

HISTORIC AND DESIGN REVIEW COMMISSION

August 07, 2019

HDRC CASE NO: 2019-409
ADDRESS: 818 N OLIVE ST
LEGAL DESCRIPTION: NCB 540 BLK 11 LOT A15
ZONING: R-5, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Sue Ann Pemberton/Mainstreet Architects Inc.
OWNER: Jaqueline Roberts/BIGLEY RYAN
TYPE OF WORK: Exterior modifications, front porch modifications, window replacement, carport construction and accessory structure modifications
APPLICATION RECEIVED: July 18, 2019
60-DAY REVIEW: September 16, 2019
CASE MANAGER: Edward Hall
REQUEST:

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

1. Remove a non-original carport and construct a new carport on the south side of the historic structure.
2. Remove the existing, wrought iron porch columns and install new wood columns.
3. Modify the existing, non-original porch roof and overhand and install a new fascia.
4. Remove the existing, non-original steel windows and install new wood windows to match those found on the south façade.
5. Replace the existing, non-original front door.
6. Install a metal canopy over the entrance door of the rear accessory structure.
7. Modify the accessory structure's balcony and porch and install wood siding.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations

7. Architectural Features: Porches, Balconies, and Porte-Cocheres

A. MAINTENANCE (PRESERVATION)

- i. Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
- ii. Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
- iii. Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
- ii. Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
- iii. Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
- iv. Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.

v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

9. Outbuildings, Including Garages

A. MAINTENANCE (PRESERVATION)

i. *Existing outbuildings*—Preserve existing historic outbuildings where they remain.

ii. *Materials*—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. Refer to maintenance and alteration of applicable materials above, for additional guidelines.

FINDINGS:

- a. The historic structure at 818 N Olive was constructed circa 1930 and is found on the 1951 Sanborn Map. The structure features a clipped, side gabled roof, and various modifications which include modifications to the structure's fenestration patterns and the construction of a front porch roof and carport. This structure is contributing to the Dignowity Hill Historic District.
- b. CARPORT – The applicant has proposed to remove a non-original carport and construct a new carport on the south side of the historic structure. Currently, the existing carport and front porch act as one structure and read as one element. The applicant has proposed to separate the carport from the front porch and set it back from the front façade. The applicant has proposed materials that include eight inch square columns with capital and base trim, a shingle roof, and wood trim. Generally, staff finds the proposed carport removal and new construction to be appropriate; however, staff finds that the proposed carport should be detached from the historic structure.
- c. PORCH COLUMNS – The applicant has proposed to remove the existing, non-original wrought-iron porch columns and install eight inch square wood columns. The proposed columns are to feature both capital and base trim. Staff finds the proposed replacement to be appropriate.
- d. PORCH ROOF MODIFICATIONS – As noted in finding a, the original front façade and porch roofs have been modified. The applicant has proposed to modify the existing, non-original porch roof by removing a portion of the street facing overhang. Generally staff finds this to be appropriate; however, staff finds that architectural details and trim work should be simple in design as to not appear as original.
- e. WINDOW REPLACEMENT – The existing front façade features two large steel windows, both of which the applicant has proposed to replace with one over one wood windows that match those found historically on this structure. Generally, staff finds this replacement to be appropriate; however, the proposed new windows should feature head and sill heights as well as installation depths that match those found historically on this structure. Additionally, grouped windows should be separated by a wood mullion.
- f. WINDOW MATERIALS – The applicant has noted wood windows, which staff finds to be appropriate. Staff finds that the proposed wood windows should feature meeting rails must be 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 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.
- g. DOOR REPLACEMENT – The applicant has proposed to replace the existing front door, which is a vinyl door with nine lites. The applicant has not specified the door that is to be installed. Staff finds that a wood door with appropriate detailing for a Craftsman structure should be installed.
- h. ACCESSORY STRUCTURE ENTRANCE CANOPY – The applicant has proposed to install an entrance canopy over the second floor entrance of the rear accessory structure. This entrance faces the interior of the lot (north) and will feature a metal roof. Staff finds this to be appropriate.
- i. BALCONY MODIFICATION – The applicant has proposed to modify the existing balcony, which faces west, toward the rear of the primary historic structure. Within this modification, the applicant has proposed to decrease the balcony's footprint and install wood siding where previously railing existed. Generally, staff finds the proposed modification to be appropriate. The applicant has noted that the proposed siding is to match that

