

HISTORIC AND DESIGN REVIEW COMMISSION

June 21, 2017

HDRC CASE NO: 2017-187
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: Installation of a prefabricated home, fencing and landscaping
REQUEST:

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

1. Install privacy fencing.
2. Install a driveway.
3. Install landscaping.
4. Construct a prefabricated living structure on the lot to feature a footprint of 260 square feet.

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.

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.

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.

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 N Olive is currently vacant and is located mid-block between E Crockett and E Houston Streets in The Dignowity Hill Historic District. A stop work order was issued on November 28, 2016, for the construction of a privacy fence without a Certificate of Appropriateness.
- b. This request was heard by the Historic and Design Review Commission on February 1, 2017, where it was referred to the Design Review Committee. This request was reviewed by the Design Review Committee on March 10, 2017, where committee members questioned the screening of the foundation, noted that an updated site plan should be provided and noted that horizontal siding should also be considered. The DRC meeting was attended by Committee members, members of the Dignowity Hill Neighborhood Association, the applicant and Office of Historic Preservation staff. This request was heard by the Historic and Design Review Commission on May 3, 2017, where it received conceptual approval with the following stipulations:

- i. That the applicant provide construction documents for the construction of the front and rear porch prior to returning for final approval.
- ii. That the applicant provide elevations of each side of the structure that are dimensioned and note foundation heights, skirting detailing and provide specific framing details in regarding to the installation of windows prior to returning for final approval.
- iii. That the applicant install wood windows that include traditional dimensions and profiles, be recessed within the window frame, feature traditional materials or appearance and feature traditional trim and sill details.
- iv. That columns should be installed that feature a width and depth of at least six (6) inches as well as capital and base molding.

The applicant has provided updated application documents that have addressed each of staff's previous stipulations for conceptual approval.

