

HISTORIC AND DESIGN REVIEW COMMISSION

October 02, 2019

HDRC CASE NO: 2019-578
ADDRESS: 408 DEVINE ST
LEGAL DESCRIPTION: NCB 2958 BLK 2 LOT 51
ZONING: R-5, H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Scott Mathis/Kustom Beam
OWNER: Meg Garoutte
TYPE OF WORK: Installation of a carport, reroofing, and gate replacement
APPLICATION RECEIVED: September 16, 2019
60-DAY REVIEW: November 15, 2019
CASE MANAGER: Huy Pham
REQUEST:

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

1. Construct a detached wood carport with an alley way approach and crushed granite driveway.
2. Install an alley way metal-framed wood gate with interior sliding/swinging mechanism.
3. Replace the existing standing seam metal roof with a composition shingle roof.

APPLICABLE CITATIONS:

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.

5.Guidelines for Site Elements

2.Fences and Walls

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.

6.PRIVACY FENCES AND WALLS

- i. Relationship to front façade—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.

2. Guidelines for Exterior Maintenance and Alterations

3. Materials: Roofs

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.

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.

FINDINGS:

- a. The primary structure at 408 Devine was constructed circa 1910 in the Craftsman style and first appears on the 1911 Sanborn map. The single-family, one-story structure features a primary front facing gable with a secondary gable over the offset porch, a standing-seam metal roof, reconstructed tapered columns over square brick bases, wood deck, siding, and windows, and a rear addition that features composite siding and vinyl windows.
- b. CARPORT – The applicant has proposed to construct a carport measuring 20’ – 8” wide, 19’ – 8” deep, and 14’ – 4” tall in the rear yard with rear alleyway access. The proposed carport is to feature wood framing and a metal roof. The carport will cover a proposed crushed granite parking pad. Staff finds that the simple carport structure is consistent with the Guidelines for New Construction 4.5.A and B in its massing, form, size, character, orientation, and setback in respect to the primary historic structure, neighboring historic structures and rear yards.
- c. REAR GATE – The applicant has proposed to replace the existing wood privacy gate from the rear alley with a metal framed wood fence with interior sliding mechanism. The height of the fence should be limited to the existing fence height, or no taller than 6 feet at any portion. Staff finds that the proposed fence is generally appropriate with the Guidelines for Site Elements 5.2.B.
- d. REROOF – The applicant has proposed to reroof from standing-seam metal to a composition shingle roof. Staff finds the structure originally featured a metal roof per the Sanborn map and should be repaired in-place or replaced in-kind if found deteriorated beyond repair.

