

HISTORIC AND DESIGN REVIEW COMMISSION

January 16, 2019

HDRC CASE NO: 2019-011
ADDRESS: 410 N OLIVE ST
LEGAL DESCRIPTION: NCB 578 BLK D LOT 2
ZONING: RM-4
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Jason Beltran
OWNER: Jason Beltran
TYPE OF WORK: Installation of front yard fencing
APPLICATION RECEIVED: January 04, 2019
60-DAY REVIEW: March 05, 2019
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a front yard fence.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

2. Fences and Walls

A. HISTORIC FENCES AND WALLS

- i. *Preserve*—Retain historic fences and walls.
- ii. *Repair and replacement*—Replace only deteriorated sections that are beyond repair. Match replacement materials (including mortar) to the color, texture, size, profile, and finish of the original.
- iii. *Application of paint and cementitious coatings*—Do not paint historic masonry walls or cover them with stone facing or stucco or other cementitious coatings.

B. NEW FENCES AND WALLS

- i. *Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
- ii. *Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.
- iii. *Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.
- iv. *Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.
- v. *Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

C. PRIVACY FENCES AND WALLS

- i. *Relationship to front facade*—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.
- ii. *Location*—Do not use privacy fences in front yards.

FINDINGS:

- a. The applicant received final approval for new construction of a 1-story single-family structure on June 6, 2018. The home is non-contributing to the Dignowity Hill Historic District. The applicant is requesting approval for

- a 4-foot tall cattle panel front yard fence that spans across the front driveway.
- b. FENCE LOCATION – The applicant has proposed to install a new front yard fence. Based on the submitted site plan and the construction documents approved at the June 6, 2018, HDRC hearing, the fence will span across the driveway. According to the Historic Design Guidelines, new front yard fences should follow historic fence placements in the district. Staff finds that the fence should turn at the driveway to meet the corner of the structure, rather than spanning across the driveway as proposed. Staff also finds that the driveway gate, if included, should be set back behind the front façade plane of the structure. Finally, staff finds that a separate fence segment, if desired, can be placed on the north side of the driveway.
- c. FENCE DESIGN – The applicant has proposed to install a cattle panel front yard fence. According to the Historic Design Guidelines, new front yard fences should appear similar to those used historically within the district in terms of their scale, transparency, character, and materials. The height should also be limited to a maximum of four feet. In the surrounding vicinity and within the Dignowity Hill Historic District, typical fence types are vertical wood pickets, wrought iron, or cattle panel. Staff finds the proposed fence is consistent with the Guidelines.

RECOMMENDATION:

Staff recommends approval of the new front yard fence based on findings a through c with the following stipulations:

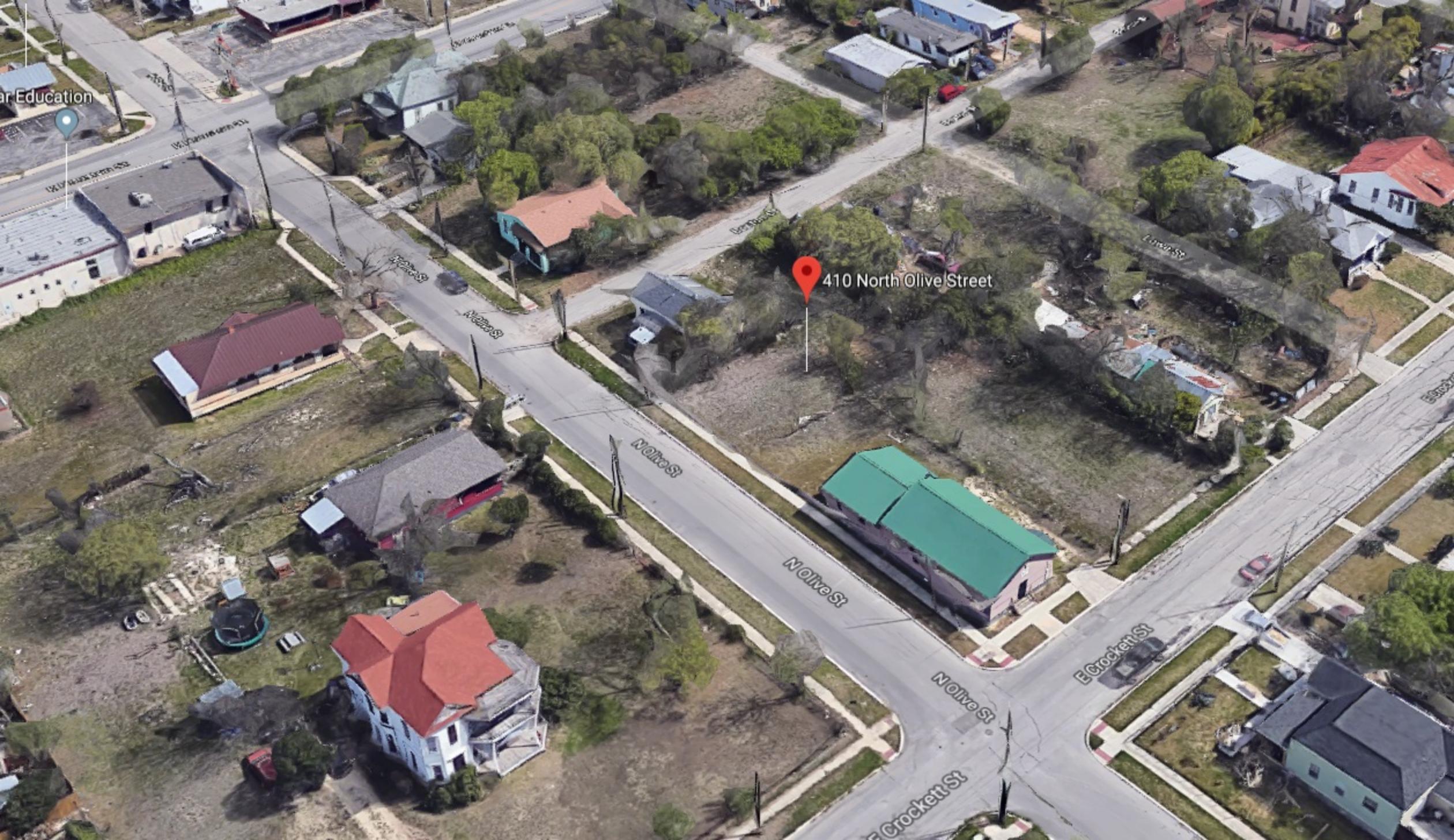
- i. That the fence turn at the driveway to meet the corner of the structure and the driveway gate, if included, be set back behind the front façade plane of the structure, as noted in finding b. If desired, a separate fence segment can be placed on the north side of the driveway, as also noted in finding b.
- ii. That the fence be a maximum of four feet in height. The final construction height of an approved fence may not exceed the maximum height as approved by the HDRC at any portion of the fence. Additionally, all fences must be permitted and meet the development standards outlined in UDC Section 35-514.

CASE MANAGER:

Adam Rajper

ar Education

410 North Olive Street



PLOT PLAN
FOR BUILDING PERMITS

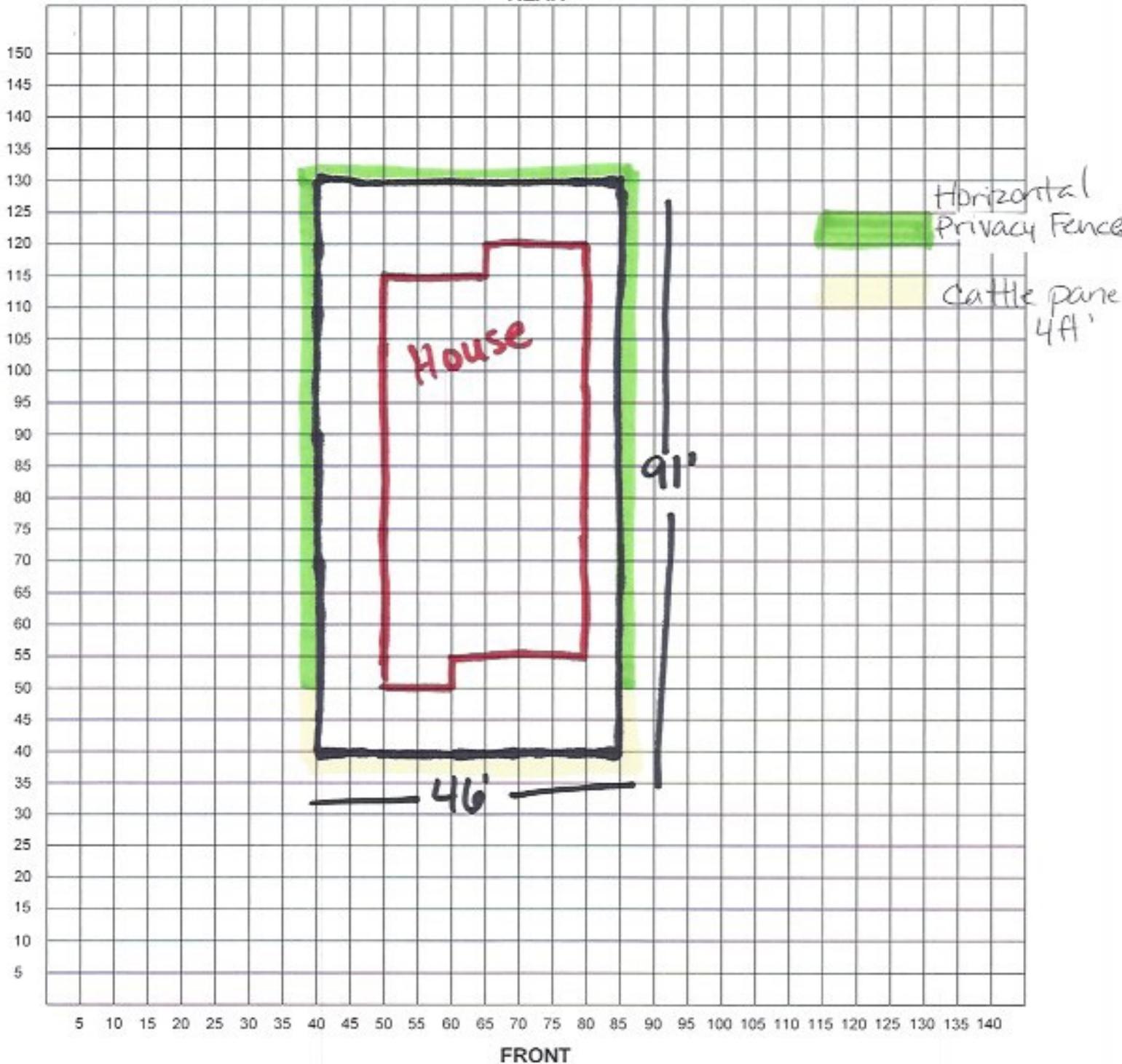
Address: 410 N Olive

Lot: 2

Block: D

NCB: 578

REAR



I certify that the above plot plan shows all improvements on this property and that there will be no construction over easements. I also certify that I will build in compliance with the UDC and the 2015 IRC.

Date: 11-5-18

Signature of Applicant: [Signature]

Submitted for
06-06-2018 hearing

THE BELTRAN RESIDENCE

LOT 2, BLOCK D, NCB. 578,
410 NORTH OLIVE ST.
SAN ANTONIO, TEXAS



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ASSOCIATES HAS A NON-TRANSFERABLE
SINGLE USE LICENSE TO CONSTRUCT ONE
HOUSE FROM THIS PLAN, CONDITIONED ON
THE TIMELY PAYMENT OF ALL SUMS DUE.

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GENERAL NOTES:
APPLICABLE CODES:
2016 INTERNATIONAL RESIDENTIAL CODE WITH LOCAL CITY AMENDMENTS
UNIFIED DEVELOPMENT CODE
2016 UNIFORM MECHANICAL CODE WITH LOCAL CITY AMENDMENTS
2016 NATIONAL ELECTRICAL CODE CITY CODE CHAPTER 10
(ELECTRICAL)
2016 UNIFORM PLUMBING CODE WITH LOCAL CITY AMENDMENTS
2016 INTERNATIONAL ENERGY CONSERVATION CODE.

