

# HISTORIC AND DESIGN REVIEW COMMISSION

April 07, 2021

**HDRC CASE NO:** 2021-146  
**ADDRESS:** 535 DEVINE ST  
**LEGAL DESCRIPTION:** NCB 2957 BLK 1 LOT 21  
**ZONING:** R-5,H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Lavaca Historic District  
**APPLICANT:** Jonathan Reynolds/Reyven Contracting  
**OWNER:** Reyven Contracting  
**TYPE OF WORK:** Construction of a rear addition, exterior modifications, site modifications  
**APPLICATION RECEIVED:** March 18, 2021  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Stephanie Phillips

## REQUEST:

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

1. Replace the concrete front porch on the primary structure with wood decking.
2. Replace the front porch columns with 6x6" wood posts.
3. Construct a rear addition and deck measuring approximately 500 square feet.
4. Modify the rear casita, to include the replacement of a garage door with a window and removal of a carport.
5. Install a new concrete driveway.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 2, 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. *Facade 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.

### 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.
- iv. *Screens and shutters*—Preserve historic window screens and shutters.
- v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

## 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.
- ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- 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.

### 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.

## 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.

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

i. *Replacement features*—Ensure that features such as decorative vents and grilles and lattice panels are replaced in-kind when deteriorated beyond repair. When in-kind replacement is not possible, use features matching in size, material, and design. Replacement skirting should consist of durable, proven materials, and should either match the existing siding or be applied to have minimal visual impact.

ii. *Alternative materials*—Cedar piers may be replaced with concrete piers if they are deteriorated beyond repair.

iii. *Shoring*—Provide proper support of the structure while the foundation is rebuilt or repaired.

iv. *New utilities*—Avoid placing new utility and mechanical connections through the foundation along the primary façade or where visible from the public right-of-way.

## 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.

## FINDINGS:

- a. The primary structure at 535 Devine St is a 1-story residential structure constructed circa 1940 in the Minimal Traditional style with Craftsman influences. The structure features woodlap siding, one over one wood windows, a cross gable roof configuration with a dominant front gable and recessed front porch, and non-original wrought iron columns. The structure is contributing to the Lavaca Historic District. The property also contains a 1-story rear accessory structure constructed out of cinderblocks.
- b. **PORCH MODIFICATIONS** – The applicant has proposed to remove the non-original wrought iron columns and replace them with wood columns measuring 6x6 inches. The applicant has also stated in their submitted narrative their intent to replace and/or top the existing concrete porch with wood decking. Staff generally finds the request appropriate for this structure based on the existing condition, the structure's construction period, and the recessed nature of the porch from the street. Staff finds that the columns should meet staff's standard stipulations included in the recommendation.

- c. **ADDITION: FOOTPRINT** – The applicant as proposed to construct a new addition to the primary structure, to include interior conditioned space and a rear deck. The addition will measure approximately 500 square feet, not including the deck. The Historic Design Guidelines for Additions stipulate that new additions should not double the footprint of the primary structure in plan. While the addition appears to approximately double the footprint, staff does not find the footprint inconsistent with the structures on the block or similar footprints found within the district. Staff finds the proposal consistent with the Guidelines based on these site- and district-specific considerations.
- d. **ADDITION: ORIENTATION AND SETBACK** – The applicant has proposed to construct a new addition to the rear of the structure. According to Guideline 1.A.iv, a setback, recessed area, or another delineation should be utilized for a new addition to provide a clear visual distinction between old and new building forms. Staff generally finds the setback and orientation consistent, but finds that the applicant should utilize a vertical trim piece at the locations where the historic structure and new addition meet.
- e. **ADDITION: SCALE** – The proposed addition is 1-story in height. The Historic Design Guidelines state that new construction should be consistent with the height and overall scale of nearby historic buildings. Staff finds a 1-story structure consistent with the Guidelines in terms of height.
- f. **ADDITION: FENESTRATION** – According to the Historic Design Guidelines and OHP Window Policy Document, openings in new construction should use traditional dimensions and profiles found on the primary structure or within the historic district. The applicant has proposed various openings that are consistent with the proportions and sizes in the district. The applicant has not indicated specification or material for the windows and doors. Staff finds that the overall fenestration proposal is consistent with the Guidelines and finds wood windows and doors to be most appropriate.
- g. **ADDITION: MATERIALITY** – The applicant has proposed to use woodlap siding, an asphalt shingle roof, a wood rear porch structure, and wood decking. Staff finds this generally appropriate.
- h. **ADDITION: ROOF FORM** – The proposed rear addition will utilize a subordinate gable roof form that responds to the roof form of the primary structure. Staff finds the rear roof forms to be generally appropriate.
- i. **REAR ACCESSORY STRUCTURE MODIFICATIONS** – The applicant has proposed to modify the current rear accessory structure, to include the removal of a metal carport and
- j. **DRIVEWAY** – The applicant has proposed to install a new concrete driveway. A concrete curb cut already exists; the driveway is currently dirt. According to the Historic Design Guidelines, new driveways should follow the historic development pattern in the district in terms of material, width, and configuration. Staff finds a new concrete driveway with a maximum width of 10 feet appropriate per the Guidelines.

## **RECOMMENDATION:**

Staff recommends approval of the request items based on findings a through i with the following stipulations:

- i. That the applicant submits a final window specification for the proposed wood windows to staff for review and approval. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
- ii. That the applicant utilizes a vertical trim piece at the locations of the addition to delineate historic fabric from new construction as noted in finding c.
- iii. That the front columns be a maximum width of 6x6” and feature a traditional column and base and chamfered corners. The applicant is required to submit a detailed drawing prior to the issuance of a Certificate of Appropriateness.
- iv. That the new concrete driveway be a maximum width of 10 feet as noted in finding i.



