

HISTORIC AND DESIGN REVIEW COMMISSION

March 02, 2018

HDRC CASE NO: 2018-092
ADDRESS: 810 N OLIVE ST
LEGAL DESCRIPTION: NCB 540 BLK 11 LOT A-13 & A-14
ZONING: RM-4 H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Cotton Estes, AIA
OWNER: Stephen Green
TYPE OF WORK: New Construction - Conceptual
APPLICATION RECEIVED: February 16, 2018
60-DAY REVIEW: April 17, 2018
REQUEST:

The applicant is requesting conceptual approval to:

1. Construct a two story, residential structure to front N Olive and feature 1,700 square feet in size.
2. Construct three, two story residential structures at the rear of the lot to address the rear alley as accessory structures and feature 1,200 square feet.
3. Construct a detached, two car garage on the subdivided lot fronting N Olive.

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.

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

v. Garage doors—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

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

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.

D. TREES

i. Preservation—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.

ii. New Trees – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.

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.

7. Off-Street Parking

A. LOCATION

i. Preferred location—Place parking areas for non-residential and mixed-use structures at the rear of the site, behind primary structures to hide them from the public right-of-way. On corner lots, place parking areas behind the primary structure and set them back as far as possible from the side streets. Parking areas to the side of the primary structure are acceptable when location behind the structure is not feasible. See UDC Section 35-310 for district-specific standards.

ii. Front—Do not add off-street parking areas within the front yard setback as to not disrupt the continuity of the streetscape.

iii. Access—Design off-street parking areas to be accessed from alleys or secondary streets rather than from principal streets whenever possible.

B. DESIGN

i. Screening—Screen off-street parking areas with a landscape buffer, wall, or ornamental fence two to four feet high—or a combination of these methods. Landscape buffers are preferred due to their ability to absorb carbon dioxide. See UDC Section 35-510 for buffer requirements.

ii. Materials—Use permeable parking surfaces when possible to reduce run-off and flooding. See UDC Section 35-526(j) for specific standards.

iii. Parking structures—Design new parking structures to be similar in scale, materials, and rhythm of the surrounding historic district when new parking structures are necessary.

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.

FINDINGS:

- a. The vacant lot at 810 N Olive feature approximately 22,000 square feet. The applicant has proposed to construct five total structures on the lot, each structure to be located on a subdivided lot. The proposed lots are to feature 6,000 and 3,000 square feet each.
- b. CONCEPTUAL APPROVAL –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.
- c. Staff commends the applicant for their continued work to develop a solution that features both a scale and architectural form that are consistent with those found historically in the Dignowity Hill Historic District.

Findings related to request item #1:

- 1a. SETBACKS & ORIENTATION – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. The applicant has proposed an orientation that matches that of the historic development pattern found on the block. This is consistent with the Guidelines. Regarding setbacks staff finds that the proposed setback which is deeper than that of adjacent historic structures appropriate.
- 1b. ENTRANCES – According to the Guidelines for New Construction 1.B.i, primary building entrance should be oriented towards the primary street. The applicant’s proposed entrance orientation is consistent with the Guidelines.
- 1c. 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. 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. This block of N Olive features one story historic structures; however, the proposed massing features architectural element which relate it to the massing of the adjacent historic structures. The total height noted by the applicant is 26’ – 6”. Staff finds the proposed height to be appropriate.
- 1d. FOUNDATION & FLOOR HEIGHTS – According to the Guidelines for New Construction 2.A.iii., foundation and floor heights should be aligned within one (1) foot of neighboring structure’s foundation and floor heights. The applicant has noted floor heights of eleven (11) feet and a foundation height of 1’ – 6”. This is consistent with the Guidelines.
- 1e. ROOF FORM – The applicant has proposed both front and side gabled roofs. The proposed roof forms are found predominantly throughout the Dignowity Hill Historic District. The proposed roof forms are consistent with the Guidelines.
- 1f. WINDOW & DOOR OPENINGS – Per the Guidelines for New Construction 2.C.i., window and door openings

with similar proportions of wall to window space as typical with nearby historic facades should be incorporated into new construction. Generally, the proposed window and door openings are consistent with the Guidelines and feature window openings that are comparable to those found on nearby Folk Victorian structures.

- 1g. LOT COVERAGE – Per the Guidelines, the building footprint for new construction should be no more than fifty (50) percent of the size of the total lot area. Generally, staff finds the proposed lot coverage to be appropriate.
- 1h. MATERIALS – The applicant has proposed materials that include cement fiber siding and wood siding a standing seam metal roof. The proposed materials are consistent with the Guidelines. All composite siding should feature a smooth finish. Board and batten siding should feature board that are 12 inches wide and battens that are 1 – ½” wide. Horizontal wood siding should feature an exposure of 4 inches. The standing seam metal roof should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish.
- 1i. WINDOW MATERIALS – At this time the applicant has not specified window materials. Staff finds that wood or aluminum clad wood windows should be installed that feature meeting rails that are no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening
- 1j. ARCHITECTURAL DETAILS – The applicant has proposed architectural details that are generally in keeping with the Guidelines for New Construction and Folk Victorian historic structures found throughout the Dignowity Hill Historic District.
- 1k. DRIVEWAY/WALKWAY– The applicant has proposed a ribbon strip driveway located on a shared easement through the center of the lot. Parking for this structure is proposed to be located at the rear of the primary structure in a rear accessory structure. Staff finds the propose driveway location and width of nine feet to be appropriate. Additionally, the applicant has proposed a front yard walkway centered on the front porch. Staff finds the proposed location to be appropriate.