1. ATTIC ACCESS - MINIMUM 22"x30" IRC SECTION 1505.1
2. BEDROOM WINDOWS - EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW WITH A NET CLEAR OPENING OF 5.7 SQUARE FEET (MINIMUM DIMENSIONAL REQUIREMENTS WIDTH 20", HEIGHT 24"). MAXIMUM HEIGHT OF SILL TO FLOOR 44". IRC SECTION 310.4
3. ELECTRICAL - TO COMPLY WITH NATIONAL ELECTRICAL CODE (NEC)/CITY CODE 2016. GROUND FAULT INTERRUPTERS REQUIRED ON EXTERIOR FRONT/REAR OUTLETS, ALSO IN BATHROOM LAVATORIES, APPLIANCES AT KITCHEN COUNTER TOPS, INCLUSIVE OF ISLAND COUNTERS. ELECTRICAL CONVENIENCE OUTLETS SERVING KITCHEN ARTICLE 210.52(c) OF THE 2016 NEC. ACCESS DOORS SHALL BE PROVIDED FOR HYDRO MASSAGE TUB MOTORS. NEC 430-14
4. FRAMING - ALL FLOOR FRAMING MEMBERS TO COMPLY WITH IRC CHAPTER 23 FOR SPANS AND MATERIALS, ALSO FOR LOADS AND WEIGHTS. BRICK LINTELS, HEADER BEAMS OVER GARAGES AND ROOF AND FLOOR TRUSSES TO BE ENGINEERED. STRUCTURE SPANS EXCEEDING 24' REQUIRE ENGINEERING OF SUCH MEMBERS AND ALL SUPPORTING MEMBERS. AT THE TIME OF FRAMING INSPECTION, PROVIDE A COMPLETE SET OF ENGINEERED TRUSS LOADING DESIGN PLANS AND TRUSS LAYOUT PLANS FOR ALL TRUSS APPLICATIONS.
5. GARAGE VENTS - PRIVATE GARAGES WHICH ARE CONSTRUCTED IN CONJUNCTION WITH ANY GROUP R DIVISION 1 AND 2 OCCUPANCY AND WHICH HAVE OPENINGS INTO SUCH BUILDINGS SHALL BE EQUIPPED WITH FIXED LOUVERS OF SCREENED OPENINGS OR EXHAUST VENTILATION TO THE OUTSIDE WITH EXHAUST OPENINGS LOCATED WITHIN 6" OF THE FLOOR. THE CLEAR AREA OF THE LOUVER OPENING OR OF THE OPENINGS INTO THE EXHAUST DUCTS SHALL BE NOT LESS THAN 60 SQUARE INCHES PER CAR STORED IN SUCH PRIVATE GARAGE. IRC AMENDMENTS SECTION 312.4
6. GLAZING - SAFETY GLAZING REQUIRED IN INGRESS AND EGRESS DOORS, SLIDING DOORS, STORM DOORS, AND DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATH ROOMS, AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE AND DRAIN INLET GLAZING FIXED OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 60" ABOVE A WALKING SURFACE. IRC SECTION 2406.4. GLAZING IN WALLS ENCLOSING A STAIRWAY LANDINGS OR WITHIN 5' OF THE BOTTOM AND TOP OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE BOTTOM AND TOP OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A WALKING SURFACE. IRC SECTION 2406.4.10
7. PLUMBING GAS AND SEWER - TO COMPLY WITH THE 2016 UNIFORM PLUMBING CODE AND LOCAL AMENDMENTS. WATER SAVING FIXTURES SHALL BE USED. NO WATER HEATER REGARDLESS OF THE HEAT SOURCE SHALL BE INSTALLED UNDER ANY STAIRWAY OR LANDING. AMENDMENTS SECTION 503. WATER HEATERS GENERATING A GLOW, SPARK OR FLAME CAPABLE OF IGNITING FLAMMABLE VAPORS MAY BE INSTALLED IN A GARAGE PROVIDED THE FLOORS, BURNERS OR HEATING ELEMENTS AND SWITCHES ARE AT LEAST 18" ABOVE THE FINISH FLOOR. UPC SECTION 510.0
8. SMOKE DETECTORS - DWELLING UNITS SHALL BE PROVIDED WITH A SMOKE DETECTOR IN ALL SLEEPING AREAS AND AT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA. WHEN THE DWELLING UNIT HAS MORE THAN ONE STORY AND IN DWELLINGS WITH BASEMENTS A DETECTOR SHALL BE INSTALLED ON EACH STORY AND IN THE BASEMENT. SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. IRC SECTION 310.1 AND AMENDMENTS 3. STAIRS - STAIR RISERS 8" MAXIMUM, RUN 9" MINIMUM, HANDRAILS 34"-38" AND LANDINGS TO COMPLY WITH IRC SECTION 1006.3

