

HISTORIC AND DESIGN REVIEW COMMISSION

March 06, 2024

HDRC CASE NO: 2024-082
ADDRESS: 445 DEVINE ST
LEGAL DESCRIPTION: NCB 2957 BLK 1 LOT 12
ZONING: R-5, H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Camden Greenlee/GREENLEE CAMDEN & TINA
OWNER: Camden Greenlee/GREENLEE CAMDEN & TINA
TYPE OF WORK: Construction of a rear accessory structure
APPLICATION RECEIVED: February 14, 2024
60-DAY REVIEW: April 14, 2024
CASE MANAGER: Edward Hall

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a rear accessory structure at 445 Devine, located within the Lavaca Historic District. The applicant has proposed for the rear accessory structure to feature an enclosed storage room and a covered parking area. The applicant has proposed for the structure's footprint to feature approximately 480 square feet.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 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.

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.

Standard Specifications for Windows in Additions and New Construction

Consistent with the Historic Design Guidelines, the following recommendations are made for windows to be used in new construction:

- **GENERAL:** Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below.
- **SIZE:** Windows should feature traditional dimensions and proportions as found within the district.

- SASH: Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- DEPTH: There should be a minimum of 2" 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. All windows should be supplied in a block frame and exclude nailing fins which limit the ability to sufficiently recess the windows.
- TRIM: Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail.
- GLAZING: Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature true, exterior muntins.
- COLOR: Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or metallic manufacturer's color is not allowed and color selection must be presented to staff.

FINDINGS:

- a. The historic structure at 445 Devine is a one-story, single-family residential structure constructed circa 1930 in the Craftsman style. The structure is contributing to the Lavaca Historic District. At this time, the applicant is requesting a Certificate of Appropriateness for approval to construct a rear accessory structure.
- b. PREVIOUS REVIEW (Windows) – On April 17, 2019, as part of a request for approval of window replacement (original wood to fiberglass, installed prior to the issuance of a COA), the Historic and Design Review Commission approved side and rear fiberglass windows with the stipulation that the front windows (four, one over one windows) be returned to wood, one over one windows that meet the adopted standards for replacement windows, and that wood windows screens be installed over the fiberglass windows. This work has not occurred at this time.
- c. REAR ACCESSORY STRUCTURE – At this time, the applicant is requesting a Certificate of Appropriateness for approval to construct a rear accessory structure at 445 Devine, located within the Lavaca Historic District. The applicant has proposed for the rear accessory structure to feature an enclosed storage room and a covered parking area. The applicant has proposed for the structure's footprint to feature approximately 480 square feet.
- d. SCALE & MASS (Rear Accessory) – The applicant has proposed for the rear accessory structure to feature a footprint of approximately 480 square feet. This does not include roof overhangs, but only the proposed concrete foundation slab. The Guidelines for New Construction 5.A. notes that rear accessory structures are to feature a massing and form that is visually subordinate that that of the primary historic structure in regards to their height, massing and form, should be no larger in plan than forty (40) percent of the primary historic structure's footprint and should relate to the period of construction of the primary historic structure. The primary historic structure on site features a footprint of approximately 1,160 square feet. Generally, staff finds the proposed structure's footprint and location to be appropriate.
- e. ORIENTATION & SETBACKS (Rear Accessory) – The Guidelines for New Construction 5.B. notes that the predominant accessory structure orientation and historic setback patterns of the block should be followed. Generally, staff finds the proposed location, orientation and setbacks associated with the proposed accessory structure to be appropriate and consistent with the Guidelines.
- f. MATERIALS (Rear Accessory) – The applicant has proposed for materials to feature cedar shingle siding, corrugated polycarbonate panels, steel shutters, steel columns, and a corrugated metal roof. The Guidelines for New Construction 5.A.i. notes that new garages and outbuildings should relate to the period of construction of the primary structure on site through the use of complementary materials and simplified architectural details. The primary historic structure on site features wood siding and trim installed in a traditional manner. Materials such as the proposed corrugated polycarbonate panels, steel shutters, steel columns and corrugated metal roof are not found historically within the Lavaca Historic District in residential construction (both primary and secondary/accessory structures). Staff finds that materials that are found historically within the district should be used in the new construction in place of the proposed polycarbonate panels. Additionally, staff finds that roofing materials that are consistent with the Guidelines should be used (standing seam metal) and that the wood or wood clad columns and exposed structural elements should be incorporated into the design. Metal façade elements, such as corrugated metal panels are found on new construction that has been approved by the Commission.
- g. WINDOW MATERIALS – The applicant has proposed for window and door openings to be void of window frames and to be enclosed by steel window shutters and steel doors. Generally, staff finds the use of a shutter

element to be appropriate; however, staff finds that all materials should be consistent with those found historically on site and historically within the district, as noted in finding g.