# City of San Antonio One Stop



April 1, 2021































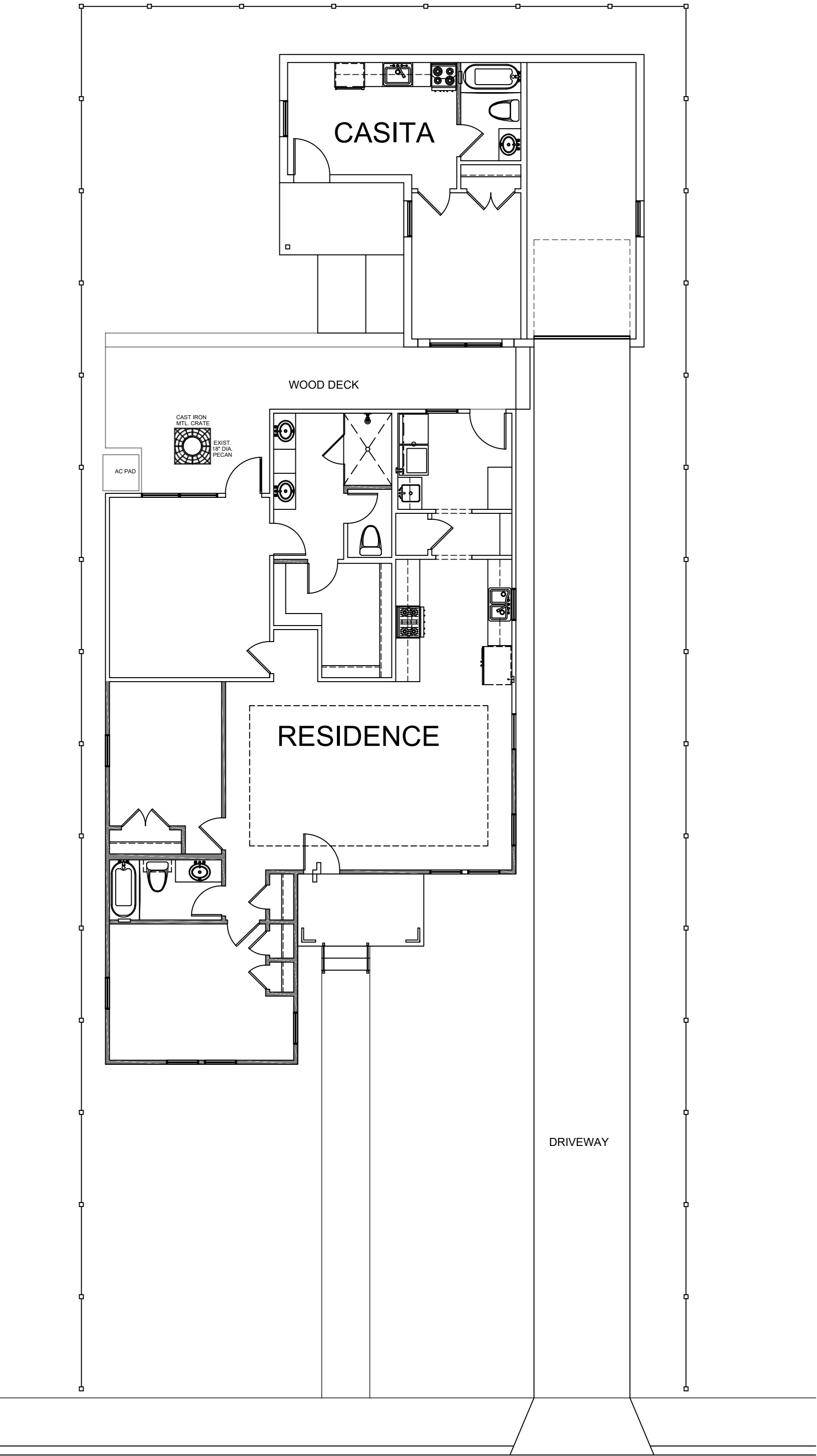




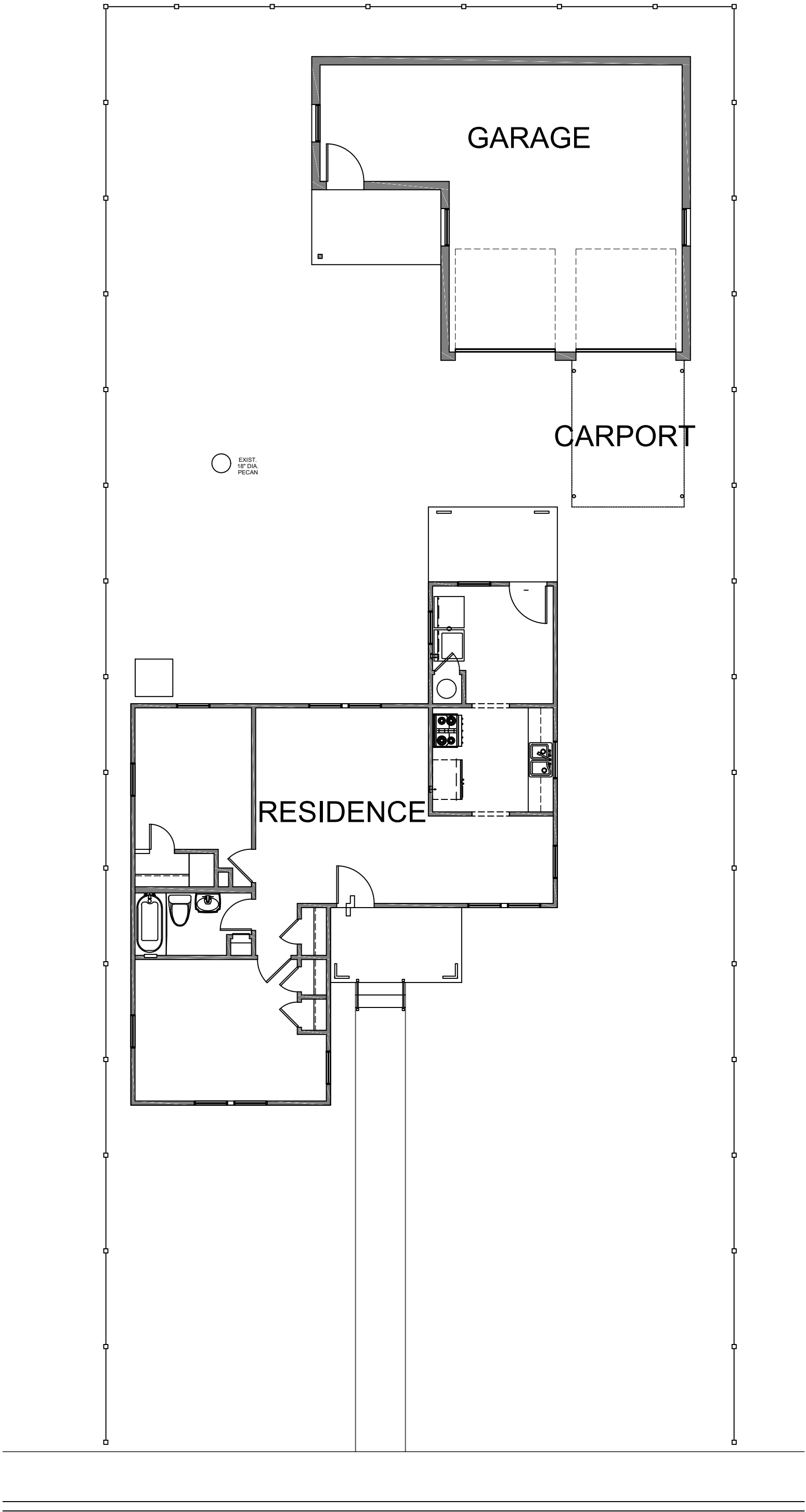








PROPOSED SITE PLAN  
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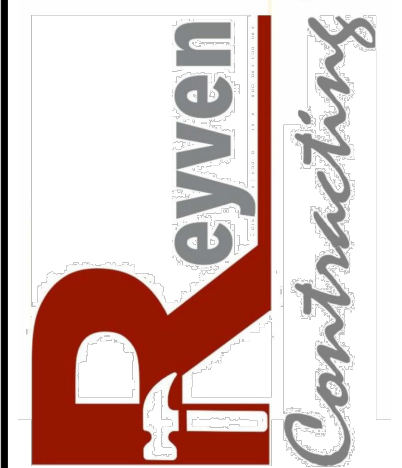
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REVISIONS

NOTES:

A ADDITION & REMODEL  
**535 DEVINE STREET**  
535 DEVINE ST. SAN ANTONIO, TEXAS 78210

REYVEN CONTRACTING  
210-463-9008  
INFO@REYVENCONTRACTING.COM  
10634 GULFDALE ST., SUITE 3,  
SAN ANTONIO, TEXAS 78216



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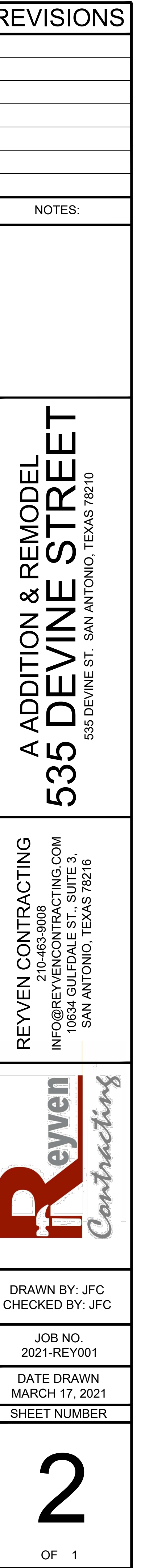
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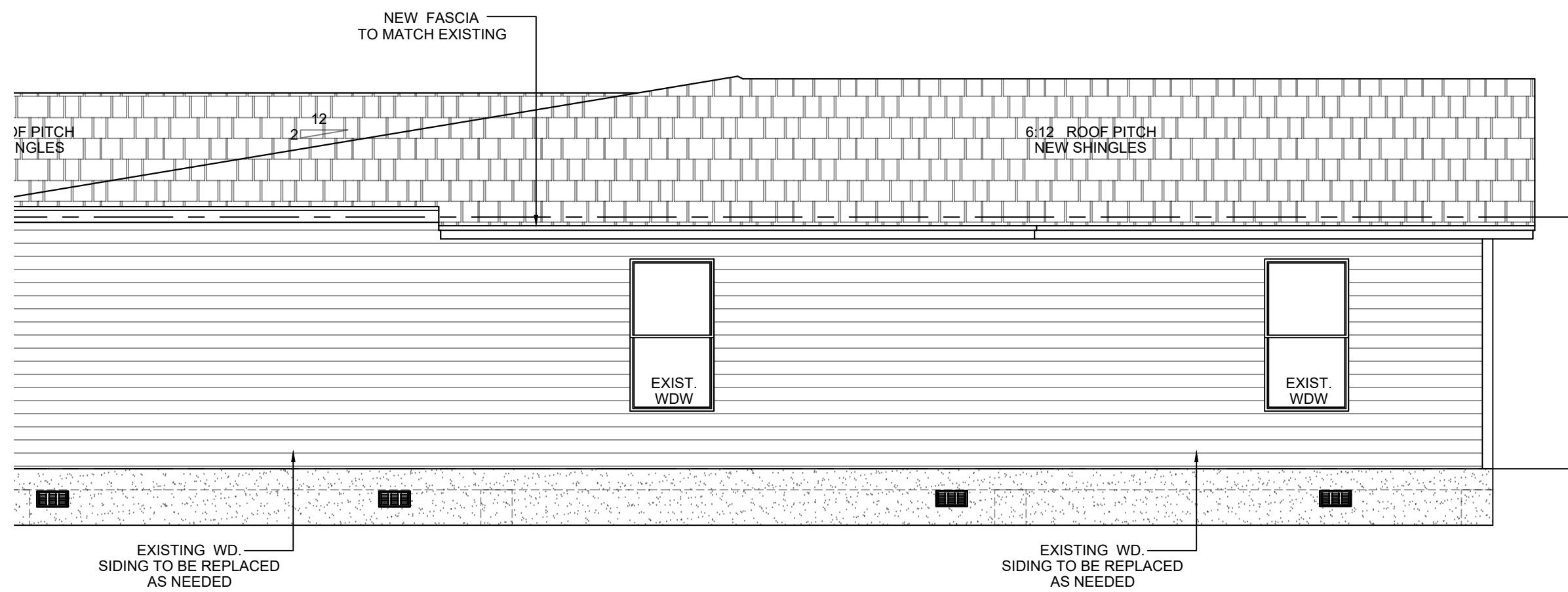
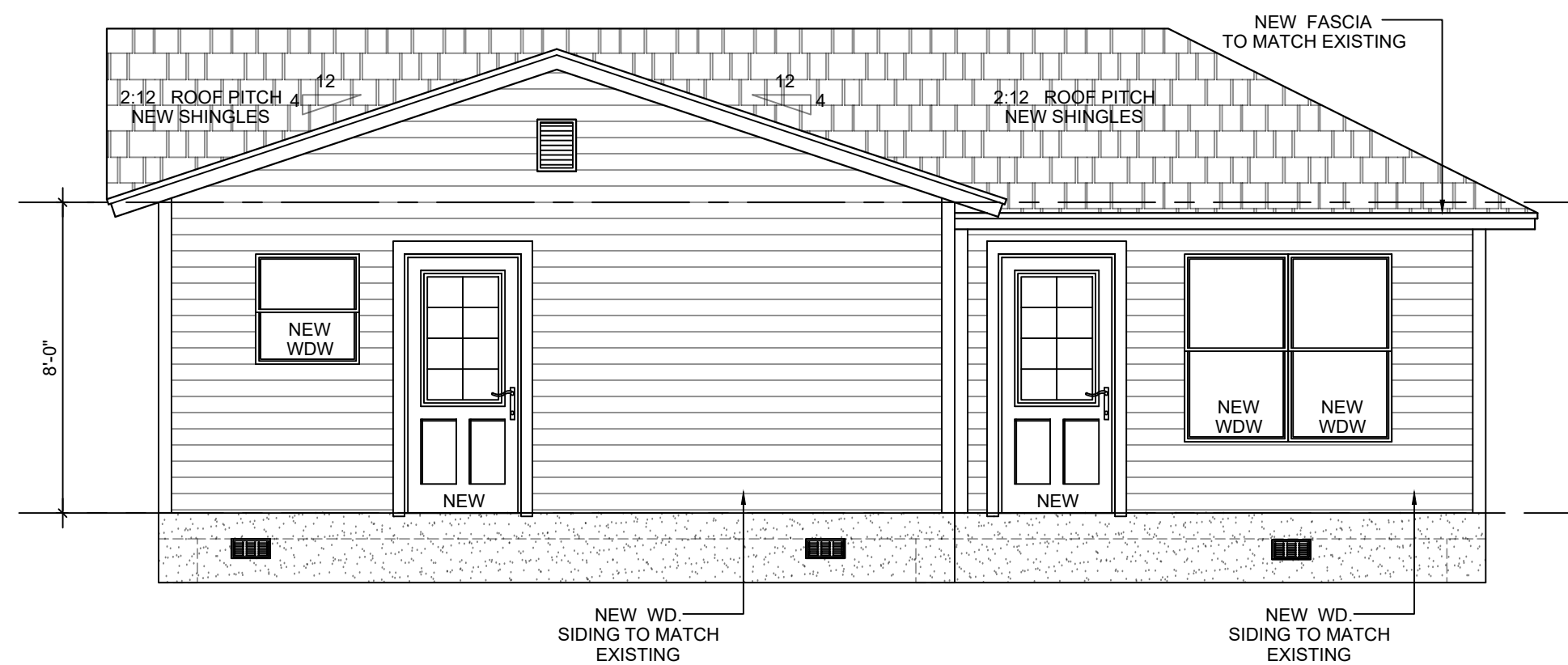
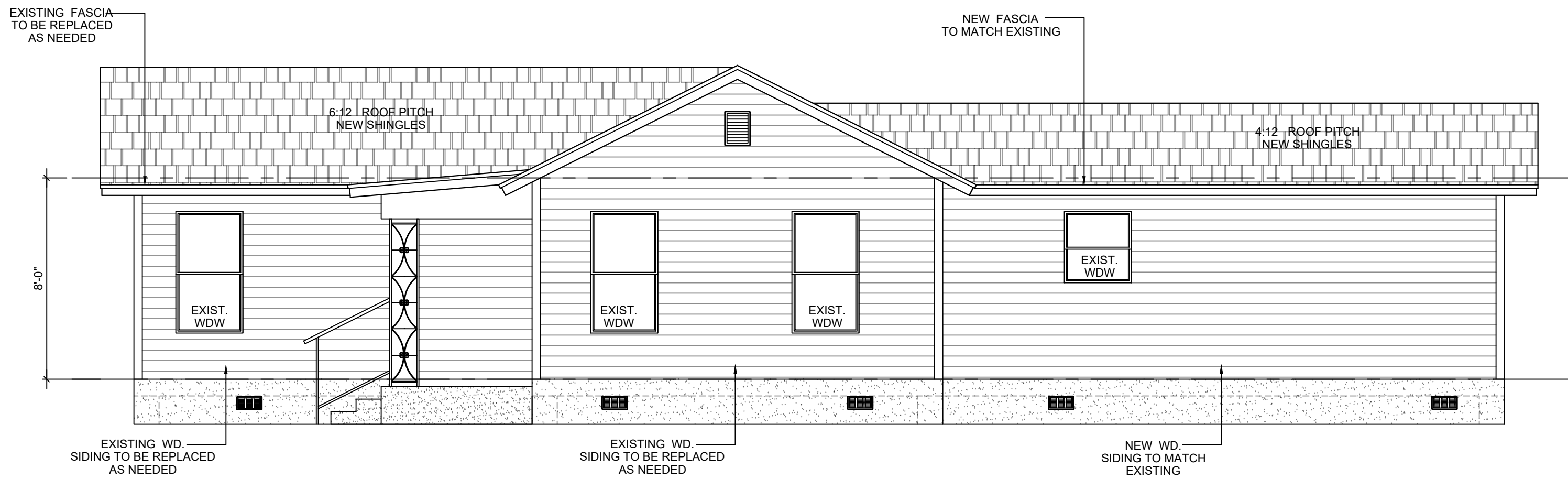
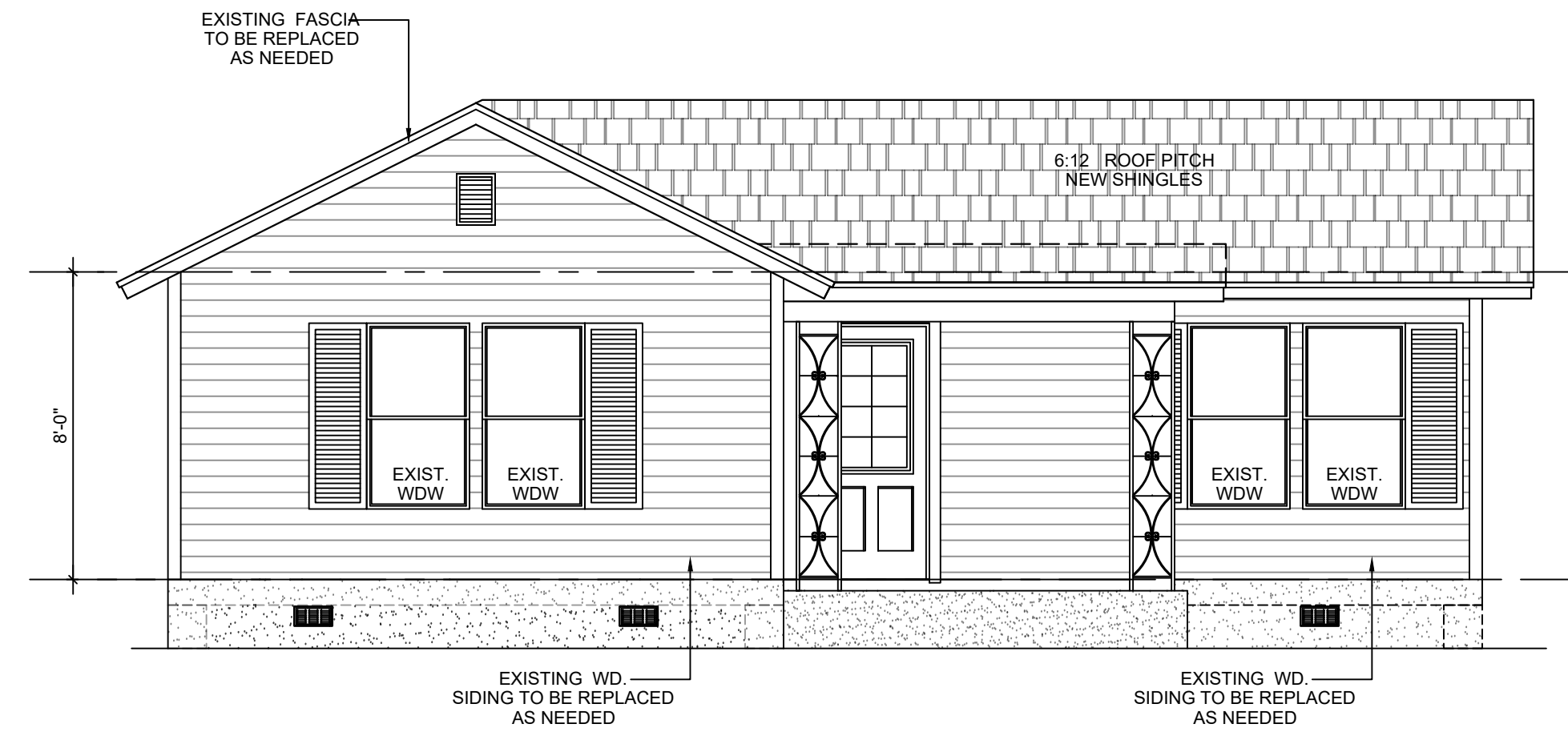
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INFO@REYVENCONTRACTING.COM  
