

# HISTORIC AND DESIGN REVIEW COMMISSION

August 15, 2018

**HDRC CASE NO:** 2018-355  
**ADDRESS:** 1103 N OLIVE ST  
**LEGAL DESCRIPTION:** NCB 514 BLK 18 LOT 20  
**ZONING:** R-6 H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Kris Sumantri  
**OWNER:** North Olive 1103 Trust  
**TYPE OF WORK:** Exterior modifications, construction of a rear deck, installation of front and side yard fencing  
**APPLICATION RECEIVED:** July 13, 2018  
**60-DAY REVIEW:** September 11, 2018

## REQUEST:

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

1. Modify the existing fenestration.
2. Replace the existing siding.
3. Enclose the existing front porch to create a front addition.
4. Construct a new covered front porch.
5. Construct a new rear deck.
6. Install a cattle panel fence surrounding the property.
7. Install rear concrete hardscaping.

## APPLICABLE CITATIONS:

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

### 1. Materials: Woodwork

#### A. MAINTENANCE (PRESERVATION)

- i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
- ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or striping methods that can damage the historic wood siding and detailing.
- iii. *Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
- iv. *Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See *General Paint Type Recommendations* in Preservation Brief #10 listed under Additional Resources for more information.
- v. *Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

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

- i. *Façade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
- ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.
- iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

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.

## 7. Architectural Features: Porches, Balconies, and Porte-Cocheres

### A. MAINTENANCE (PRESERVATION)

- i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
- ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
- iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

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

- i. *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.
- ii. *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.
- iii. *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.
- iv. *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.

v. *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 located at 1103 N Olive is a 1-story single family home constructed in approximately 1980. A 1-story structure in a different configuration is present on the 1911-1924 Sanborn Map. The lot no longer features a primary structure in the 1911-1955 Sanborn Map. The existing structure is non-contributing to the Dignowity Hill Historic District.
- b. **FENESTRATION MODIFICATIONS** – The applicant has proposed to modify the existing fenestration. Modifications include the removal of one front window, an addition of a horizontal rectangular window in the rear, and a new pair of French doors leading to a proposed rear deck where sliding doors are currently located. Staff does not find the removal of the front window appropriate and finds that any new window openings should feature traditional profiles, proportions, configurations, and insets. Staff finds the installation of French doors appropriate.
- c. **SIDING REPLACEMENT** – The applicant has proposed to remove the cement board siding and replace with new Hardie plank siding. Staff finds this to be appropriate with the stipulations listed in the recommendation.
- d. **FRONT ADDITION** – The applicant has proposed to enclose an existing front porch to create a front addition. The current porch is a simple shed roof with simple column supports. The existing porch deck is constructed of wood. In the submitted drawings, the applicant has proposed to capture this footprint and create interior conditioned space. According to the Historic Design Guidelines, new additions or interior space should be located towards the rear of the property whenever possible. The enclosure of this porch area would also create a front setback that is greater than the neighboring historic structure, which would result in the addition being the dominant feature on the streetscape. Staff finds that modifications to the design and details of the current front porch may be appropriate, but finds that enclosing the porch to create a new front addition is inconsistent with the Guidelines.
- e. **NEW FRONT PORCH** – The applicant has proposed to construct a new front porch in front of the proposed addition as noted in finding d. The applicant has proposed a more traditional front gable porch with simple square columns. The footprint of the porch will extend towards the street by approximately 10 feet. The proposed columns are 10 inches in width. While staff finds the concept of front porch modifications generally appropriate as noted in finding d, the extension of the building footprint towards the street would significantly modify the front setback relationship with the neighboring historic structure and development pattern of historic structures in the vicinity as noted in finding d. Staff also finds that any proposed porch columns should not exceed 6 inches in width.
- f. **REAR DECK** – The applicant has proposed to construct a rear deck to measure approximately 200 square feet. The deck will be constructed of wood and feature a simple rail and baluster detail with steps leading to the backyard. Staff finds the size, location, and detailing appropriate for the structure.
- g. **FENCING** – The applicant has proposed to replace an existing chain link fence with a new cattle panel style fence. The fence will measure 4 feet in height. Staff finds this to be appropriate based on the fences in the nearby area and in the district.
- h. **HARDSCAPING** – The applicant has proposed to add additional concrete in the rear yard. The concrete will widen an existing driveway by approximately 100 square feet. The existing apron on the street frontage will remain. Staff finds this to be appropriate based on the location and the size of the lot relative to the hardscaping to be introduced.

