

HISTORIC AND DESIGN REVIEW COMMISSION

February 03, 2016

Agenda Item No: 14

HDRC CASE NO: 2016-042
ADDRESS: 928 N OLIVE ST
LEGAL DESCRIPTION: NCB 531 BLK 13 W 150 FT OF N 95 FT OF 9 ARB PT A12
ZONING: R5 H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Fernando Marin
OWNER: Fernando Marin
TYPE OF WORK: New Porch Railing, Steps and Crawl Space Lattice
REQUEST:

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

1. Install new wood porch railing
2. Install new wooden steps and banister for the front porch
3. Install new wooden crawl space lattice under the front porch

APPLICABLE CITATIONS:

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

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
- Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
- Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
- Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.
- Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

FINDINGS:

- a. The primary structure at 928 N Olive is of the folk Victorian style, and was built circa 1935. It is located in the Dinowity Hill Historic District.
- b. The applicant is proposing to install new wood railings on the north and west sides of the front porch. The proposed style of the railings will feature an “X” brace separated by 8-inch posts. The height will be approximately 27 ½ inches. Each railing will integrate the exiting front porch columns into the design. Photographs found by staff indicate that at one point the house did have front porch railings featuring a spindle pattern.
- c. The applicant is proposing to install four new wooden steps and two banisters on the front porch. The existing steps do not appear to be original to the structure and do not have banisters.
- d. The applicant is proposing to enclose the front crawl space with vertical decorative lattice work. Each lattice slat would be approximately 18-inches high and six inches wide. Lattice is a common feature on pier and beam homes, and provides the house with ventilation.

- e. According to the Guidelines for Exterior Maintenance and Alterations B.iv, replacement elements, such as stairs, should be simple so as to not distract from the historic character of the building. New elements should not be added if they create a false sense of historic appearance. The addition of railings, steps, banister and lattice is consistent with the Guidelines, however staff recommends the applicant install a spindle pattern railing to be consistent with what was originally on the porch.

RECOMMENDATION:

Staff recommends approval of items 1 through 3 based on findings a through e with the stipulation that the railing design be a spindle pattern.

CASE MANAGER:

Katie Totman





928 N Olive

Dignowity Hill

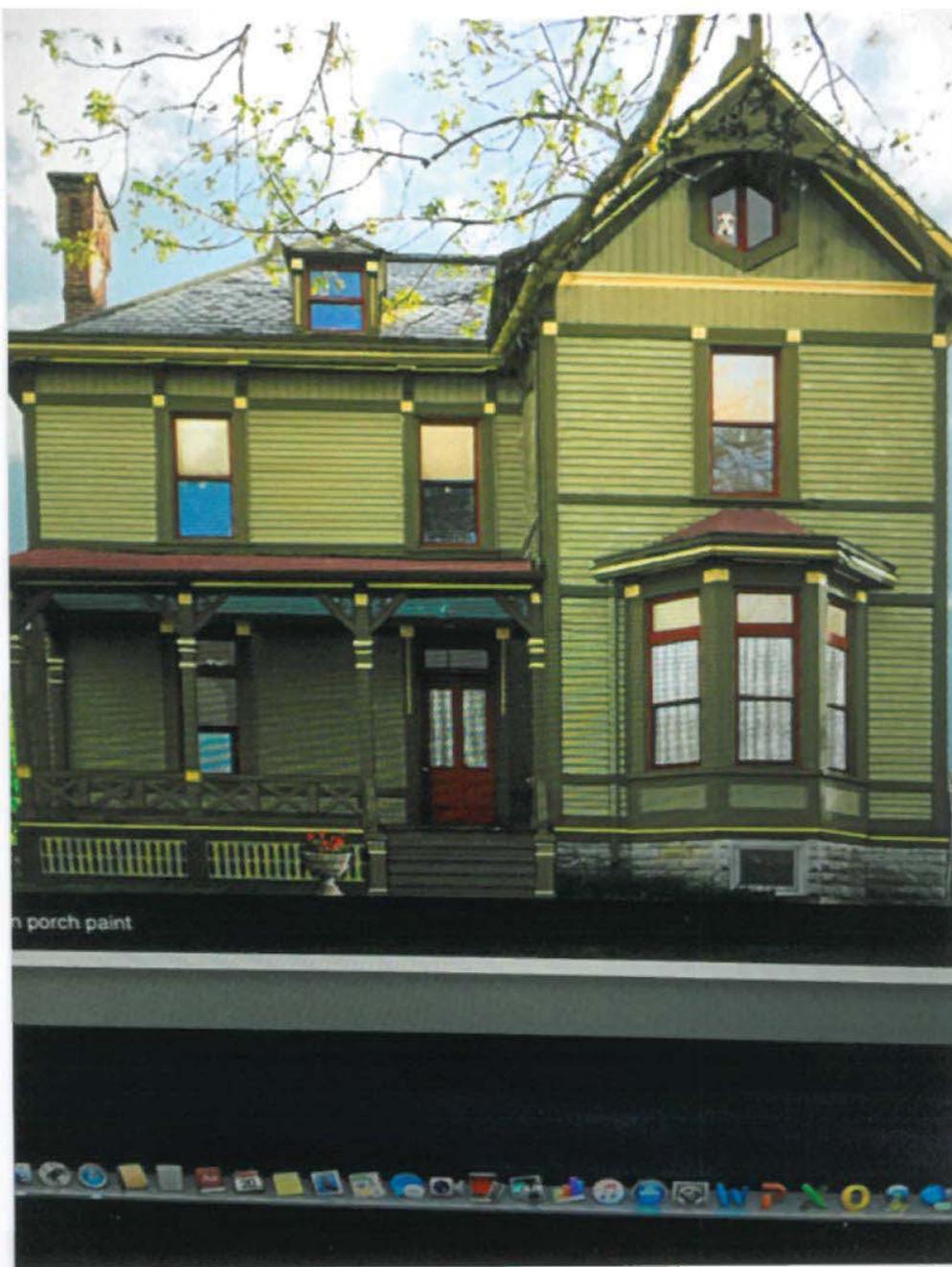
Printed: Jan 19, 2016

