

HISTORIC AND DESIGN REVIEW COMMISSION

August 05, 2015

Agenda Item No: 19

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 three attached, two story units with two car garages on the vacant lot at 810 N Olive. The applicant has proposed materials consisting of brick, Hardie Board siding, vinyl windows and composite shingles.

APPLICABLE CITATIONS:

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 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.

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. The applicant has proposed a setback of thirty (30) feet. Existing setbacks on both the north and south sides of the vacant lot features both setbacks that are approximately thirty-five (35) feet. Generally this is consistent with the Guidelines for New Construction 1.A.i and ii. and the Dignowity Hill Historic District. Staff recommends 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.
- d. 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.
- e. 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.
- f. While the overall height of the proposed structure is appropriate, staff finds that there is no precedent for the proposed width, particularly as it is presented with limited façade separation. Detached residential units, each featuring traditional proportions, massing and height would be more appropriate in this setting.
- g. 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.
- h. 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 provided elevations showing general window placement, however, staff recommends that the applicant provide more information regarding overall window size, fenestration and materials.
- i. 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.
- j. 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. Staff recommends that the applicant consider including siding on the front and side elevations as banding or separate the front façade vertically to not only incorporate materials that are more vernacular to Dignowity Hill, but to also provide a visual transition as stated in finding d.
- k. The applicant's proposal to use a composite shingle roof is consistent with the Guidelines for New Construction 3.A.iii.
- l. 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 windows, a traditionally dimensioned front porch and a complementary roof form. This is consistent with the Guidelines.
- m. The applicant has not specified the location of mechanical equipment at this time. The applicant is responsible for complying with the Historic Design Guidelines for New Construction 6.A.i. and 6.B.ii. regarding the placement and screening of mechanical equipment.
- n. 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.
- o. 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.
- p. The applicant has proposed for the entrances to the three garages to be at the rear of the proposed new construction . While this placement is appropriate, the proposed garage doors are not, nor are they consistent with the Guidelines for New Construction 5.A.v.
- q. 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.

RECOMMENDATION:

Staff does not recommend approval at this time. Staff recommends that the applicant address the following prior to returning to the HDRC.

- i. That the applicant address visual transitions and the separation of the proposed facades with contemporary design elements and materials as noted in finding d and h.
- ii. That the applicant provide staff with information regarding the placement and screening of any mechanical equipment.
- iii. That the applicant provide staff with information regarding appropriate garage doors similar to those found historically throughout the district.
- iv. That the applicant address the overall massing and width of the proposed new construction that currently is not appropriate for the neighborhood nor consistent with the Guidelines.

CASE MANAGER:

Edward Hall





Flex Viewer

Powered by ArcGIS Server

Printed: Jul 28, 2015

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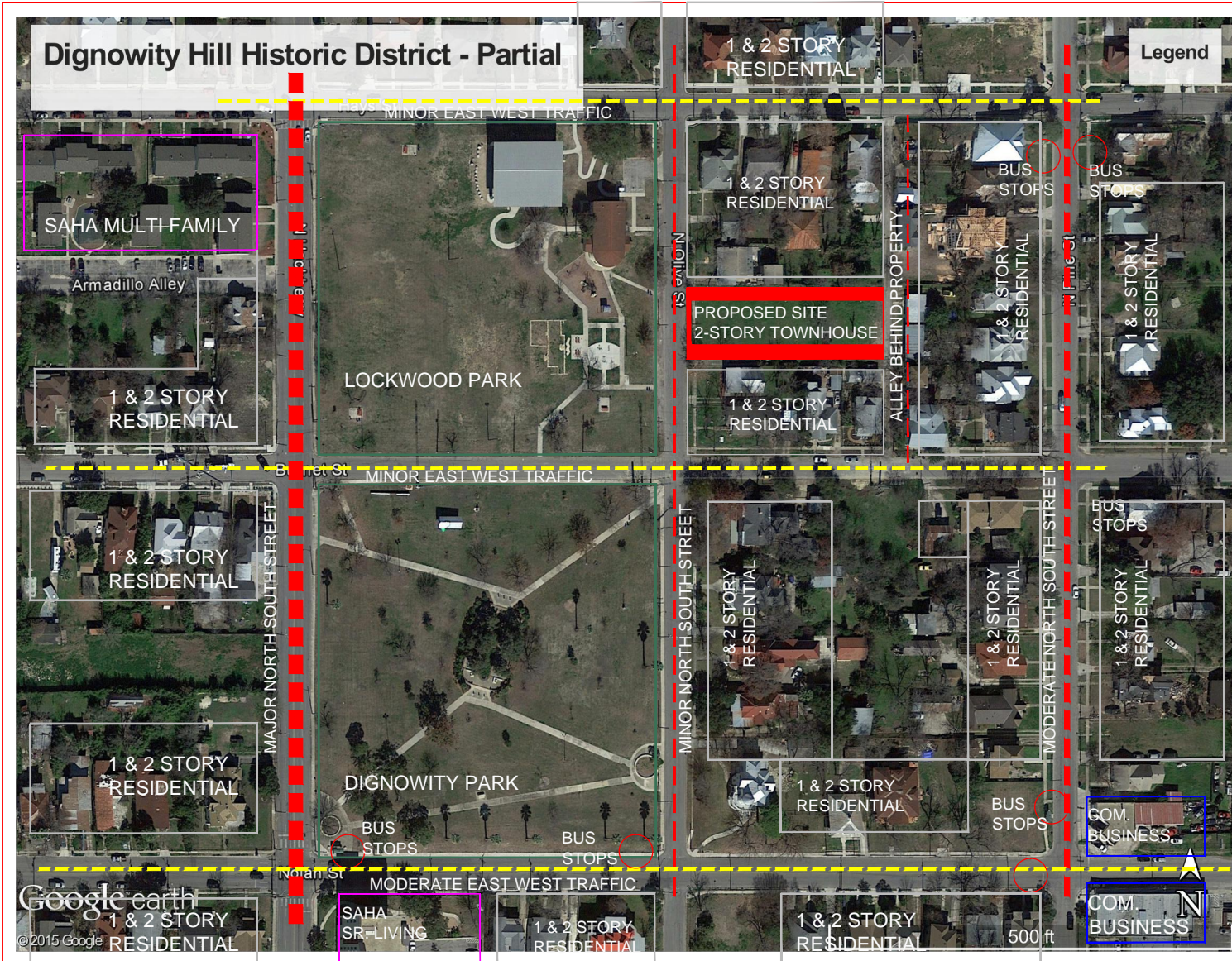
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GREEN TOWNHOUSE

810 OLIVE ST.
SAN ANTONIO, TEXAS

AERIAL VIEW

Drawn By	Date	Drawn By
Checked By	Date	Checked By
Project No.	Date	Project No.
A-10		



AERIAL SITE PLAN



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No.	Revision/Notes	Date

ELEVATIONS

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A-9



PROPOSED PERSPECTIVE



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Sheet Name
ELEVATIONS

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A-8



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



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Project Name and Address

No.	Revision/Notes	Date

Sheet Name

ELEVATIONS

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A-7



THREE WINDOW CONFIGURATION
W/ WOOD SCREENS



PROPOSED SIDE ELEVATION



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GREEN TOWNHOUSE
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Page 1 of 1

No.	Revision/Notes	Date

Sheet Name
ELEVATIONS

Drawn By	Date	Check By
Checked By		A-6
Print Date		
Print Size		



FRONT PORCH POST
COMPOSITION SHINGLE
ROOF



GABLE TRIM



MODULAR CLAY BRICK
(REDDISH COLOR TONE)

INSULATED GLASS WINDOW
IN VINYL FRAMES W/ FULL
WOOD SCREENS

PORCH STOOP



FRONT PORCH BROAD CANOPY



THREE WINDOW CONFIGURATION
W/ WOOD SCREENS

PROPOSED FRONT ELEVATION



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No.	Revision/Notes	Date

ELEVATIONS

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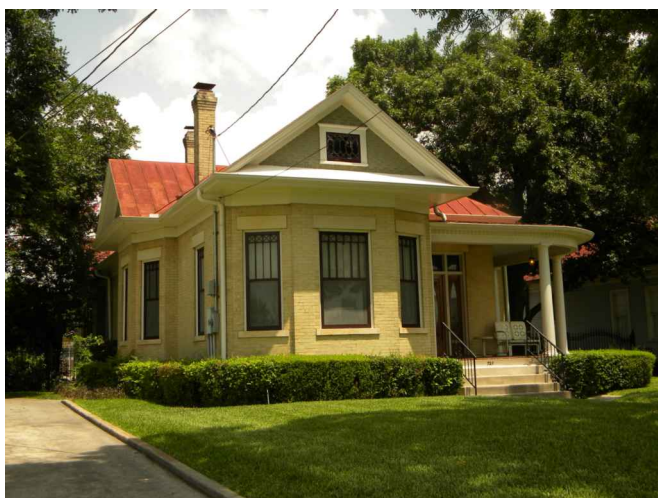
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1. TYPICAL TWO STORY HOME



