HISTORIC AND DESIGN REVIEW COMMISSION
February 03, 2016
Agenda Item No: 13

HDRC CASE NO:	**2016-049**
ADDRESS:	810 N OLIVE ST
LEGAL DESCRIPTION:	NCB 540 BLK 11 LOT A-13 & A-14
ZONING:	RM4 H
CITY COUNCIL DIST.:	2
DISTRICT:	Dignowity Hill Historic District
APPLICANT:	Porter Dillard/Dillard Architect Group
OWNER:	Stephen Green
TYPE OF WORK:	Conceptual Approval for New Construction

REQUEST:

The applicant is requesting conceptual approval to construct a three (3) unit townhouse structure at 810 N Olive.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION
i. *Setback*s—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.
ii. *Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

B. ENTRANCES
i. *Orientation*—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

2. Building Massing and Form

A. SCALE AND MASS
i. *Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
ii. *Transitions*—Utilize step-downs in building height , wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
iii. *Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

B. ROOF FORM
i. *Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on nonresidential building types are more typically flat and screened by an ornamental parapet wall.

C. RELATIONSHIP OF SOLIDS TO VOIDS
i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space

as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.
ii. *Façade configuration*—The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

D. LOT COVERAGE
i. *Building to lot ratio*— New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

3. Materials and Textures

A. NEW MATERIALS
i. *Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.
ii. *Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.
iii. Roof materials—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.
iv. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.
v. *Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

B. REUSE OF HISTORIC MATERIALS
i. *Salvaged materials*—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

4. Architectural Details

A. GENERAL
i. *Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.
ii. *Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.
iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

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

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.

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.

4. Residential Streetscapes

A. PLANTING STRIPS
i. *Street trees*—Protect and encourage healthy street trees in planting strips. Replace damaged or dead trees with trees of a similar species, size, and growth habit as recommended by the City Arborist.
ii. *Lawns*— Maintain the use of traditional lawn in planting strips or low plantings where a consistent pattern has been retained along the block frontage. If mulch or gravel beds are used, low-growing plantings should be incorporated into the design.
iii. *Alternative materials*—Do not introduce impervious hardscape, raised planting beds, or other materials into planting strips where they were not historically found.

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS
i. *Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
ii. *Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
iii. *Width and alignment*—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
iv. *Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
v. *ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS
i. *Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate

a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.
ii. *Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

C. CURBING
i. *Historic curbing*—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile.
ii. *Replacement curbing*—Replace curbing in-kind when deteriorated beyond repair. Where in-kind replacement is not be feasible, use a comparable substitute that duplicates the color, texture, durability, and profile of the original. Retaining walls and curbing should not be added to the sidewalk design unless absolutely necessary.

FINDINGS:

a. Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.
b. This request for Conceptual Approval of the construction of three attached, two story units at 810 N Olive was reviewed by the Design Review Committee on June 23, 2015. At that meeting, committee members made comments regarding the applicant providing more information regarding materials, site design, porch and column detailing and window and door specifications.
c. This request was heard by the Historic and Design Review Commission on August 5, 2015, where it was referred to the Design Review Committee. At the August 25, 2015, meeting of the Design Review Committee, committee members noted that the revisions to the design were appropriate and that they applicant had presented appropriate massing and materials.
d. This request was reviewed by the Design Review Committee on January 26, 2016. At that meeting, committee members made comments regarding the installation of vinyl windows, the Neoclassical scaling .
e. The applicant has proposed a setback of thirty (35) feet. Existing setbacks on both the north and south sides of the vacant lot features both setbacks that are approximately thirty-five (35) feet. This is consistent with the Guidelines for New Construction 1.A.i and ii. and the Dignowity Hill Historic District.
f. The Guidelines for New Construction state that primary building entrances, porches and landings should be oriented to be consistent with the predominant orientation of historic buildings along the street frontage. The applicant has proposed for the primary entrance of each unit to front N Olive, one of which features a front porch while the other two feature more contemporary covered entrances. This is consistent with the Guidelines for New Construction.
g. According to the Guidelines for New Construction, new construction in historic districts should feature a height and scale similar to those found throughout the district. If the proposed new construction is to exceed that of adjacent historic buildings by more than one-half story, wall-plane offsets and other variations in building massing to provide a visual transition are recommended. This particular section of Dignowity Hill predominantly single height structures, however, staff finds that the applicant’s proposal for additional height is appropriate.
h. The applicant has proposed a structure which is typically wider than the historic example set forth in Dignowity Hill. To separate the façade, the applicant has incorporated a projecting double height porch, recessed balconies and windows that are grouped similar to the traditional grouping found in a single family structure. This approach helps to mitigate the width, however, the proposed width of approximately 80 feet is not consistent with the historic structures in the neighborhood. Per staff’s request, the applicant submitted three examples noting two story residences adjacent to single story residences. Based on the examples, each two story residence has a frontage width of approximately 60 to 75 feet and all are adjacent to single story residential properties with widths from 35 to 40 feet. Although there are examples of wider homes in the district, there is no evidence of any homes having a front façade that is wider than 80 feet. Staff finds that new construction in historic districts should complement and be subordinate in detailing and massing to the historic structures throughout the district.
i. A similar roof form to others found throughout the district should be incorporated into the design of new construction. The applicant has proposed both front and side gables with a pitch that is comparable to those found historically in the district. This is consistent with the Guidelines for New Construction 2.B.i.
j. The Guidelines for New Construction 2.C.i. states that window and door openings of new construction should features a similar proportion to those of historic structures found throughout the district. The applicant has proposed to arrange

windows is groupings of three as well as incorporate wood screens, both of which are found prominently throughout Dignowity Hill. This is consistent with the Guidelines.