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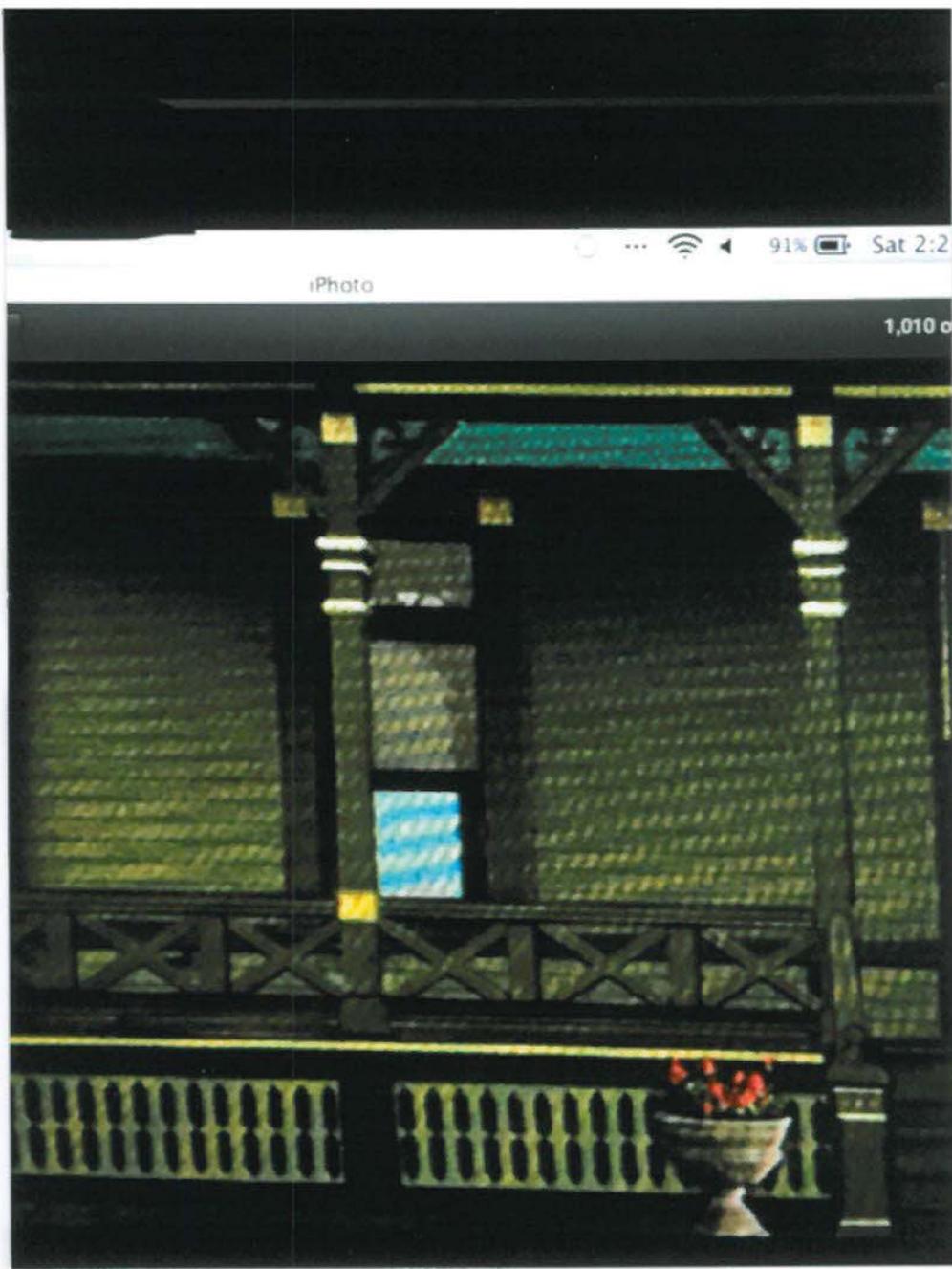


