

HISTORIC AND DESIGN REVIEW COMMISSION

September 20, 2017

HDRC CASE NO: 2017-458
ADDRESS: 323 DEVINE ST
LEGAL DESCRIPTION: NCB 725 BLK 7 LOT 11 & 12 AT 323 DEVINE
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Nate Manfred/French & Michigan
OWNER: Chris Coffey Megan Luke
TYPE OF WORK: Porch Restoration; Screen restoration
REQUEST:

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

1. Perform rehabilitative scopes of work including painting, wood window repair and wood window screen repair.
2. Reconstruct the wrap around porch.

APPLICABLE CITATIONS:

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

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.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
- ii. Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
- iii. Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
- iv. Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.
- v. Reconstruction*—Reconstruct porches, balconies, and porte-cocheres 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 building and historic patterns.

FINDINGS:

- a. The structure at 323 Devine was constructed circa 1900 and is found on both the 1904 and 1912 Sanborn Maps. The structure was constructed in the Folk Victorian style and originally featured a wraparound porch. Elements that currently exist are both front and side window bays, front and side gabled roofs and a hipped roof.
- b. REHABILITATION – The applicant has proposed rehabilitative scopes of work that include repair to the original wood windows, wood window screens and painting the structure. Staff finds the proposed rehabilitative scopes of work to be appropriate and consistent with the Guidelines for Exterior Maintenance and Alterations.
- c. PORCH RECONSTRUCTION – As noted on Sanborn Maps, this historic structure once features a wraparound

front porch. At this time, the applicant has proposed to reconstruct the porch to match the footprint noted on the 1912 Sanborn Map. The applicant has proposed for the reconstructed porch to feature a standing seam metal roof, decorative round wood columns, lap siding for skirting, $\frac{3}{4}$ " tongue and groove decking and a depth of 6' – 3". Per the Guidelines for Exterior Maintenance and Modifications, porches should be reconstructed based on accurate evidence of the original. If no such evidence exists, the design should be based the architectural style of the house. Staff finds the proposed porch restoration to be architecturally appropriate and consistent with the Guidelines.

- d. RAILING – The applicant has proposed porch railings for the proposed reconstructed porch. Staff finds the installation of railing to be appropriate; however, a dimensioned detail should be provided to staff.