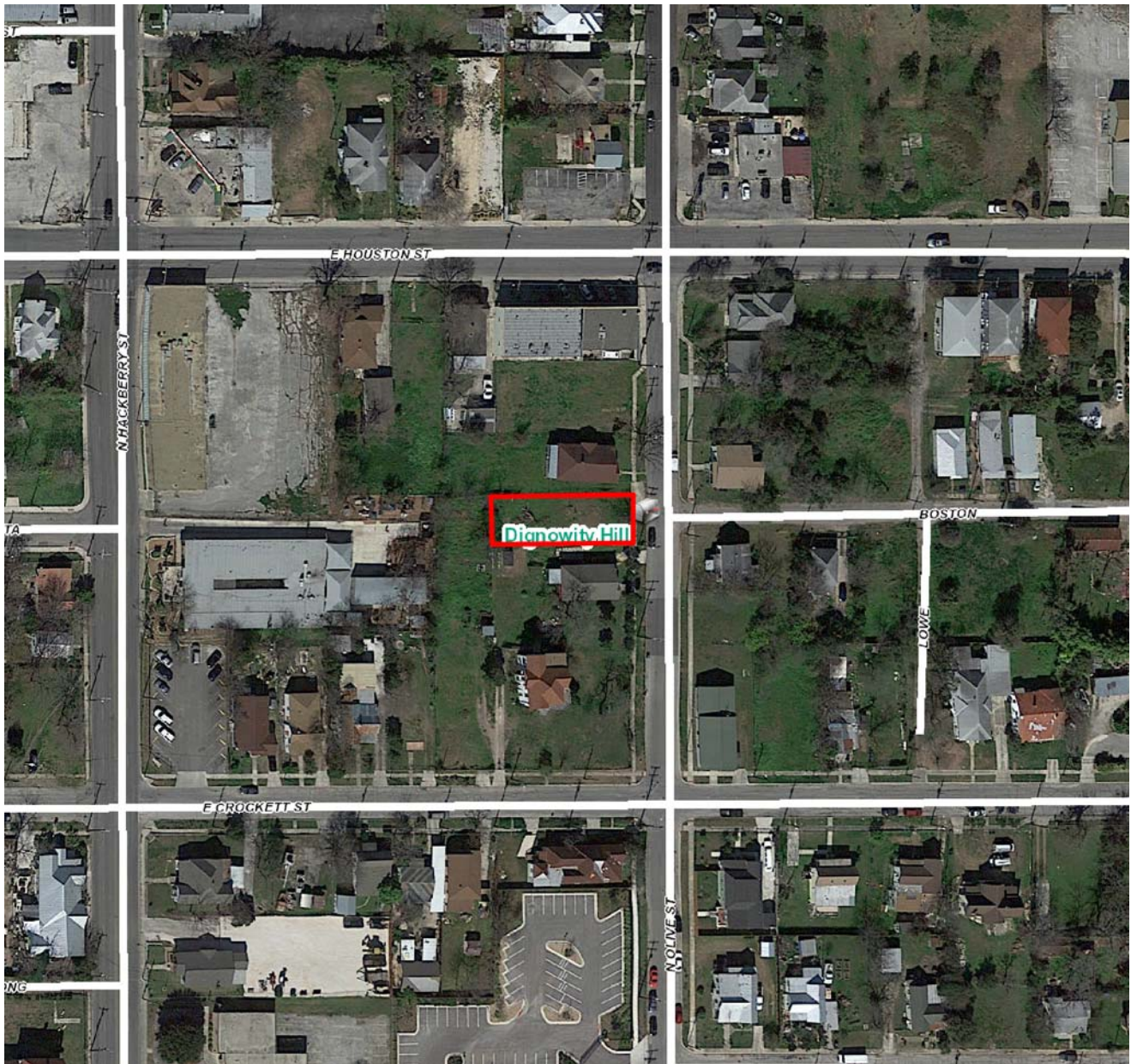
- c. **PREFABRICATED STRUCTURE** – The applicant has proposed to install a prefabricated dwelling structure at the front of the lot. The proposed structure has a footprint of 260 square feet. The applicant has proposed a front and rear covered porch to increase the square footage of the installation. The proposed front porch will measure twenty-eight feet in width and five feet in depth. The proposed rear porch will measure twenty-eight feet in width and ten feet in depth. The applicant has proposed for both porch roofs to feature materials that include wood framing and decking and a metal roof.
- d. **ENTRANCES** – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The applicant has proposed to orient the primary entrance toward N Olive. This is consistent with the Guidelines.
- e. **SCALE & MASS** – Per the Guidelines for New Construction 2.A.i. a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. Both neighboring structures feature the massing typical of historic houses found throughout Dignowity Hill. There is a small historic structure across N Olive from which the applicant has based the proposed massing of the proposed structure, including the massing of the front porch. Staff finds the proposed installation to feature a width consistent with structures in the immediate vicinity as well as similar porch massing, particularly the historic structure at 412 N Olive.
- f. **CHARACTER** – The applicant has proposed materials that include board and batten wood siding, wood windows and a galvalume R panel roof. Staff finds the proposed siding and roofing materials appropriate. The applicant has proposed to remove the transportation wheels and install a pier and beam foundation on site to be within one foot of historic foundation heights found throughout the district.
- g. **COLUMNS** – The applicant has proposed to install five front porch columns that are to feature 6x6 wood posts wrapped in one inch finish boards and feature both capital and base trim molding.