Findings related to request item #2:

- 2a. SETBACKS & ORIENTATION – At the rear of the lot, adjacent to the rear alley, the applicant has proposed to construct three, two story residential structures. The proposed rear structures are oriented and placed adjacent to the rear alley, similar to accessory structures found historically on this block. The proposed setbacks and orientations of the proposed structures are consistent with the Guidelines.
- 2b. SCALE & MASSING – The Guidelines for New Construction note that accessory structures are to appear smaller in scale than the primary structure on the lot. While two story accessory structures are not found historically on this block, staff finds that due to the proposed location, near the center of the lot as well as the setbacks from primacy streets, the proposed scale and massing is appropriate. The proposed height of each rear accessory structure is 24’ – 6”.
- 2c. CHARACTER – The Guidelines for New Construction 5.A.iii. notes that new accessory structures are to relate to the primary structure on the lot through the use of complementary materials and simplified proportions. The applicant has proposed for each rear structure to feature materials that match those of the primary structure. The applicant is responsible for complying with the specifications noted in finding 1h.
- 2d. WINDOW MATERIALS – At this time the applicant has not specified window materials. Staff finds that wood or aluminum clad wood windows should be installed that feature meeting rails that are no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening
- 2e. ARCHITECTURAL DETAILS – The applicant has proposed architectural details that are generally in keeping with the Guidelines for New Construction and Folk Victorian historic structures found throughout the Dignowity Hill Historic District.
- 2f. CARPORTS – The applicant has proposed attached carports to each structure to provide parking for two

automobiles. Staff finds the proposed massing and location of the carports appropriate.

Findings related to request item #3:

- 3a. At the rear of the primary structure, the applicant has proposed to construct a detached garage. Per the application documents, staff finds the proposed location and massing of the detached garage appropriate. Staff finds that the materials proposed for the four residential structures should be used on the detached garage.

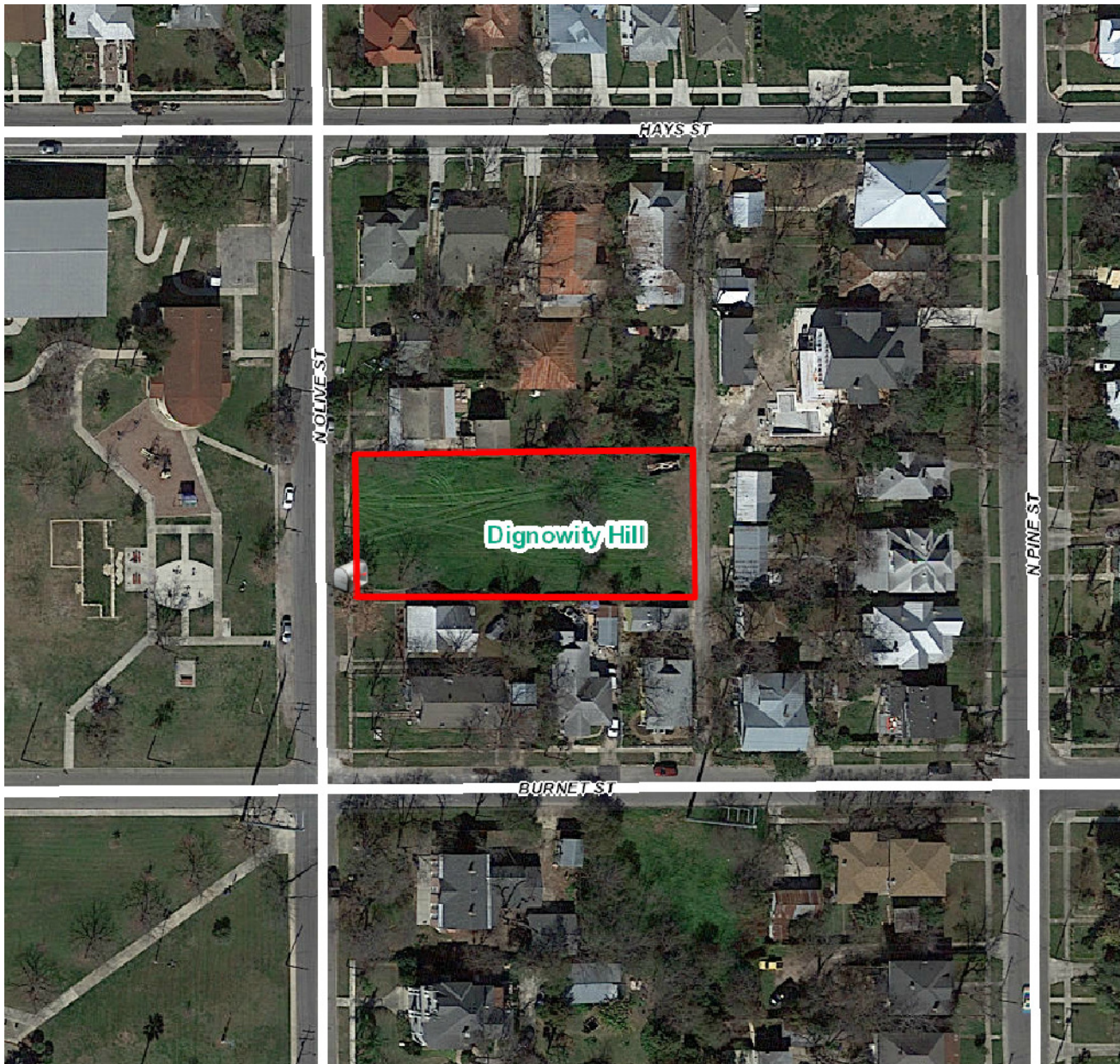
RECOMMENDATION:

Staff recommends approval of items #1 through #3 based on findings a through 3a with the following stipulations:

- i. That wood or aluminum clad wood windows should be installed that feature meeting rails that are no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening as noted in finding ij and 2d.
- ii. That composite siding should feature a smooth finish. Board and batten siding should feature board that are 12 inches wide and battens that are 1 – ½" wide. Horizontal wood siding should feature an exposure of 4 inches. The standing seam metal roof should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Feb 26, 2018

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Project Description

The first proposal for 810 N Olive was presented to HDRC in June of 2015. Since then, the Owner, HDRC, the neighborhood, and design professionals have spent years seeking a suitable model of development for this unique and important site in the heart of Dignowity Hill Historical District. As an architect, resident of San Antonio, and on behalf of my client, I thank the HDRC for its continued diligence, attention and patience regarding this case. The enclosed Conceptual Design is a response to the valuable feedback received on this case, and represents a significant departure from previous proposals in terms of planning and massing.

