

## HISTORIC AND DESIGN REVIEW COMMISSION

February 01, 2017

Agenda Item No: 21

**HDRC CASE NO:** 2017-027  
**ADDRESS:** 417 N OLIVE ST  
**LEGAL DESCRIPTION:** NCB 577 BLK 16 LOT A22 & A23  
**ZONING:** RM-4,H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** John Holzmann  
**OWNER:** Mod Olive LLC  
**TYPE OF WORK:** Fencing and the installation of a prefabricated home  
**REQUEST:**

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

1. Install privacy fencing.
2. Construct a prefabricated living structure at the rear of the lot to feature a footprint of 288 square feet.
3. Install a driveway.
4. Install xeriscaping throughout the lot.

### APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 4, Guidelines for New Construction*

#### 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*

### 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.

### 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.

#### C. PRIVACY FENCES AND WALLS

i. *Relationship to front facade*—Set privacy fences back from the front façade of the building, rather than aligning them

with the front façade of the structure to reduce their visual prominence.

ii. *Location* – Do not use privacy fences in front yards.

## **FINDINGS:**

- a. The lot at 417 Nolan is currently vacant. A stop work order was issued on November 28, 2016, for the construction of a privacy fence without a Certificate of Appropriateness.
- b. **PREFABRICATED STRUCTURE** – The applicant has proposed to install a prefabricated dwelling structure at the rear of the currently vacant lot. The applicant has proposed a footprint of 288 square feet. According to the Guidelines for New Construction 5.A., new accessory structures should be no larger than forty (40) percent of the primary historic structure. There is currently no primary structure on the lot. Staff finds the installation of a prefabricated home on a lot without a primary structure inappropriate. Additionally, staff finds that the location of a temporary structure on the lot may be appropriate during the construction of a primary structure that is consistent with the Guidelines and has received approval from the Historic and Design Review Commission.
- c. **CHARACTER** – New accessory structures should relate to the primary historic structure on the lot in regards to materials and architectural details. The applicant has proposed materials that include board and batten wood siding, a covered wood porch deck and a shed roof featuring a copper color. Staff finds the proposed siding materials appropriate; however, the applicant should install roofing that features a galvalume or silver finish.
- d. **WINDOWS AND DOORS** – The applicant has proposed to install bronze colored low-e argon filled aluminum windows. The Guidelines for New Construction 5.A.iv. states that window and door openings should be similar to those found throughout the district. Staff finds the proposed window and door openings do not relate to historic window and door openings found on historic structures throughout the district.
- e. **SETBACKS & ORIENTATION** – Regarding setbacks and orientation, the applicant has proposed to locate the structure in a manner that is consistent with the historic locations of accessory structures throughout Dignowity Hill. This is consistent with the Guidelines for New Construction 5.B.; however, as noted in finding b, staff does not find the installation of an accessory structure without a primary structure on the lot appropriate.
- f. **FENCING** – The applicant has proposed to install privacy fencing on the north, west and south sides of the lot. The applicant has proposed for the fencing to be six (6) feet in height along the sides and rear and four (4) feet in height in the front yard. Given that there is no primary structure on the property, staff finds that the proposed fencing should not feature more than four (4) feet in height past the neighboring structure's front facades.
- g. **LANDSCAPING** – The lot has currently been modified and all the lawn area has been removed. The applicant has proposed to partially xeriscape the lot and install various locations of decomposed granite and shrubbery. Staff finds the removal of the existing lawn area inappropriate and recommends that the applicant install sod to cover at least fifty (50) percent of the front yard area as noted in the Guidelines for Site Elements 3.A.ii.
- h. **DRIVEWAY** – The applicant has proposed to install a side yard driveway of decomposed granite that is to utilize the existing curb cut and approach. The applicant has noted that the proposed driveway will be ten (10) feet in width. This is consistent with the Guidelines; however, staff finds that a driveway should not be installed until a primary historic structure has been approved on the lot.

