

## HISTORIC AND DESIGN REVIEW COMMISSION

March 21, 2018

**HDRC CASE NO:** 2018-111  
**ADDRESS:** 407 DEVINE ST  
**LEGAL DESCRIPTION:** NCB 2957 BLK 1 LOT 2 W 10 FT OF 3  
**ZONING:** R-5, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Lavaca Historic District  
**APPLICANT:** Adriene Wilson  
**OWNER:** Adriene Wilson  
**TYPE OF WORK:** Replace existing carport with similar materials and same dimensions  
**APPLICATION RECEIVED:** February 16, 2018  
**60-DAY REVIEW:** April 17, 2018  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to construct a carport at the rear of the lot.

### APPLICABLE CITATIONS:

#### 9. Outbuildings, Including Garages

##### A. MAINTENANCE (PRESERVATION)

i. *Existing outbuildings*—Preserve existing historic outbuildings where they remain.

ii. *Materials*—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. Refer to maintenance and alteration of applicable materials above, for additional guidelines.

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

i. *Garage doors*—Ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. When not visible from the public right-of-way, modern paneled garage doors may be acceptable.

ii. *Replacement*—Replace historic outbuildings only if they are beyond repair. In-kind replacement is preferred; however, when it is not possible, ensure that they are reconstructed in the same location using similar scale, proportion, color, and materials as the original historic structure.

iii. *Reconstruction*—Reconstruct outbuildings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the primary building and historic patterns in the district. Add permanent foundations to existing outbuildings where foundations did not historically exist only as a last resort.

#### 3. Materials and Textures

##### A. NEW MATERIALS

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.

### FINDINGS:

- a. The structure at 407 Devine was constructed circa 1920 featuring a standing seam metal roof with a front dormer, a porch with wood deck and railing. The lot featured a non-contributing carport that was approved for demolition in late 2017.
- b. CARPORT - The applicant is requesting to construct a new carport featuring wood framing and corrugated metal roofing to feature 16 feet in width, 32 feet in length, and 10 feet in height to be located at the rear of the property.
- c. Per the Guidelines for New Construction 9.B.ii and iii, the design of the new accessory structures should be based

on the architectural style of the primary building and historic patterns within the district or be in the same location with a similar scale, proportion, color, and materials to the existing structure. Staff finds that the proposed location and wood framing consistent with the Guidelines. Staff finds that a standing seam metal roof or a v crimp roof would be more appropriate than corrugated metal.

**RECOMMENDATION:**

Staff recommends approval to install a new rear carport based on findings b and c with the stipulation that the proposed roof feature standing seam metal with seams that are 1 to 2 inches in height, panels that are 18 to 21 inches in width, a crimped ridge seam and a standard galvalume finish or a v crimp roof.

**CASE MANAGER:**

Huy Pham



## Flex Viewer

Powered by ArcGIS Server

Printed: Mar 16, 2018

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Mar 14, 2018 at 9:27:07 AM  
402 Devine St  
San Antonio TX 78210  
United States