Front Facade of House - Proposed Porch Railing will be on Front Porch





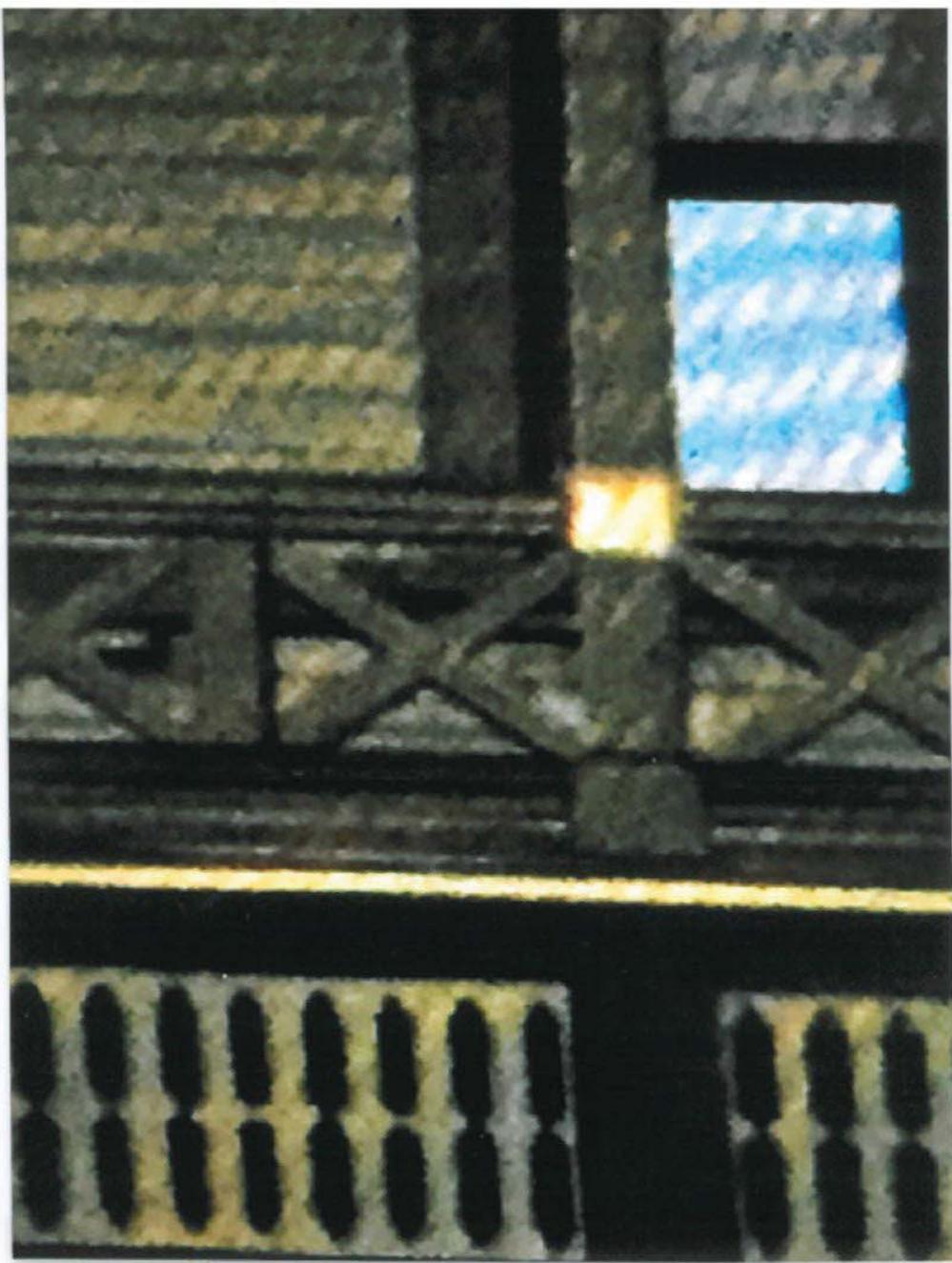
Rendering of Proposed Railing