k. The vacant lot at 810 N Olive features approximately 22,500 square feet. The applicant has proposed total lot coverage including the proposed new construction and onsite parking at approximately 7,500 square feet. This is consistent with the Guidelines for New Construction and appropriate for the given site.
l. The applicant has proposed a number of exterior materials which include brick, Hardie Board siding, white vinyl windows, and composite shingles. While brick is not predominantly found as a primary façade material in Dignowity Hill, staff finds that its use is appropriate if used in combination with other potential contemporary materials.
m. The applicant has proposed to install white vinyl windows. While the applicant will also install wood window screens, the use of vinyl windows is not consistent with the Guidelines for New Construction 3.A., nor appropriate for the Dignowity Hill Historic District. Staff recommends that the applicant install wood windows.
n. The applicant's proposal to use a composite shingle roof is consistent with the Guidelines for New Construction 3.A.iii.
o. According to the Guidelines for New Construction 4.A., new construction in historic districts should be designed to reflect their time while respecting the historic context of the neighborhood. The applicant has proposed various simple architectural details with complementary materials, complementary window arrangements, a traditionally dimensioned front porch and a complementary roof form. This is consistent with the Guidelines.
p. The applicant has provided a detailed landscaping plan that retains much of the existing front and rear yard turf and includes native xeric plant materials. This is consistent with the Guidelines for Site Elements 3.A.
q. The applicant has proposed three concrete sidewalks that are four feet in width along with an asphalt driveway that is ten feet in width. This is consistent with the Guidelines for Site Elements 5.B.i.
r. The applicant has proposed for the entrances to the three garages to be at the rear of the proposed new construction. The proposed garage doors will be overheard roll-up doors. The applicant has provided staff with examples of similar garage doors within the Dignowity Hill Historic District that are comparable to the garage doors the applicant has proposed.

RECOMMENDATION:

Staff does not recommend conceptual approval. Staff finds that the applicant should address the proposed massing and width as noted in finding h.

CASE MANAGER:

Katie Totman

N

810 N Olive

Dignowity Hill

Printed:Jan 22, 2016

Narrative of Proposed Project

The applicant is looking to construct a three (3) unit Townhouse structure. The townhouses will be 2 stories in height with composition shingles on gable roof, with wood frame structure over concrete slab on grade foundation. The townhouses will be 2 units of approx 2,700 sf and 1 unit being approx. 2,400 sf. The townhouse exterior will feature modular brick on the front and sides with horizontal lapped fibre cement board siding at rear and inset porches. The units will feature arched masonry openings at main front entry porches. Windows will feature insulated glass in vinyle window frames covered by wood frame screens (top portion of screens displaying wood stiles in a grid pattern) matching the character of windows on existing historical houses in the area. Each unit will have attached 2 car garage at the rear with vehicle drive on the right edge of site leading to vehicle parking court in the rear. Each unit will have an individual concrete walk from the front porch to the public sidewalk. All existing trees are to remain and shrubbery will be added to front of each unit with remaining unpaved areas to be grass.

Design Review Recommendations are Non-Binding

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Historic and Design Review Commission
Design Review Committee
Report & Recommendation

DATE: 1/26/16 HDRC Case# 2016-3956

ADDRESS: 810 N OLIVE Meeting Location: KING William Rm

APPLICANT: PORTER DILLARD

DRC Members present: JOHN LAFOON (came late), KENT BRITTON, Michael Guarino

Staff present: Lauren Sage

Others present: LIZ FRANKLIN, ~~MRS.~~ BETTY Green

REQUEST: CONCEPTUAL APPROVAL FOR NEW CONSTRUCTION

COMMENTS/CONCERNS: ~~PD:~~ KB: are there new construction with vinyl in DH? - JL: BRING EX OF THOSE New construction w vinyl and documentation KB: Neoclassical scaling is consistent w ex.s provided. He does not have issues w massing. JL: similar to KWA that have large nxt to sm properties MG: RECAP, does not have issue. he likes thoroughness of presentation LF: initially concern, though exciting b/c last large view of DT, MG: ISSUES OF ELEVATION OF PARKING/GARAGE element. B/C concealed, seems very appropriate. JL: expand on landscape plan →

COMMITTEE RECOMMENDATION: **APPROVE [ ] DISAPPROVE [ ]**

APPROVE WITH COMMENTS/STIPULATIONS:

Represent to Future Commission

Committee Chair Signature (or representative) 1/26/16 Date

MG: other conflict if the breadth of size, so take better picture of large next door structure

RECOMMENDATION:

Staff commends the applicant on addressing various inconsistencies with the Guidelines regarding massing, form and architectural details, however, at this time, staff does not recommend conceptual approval. Staff recommends that the applicant address the following inconsistencies with the Historic Design Guidelines prior to returning to the HDRC.

i. That the applicant provide staff and the HDRC with information showing setbacks in the vicinity of the proposed structure to ensure that the applicant is consistent with the historic setbacks in the neighborhood as noted in finding d.
ii. That the applicant provide information showing the width of adjacent and surround properties to ensure that the proposed design is consistent with the character of the district before any approvals are granted as noted in finding g.
iii. That the applicant install wood windows as noted in finding l.
iv. That the applicant provide additional information regarding the garage door materials and detailing as noted in finding q.

