

# HISTORIC AND DESIGN REVIEW COMMISSION

May 16, 2018

**HDRC CASE NO:** 2018-204  
**ADDRESS:** 611 N OLIVE ST  
**LEGAL DESCRIPTION:** NCB 562 BLK 8 LOT N 60 FT OF 16,17,&18 & E 52.08 FT OF W 104.16 FT OF 10 ARB 21  
**ZONING:** R-6, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** John Speegle/SKDA  
**OWNER:** Y Designs LLC  
**TYPE OF WORK:** Exterior alterations - Conceptual Approval  
**APPLICATION RECEIVED:** April 26, 2018  
**60-DAY REVIEW:** June 25, 2018  
**REQUEST:**

The applicant is requesting conceptual approval to:

1. Remove the non-original brick veneer and restore the original wood siding.
2. Perform structural roofing modifications to install a prefabricated roof truss system and a standing seam metal roof.
3. Perform rehabilitative scopes of work that include the repair of steel casement windows, the repair of existing shutters and the replacement of the front door.
4. Perform exterior modifications to include installing a stucco finish over the existing limestone chimney.
5. Install a rear chimney and new fenestration on the side façade.
6. Perform exterior modifications to include the removal of a door and window on the southern façade.
7. Replace the existing, wrought iron columns with wood columns.

## APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations

### 3. Materials: Roofs

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.
- ii. Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.
- iii. Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.
- iv. Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.
- v. Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.
- vi. Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.
- vii. Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

## 6. Architectural Features: Doors, Windows, and Screens

### A. MAINTENANCE (PRESERVATION)

- i. Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
- ii. Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- iv. Screens and shutters*—Preserve historic window screens and shutters.
- v. Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- ii. New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- iv. Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
- v. Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
- vi. Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
- vii. Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
- viii. Security bars*—Install security bars only on the interior of windows and doors.
- ix. Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
- x. Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

### FINDINGS:

- a. The structure located at 611 N Olive was constructed circa 1950 and is first found on the 1951 Sanborn Map. The structure currently features a non-original brick veneer, wrought iron porch columns, a limestone covered chimney and a rear addition.
- b. BRICK REMOVAL – The applicant has proposed to remove the existing brick veneer to expose and restore the original wood siding underneath. The Guidelines for Exterior Maintenance and Alterations 1.B.i. notes that original siding should be exposed where currently covered by non-original materials. The applicant’s proposal is consistent with the Guidelines.
- c. ROOF – The applicant has noted that the existing roof structure is failing. The applicant has proposed to reconstruct the roof structure through the installation of prefabricated trusses. In addition to the reconstruction of the roof structure, the applicant has proposed to replace the built up gravel roof with a standing seam metal roof. Staff finds this replacement to be appropriate; however, the proposed metal roof should feature panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish.
- d. WINDOW & SHUTTER REPAIR – The structure currently feature steel casement windows and shutters, which the applicant has proposed to repair. This is consistent with the Guidelines.
- e. FRONT DOOR REPLACEMENT – The applicant has proposed to replace the existing screen door and front door with a new door that features four lites. Staff finds this replacement to be appropriate.

- f. CHIMNEY MODIFICATIONS – The applicant has proposed modifications to the existing chimney that includes coating it in stucco. Chimneys found historically in the district are typically constructed of brick, which remains exposed; however, staff finds the covering of the limestone to be appropriate. The existing application of limestone on the chimney, as well as the chimney’s profile are not found historically throughout the district.
- g. REAR CHIMNEY – The applicant has proposed to construct a chimney on the southern elevation of an existing rear addition. The applicant has noted that the proposed addition will feature a stucco finish. Staff finds the proposed chimney construction to be appropriate.
- h. FENESTRATION MODIFICATIONS – The rear addition currently features two exterior doors and a series of steel casement windows. The applicant has proposed to modify this elevation to feature two, one over one windows and two sliding glass doors on each side of the proposed chimney noted in finding g. The proposed modifications will not be seen from the public right of way. Staff finds these to be appropriate.
- i. FENESTRATION MODIFICATIONS – On the southern façade, the applicant has proposed to remove an existing door that addresses N Olive as well as a side window which faces the side yard (south). While the Guidelines for Exterior Maintenance and Alterations 6.A.i. note that existing window and door openings should be preserved; however, staff finds that the removal of the noted door and window will not be detrimental to the architectural integrity of this structure nor that of the Dignowity Hill Historic District. Staff finds the proposed removal to be appropriate.
- j. COLUMN REPLACEMENT – The applicant has proposed to replace the existing, brick columns with wood columns. The applicant has noted that the proposed columns will feature an 8x8 profile and will feature cedar. The existing columns feature a more prominent profile than 8x8. Staff finds that a larger profile would be more appropriate than the 8x8 columns given the structures horizontal emphasis.
- k. WINDOW REPLACEMENT– The applicant has noted the installation of one over one windows on the south, west and north facades to replace the existing steel casement windows. The applicant has not noted a window material at this time. Staff finds that wood or aluminum clad wood windows should be installed. 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 an 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. Details on each should be submitted to staff for review.
- l. HISTORIC TAX CERTIFICATION – At this time, the applicant has not submitted an application for Historic Tax Certification. Staff finds that the applicant should consider the 10 year tax incentive for the substantial rehabilitation of this property.