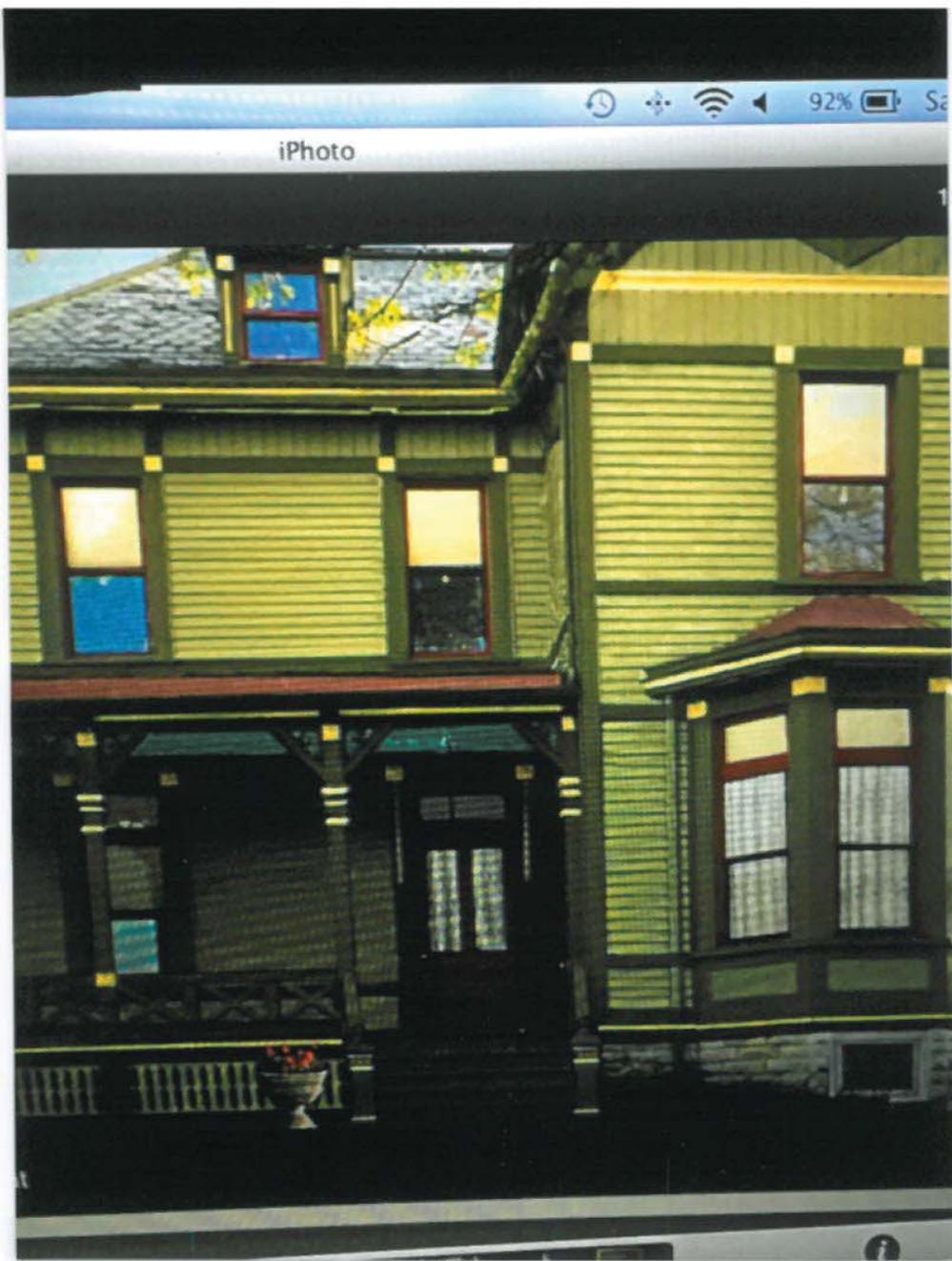
Detailing of Proposed Railing



Detailing of Proposed Railing



Close up of Proposed Railing and Lattice Covering