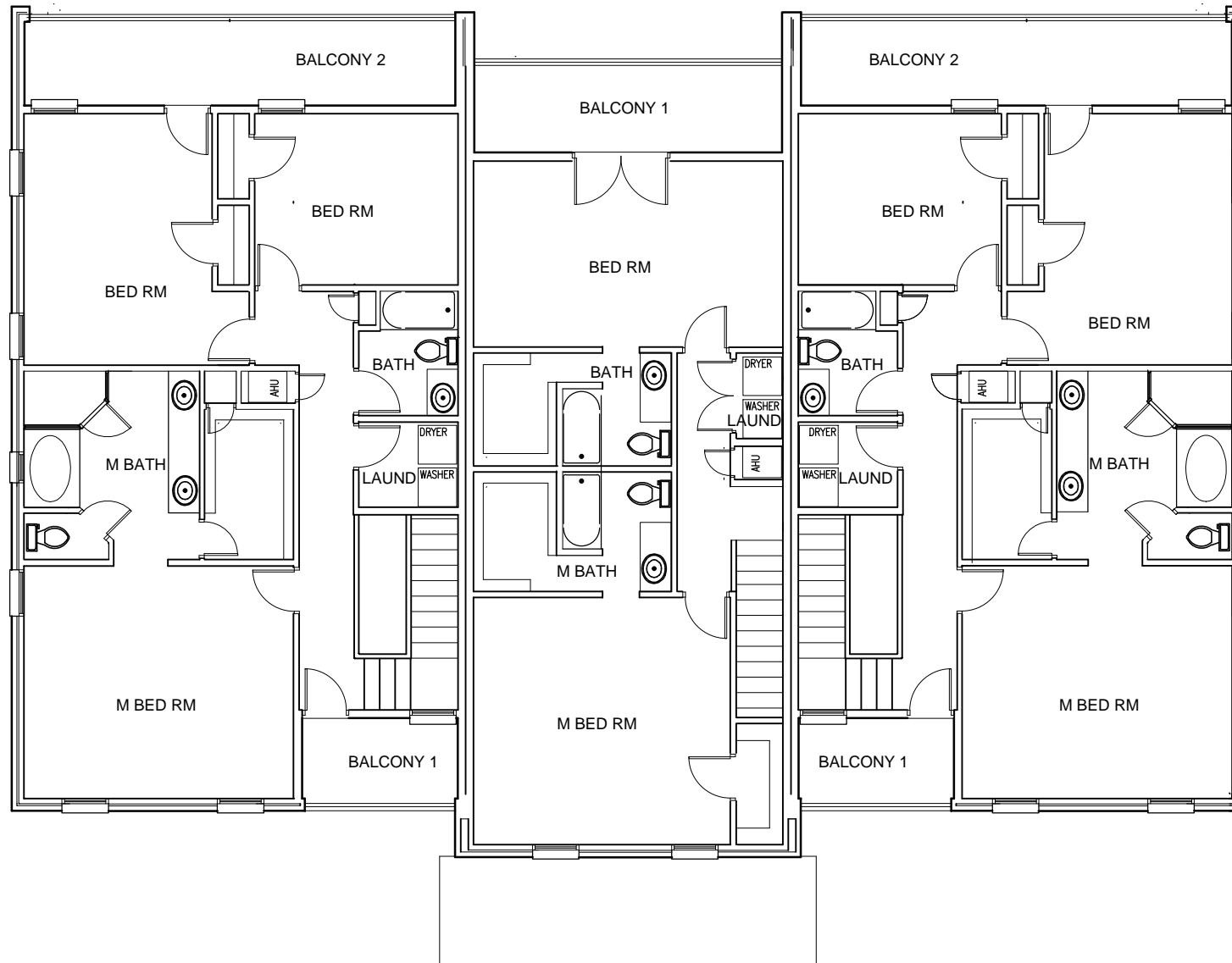
2. TYPICAL TWO STORY HOME



3. TYPICAL ONE STORY BRICK HOME

TYPICAL HOUSES ON OLIVE STREET

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1 **SECOND.FLOOR.PLAN**
 Scale: 1/8"=1'-0"