## **RECOMMENDATION:**

Staff recommends approval of items #1 based on finding f with the following stipulations:

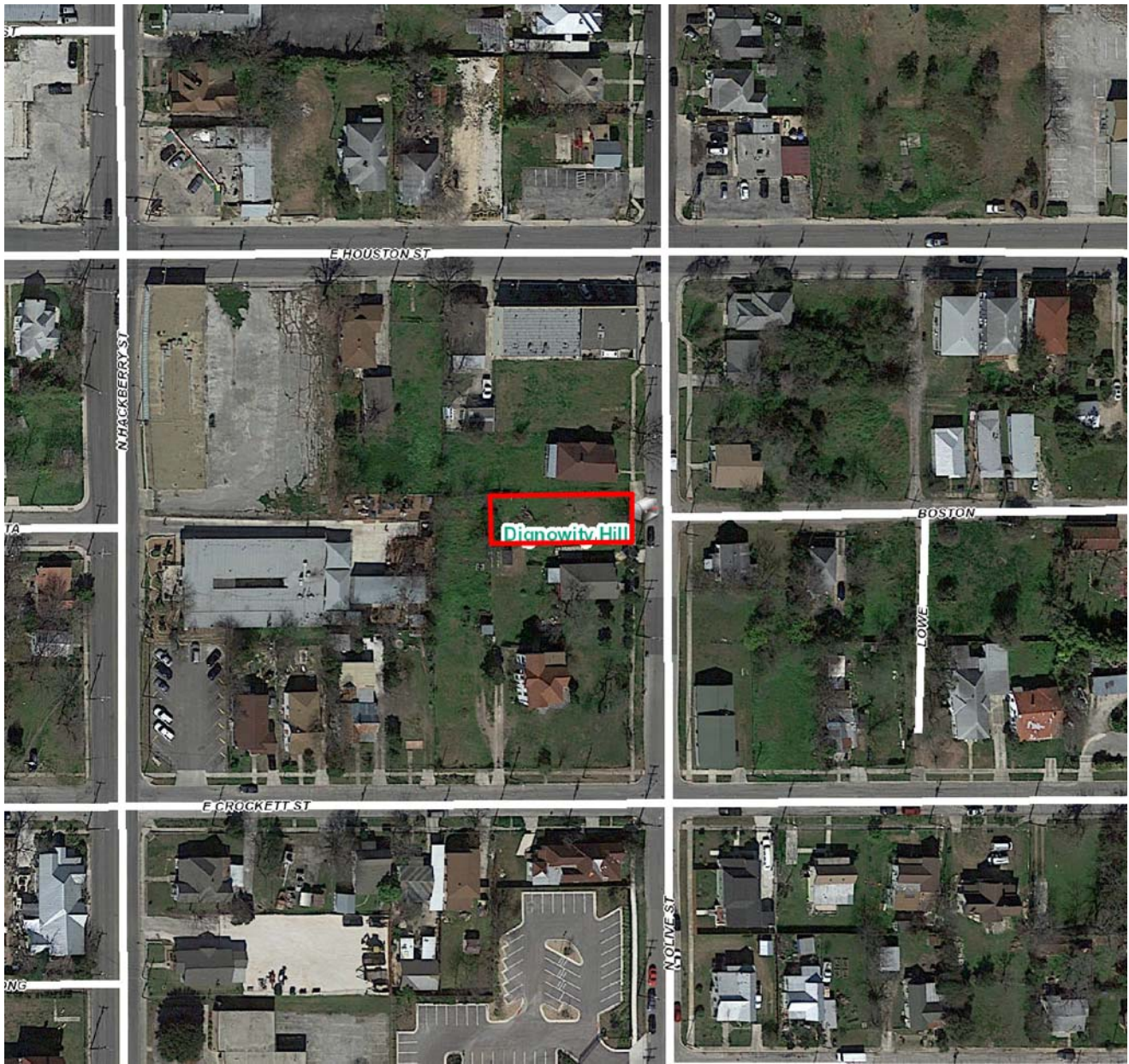
- i. That the proposed fencing feature no more than four (4) feet past the front façade of the neighboring structures.

Staff does not recommend approval of items #2 and #3 based on findings a through e and h. Staff finds that a prefabricated structure may be appropriate to locate on the lot during the construction of a primary structure that is consistent with the Guidelines and has received approval from the Historic and Design Review Commission or as an accessory structure behind a principle structure.

Staff does not recommend approval of item #4 based on finding g. Staff recommends that the applicant install grass to cover at least fifty (50) percent of the front yard.