10634 GULFDALE ST., SUITE 3,  
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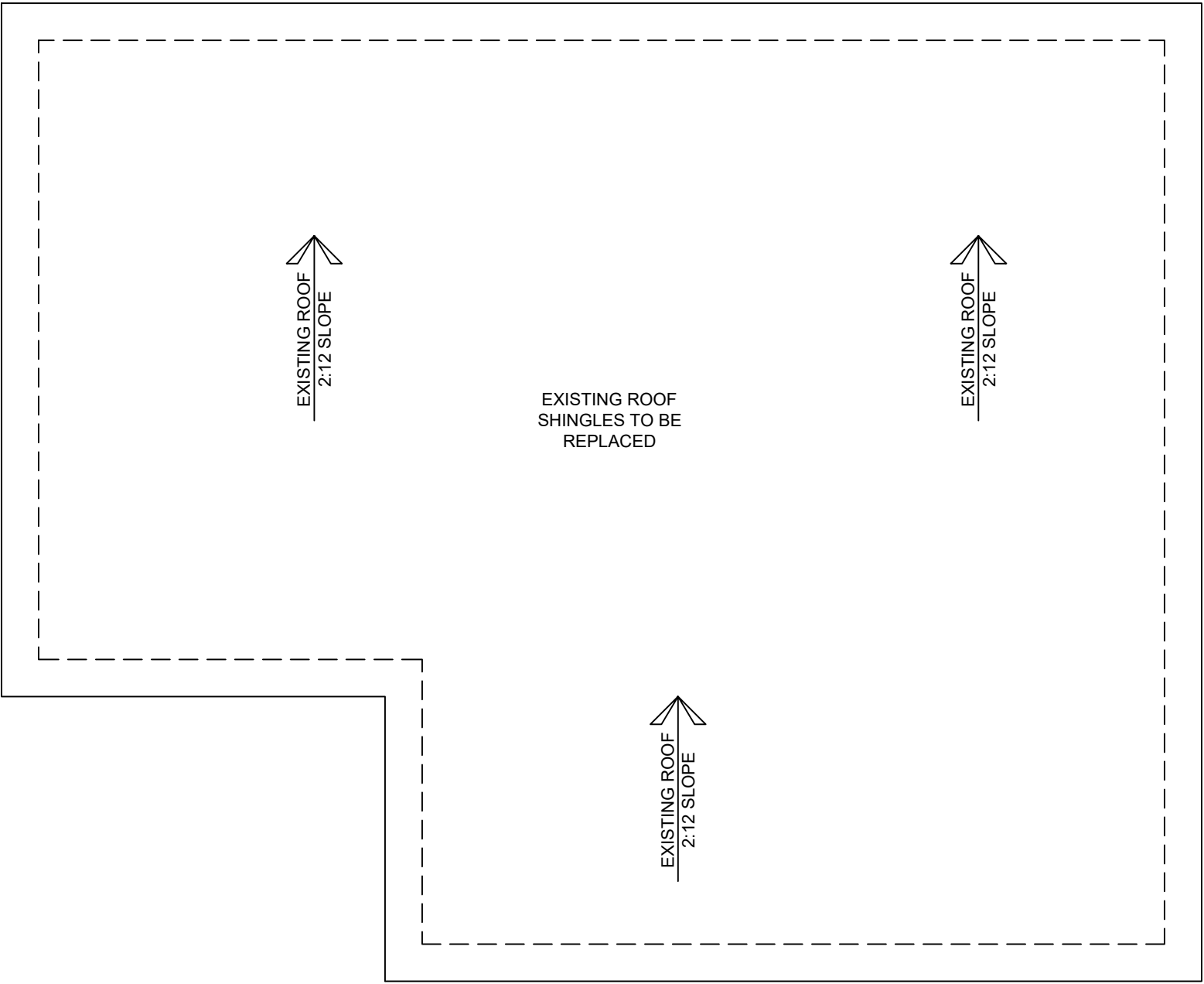
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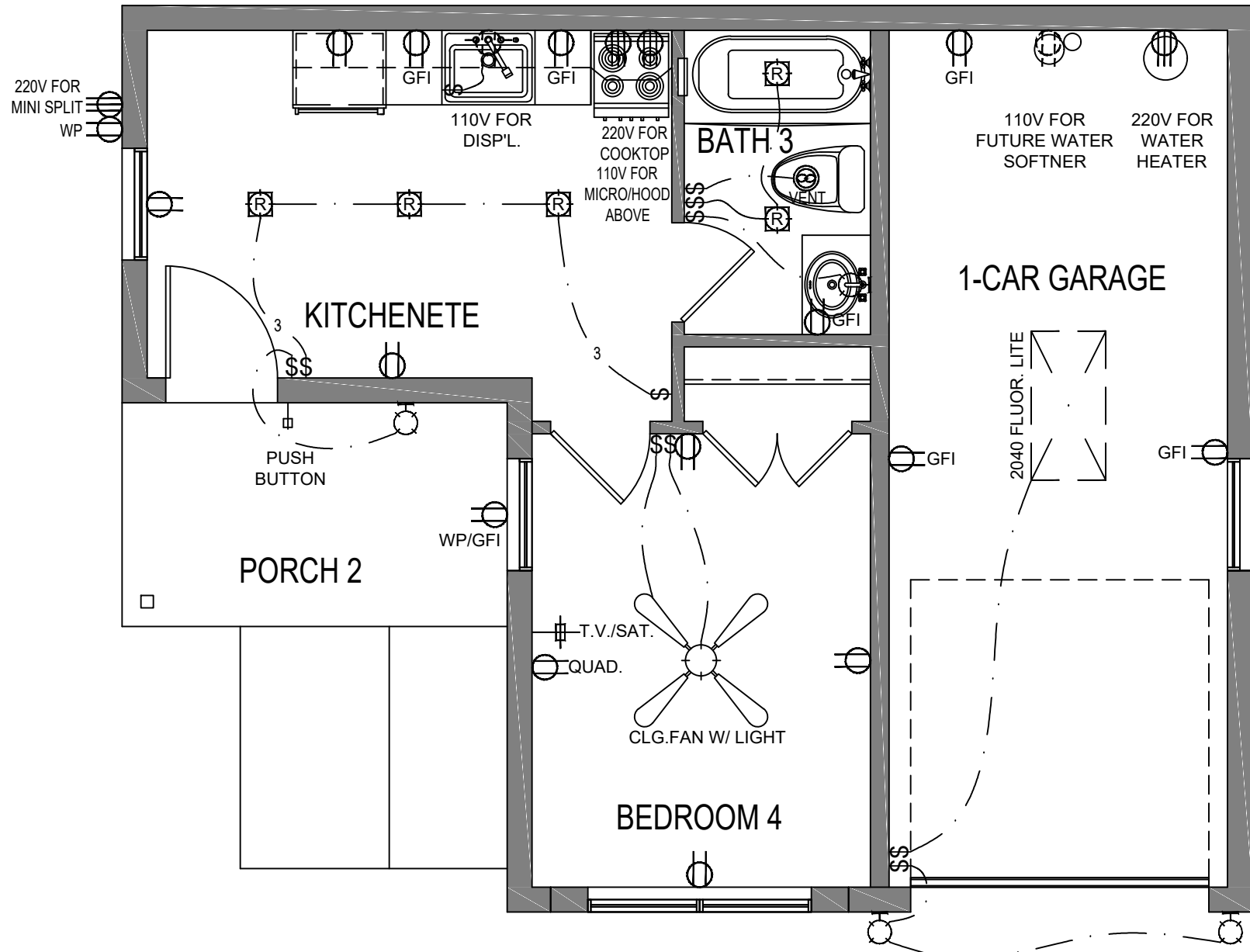
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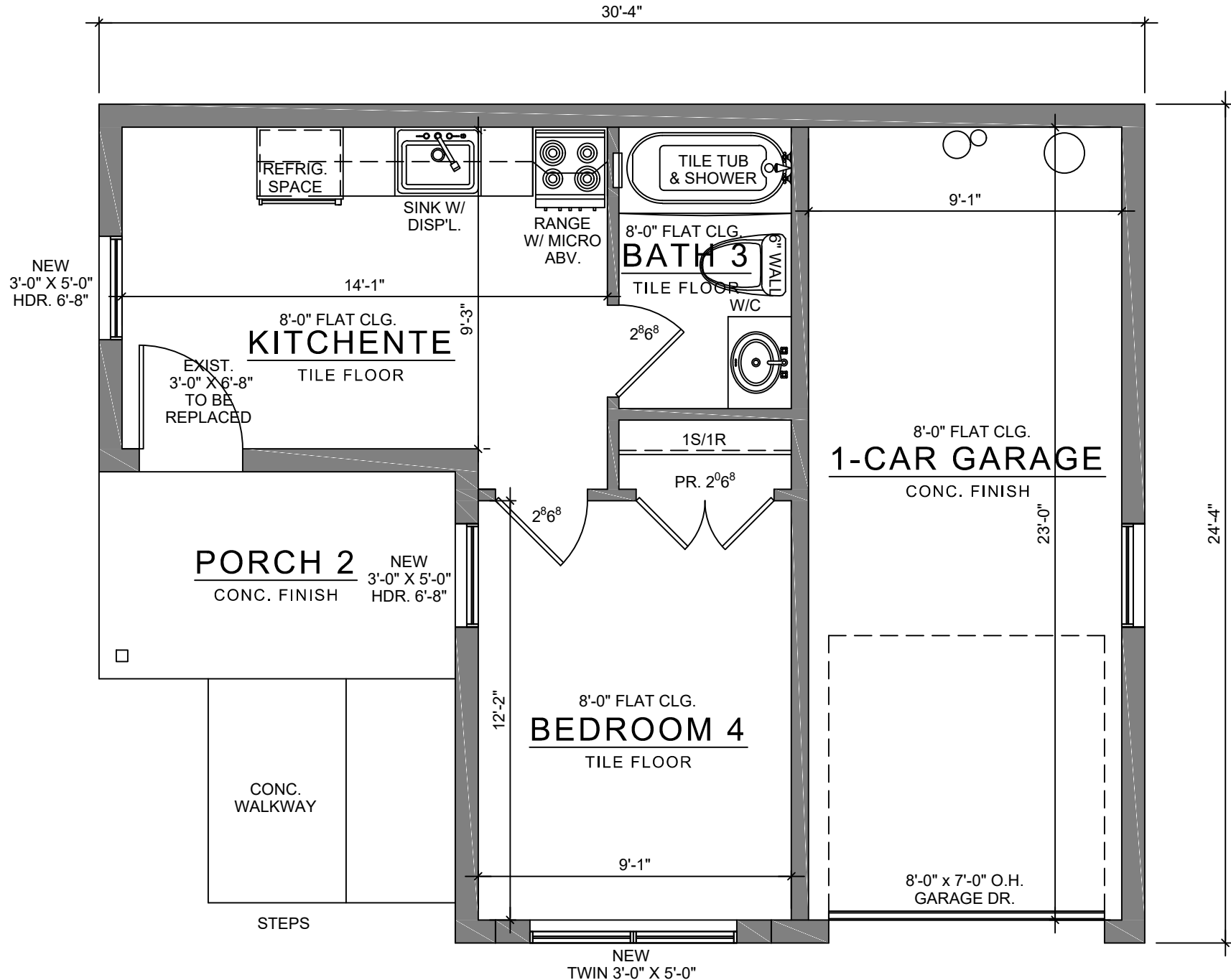