- h. CHARACTER / ARCHITECTURAL DETAILS – The Guidelines for New Construction 5.A. notes that new garages and outbuildings should relate to the period of construction of the primary structure on site through the use of simplified architectural details. Additionally, the Guidelines notes that window and door openings should be designed to be similar to those found on historic accessory structures within the district or on primary historic structure on site. The applicant has proposed for the structure to feature a shed roof and windows that are generally proportioned similarly to those found within the district. Historically, accessory structures within the district feature gabled roofs. Staff finds that a gabled roof should be installed.
- i. WATER CATCHMENT SYSTEM – The applicant has proposed metal gutters and a metal water cistern on site. Staff finds these elements to be appropriate as they are site elements.

RECOMMENDATION:

Staff recommends approval of the general footprint and massing of the proposed rear accessory structure; however, staff recommends that the following design elements should be amended per the above findings to receive a full recommendation of approval:

- i. That materials that are found historically within the district be used in the new construction in place of the proposed polycarbonate panels, such as wood siding or clerestory windows. Additionally, staff recommends that roofing materials that are consistent with the Guidelines should be used (standing seam metal) and that the wood or wood clad columns and exposed structural elements should be incorporated into the design in place of the exposed steel elements. Standing seam metal roof materials should be consistent with the following standards: panels should be 18 to 21 inches in width, seams should be 1 to 2 inches in height, panels should smooth with no corrugation or striation. 5 V-crimp roofing may also be used for an accessory structure.
- ii. That the roof form be modified from a shed profile to a gabled profile, as noted in finding i.

The applicant is responsible for complying with all zoning setback regulations.

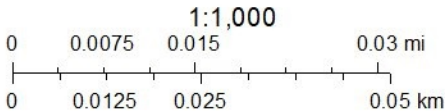
An on-site inspection must be scheduled with OHP staff prior to the installation of roofing materials to verify that the roofing materials match the approved specifications.

All previous stipulations of past Historic and Design Review Commission approvals must be met prior to the issuance of a Certificate of Appropriateness for the proposed rear accessory structure. This includes the fabrication and installation of wood window screens on the side and rear elevations and the installation of four, one over one wood windows on the front façade. Windows are to be submitted to OHP staff for review and approval prior to purchase and installation.

