

# HISTORIC AND DESIGN REVIEW COMMISSION

May 03, 2017

**HDRC CASE NO:** 2017-187  
**ADDRESS:** 417 N OLIVE ST  
**LEGAL DESCRIPTION:** NCB 577 BLK 16 LOT A22 & A23  
**ZONING:** RM-4 H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** John Holzmann  
**OWNER:** Mod Olive, LLC  
**TYPE OF WORK:** Installation of a prefabricated home, fencing and landscaping  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Install privacy fencing.
2. Install a driveway.
3. Perform landscaping.
4. Construct a prefabricated living structure at the rear of the lot to feature a footprint of 263 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.

#### 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.

### 6. Mechanical Equipment and Roof Appurtenances

#### A. LOCATION AND SITING

- i. Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
- ii. Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

#### B. SCREENING

- i. Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.

- ii. Freestanding equipment—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
- iii. Roof-mounted equipment—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

### *Historic Design Guidelines, Chapter 5, Guidelines for Site Elements*

## 3. Landscape Design

### A. PLANTINGS

- i. *Historic Gardens*—Maintain front yard gardens when appropriate within a specific historic district.
- ii. *Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.
- iii. *Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.
- iv. *Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.
- v. *Maintenance*—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

### B. ROCKS OR HARDSCAPE

- i. *Impervious surfaces*—Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.
- ii. *Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.
- iii. *Rock mulch and gravel* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

## 2. Fences and Walls

### 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 lot at 417 N Olive is currently vacant and is located mid-block between E Crockett and E Houston Streets in The Dignowity Hill Historic District. A stop work order was issued on November 28, 2016, for the construction of a privacy fence without a Certificate of Appropriateness.
- b. This request was heard by the Historic and Design Review Commission on February 1, 2017, where it was referred to the Design Review Committee. This request was reviewed by the Design Review Committee on March 10, 2017, where committee members questioned the screening of the foundation, noted that an updated site plan should be provided and noted that horizontal siding should also be considered. The DRC meeting was attended by Committee members, members of the Dignowity Hill Neighborhood Association, the applicant and Office of Historic Preservation staff.
- c. **PREFABRICATED STRUCTURE** – The applicant has proposed to install a prefabricated dwelling structure at the front of the lot. The proposed structure has a footprint of 260square feet. The applicant has proposed a front and rear covered porch to increase the square footage of the installation. The proposed front porch will measure twenty-eight feet in width and five feet in depth. The proposed rear porch will measure twenty-eight feet in width and ten feet in depth. The applicant has proposed for both porch roofs to feature materials that include wood framing and decking and a metal roof.
- d. **ENTRANCES** – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The applicant has proposed to orient the primary entrance toward N Olive. This is consistent with the Guidelines.
- e. **SCALE & MASS** – Per the Guidelines for New Construction 2.A.i. a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. Both neighboring structures feature the massing typical of historic houses found throughout Dignowity Hill. There is a small historic structure across N Olive from which the applicant has based the proposed massing of the proposed structure, including the massing of the front porch. Staff finds the proposed installation to feature a width consistent with structures in the immediate vicinity as well as similar porch massing, particularly the historic structure at 412 N Olive.
- f. **CHARACTER** –The applicant has proposed materials that include board and batten wood siding, aluminum windows and a galvalume R panel roof. Staff finds the proposed siding and roofing materials appropriate. The applicant has proposed to remove the transportation wheels and install a pier and beam foundation on site to be within one foot of historic foundation heights found throughout the district.
- g. **COLUMNS** – The applicant has proposed to install four front porch columns. Staff finds that columns should be installed that feature a width and depth of at least six (6) inches as well as capital and base molding.
- h. **FOUNDATION SKIRTING** – The applicant has proposed foundation skirting to cover the proposed pier and beam foundation. Staff finds that specific details of the profile of the skirting should be consistent with those found historically in the district, should consist of wood or Hardi board and should feature a smooth finish.
- i. **WINDOWS AND DOORS** – The applicant has proposed to install bronze colored low-e argon filled aluminum windows. The Guidelines for New Construction 5.A.iv. states that window and door openings should be similar to those found throughout the district. Staff finds the proposed window and door openings generally consistent with the Guidelines. The applicant should install windows that include traditional dimensions and profiles, be recessed within the window frame, feature traditional materials or appearance and feature traditional trim and sill details.
- j. **SETBACKS & ORIENTATION** – The applicant has proposed a setback that is consistent with both neighboring historic structure. This is consistent with the Guidelines.
- k. **FENCING** – The applicant has proposed to install privacy fencing on the north, west and south sides of the lot. The applicant has proposed for a cattle panel fence in the front and front/side yards that will begin at the front porch of the proposed structured. The applicant has noted that the proposed front yard fence will not exceed four (4) feet in height and that the rear privacy fence will not exceed (6) feet in height.
- l. **LANDSCAPING** – The applicant has proposed to sod the lot with the exception of a decomposed granite driveway, a decomposed granite parking location at the rear of the lot, and location of a ornamental grass. The proposed landscaping plan is consistent with the Guidelines.
- m. **DRIVEWAY** – The applicant has proposed to install a side yard driveway of brown decomposed granite that is to utilize the existing curb cut and approach. The applicant has noted that the proposed driveway will be ten (10) feet in width. This is consistent with the Guidelines.

