

## HISTORIC AND DESIGN REVIEW COMMISSION

October 18, 2023

**HDRC CASE NO:** 2023-401  
**ADDRESS:** 531 DEVINE ST  
**LEGAL DESCRIPTION:** NCB 2957 BLK 1 LOT 20  
**ZONING:** R-5, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Lavaca Historic District  
**APPLICANT:** Arthur Perez  
**OWNER:** Tina Palmer  
**TYPE OF WORK:** Installation of a 12 feet tall metal carport  
**APPLICATION RECEIVED:** October 2, 2023  
**60-DAY REVIEW:** December 1, 2023  
**CASE MANAGER:** Bryan Morales

### REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a 12 feet tall metal carport.

### APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 4, 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 property located at 531 Devine St is a one-story, single-family Craftsman style structure built c. 1922 and is first found on the 1931 Sanborn Map. The property features one-over-one windows, a metal roof, and four prominent front porch columns. This property contributes to the Lavaca Historic District.
- b. VIOLATION – On September 22, 2023, staff sent a Stop Work Order to the property owner regarding the construction of the proposed carport without a Certificate of Appropriateness.
- c. CARPORT (MASSING AND FORM) – The applicant installed a detached metal-framed carport with a flat R-panel metal roof on the east side of the property. Though it is detached, the carport appears taller than certain areas of the primary roof. The proposed carport is 40'Lx12'W. The Historic Design Guidelines for New Construction 5.A.i states that new garages and outbuildings should be designed to be visually subordinate to the principal historic structure in terms of their height, massing, and form. Staff finds the carport does not conform to guidelines.
- d. CARPORT (MATERIALS) – The applicant installed a detached metal-framed carport with a flat R-panel metal roof on the east side of the property. The Historic Design Guidelines for New Construction 5.A.iii states additions should relate to the period of construction of the principal building on the lot through the use of complementary materials and

simplified architectural details. The primary structure on the lot features wood siding, and the roof is standing seam metal. The use of metal posts is not consistent with the architectural style of the home and does not conform to guidelines.

**RECOMMENDATION:**

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

- i. That the applicant reduce the height of the carport to be subordinate to the primary structure.
- ii. That the applicant move the carport further toward the rear of the property away from the front façade of the primary structure and send to staff an updated site plan for approval.
- iii. That the applicant construct a carport with wood materials.
- iv. That the applicant install a standing seam metal roof on the carport featuring panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam, and match the current finish or a standard galvalume finish. Panels should be smooth without striation or corrugation. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed. All chimney, flue, and related existing roof details must be preserved. An inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications. No modifications to the roof pitch or roof form are requested or approved at this time.
- v. That the applicant meet all setback standards as required by city zoning requirements and obtain a variance from the Board of Adjustment if applicable.