**RECOMMENDATION:**

Staff recommends approval of items #1 through #7 with the following stipulations:

- i. That any original wood siding be repaired in kind.
- ii. That the proposed standing seam metal roof feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish.
- iii. That wood or aluminum clad wood windows be installed. 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 an 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. Details on each should be submitted to staff for review.
- iv. That the applicant submit additional information regarding the proposed 8x8 wood columns. As noted by staff in finding j, a column of addition width and depth, comparable to the existing brick columns would be more appropriate than the proposed columns given the length of the front façade and its horizontal emphasis.

**CASE MANAGER:**

Edward Hall



	<h2>Flex Viewer</h2>	<p>Printed: May 07, 2018</p>
	<p>Powered by ArcGIS Server</p>	

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# 1951 SANBORN MAP

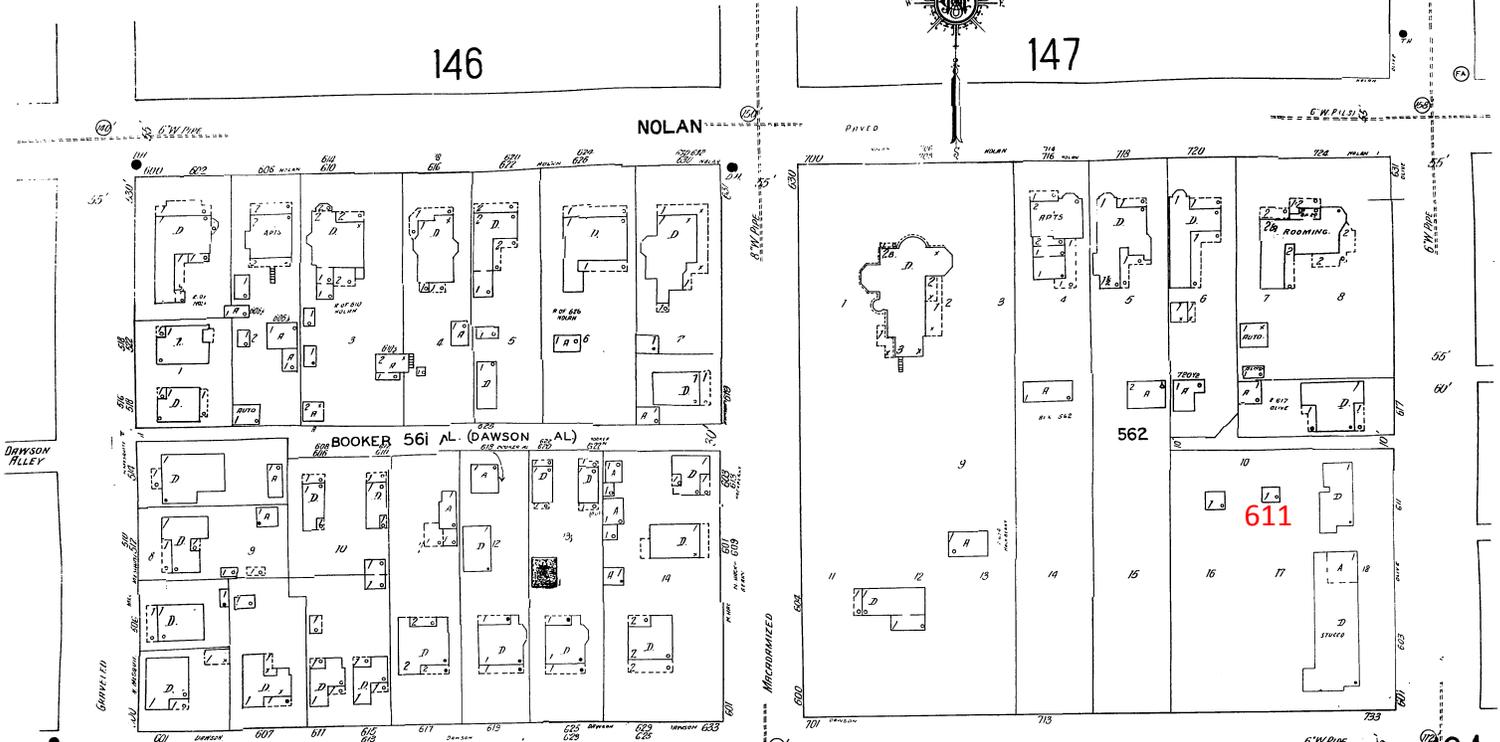
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**133**