## **RECOMMENDATION:**

Item 1, Staff recommends approval of the fenestration modifications based on finding b with the following stipulations:

- i. That a window opening on the left side of the front façade be retained. The applicant is required to submit updated drawings to staff for review and approval.
- ii. That applicant proposes an alternative window size that is consistent with the Historic Design Guidelines in lieu of the proposed rectangular window on the north façade.
- iii. That the applicant complies with the requirements of the window replacement proposal approved by the HDRC on July 18, 2018, and submits any updated window product information to staff.

Item 2, Staff recommends approval of siding replacement based on finding c with the stipulation that the reveal not exceed six inches and that the smooth side of the board be used.

Items 3 and 4, Staff does not recommend approval of the front addition and new front porch based on findings d and e. Staff finds that the applicant should refrain from creating conditioned interior space on the front of the structure and should relocate any additions to the rear. Staff also finds that any front porch design modifications should be made within the footprint of the existing front porch to maintain a consistent street setback as noted in finding e.

Item 5, Staff recommends approval of the rear deck based on finding f.

Item 6, Staff recommends approval of the fencing based on finding f with the following stipulations:

- i. That the fence be no taller than 4 feet in height. The 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.

Item 7, Staff recommends approval of the proposed hardscaping based on finding g.

**CASE MANAGER:**

Stephanie Phillips

**CASE COMMENTS:**

The applicant received HDRC approval to replace the windows with new vinyl windows on July 18, 2018. Opening size and location modifications were not considered as part of that approval.



## Flex Viewer

Powered by ArcGIS Server

Printed: Jul 11, 2018

The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.