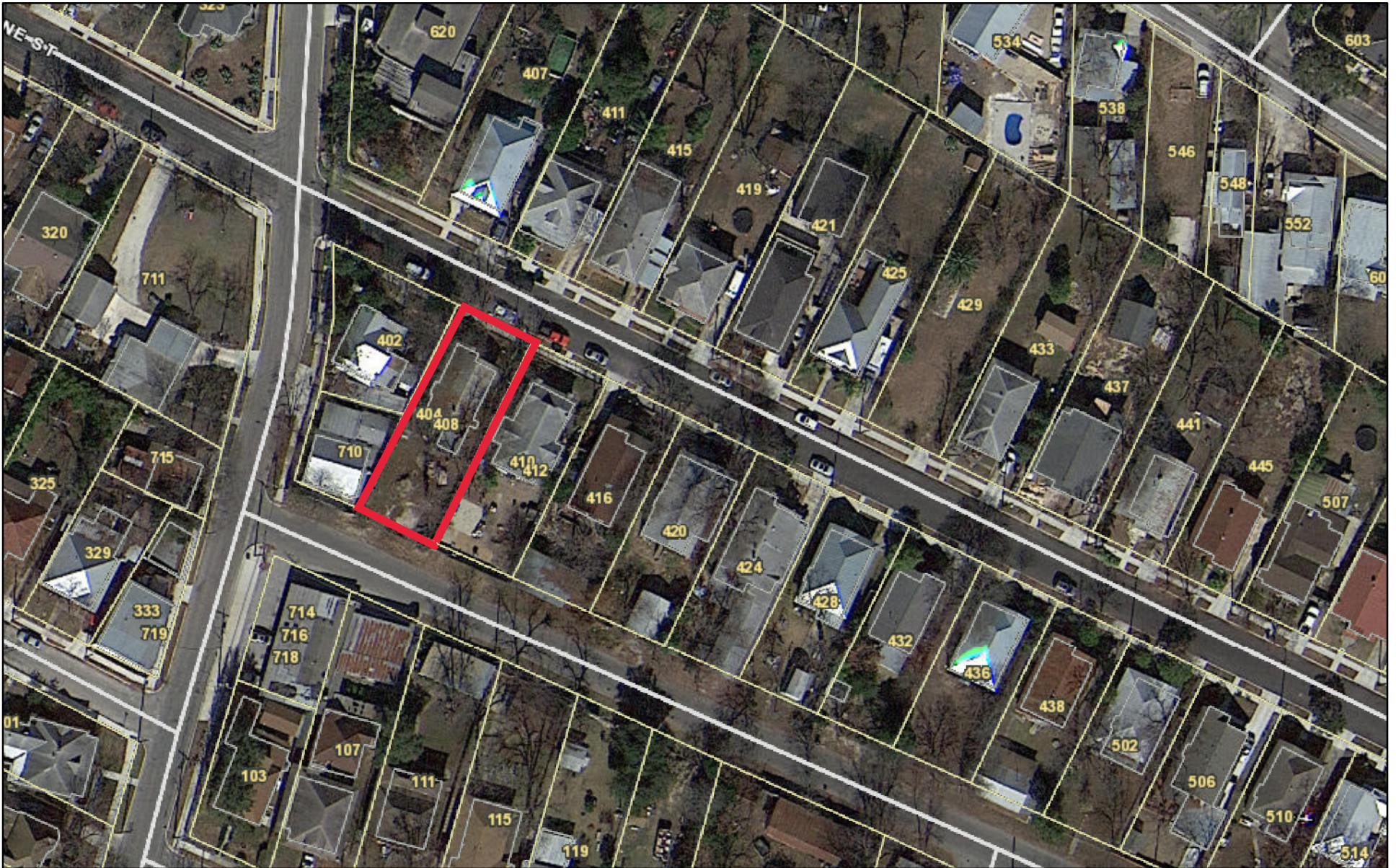
RECOMMENDATION:

Staff recommends approval of item 1) carport and 2) rear gate with the following stipulations:

- i. That no portion of the rear gate exceed the height of the existing wood privacy fence or exceed 6 feet in height.
- ii. That no portion of the rear gate’s mechanical equipment be visible from the right-of-way.
- iii. That the applicant comply with all setback requirements as required by Zoning and obtains a variance from the Board of Adjustment, if applicable.