146

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NOLAN



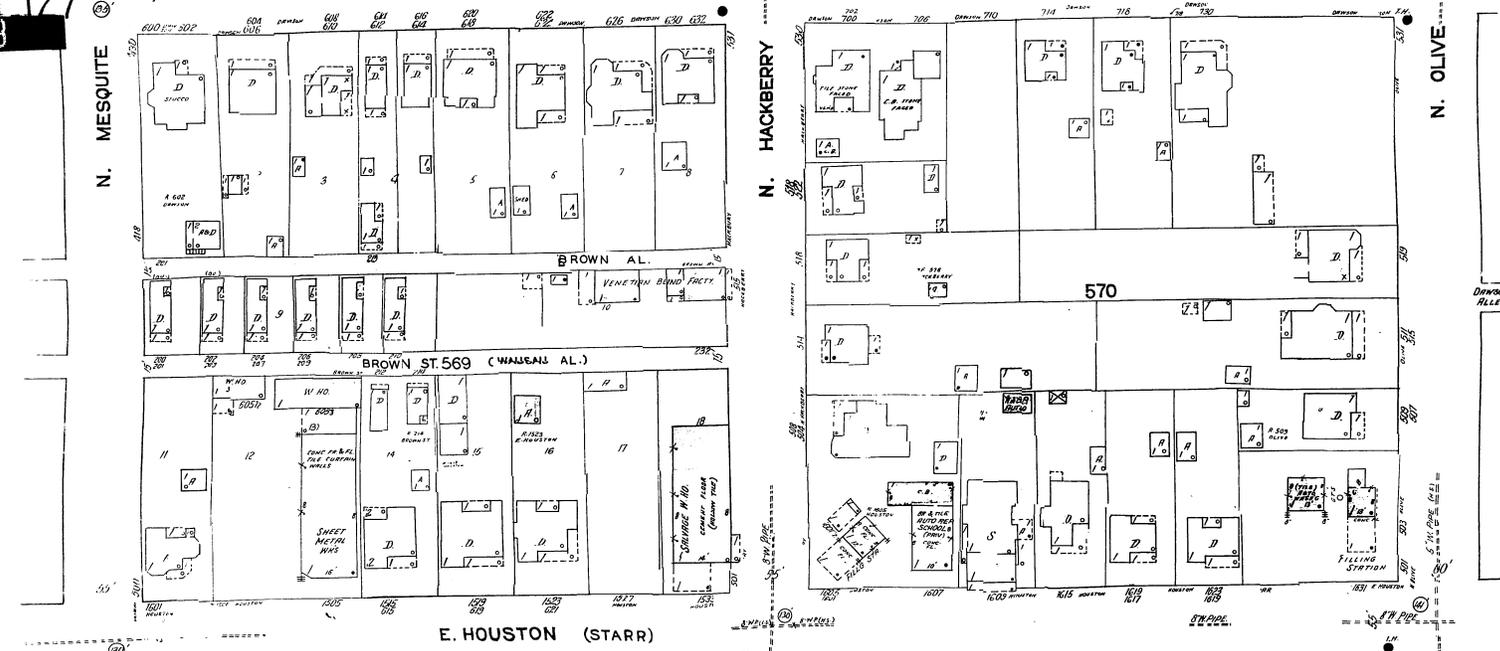
**127**

**134**

N. MESQUITE

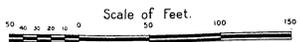
N. HACKBERRY

N. OLIVE



E. HOUSTON (STARR)

129



# speegle & KIM-davis: Architecture

26 April 2018

## Historic, Design & Review Commission

SKDA Project # 18009

## Applicant's Project: Residence at 611 North Olive Street

### Scope of Work

The property owner, Y Designs LLC, has contracted the firm of **speegle & KIM-davis Architecture** to provide architectural restoration services for the future renovation of the home at 611 North Olive Street.

The single-story residence was built in 1951 (as per B.A.D. records). It has a brick veneer on the front elevation that has failed and separating from the wall. Behind the brick is the original 1x8 horizontal wood siding. The brick will be removed and the wood siding will be restored on all elevations.

The wood framing throughout the residence has also structurally failed and has sagged along the front elevation. The rear middle section of the residence has undersized built-up wood trusses and also sagged in its chord members.

The client is proposing removing the gravel built-up roof and the structural roof framing and re-installing a wood prefabricated roof truss system. Refer to the section drawing for profiles.

Along the front elevation the client is going to install 8 x 8 cedar wrapped wood board columns to support the overhang. The windows on the front elevation are going to be refurbished. The chimney is going to have a stucco finish installed over the limestone exterior. The proposed roofing will be a light gray colored standing seam metal roof with an "extra white" metal trim. Broken shutters will be replaced and painted. A new front door is proposed to replace the front screen door.

In the rear of the residence, a proposed broom-finished concrete deck at 1.5" below the finish floor elevation and a wood handrail will be installed. A gas fireplace will be installed in the proposed great room with a stucco finish. Exterior sliding glass doors and windows are proposed to be installed here.

The windows to be installed will be single-hung insulated glass design with a painted finish trim.

