HISTORIC AND DESIGN REVIEW COMMISSION

July 01, 2015

Agenda Item No: 29

HDRC CASE NO:	**2015-264**
ADDRESS:	810 N OLIVE ST
LEGAL DESCRIPTION:	NCB 540 BLK 11 LOT A-13 & A-14
ZONING:	R5 H
CITY COUNCIL DIST.:	2
DISTRICT:	Dignowity Hill Historic District
APPLICANT:	Stephen Green
OWNER:	Stephen Green
TYPE OF WORK:	New construction of 3 units

REQUEST:

The applicant is requesting conceptual approval to construct 3 townhome units with attached two car garages. The exterior will consist of brick on the front and side elevations with Hardi board on the balcony, porch, gables and rear elevation and windows will be white vinyl with colonial grid design. The roof will be architectural shingles. The front will be landscaped with native plants and have a black wrought iron fence.

APPLICABLE CITATIONS:

Sec. 35-608. - Certificate of Appropriateness and Conceptual Approval - Generally.
(b) 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.
Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation
A. FAÇADE ORIENTATION
i. *Setbacks*—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 non-residential 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 material*s—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

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

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.

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.

B. SCREENING
ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

2. Fences and Walls
B. NEW FENCES AND WALLS
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.

3. Landscape Design
A. PLANTINGS
i. *Historic Gardens*— Maintain front yard gardens when appropriate within a specific historic district.
B. ROCKS OR HARDSCAPE
i. *Impervious surfaces* —Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.
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.

5. Sidewalks, Walkways, Driveways, and Curbing
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.

Secretary of the Interior Standards for Rehabilitation
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

FINDINGS:

a. The project was reviewed by the Design Review Committee on June 23, 2015. The Committee noted that elevations do not match the floorplans, information on existing context was necessary to show how the proposed design relates to the neighborhood and recommended the applicant study other buildings in the district and revise the design.
h. Consistent with the Guidelines for New Construction, front facades of new buildings should align with the front faces of adjacent buildings. A consistent front setback exists along North Olive Street. The proposed 30ft front setback appears to be consistent with adjacent houses; however no contextual information has been presented by the applicant to show the relationship between the proposed development and the surrounding area.

b. According to the Guidelines for New Construction, the front façade of new buildings should be consistent with the predominant orientation of historic buildings along the street frontage. The proposed layout will maintain the continuity along North Olive Street and is consistent with the guidelines.

i. According to the Guidelines for New Construction, new buildings should be oriented towards the street, have a similar height and scale to nearby historic structures, and similar foundation heights. The proposed design is consistent with the guidelines in scale and height. The proposed design does not align to adjacent foundations or have a similar mass to adjacent structures. Stand alone units that have raised foundations would be more consistent with the guidelines.

c. As recommended by the Guidelines for New Construction, new buildings should be consistent with historic buildings in terms of building to lot ratio. New construction should be limited to no more than 50% of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio. Although the project will have a higher density than adjacent properties, the building to lot ratio is still below 50%.

d. According to the Guidelines for New Construction, materials that complement the type, color and texture of materials traditionally found in the district should be used. The majority of houses within the Dignowity Hill Historic District are clad in wood siding. The proposed brick and cement board siding may be appropriate if proper dimension, finish and texture is used, however wood siding would be more appropriate.

j. As recommended by the Guidelines for New Construction, window and door openings should have a similar proportion of wall to window space as typical nearby historic facades. Window and door openings 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 structures. In addition, large areas of blank walls should be avoided. The proposed fenestration pattern is not similar to adjacent historic facades and is not consistent with the guidelines. In addition, although use of multi-lite windows may be appropriate, the use of false divided lites should be avoided. New windows should match historic windows in placement of brickmolds, blind stops, and rails and should be set inside the opening not flush with the wall.