- h. **FOUNDATION SKIRTING** – The applicant has proposed foundation skirting to cover the proposed pier and beam foundation. The applicant has proposed foundation skirting to be dimensioned similar to the siding proposed for the structure as well as foundation skirting found throughout the district. This is consistent with the Guidelines.
- i. **WINDOWS & DOORS** – The applicant has proposed to install wood windows as well as full-lite front and back doors. Generally, the proposed window and door openings are consistent with the Guidelines for New Construction.
- j. **SETBACKS & ORIENTATION** – The applicant has proposed a setback that is consistent with both neighboring historic structure. This is consistent with the Guidelines.
- k. **FENCING** – The applicant has proposed to install privacy fencing on the north, west and south sides of the lot. The applicant has proposed for a cattle panel fence in the front and front/side yards that will begin at the front porch of the proposed structured. The applicant has noted that the proposed front yard fence will not exceed four (4) feet in height and that the rear privacy fence will not exceed (6) feet in height.
- l. **LANDSCAPING** – The applicant has proposed to sod the lot with the exception of a decomposed granite driveway, a decomposed granite parking location at the rear of the lot, and location of a ornamental grass. The proposed landscaping plan is consistent with the Guidelines.
- m. **DRIVEWAY** – The applicant has proposed to install a side yard driveway of brown 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.

RECOMMENDATION:

Staff recommends approval as submitted based on findings a through m.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Jan 20, 2017

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N Hackberry

E Houston St

Glorietta

Strong Foundation

417 North Olive Street

E Houston St

N Olive St

E Crockett St

N Olive St

Boston St

Lowe St

Boston

Site Description
417 N. Olive San Antonio, Texas 78202

The application contained herein proposes a 260-square foot residential structure with studio living space, storage loft, kitchenette, and full-size bathroom on the vacant lot located at 417 N. Olive. The proposed structure will be the primary structure on the lot.