The total square footage and density of the Olive Street property has been reduced dramatically in effort to tame the massing, and strike a balance between the predominant massing patterns found among neighboring houses. The northern half of the Olive St. frontage will be developed as a 1,700 sq.ft. custom single-family home for the Owner (Stephen Green), with a detached two-car garage and ample yard. A full-width one-story porch relates to adjacent houses and exceeds neighboring setbacks. The southern half of the Olive St. frontage will be reserved for future development, when Dignowity Hill real-estate trends can support the level of design and construction quality that this property deserves.

As discussed in the 2018 Infill Design Charrette (hosted by OHP, AIA and Alamo Architects), the back portion of 810 Olive presents an appropriate opportunity for increased density compared to the street-facing portion. Unexplored in previous proposals, the back portion of 810 Olive can comfortably support three 1,200 sq.ft. carriage houses using R-3 zoning. As small-scale two-story dwellings, the massing is consistent with existing precedent along the Alley. Compared to most other new speculative projects in Historic Dignowity Hill that respond to the current demand for this housing type, these carriage houses are significantly less dense in terms of floor-area-ratios, and enjoy the benefit of quality open space that is removed from parking.

This proposal intends to mediate the need for increased density, while responding to the historical patterns of this important street. Combined, the front and back houses of 810 Olive Street bridge the evident disparity among Olive St. housing, offer a range of precedented housing types, and will benefit from the thoughtfulness and diversity often afforded by incremental development.

810 N Olive

HDRC Conceptual Review

03/07/2018





810 N Olive
Street

Lockwood Park

Burnet Street

Olive Street

Hackberry Street

Dignowity Park

Nolan Street

Aerial View from Southwest

810 N OLIVE

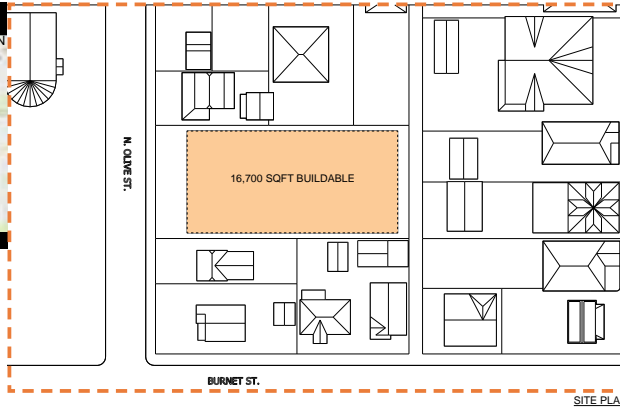
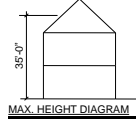
Stephen Green
Conceptual HDRC Review

highcotton
ARCHITECTS

Previous Studies - OHP & Alamo Architects

CASE STUDY #1 MID BLOCK NEIGHBORHOOD INFILL CONDITION

PROPERTY INFO :
PROPERTY USE DESCRIPTION : SINGLE FAMILY
ZONING : R-5
LAND : 22,572 SQFT



OPTION 1: SINGLE FAMILY XL

OPTION INFO :
TYPE : SINGLE FAMILY DWELLING
SQ.FT. : 4,000 - 8,000 SQ.FT.
ACCESSORY : ATTACHED (3) CAR GARAGE



OPTION 2: (2) SINGLE FAMILY LARGE

OPTION INFO :
TYPE : 2 SINGLE FAMILY DWELLINGS
SQ.FT. : 2,000 - 4,000 SQ.FT. EACH
ACCESSORY : DETACHED GARAGE



OPTION 3: (2) SINGLE FAMILY SMALL

OPTION INFO :
TYPE : 2 SINGLE FAMILY DWELLINGS
SQ.FT. : 1,200 - 2,000 SQ.FT. EACH
ACCESSORY : DETACHED GARAGE



OPTION 4: THE FARM

OPTION INFO :
TYPE : 2 DUPLEX UNITS 1 SINGLE FAMILY UNIT
SQ.FT. : 700 - 2,000 SQ.FT. EACH
ACCESSORY : OPEN CAR PORTS



OPTION 5: THE MIX

OPTION INFO :
TYPE : 2 SINGLE FAMILY DWELLINGS
2 CARRIAGE HOUSES
SQ.FT. : 1,200 - 2,000 SQ.FT. EACH (SINGLE FAMILY) 800 SQ.FT. (CARRIAGE HOUSE)
ACCESSORY : DETACHED GARAGE



Previous Studies - OHP & Alamo Architects

OPTION 6: BUNGALOW COURT



OPTION INFO :
TYPE : 6 BUNGALOW UNITS
SQ.FT. : 700 - 1,600 SQ.FT. EACH
ACCESSORY : SHARED DRIVE AND SURFACE PARKING IN COURTYARD



BUNGALOW COURT STREET VIEW



BUNGALOW COURT ISOMETRIC

OPTION 7: APARTMENT COURT



OPTION INFO :
TYPE : 16 APARTMENT UNITS
SQ.FT. : 600 - 1,500 SQ.FT. EACH
ACCESSORY : SHARED DRIVE AND SURFACE PARKING AT CENTER OF LOT.



APARTMENT COURT STREET VIEW



APARTMENT COURT ISOMETRIC

OPTION 8: DUPLEX COURT



OPTION INFO :
TYPE : 6 DUPLEX UNITS
SQ.FT. : 800 - 1,400 SQ.FT. EACH
ACCESSORY : SHARED DRIVE AND SURFACE PARKING AT CENTER OF LOT.



OPTION 9: TOWNHOUSE COURT



OPTION INFO :
TYPE : 8 TOWNHOUSE UNITS
SQ.FT. : 1,400 - 2,200 SQ.FT. EACH
ACCESSORY : SHARED DRIVE AND SURFACE PARKING AT EACH UNIT.



TOWNHOUSE COURT STREET VIEW



TOWNHOUSE COURT ISOMETRIC

OPTION 10: TOWNHOUSE GREEN



OPTION INFO :
TYPE : 6 TOWNHOUSE UNITS
SQ.FT. : 900 - 1,200 SQ.FT. EACH
ACCESSORY : SHARED DRIVE AND SURFACE PARKING AT EACH UNIT.