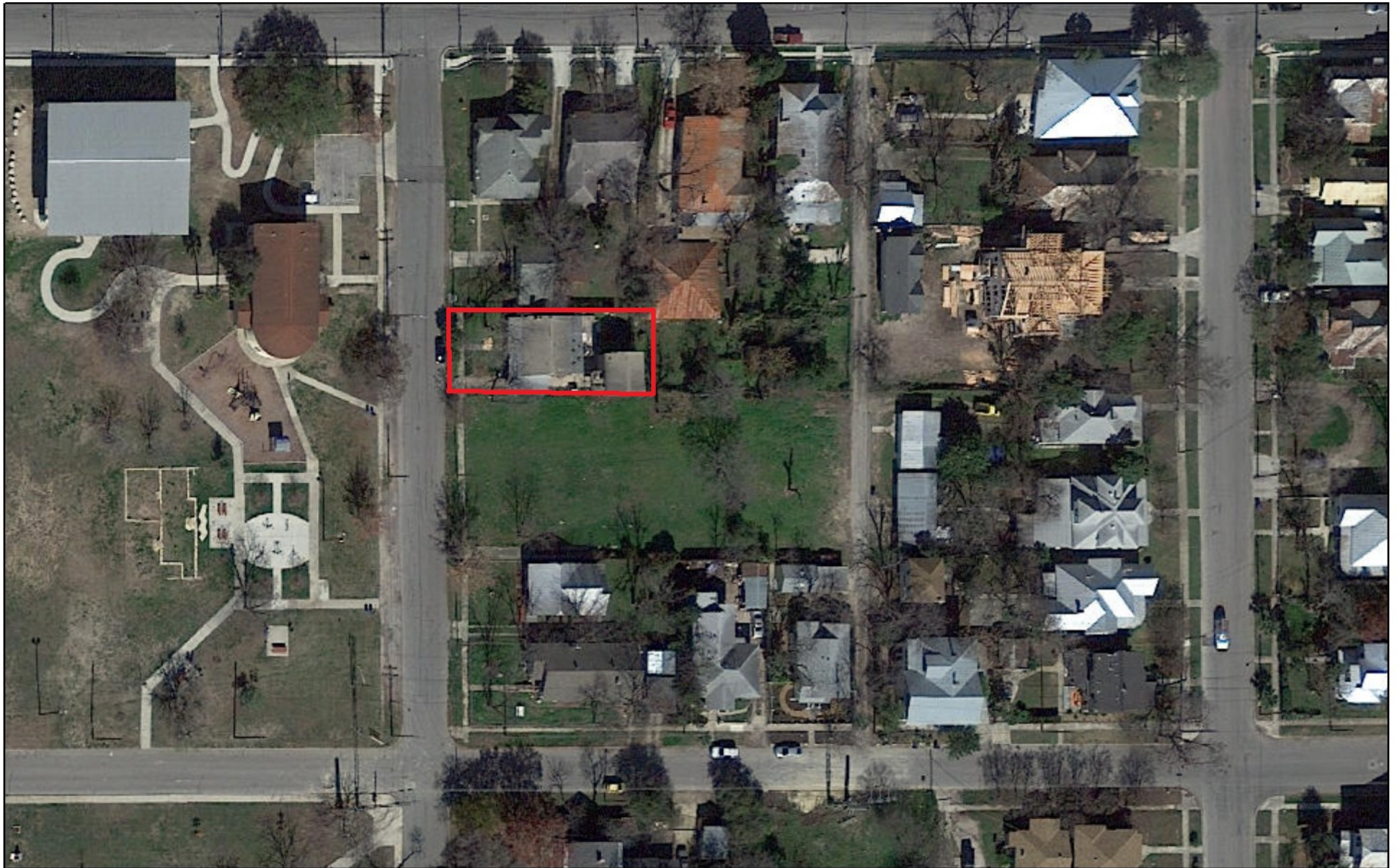
currently on the accessory structure.