The structure's proposed setback from N. Olive will be consistent with the neighboring structures per the "Guidelines for New Construction Section 1-A-i". The primary dwelling in scope 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 home will be permanently affixed to a pier and beam foundation, after it is delivered to the property. The trailer wheels will then be removed and stored off-site. In order to be consistent with neighboring structures, the supporting foundation will match the elevations within one foot per the "Guidelines of New Construction Section 2-A-i".

In addition to the conditioned 260 sqft dwelling, there will be a covered front deck measuring approximately 28-feet by 5-feet with a gable styled roof and a covered rear deck measuring approximately 28-feet by 10-feet. This will give the complete structure a footprint of ~790sqft. Both decks will be made of new hardwood and be covered using a similar Galvalume material used on the conditioned structure's roof.

The home will have a silver colored gabled 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 similar to the siding on neighboring properties per HDRC Guidelines for New Construction 3-A-i. A standard 36" full-lite entry door will be used for the front and back doors, which is consistent with neighboring structures. The structure will utilize Jeld-wen W2500 wood windows with complimentary dimensions to the neighboring buildings as well.

The overall design will be compact, energy efficient, and generate a low carbon footprint. We intend to use the same eco-friendly concept in regards to the landscaping design through the use of xeriscape, drought resistant, native vegetation and proportional sod throughout the lot, to be consistent with neighboring landscapes. 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 concrete 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 planks with hog wire.

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
- Windows: Jeld-wen w2500 wood 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
- Doors: 36" Full-lite front/back door
- Porches: all new hardwood, with 4x6 beams

LEGEND:

- (●) : FOUND 1/2" STEEL ROD
 ● : SET 1/2" STEEL ROD
 W/YELLOW CAP MARKED
 RPLS 5256
 —○—○— CHAIN LINK FENCE
 —○— SMOOTH WIRE FENCE
 (P) : POWER POLE
 WMJ : WATER METER
 WV : WATER VALVE
 (S) : SAN. SEWER MANHOLE
 Ch : CLEAN OUT

SCALE: 1" = 20'



CERTIFICATE OF SURVEYOR

STATE OF TEXAS:
COUNTY OF BEXAR:

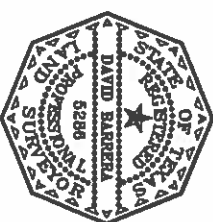
THIS IS TO CERTIFY THAT THE ABOVE SURVEY IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

DAVID BARRERA, R. P. L. S. No. 5286

DATE 04-18-16

BARRERA LAND SURVEYING

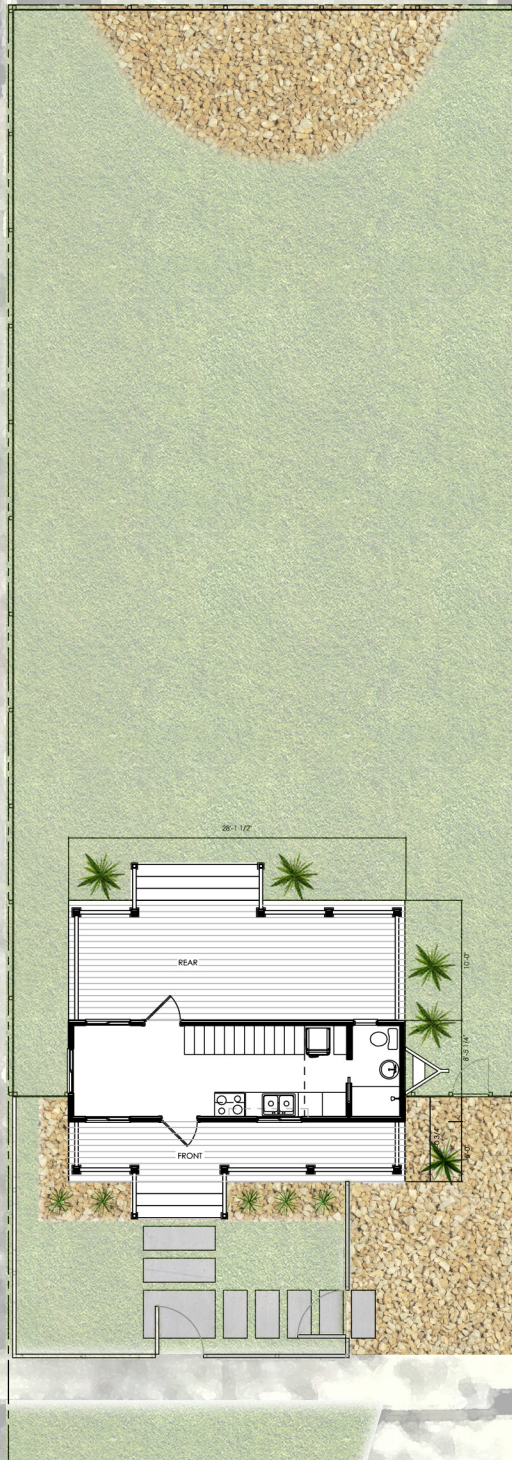
1BPLS NO.: 101830-00
436 BREEFSPORT
SAN ANTONIO, TEXAS 78216
(210) 444-9023 OFFICE (210) 444-9479 FAX
(210) 837-4328 CELL
dlbmsax@yahoo.com