**RECOMMENDATION:**

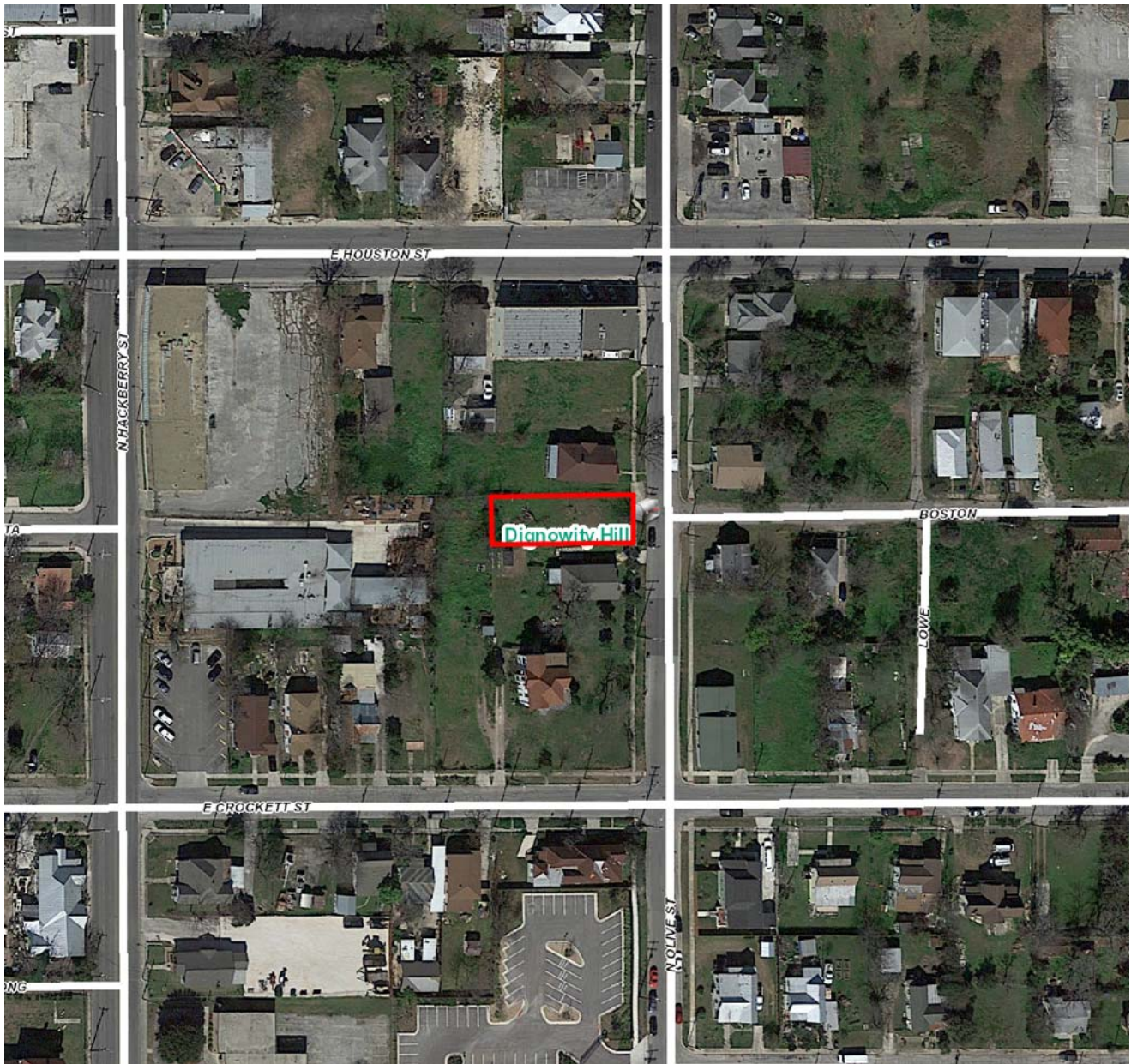
Staff recommends conceptual approval based on findings a through k with the following stipulations. Staff finds the installation of a tiny home appropriate; however, the structure should contain a level of detailing and consistency with both the Historic Design Guidelines and historic examples found in the district as a traditionally sized structure would.

- i. That the applicant provide construction documents for the construction of the front and rear porch prior to returning for final approval.
- ii. That the applicant provide elevations of each side of the structure that are dimensioned and note foundation heights, skirting detailing and provide specific framing details in regarding to the installation of windows prior to returning for final approval.
- iii. That the applicant install wood windows that include traditional dimensions and profiles, be recessed within the window frame, feature traditional materials or appearance and feature traditional trim and sill details.
- iv. That columns should be installed that feature a width and depth of at least six (6) inches as well as capital and base molding.

**CASE MANAGER:**

Edward Hall





## Flex Viewer

Powered by ArcGIS Server

Printed: Jan 20, 2017

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N Hackberry

E Houston St

Glorietta

Strong Foundation

417 North Olive Street

E Houston St

N Olive St

N Olive St

Boston St

E Crockett St

Lowe St

Boston







Site Description  
417 N. Olive San Antonio, Texas 78202

The application contained herein proposes a 260-square foot residential structure with studio living space, storage loft, kitchenette, and full size bathroom on the vacant lot located at 417 N. Olive. The proposed structure will be the primary structure on the lot.