urban@olive

New Home Community

Starting in the low \$200K's

- MODERN INTERIORS
- 2-3 BEDROOMS, 2.5 BATH OPTIONS
- PRIVATE YARDS
- GARAGE & CARPORT PLANS AVAILABLE

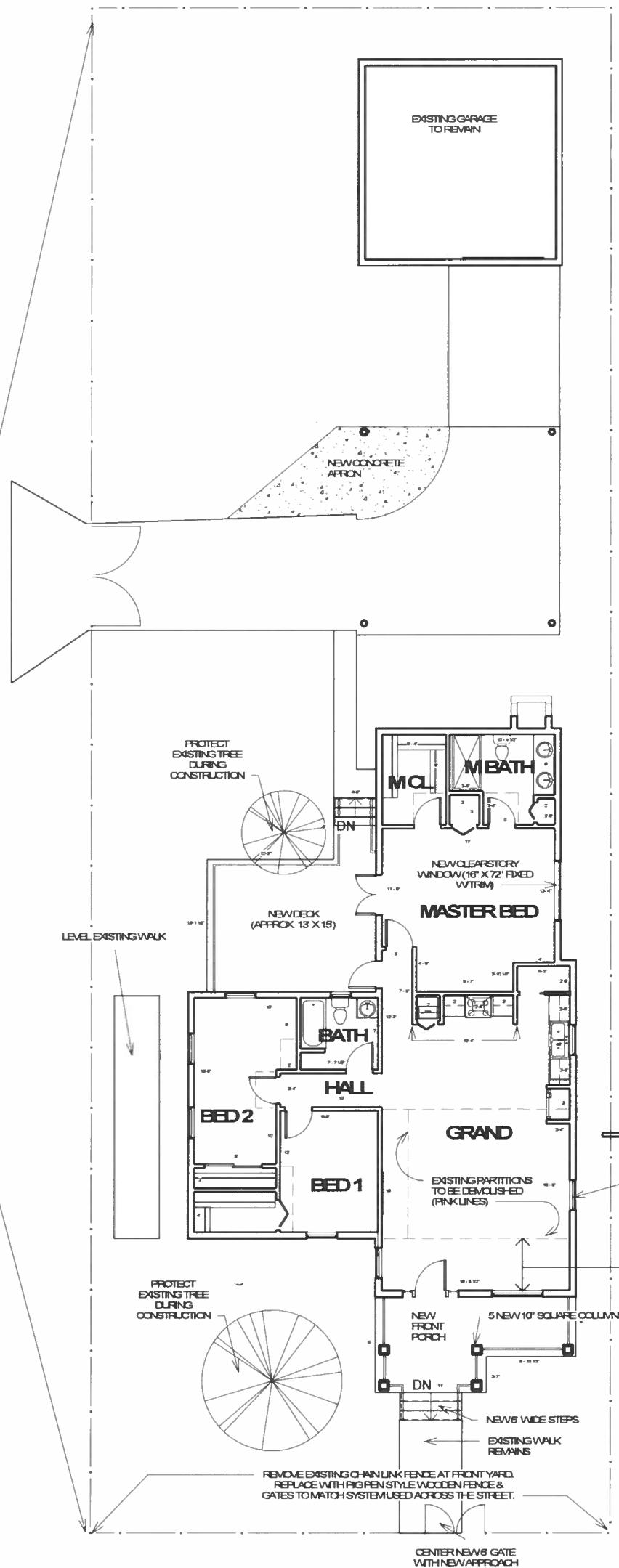
 TERRAMARK  
URBAN HOMES

for sales inquiries: LORIE CAMPOS — 210.442.7601  
**URBANATOLIVE.COM** LUX

**SOLD OUT**

**NOT FOR CONSTRUCTION  
FOR ESTIMATE PURPOSES ONLY**

REMOVE EXISTING CHAINLINK FENCE AND GATE  
REPLACE W/ NEW HORIZONTAL SLAT-STYLE FENCE AND  
GATE TO MATCH SYSTEM USED ACROSS THE STREET



**GENERAL NOTES:**

1. FIELD VERIFY ALL DIMENSIONS
2. ALL EXISTING DOORS AND WINDOWS WILL BE REPLACE WITH NEW DOORS AND WINDOWS TO FIT EXISTING OPENINGS UNLESS - REFER TO OWNERS SPEC'S FOR MANUFACTURER.
3. REMOVE ALL INTERIOR WOOD PANELING AT WALLS AND REPLACE WITH 5/8" GAB.
4. NEW/INTERIOR PARTITIONS SHALL BE 5/8" GAB ON BOTH SIDES OF 2" X 4" WOOD STUDS @ 18" O.C.
5. REFER TO OWNERS SPEC'S FOR ALL NEW APPLIANCES (DISHWASHER, REFRIGERATOR, RANGE, HOOD, STACKED WD, TANKLESS WH).
6. EXISTING 8' GAB CEILINGS SHALL REMAIN. REFRESH ALL CEILINGS (SAND, TAPE AND FLOAT) TO RECEIVE NEW PAINT.
7. PAINT ALL INTERIOR PARTITIONS WITH TWO COATS OF OWNER SPECIFIED LATEX PAINT.
8. INSTALL NEW OWNER SPECIFIED FLOOR FINISHES AS INDICATED ON THE UNTURE/FINISH PLAN.
9. SUBMIT FRAMING PLAN OF NEW ENTRANCE EXTENSIONS' ROOF.

REPLACE ALL EXISTING  
WINDOWS WITH NEW  
WINDOWS AS SPECIFIED  
BY OWNER.