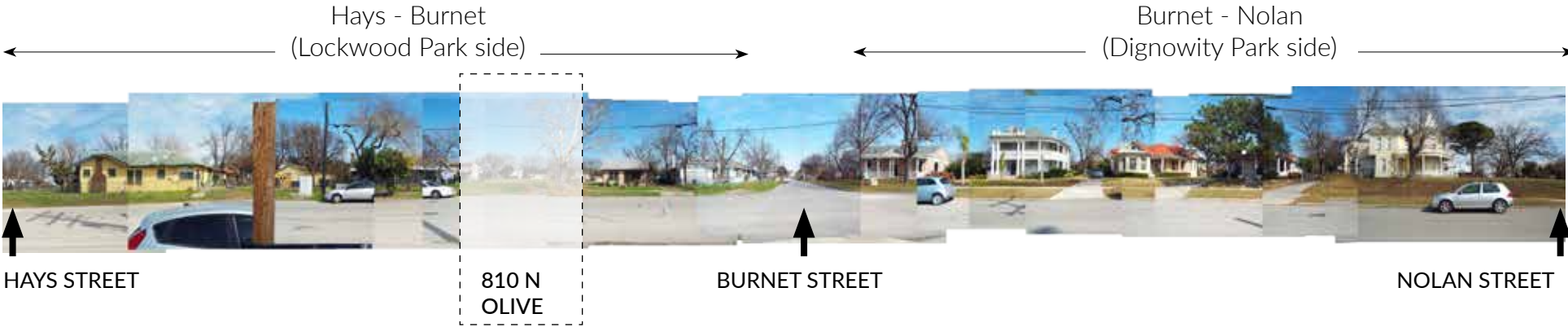


TOWNHOUSE GREEN STREET VIEW



TOWNHOUSE W/ COMMON GREEN ISOMETRIC

Olive Street Context



Hays - Burnet (Lockwood Park side)



Burnet - Nolan (Dignowity Park side)

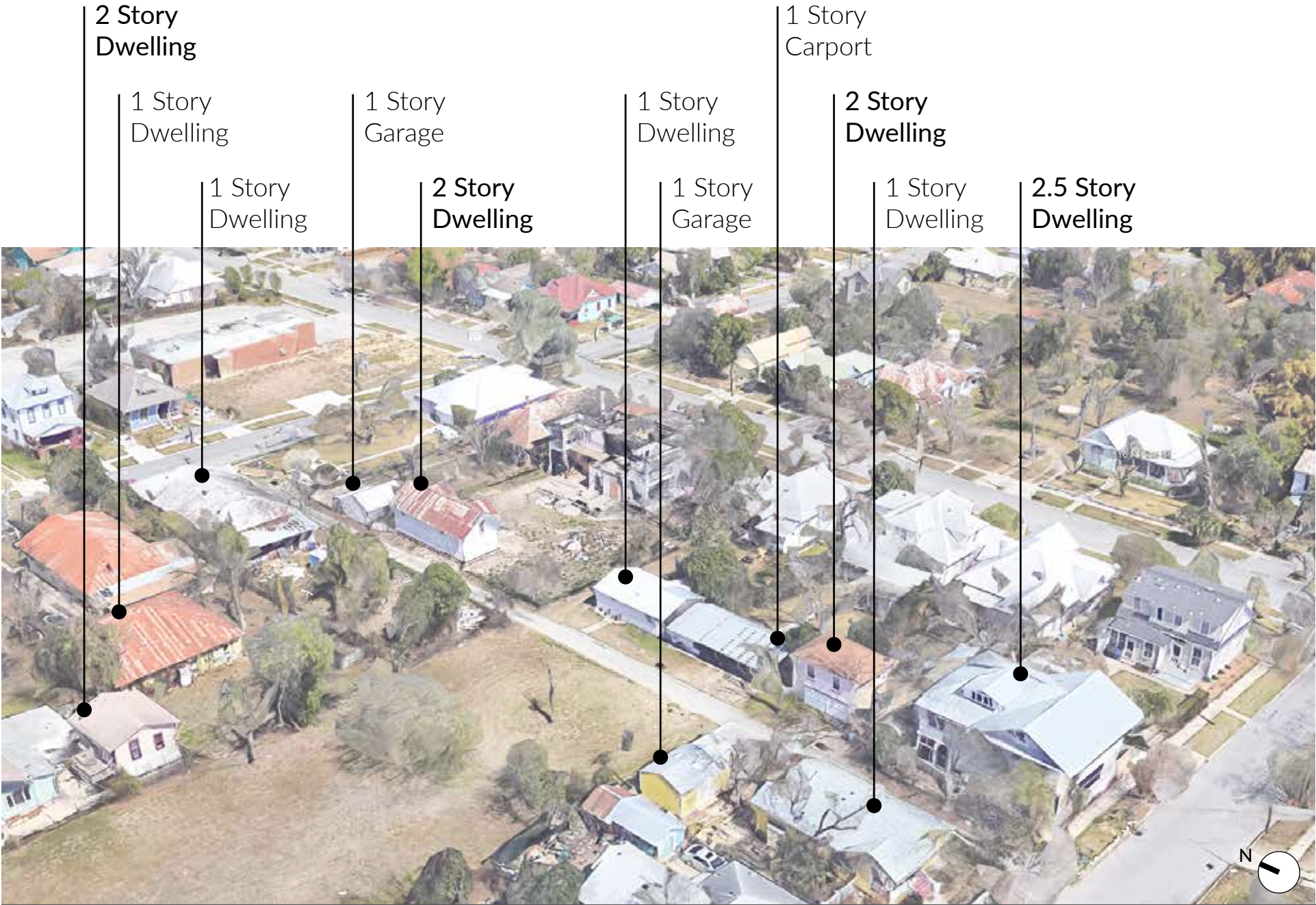
Olive Street Context



Proposed Lockwood & Dignowity Parks Plan (2017 Municipal Bond)