The structure's proposed setback from N. Olive will be consistent with the neighboring structures per the "Guidelines for New Construction Section 1-A-i". The primary dwelling in scope will be 28' long, 8' wide, 13' tall, and constructed of all new materials, which will compliment pre-existing homes in the neighborhood. The structure will be built onto a dual 7,000 lb axle, raised cross-member trailer, and transferred to the lot post production. The home will be permanently affixed to a pier and beam foundation, after it is delivered to the property. The trailer wheels will then be removed and stored off-site. In order to be consistent with neighboring structures, the supporting foundation will match the elevations within one foot per the "Guidelines of New Construction Section 2-A-i".

In addition to the conditioned 260 sqft dwelling there will be a covered front deck measuring approximately 28-feet by 5-feet with a gable styled roof and a covered rear deck measuring approximately 28-feet by 10-feet. This will give the complete structure a footprint of ~790sqft. Both decks will be made of new hardwood and be covered using a similar Galvalume material used on the conditioned structure's roof.

The home will have a silver colored gabled style roof made of Galvalume R panels with a full ice and water shield. The exterior facade will be constructed using board and batten wood siding similar to the siding on neighboring properties per HDRC Guidelines for New Construction 3-A-i. A standard 36" full-lite entry door will be used for the front and back doors, which is consistent with neighboring structures. The structure will utilize low-e, argon filled energy efficient aluminum windows with wood trim with complimentary dimensions to the neighboring buildings as well.

The overall design will be compact, energy efficient, and generate a low carbon footprint. We intend to use the same eco-friendly concept in regards to the landscaping design through the use of xeriscape, drought resistant, native vegetation and proportional sod throughout the lot, to be consistent with neighboring landscapes. In addition to the new landscaping, we will further the existing 10ft wide driveway onto the lot through the use of decomposed granite. A walkway to the front door will be created using traditional brick pavers.

The back and sides of the lot will be surrounded by a 6' high horizontal cedar plank fence with pressure treated posts set every 6'. The front fence will be constructed of 4' high cedar planks with cattle wire and will connect to a 10' wide double swing gate.

### Specifications of Materials Used:

- Structural Foundation: Brand new 28' custom built steel frame with temporary wheels for transport
- Heating and cooling: 12000 btu mini split w/ heat pump
- Siding: Board & Batten
- Windows: Bronze, low-e, argon filled aluminum windows
- Insulation: Closed cell spray foam 2-3" under floor, Energy ratings, r-13 batts in walls, r-19 in attic
- Roof: Galvalume R panel, full ice and water shield, shed style roof
- Utilities: 3" Drain Line, Hose Bibb connection, 50-amp panel & plug
- Flooring: hardwood floor throughout, bathroom ceramic tile
- Ceiling & Walls: 1/2" Birch plywood
- Doors: 36" Full-lite front/back door
- Porches: all new hardwood, with 4x6 beams

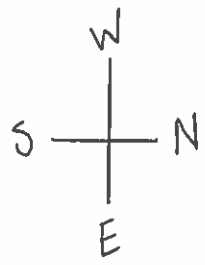
Lot A23 + Lot A22

Block 16  
N.C.B 577

Vol 17244 pg. 364

.12 acres

3180 sqft



1" = 15'

N 00° 00' 00" E 42' 60"

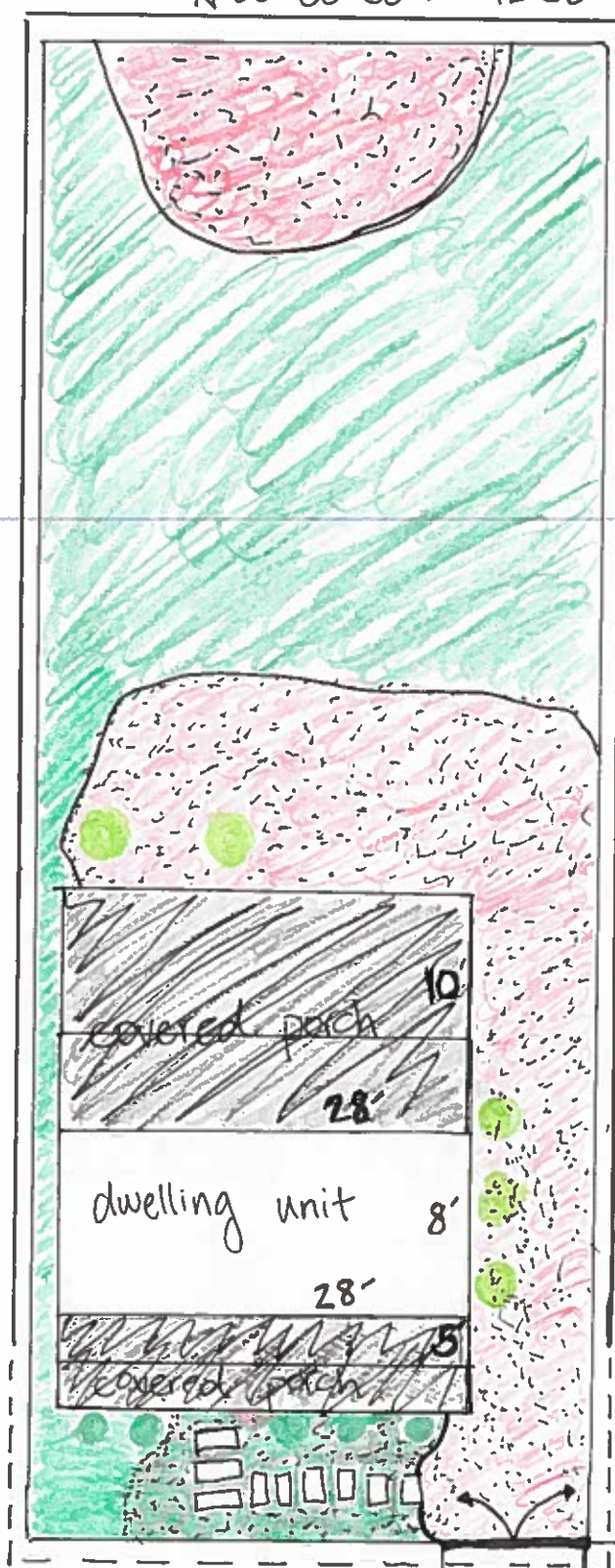
| Setbacks |     |
|----------|-----|
| Street   | 90' |
| side     | 5'  |
| back     | 20' |