## **CASE MANAGER:**

Edward Hall



## Flex Viewer

Powered by ArcGIS Server

Printed: Jan 20, 2017

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.









N Hackberry

E Houston St

Glorietta

Strong Foundation

417 North Olive Street

E Houston St

N Olive St

N Olive St

Boston St

E Crockett St

Low St

Boston



Site Plan  
417 N. Olive San Antonio, Texas 78202

The application contained herein proposes a very small, 263sf structure living space, storage loft, kitchenette, and full size bathroom on the vacant lot located at 417 N. Olive. The structure will be treated as an “accessory dwelling unit” to a primary home that will be proposed to the HDRC at a later time.

The structure will be 28' long, 8' wide, 13' tall, and constructed of all new materials, which will compliment pre-existing homes in the neighborhood. The structure will be built onto a dual 7,000 lb axle, raised cross-member trailer, and transferred to the lot post production. The trailer wheels will be removed and stored off-site. The structure will be permanently affixed to a pier and beam foundation, after it is delivered to the property. In order to compliment neighboring structures, the supporting foundation will be no less than 16" high and match the elevations of both neighboring properties. The structure will also have a three foot by four-foot covered wood porch off the front door, as to create depth of design.

The structure will have a copper colored shed style roof made of Galvalume R panels with a full ice and water shield. The exterior facade will be constructed using board and batten wood siding and will be painted Olive green, using high-quality Behr paint. The 36" full-lite entry door will be painted celeste-green in order to blend in with surrounding home colors. The structure will utilize low-e, argon filled energy efficient aluminum windows. The reflection/glare of the new glass is minimal and will not distract from or clash with the style of the pre-existing homes.

The overall design will be compact, energy efficient, and have low carbon footprint—a style also mimicked in the landscaping design through the use of xeriscape. The landscape will consist of drought resistant and native vegetation, proportional sod, and minimal hardscape (rocks/gravel/brick). In addition to the new landscaping, we will further the existing 10ft wide driveway onto the lot through the use of decomposed granite. A walkway to the front door will be created using traditional brick pavers.

The back and sides of the lot will be surrounded by a 6' high horizontal cedar plank fence with pressure treated posts set every 6'. The front fence will be constructed of 4' high cedar and will connect to a 10' wide double swing gate.

Specifications of Materials Used:

- Structural Foundation: Brand new 28' custom built steel frame with temporary wheels for transport
- Heating and cooling: 12000 btu mini split w/ heat pump
- Siding: Board & Batten painted, olive green paint
- Windows: Bronze, low-e, argon filled aluminum windows

- Insulation: Closed cell spray foam 2-3" under floor, Energy ratings, r-13 batts in walls, r-19 in attic
- Roof: Galvalume R panel, full ice and water shield, shed style roof
- Utilities: 3" Drain Line, Hose Bibb connection, 50-amp panel & plug
- Flooring: hardwood floor throughout, bathroom ceramic tile
- Ceiling & Walls: 1/2" Birch plywood
- Stairs to loft: 3/4" Birch plywood boxes
- Doors: 36" Full-lite front door. Pocket door to bathroom.



Lot A23 + Lot A22

Block 16

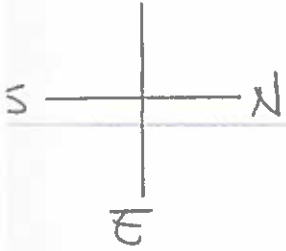
N.C.B 577

Vol 17244 Pg. 364

12 acres

5,180 sqft

W



1" = 15'

N00°00'00"E 42'60"



### Setbacks

From street 90'  
From side 5'  
From back 20'

### Fence (Privacy) —

Back 43'  
Sides 105'  
height 6'

### Fence (Front) ---

Sides = 16'  
Front = 43'  
Gate = 10'  
height = 4'

### Driveway

Width = 10'  
Length = 90'

- Small shrubbery
- Sod
- Large shrubbery
- Xen'scape bed
- decomposed gravel
- brick pavers

Existing Sidewalk

Existing driveway

Existing Sidewalk

THIS SURVEY WAS PERFORMED WITHIN THE  
THE BENEFIT OF A TITLE COMMITMENT.