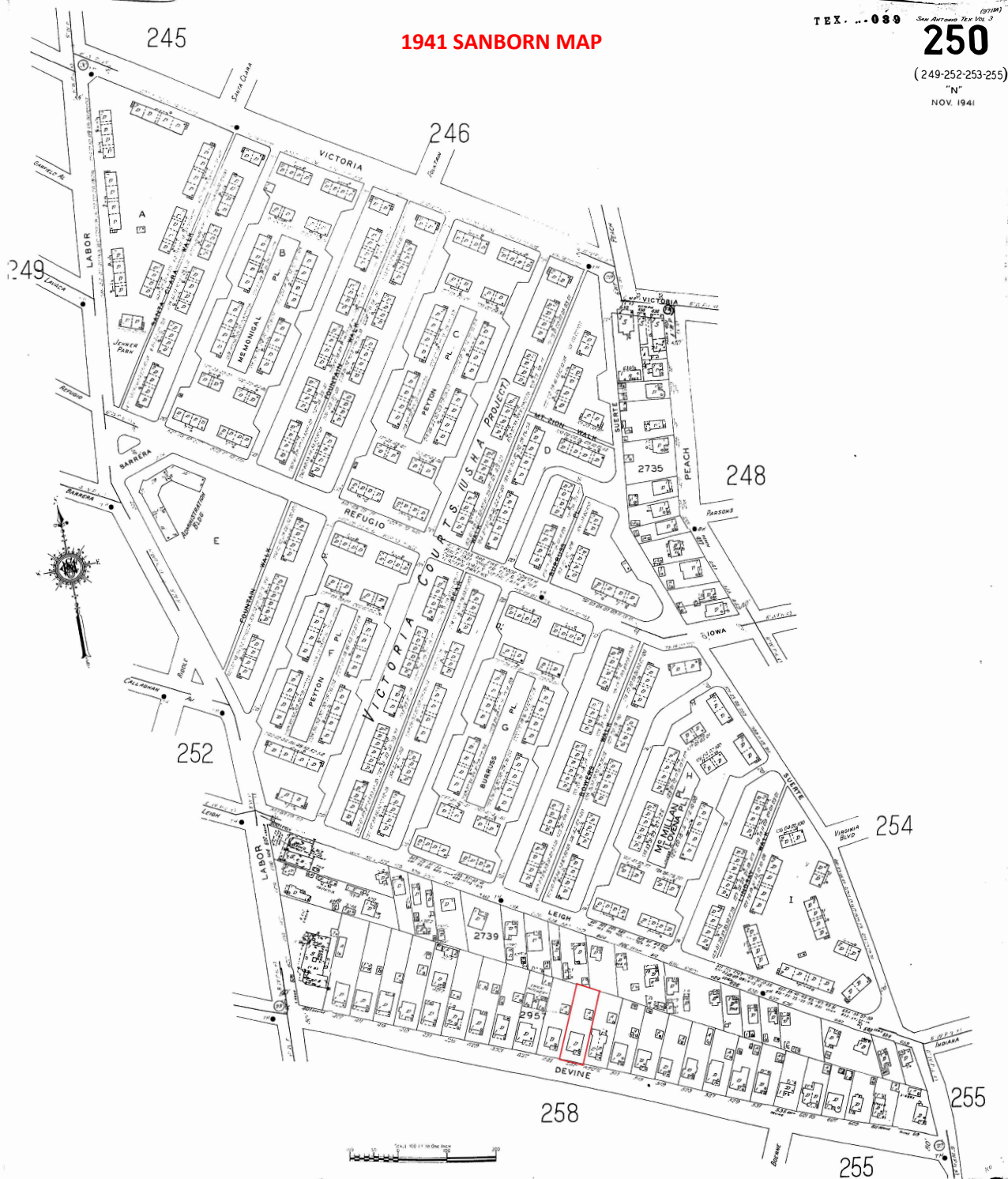
City of San Antonio One Stop



February 29, 2024



1941 SANBORN MAP

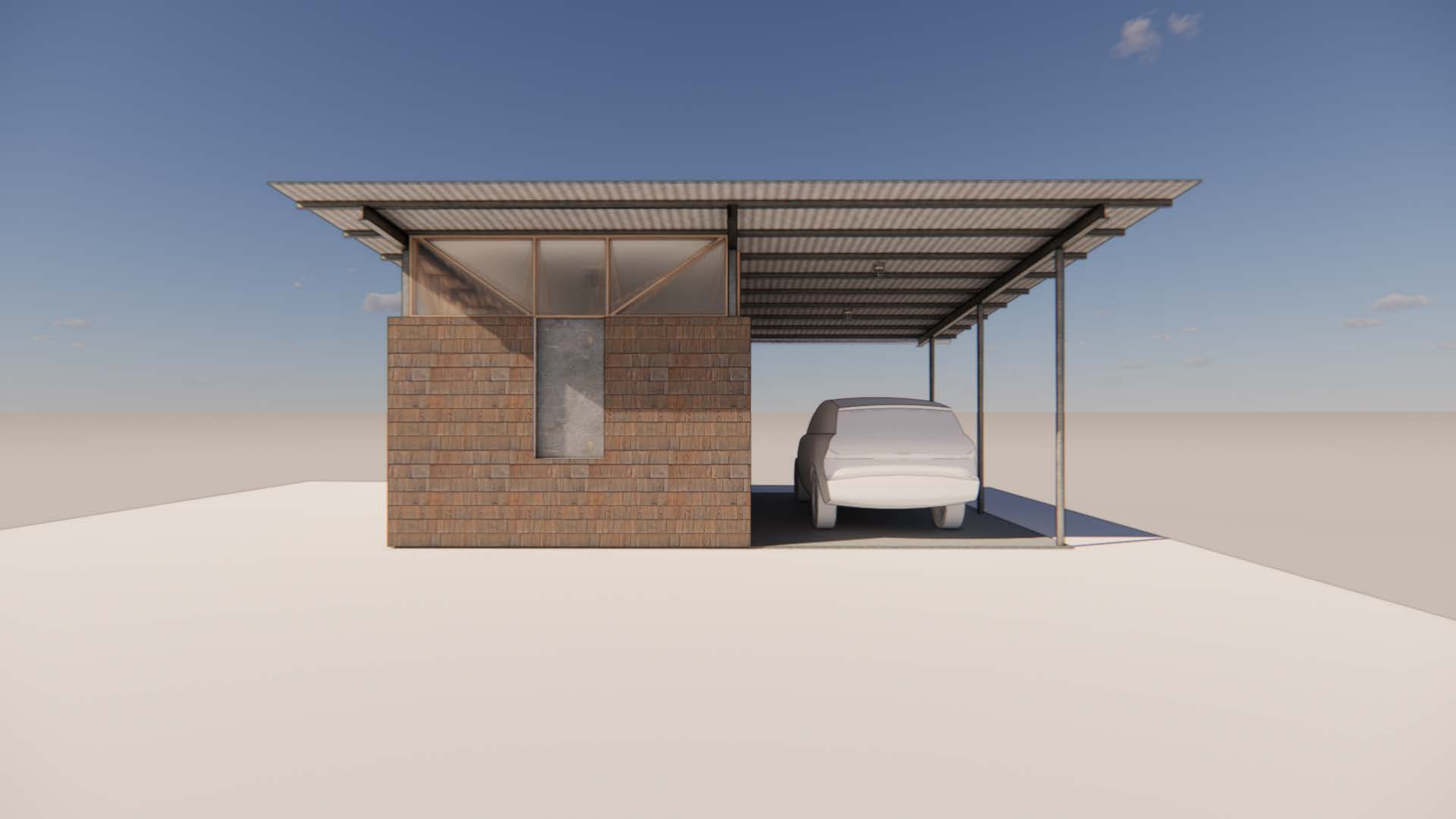












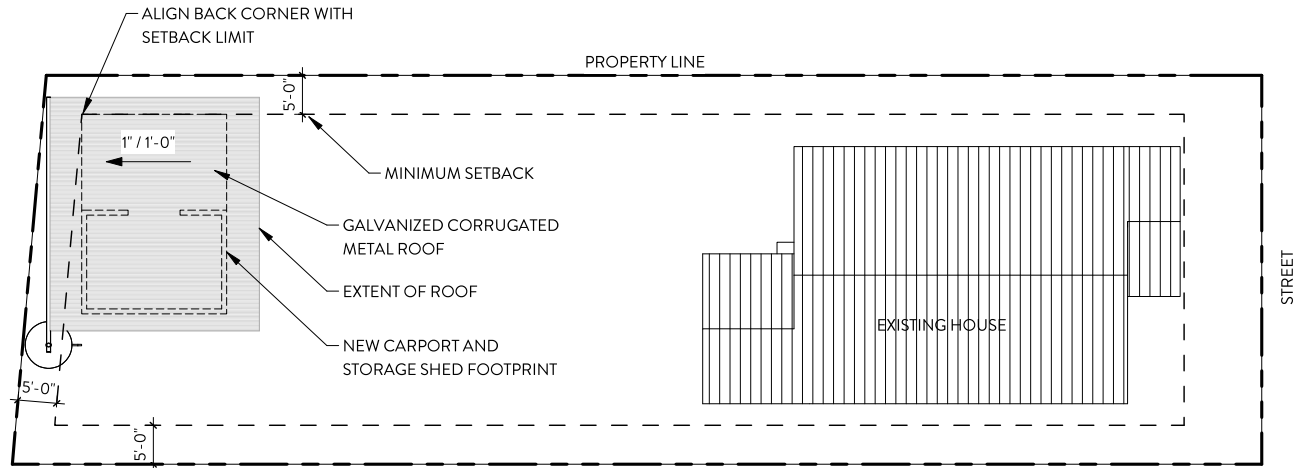
GENERAL NOTES - DIMENSION PLAN

1. ALL DIMENSIONS ARE TO FINISH FACE OF MASONRY/CONCRETE, CENTERLINE OF STEEL, FACE OF STUD OR CASEWORK UNLESS NOTED OTHERWISE. DIMENSIONS NOTED AS "CLR" MUST BE PRECISELY MAINTAINED. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT ARCHITECTS APPROVAL UNLESS NOTED AS "+/-". VERIFY DIMENSIONS MARKED "V.I.F." PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND NOTIFY ARCHITECT OF ANY INCONSISTENCIES.
2. ALL DIMENSIONS, NOTES AND DETAILS SHOWN ON ONE PORTION OF A DRAWING SHALL APPLY TYPICALLY TO ALL OPPOSITEHAND AND/OR CONDITIONS UNLESS NOTED OTHERWISE.
3. "ALIGN" SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.