| fence (privacy) — |      |
|-------------------|------|
| back              | 43'  |
| sides             | 105' |
| height            | 6'   |

| fence (front) --- |     |
|-------------------|-----|
| sides             | 16' |
| front             | 43' |
| gate(w)           | 10' |
| height            | 4'  |

| driveway |     |
|----------|-----|
| width    | 10' |

- decomposed granite
- pavers
- agave
- ornamental grass
- sod



existing sidewalk

N. OLIVE STREET

LEGEND:

- (●) : FOUND 1/2" STEEL ROD  
 ● : SET 1/2" STEEL ROD  
     W/YELLOW CAP MARKED  
     RPLS 5256  
 —●—●— CHAIN LINK FENCE  
 —○—○— SMOOTH WIRE FENCE  
 (⌒) : POWER POLE  
 WATER : WATER METER  
 W/V : WATER VALVE  
 (S) : SAN. SEWER MANHOLE  
 CB : CLEAN OUT

SCALE: 1" = 20'



## CERTIFICATE OF SURVEYOR

STATE OF TEXAS:  
COUNTY OF BEXAR:

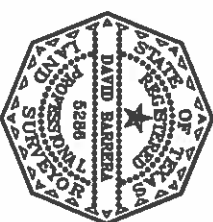
THIS IS TO CERTIFY THAT THE ABOVE SURVEY IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