D.B. JAA C.B. JAA JOB No. 1556-16

# LEGEND:

- : FOUND 1/2" STEEL ROD
- : SET 1/2" STEEL ROD
- W/YELLOW CAP MARKED RPLS 5286
- : CHAIN LINK FENCE
- : SMOOTH WIRE FENCE
- : POWER POLE
- WMB : WATER METER
- WV : WATER VALVE
- ⊗ : SAN. SEWER MANHOLE
- ⊙ : CLEAN OUT

SCALE: 1" = 20'

## CERTIFICATE OF SURVEYOR

STATE OF TEXAS:  
COUNTY OF BEXAR:

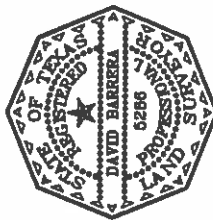
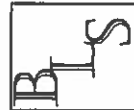
THIS IS TO CERTIFY THAT THE ABOVE SURVEY IS TRUE AND  
CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE  
GROUND UNDER MY SUPERVISION.

*[Signature]*

DAVID BARRERA R. P. L. S. No. 5286 DATE 04-18-16

BARRERA LAND SURVEYING

TBPLS NO. 101830-00  
436 BREESEPORT  
SAN ANTONIO, TEXAS 78216  
(210) 444-9023 OFFICE (210) 444-9479 FAX  
(210) 837-4328 CELL  
dbinsax@yahoo.com



LOT 11 & S 19 FT  
OF LOT 10 & S 50 OF  
LOT 7  
BLOCK 16  
N.C.B. 577  
VOL. 14675, PG. 1521

N90°00'00"E 121.60

LOT A23  
BLOCK 16  
N.C.B. 577  
VOL. 17244, PG. 364

0.12 ACRES  
5,180 SQ. FT.

LOT A22

N90°00'00"W 121.60

N 97.25 FT OF A21  
BLOCK 16  
N.C.B. 577  
VOL. 10489, PG. 1558

N00°00'00"E 42.60

N00°00'00"E 42.60

LOT A20  
BLOCK 16  
N.C.B. 577  
VOL. 17775, PG. 728

N. OLIVE  
(55.6' R.O.W.)

CONC. DRIVE  
SIDEWALK

## SURVEYOR'S NOTES:

1. Ownership of this property is subject to opinion of title and is not expressed or implied by this survey.
2. All statements within the certification and other references located elsewhere hereon that are related to: utilities, improvements, structures, buildings, party walls, parking, easements, servitude and encroachments are based on visible, aboveground evidence unless otherwise noted. No underground surveying was conducted.
3. Any changes in street right of way lines either completed or proposed are available from the controlling jurisdiction. There is no visible evidence of recent street or sidewalk construction or repairs.
4. Bearing shown hereon are based on the Texas State Plane Coordinate System, South Central Zone, NAD 83.
5. Vertical Datum shown hereon are based on NAVD 88.
6. According to FEMA's Flood Insurance Rate Map, No. 48029C0415G, dated September 29, 2010, the subject tract of land shown hereon is situated in Zone X, an area determined by FEMA to be outside of the 100-year floodplain. No surveying was performed to determine this zone. This statement does not imply that the subject tract of land is totally free of potential flood hazard. Localized flooding can occur due to natural and/or man-made influences. This flood statement shall not create any liability on the part of Barrera Land Surveying or the undersigned surveyor.
7. The word "certify" is understood to be an expression of professional judgment by the undersigned surveyor, which is based on his best knowledge, information or belief.
8. The adjoining ownership information was obtained from the BEXAR County Tax Appraisal District and may not reflect the current ownership status.



