ISSUED DATE 2024-02-13

PROJECT NUMBER XXXXX

FOR PERMITTING



01 SITE PLAN

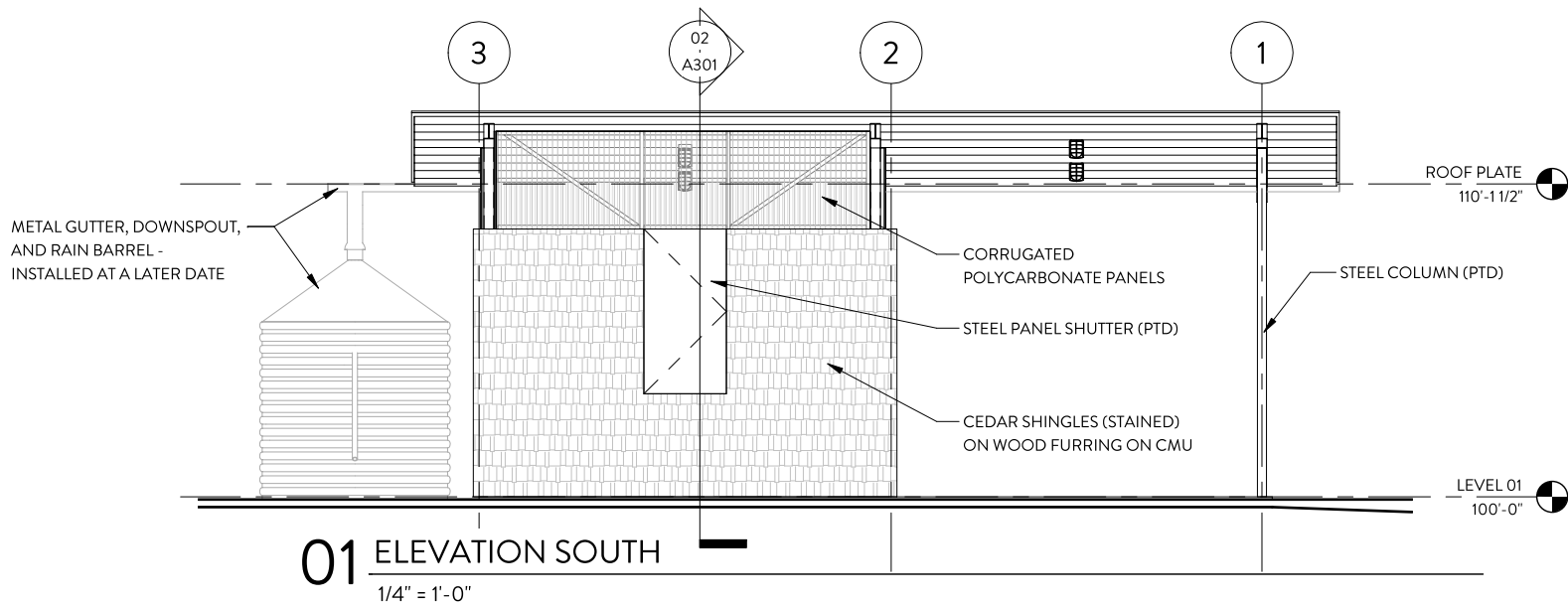
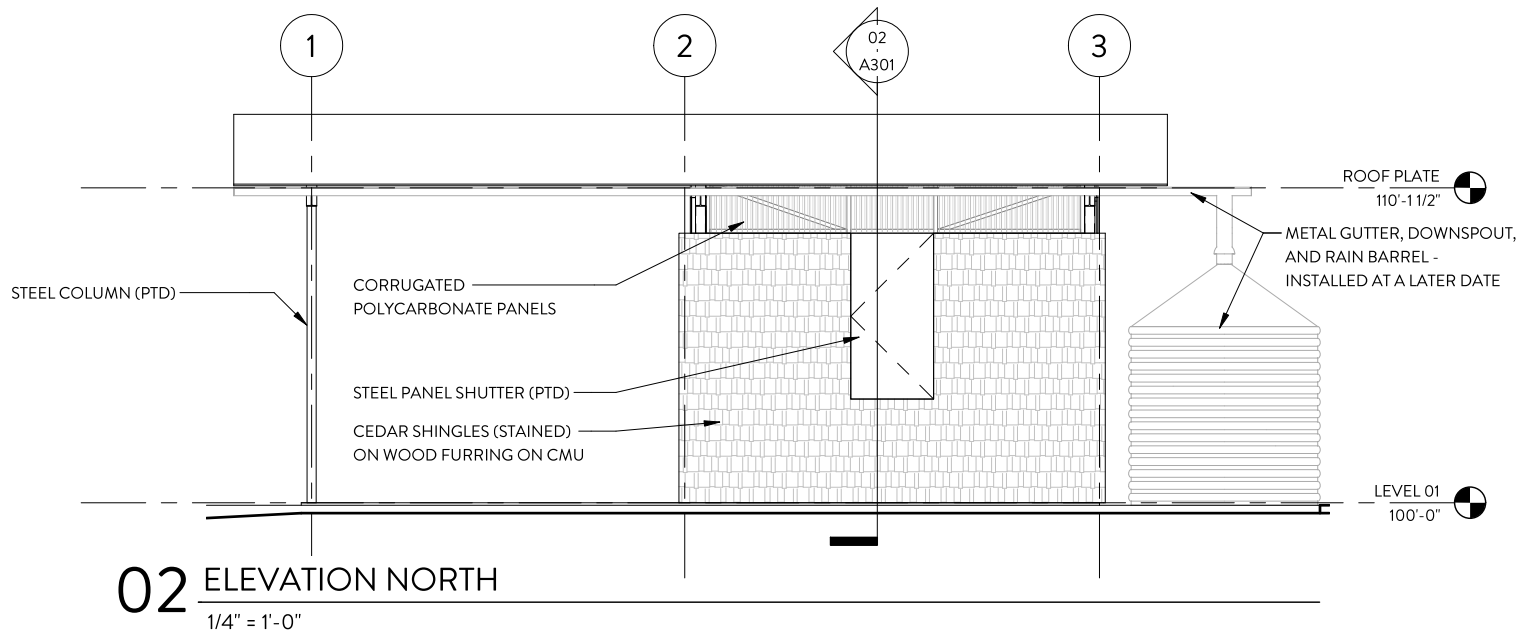
1/16" = 1'-0"