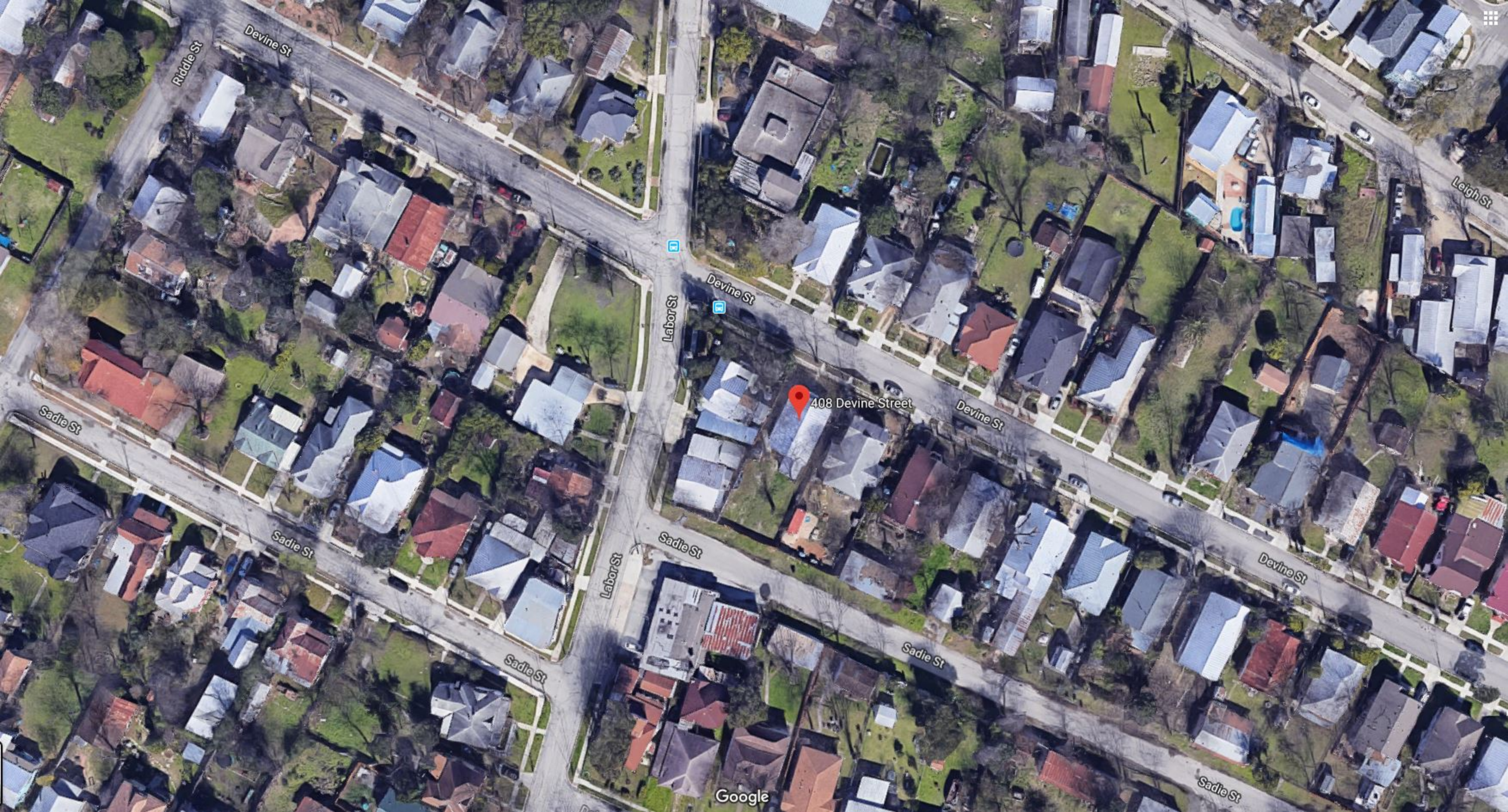
Staff does not recommend approval of item 3) changing roof material. The property is eligible for administrative approval of in-kind reroofing with standing-seam metal.