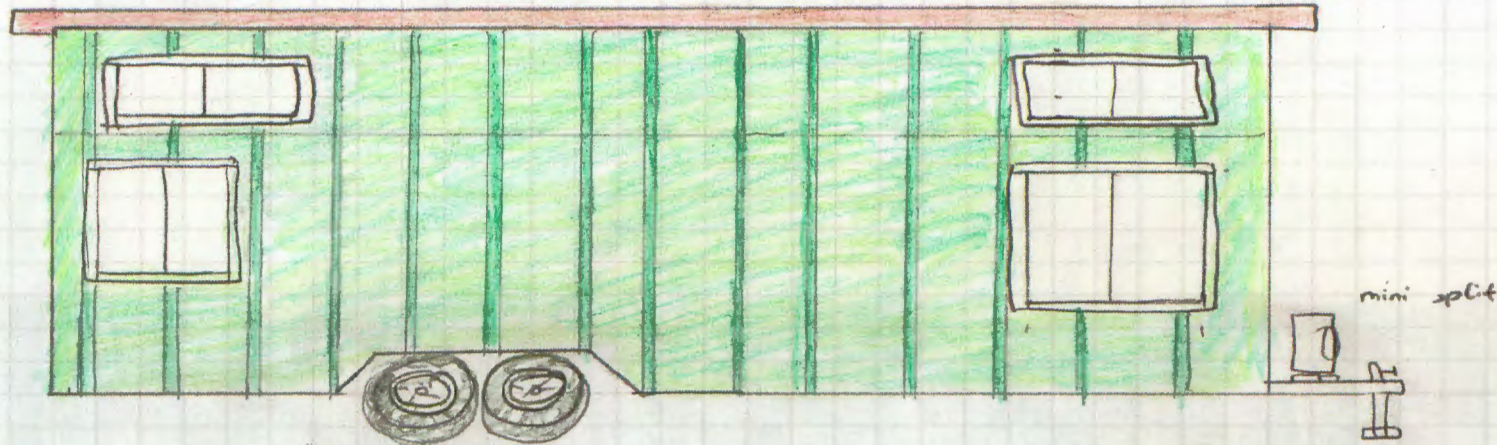
# FRONT



# REAR 28' TINY HOUSE

1 square = 1 foot

Galvalume R-Panel Roof



## Trailer Specs

Dual 7,000 lb axles

Electric Brakes

Center Trailer

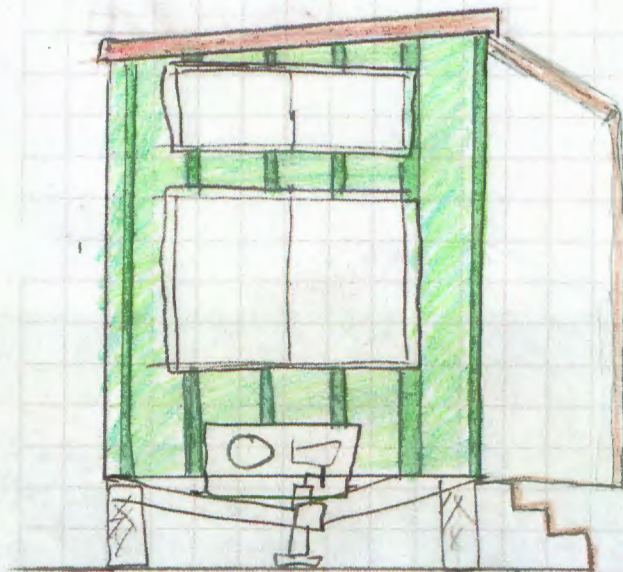
28' x 8' steel frame

Raised Crossmembers

\* Board + Batten Siding



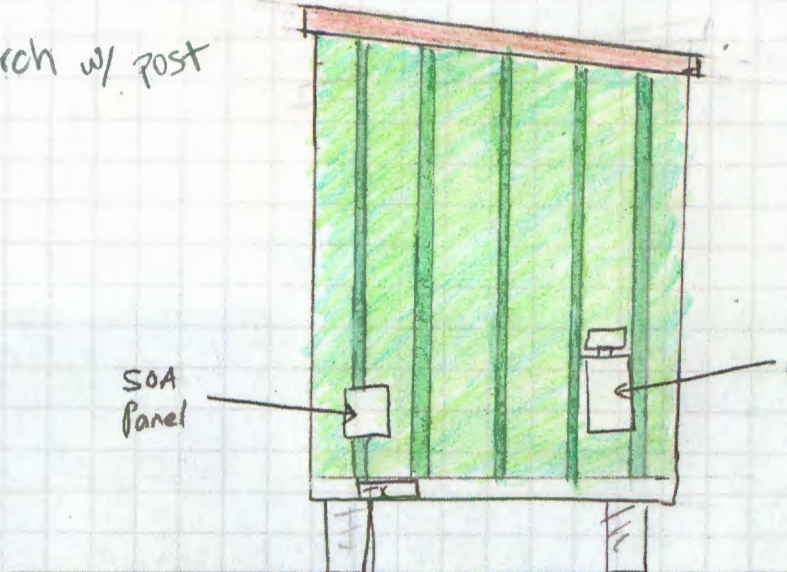
HITCH SIDE



front porch w/ post

2 or 3  
stairs to entry