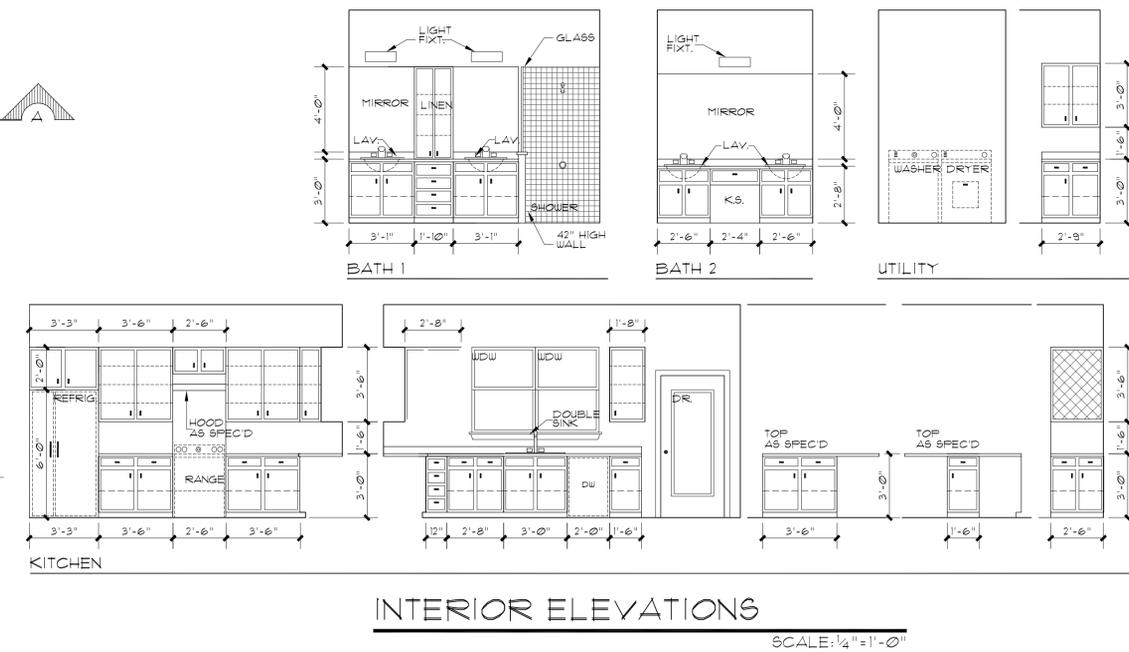
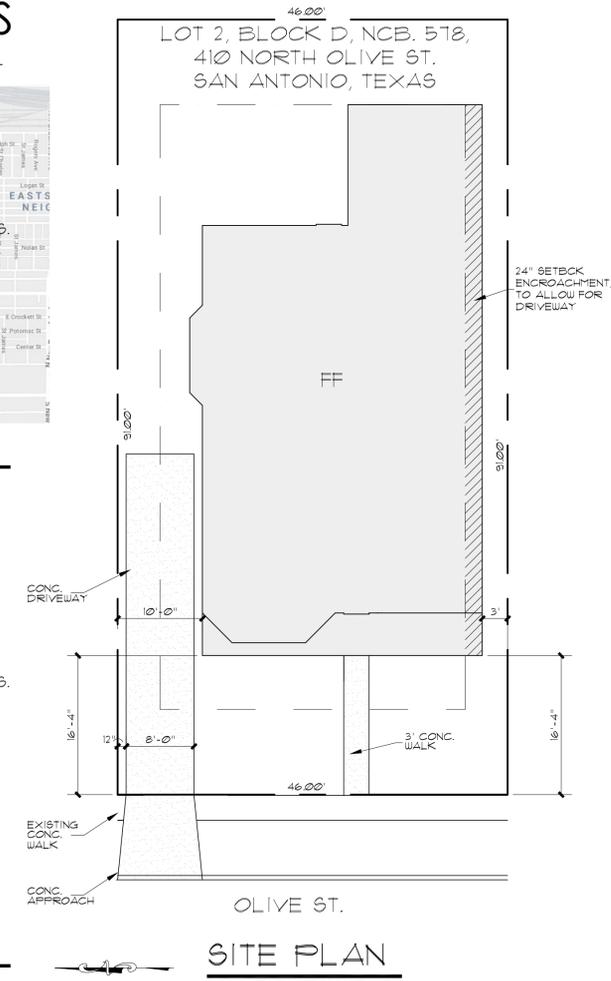
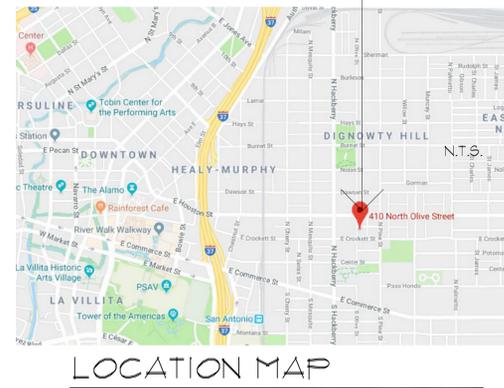
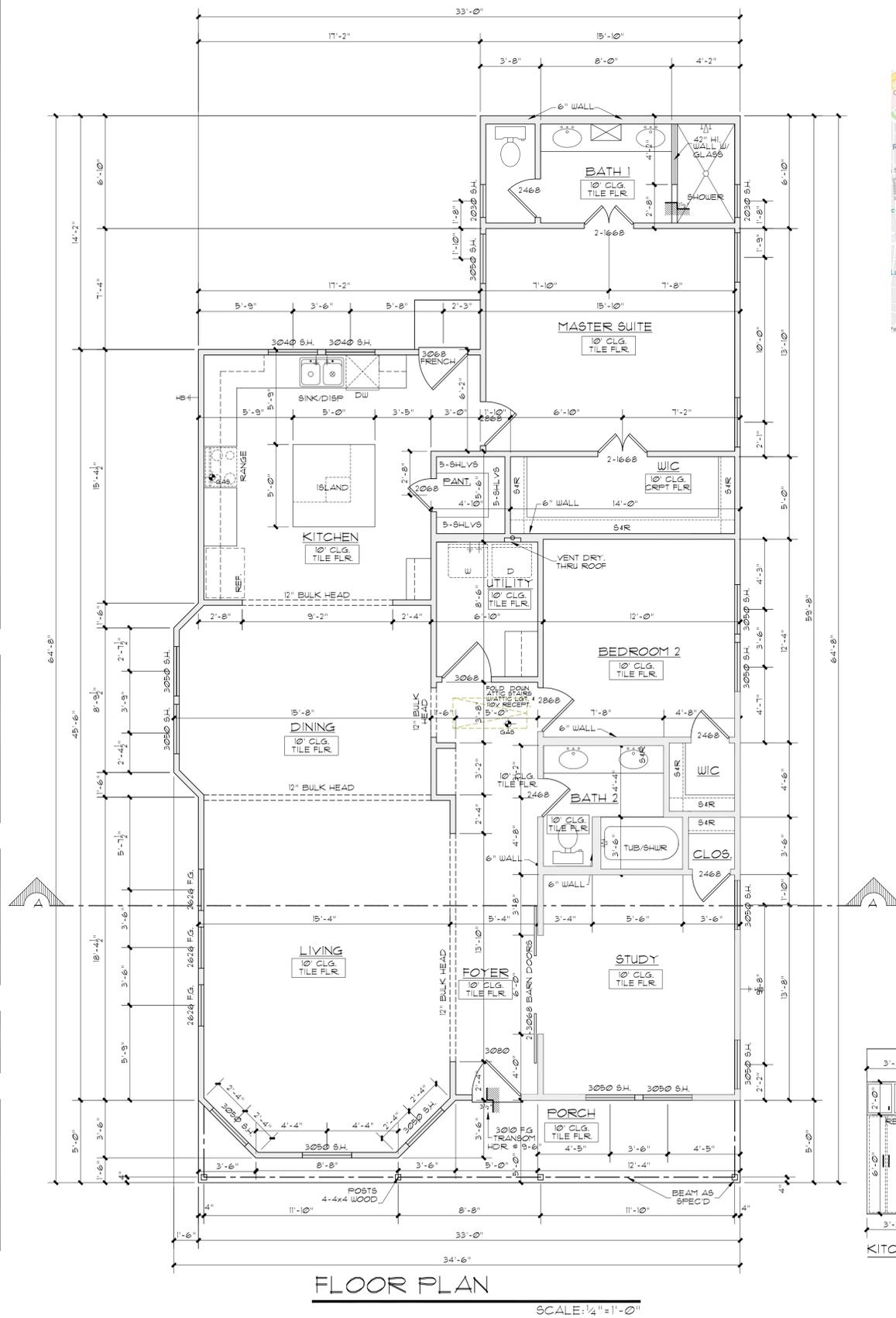
CONTRACTOR NOTES:
WORKING DRAWINGS SHALL NOT BE SCALED BEFORE PROCEEDING WITH ANY WORK OR ORDERING MATERIALS. THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS AND DETAILS. CONTRACTOR SHALL REPORT ANY DISCREPANCIES OR OMISSIONS FROM THE WORKING DRAWINGS, DETAILS AND DRAWINGS ARE BUILDER'S TYPE AND THE DESIGNER OF THIS SET OF PLANS HEREBY NOTIFIES BOTH OWNER AND CONTRACTOR THAT HE, THE "DESIGNER" RELIEVES HIMSELF OF LIABILITIES TO SAID WORKING DRAWINGS.
ALL OF THE DESIGN CONCEPTS, WORKING DRAWINGS AND DETAILED PLANS CONTAIN HEREIN REMAIN THE SOLE AND EXCLUSIVE PROPERTY OF RICARDO MCCULLOUGH, WHO EXPRESSLY RESERVES AND RETAINS THE RIGHT TO DUPLICATE CONSTRUCTION OF THIS PLANS IN WHOLE OR IN PART TO HIS SOLE DISCRETION.
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INSURE THAT THE CONSTRUCTION OF THIS PROJECT MEETS ALL LOCAL CODES.