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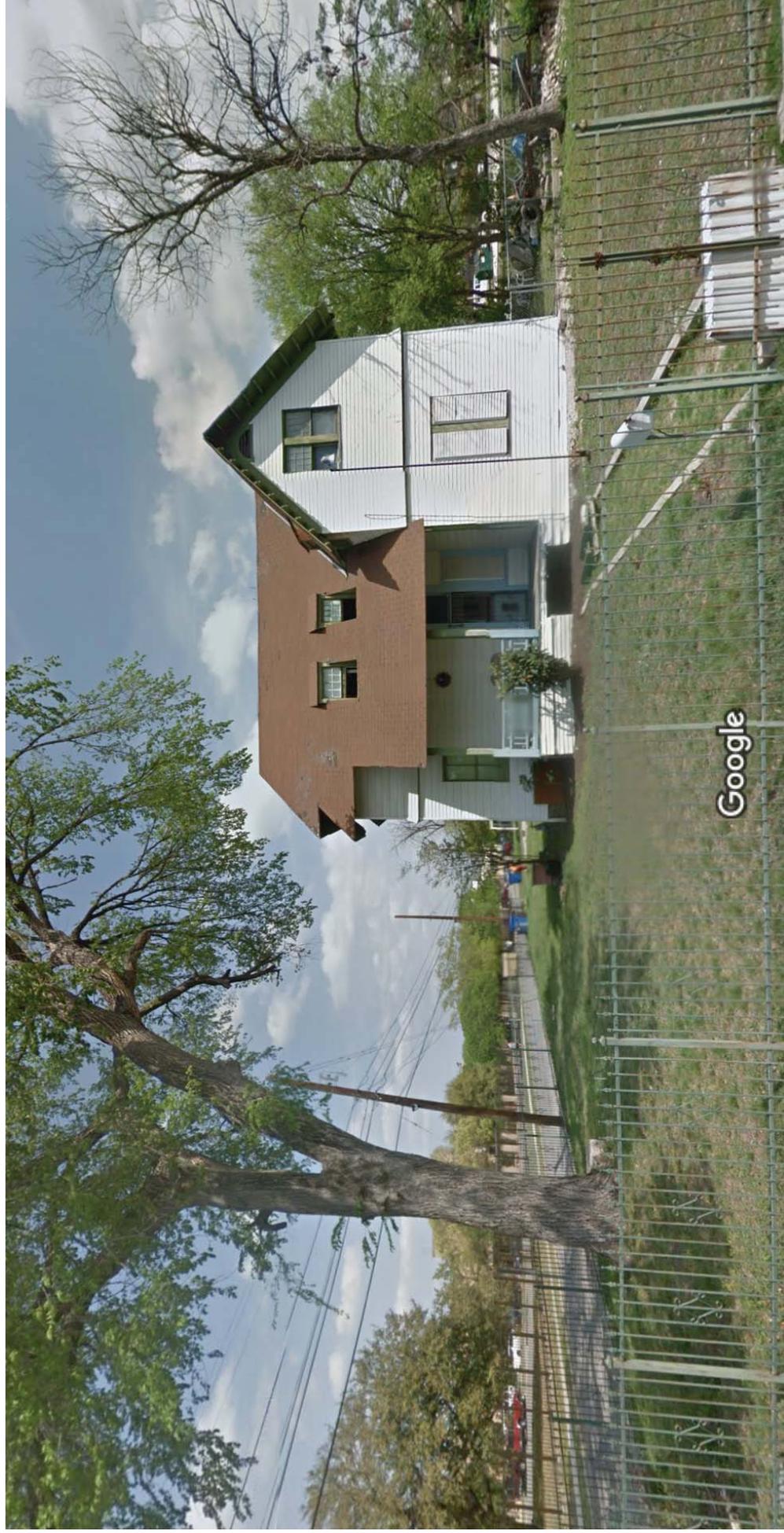
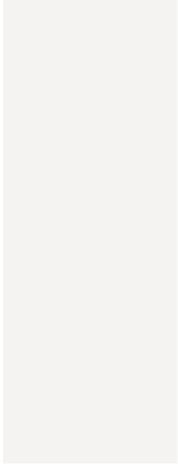