**DAVID BARRERA, R. P. L. S. No. 5286**

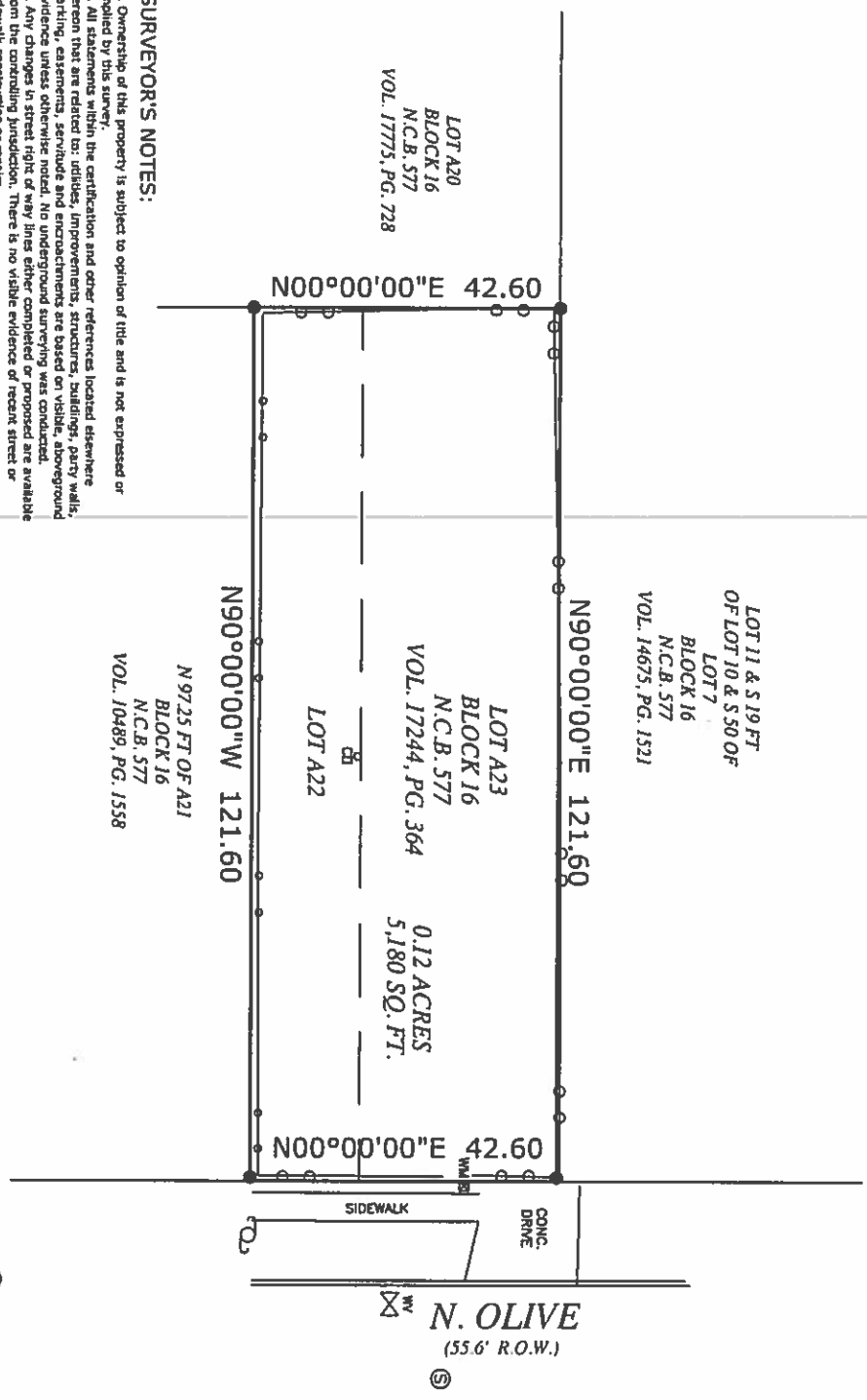
DATE 04-18-16

**BARRERA LAND SURVEYING**

1BPLS NO. 101830-00  
436 BREESPORT  
SAN ANTONIO, TEXAS 78216  
(210) 444-9023 OFFICE (210) 444-9479 FAX  
(210) 837-4328 CELL  
dlbmsax@yahoo.com



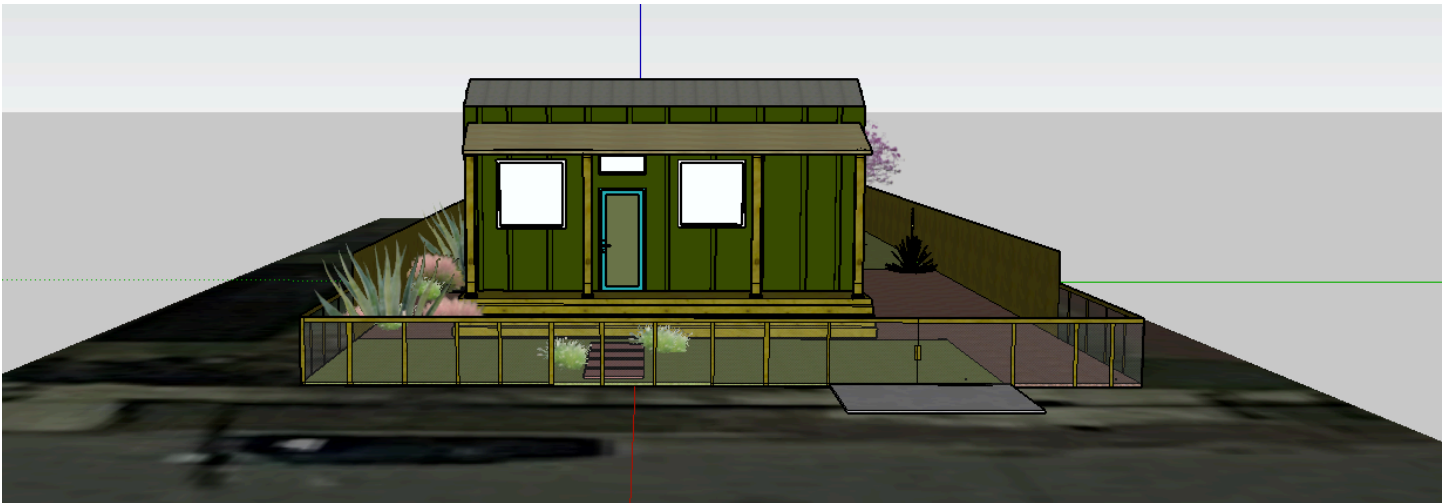
1. Ownership of this property is subject to opinion of title and is not expressed or implied by this survey.
2. All statements within the certification and other references located elsewhere herein that are related to: utilities, improvements, structures, buildings, party walls, fences, driveways, sidewalks, and encroachments are based on visible, aboveground evidence, and are not intended to constitute a warranty or representation.
3. Any changes in street right of way lines or other property lines were not available from the controlling jurisdiction. There is no visible evidence of recent street or sidewalk construction or repairs.
4. Bearing shown herein are based on the Texas State Plane Coordinate System, South Central Zone, NAD 83.
5. Vertical Datum shown herein are based on NAVD 88.
6. According to FEMA's Flood Insurance Rate Map No. 48029CMA15G, dated September 29, 2010, the subject tract of land shown herein is situated in Zone X, an area determined by FEMA to be outside of the 100-year floodplain. No surveying was performed to determine this zone. This statement does not imply that the subject tract of land is totally free of potential flood hazard. Localized flooding can occur due to natural and/or man-made influences. This flood statement shall not create any liability on the part of Behrens Land Surveying or the undersigned surveyor.
7. The word "certify" is understood to be an expression of professional judgment by the undersigned surveyor, which is based on his best knowledge, information or belief.
8. The adjoining ownership information was obtained from the BEXAR County Tax Appraisal District and may not reflect the current ownership status.

