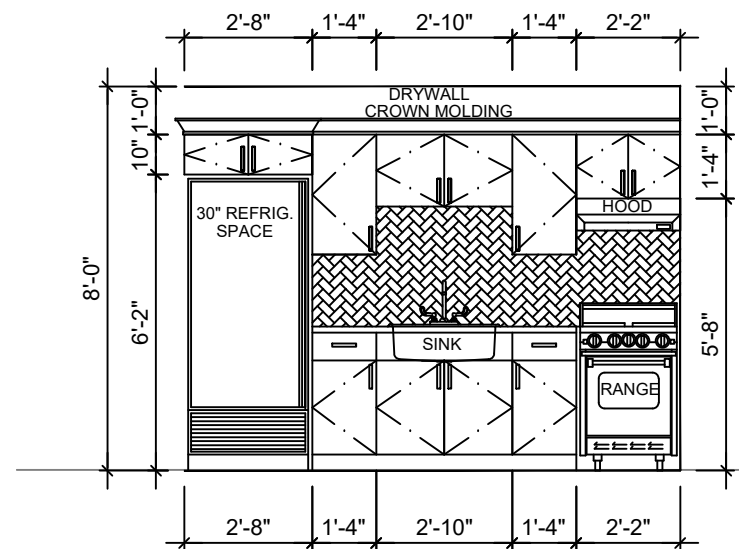
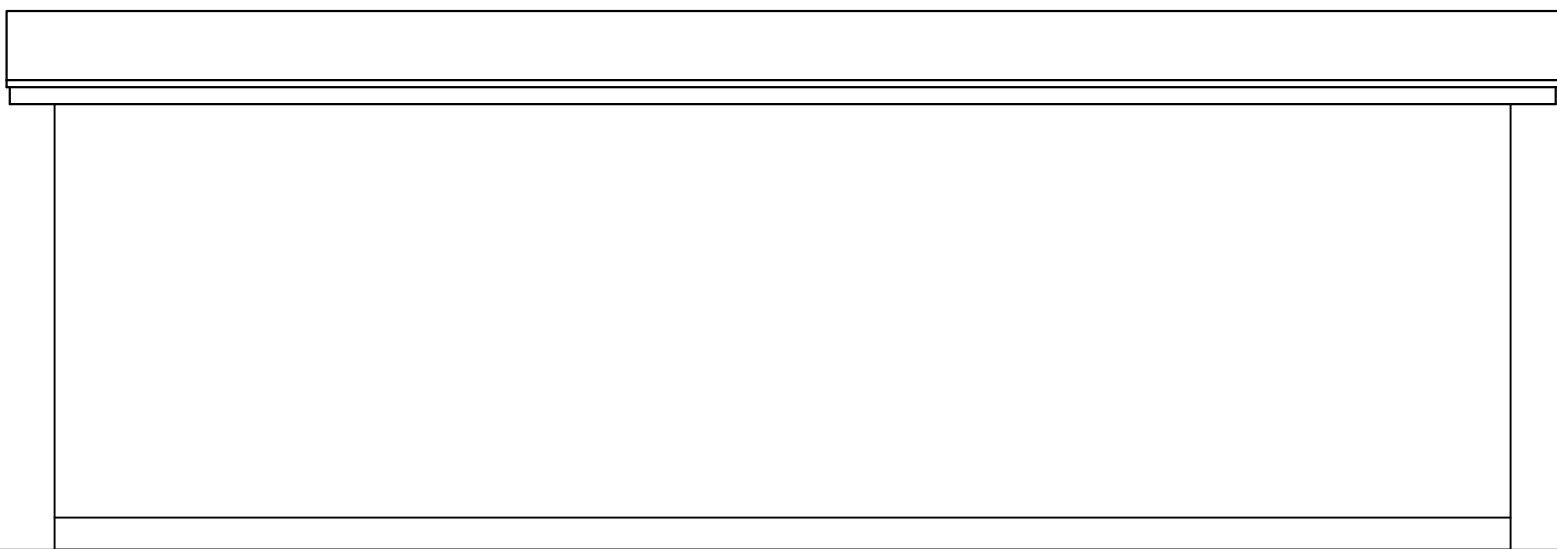
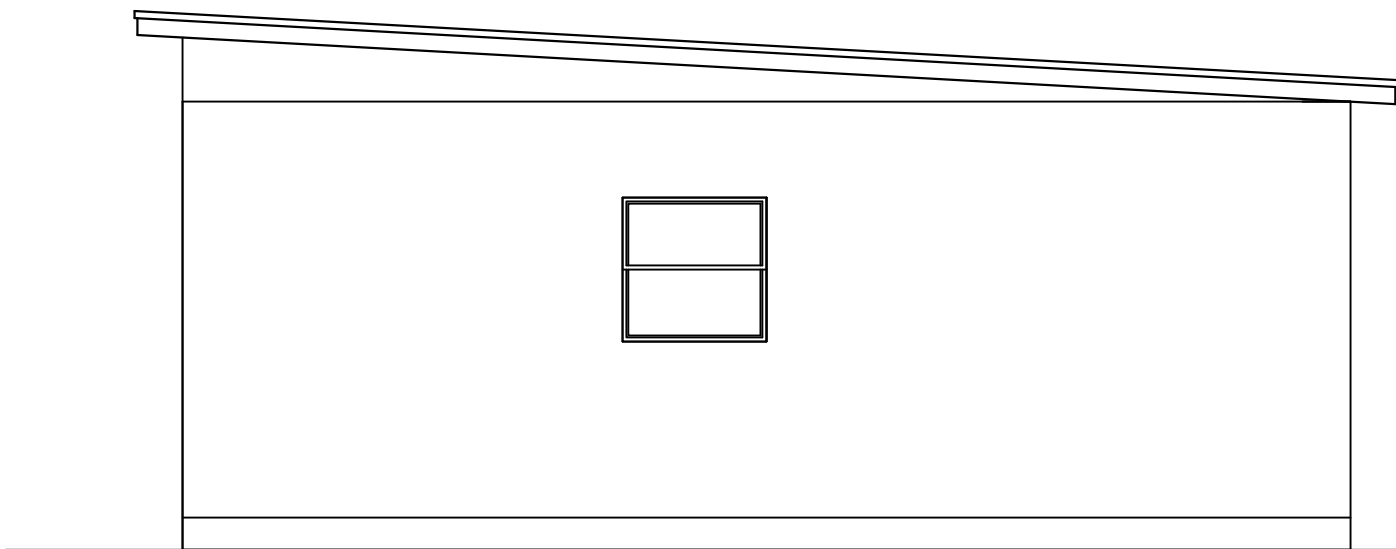
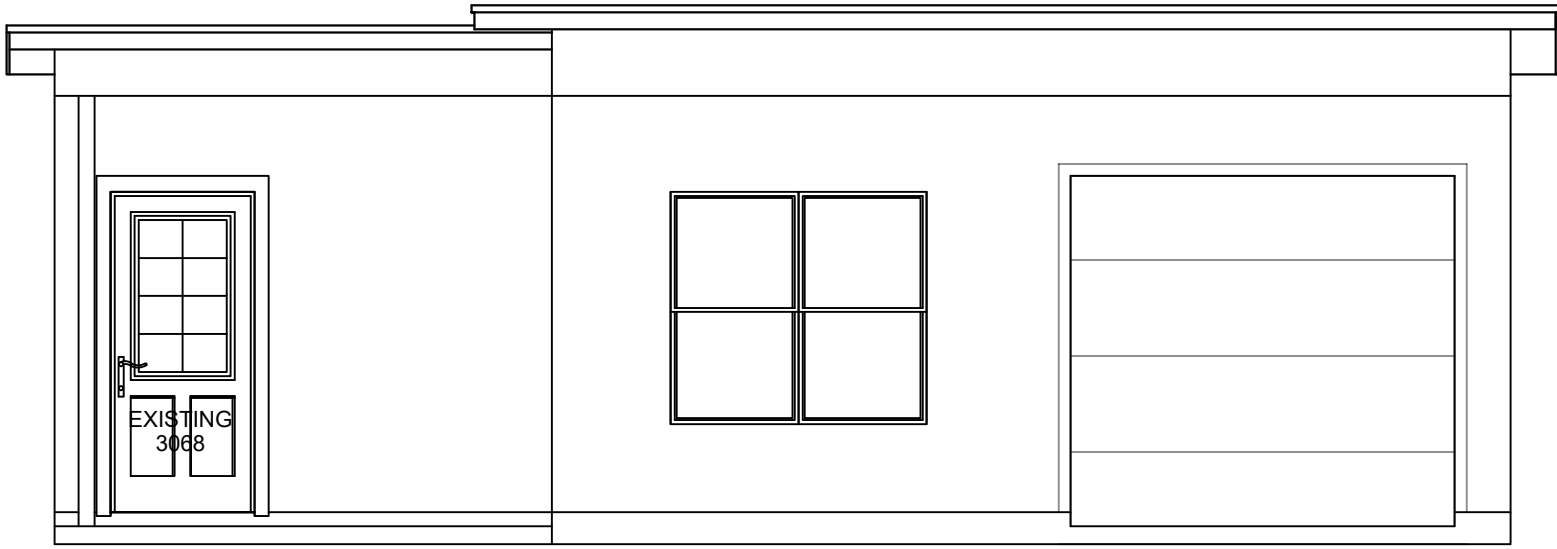
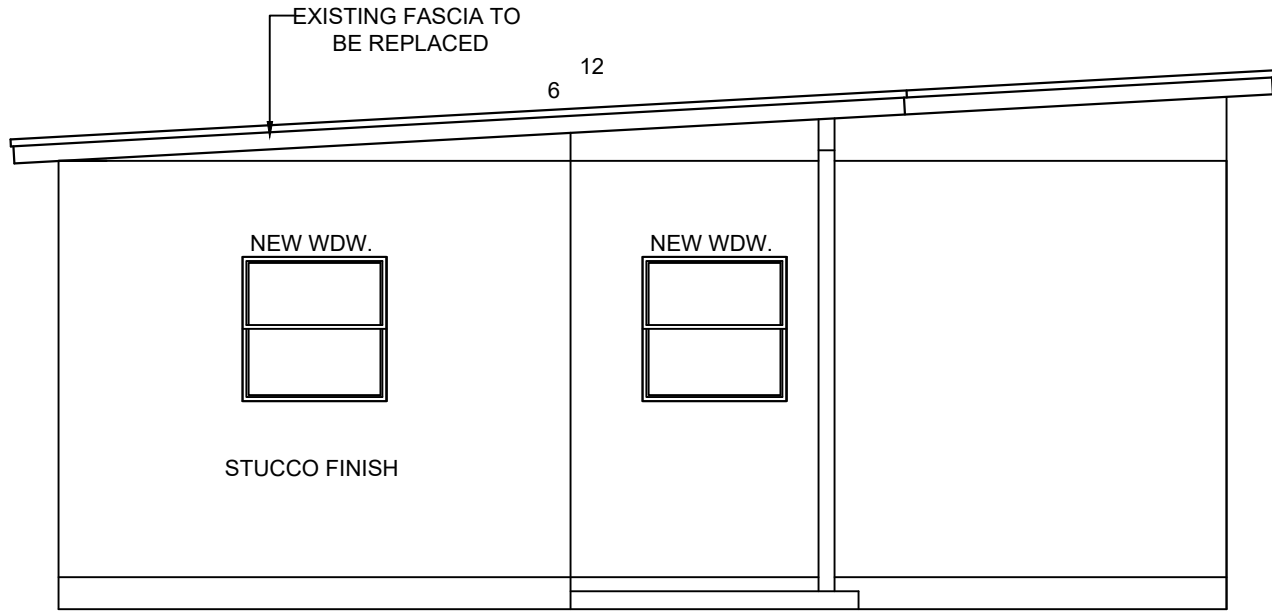
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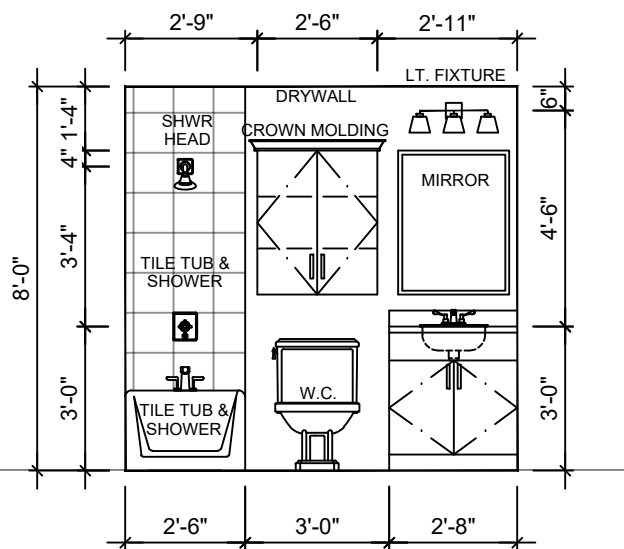
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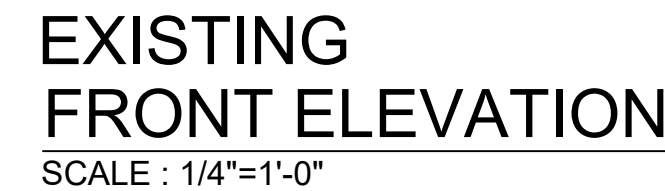
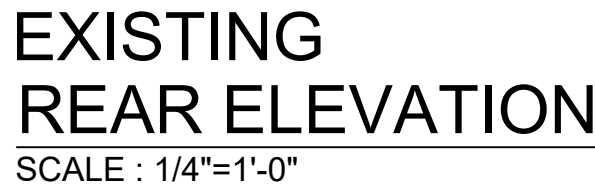