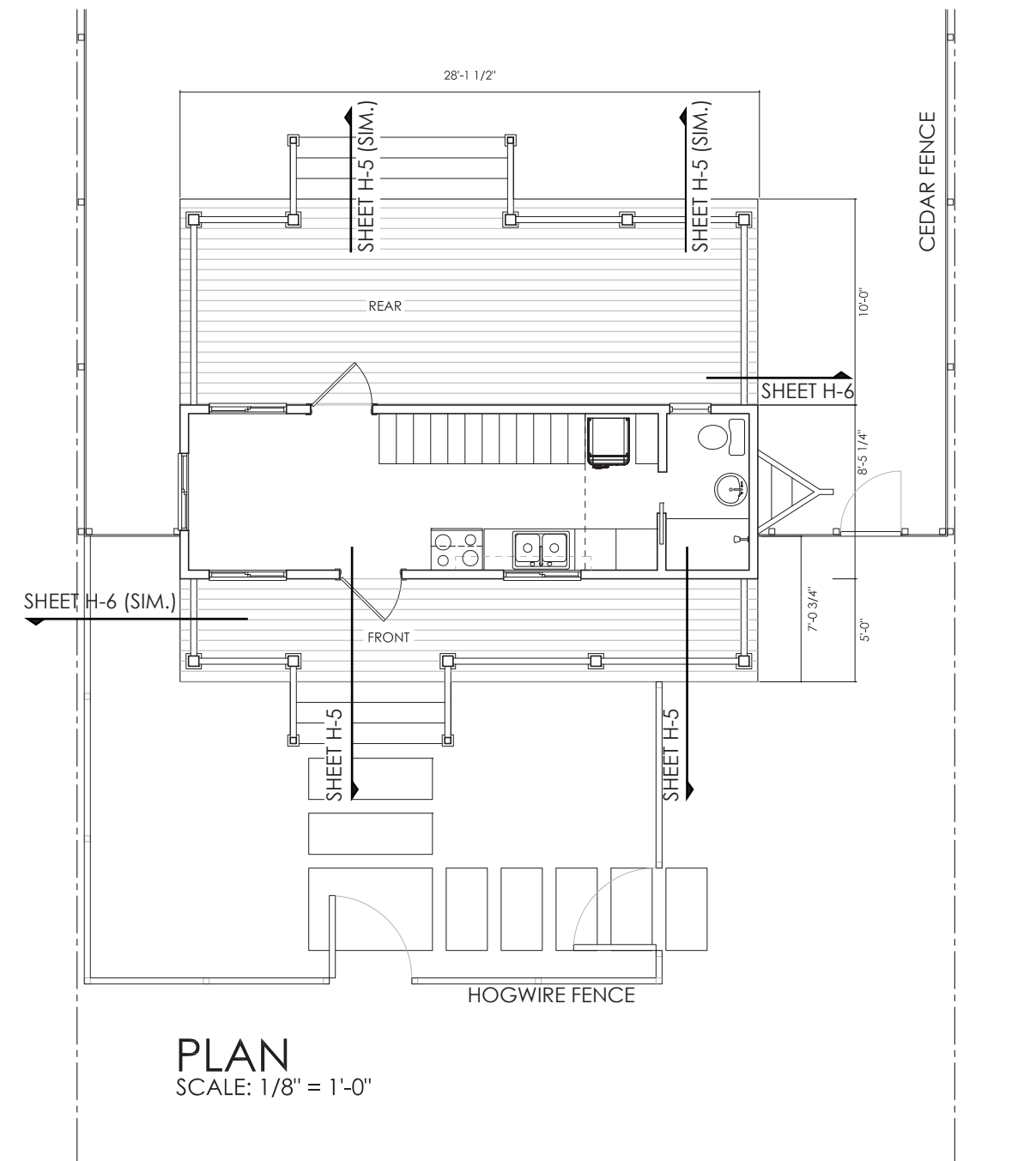


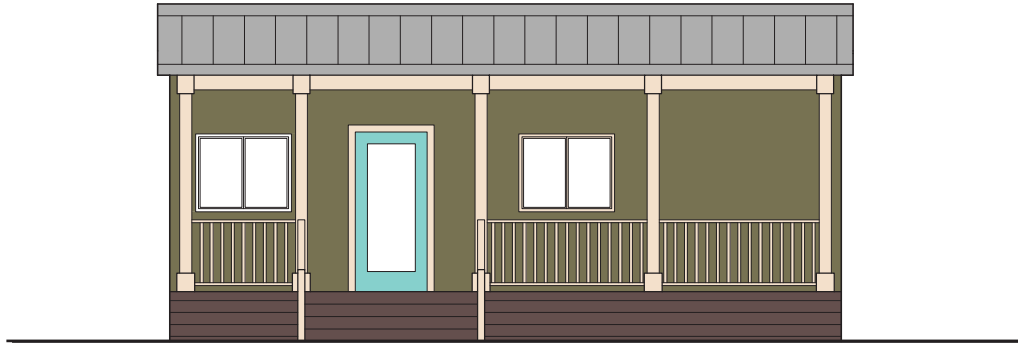
1. Ownership of this property is subject to opinion of title and is not expressed or implied by this survey.
2. All statements within the certification and other references located elsewhere herein that are related to: utilities, improvements, structures, buildings, party walls, fences, driveways, sidewalks, and encroachments are based on visible, aboveground evidence, and not on any other survey or surveying was conducted.
3. Any changes in street right of way lines or other property lines available from the controlling jurisdiction. There is no visible evidence of recent street or sidewalk construction or repairs.
4. Bearing shown herein are based on the Texas State Plane Coordinate System, South Central Zone, NAD 83.
5. Vertical Datum shown herein are based on NAVD 88.
6. According to FEMA's Flood Insurance Rate Map No. 48029CMA15G, dated September 29, 2010, the subject tract of land shown herein 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 Behrer 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.