CARPORT AND SHED
445 DEVINE STREET
SAN ANTONIO, TEXAS 78210

A001
SITE PLAN



1 LEVEL 01 - FLOOR PLAN

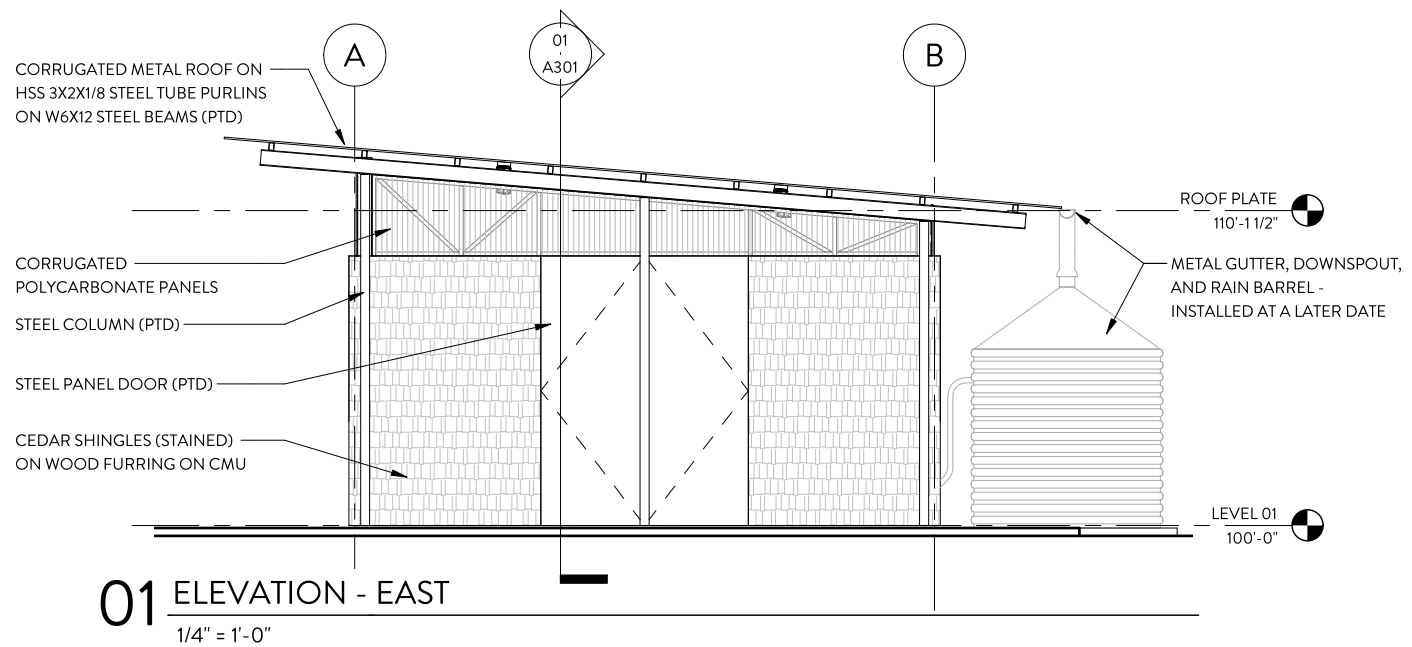
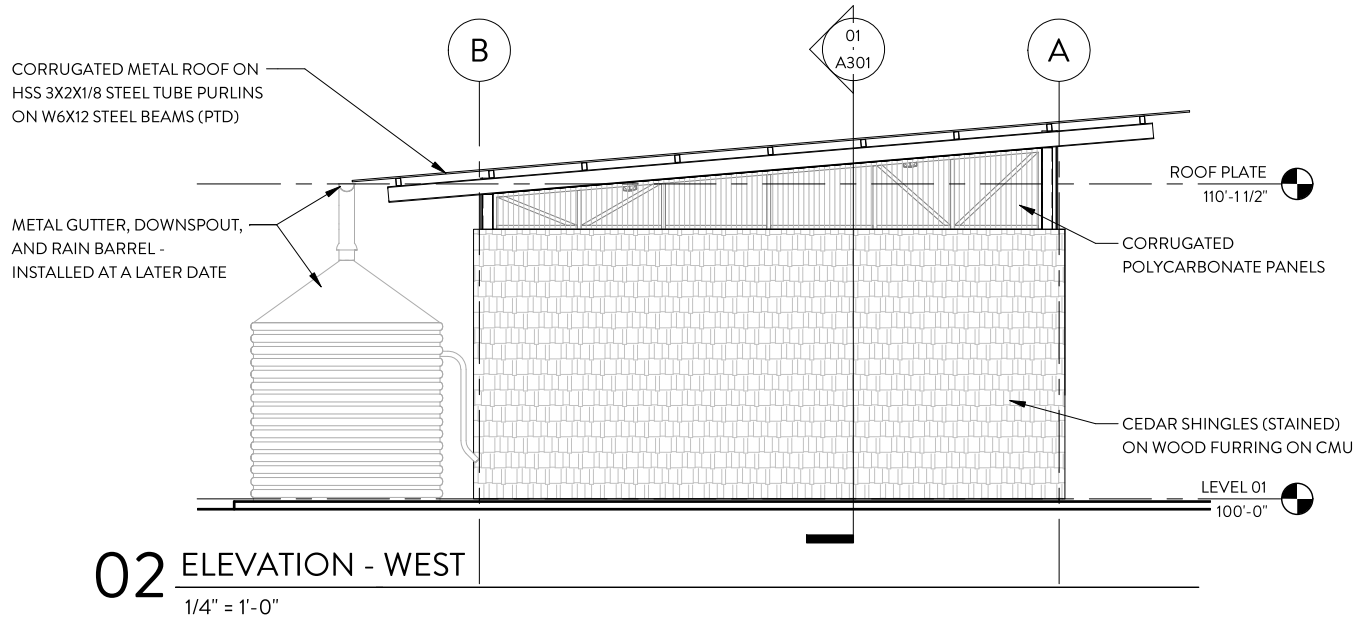