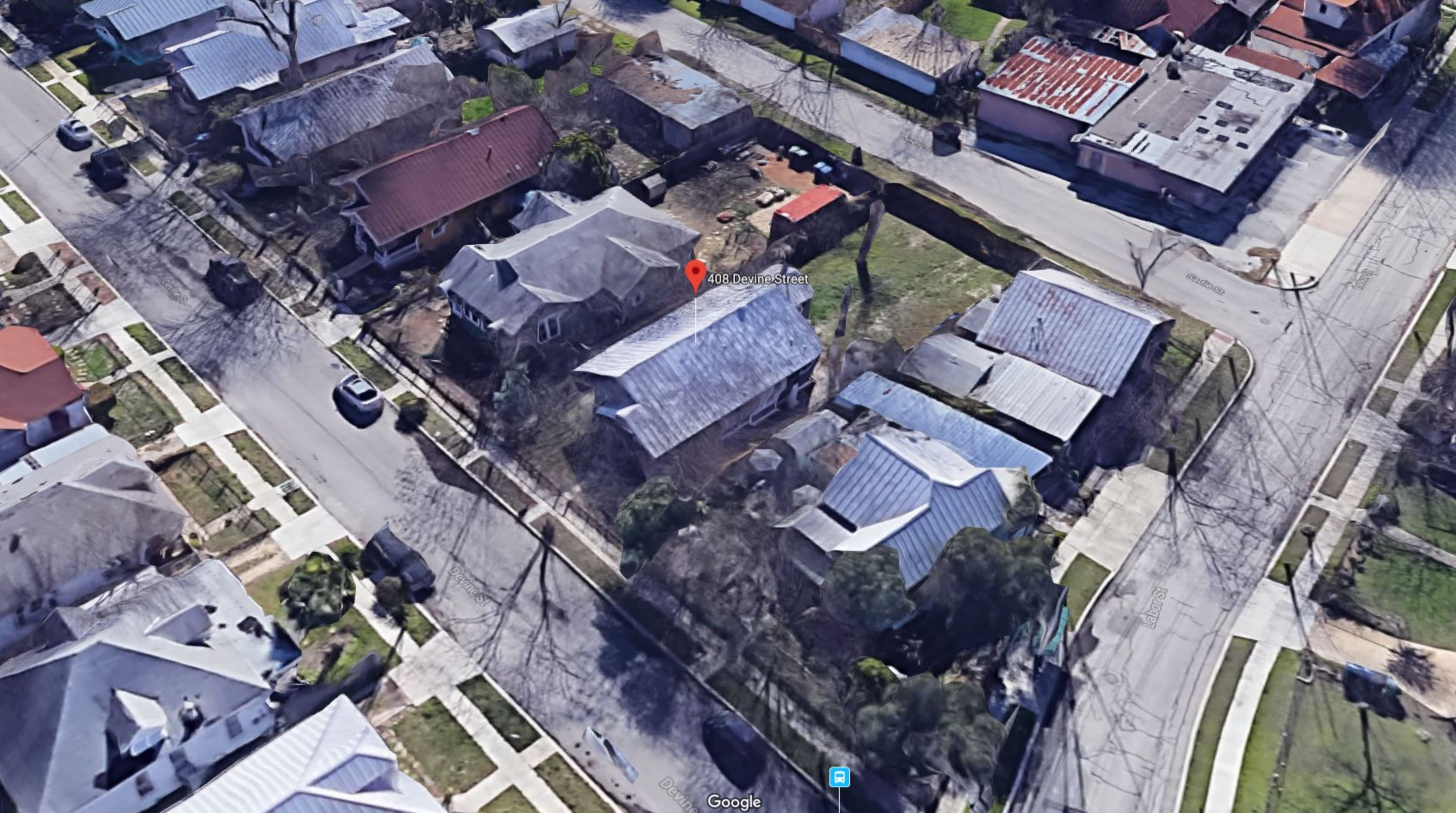
408 Devine St



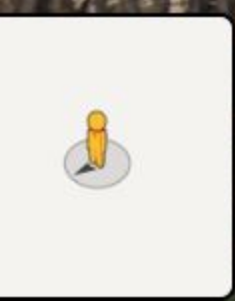
September 24, 2019







408 Devine Street



SPINDRIFT, LLC
LLED 0.064 AC. TRACT
VOL. 16427, PG. 768)

EDGE OF PVMT.