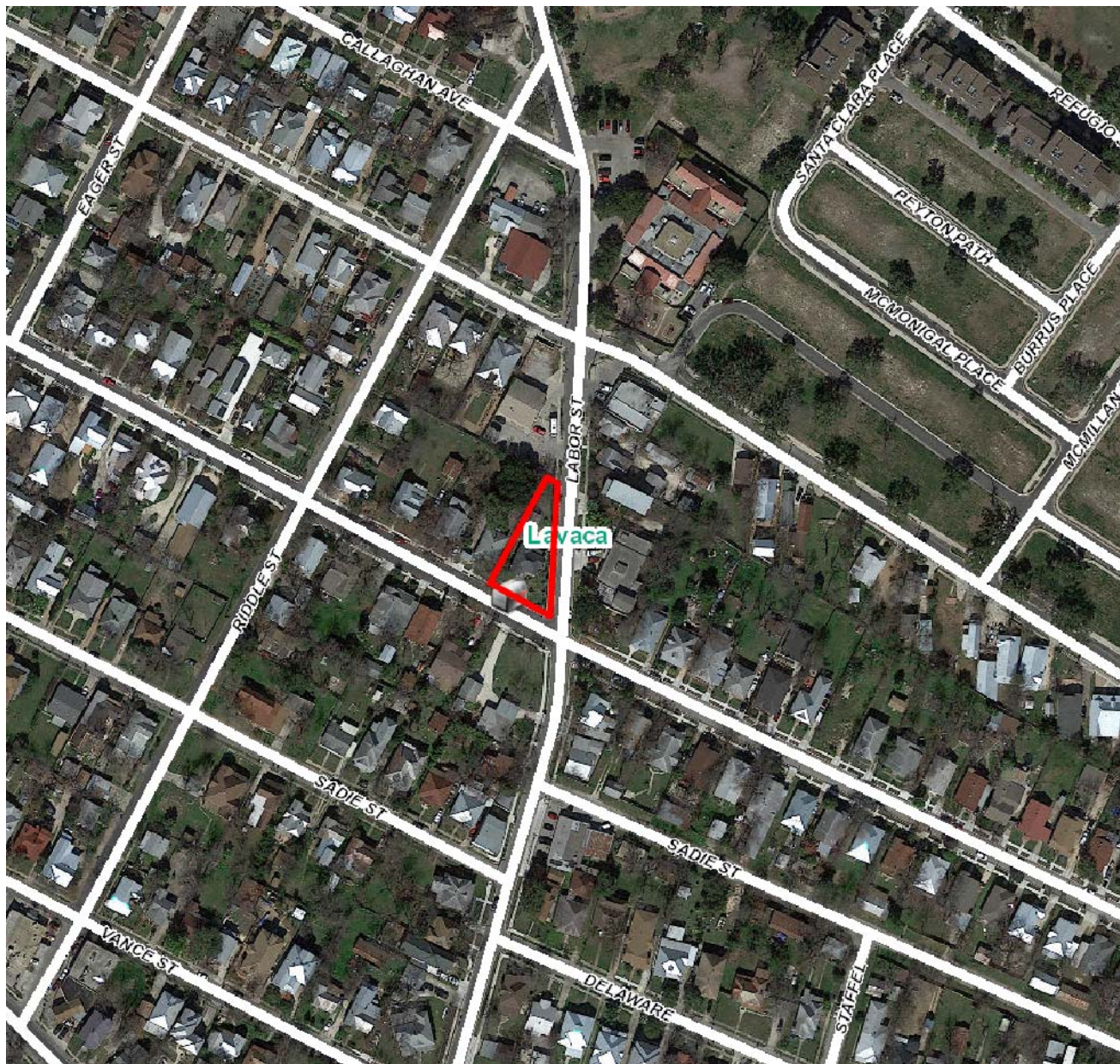
RECOMMENDATION:

Staff recommends approval as submitted based on findings a through c with the following stipulations:

- i. That a detailed elevation and photo of a porch within the Lavaca Historic District that will serve as an example for the proposed reconstruction be submitted to staff for review prior to the issuance of a COA. The detailed elevation should also include a railing detail.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Sep 14, 2017

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Am Stop



323 Devine Street

Labor St

Labor St



Devine St

Labor St

Devine St

Devine St

Devine St

Devine St

252

249

250

249

250

251

253

2

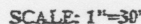
257

323



As noted from FEMA's FLOOD INSURANCE RATE MAP, Community No. 50045, Panel No. DRI F, Panel Dated 02-15-85, this tract is in Zone(s) X, and is not in a special flood hazard zone. This flood zone information is to be used for informational purposes only. This surveyor does not certify to any information provided by FEMA.

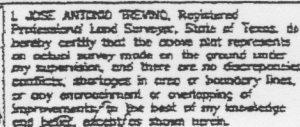
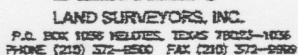
NOTE
HEARINGS SHOW: PERSON ARE BASED ON DEED
RECORD INDICATED BELOW.



323 DEVON STREET

RUELL M. RYHUS AND MARILYN J. RYHUS

1ST TO AND IN BLOCK 7, CITY BLOCK 725, IN THE CITY OF SAN ANTONIO, TEXAS, BEHAR COUNTY, TEXAS, AND BEING THE SAME PROPERTY AS DESCRIBED BY
DEEDS AND RECORDS OF BEHAR COUNTY, TEXAS, TO WIFE A. MCCUFFEE TO SOTO ROBLES, AS RECORDED IN VOLUME
57, PAGE 78, REAL PROPERTY RECORDS OF BEHAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED HERETO AND
MADE A PART HEREOF.