ISSUED DATE 2024-02-13
PROJECT NUMBER XXXXX

FOR PERMITTING

CARPORT AND SHED
445 DEVINE STREET
SAN ANTONIO, TEXAS 78210

A201
EXTERIOR
ELEVATIONS

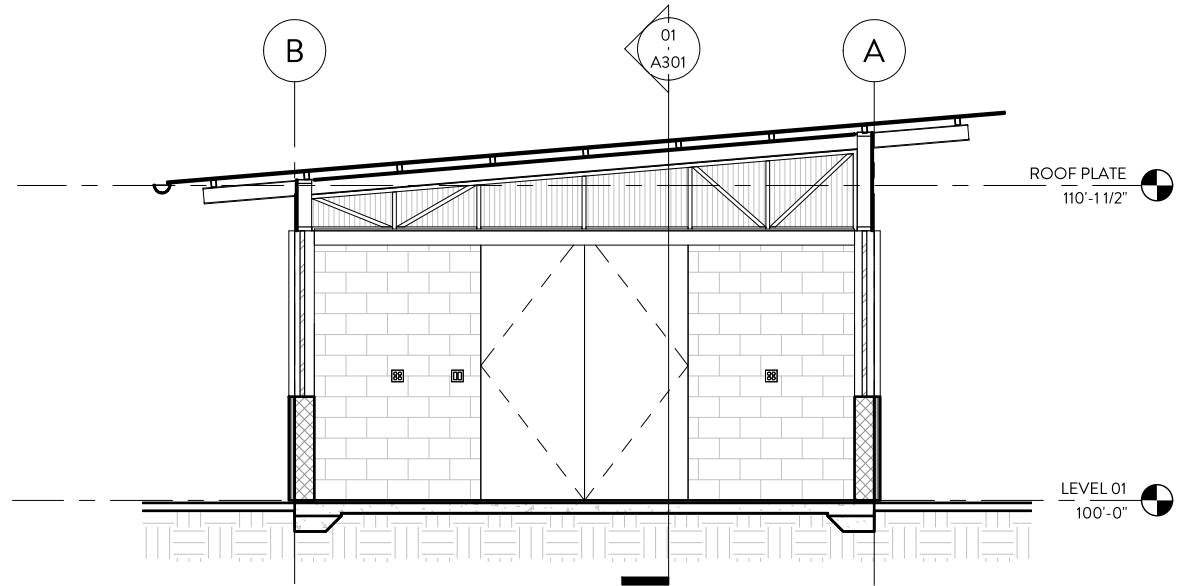


ISSUED DATE 2024-02-13
PROJECT NUMBER XXXXX

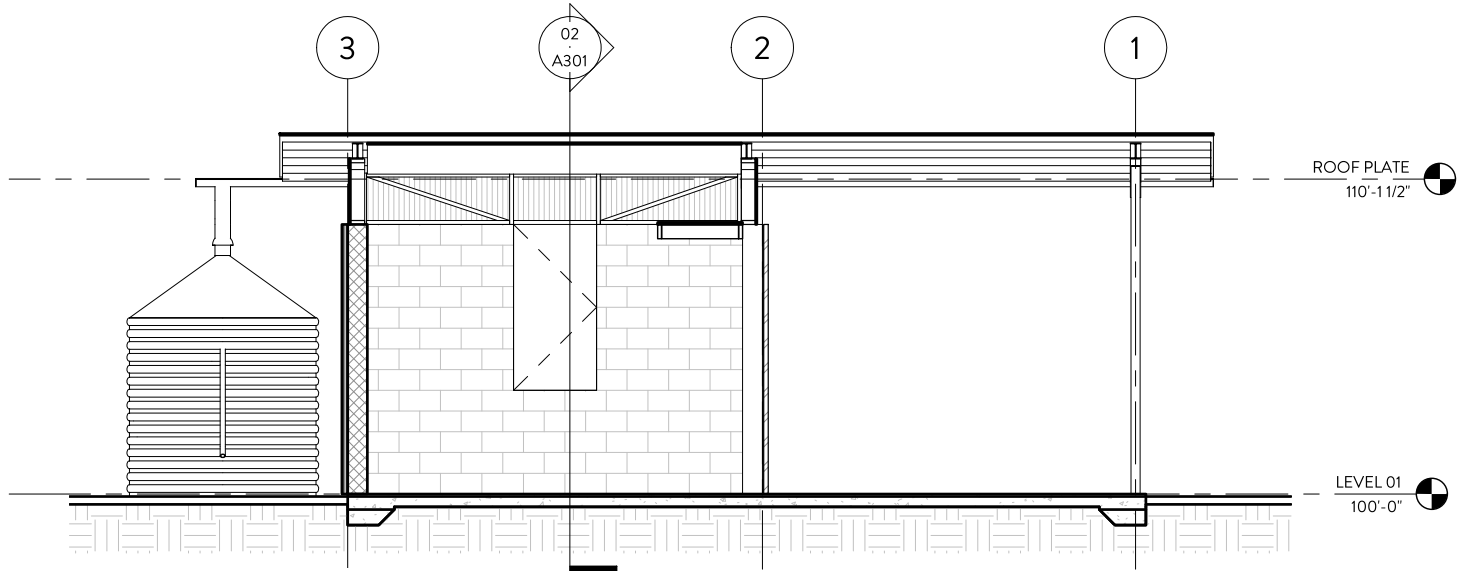
FOR PERMITTING

CARPORT AND SHED
445 DEVINE STREET
SAN ANTONIO, TEXAS 78210

A202
EXTERIOR
ELEVATIONS



02 NORTH/SOUTH SECTION
1/4" = 1'-0"



01 EAST/WEST SECTION
1/4" = 1'-0"

ISSUED DATE 2024-02-13
PROJECT NUMBER XXXXX

FOR PERMITTING

CARPORT AND SHED
445 DEVINE STREET
SAN ANTONIO, TEXAS 78210

A301
BUILDING
SECTIONS

POLYCARBONATE MATERIAL EXAMPLE



POLYCARBONATE MATERIAL EXAMPLE



STEEL DOOR AND WINDOW SHUTTER EXAMPLE





CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION

COMMISSION ACTION

This is not a Certificate of Appropriateness and cannot be used to acquire permits

April 17, 2019

HDRC CASE NO: 2019-195
ADDRESS: 445 DEVINE ST
LEGAL DESCRIPTION: NCB 2957 BLK 1 LOT 12
HISTORIC DISTRICT: Lavaca
APPLICANT: Camden Greenlee - 445 Devine
OWNER: Camden Greenlee - 445 Devine
TYPE OF WORK: Window replacement/fenestration changes

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to build exterior wood screens to be placed over the existing fiberglass replacement windows. The fiberglass windows were installed without approval prior to the February 20, 2019, HDRC hearing.

FINDINGS:

a. The property located at 445 Devine is a one-story single family home constructed in the Craftsman style. The house features two front gables with decorative bracketing, wide overhanging eaves, and tapered brick front porch columns. The house is a contributing structure in the Lavaca Historic District. The applicant is requesting approval to install 18 custom built wood window screens to mitigate the unapproved installation of fiberglass windows. b. CASE HISTORY – A request for window replacement was requested by a previous owner and heard by the Historic and Design Review Commission (HDRC) on June 7, 2017. Based on a site visit and photographs, staff noted that the windows were in repairable condition, and the HDRC did not approve the replacement request. The current applicant applied for window replacement to be heard at the February 20, 2019, HDRC hearing. Staff conducted a site visit with the current applicant on February 13, 2019, to again examine the condition of the windows. Staff observed that the applicant had