Alley Context



Alley Context



810 N Olive looking east



mid-block looking southeast



810 Olive looking north



mid-block looking northeast



mid-block looking northwest



alley entry looking south



alley entry looking north

Previous Study Comparison

Proposed Massing

OPTION 4: THE FARM



OPTION INFO :
 TYPE : 2 DUPLEX UNITS 1 SINGLE
 FAMILY UNIT
 SQ.FT. : 700 - 2,000 SQ.FT. EACH
 ACCESSORY : OPEN CAR PORTS



OPTION 5: THE MIX



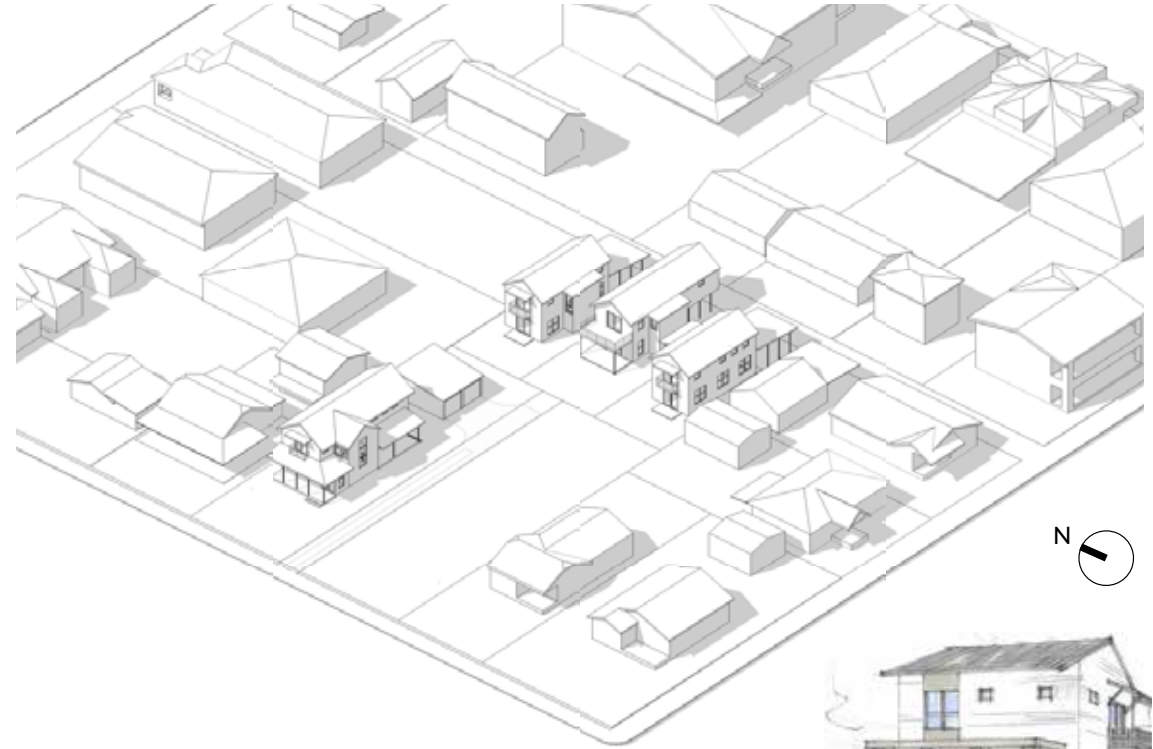
OPTION INFO :
 TYPE : 2 SINGLE FAMILY DWELLINGS
 2 CARRIAGE HOUSES
 SQ.FT. : 1,200 - 2,000 SQ.FT. EACH
 (SINGLE FAMILY) 800 SQ.FT.
 (CARRIAGE HOUSE)
 ACCESSORY : DETACHED GARAGE



OPTION 6: BUNGALOW COURT



OPTION INFO :
 TYPE : 6 BUNGALOW UNITS
 SQ.FT. : 700 - 1,600 SQ.FT. EACH
 ACCESSORY : SHARED DRIVE AND
 SURFACE PARKING IN COURTYARD



TYPE: 1 SINGLE-FAMILY DWELLING,
 3 CARRIAGE HOUSES

SQ.FT.: 1,700 SQ.FT. (SINGLE FAMILY)
 1,225 SQ.FT. (CARRIAGE HOUSES)