Gate 14' x 6'

N. IRR 83.8' OF
LOT 52

N 26°26'31" E 135.43' (F.M.)
133.4' (NCB MAP)

LOT 51, BLOCK 2
N.C.B. 2958

6648 SQ. FT.
0.15 ACRES

CARPORT

WOOD
FENCE

S 52°25'12" W 0.90'
FROM FNC. POST

ONE STORY
SIDING

WATER
HEATER

METAL
SHED

BRICK
PATIO

WOOD
DECK

CHAINLINK
FENCE

S 25°56'18" W 133.78' (F.M.)
131.93' (NCB MAP)

LOT 50

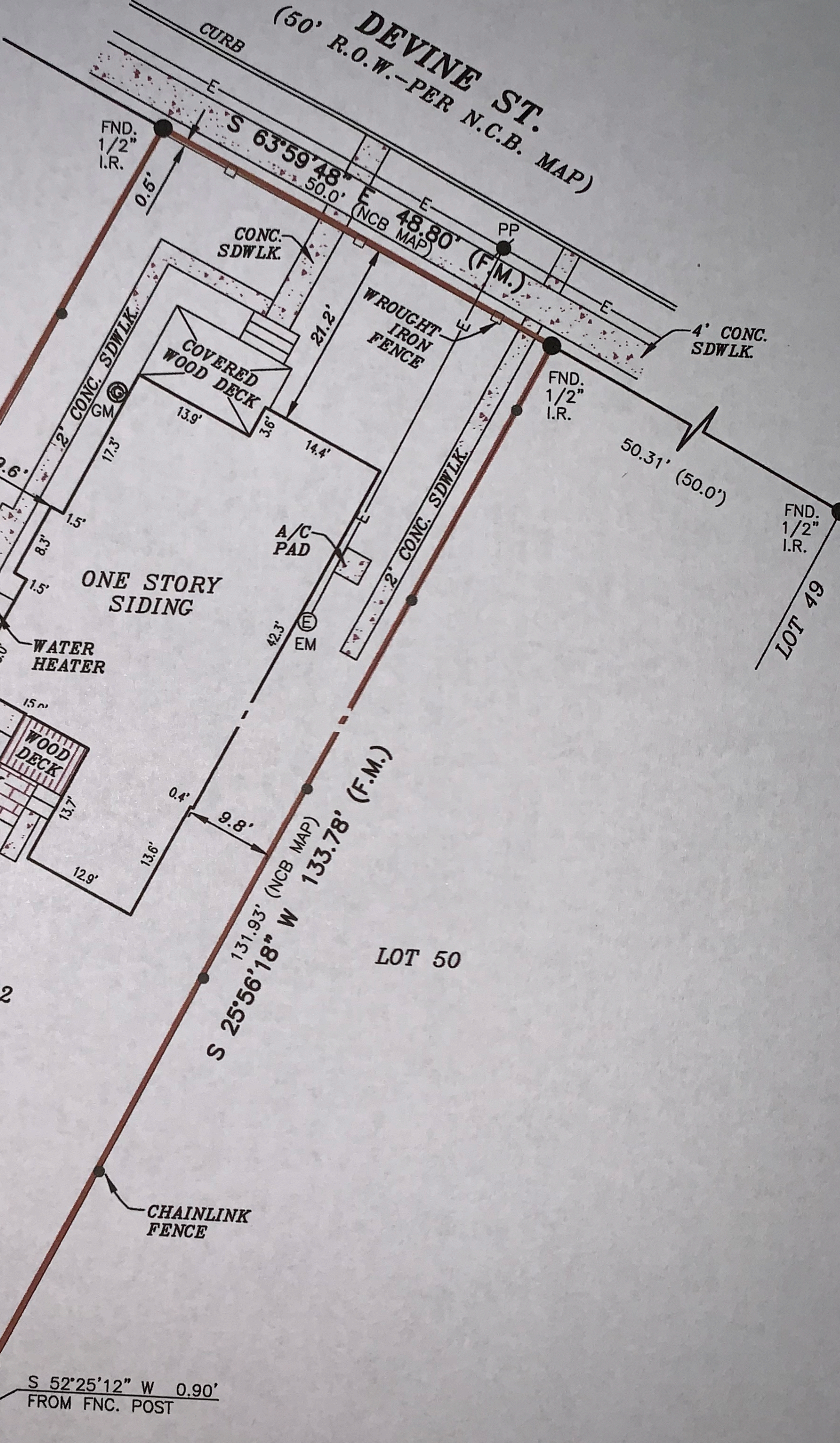
DEVINE ST.
(50' R.O.W. - PER N.C.B. MAP)