CASE MANAGER:

Edward Hall

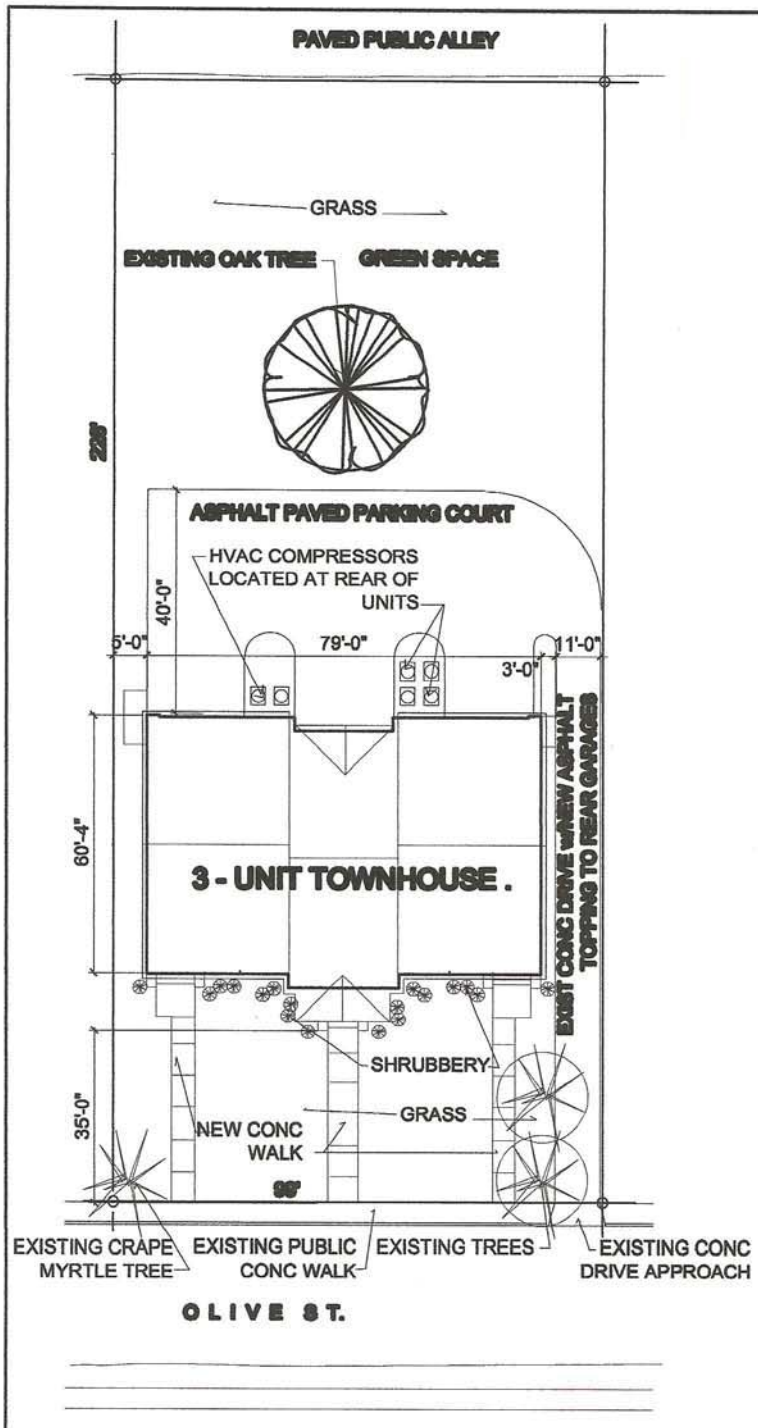
APPLICANT'S RESPONSE TO STAFF RECOMMENDATIONS:

- Point i: Applicant has generated photographic aerial of block/area where the property resides - Reference attached sheet Exhibit "A". The applicants consultant measured the front set-back distance between the front porch of each of the houses on the block facing the street and recorded the measurements on the attached Exhibit "A". The house to the north (814 N. Olive St.) measured 25' to the property line, the 2 houses to south (806 & 802 N. Olive) measured 35' to the property line. The project plans call for the applicants 3 Unit Townhouse to have a front set-back distance of 35' from the property line, maintaining consistency with the predominent setback of the existing houses on the block.

- Point ii: Applicant has generated EXHIBIT "A1" & "A2" showing conceptual sketch of front of proposed townhouse design super-imposed over a photo of the site showing the relationship between the proposed townhouse units and existing adjacent houses. The consultant photographed and studied houses in the vicinity of applicants property and houses surrounding Dignowity Park - refer to EXHIBIT "C1", "C" & "D". EXHIBIT "C1" illustrates several examples of large housing types and apartment unit housing types surrounding Dignowity Park directly in sight of applicants proposed townhouse units. Exhibit "D" demonstrates examples of large 2 story houses directly adjacent to smaller 1-story houses near the proposed townhouse units and found in other locations through-out Dignowity Hill neighborhood. Applicant has provided photo study of arches at front porch conditions on houses through-out Dignowity Hill - refer to EXHIBIT "G". This affirms the applicants proposed townhouse units maintaining consistency with housing unit relationships on the block and through-out the Dignowity Historic District.

- Point iii: The applicant desires to keep the vinyle window frame concept due to adherance to higher energy efficiency standards. The applicant request HDRC to take in to account his approach to going the extra distance to maintain respect for the historic context regarding windows by employing full size wood frame screens over all windows. The applicant conducted a photo study of wood screens on existing houses in the area refer to EXHIBIT "E". designed in the character of wood frame screens on existing historical homes in the area with wood stile grid over screen fabric at top half of screen bottom half - refer to attached drawing sheet designated "Wood Window Screen Detail"

- Point iv: The applicant treats this as a "Conceptual Approval". The applicant's submittal includes a conceptual layout/elevation of a garage door on attached "Elevation Sheet". The conceptual layout typlifyies garage doors from a photo study of garage doors within Dignowity Hill provided refer to EXHIBIT "F". Garage doors will be further detailed when applicant seeks HDRC "Approval for Appropriateness".



SITE PLAN - 810 0LIVE ST.