k. According to the Guidelines for New Construction, new buildings should be of their time while respecting the historic context. In addition, consistent with the Secretary of the Interior Standards for Rehabilitation #3, changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, should not be undertaken. The proposed architectural details create a false sense of history and are not an accurate representation of the building's time of construction. Simplified architectural detailing that does not compete with its historic context would be more appropriate.

l. As recommended by the Guidelines for New Construction, garages attached to the primary structure should not be used on blocks where rear or alley-loaded garages were historically used. Garages within the Dignowity Hill Historic District are typically detached and located behind the main structure towards the rear of the lot. The proposed attached garages are not consistent with the guidelines.

e. Consistent with the Guidelines for Site Elements, front yard fences should only be installed where historically present or when appropriate for the district. Front yard fences are commonly found within the Dignowity Hill Historic District. The proposed fence is consistent with the guidelines if no taller than 4ft.

f. As recommended by the Guidelines for Site Elements, front yard gardens should be maintained. In addition, if crushed stone is used, plantings should be incorporated into the design and large non-planted areas should be avoided. The proposed landscaping design is consistent with the guidelines.

g. According to the Guidelines for Site Elements, driveway configurations should match those historically found in materials, width, and design. In addition, historic driveways are typically no wider than 10 feet. Few driveways on this block of North Olive Street exist and they typically have ribbons no wider than 10 ft. The proposed driveway is consistent with the guidelines, however a ribbon driveway would be more appropriate.

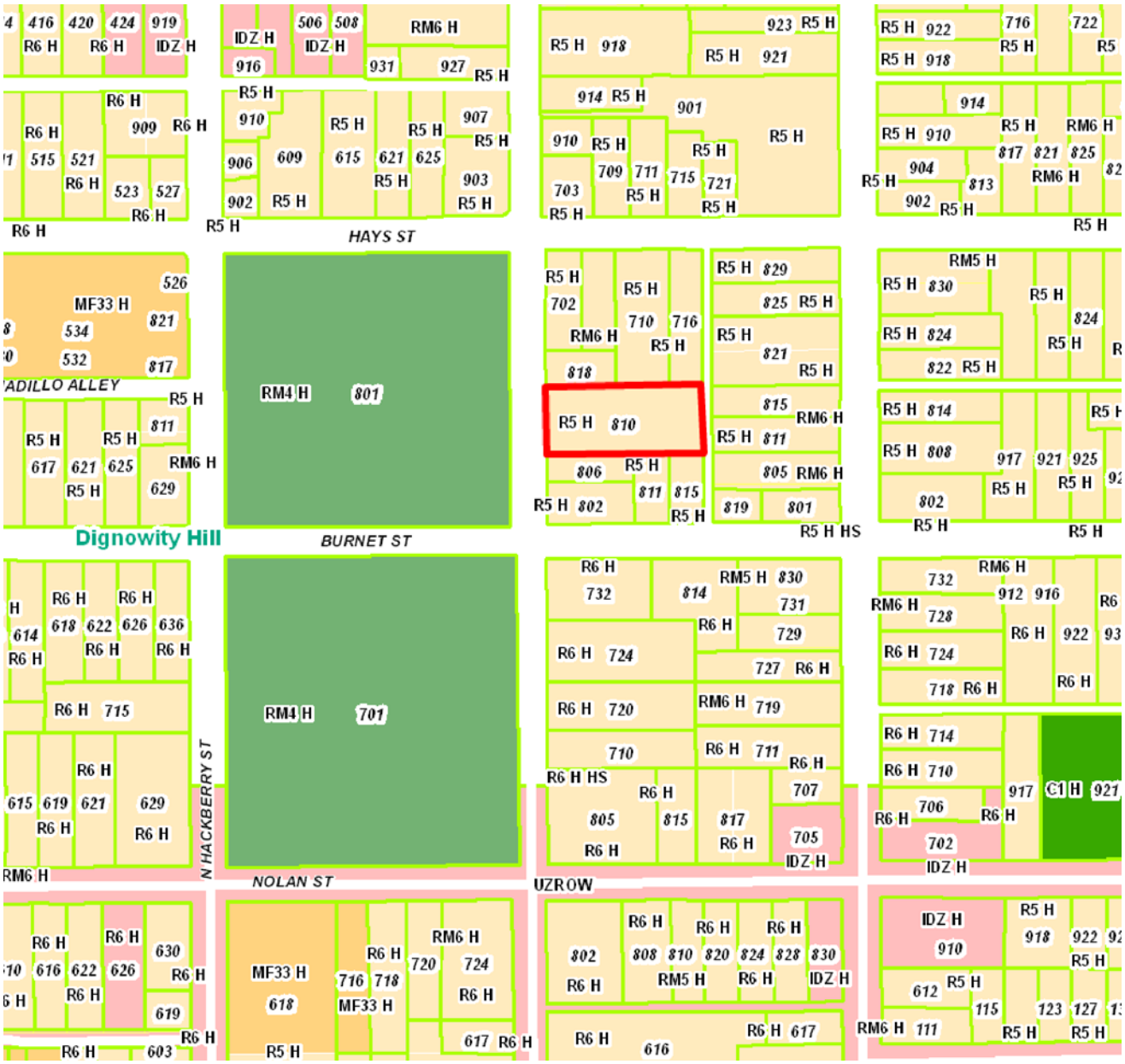
h. Consistent with the Guidelines for Site Elements, asphalt or other impervious surfaces should not be used where they were not historically located. The proposed 40ft deep parking pad running along the back of the proposed units covers a substantial amount of the site with an impervious material which should be avoided. Reducing the parking pad area and using a permeable surface material would be more appropriate.