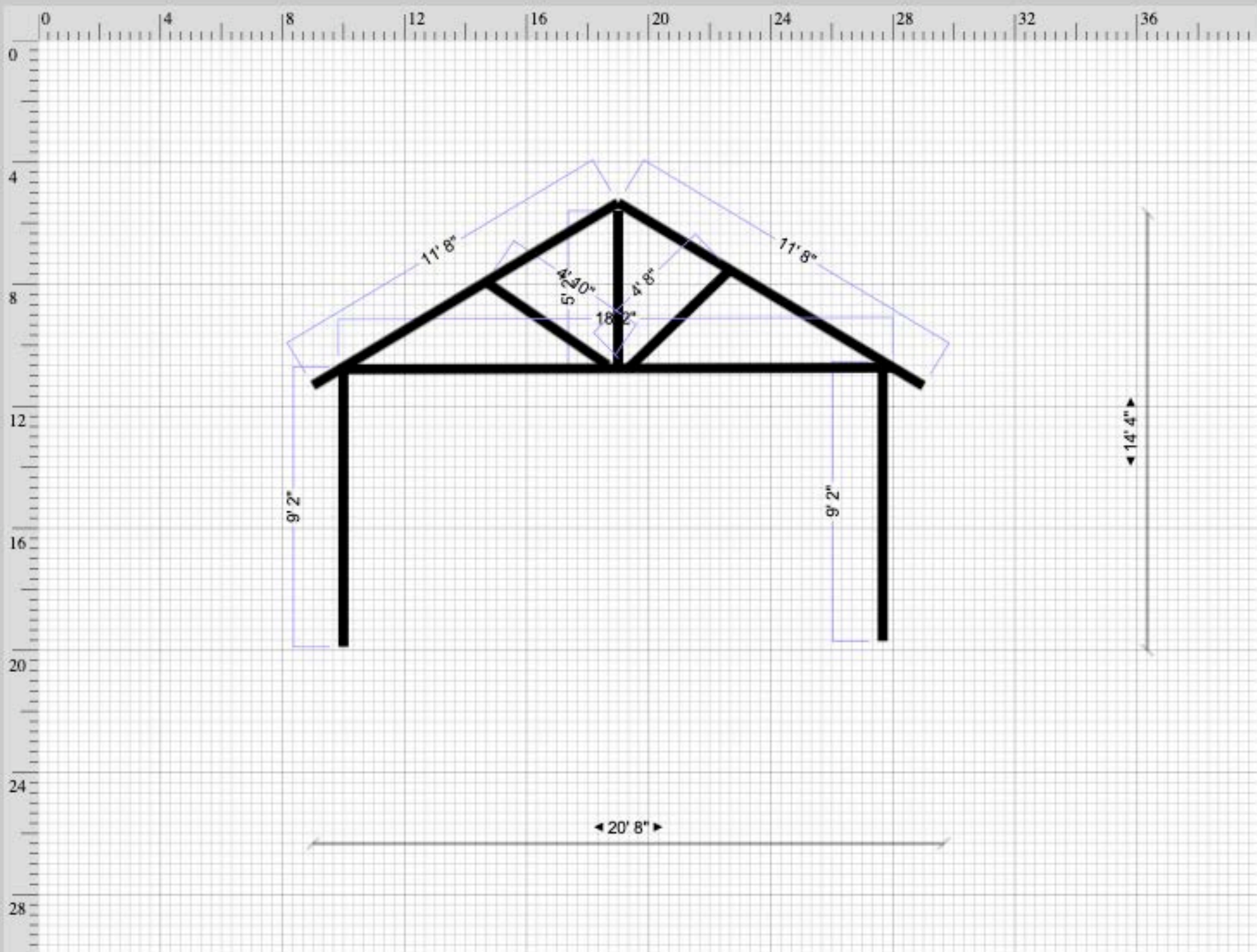
S 63°59'48" E 50.0' (NCB MAP)