RECOMMENDATION:

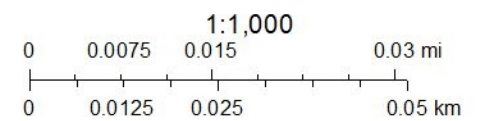
Staff recommends approval of items #1 through #7 based on findings a through i with the following stipulations:

- i. That the applicant modify the design of the proposed carport so that it is detached from the historic structure.
- ii. That the proposed architectural details of the porch modifications be simple in nature as to not appear original.
- iii. That the proposed replacement windows feature head and sill heights that match those found historically on the structure and that the grouped windows are separated by a wood mullion. This detail should match those found elsewhere on the historic structure.
- iv. That the proposed wood windows meet the following specifications: Meeting rails must be 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 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.
- v. That a wood door consistent with the Craftsman style to submitted when returning for final approval for review and approval.

City of San Antonio One Stop



August 1, 2019





818 North Olive Street

Martinez Street
Women's Center

Lockwood
Park

Google



147

TEX

157

HAYS

818

540

146

BURNETT

148

N. HACKBERRY

N. OLIVE

N. PINE

548

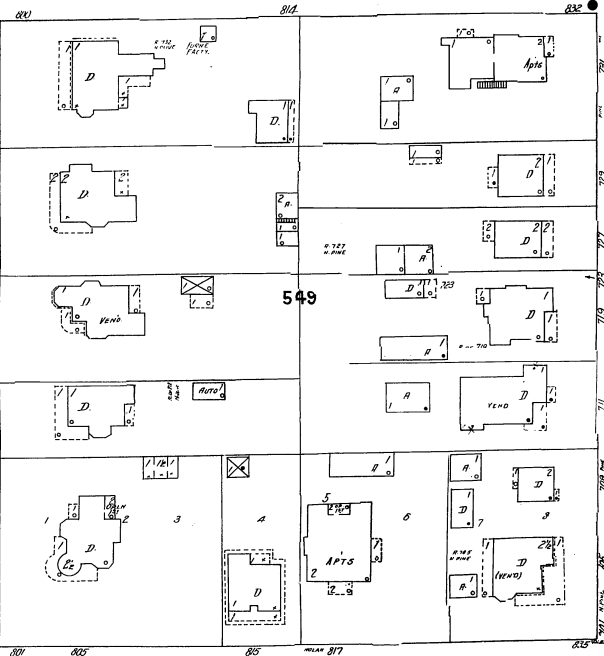
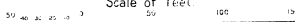
549

NOLAN

133

134

Scale of Feet













The site plan for Lot 14 shows a 1-story residence with a footprint of 20' x 20'. The residence is labeled "BLK. 11 LOT 14 1-STORY RESIDENCE R-5". The plan includes a covered porch, a carport, and a driveway. The setbacks are: MIN. FRONT YARD SETBACK 10', MIN. SIDE YARD SETBACK 5', and MIN. REAR YARD SETBACK 5'. The plan also shows a balcony and a carport. The legend indicates that the existing building to remain is shown with diagonal hatching, existing concrete work to remain with a stippled pattern, new building with a solid black fill, new concrete work with a stippled pattern, and existing wood deck with a horizontal line pattern. The setbacks are marked with dashed lines. The driveway is labeled "CONC. DRIVEWAY" and the carport is labeled "CARPORT". The covered porch is labeled "COVERED PORCH". The balcony is labeled "BALCONY". The plan also shows a "CONC. WALKWAY" and "CONC. PAVERS". The setbacks are marked with dashed lines. The plan also shows a "MIN. SIDE YARD SETBACK" of 5' and a "MIN. REAR YARD SETBACK" of 5'. The plan also shows a "MIN. FRONT YARD SETBACK" of 10'. The plan also shows a "CONC. DRIVEWAY" and a "CARPORT". The plan also shows a "COVERED PORCH" and a "BALCONY". The plan also shows a "CONC. WALKWAY" and "CONC. PAVERS".

