

HISTORIC AND DESIGN REVIEW COMMISSION

October 20, 2021

HDRC CASE NO: 2021-512
ADDRESS: 529 DEVINE ST
LEGAL DESCRIPTION: NCB 2957 BLK 1 LOT 19
ZONING: R-5, H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Regina Quinones-Villa
OWNER: Regina Quinones-Villa
TYPE OF WORK: Construction of a 1-story garage
APPLICATION RECEIVED: October 01, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Katie Totman

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a 1-story garage structure on an existing concrete slab in the rear yard.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION

- i. *Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.
- ii. *Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

B. ENTRANCES

- i. *Orientation*—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

2. Building Massing and Form

A. SCALE AND MASS

- i. *Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
- ii. *Transitions*—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
- iii. *Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

B. ROOF FORM

- i. *Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on non-residential building types are more typically flat and screened by an ornamental parapet wall.

C. RELATIONSHIP OF SOLIDS TO VOIDS

i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.

ii. *Façade configuration*—The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

D. LOT COVERAGE

i. *Building to lot ratio*—New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

3. Materials and Textures

A. NEW MATERIALS

i. *Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.

ii. *Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.

iii. *Roof materials*—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.

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.

B. REUSE OF HISTORIC MATERIALS

Salvaged materials—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

4. Architectural Details

A. GENERAL

i. *Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.

ii. *Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

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 primary historic structure located at 529 Devine is a 1-story residential structure constructed circa 1920 in the Craftsman style. The structure features wood lap siding, a front gabled roof, and double front porch columns. The structure is contributing to the Lavaca Historic District.
- b. FOOTPRINT AND LOT COVERAGE – The applicant has proposed to construct a 1-story rear accessory structure with a footprint of approximately 288 square feet. According to the Guidelines, the addition of new structures should follow the historic development pattern in terms of footprint and total lot coverage should not exceed 50%. The footprint of new rear structures should be consistent with the historic development pattern of the district. Staff finds the request consistent with the Guidelines.
- c. SETBACKS AND ORIENTATION – According to the Guidelines, setbacks for rear structures should follow the predominant development pattern of the historic district. The new construction follows the historic development pattern of the district, which typically features larger primary structures and subordinate rear accessory structures. Staff finds the request appropriate. The applicant is responsible for complying with zoning requirements and obtaining a variance from the Board of Adjustment if applicable.
- d. FENESTRATION - According to the Historic Design Guidelines, openings in new construction should use traditional dimensions and profiles found on the primary structure or within the historic district. Based on the submitted documents, the applicant has proposed windows, pedestrian and garage door configurations that are generally consistent with historic patterns. Staff generally finds the window patterns, pedestrian doors, and single-bay garage door appropriate with the stipulations listed in the recommendation.
- e. ROOF FORM – The proposed rear accessory structure will utilize a front facing gable roof form with asphalt shingles. Staff finds the overall roof form and materiality to be generally appropriate.
- f. MATERIALS AND TEXTURES – The applicant has proposed to use vertical composite wood siding, asphalt shingle roofing, and aluminum windows. Guidelines 3.A.i. for New Construction stipulates that new construction should use materials that complement the type, color, and texture of materials traditionally found in the district. Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility. Siding should match the profile of the historic structure regarding exposure, should be installed in a horizontal lap profile, and feature a smooth finish.
- g. ARCHITECTURAL DETAILS - Generally, new buildings in historic districts should be designed to reflect their time while representing the historic context of the district. Architectural details should also not visually compete with the historic structure. Staff finds the proposal consistent with the Guidelines.

RECOMMENDATION:

Staff recommends approval based on findings a through g with the following stipulations:

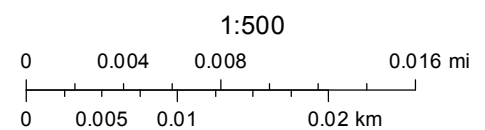
- i. That the siding used be horizontal woodlap or a composite lap siding with a smooth finish and a maximum reveal of 6 inches. A faux grain texture is not permitted.
- ii. That the applicant installs a fully wood or aluminum clad wood window that meet staff's standard window stipulations and submits updated specifications to staff for review and approval. The windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. 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.
- iii. That the applicant provide staff with specifications of the proposed garage door for review prior to the COA being issued. Staff recommends that a wood garage door be installed.
- iv. That the applicant complies with all setback requirements as required by Zoning and obtains a variance from the Board of Adjustment if applicable.