424 N Olive St



Exit Street View

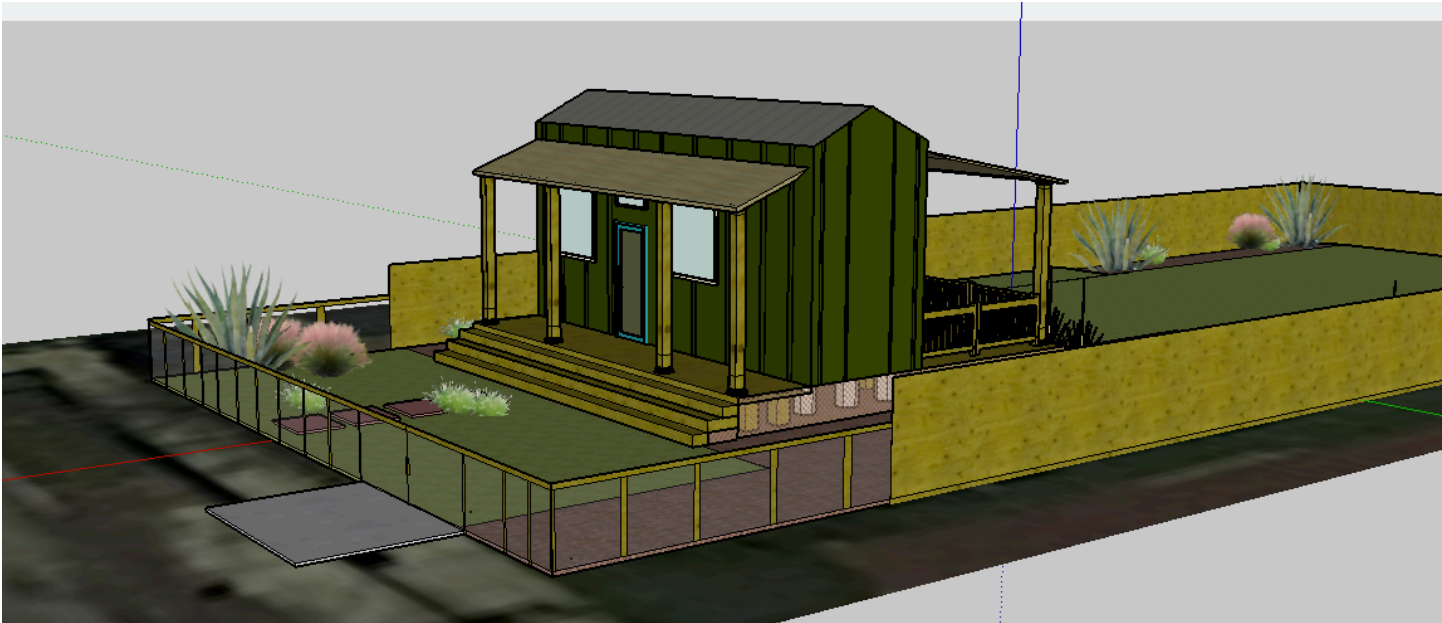
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Report a problem

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Google Earth

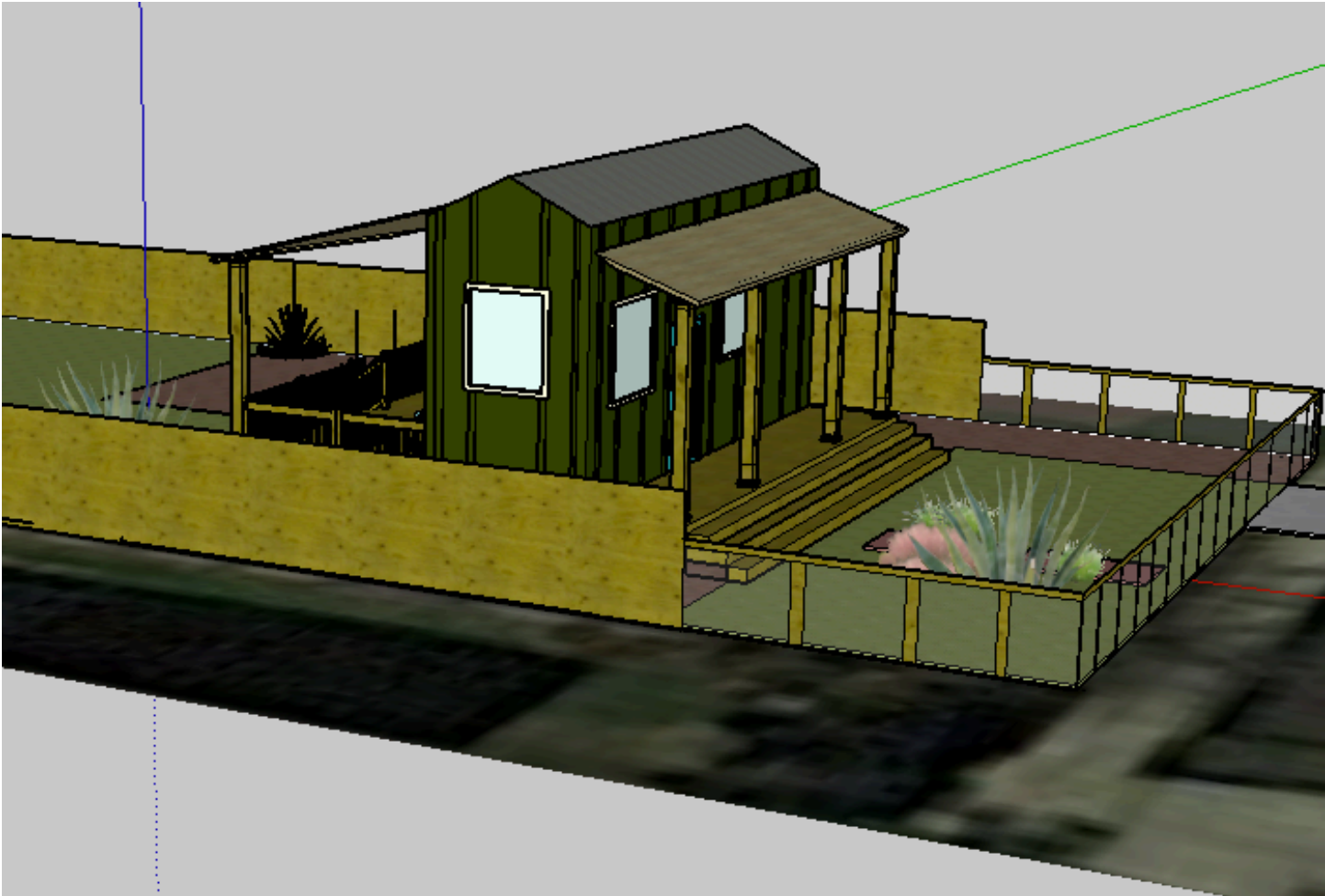
29°25'28.50" N 98°28'18.92" W elev 715 ft eye alt 722 ft