LEGEND

- WORK TO BE DEMOLISHED
- PROPERTY LINE
- - - SETBACK LINES
- □ □ METAL FENCE
- ◇ CHAIN LINK FENCE
- EXISTING BUILDING TO REMAIN
- EXISTING CONCRETE WORK TO REMAIN
- NEW BUILDING
- NEW CONCRETE WORK
- EXISTING WOOD DECK

EXISTING SITE PLAN

LEGEND

	WORK TO BE DEMOLISHED
	PROPERTY LINE
	SETBACK LINES
	METAL FENCE
	CHAIN LINK FENCE
	EXISTING BUILDING TO REMAIN
	EXISTING CONCRETE WORK TO REMAIN
	NEW BUILDING
	NEW CONCRETE WORK
	EXISTING WOOD DECK

818 N. OLIVE
SAN ANTONIO, TX 78202

PRELIMINARY
NOT FOR REGULATORY
APPROVAL, PERMIT, OR
CONSTRUCTION

MAIN STREET
ARCHITECTS INC.

SUE ANN PEMBERTON
03/28/2019 #8330

Date: 03/28/2019

Filename:

Sheet Number:

A-1

MAIN STREET

ARCHITECTS INC.

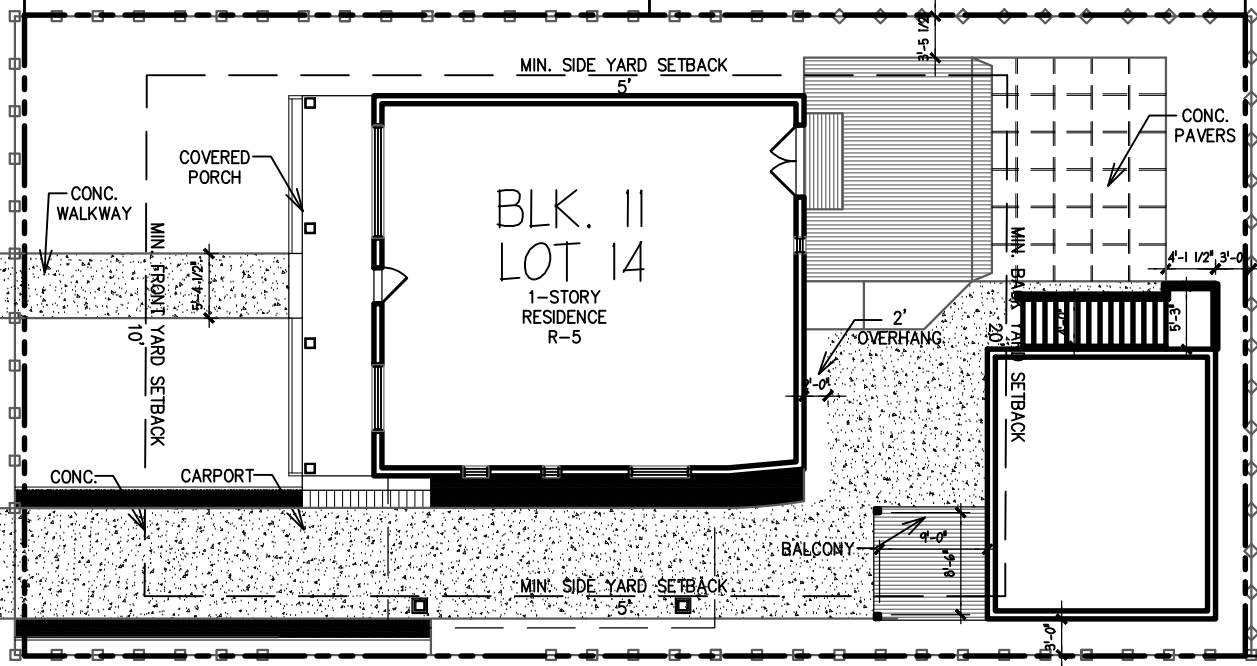
133 W. MISTLETOE SAN ANTONIO, TEXAS 78212 210.732.9268