ENTRANCE EXTENSION:  
EXTEND EXTERIOR  
WALLS AT FRONT  
PORCH TO THE EDGE OF  
THE EXISTING PORCH

1103 N ALIVE

1 SITE PLAN  
Scale 1" = 10'-0"

1103 N OLIVE

2 FURNPLAN

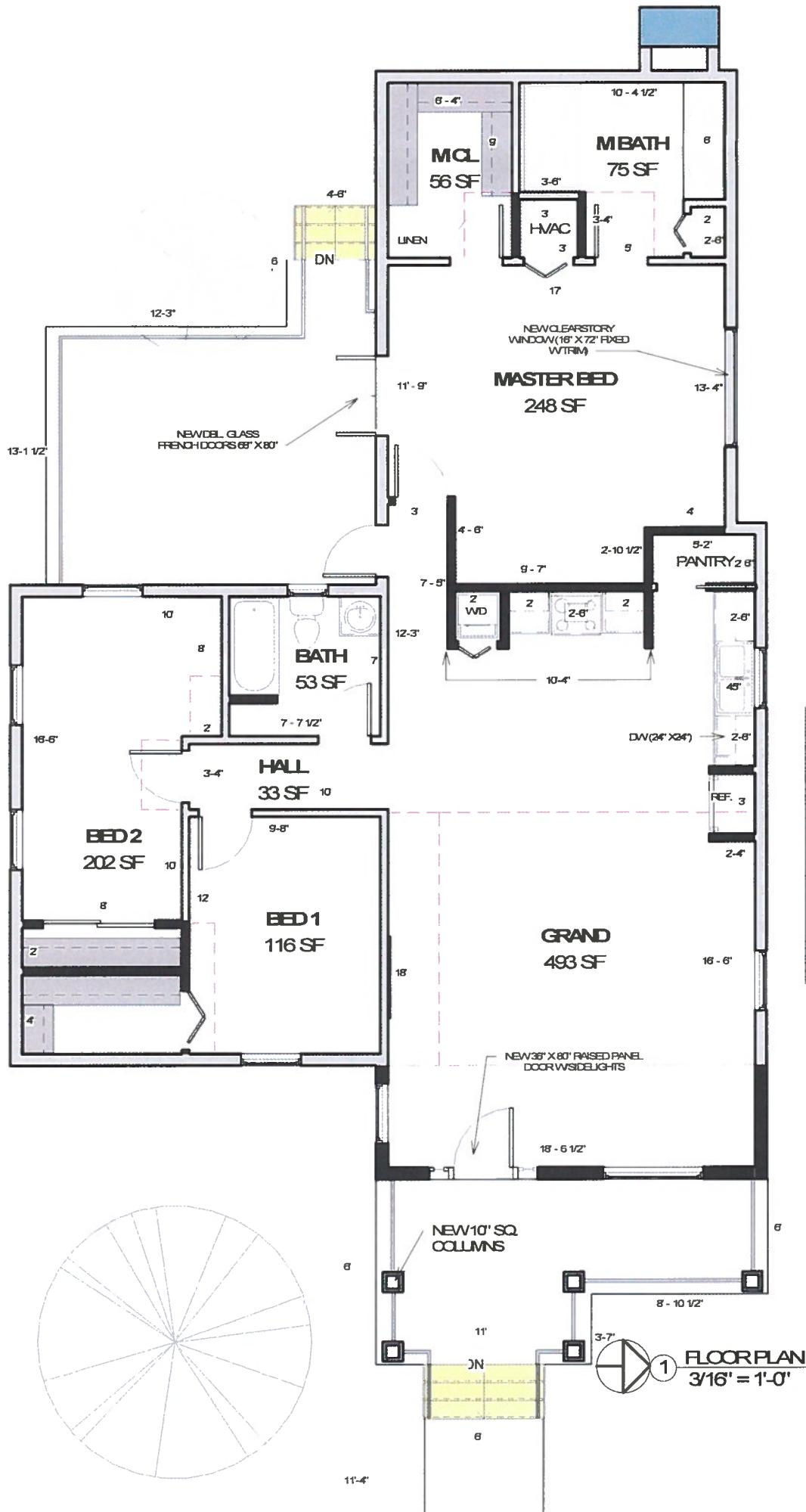
Scale 3/16" = 1'-0"