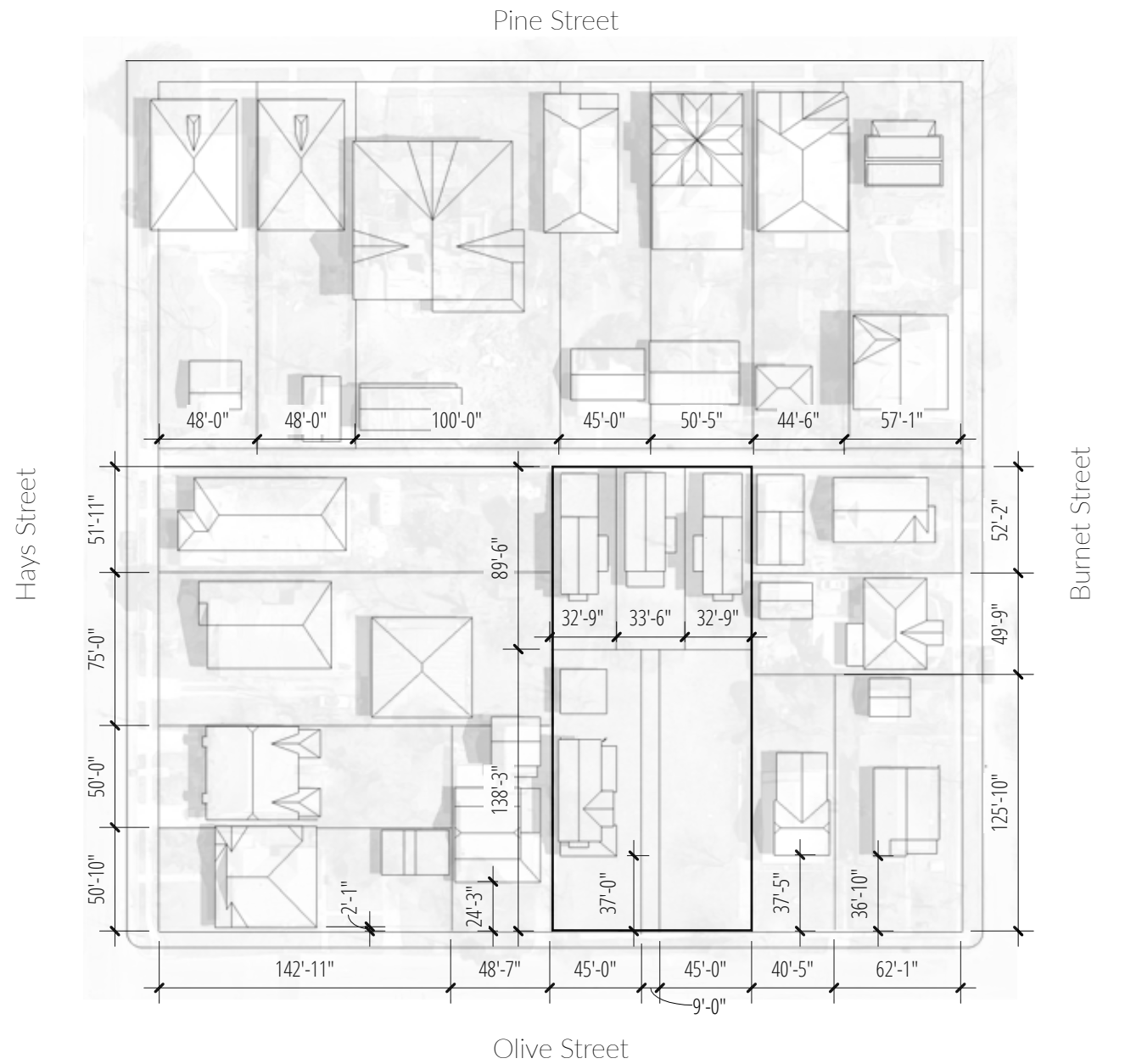
ACCESSORY: DETACHED GARAGE

Right: Single-Family example
 (Dignowity, King Williams)

Carriage House example
 (422 Hays St., Alamo Architects)



Massing Context & Setbacks



1"=80' N

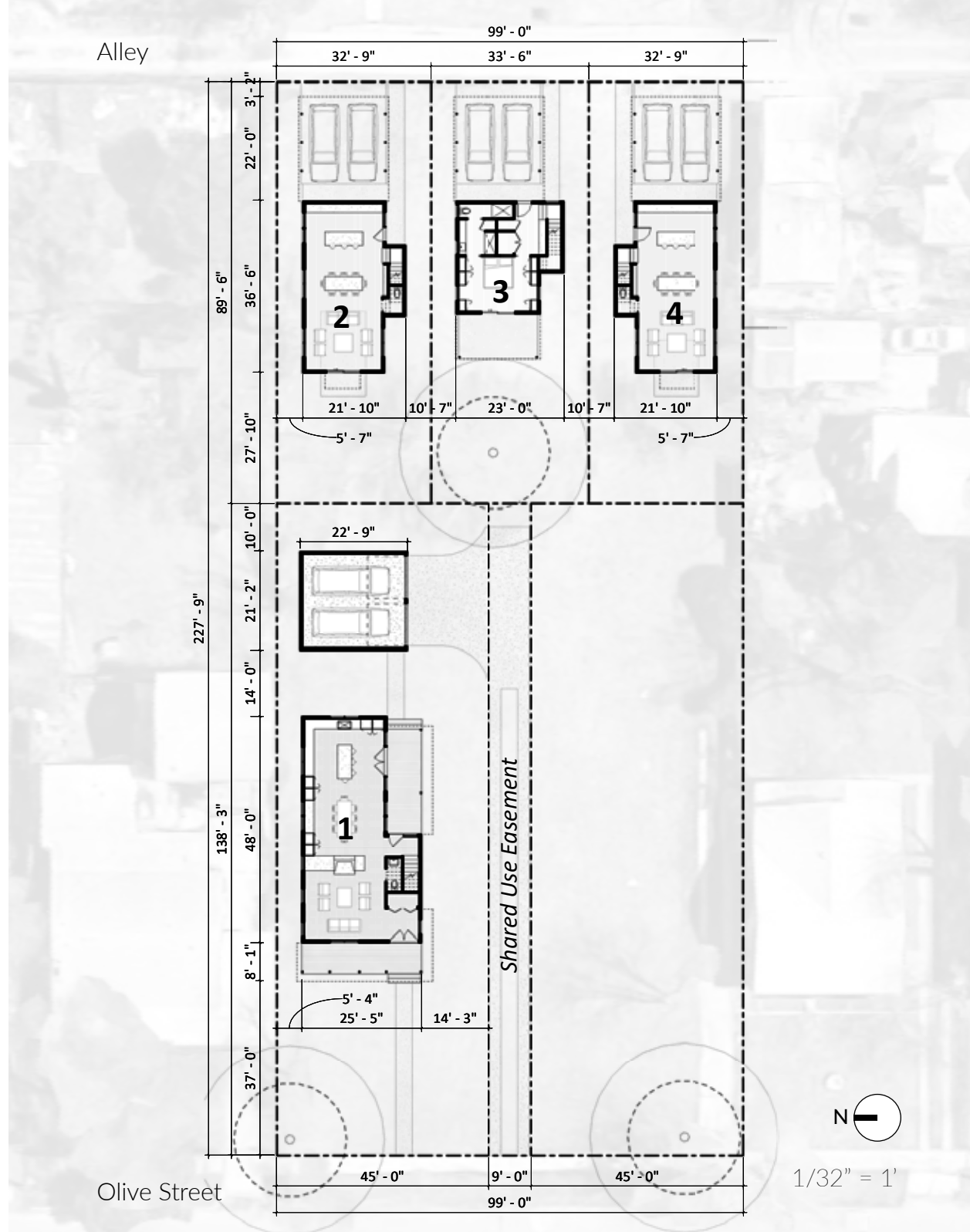
Site Plan

1: Olive Street House

House Area: 1,700 sq.ft.
 Parking: 2-car detached garage
 Lot size: 6,000 sq.ft.
 Zoning: RM-4 (current to remain)
 Setbacks: 37'-0" Front,
 5'4" and 14'3" Side,
 10'-0" Rear