N. OLIVE ST.

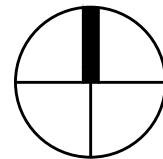
LOT 15

LOT 16

LOT 18



- LEGEND**
- WORK TO BE DEMOLISHED
 - PROPERTY LINE
 - SETBACK LINES
 - METAL FENCE
 - ◇ CHAIN LINK FENCE
 - [Hatched Box] EXISTING BUILDING TO REMAIN
 - [Dotted Box] EXISTING CONCRETE WORK TO REMAIN
 - [Solid Box] NEW BUILDING
 - [Dotted Box] NEW CONCRETE WORK
 - [Hatched Box] EXISTING WOOD DECK



NORTH

201
SCALE: 1/16" = 1'-0"

PROPOSED SITE PLAN

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SUE ANN PEMBERTON
07/18/2019 #8330

Project Name:

818 N. OLIVE
SAN ANTONIO, TX 78202

SITE PLAN

Date: 07/18/2019

Filename:

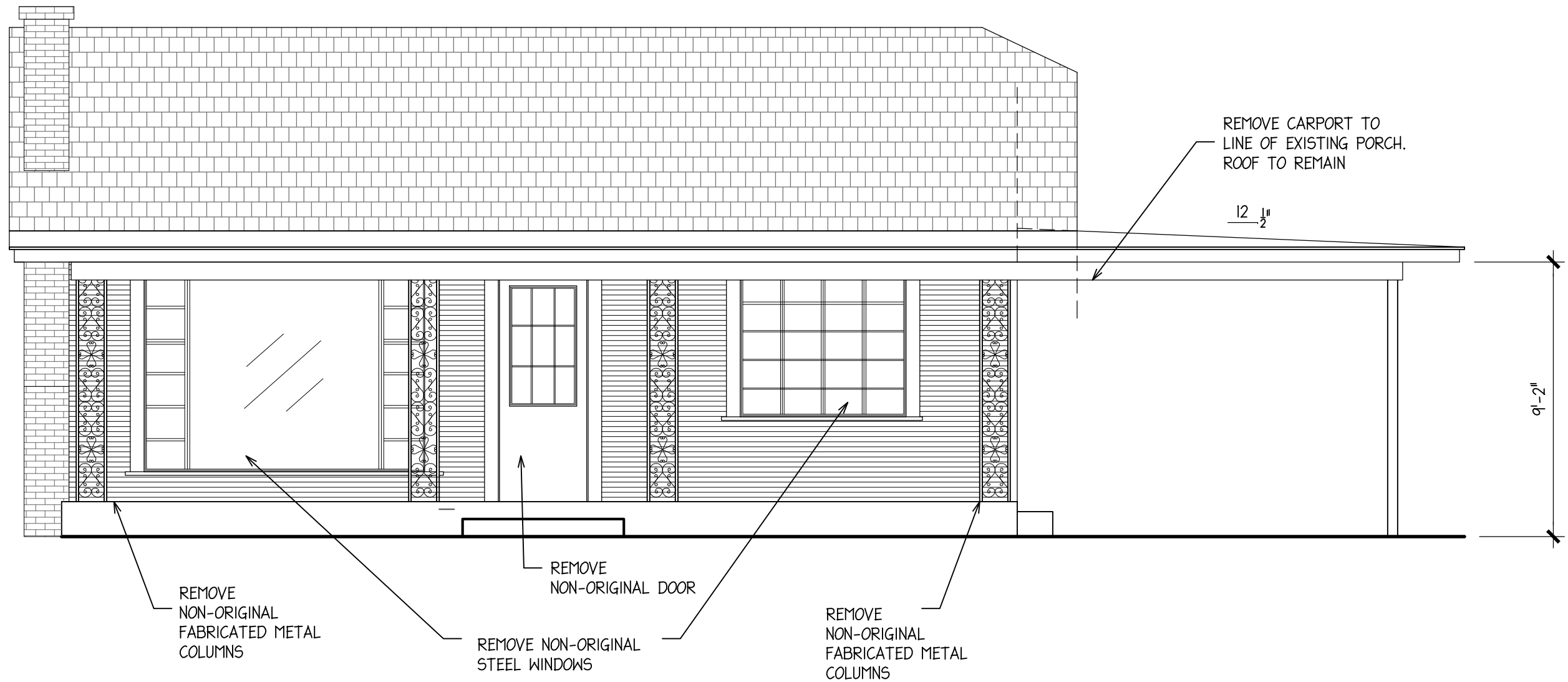
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A-2

MAIN STREET

ARCHITECTS INC.