LEGAL DESCRIPTION:
NCB 540, BLK 11, LOT
A-13 & A-14

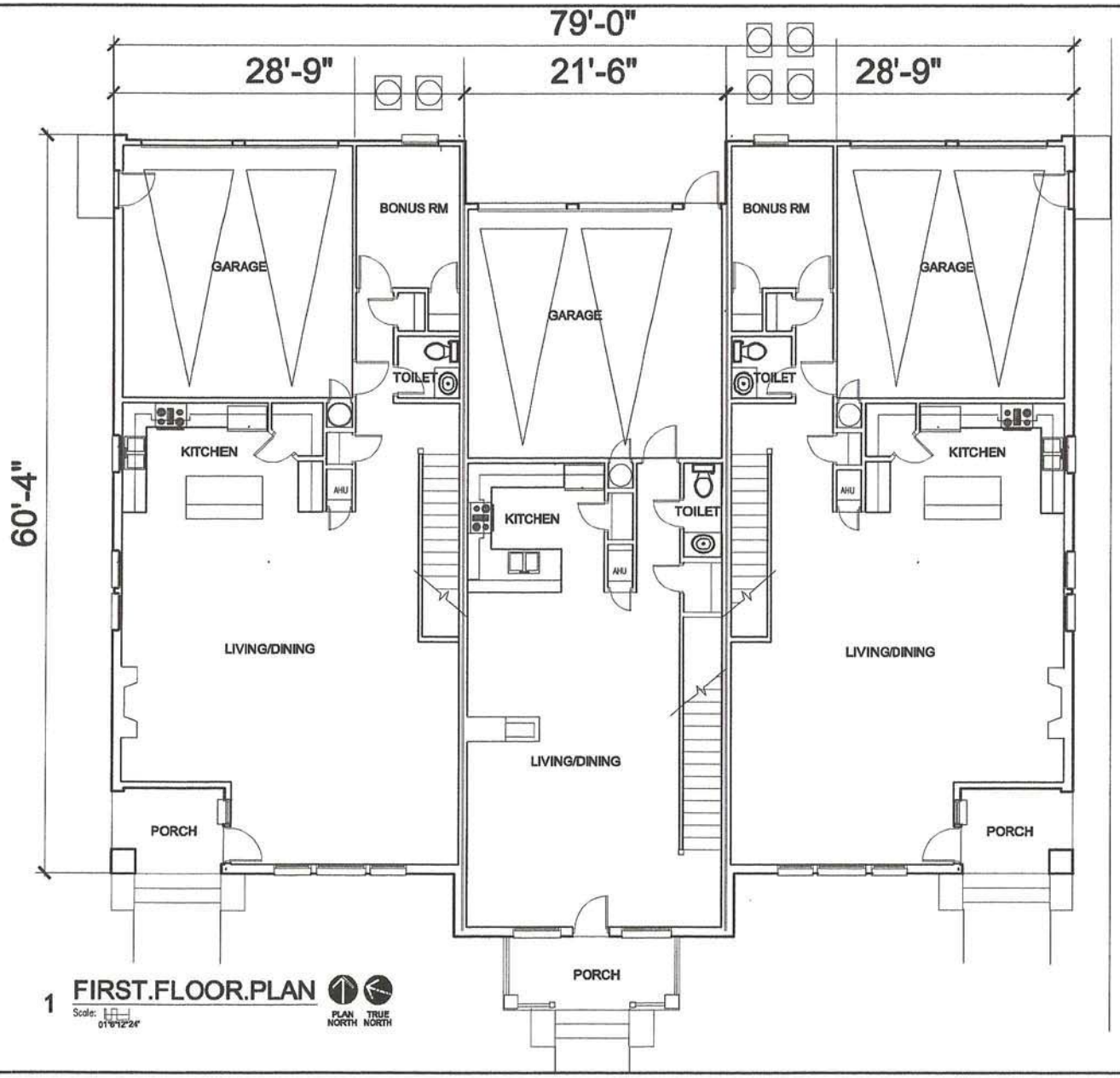
0 5' 20' 60'

GREEN TOWNHOUSE

810 OLIVE ST.
SAN ANTONIO, TEXAS

SITE PLAN

SP-1.0



1 FIRST.FLOOR.PLAN

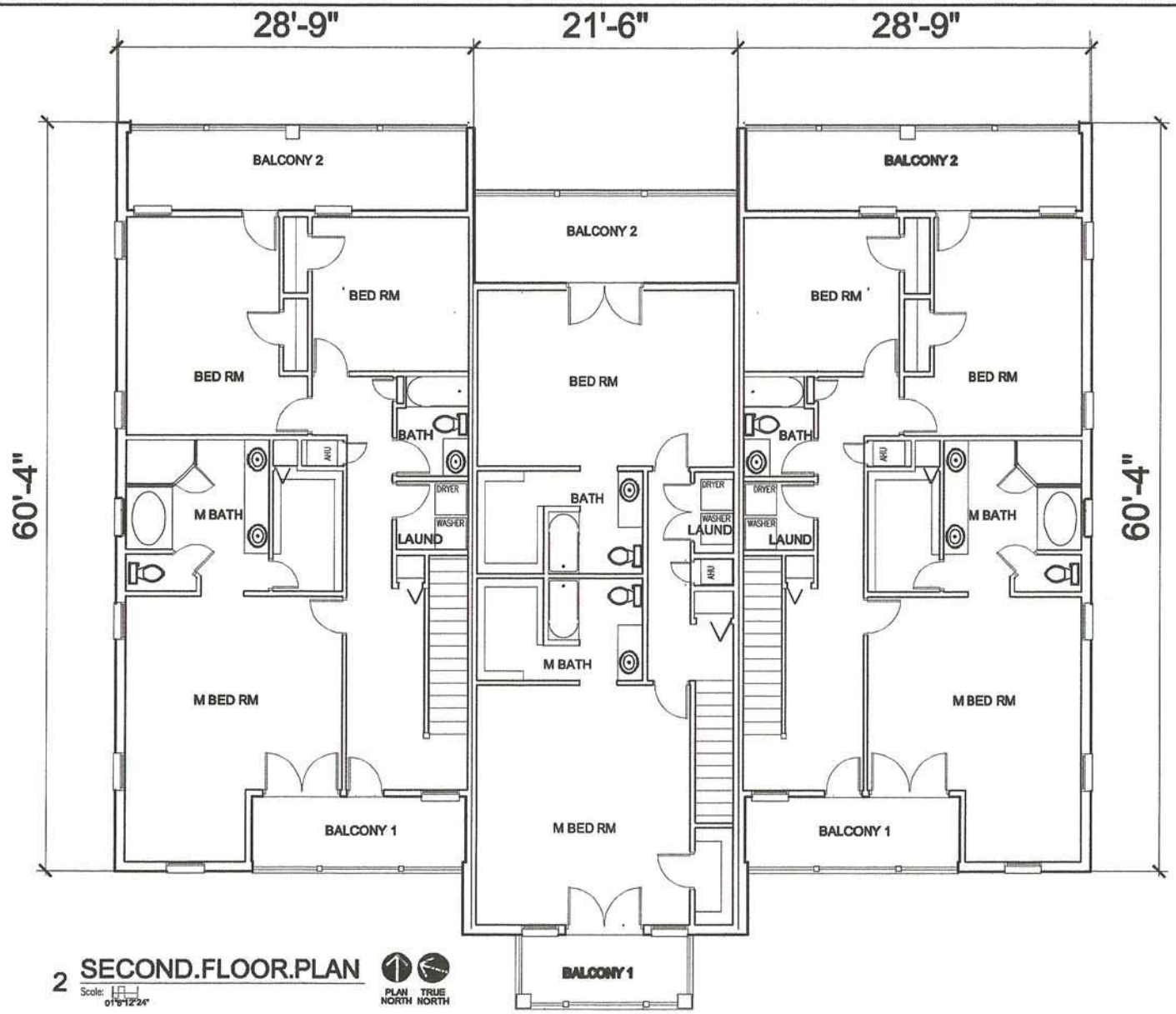
Scale: 01'6'12'24'