City of San Antonio One Stop



October 13, 2023







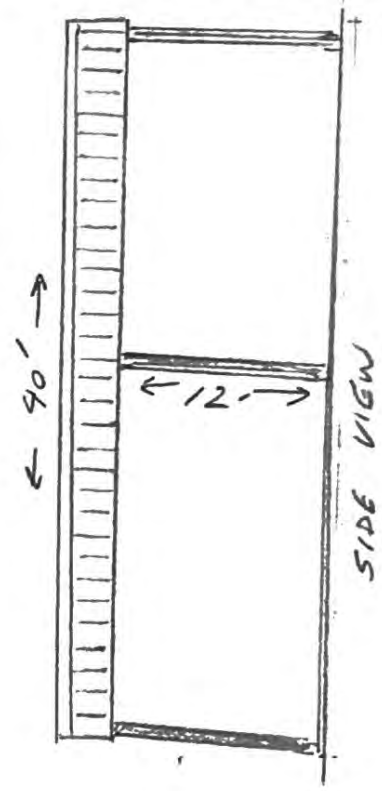
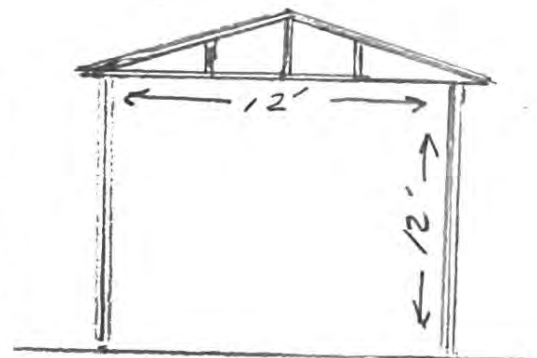
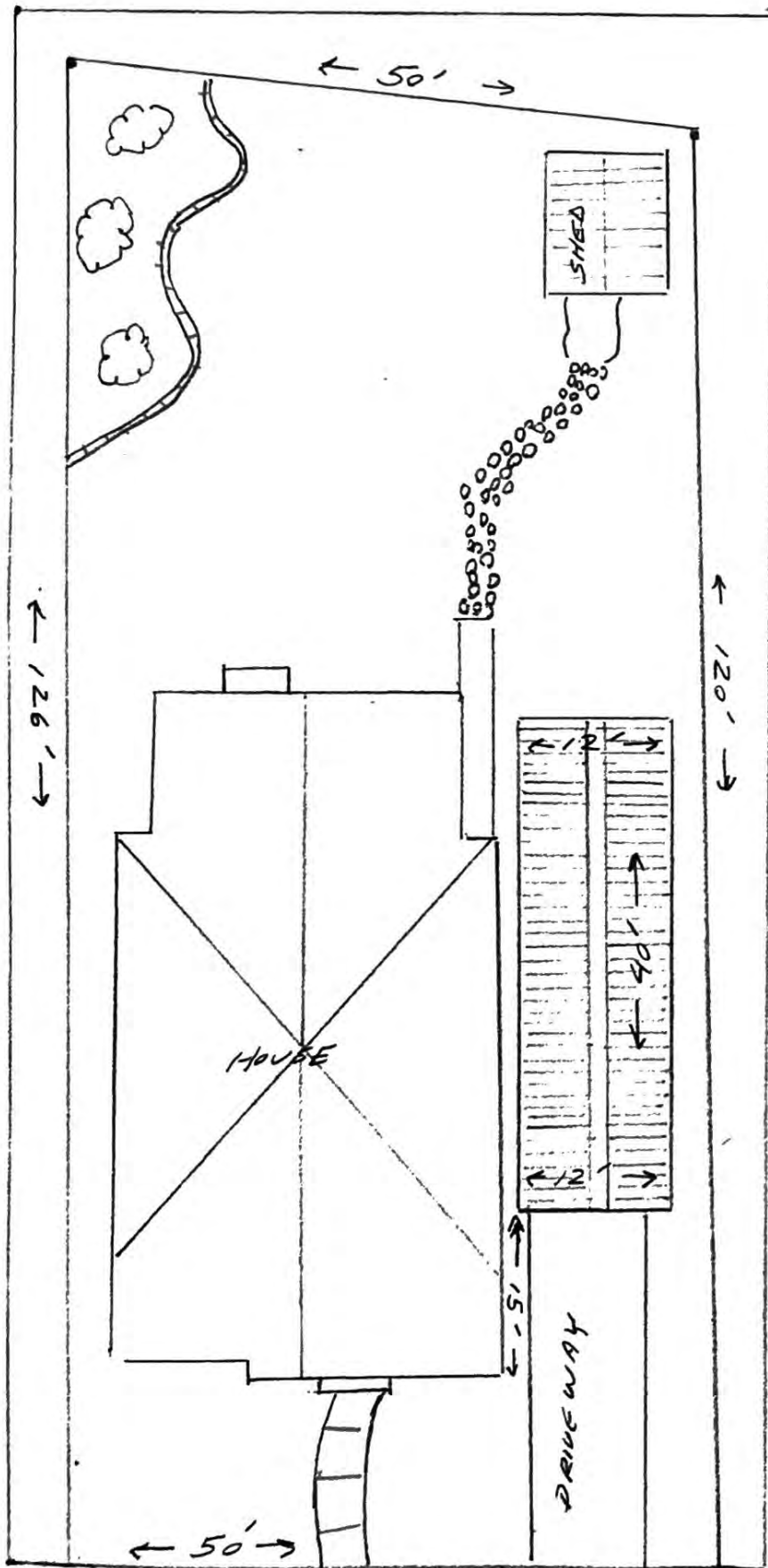












531 DEVINE ST. 78210

EVERYTHING IN THE  
"THE HOME B"  
Crockett 377  
WEST END LUMBER CO.