**NOT FOR CONSTRUCTION.  
FOR ESTIMATE PURPOSES ONLY**

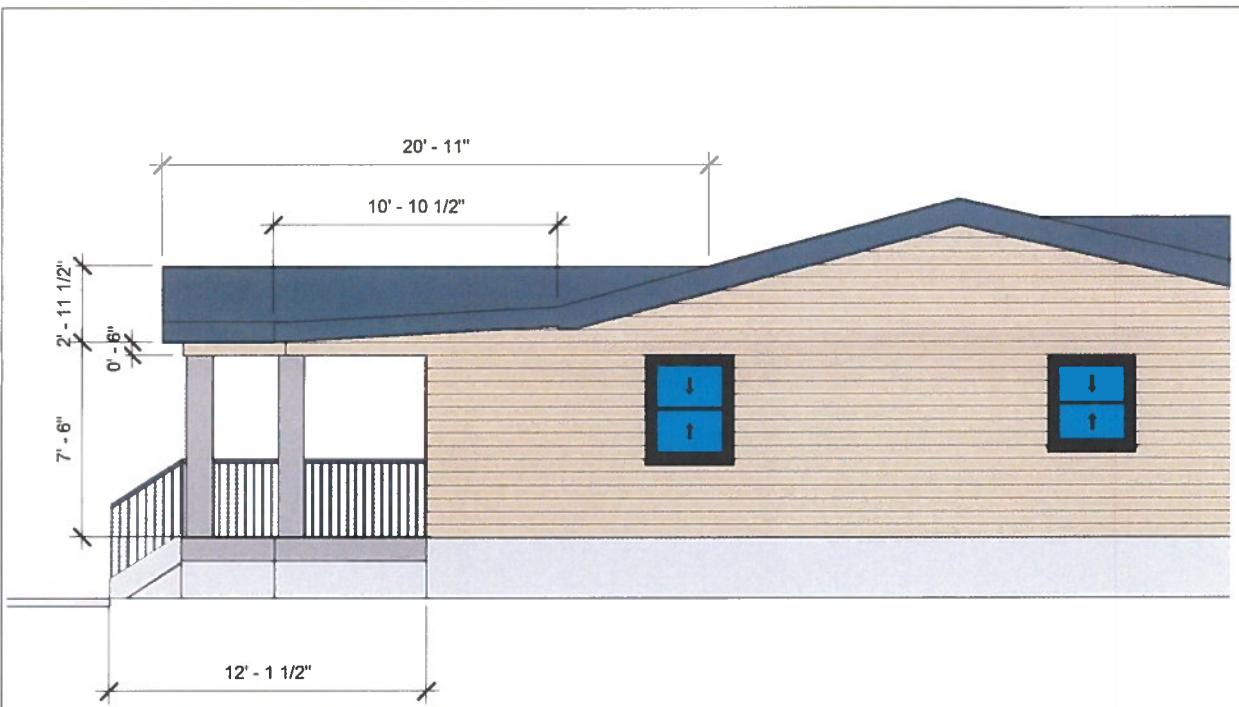
3 FLOOR PLAN  
Scale 3'16" = 1'-0"

# 1103 N ALIVE

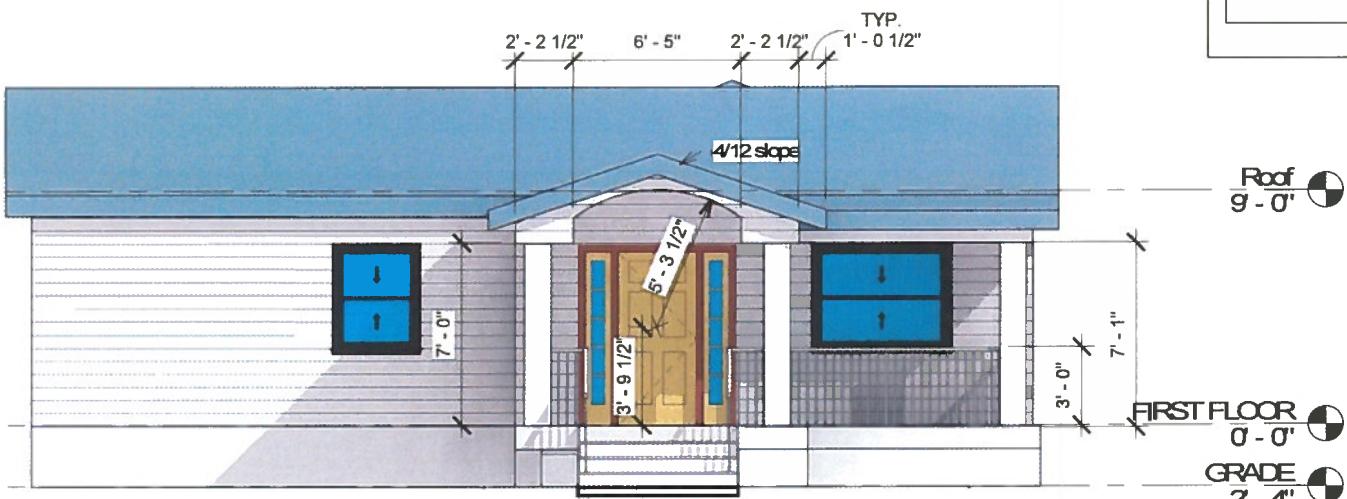


4 EXTERIOR ELEVATIONS  
Scale 3/16" = 1'-0"

# 1103 N Olive



① PARTIAL EAST EXTERIOR  
3/16" = 1'-0"