PLAN NORTH TRUE NORTH

GREEN TOWNHOUSE

810 OLIVE ST.
SAN ANTONIO, TEXAS

1st FLOOR PLAN



2 SECOND.FLOOR.PLAN

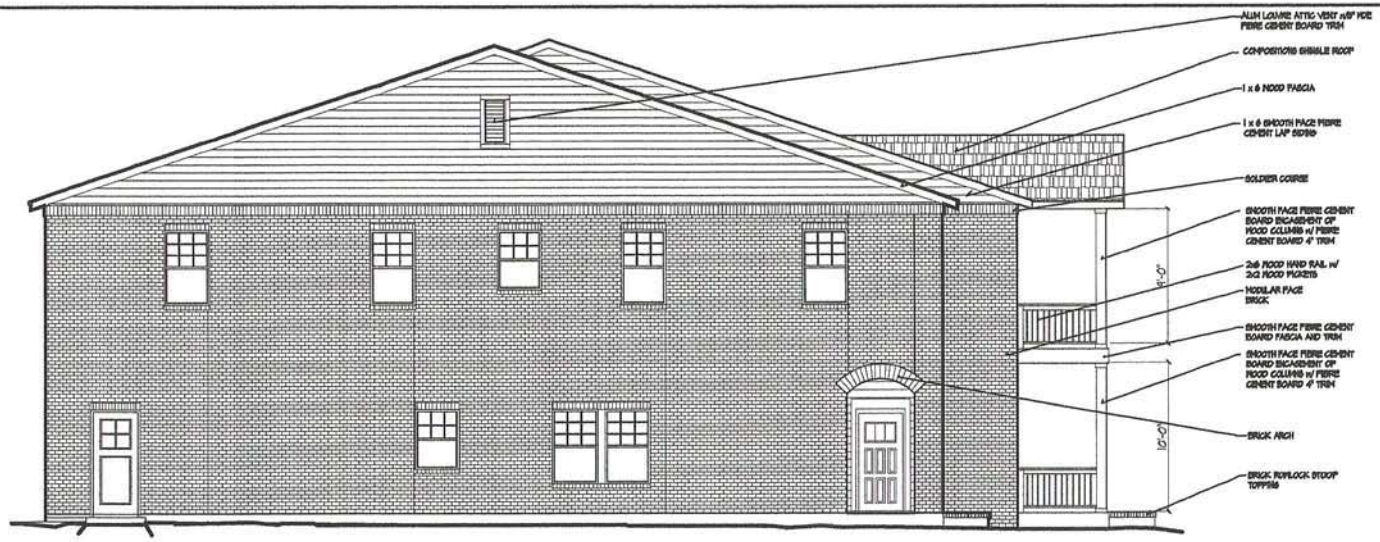
Scale: 01'-0"12'24"

PLAN NORTH TRUE NORTH

GREEN TOWNHOUSE

810 OLIVE ST.
SAN ANTONIO, TEXAS

2nd FLOOR PLAN



LEFT SIDE ELEVATION

Scale: 01'6"12'24"

FRONT ELEVATION

Scale: 01'6"12'24"