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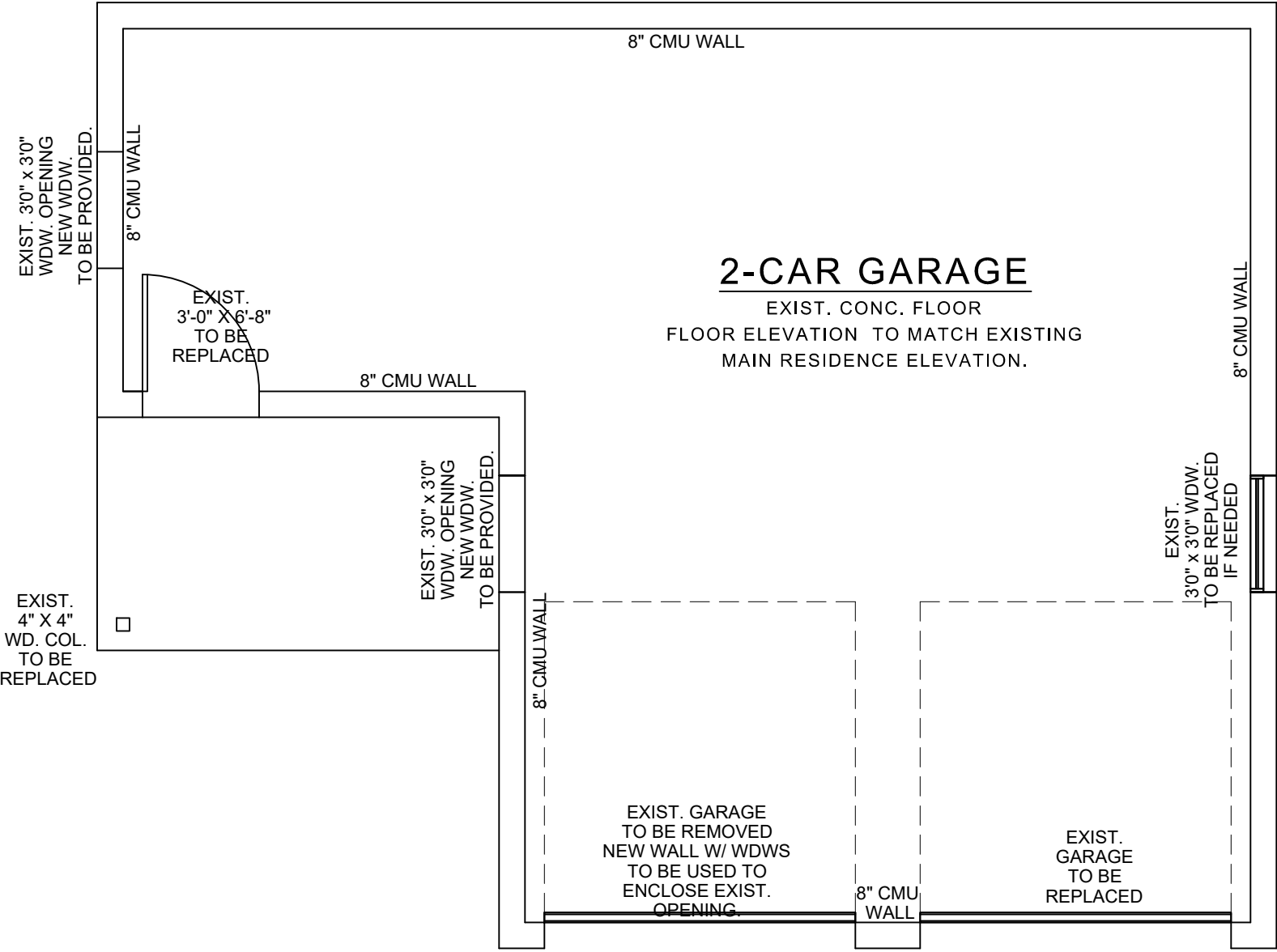
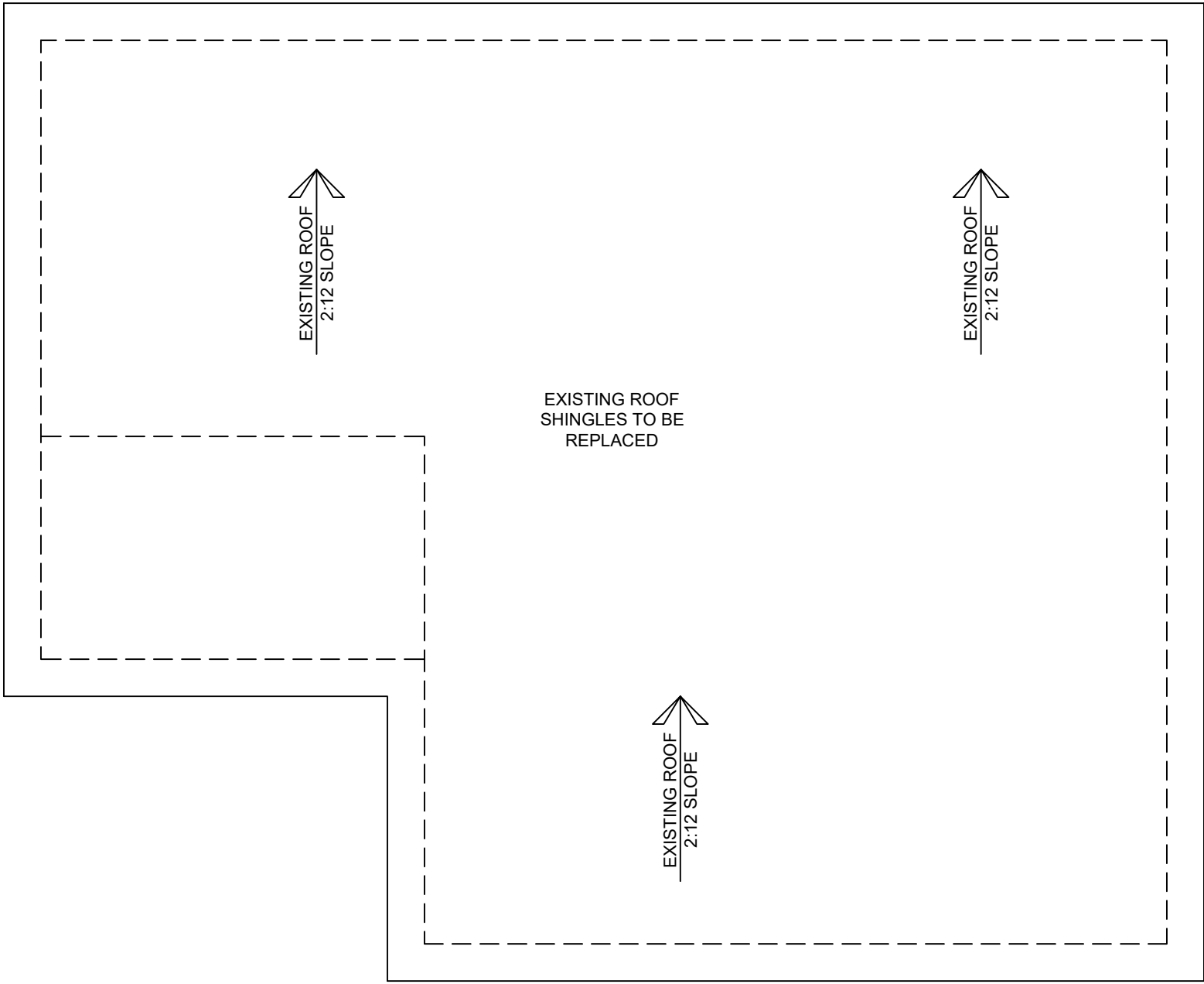