ALIGN WITH ADJACENT PROPERTIES

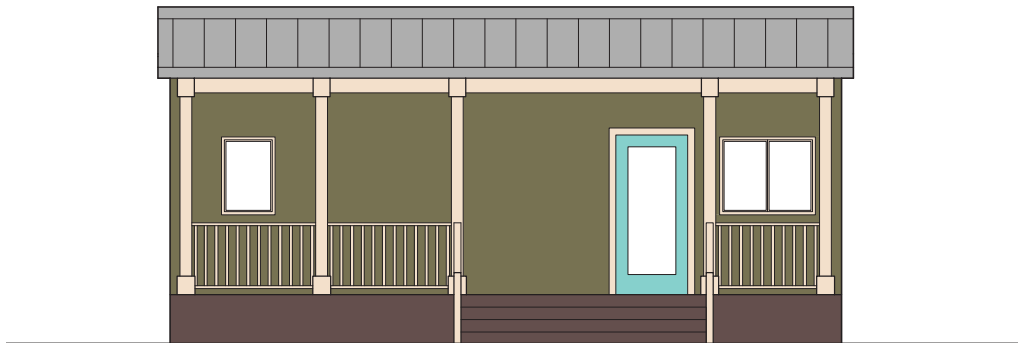
ALIGN WITH ADJACENT PROPERTIES



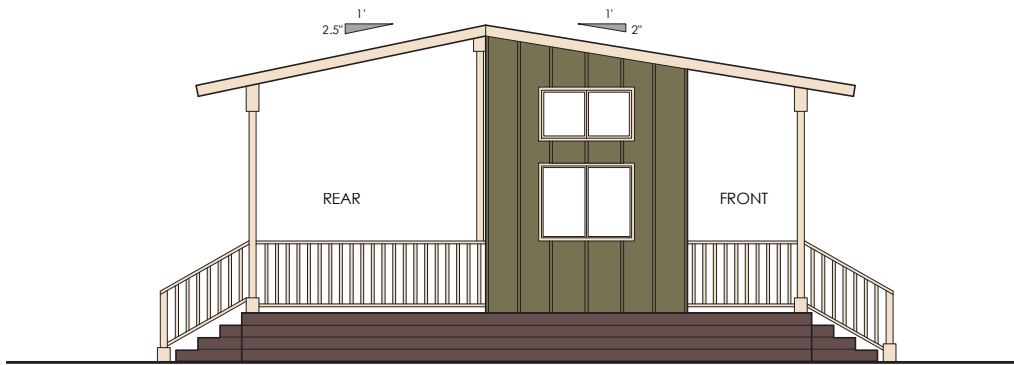




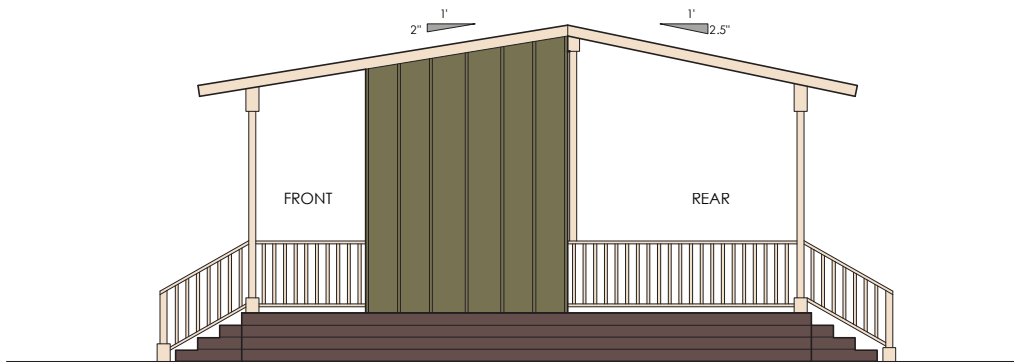