City of San Antonio One Stop



October 14, 2021

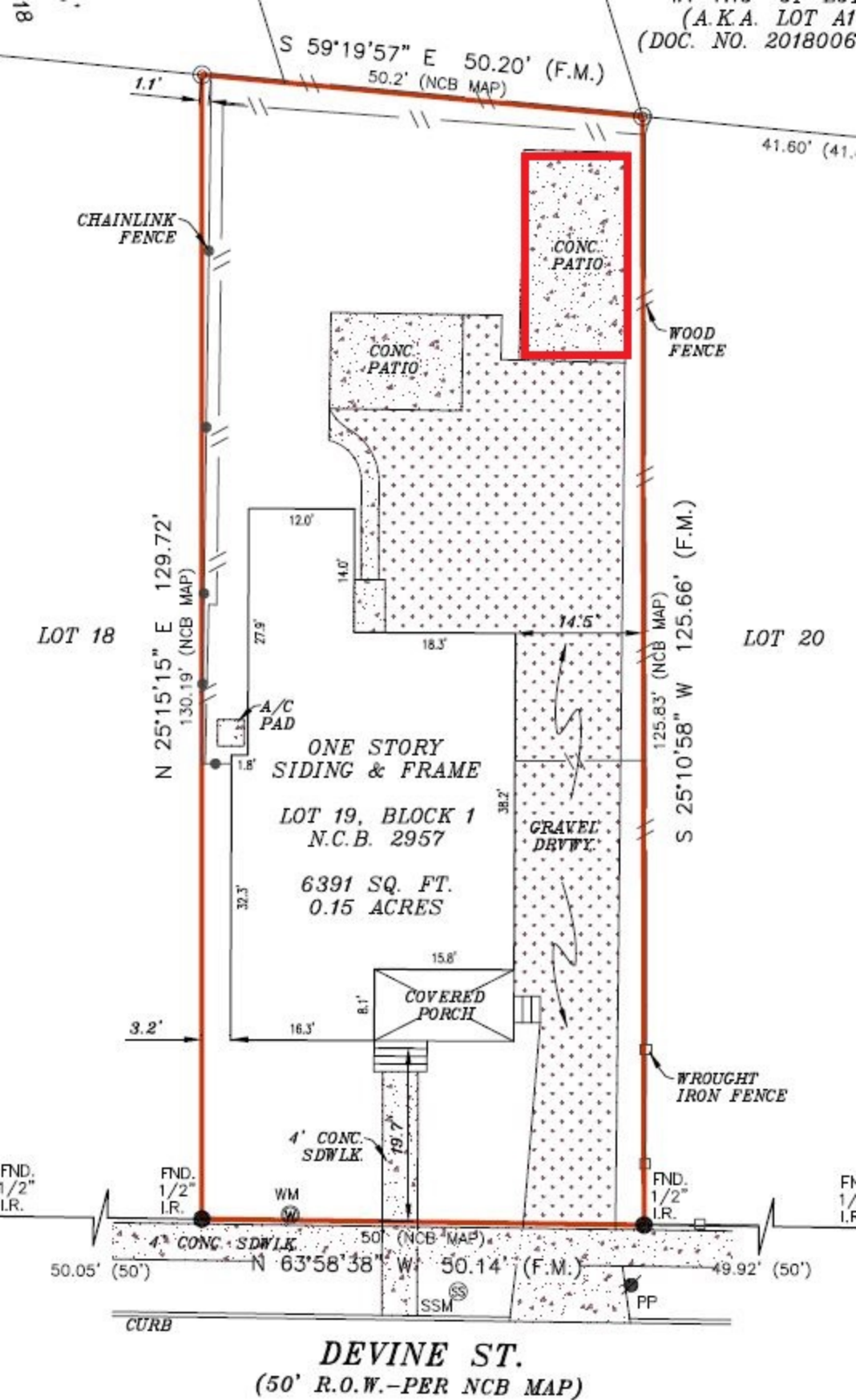
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Deck Box Gray

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Outsunny 12 ft. x 12 ft. 6-Sided
Hexagon Hub


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Specifications

Dimensions

Approximate Depth (ft.)	24
Approximate Width (ft.)	12
Assembled Depth (in.)	288 in
Assembled Height (in.)	163 in
Assembled Width (in.)	144 in
Coverage Area (sq. ft.)	288
Garage Door Height (in.)	84
Garage Door Width (in.)	96



Details

Color Family	Clear
Features	No Additional Features
Floor Options	Without Floor
Frame Material	Wood
Included	Assembly Instructions,Building Components
Installation Available	No
Manufacturers Recommended Assembly Time (hours)	72
Manufacturers Recommended Tools needed for Assembly	Safety Glasses, Hammer, Screwdriver, Level, Ladders, Tape Measure, Square, Drill, Circular Saw
Maximum Roof Load	40
Maximum Wind Resistance	130
Number of Garage Doors	0
Number of People Recommended by Manufacturer to Assemble	3
Parking Layout	Single Car
Product Weight (lb.)	2000
Returnable	90-Day
Roof Color Family	Clear
Roof Material	Not Included
Roof Shape	Peak
Side Door	No
Siding Color Family	Gray
Trim Color Family	White
Window(s)	No


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Warranty / Certifications





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Best Barns

18 in. x 27 in. Window with Shutters

★★★★★ (22) 

Questions & Answers (14)







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Specifications

Dimensions

Product Depth (in.)	2 in
Product Height (in.)	27 in
Product Width (in.)	18 in

Details

Assembly Required	No
Color Family	White
Features	Shutters
Material	Aluminum
Pack Size	1
Product Type	Accessory
Product Weight (lb.)	20 lb
Returnable	90-Day
Shed Accessory Type	Shed Window

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Warranty / Certifications

Manufacturer Warranty	1 Year Warranty
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Best Barns 14 in. x 14 in. Decorative






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Best Barns (Brand Rating: 3.8/5) 

18 in. x 24 in. Single Hung Aluminum Window with Sunburst

★★★★★ (2)  Questions & Answers (6)







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Dimensions

Product Depth (in.)	2 in
Product Height (in.)	32 in
Product Width (in.)	18 in

Details

Assembly Required	No
Color Family	White
Features	Shutters
Material	Aluminum
Pack Size	1
Product Type	Accessory
Product Weight (lb.)	25 lb
Returnable	90-Day
Shed Accessory Type	Shed Window

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Warranty / Certifications

Manufacturer Warranty	1 Year Warranty
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Top Rated



Handy Home Products Small Square Window



Handy Home Products Large Square Window



Best Barns 14 in. x 14 in. Decorative Octagonal Window



Best Barns 18 in. x 27 in. Window with Shutters



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