

HISTORIC AND DESIGN REVIEW COMMISSION

April 17, 2024

HDRC CASE NO: 2024-135
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: VILLA JOSE & REGINA HERMINIA QUINONES-VILLA
OWNER: VILLA JOSE & REGINA HERMINIA QUINONES-VILLA
TYPE OF WORK: Carport construction
APPLICATION RECEIVED: March 24, 2024
60-DAY REVIEW: May 25, 2024
CASE MANAGER: Claudia Espinosa

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install an approximately 400-square-foot carport with wooden posts and a standing seam metal shed roof.

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 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. CARPORT (MASSING AND FORM) – At this time, the applicant is requesting to construct a detached carport, measuring approximately 400 square-feet, with 4x4 wood posts and a standing seam metal roof on the east side of the property. The proposed carport has a shed roof that measures 10 feet at its highest point and slopes down to 8 feet at its lowest point. The proposed length and width is 34'x12'. 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 that the proposed carport is generally consistent with the proposed height however, staff finds that the massing should be reduced to approximately 20 ft in length and set back from the first set of ganged windows on the east elevation. The proposed roof form should feature a traditional form such as a gable roof.

- c. CARPORT (MATERIALS) – The applicant is proposing to use 4x4 wood posts and a standing seam metal roof as materials on the proposed carport. The Historic Design Guidelines for New Construction 5.A.iii states that new construction 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 a standing seam metal roof. Staff finds the materials to be complementary to the structure and conforms to the Guidelines.

RECOMMENDATION:

Staff recommends approval of the installation of a detached carport based on findings a through c, with the following stipulations:

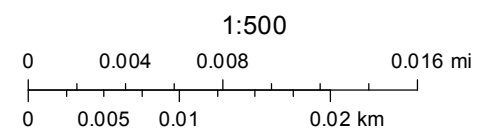
- i. That the massing of the carport be reduced so that the first bay is eliminated and that a carport that is no more than 20 feet in length and should begin behind the first set of ganged windows on the east elevation based on finding b. The applicant is required to submit an updated measured site plan to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
- ii. That the applicant installs a standing seam metal roof 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.
- iii. That the applicant meet all setback standards as required by city zoning and obtain a variance from the Board of Adjustment if applicable.

City of San Antonio One Stop



October 14, 2021

— User drawn lines



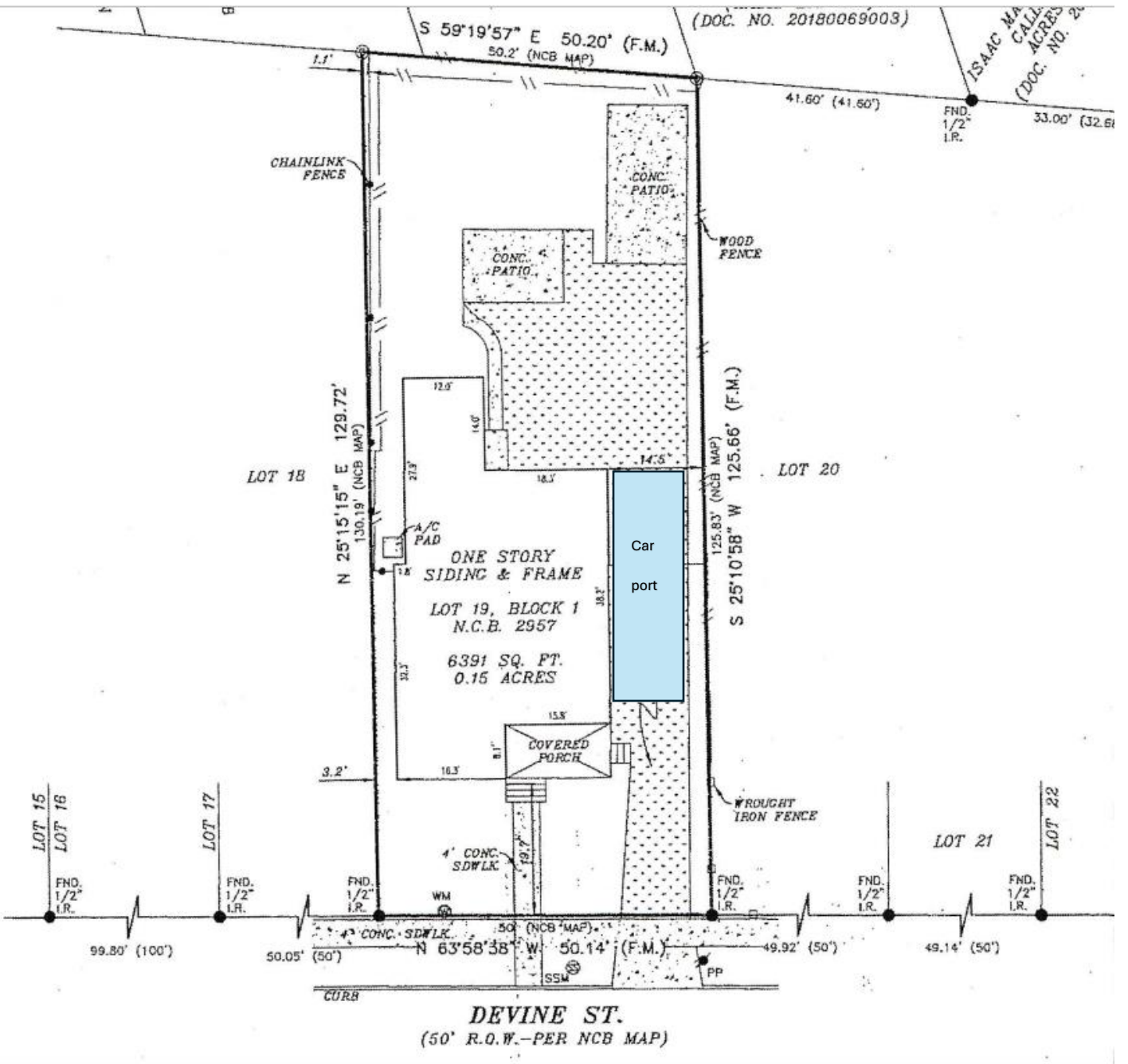












34'

10'

12'

WOOD
POSTS

4x4x8

4x4x10

2x6x12

SHEET METAL ROOFING

8'

10

10

10

4'