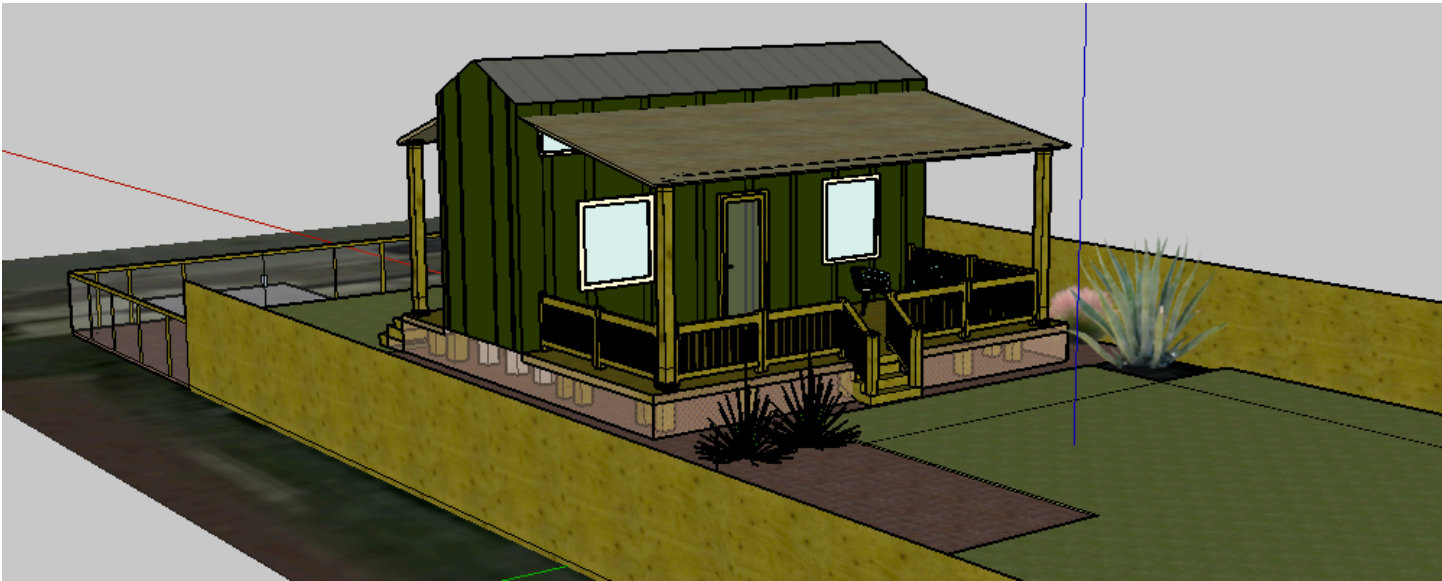






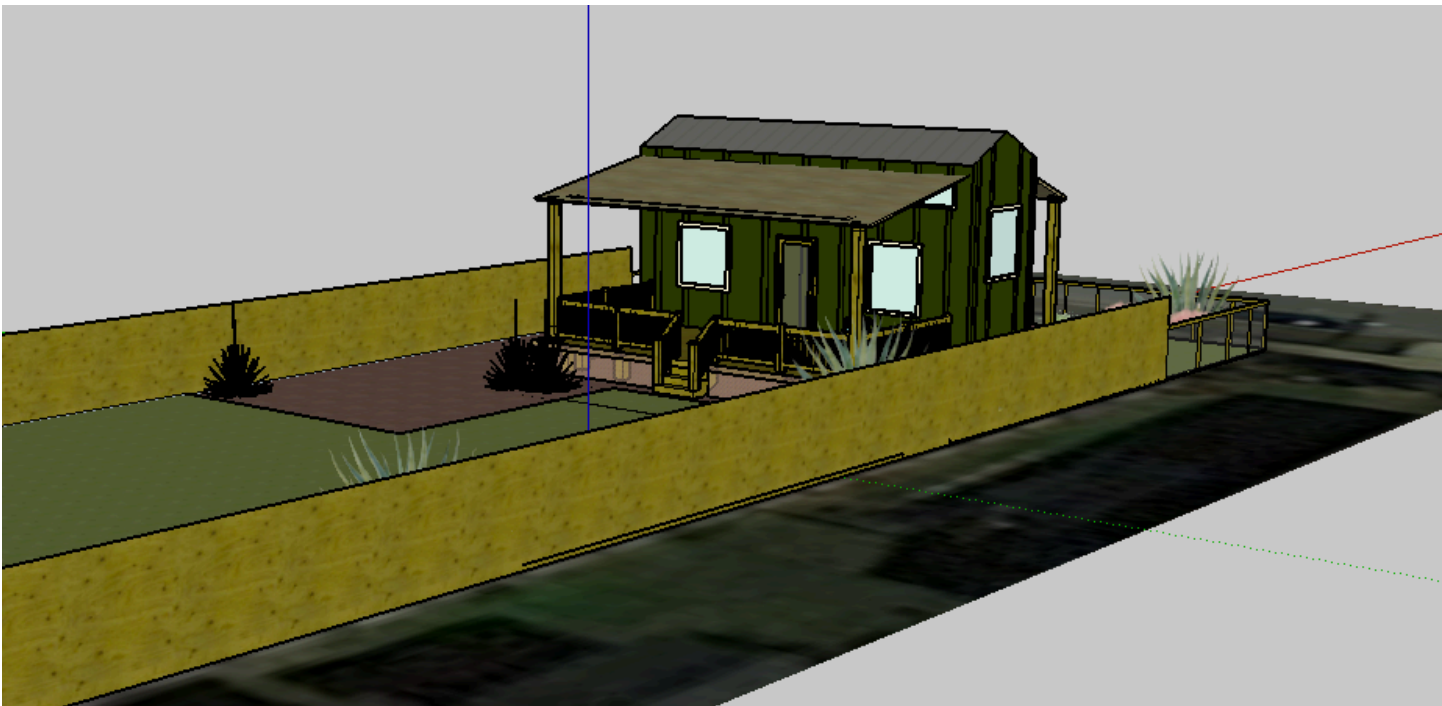




























CITY OF SAN ANTONIO  
**OFFICE OF HISTORIC  
PRESERVATION**

**Historic and Design Review Commission  
Design Review Committee  
Report & Recommendation**

DATE: MARCH 10, 2017

HDRC Case#                     

ADDRESS: 417 N OLIVE

Meeting Location: 1901 S ALAMO

APPLICANT: ANDREW HOLZMANN

DRC Members present: DANIEL LAZARINE, ANNE-MARIE GRUBE

Staff present: EDWARD HALL

Others present: LIZ FRANKLIN, JUSTIN FLORES, BRIAN DILLARD, BOB CHURCH

REQUEST: INSTALLATION OF PREFABRICATED STRUCTURE TO ACT AS  
A PRIMARY STRUCTURE, FENCING

COMMENTS/CONCERNS: AH: SHED ROOF HAS BEEN CHANGED INTO  
A GABLED ROOF. AMG: HOW WILL THE FOUNDATION BE SCREENED?  
SKIRTING SHOULD BE USED. AL: WILL THIS BE THE ONLY STRUCTURE  
ON THE LOT FOR THE FORESEEABLE FUTURE? YES. AMG: WHY NOT  
PARK IN THE REAR OF LOT? JE: THERE IS NO HISTORIC PATTERN  