2-4: Carriage Houses

House Area: 1,225 sq.ft.
 Parking: 2-car attached carport
 Lot size: 3,000 sq.ft./house
 Density: < 16 units/ acre
 Zoning: RM-4 (current)
 R-3 (proposed)
 Setbacks: 3'2" Alley,
 5'6" Avg. Side,
 27'-10" Rear



Olive Street House

Floor Plan Level 1

Floor Plan Level 2



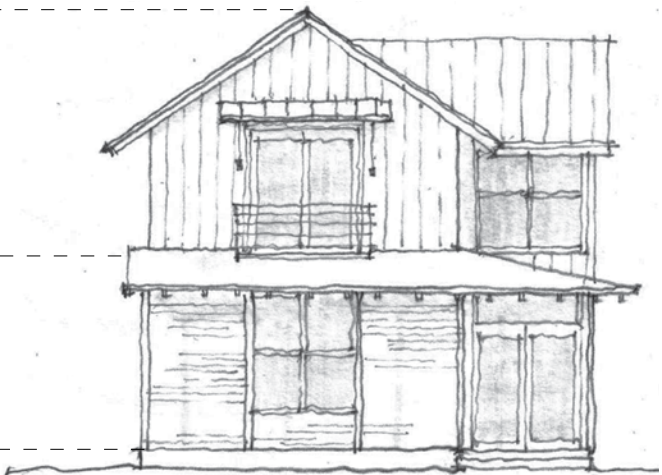
3/32" = 1' N

Olive Street House - Primary Elevations

Ridge: 26'-6"

Level 2 F.F.: 12'-6"

Level 1 F.F.: 1'-6"
Grade.: 0'-0"



West Elevation (Olive Street)

Ridge: 26'-6"

Level 2 F.F.: 12'-6"

Level 1 F.F.: 1'-6"
Grade.: 0'-0"



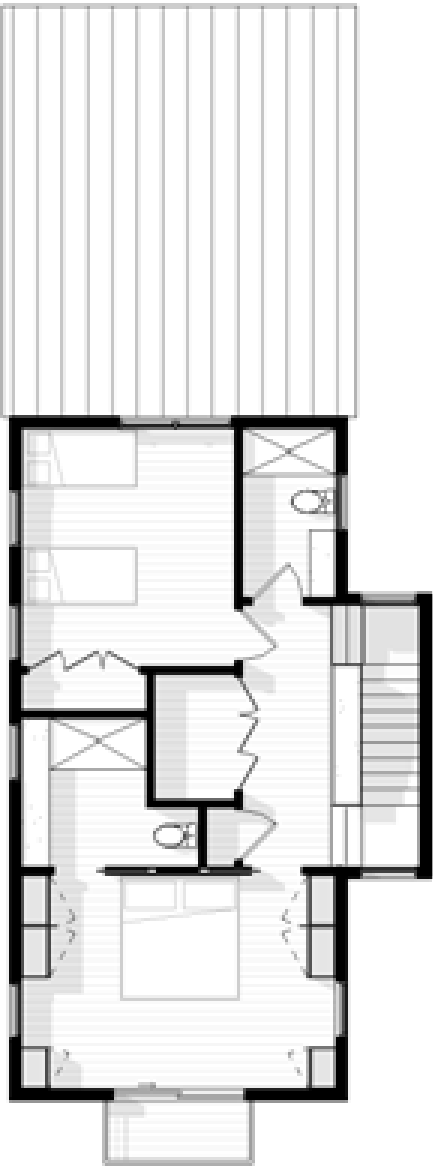
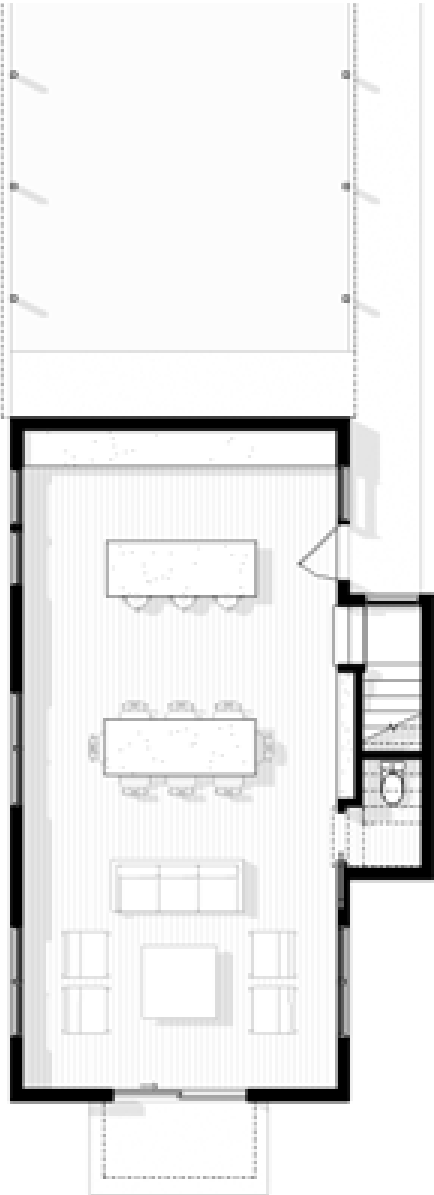
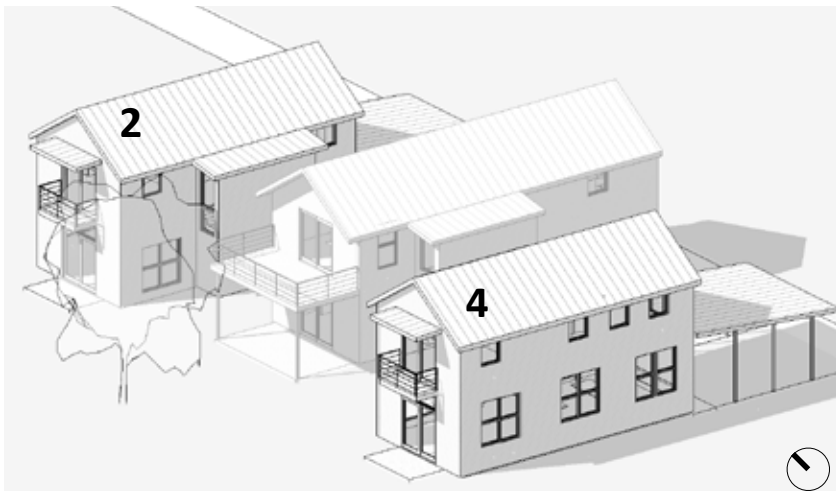
South Elevation