RECOMMENDATION:

Staff does not recommend approval based on findings a-h. Staff recommends the project is revised to be consistent with the Historic Design Guidelines.

CASE MANAGER:

Adriana Ziga



N

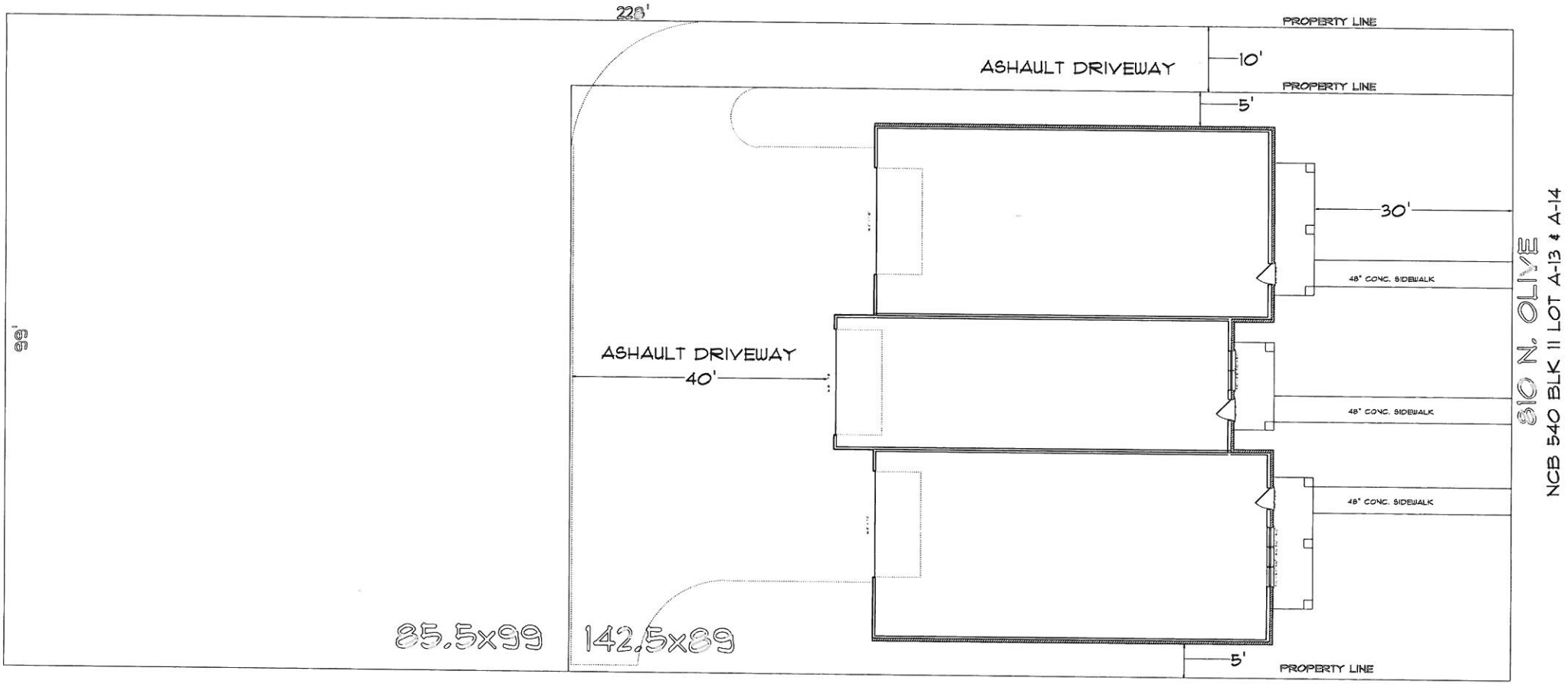
810 N Olive