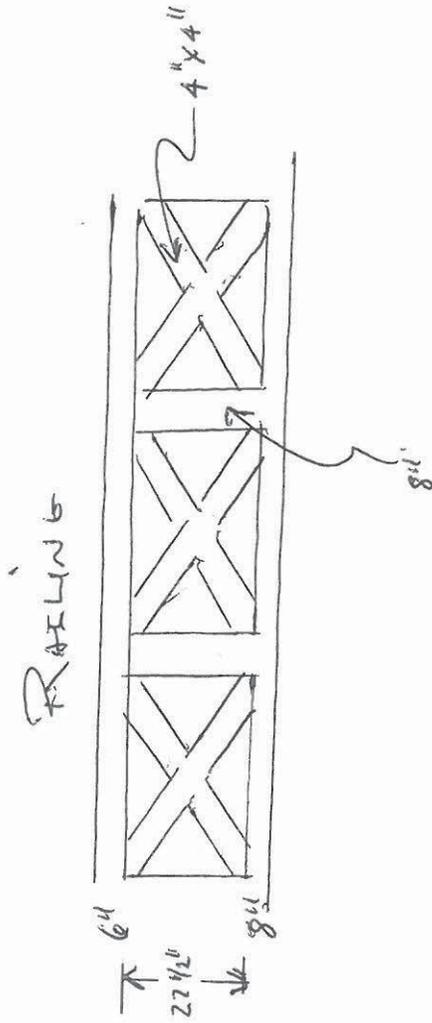
Image capture: Mar 2011 © 2016 Google

San Antonio, Texas

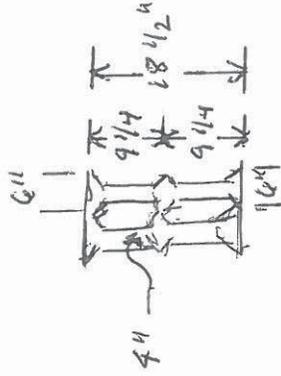
Street View - Mar 2011



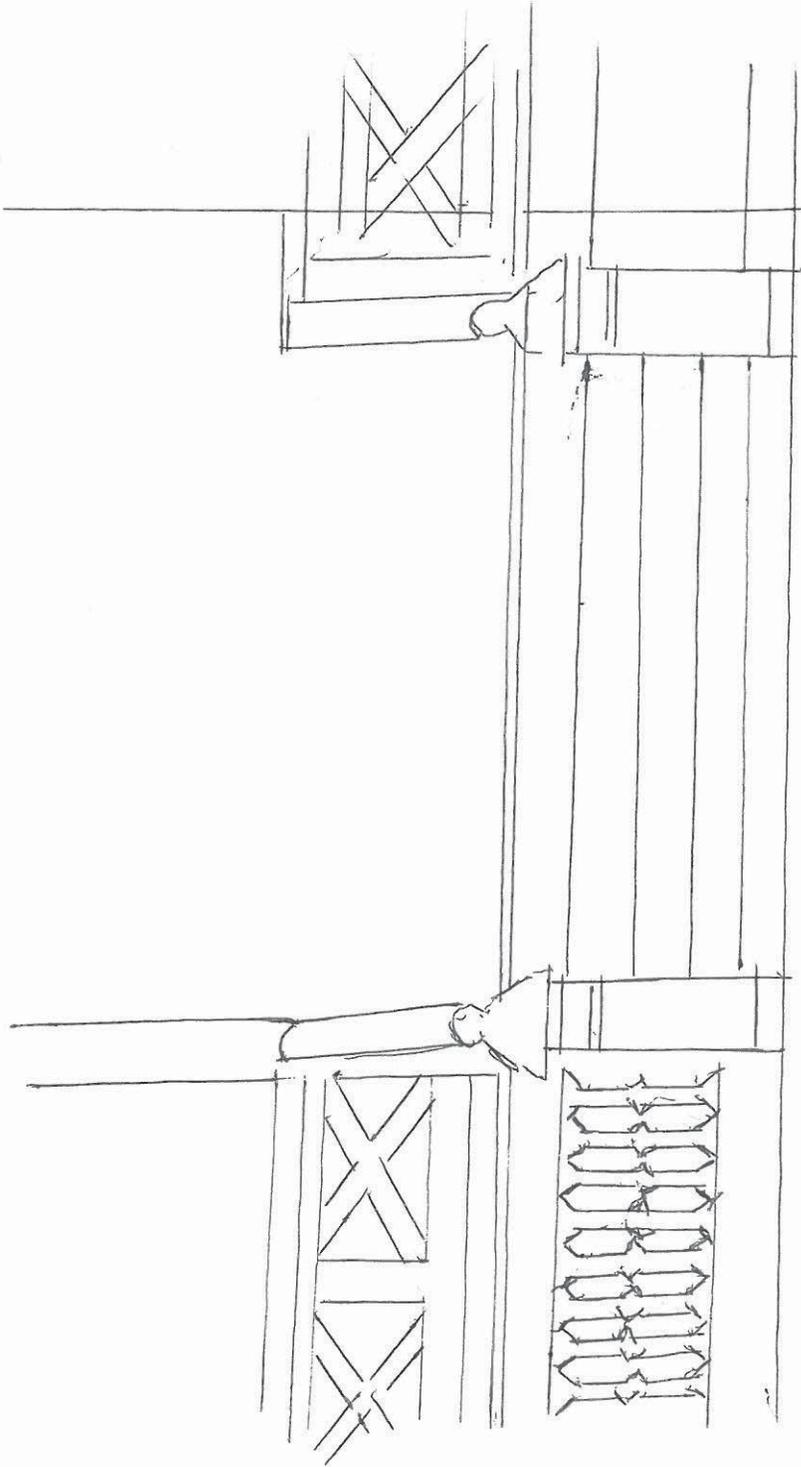
PROPOSED FRONT PORCH RAILING
 DIMENSIONS AND CRAWL SPACE COVER
 DIMENSIONS.



CRAWL SPACE



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FRONT PORCH ABSTRACT SKETCH

PROPOSED FRONT PORCH RAILINGS
AND CRAWL SPACE COVER