404 Devine St  
San Antonio, Texas



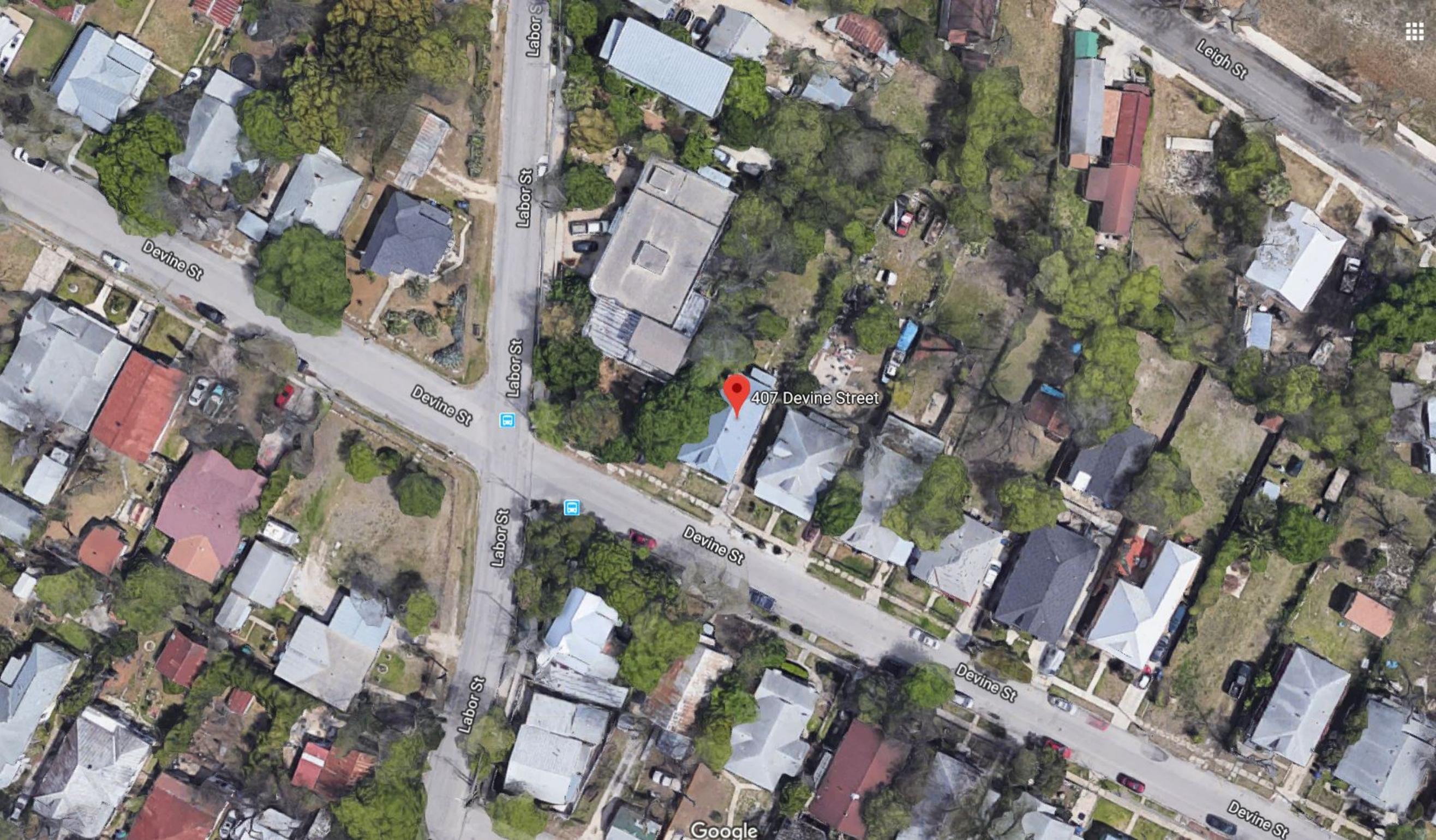
Google, Inc.



Street View - Jun 2016



Google



Leigh St

Devine St

Labor St

Labor St

Labor St

Devine St

407 Devine Street



Devine St

Labor St

Devine St

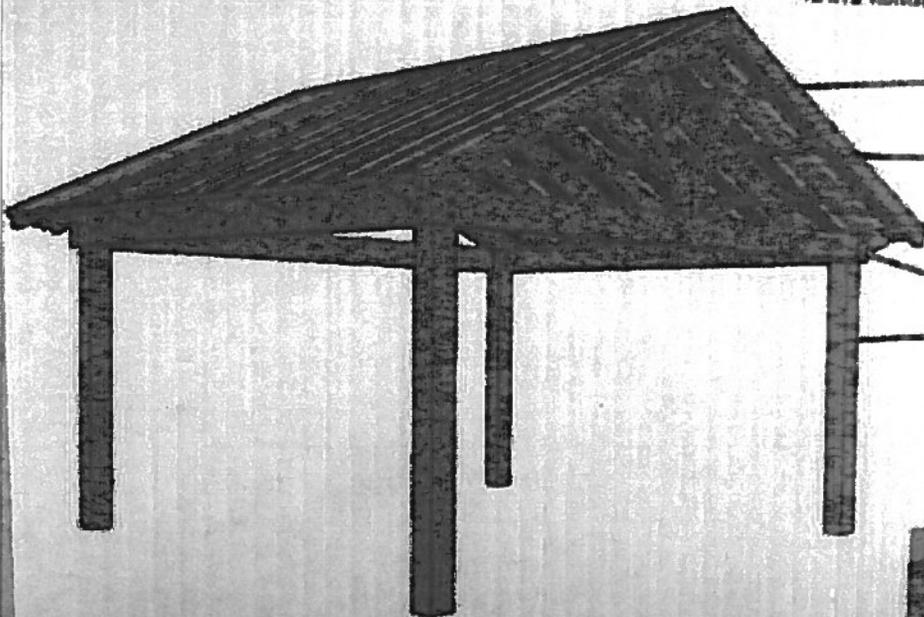
Google

Devine St

Open

# Ranch

installed pavilions starting from **\$4,899\***  
\*12'x12' Ranch Pavilion Base Price



- 26 ga. Galvalume Metal, R-Panel, 6/12 Pitch
- 2"x8" Rafters, 24" On-Center with Wind Shear Bolts
- 2"x4" Cedar Purlins
- 4"x8" Notched Headers
- 6"x8" Posts, 16' Max. Spacing



Ceiling Detail

Pavilion posts are typically 1' inside the roof line.  
For example, if your pavilion canopy is a 14'x10',  
your post footprints will be 12'x12'.

# Providence

installed pavilions starting from **\$22,309\***



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