FRONT (E) ELEVATION
SCALE: 1/8" = 1'-0"



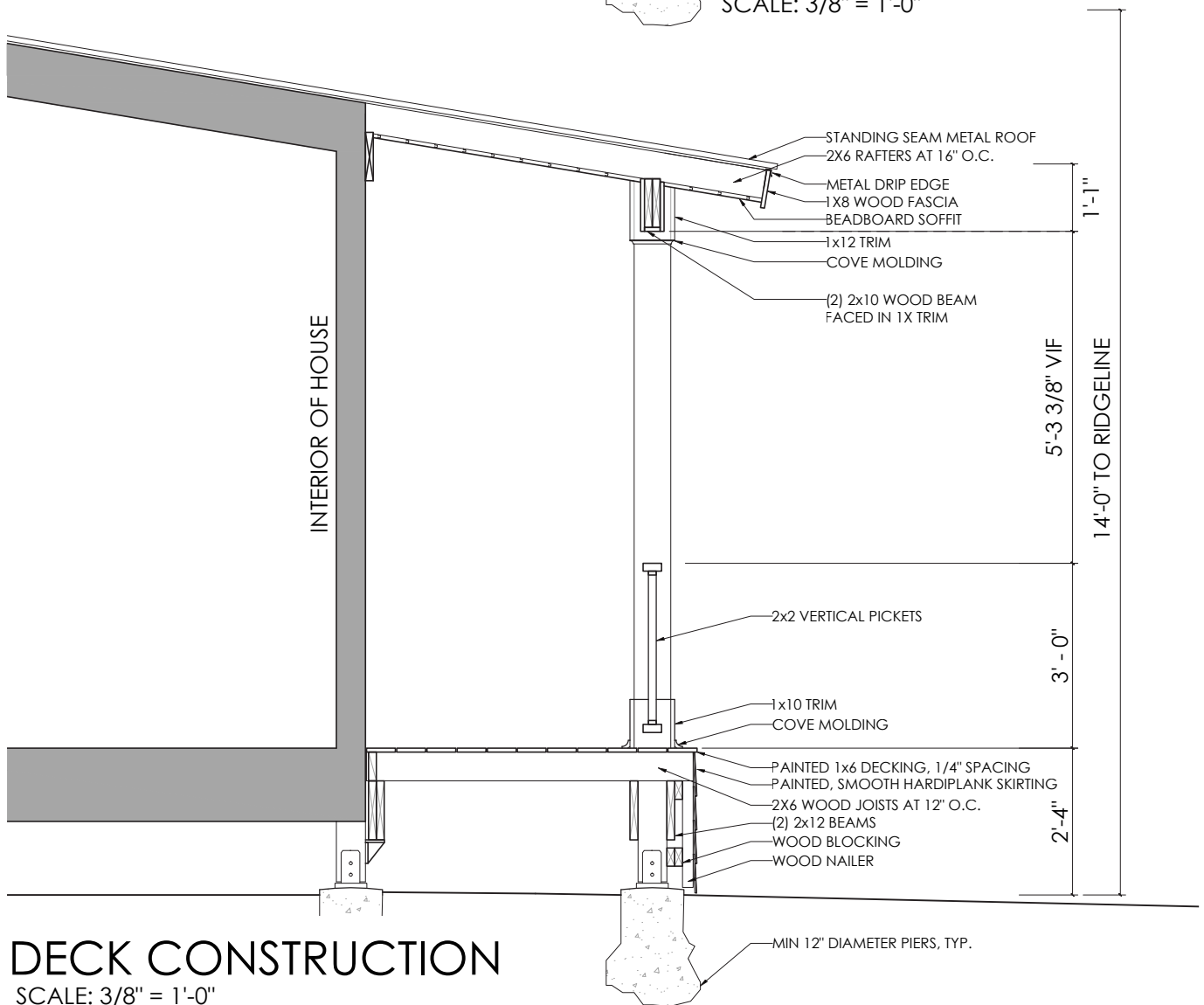
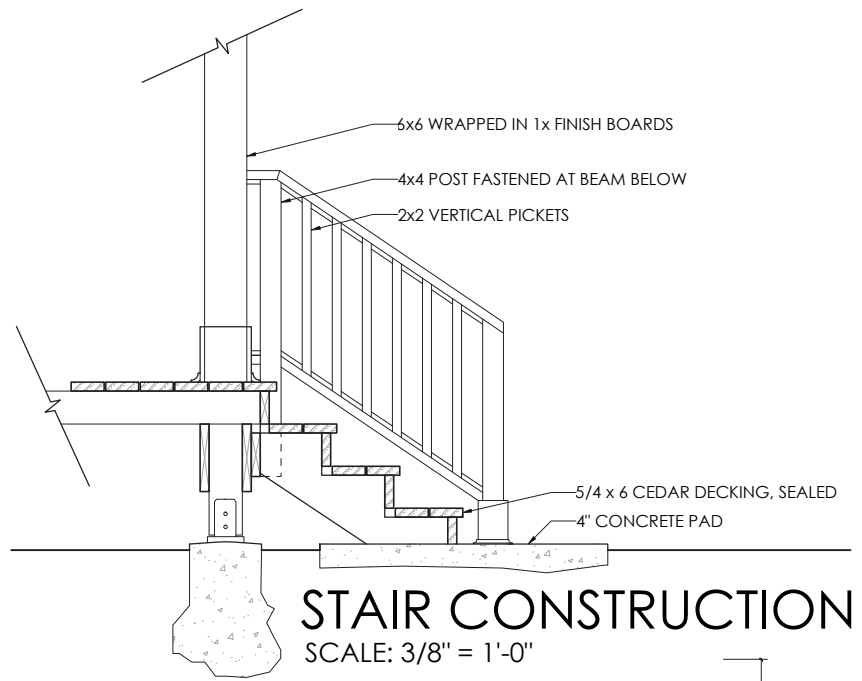
REAR (W) ELEVATION
SCALE: 1/8" = 1'-0"