# EXISTING EXTERIOR

REMOVE FRONT EXTERIOR BRICK VENEER AND EXPOSE ORIGINAL WOOD SIDING UNDERNEATH

REPLACE EXISTING GRAVEL ROOF WITH METAL STANDING SEAM ROOF



REPLACE BROKEN SHUTTERS AND PAINT

REMOVE FRONT BRICK VENEER

8"X8" CEDAR WRAPPED COLUMNS

RESTORE EXISTING WINDOWS

611 N. OLIVE ST

# PROPOSED EXTERIOR PALETTE

EXTERIOR COLOR

*SW 7069  
Iron Ore*

ENTRY DOOR

*SW 9060  
Connor's Lakefront*

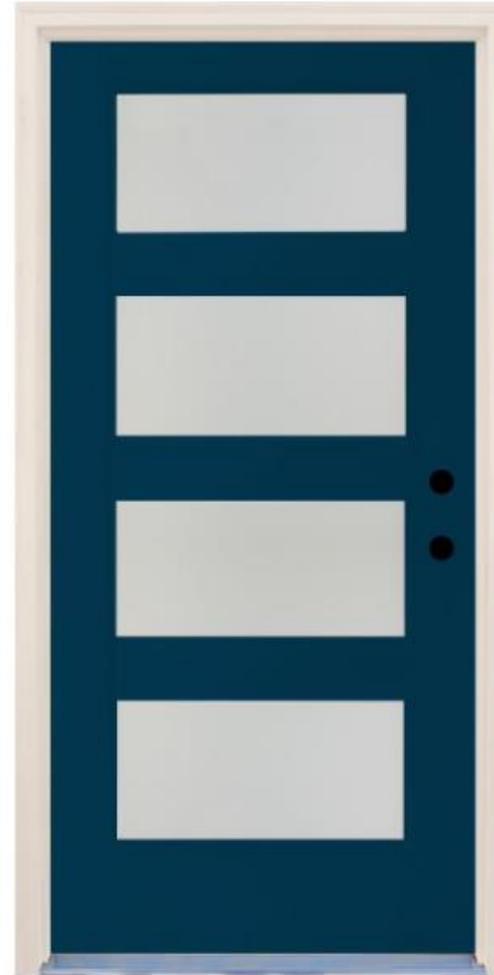