3/32" = 1'

Carriage House 2 (Sim. to 4)

Floor Plan Level 1

Floor Plan Level 2



3/32" = 1' N

Carriage House 2 (Sim. to 4)- Primary Elevations

Ridge: 24'-6"

Level 2 F.F.: 10'-6"

Level 1 F.F.: 0'-6"
Grade.: 0'-0"



East Elevation (Alley)

Ridge: 24'-6"

Level 2 F.F.: 10'-6"

Level 1 F.F.: 0'-6"
Grade.: 0'-0"



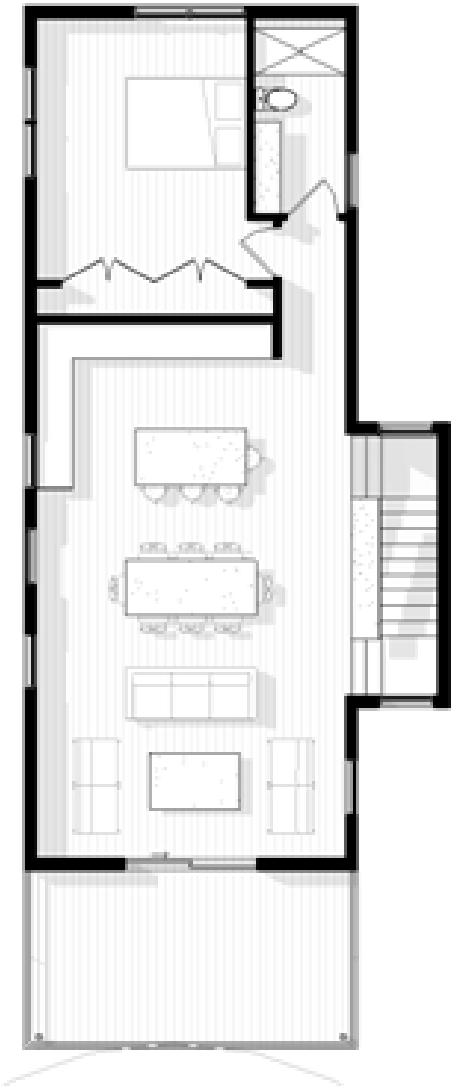
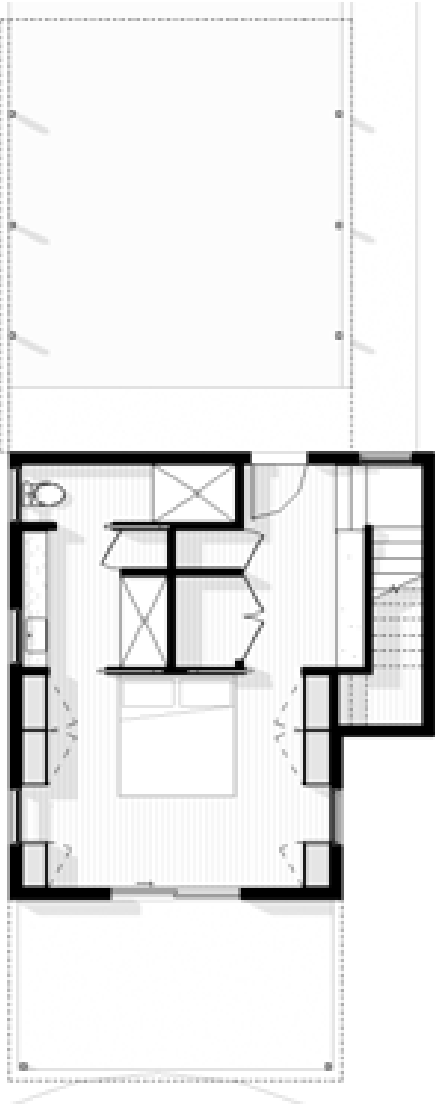
West Elevation

3/32" = 1'

Carriage House 3

Floor Plan Level 1

Floor Plan Level 2



3/32"=1' N

Carriage House 3 - Primary Elevations

Ridge: 24'-6"

Level 2 F.F.: 10'-6"

Level 1 F.F.: 0'-6"
Grade.: 0'-0"

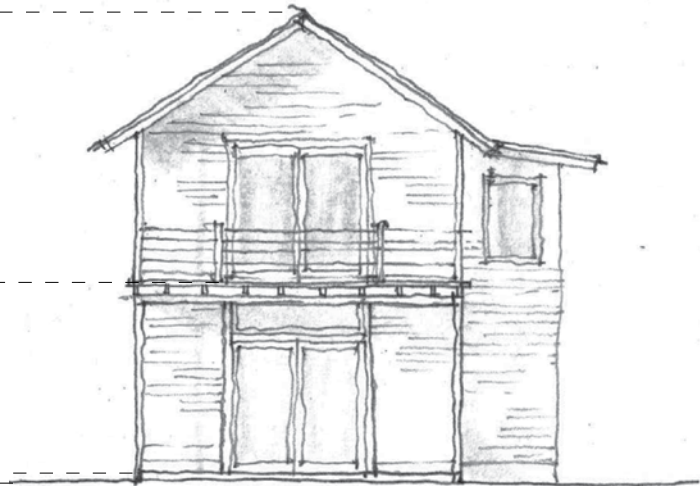


East Elevation (Alley)

Ridge: 24'-6"

Level 2 F.F.: 10'-6"

Level 1 F.F.: 0'-6"
Grade.: 0'-0"



West Elevation

3/32" = 1'

Olive Street View



Preliminary Material Ideas



Roofs: Standing Seam Metal
Siding: Mix of board & batten cement fiber-board, and horizontal painted wood or cement fiber-board
Drive: Concrete Ribbon w/ gravel infill
Walkways: Concrete or limestone pavers