Powered by ArcGIS Server

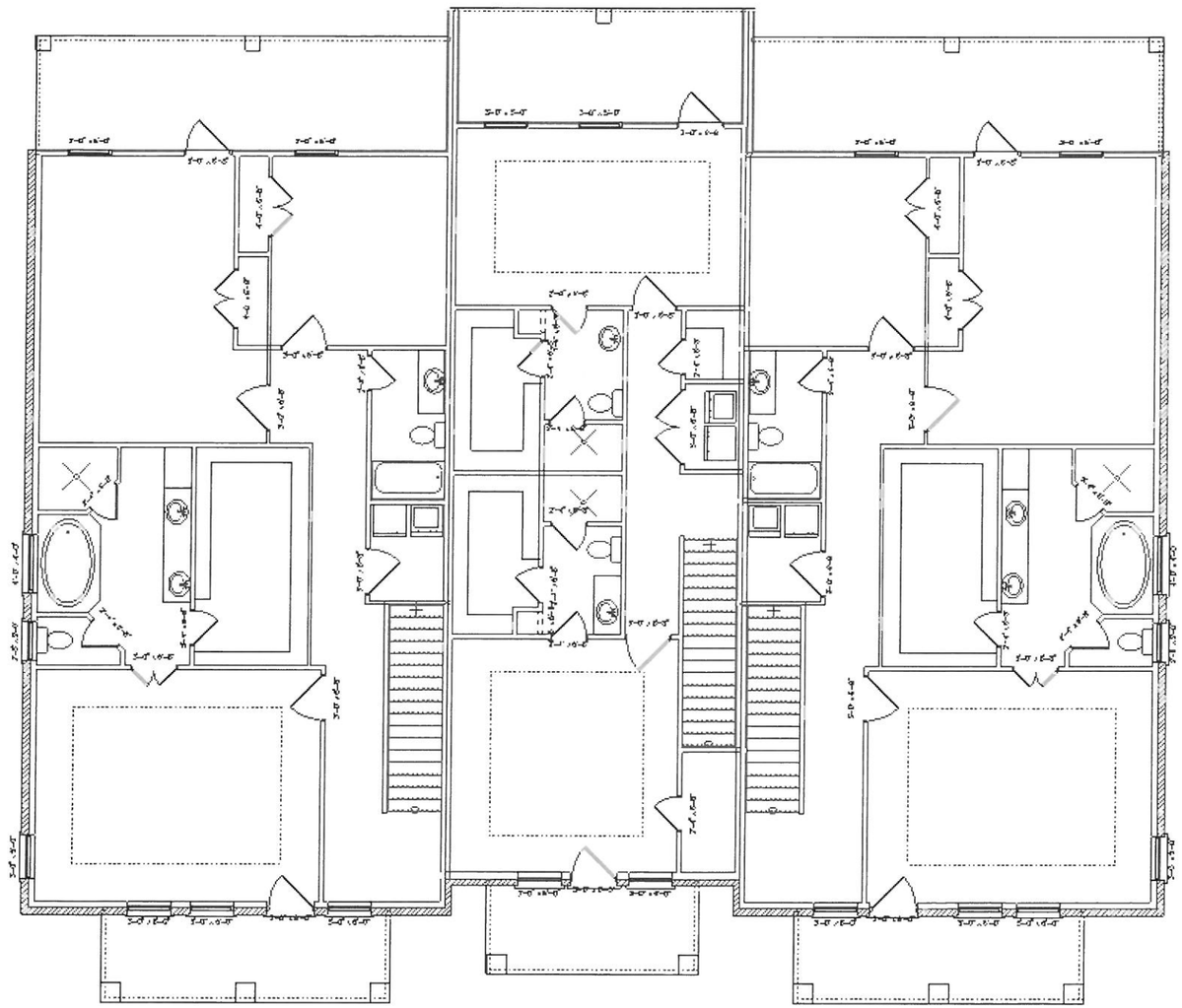
Printed:Jun 22, 2015

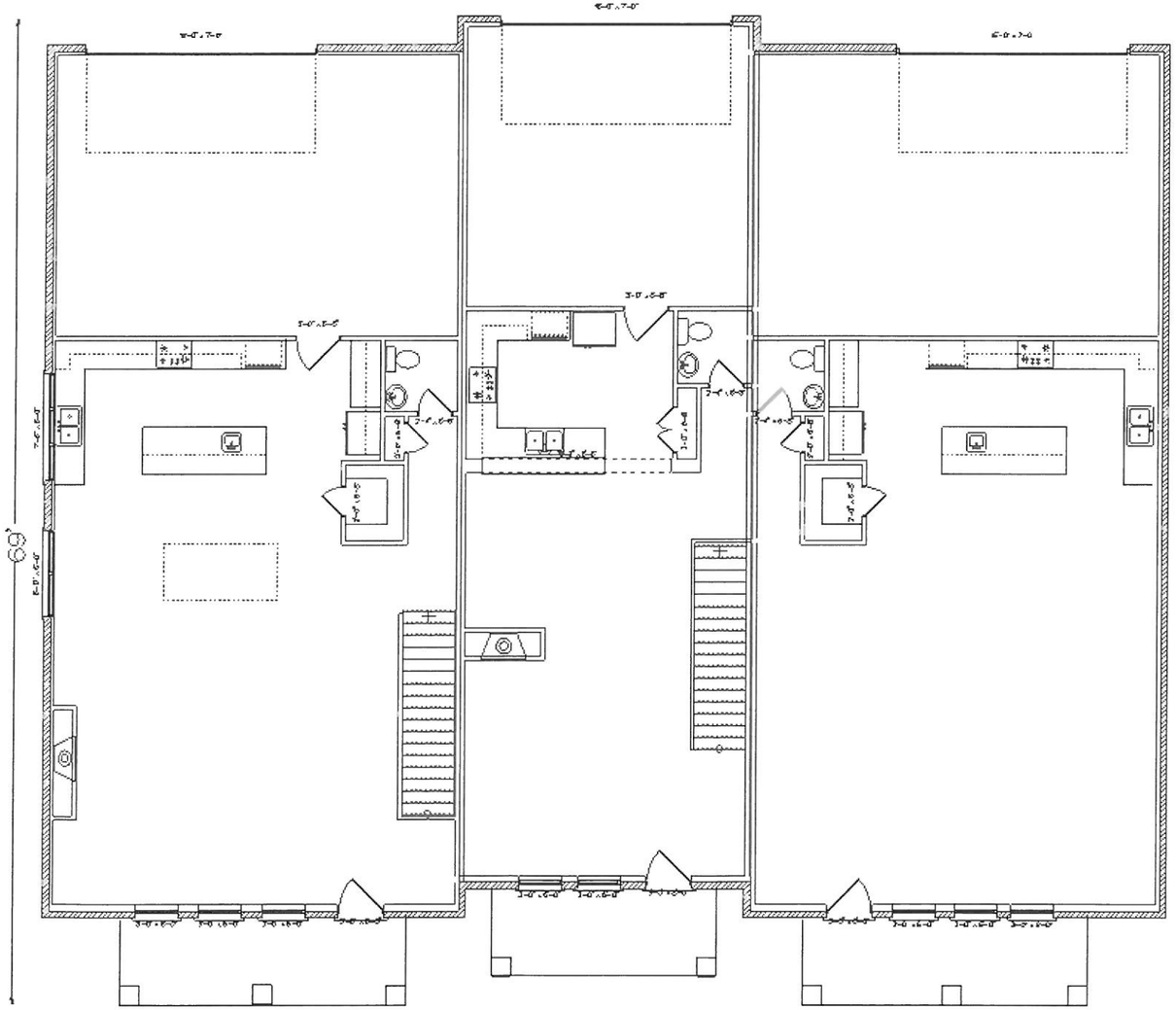
DRIVE ART

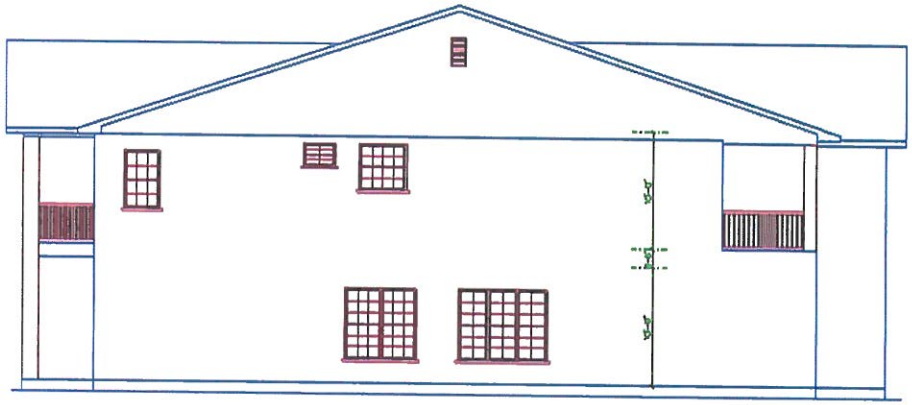
Silver Falls
Carpet Bugle weed
Gulf Muhly
Mexican Feather Grass
Clouse Fern
White Torque Agave
Notes
* 1st Year will require weeding every 3 months
* Steeply Broommeno Tmto irrigation system
* Existing Broommeno But not Necessary
* Mulch/annual Trimming + cutting
Back of Grasses
* Broommeno 3" Multi Applied After Planting
* Suggested Installed: wildscapes of Texas
210-404-6307
Live Oak
Bur Oak
Cedar Elm
Cedar


226'
PROPERTY LINE
ASHAULT DRIVEWAY
10'
PROPERTY LINE
5'
30'
48" CONC. SIDEWALK
99'
ASHAULT DRIVEWAY
40'
48" CONC. SIDEWALK
48" CONC. SIDEWALK
310 N. OLIVE
NCB 540 BLK 11 LOT A-13 & A-14
85.5x99
142.5x89
5'
PROPERTY LINE