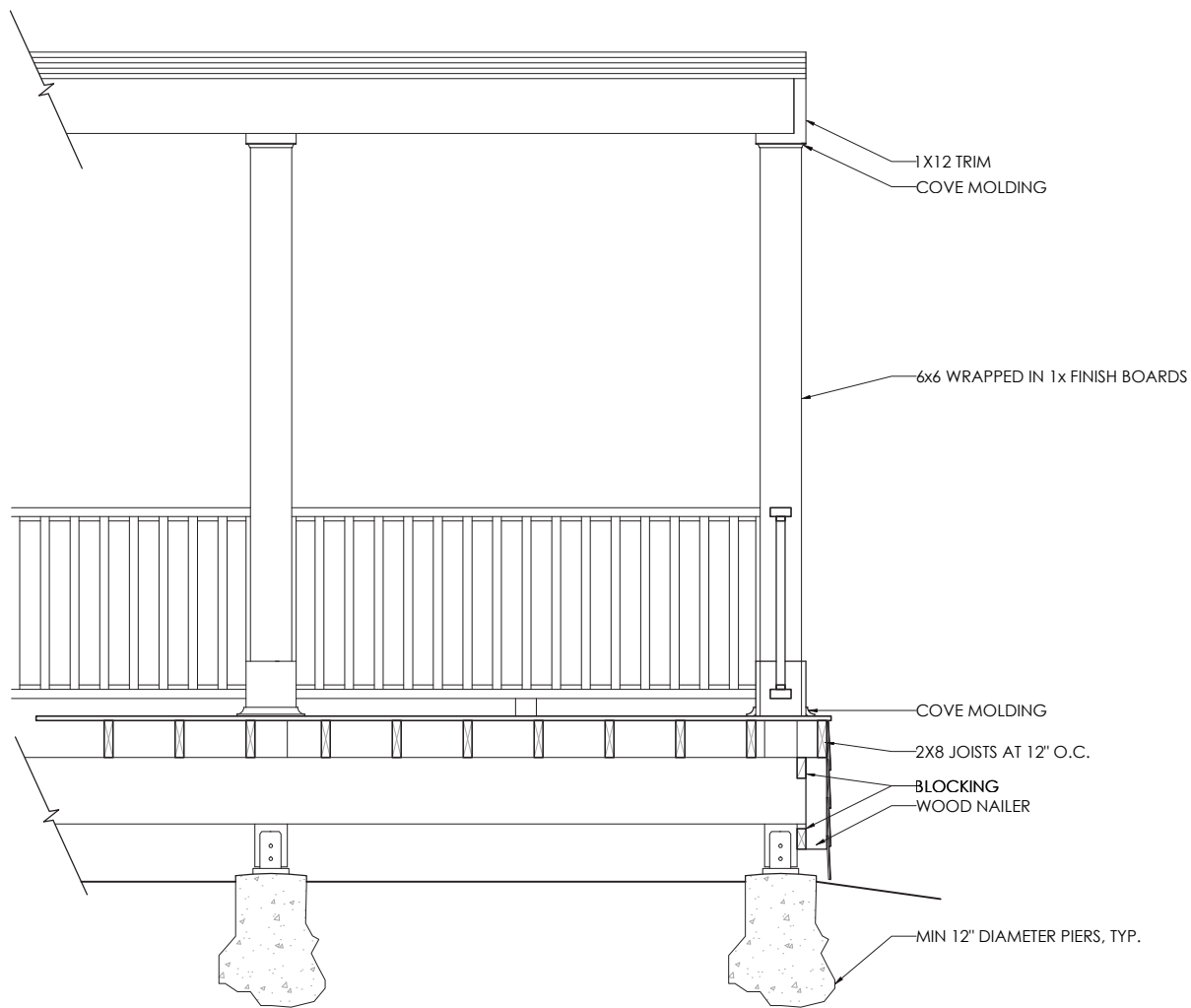


SIDE (S) ELEVATION
SCALE: 1/8" = 1'-0"



SIDE (N) ELEVATION
SCALE: 1/8" = 1'-0"



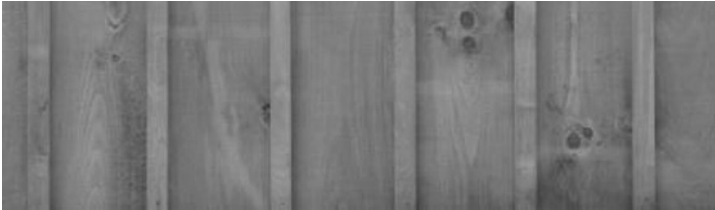


DECK CONSTRUCTION

SCALE: 3/8" = 1'-0"



JELD-WEN W2500 WOOD WINDOWS



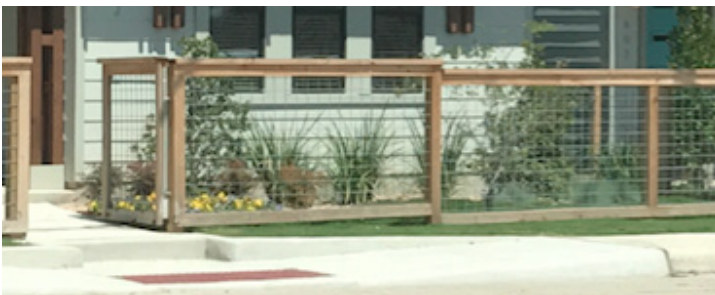
BOARD AND BATTEN SIDING



HARDIEPLANK SKIRTING (SMOOTH SIDE OUT)



1X6 CEDAR SLAT FENCE



4' HOGWIRE FENCE



GALVANIZED STANDING SEAM ROOF



FEATHER GRASS



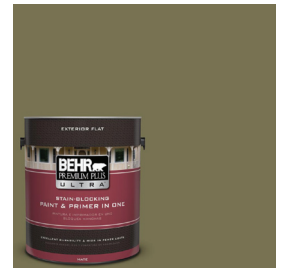
CENTURY AGAVE



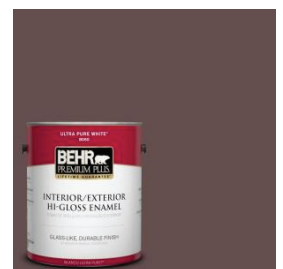
CONCRETE PAVERS



CRUSHED GRANITE



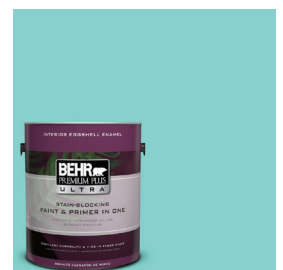
TRULY OLIVE
S250-1



LIBRARY LEATHER
HDC-CL-13A



MACAROON CREAM
S250-1



ISLAND OASIS
HDC-MD-09

Similar Surrounding Structures