NOTES:
1. PLATE AT 10'-0" AFF
2. A/C UNIT IN ATTIC. PROVIDE 220V AND GAS. PROVIDE LIGHT FIXTURE NEAR UNIT SWITCHED AT ATTIC ENTRANCE. PROVIDE METAL DRIP PAN WITH OUTSIDE DRAIN LINE. PROVIDE SUBFLOOR WALKWAY TO AND AROUND UNIT CONFORMING TO APPLICABLE CODE. VERIFY LOCATION OF UNIT WITH MECHANICAL AND GENERAL CONTRACTOR.
3. WINDOWS HEADER HT. AT 8'-0" AFF

MECHANICAL NOTES:
CLIMATE ZONE: 2
GLAZED PENETRATION SHGC @ 0.30

AREAS

TOTAL LIVING.....	1,784#
PORCH.....	122#
TOTAL BUILDING.....	1,906#
TOTAL SLAB.....	1,906#

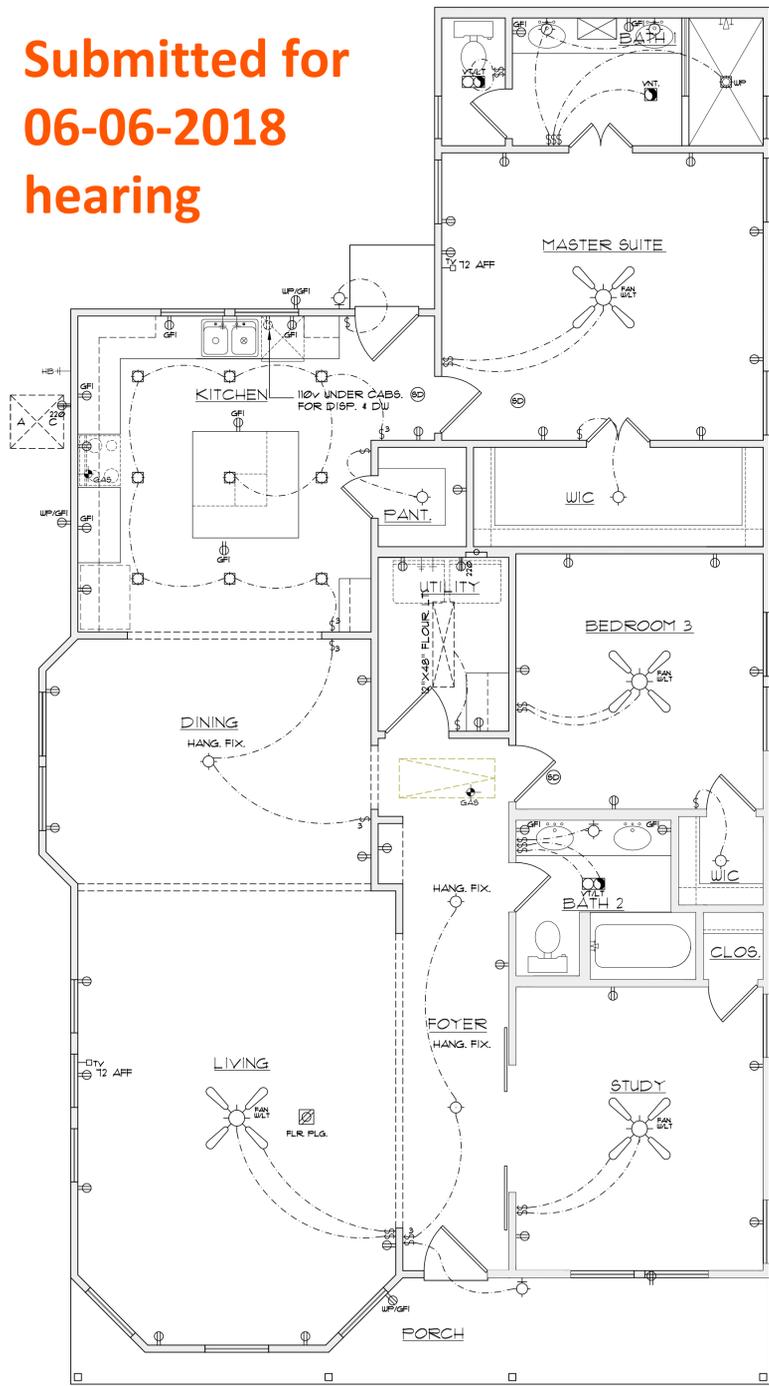


REVISIONS:

DATE	ITEM
05.15.2018	HDRC COMMENTS
05.21.2018	SIDE SETBACK PORCH CHANGE
05.21.2018	

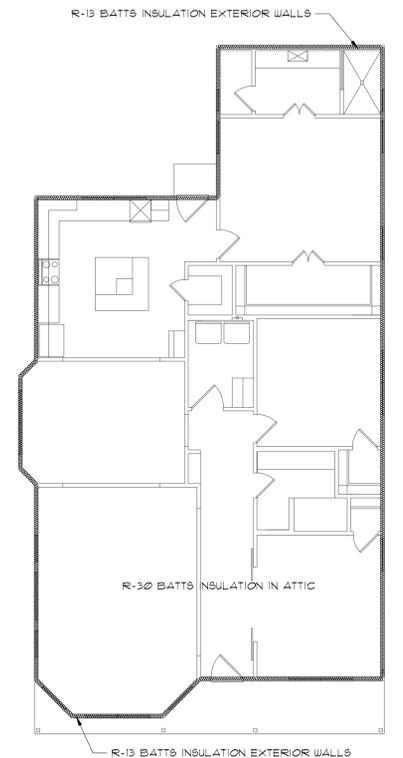
DRAWN BY: RAMC	SCALED: AS NOTED
CHKD BY: RAMC	DATE: 05.03.2018
PROJECT No:	
SHEET 1 of	2