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GREEN TOWNHOUSE
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Right View of Wall

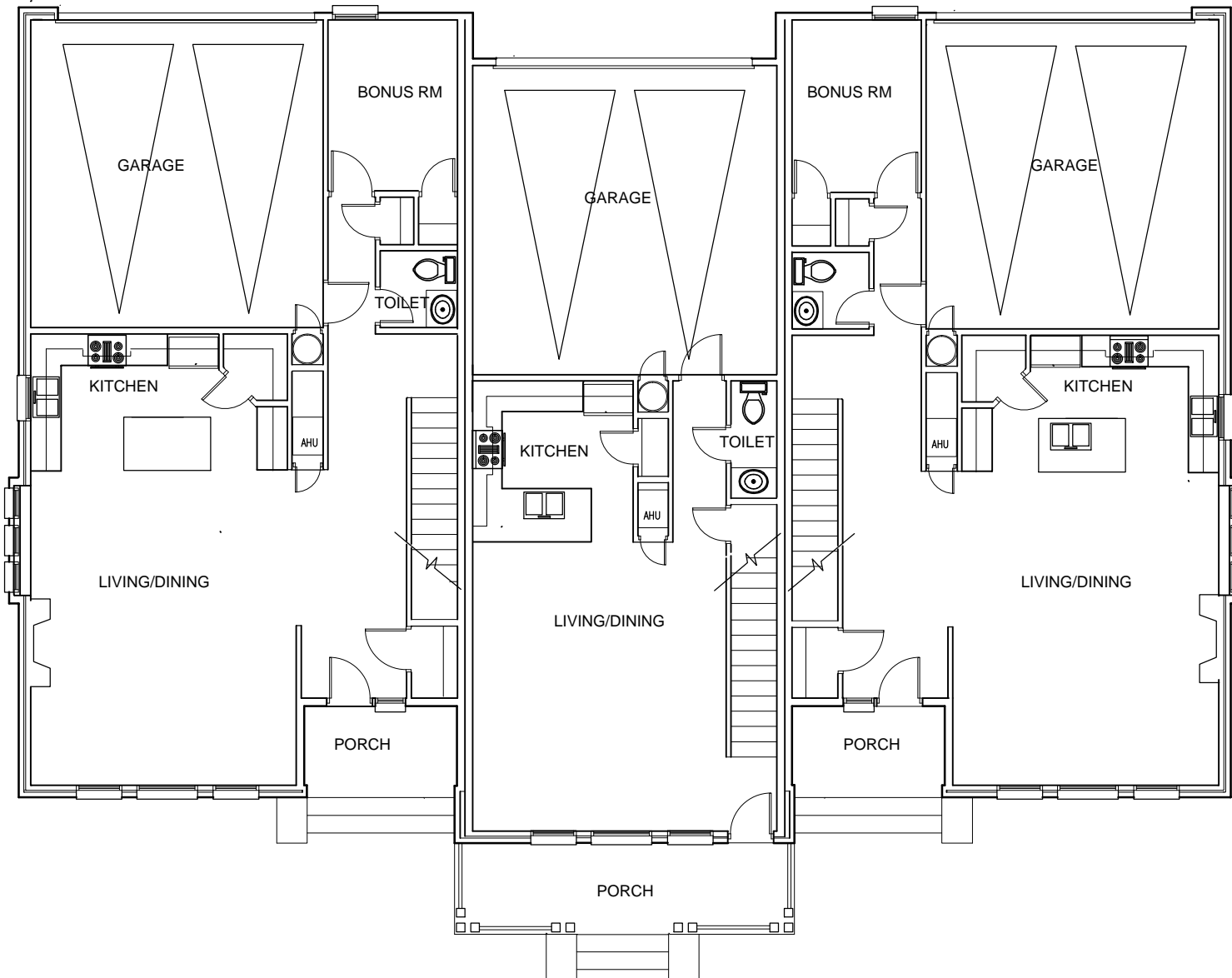
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Sheet Name

2nd FLOOR PLAN

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A-3



1 **FIRST.FLOOR.PLAN**
Scale: 1/8"=1'-0"



