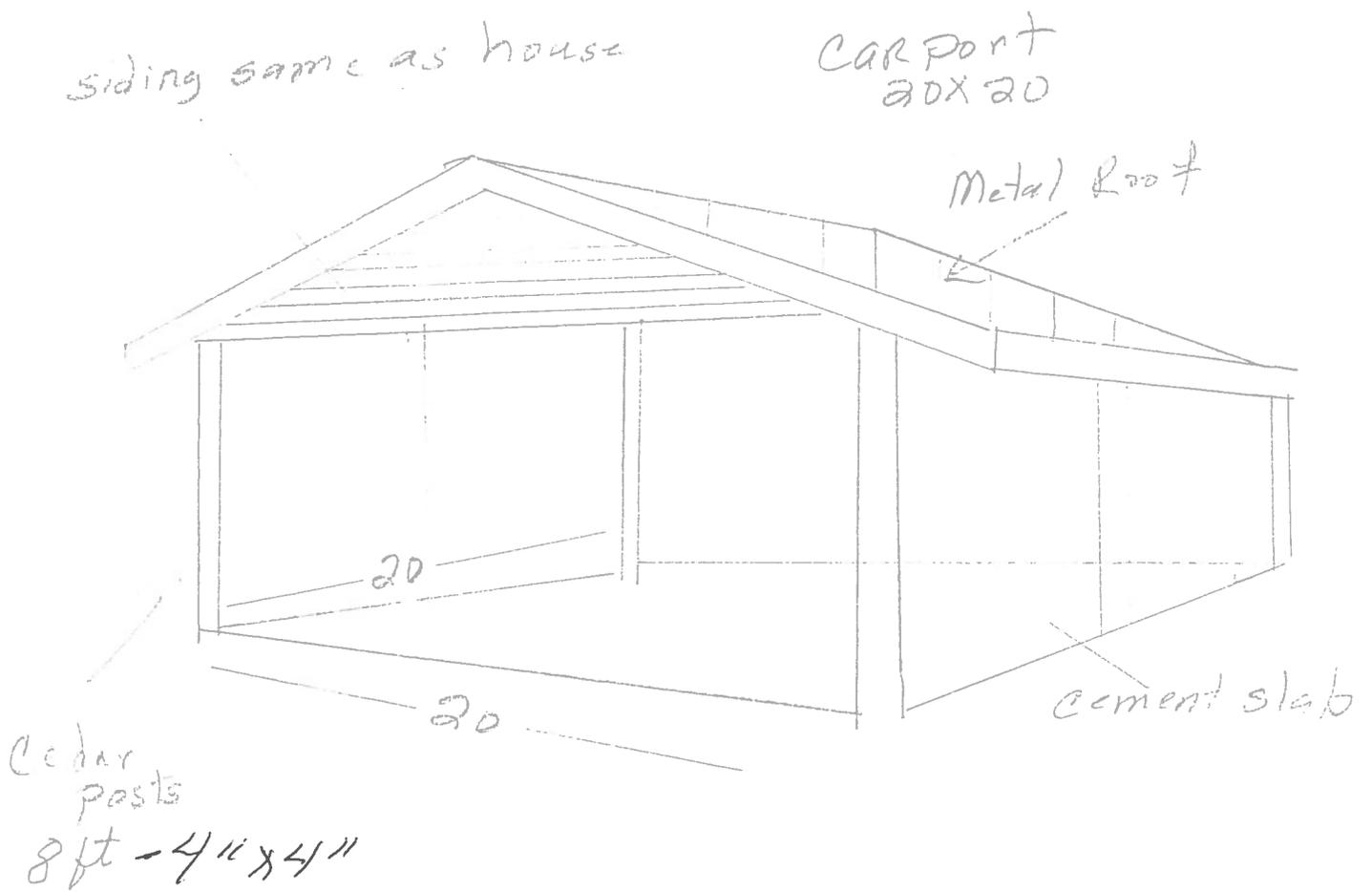
I am not adding driveway
EB

1

Site Plan

1/16" = 1'-0"





The proposed carport design is simple. Open design with cedar posts and wooden framing. The hip roof will have the same siding as the house. New wood siding with profile and paint finish to match existing house siding. New standing seam metal roof to match roof on house. The ceiling height will be 8 feet. The roof height will be 12 feet. The structure will be 20 ft x 20 ft. The floor base will be cement slab

6 4"x4" posts