Submitted for
06-06-2018
hearing

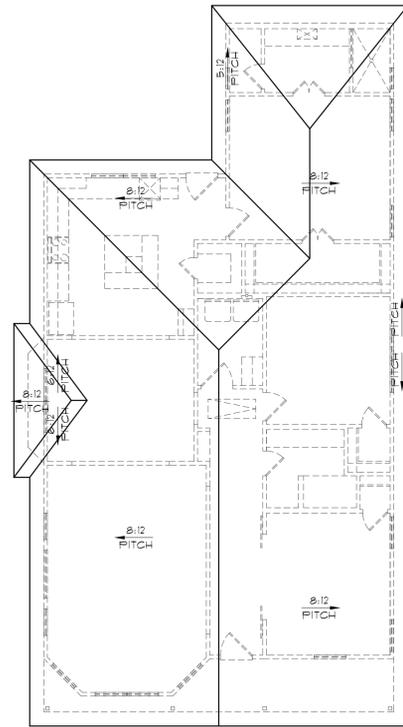


ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

ELECTRICAL		GRAPHIC SYMBOLS		PLUMBING	
SW	AUTOMATIC	HO	TELEVISION OUTLET	HW	WATER HEATER
3W	DIMMER SWITCH	HS	SATELLITE TELEVISION	WS	WATER SOFTNER
4W	THREE WAY SWITCH	HT	INTERCOM	SH	SHOWER HEAD
5W	FOUR WAY SWITCH	HO	INTERCOM	HD	HOSE DISBURGER
6W	DUPLEX OUTLET	SO	SPEAKER OUTLET	GW	COLD WATER TO REFR
7W	DUPLEX OUTLET 1/2" SUBCUT	SD	SMOKE DETECTOR	HW	HOT & COLD WATER
8W	FLOOR OUTLET	ST	THERMOSTAT	GS	GAS LINE
9W	1/2" VOLT. BREAKER OUTLET	SP	ELECTRICAL PANEL	GV	GAS VALVE (ONKEY) VALVE
10W	2" VOLT. BREAKER OUTLET	TR	TRACK-MOUNT FIXT.		
11W	CEILING OUTLET	UC	UNDER CABINET LIGHT		
12W	3" VOLT. BREAKER OUTLET	UM	UNDER MOUNT EXHAUST FAN		
13W	4" VOLT. BREAKER OUTLET	UR	UNDER MOUNT EXHAUST FAN		
14W	WATERPROOF DUPLEX OUTLET	US	UNDER MOUNT EXHAUST FAN		
15W	1/2" BOX DUPLEX OUTLET	UC	UNDER CABINET LIGHT		
16W	TELEPHONE OUTLET	UM	UNDER MOUNT EXHAUST FAN		
17W	TELEPHONE FLOOR OUTLET	UR	UNDER MOUNT EXHAUST FAN		
		US	UNDER MOUNT EXHAUST FAN		

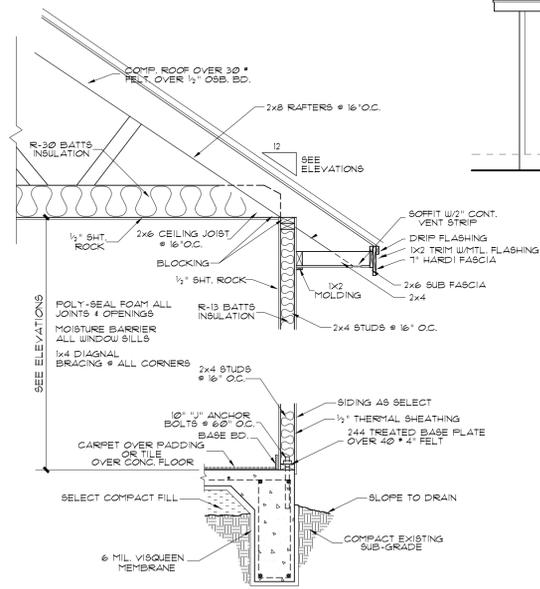


INSULATION ENVELOPE
SCALE: 1/8" = 1'-0"



ROOF PLAN
SCALE: 1/8" = 1'-0"

NOTE: ALL ROOF OVERHANGS 16" FROM FRAME, UNLESS NOTED OTHERWISE



WALL SECTION
SCALE: 1/2" = 1'-0"



SECTION A-A
SCALE: 3/16" = 1'-0"

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ricardo@mccloughda.com

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SAN ANTONIO, TEXAS

REVISIONS:

DATE	ITEM
05.15.2018	HDRC COMMENTS
05.21.2018	SIDE SETBACK
05.21.2018	PORCH CHANGE

DRAWN BY: RMC	SCALED: AS NOTED
CHKD BY: RMC	DATE: 05.03.2018
PROJECT NO:	
SHEET 2 of	2