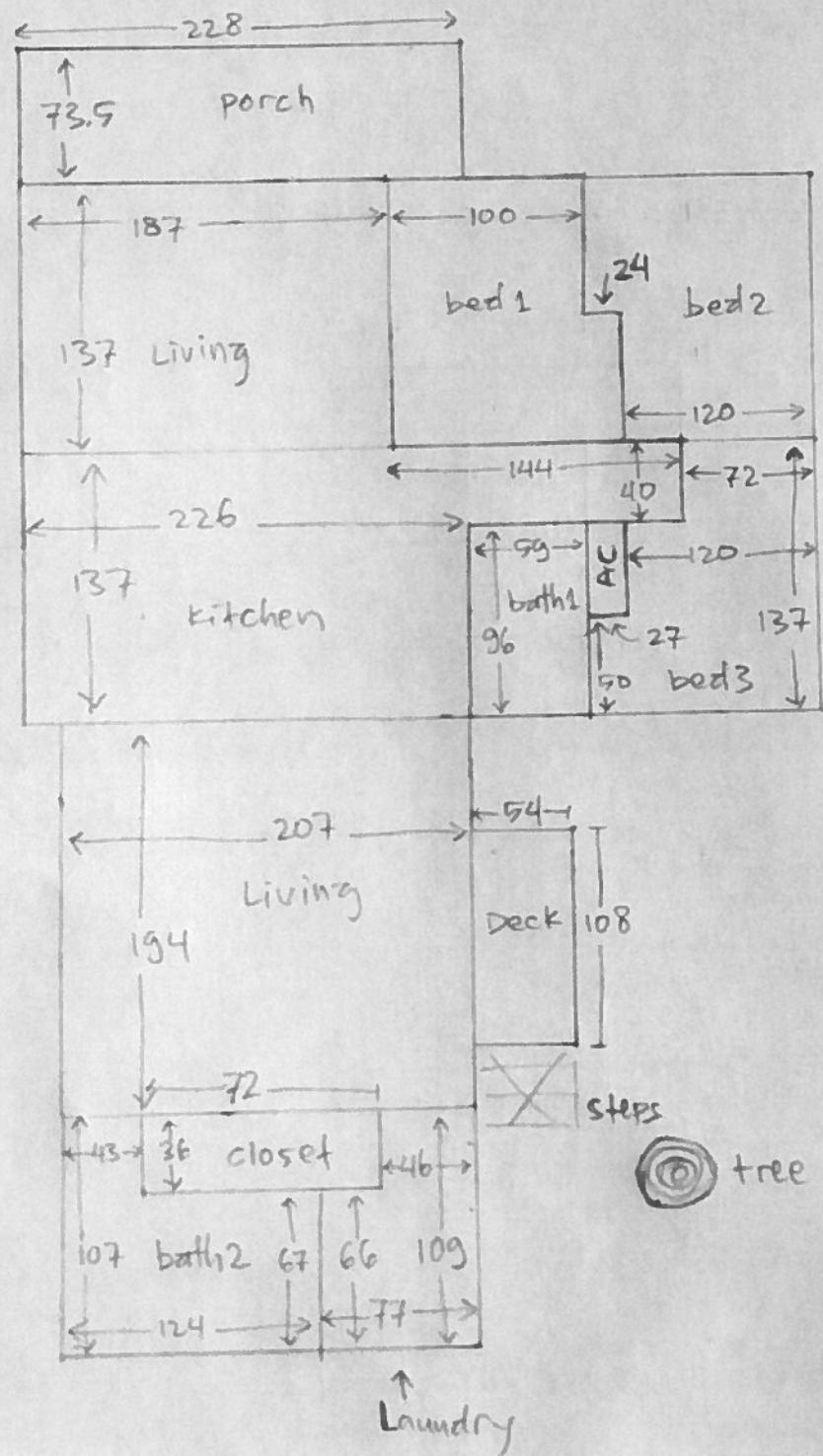


② SOUTH EXTERIOR ELEVATION  
3/16" = 1'-0"