WOOD FINISH

TRIM

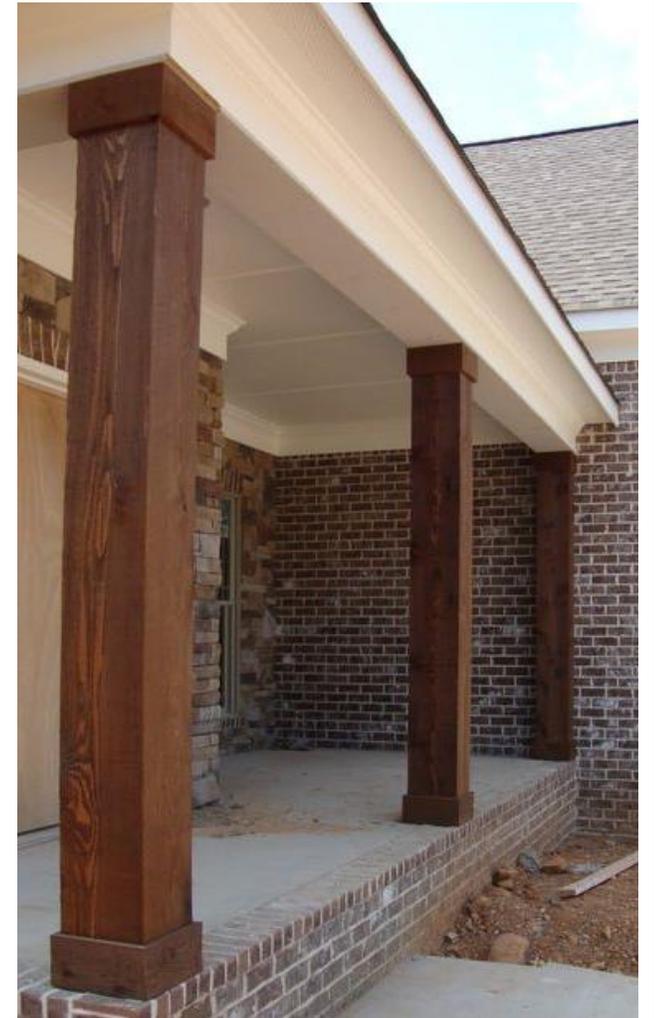
*SW 7006  
Extra White*



METAL STANDING SEAM  
ROOF



PROPOSED FRONT  
DOOR STYLE



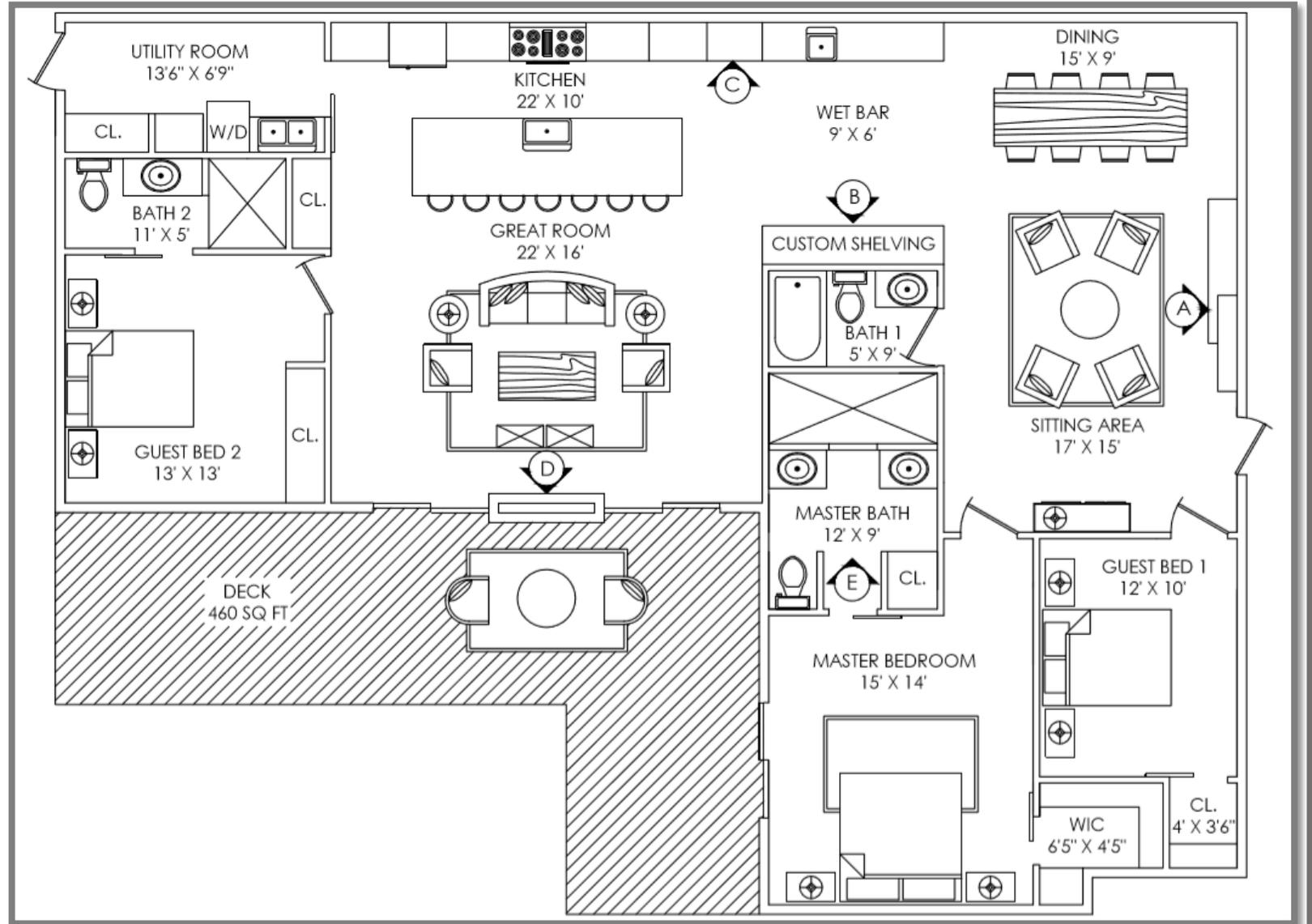
8" X 8" CEDAR WRAPPED  
COLUMNS

611 N. OLIVE ST

# FLOOR PLAN/DECK



CEDAR DECK WITH RAILING



611 N. OLIVE ST







611

TEXAS  
21X-2501

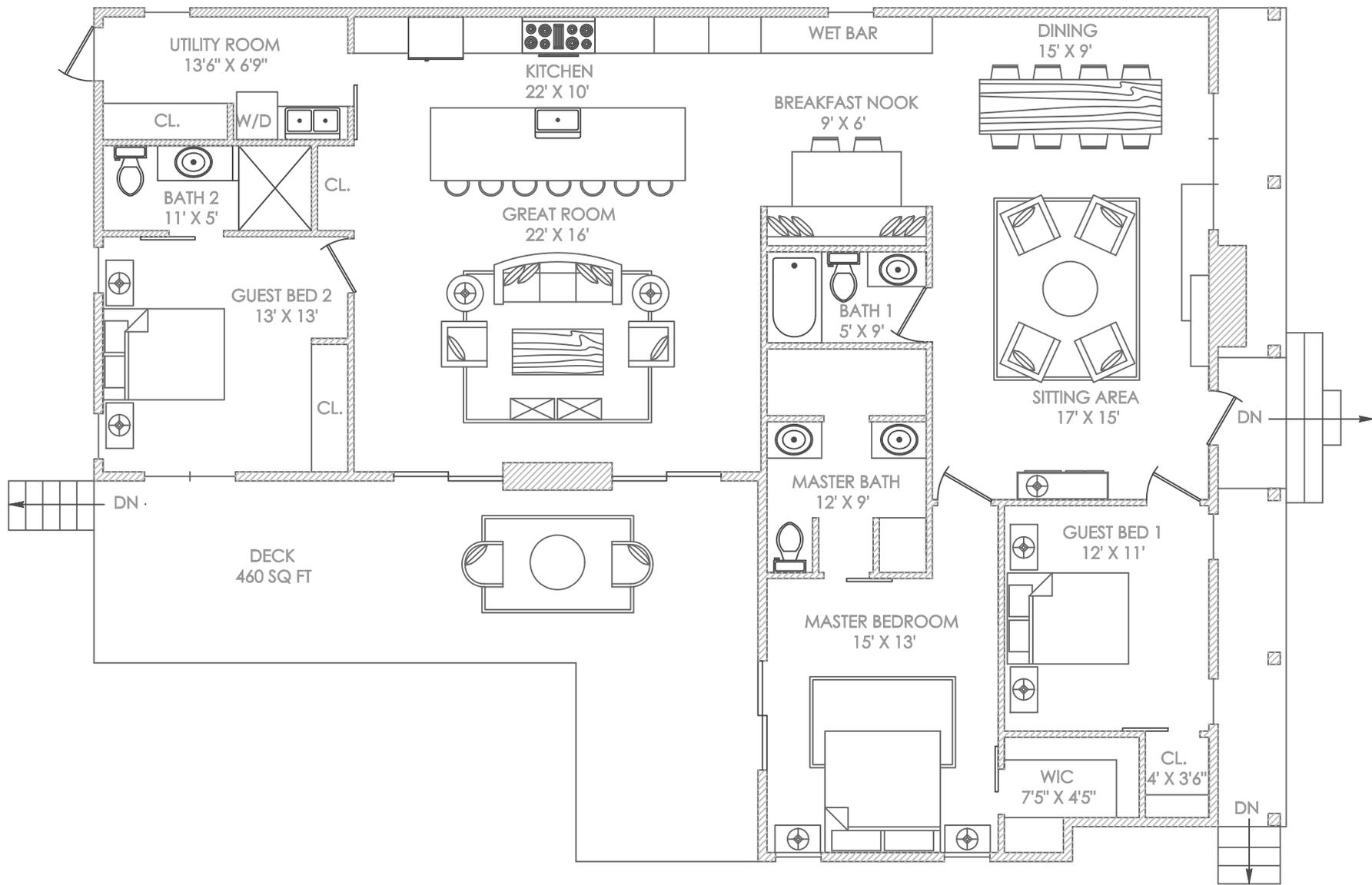
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LJ3-6981