JOSE ANTONIO TREVINO
Registered Professional Land Surveyor
Texas Registration No. 5552

JOB NO	21983
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DATE: JUNE 23 2006

LIBRATED ON



323 Devine Street
San Antonio, Texas 78210

Existing Exterior House Photos – September 2016





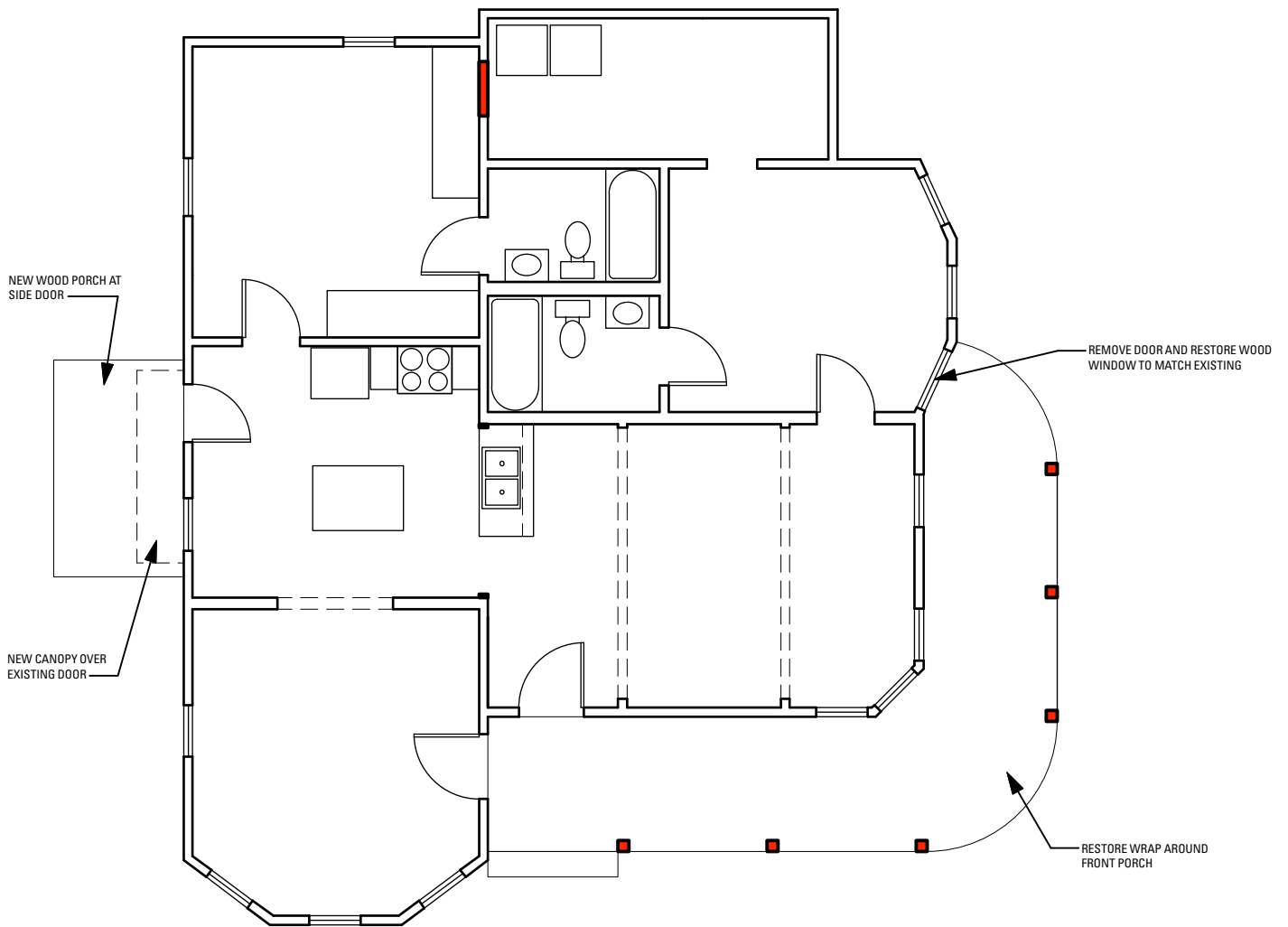
Historic Wrap Around Porch Precedents



327 Cedar – San Antonio, Texas 78210