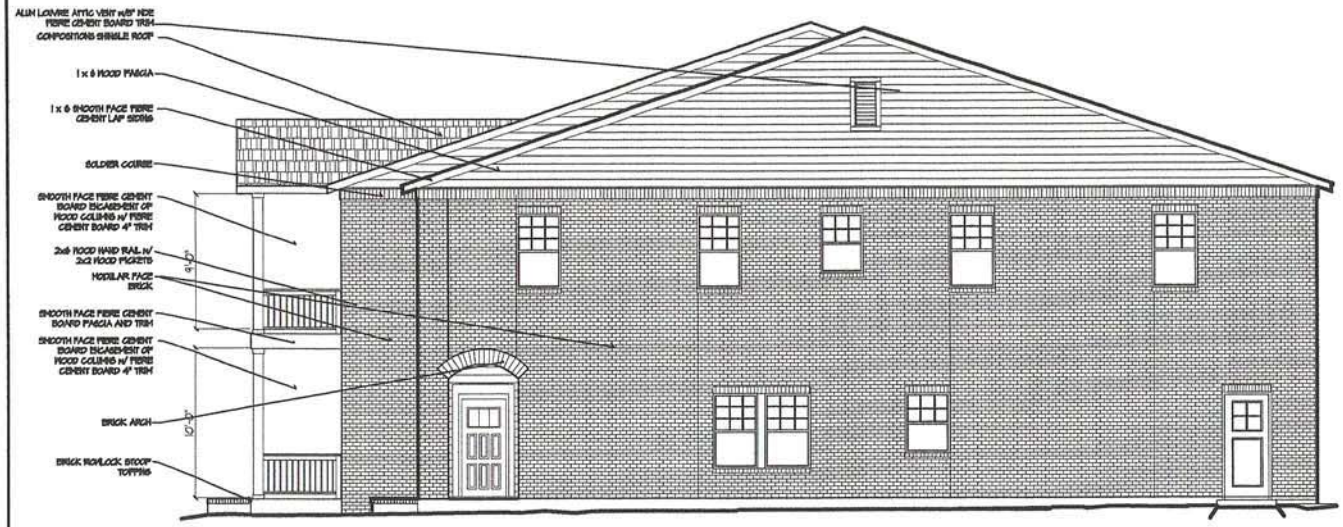
Dillard Architect Group

GREEN TOWNHOUSE

810 OLIVE ST.
SAN ANTONIO, TEXAS

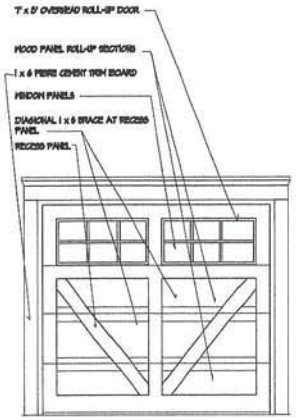
No.	Revisions/Issues	Date

ELEVATIONS



RIGHT SIDE ELEVATION

Scale: 01'6"12"24"



ENLARGED EL GARAGE DOOR

Scale: 01'6" 12" 24"

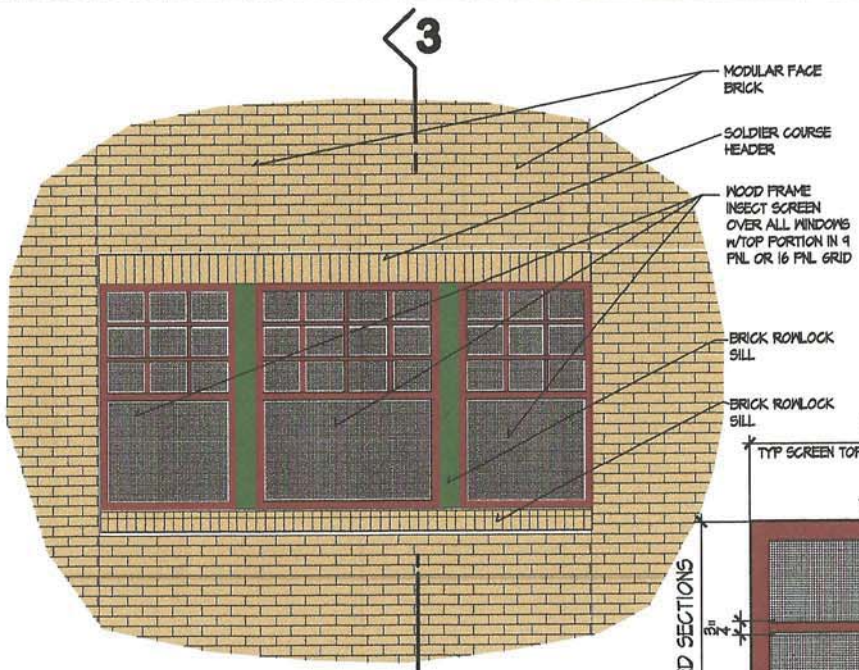
REAR ELEVATION

Scale: 01'6"12"24"