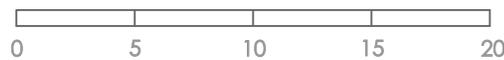








FLOOR PLAN



NOTE: PROVIDE SEALANT BEAD UNDERNEATH ALL EXTERIOR AND INTERIOR WALL PLATES.

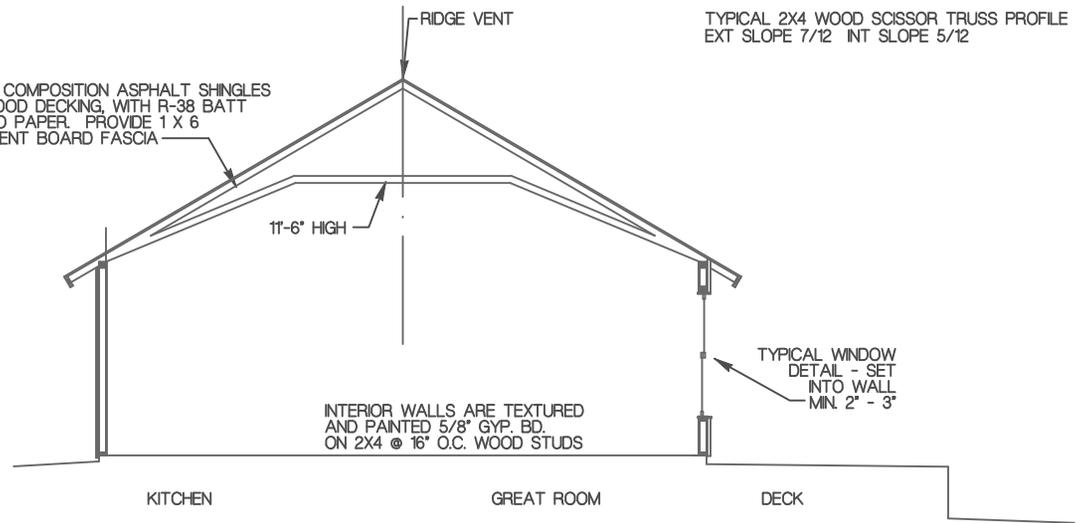
REMOVE EXISTING BRICK VENEER ON FRONT/SIDES OF RESIDENCE  
 REMOVE EXISTING 1X8 CLAPBOARD SIDING.  
 INSTALL A CONTINUOUS AIR BARRIER  
 EQUAL TO TYVEK HOMEWRAP.

EXTERIOR SIDING SHALL BE RE-INSTALLED AND PAINTED.  
 PROVIDE PAINTED BEADED BOARD WOOD SOFFIT.  
 INSULATION SHALL BE NON-WRAP  
 NO PAPER COVER FIBERGLASS INSULATION  
 WITH AN R-VALUE OF 13 IN WALLS. R-38 IN ATTIC.

TYPICAL WALLS ARE 2 X 4 @ 16" TO 24" O.C.  
 WITH 5/8" SHEATHING BOARD

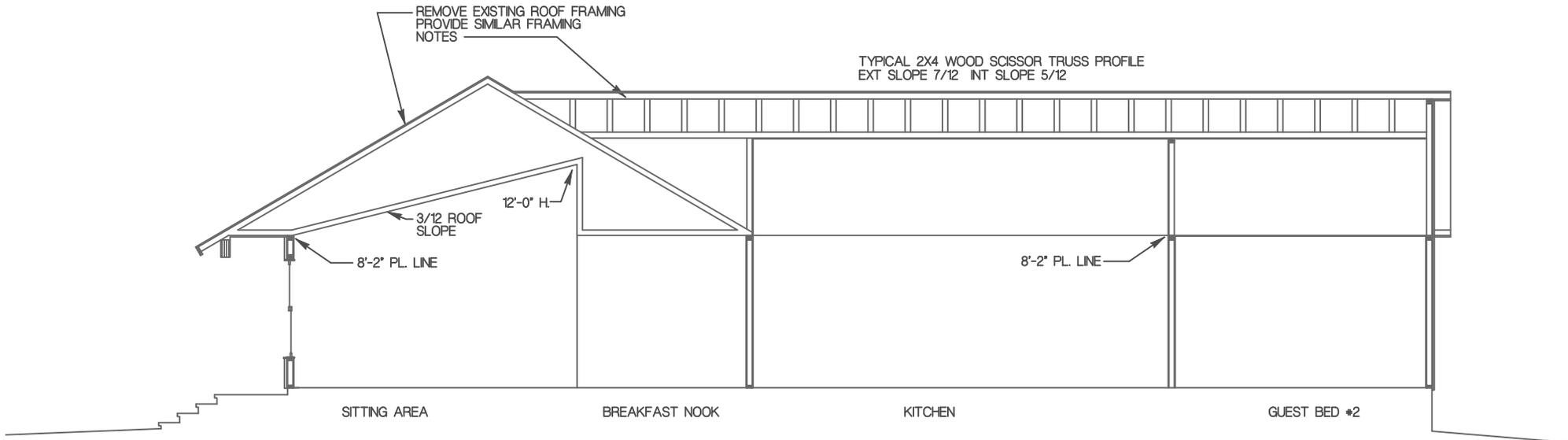
ROOFING SHALL BE COMPOSITION ASPHALT SHINGLES  
 ON 5/8" C-D PLYWOOD DECKING, WITH R-38 BATT  
 INSULATION WITH NO PAPER. PROVIDE 1 X 6  
 PAINTED FIBER-CEMENT BOARD FASCIA