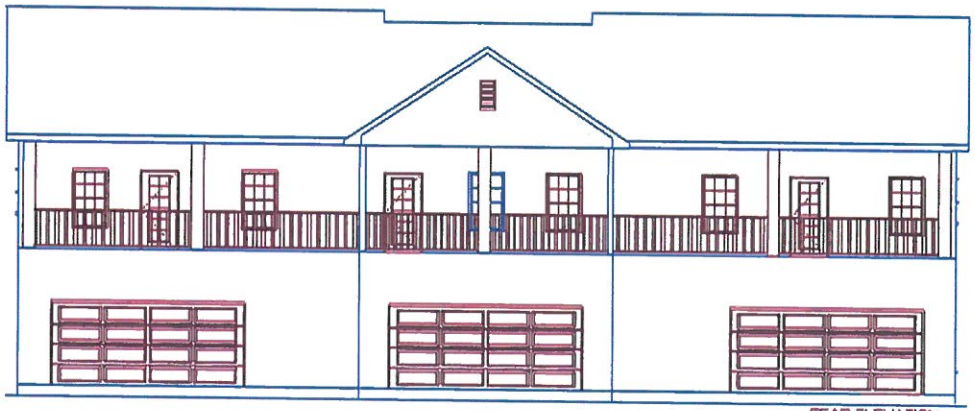
SITE PLAN



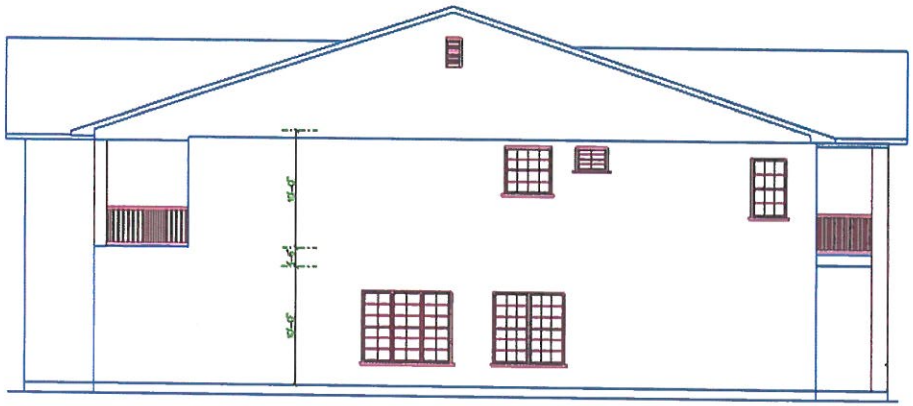

69'



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

FRONT ELEVATION

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Historic and Design Review Commission
Design Review Committee
Report & Recommendation

DATE: 6/23/15 HDRC Case# _____

ADDRESS: 810 N. Olive Meeting Location: 1901 S. Alamo

APPLICANT: Stephen Green

DRC Members present: _____

Staff present: Adriana Zigh

Others present: _____

REQUEST: Construct 3 new units.

COMMENTS/CONCERNS: TC - are you working w/designer/architect? SG - my son contacted architect. Elevation doesn't match plan. Context? SG - Frame houses, on the corner of next block there is original Dignowity house which is brick. Mixture of structures, one and 2 story.
MC - Internal lot, w/ driveway and parking at back.
BF - What's happening at rear? SG - eventually build at rear.
MG - more information; aerial view, pictures.
TC - where it sits on block, setback w/ other houses. Language of other houses, show neighbors. Elevations: how it relates to other houses, proposed colors, materials, detailing of porch & columns, specs. for windows/doors.
MG - Helpful to look for patterns in neighborhood. Not something you see in SA. more like east coast. dif. bldg. types from whats in neighborhood.
TC - study other buildings in neighborhood.

COMMITTEE RECOMMENDATION: APPROVE [ ] DISAPPROVE [ ]

APPROVE WITH COMMENTS/STIPULATIONS:

NO ACTION

REVISE & RETURN

Committee Chair Signature (or representative)

6/23/15
Date