Front

Interior measurements (inch)  
ceiling 8 ft high



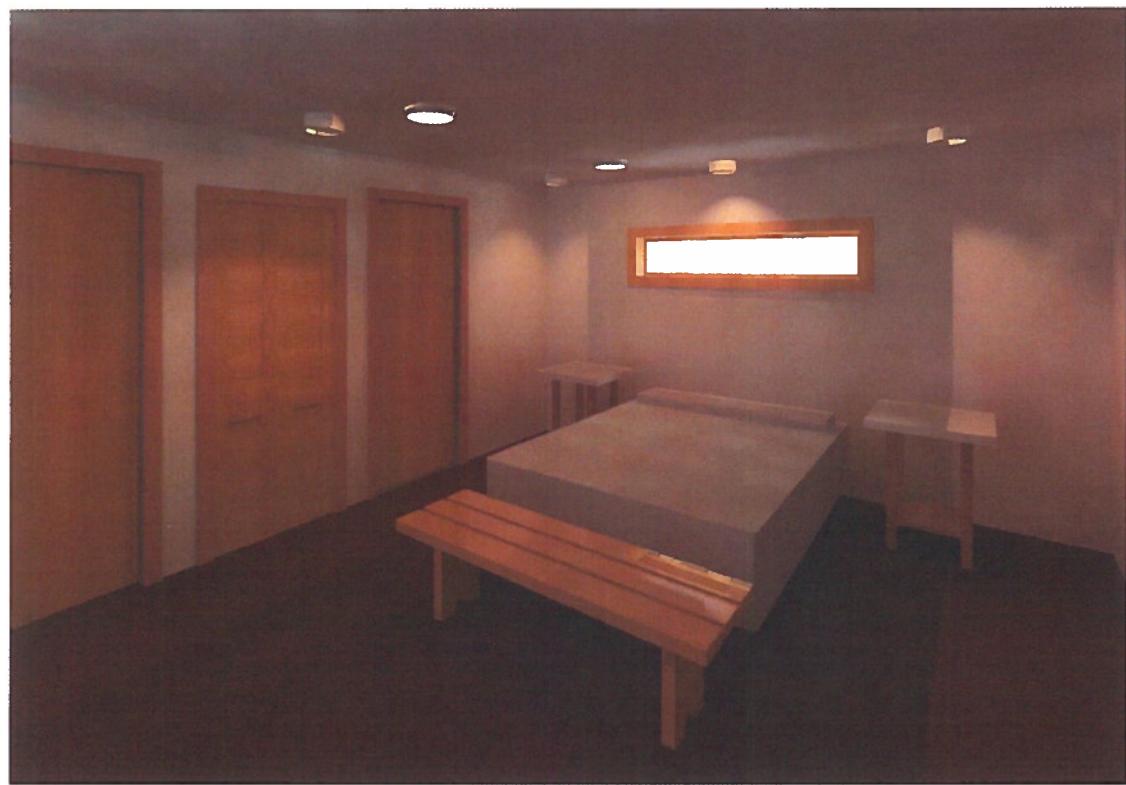
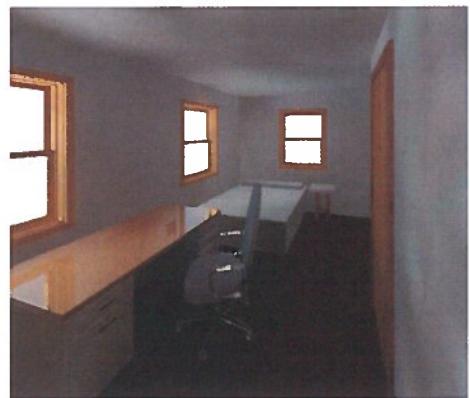
1103 N OLIVE

5 EXISTING WALLS  
Scale 1" = 10'-0"

RENDERINGS

6 INTERIOR RENDERINGS

Scale





SIDE DECK

7  
Scale