119—H & Viola Davis (c) (r)  
120—P & Mabel Mayes jr (c) (h)  
122—O & Rowana Torres (r)  
123—P F & Opal Brown (h); C5717  
125—Edith Price (c) (r)  
127—S & Maria Vasquez (r)  
129—Julia Jackson (c) (r)  
131—Rosa White (c) (r)  
**DEVINE**  
(7w) b 902 S Presa, ext se to  
Peach (Buy Appler's city map)  
S Presa ..... 100 Labor ..... 400  
Eagar ..... 200 Peach  
Riddle ..... 300  
105—Mrs A D Baldus (h); T4840  
107—G & Mae Blalock (r); C6430  
115—W A & Tudie E Windsor (h); C5212  
117—Mrs Adele Ward (h); C5125  
117, rear—J & Beatrice Piel (r)  
119—R E & Martha Dedeker (r)  
120—C W & Kate Loftin (r); C7386  
124—Mrs Emilia Rhodius (h); T2000  
124, upstairs—G & Myrtle Davis (r)  
127—W C & Carmen Chamberlain (r)  
133—P & Florence Wagner (h)  
202—R & Ruth Byrns (r)  
203—J W & Florence Miles (r)  
207—R & Augusta Marburger (h)  
208—B C & Josephine Martin (r); M2182  
211—T F & J E Coffey (h); M1707  
214—S J & Mamie Kimbriel (h)  
217—Mrs Sophia Solms (h); M984  
218—A E & Martha Quasso (h); M845  
224—E E Sommer's Warehouse  
229—C A Denny (h) H M & Lucille Thomp-  
son (h); M2689  
230—E E & Clara Sommer (h); M1634  
300—W M & Louisa Gastringer (h); M1859  
303—R & Mary Schneider (r)  
306—G W & Ada Morrison (h); M1569  
309—H & Hulda List sr (h); M1562  
315—G G & Sallie Gessler (r); M923  
317—L H & Myrtle Davis (r); M1395  
320—W J & Ada Cavanaugh (r)  
323—F W & Louise Mosebach (h)  
326—E & Emma Laue sr (h); M911  
401—M K & May Hance (r); M359  
402—W F & Effie Swank (h)  
407—M & Marie Ebest (h); M1159  
408—L & Louise Fischer (h); M2644  
411—M & Julia Finkelstein (h); M1174  
412—G & Minnie Eward (h)  
415—R & Elfrieda Brandt jr (h)  
416—J B & Ella Stoner (h); M2174  
419—E & Erna Dietzmann jr (h)  
420—F E & Clara Pfannstiel (h); M2220  
424—Wm A Sutherland (r)  
421, rear—Mrs Anna Graef (h); M1228  
424—F & Verda Vandozer (r)  
425—J E & Mary E Cohoon (h)  
428—W B & Bessie Brendel (h); M1195  
429—E & Irma Alves (r); M1397  
432—C F & Bertha Bulgrin (h); M2647  
433—H C & Mary Arnold (h)  
436—I & Esther L Braunstein (h); M592  
437—A W & Hilda P Simon (h)  
438—C M & Luz V Cadena (h)  
502—Eugene & Helen Laue (r)  
506—B & Agnes Dial (h)  
510—P J & Blanche Rabel (h); M1726  
522—F & Margaret Schutte (h); M1214  
524—A & Erlinda Bruscas (h)  
528—Marie Tietzschert (r); M819  
529—E R & Alice Doering (h)  
531—J A & Elise Schmulen (h); T2364  
532—Bartolo Orus (h)  
602—C L Stevens (h); M1370

Ogden ..... 200 Bennett ..... 600  
McCullough ..... 300 Jones ave  
Paschal ..... 400  
110—Cody & Stahl  
115—H C & Dora Flynn (h); C6889  
116—W C & Esta Johnson (r); T7560  
119—A L & Mollie Huber (h); C1431  
123—J M & Hanna B Taylor sr (h); T1382  
209—Mrs Louella Ellison (h); C1568  
214—R S & Caroline Michael (h); C8377  
215—Sue Peacock (h); Mrs Ida Minter (h);  
C1529  
301—F C & Elizabeth Sager (r); T520  
303—Mrs Rachael P McManus (r); C8765  
305—Miss Ina I Marshall (h); T6532  
310—Mrs May E Van Riper (h); C3053  
311—Mrs Katherine Van Riper (h); C3689  
312—L M & Lillian Samuels (h); C7092  
320—Dewey Apartments; N & Zelina Lytle  
(h); T2845  
321—A H & Mary Worden (h); T3132  
325—L B & Katie McDonald (r); C739  
326—T N & Mary Devine (h); C2047  
327—J E & Florentine Lockwood (r); T6080  
330—Mrs M Rothfuss (h); M2071  
400—W V & Bonnie Cullen (r); T8125  
401—Mrs K G Phelps (h); T5771  
410—Dr S & Mollie Burg (h); C1587  
411—Queen Apts  
411—G & Damon Collins (h)  
411, up—Vacant  
415—Mrs Anna E Beach (r)  
416—Miss Irene Peverly (r); T2013  
425—Arthur & Adela Storms (h); C5691  
501—C T & Tommie Pincham (h); C5489  
510—J P & Julia Neal (h); C1982  
517—Vacant  
520—V R & Sallie R Hood (h); C8370  
521—L F & Jessie Fowkes (r); T8105  
525—Mrs Mosele Webb (r); C8290  
526—R M & Frances Worley (r); T6562  
526, upstairs—N & Rose Bodet (r); C6070  
526, rear—M & Sylvia Douglas (c) (r)  
527—H & Beulah Leopold (h); C6469  
602—Mrs Nellie Sands (h); C7533  
617—Mrs Sarah Ridgeway (h); C3570  
620—Mrs Elizabeth Maury (r); C3897  
621—Dewey Cash Grocery; T342