GREEN TOWNHOUSE

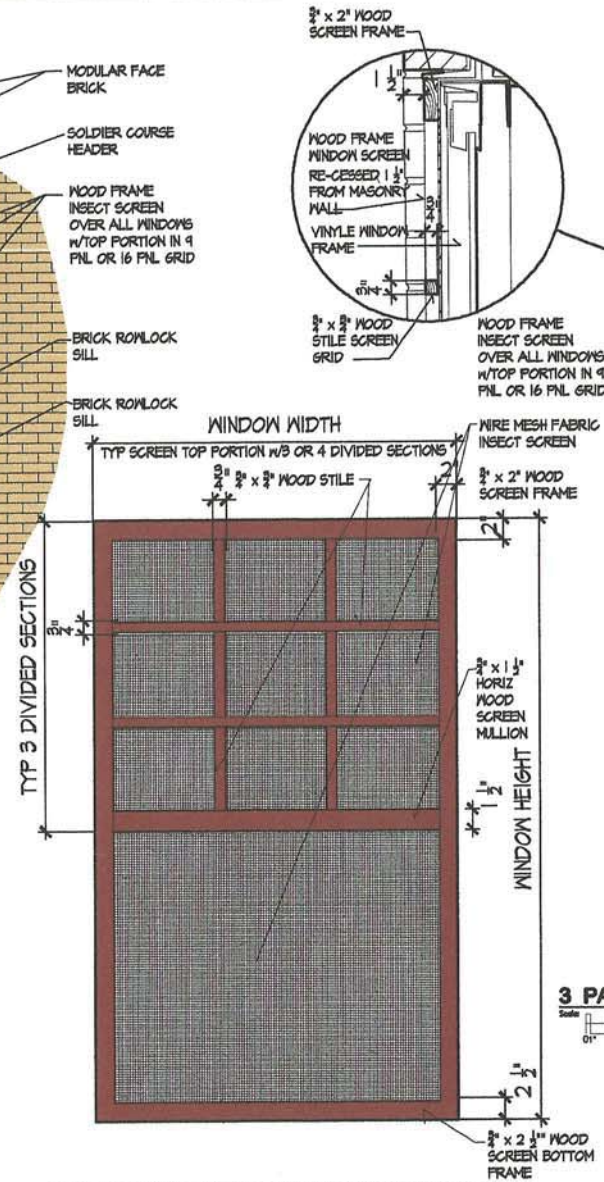
810 OLIVE ST.
SAN ANTONIO, TEXAS

ELEVATIONS



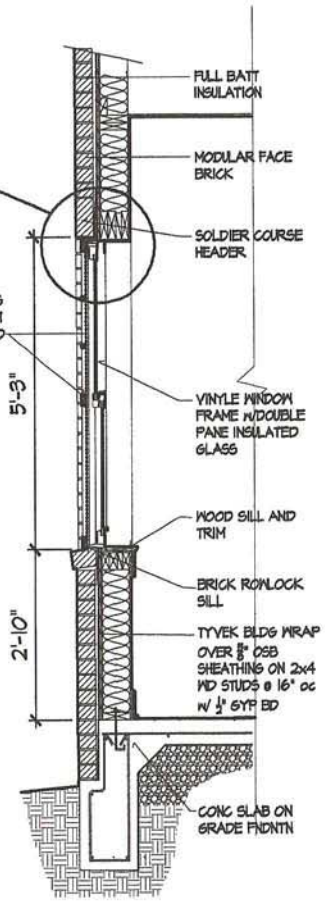
1 ENLARGED WINDOW ELEV

Scale: NTS



2 ENLARGED WOOD WINDOW SCREEN ELEV

Scale: NTS



3 PARTIAL WALL SECTION @ WINDOW

Scale: 01" 6" 12" 24"

Allied Architect Group

GREEN TOWNHOUSE

810 OLIVE ST.
SAN ANTONIO, TEXAS

No.	Revision/Issue	Date

WOOD SCREEN WINDOW DETAIL

EXHIBIT "A"

814 N. OLIVE ST
MULTIPLE UNIT RESIDENTIAL STRUCTURE w/2 STORY APARTMENT

810 N. OLIVE ST
PROPOSED GREEN 3 UNIT TOWNHOUSE STRUCTURE

806 & 802 N. OLIVE ST
SINGLE FAMILY RESIDENTIAL STRUCTURES

800 BLOCK OF N. OLIVE ST. – EXISTING ADJOINING HOUSING SETBACK RELATIONSHIP TO PROPOSED GREEN TOWNHOUSE

HDRC - 810 N. OLIVE ST. - GREEN TOWNHOUSE PROJECT

Dillard Architect Group

EXHIBIT "A1"

GREEN TOWNHOUSE RELATIONSHIP ON SITE TO ADJACENT HOUSE - LOOKING SOUTH

806 N. OLIVE,
1 STORY
STRUCTURE

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Dillard Architect Group

EXHIBIT "A2"

812 N. OLIVE, 1 STORY
STRUCTURE W/ GARAGE
APARTMENT

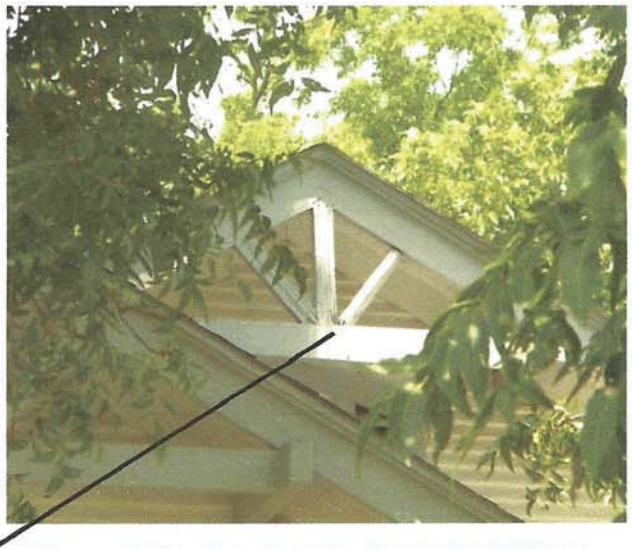
GREEN TOWNHOUSE RELATIONSHIP ON SITE TO
ADJACENT HOUSE - LOOKING NORTH

HDRC - 810 N. OLIVE ST -
GREEN TOWNHOUSE PROJECT

Dillard Architect Group

EXHIBIT "B"