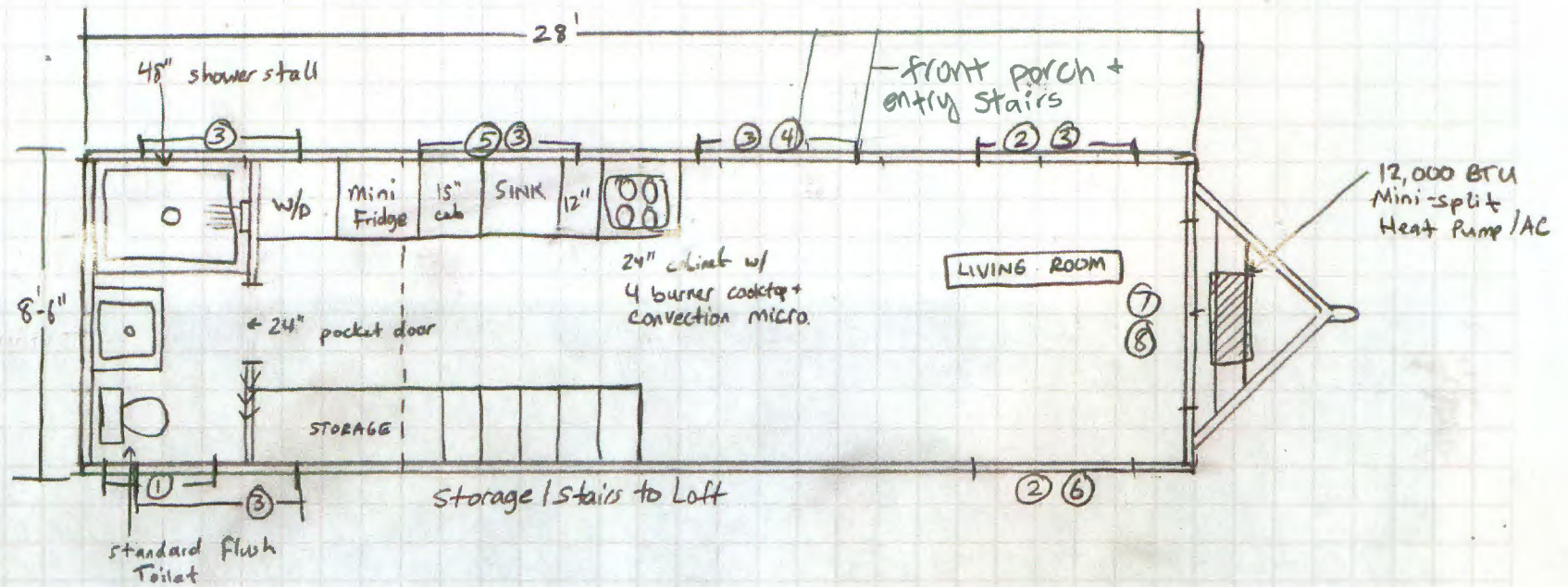
LICENSE PLATE SIDE



SOA  
Panel

LPG Tankless  
Water Heater

1 square = 1 foot



WINDOWS (Atrium ultra SS / Low-E / Argon / Dual Pane / Bronze Aluminum)

- ① 3-0 x 3-0 single hung
- ② 4-0 x 4-0 horiz slider
- ③ 4-0 x 2-0 horiz slider
- ④ 3-0 x 6-8 Full Lite entry door
- ⑤ 4-0 x 3-0 horiz slider
- ⑥ 4-0 x 1-6 horiz slider
- ⑦ 5-0 x 4-0 horiz slider
- ⑧ 5-0 x 2-0 horiz slider