TYPICAL 2X4 WOOD SCISSOR TRUSS PROFILE  
 EXT SLOPE 7/12 INT SLOPE 5/12



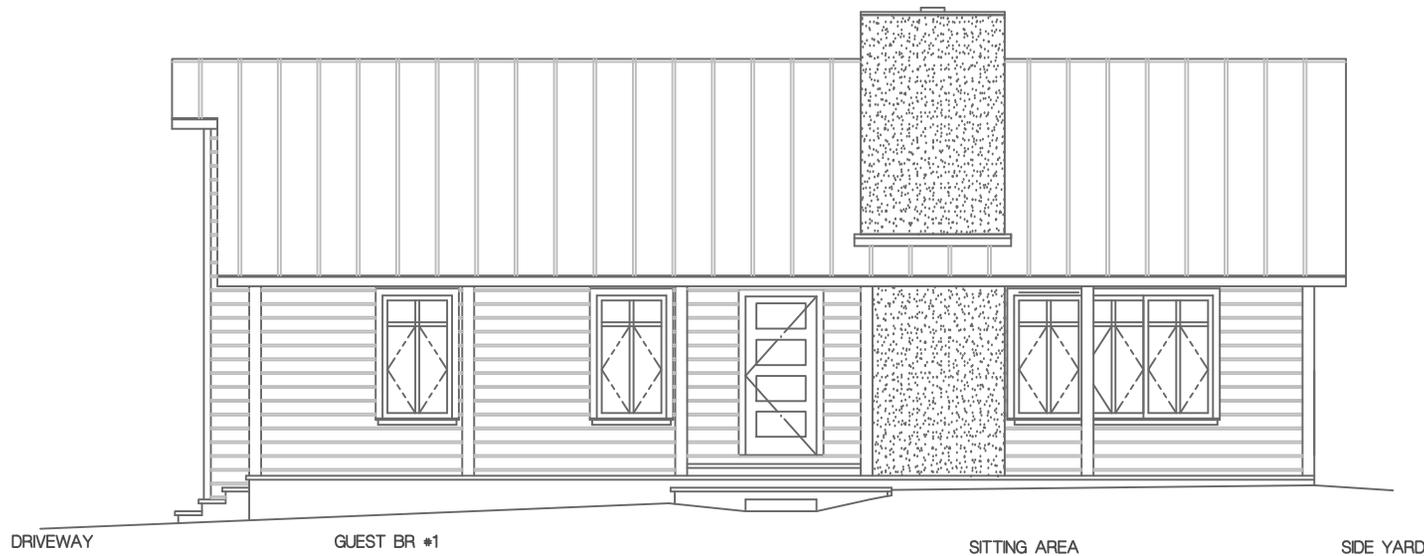
## REAR SECTION

ADJUSTED FOR PROPOSED ROOF FRAMING

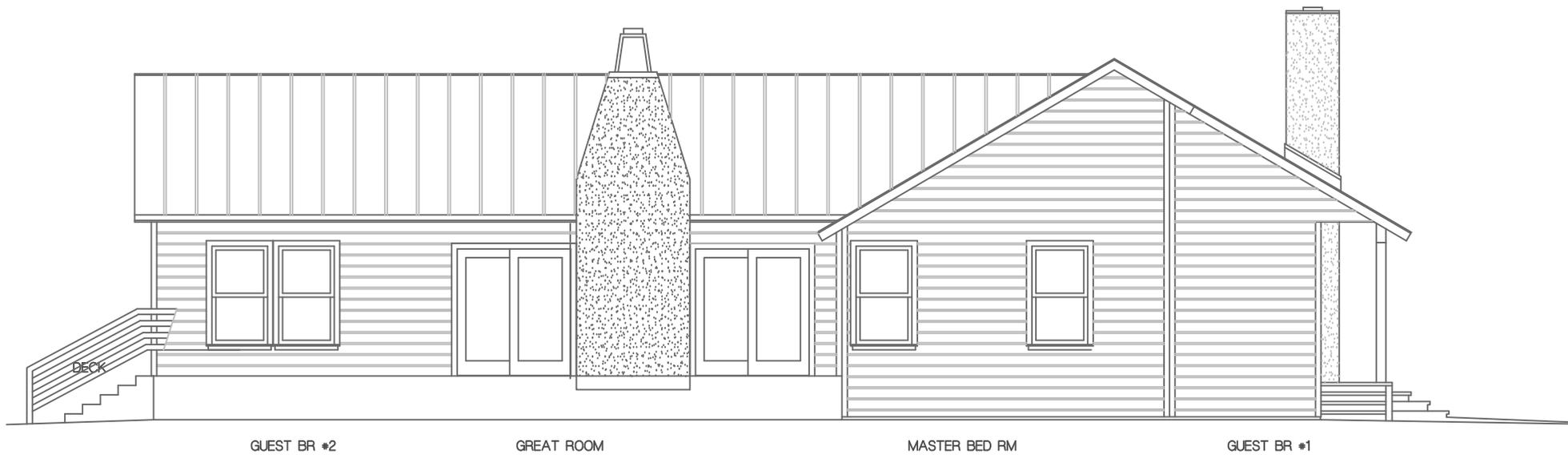


## FRONT TO REAR SECTION

ADJUSTED FOR PROPOSED ROOF FRAMING



EAST ELEVATION