806 N. OLIVE, HOUSE ADJACENT TO GREEN TWNHSE - PORCH COLUMNS AND INSET PORCH



802 N. OLIVE, GABLE TRIM AT EVE OF GABLE ROOF

900 BLOCK OF E. HOUSTON, HOUSES IN AREA w/ARCHED OPENING AT FRONT PORCH – FRONT AND SIDES

700 BLOCK OF N. OLIVE, TYPICSAL CHARACTER OF WOOD WINDOW SCREENS WITH DECORATIVE WOOD STILES AT TOP HALF

EXTERIOR FEATURES ON HOUSES IN DIGNOWITY NEIGHBORHOOD CAPTURED ON GREEN TOWNHOUSE

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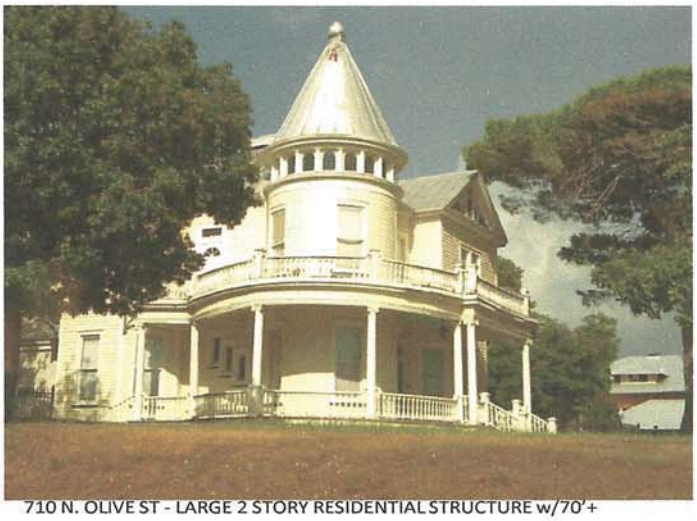
Dignowity Hill Historic District - Partial
EXHIBIT "C1" HOUSES FACING PARK
Legend
LARGE 2 STORY
SAHA 2 STORY APTS
Armadillo Alley
N Hackberry
N Olive St
N Pine St
810 N. OLIVE 3-UNIT TWNHS
LARGE 2 STORY
LARGE 2 STORY
Burnet St
DIGNOWITY PARK
LARGE 2 STORY
LARGE 2 STORY
LARGE 2 STORY
Nolan St
SAHA 6 STORY APTS
LARGE 2 STORY
Google earth
2015 Google
500 ft
N

EXHIBIT "C"

724 NOLAN ST - (FREDRICH HOUSE) LARGE 2 STORY RESIDENTIAL STRUCTURE w/75'+ FRONTAGE – NEXT BLOCK DN FROM GREEN TWNHSE

724 N. OLIVE ST - LARGE 2 STORY RESIDENTIAL STRUCTURE w/60+' FRONTAGE – NEXT BLOCK DN FROM GREEN TWNHSE



710 N. OLIVE ST - LARGE 2 STORY RESIDENTIAL STRUCTURE w/70'+ FRONTAGE – NEXT BLOCK DN FROM GREEN TWNHSE

700 BLOCK OF N. HACKBERRY - SAHA 2-STORY APARTMENT COMPLEX FACING DIGNOWITY PARK – DIRECTLY ACROSS FROM GREEN TWNHSE SITE

818 N. OLIVE ST – 1 STORY RESIDENTIAL STRUCTURE w/ 2 STORY GARAGE APT - 35+' FRONTAGE – NORTHSIDE ADJACENT TO GREEN TWNHSE

806 N. OLIVE ST – 1 STORY RESIDENTIAL STRUCTURE w/35+' FRONTAGE – SOUTHSIDE ADJACENT TO GREEN TWNHSE

EXISTING HOUSING SURROUNDING DIGNOWITY PARK & ADJACENT TO GREEN TOWNHOUSE SITE

HDRC – 810 N. OLIVE ST. GREEN TOWNHOUSE PROJECT

Dillard Architect Group

EXHIBIT "D"

- 724 NOLAN ST - ("FREDRICH HOUSE")
- LARGE 2 STORY RESIDENTIAL STRUCTURE w/75'+ FRONTAGE ADJACENT TO 1 STORY SMALL WIDTH RESIDENTIAL STRUCTURE (DIRECTLY FACING DIGNOWITY PARK)

720 NOLAN ST -

SINGLE STORY 35'+ WIDTH RESIDENTIAL STRUCTURE

821 N. PINE ST -

LARGE 2 STORY RESIDENTIAL STRUCTURE w/60'+ FRONTAGE ADJACENT TO 1 STORY SMALL WIDTH RESIDENTIAL STRUCTURE – (DIRECT BEHIND GREEN TWNHSE SITE)

824 N. PINE ST-

SINGLE STORY 35'+ WIDTH RESIDENTIAL STRUCTURE

631 LAMAR ST -

LARGE 2 STORY RESIDENTIAL STRUCTURE w/60' FRONTAGE ADJACENT TO 1 STORY RESIDENTIAL STRUCTURE (PROPERTY DIRECTLY ADJACENT TO GREEN TWNHSE PROPERTY)

627 LAMAR ST -

SINGLE STORY 40' WIDTH RESIDENTIAL STRUCTURE

EXISTING LARGE 2 STORY HOUSES ADJACENT TO SMALL 1 STORY HOUSES IN THE DIGNOWITY NEIGHBORHOOD & ADJACENT TO GREEN TWNHSE

HDRC – 810 N. OLIVE ST

GREEN TOWNHOUSE PROJECT

Dillard Architect Group

EXHIBIT "E"

WOODS SCREENS AT 635 HAYS ST RESIDENCE

WOOD SCREENS AT 720 N. OLIV RESIDENCEE ST

WOOD SCREENS AT 710 HAYS ST RESIDENCE

EXAMPLES OF WOOD WINDOW SCREENS IN DIGNOWITY HILL NEIGHBORHOOD

HDRC - 810 N. OLIVE ST. GREEN TOWNHOUSE PROJECT

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EXHIBIT "F"

GARAGE DOORS AT 821 N. PINE ST GARAGE STRUCTURE

GARAGE DOORS AT 801 N. PINE ST GARAGE STRUCTURE

GARAGE DOORS AT 824 HAYS ST GARAGE STRUCTURE

EXAMPLES OF GARAGE DOOR TYPES ON GARAGES IN DIGNOWITY HILL NEIGHBORHOOD

HDRC - 810 N. OLIVE ST. GREEN TOWNHOUSE PROJECT

Dillard Architect Group

EXHIBIT "G"

ARCHES AT FRONT PORCH AND MAIN ENTRY AT HOUSE AT 711 N. PINE ST

ARCHES AT FRONT PORCH AND MAIN ENTRY AT HOUSE AT 527 HAYS ST

ARCHES AT FRONT PORCH AND MAIN ENTRY AT HOUSE AT 900 BLOCK OF E. HOUSTON ST

EXAMPLES OF ARCHES AT MAIN ENTRY/FRONT PORCH CONDITIONS IN DIGNOWITY HILL NEIGHBORHOOD

HDRC - 810 N. OLIVE ST. GREEN TOWNHOUSE PROJECT

Dillard Architect Group