removed all weights, pulleys, and interior framing elements, including jambs, stops, and parting beads. The new framing as installed is void of parting beads, interior stops, and other components that allow for operability of historic wood windows. On February 14, 2019, staff visited the site to place a public notice yard sign and observed the applicant installing the requested new windows prior to receiving a Certificate of Appropriateness. The request for window replacement was denied at the February 20, 2019, HDRC hearing. At this time, all wood windows have been replaced with new fiberglass windows. The current request is to mitigate the effects of the fiberglass windows via the addition of new wood window screens. c. WINDOW SCREENS – The applicant is requesting approval to install 18 custom built wood window screens to mitigate the effects of the unapproved installation of fiberglass windows. The window screens will be custom milled to match an existing decorative screen found on the property, which is likely original to the structure. While staff finds the installation of these screens appropriate, staff does not find them to be a proper alternative to the reinstallation and restoration of the original wood windows. Staff finds that the HDRC action dated February 20, 2019, is most appropriate.

RECOMMENDATION:

Staff does not recommend approval of the proposed wood window screen installation as a mitigation effort. Staff recommends that the applicant comply with the previous HDRC action to restore the original wood windows dated February 20, 2019. If the HDRC approves the window screen installation as requested, the fiberglass windows will be approved as installed and the property will no longer be in violation.

COMMISSION ACTION:

Approval to retain the fiberglass windows and install the proposed window screens on the side and rear facades only. The applicant is required to restore the front four window assemblies to the original one over one wood windows or an appropriate wood replacement window product that meets the following stipulations: 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. The method of which to achieve compliance with the front four windows is to be determined in coordination with OHP staff.

A handwritten signature in black ink, reading "Shanon Shea Miller". The signature is written in a cursive, flowing style.

Shanon Shea Miller
Historic Preservation Officer