303 Mission – San Antonio, Texas 78210



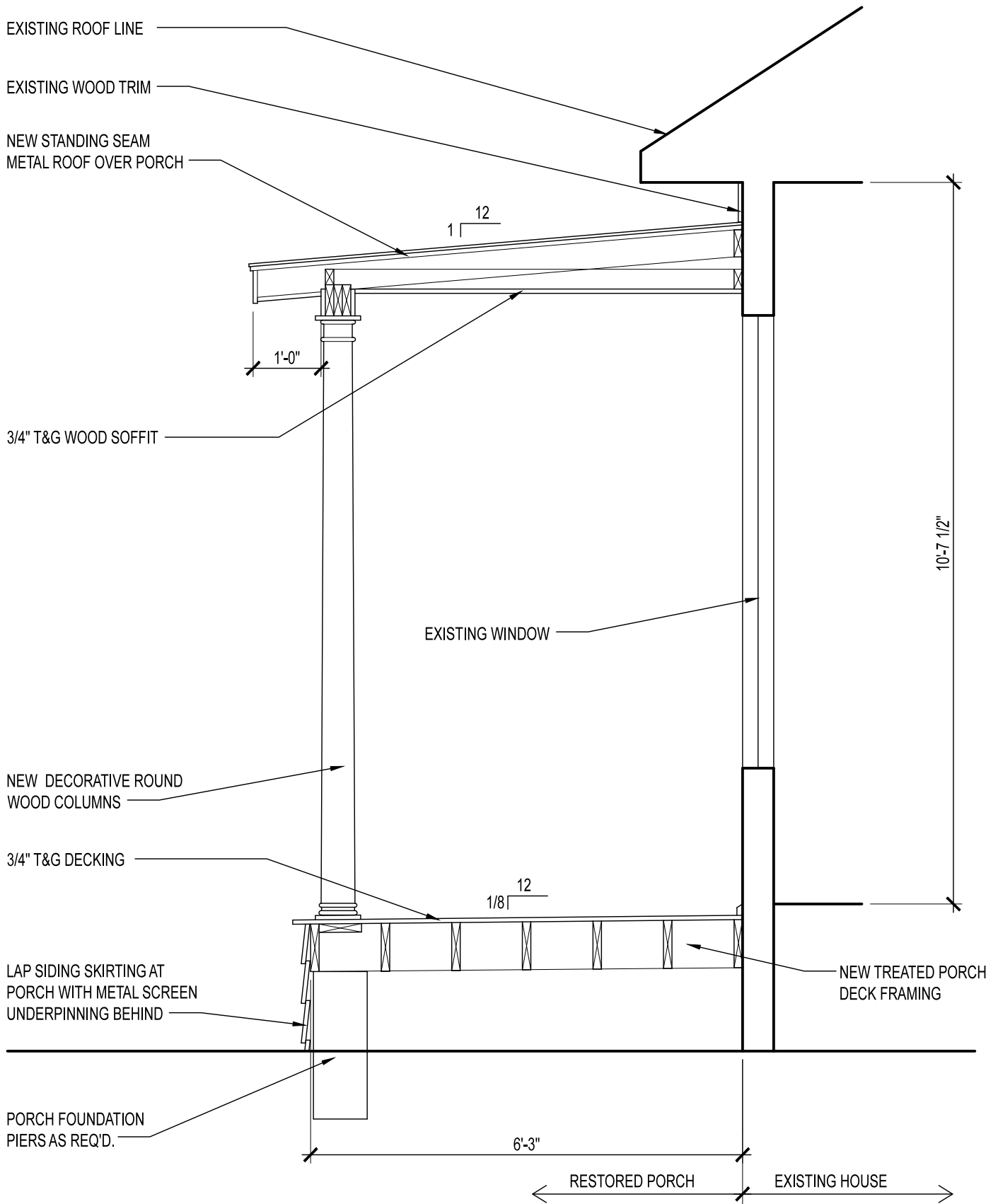
323 DEVINE ST. - REMODEL PLAN

scale: 1/8" = 1'-0"

09.19.2016



FRENCH & MICHIGAN



323 DEVINE ST - PORCH RESTORATION - PORCH SECTION

SCALE: 1/2" = 1'-0"

SEP. 29, 2016



9.28.2016

DJR

PPU11-01

Royal Orchard
PPU11-01^D



PPU1-16

Haitian Flower
PPU1-16^D



PPU24-15

Mission White
PPU24-15^U