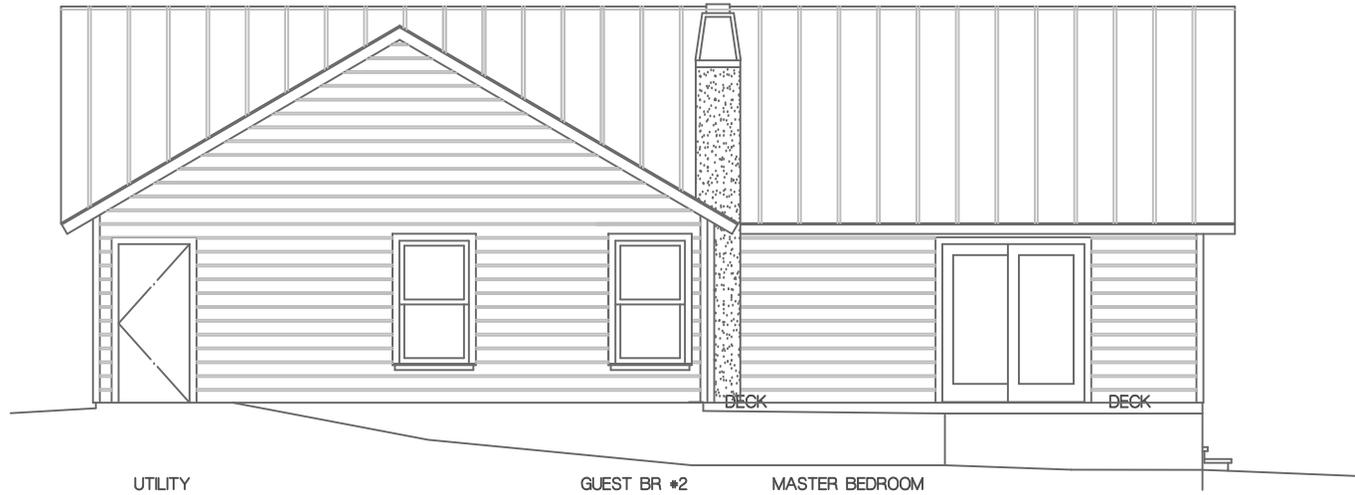


SOUTH ELEVATION

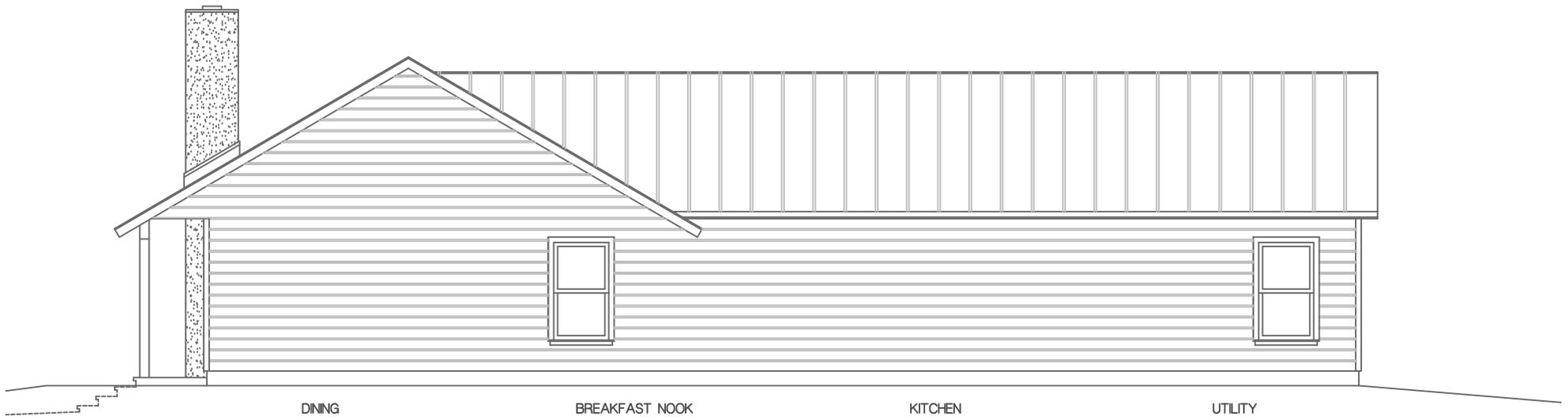
611 NORTH OLIVE STREET  
 DIGNOWITY HILL HISTORIC DISTRICT

**y**DESIGNS, LLC  
**speegle & KIM-davis: Architecture**  
 339 E. Hildebrand Avenue SATX 78212

26 APRIL 2018  
 210 228-9921



WEST ELEVATION



NORTH ELEVATION