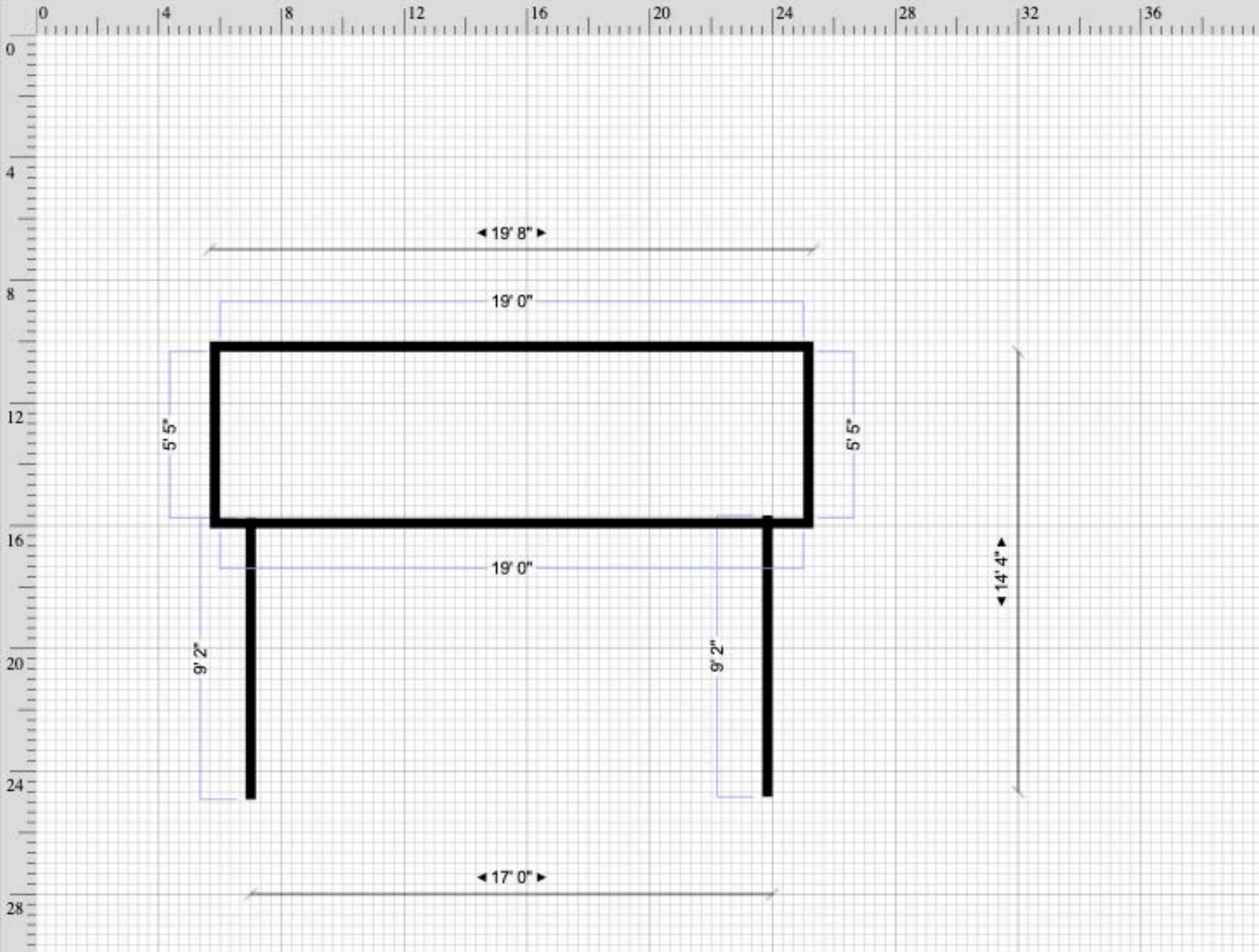
E 48.80' (F.M.)

50.31' (50.0')

LOT 49











Visual search