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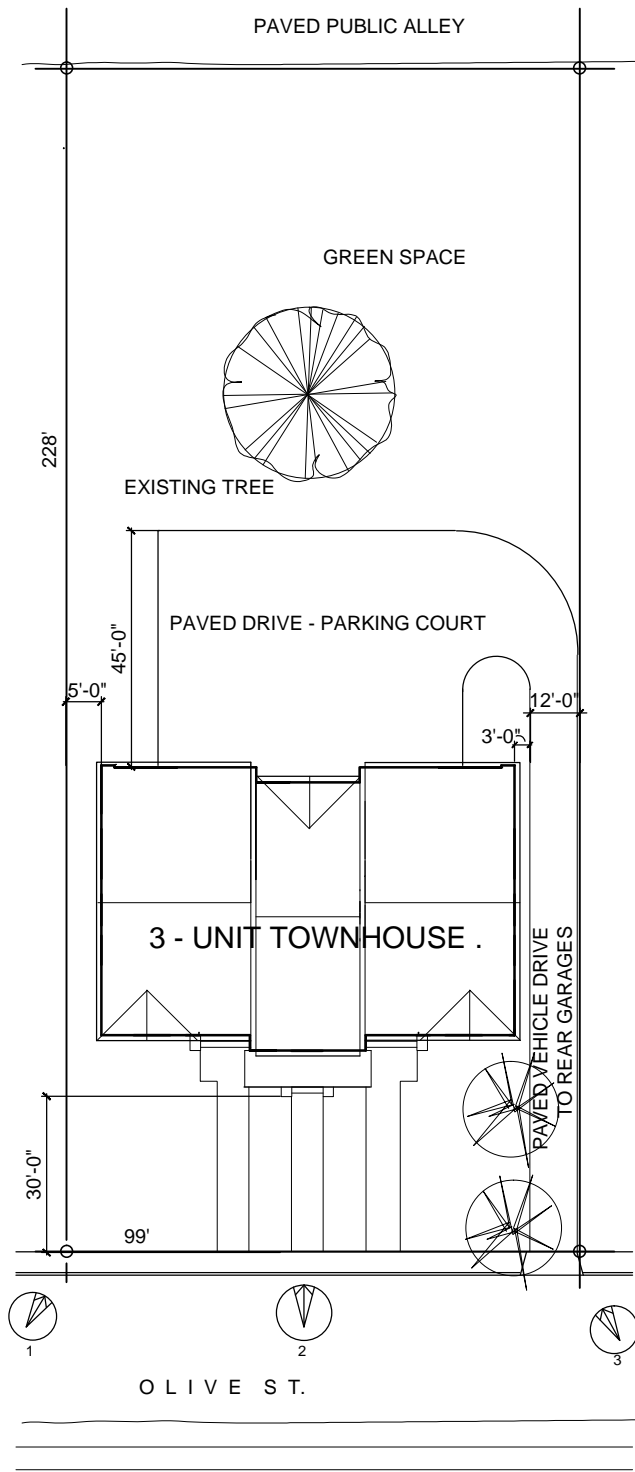
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Right View of Wall

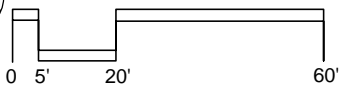
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Sheet Name
1st FLOOR PLAN

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Cost Estimate		
Project No.		



SITE PLAN - 810 OLIVE ST.



1. NORTH EDGE OF PROPERTY



2. FRONT DIRECT VIEW INTO PROPERTY



3. SOUTH EDGE OF PROPERTY

Sheet No.	Project Name	Scale	Date
A-1	GREEN TOWNHOUSE	1" = 20'	08/10/2017

SITE PLAN

Sheet No.	Project Name	Scale	Date
A-1	GREEN TOWNHOUSE	1" = 20'	08/10/2017

GREEN TOWNHOUSE

810 OLIVE ST.
SAN ANTONIO, TEXAS

Sheet No.	Project Name	Scale	Date
A-1	GREEN TOWNHOUSE	1" = 20'	08/10/2017

Sheet No.	Project Name	Scale	Date
A-1	GREEN TOWNHOUSE	1" = 20'	08/10/2017

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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 Zign

Others present: _____

REQUEST: Construct 3 new units.

COMMENTS/CONCERNS: TC - are you working w/ designer/architect?
SG - my son contacted a designer. 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.

MC - 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.

MC - Helpful to look for patterns in neighborhood.

Not something you see in SA, more like east coast, diff. bldg.

types from what's 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