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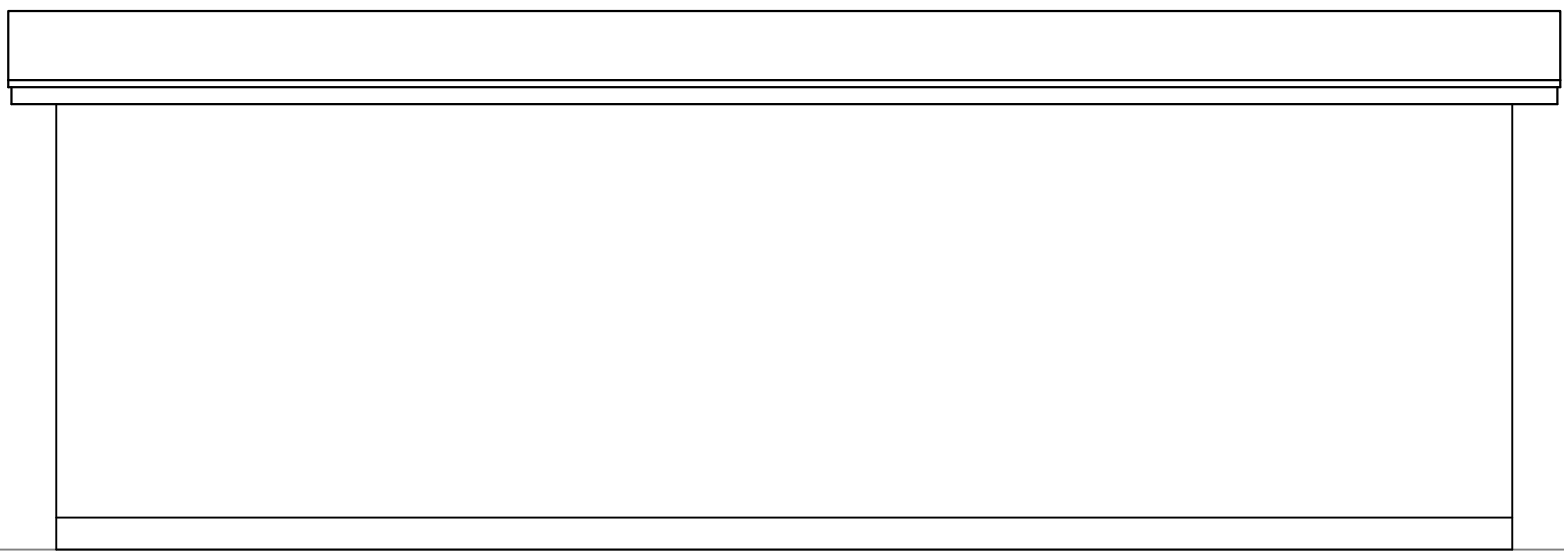
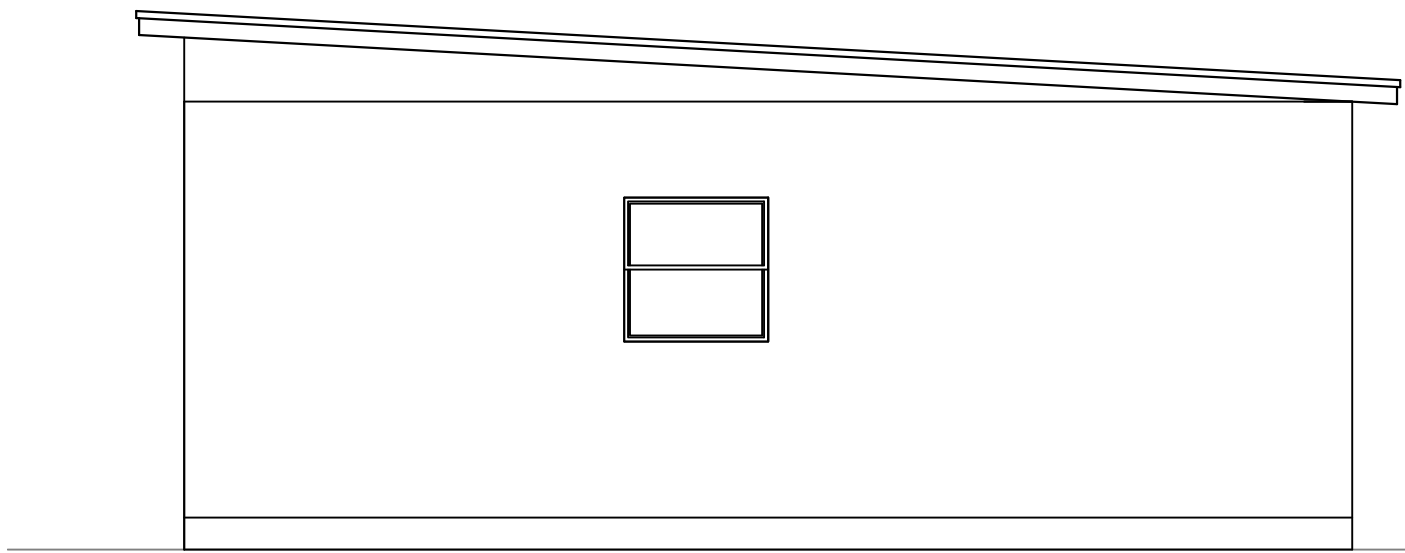
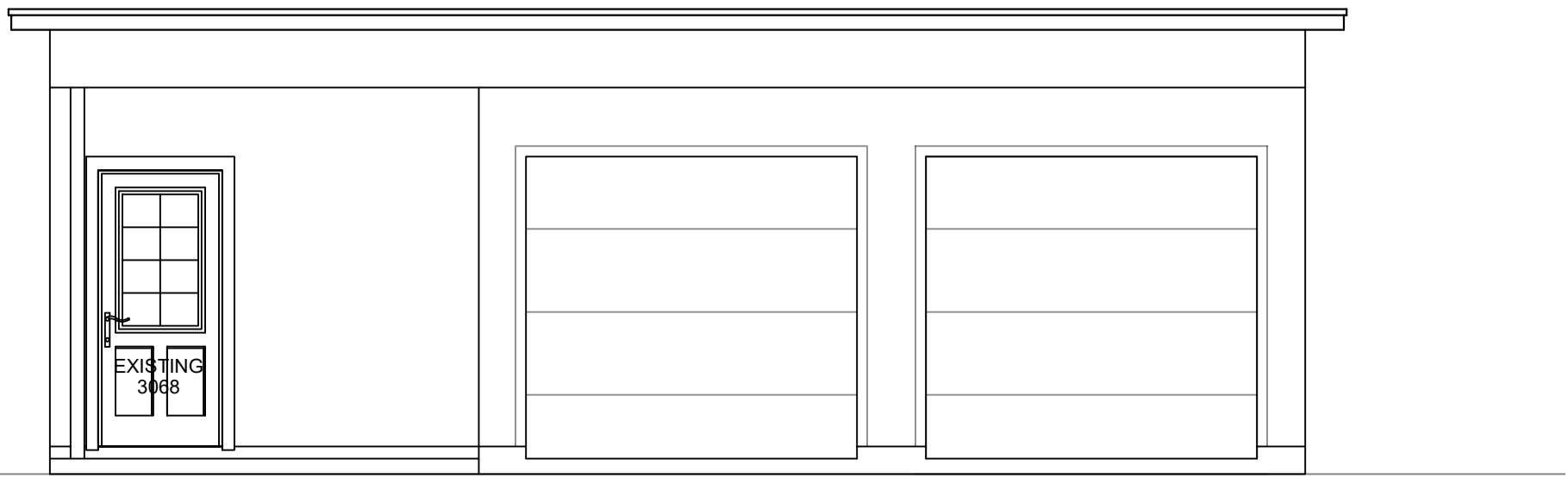
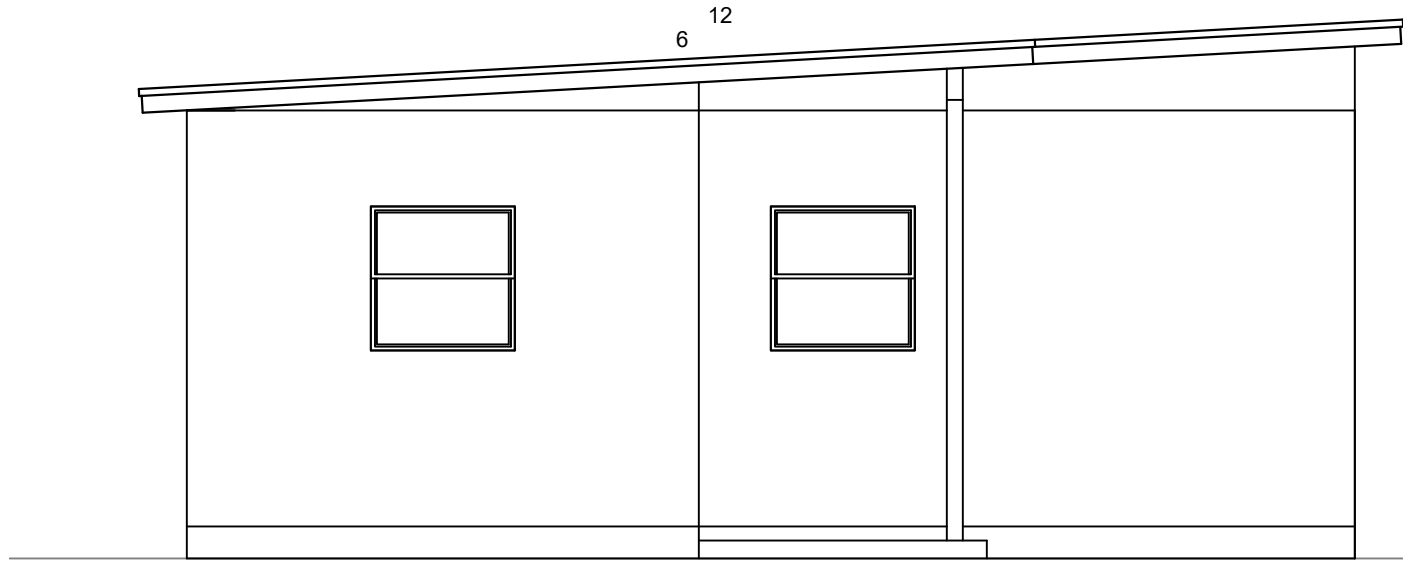
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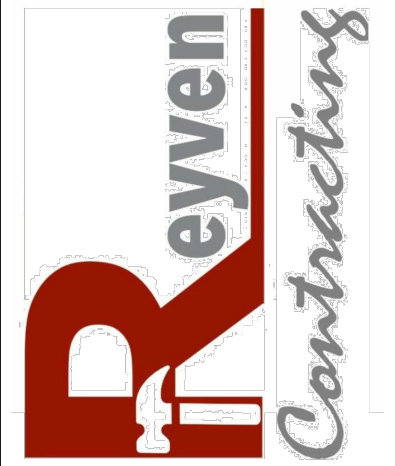


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