TO HAVE PARKING IN FRONT OF A HISTORIC STRUCTURE. AH: HOUSE  
IS TO REFLECT HOUSE ACROSS THE STREET (420 N OLIVE) IN REGARDS

TO PORCH DESIGN (FRONT + REAR). JE AMG: ARE YOU REQUESTING  
CONCEPTUAL OR FINAL - MORE DETAILS ARE NEEDED.

COMMITTEE RECOMMENDATION: APPROVE [ ] DISAPPROVE [ ]  
APPROVE WITH COMMENTS/STIPULATIONS:

  
Committee Chair Signature (or representative)

Date

DL: PROVIDE AN UPDATE SITE PLAN, PORCH DETAILS, SKIRTING MATERIALS, COLUMN DETAILS, ETC. PROVIDE INFORMATION WHEN REQUESTING CONCEPTUAL APPROVAL.

JF: COULD THE PORCH EXTEND THE FULL WIDTH OF THE FRONT/STREET FACING FACADE?

~~XXXXXXXXXXXXXXXXXXXX~~

AH: VARIOUS DESIGN ELEMENTS CAN CHANGE, BUT THE OVERALL FOOTPRINT CANNOT CHANGE.

AMG: VARIOUS CHANGES/ADDITIONAL INFORMATION IS NEEDED PRIOR TO RECEIVING CONCEPTUAL APPROVAL.

LF: PROVIDE SITE + LANDSCAPING PLAN, DETAILS ON DESIGNS.

DL: CONSIDER A HORIZONTAL SIDING OPTION AS WELL.