**DEWEY PLACE, W**

(4w) b 1901 Main ave, ext w to  
San Pedro ave (Appler's map)

Main ave ..... 100 Belknap Pl ..... 315  
Howard ..... 200 Maverick ..... 400  
Lewis ..... 300 San Pedro ave  
103—Vacant  
105—H A Anderson Auto & Elec Wks; C8381  
107—Madeline Apartments; C7159  
108—G V & Mary A Chasey (r); T5067  
110—Vacant  
112—J B & Stella Peacock (r); C7581  
205—O W & Jessie B Spring (h); T5250  
205½—L & Effie Gatlin (r)  
210—P E & Mabel Wilson (r); T4846  
214—R & Martha Koehler (h)  
218—J S & Tillie S Newton (h); C3958  
218½—Catherine A Walsh (r); C7786  
219—R J & Susie McMillan (h); T2803  
301—Vacant  
303—Vacant  
309—L D & Frisden Galtner (r); T6004  
314—Mrs Mary Frick (h); C1158  
318—J B & Florence Cooper (h)  
322—A V & Gertrude Rambo (h); T936  
409—J M & Jamie Bennett jr (h); T473  
417—D F & Kate Smith (r); T8087  
505—R V W & Laura Negley (h); T2383

309—J & Ivey Holmes (r)  
301—J M & Genevieve McRae (r)  
301 rear—L & Victoria Arevalo (r)  
302—O F & Alma Deets (r)  
310—Dionicia Hernandez (r)  
310 rear—R & Anita Martinez (r)  
311—M & Juliana Juarez (h)  
311, rear—J & Teresa Mendes (r)  
315—Felipe P & Barbara Flores (h)  
316—E E & Ambrosia Valtre (h)  
317—M P & Gerena Alvarez (r)  
318—Antonio & Herclia Gil (h)  
408—B & Teodora Ramon (h)  
511—J L & Anna Bargeley (r)  
513—Rafael Barrera (h)  
523—V & Angeline Maspero (h)

**DIAZ**

(3w) b 301 Foch Highway, ext w  
to N Brazos (Buy Appler new map

N Colorado ..... 200 N Brazos  
101—Mrs Ollie Hector (r)  
102—T R & Carlota Beltran (h)  
104—E L & Lena James (r)  
105—Mrs P Luna (r)  
109—J & Jonnie Moore (h)  
110—Mrs Amanda Schaefer (h)  
111—J F & Martha Miller (r)  
115—Mrs A Biela (h); C3242  
116—A O & Alice Drennon (h); T8014  
119—G & Annie Forsythe (r)  
124—C J & Ida Harris (h)  
125—A & Amelia Schmidt (r)  
129—C O & Lillie Odeon (h)  
130—J C & Frances Remling (h); C811  
134—I T & Nina Dubose (r)  
135—W & Mamie Schultz (r)  
136—M Stanteon (h); T4888  
137—Elmira Humphreys (r)  
138—C K & Lillian Eiker (r); C1181  
139—A J & Josephine Knuss (r)  
140—C W & Myrtle Chamberlain (h); C965  
142—W & Mamie Hausmann (h)  
143—E F & Lena Spangler (r); C8503  
147—H & Zula Forester (r)  
151—Mrs Babbette Hausman (h)  
202—C H & Mabel Meadows (h); C3850;  
J C & Ruth Lindsey (h)  
203—R J & Jennette Brod (r); C2572  
207—J A & Sadie Read (h)  
214—C J & Maude Pacetti (h)  
216—J H & Mary Noel (h)  
218—P H & Ottilie Seeliger (h); T6464  
224—H & Tillie Mazzetti (r); T3597  
228—T G & Ida Taylor (h)  
232—E W & Lucretia Bearekman (h); T4750  
233—F J & Lillie Laux (h)  
235—L D & Ida Essell (h)  
236—Mrs E Haller (h); L R & Hulda Mar-  
shall; T6429  
242—H & Rosie Pianta (h); T3872  
251—R F & Mahala Pipes (h); C4111

**DIAL AVE**

(4w) b Bushnell, ext n to Tru-  
man (Buy Appler's city map)

**DIGNOWITY AVE**

(6w) b 1 blk w of 301 Frank, ext  
ne to St Johns

Frank ..... 200 Edgar ..... 500  
Lauros ..... 300 Moore ..... 600  
Roper ..... 400 St Johns  
102—J & Jesusa Zepeda (h)  
106—Pomposa Redondo (h); A & Antonio  
Recondo (h)  
107—E & Juanita Menchaca (h)