133 W. MISTLETOE SAN ANTONIO, TEXAS 78212 210. 7329268

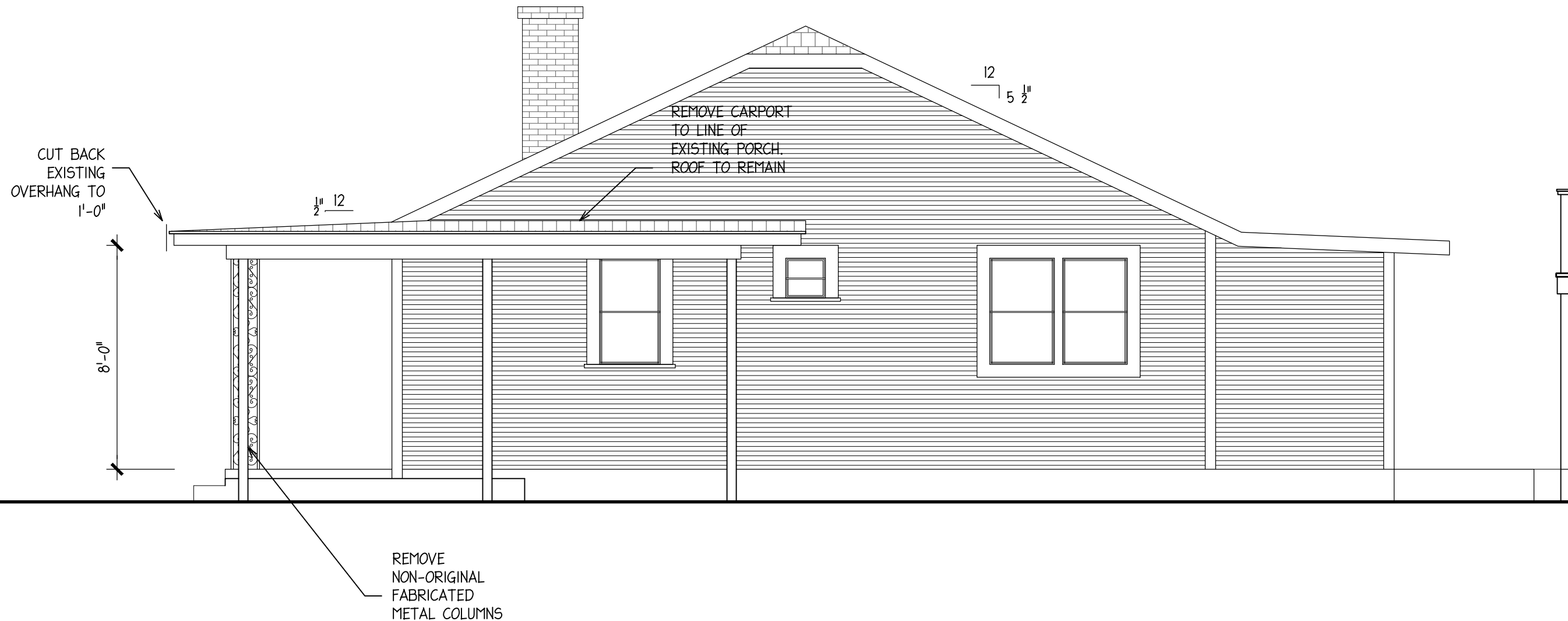


EXISTING WEST ELEVATION

301

SCALE: 1/4" = 1'-0"

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SUE ANN PEMBERTON 7/18/2019 #8330			
Project Name: 818 N. OLIVE SAN ANTONIO, TX 78202		WEST ELEVATION	
Date: 7/18/2019			
Filename:			
Sheet Number:		A-3	



EXISTING
SOUTH ELEVATION

401

SCALE: 1/4" = 1'-0"

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7/18/2019 #8330

Project Name:

818 N. OLIVE

SAN ANTONIO, TX 78202

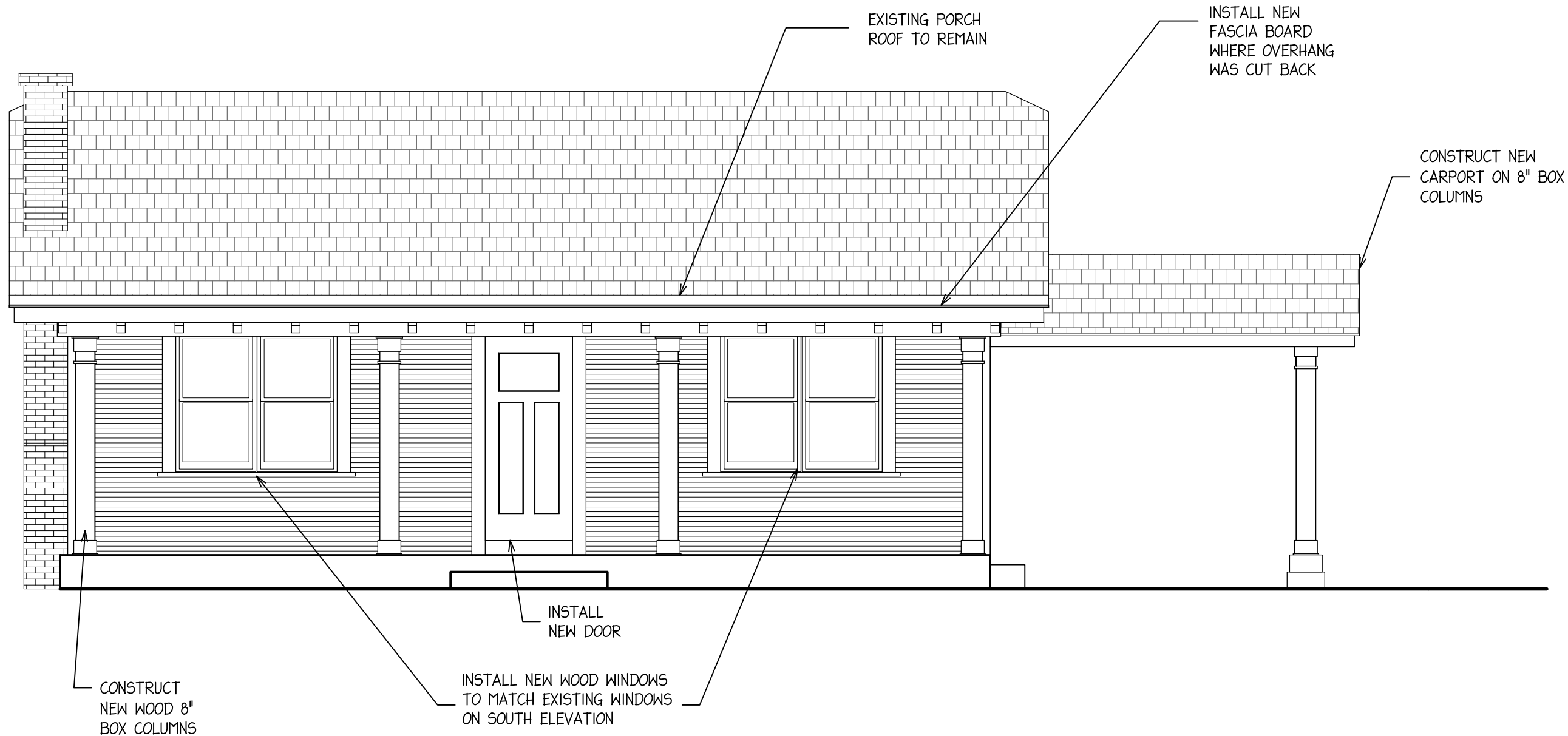
SOUTH ELEVATION

Date: 7/18/2019

Filename:

Sheet Number:

A-4



PROPOSED
WEST ELEVATION

501

SCALE: 1/4" = 1'-0"

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Project Name:

818 N. OLIVE

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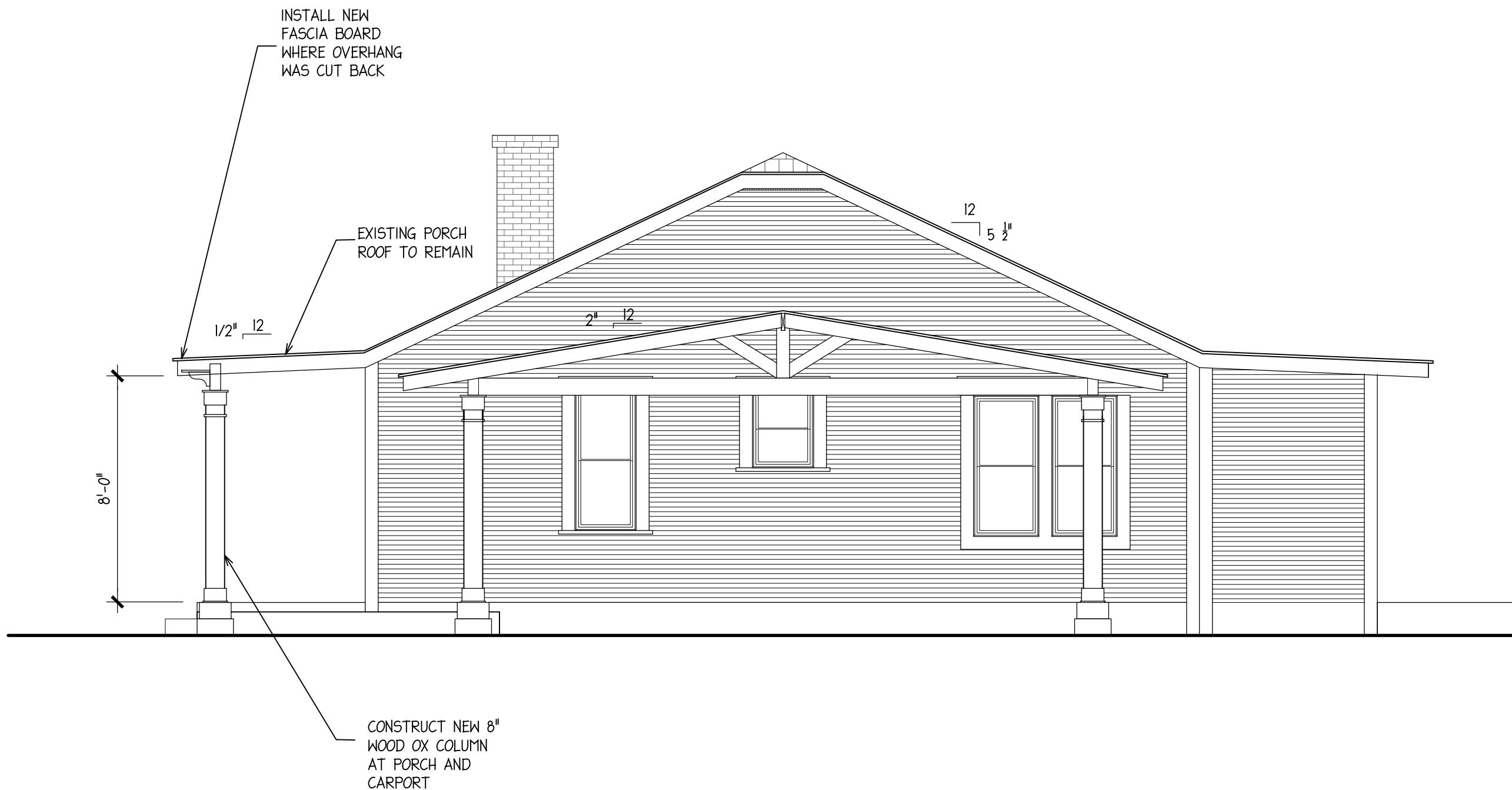
WEST ELEVATION

Date: 7/18/2019

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Sheet Number:

A-5



PROPOSED
SOUTH ELEVATION

601

SCALE: 1/4" = 1'-0"

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7/18/2019 #8330

Project Name:
818 N. OLIVE
SAN ANTONIO, TX 78202

SOUTH ELEVATION

Date: 7/18/2019

Filename:

Sheet Number:

A-6



EXISTING
NORTH ELEVATION

701

SCALE: 3/16" = 1'-0"

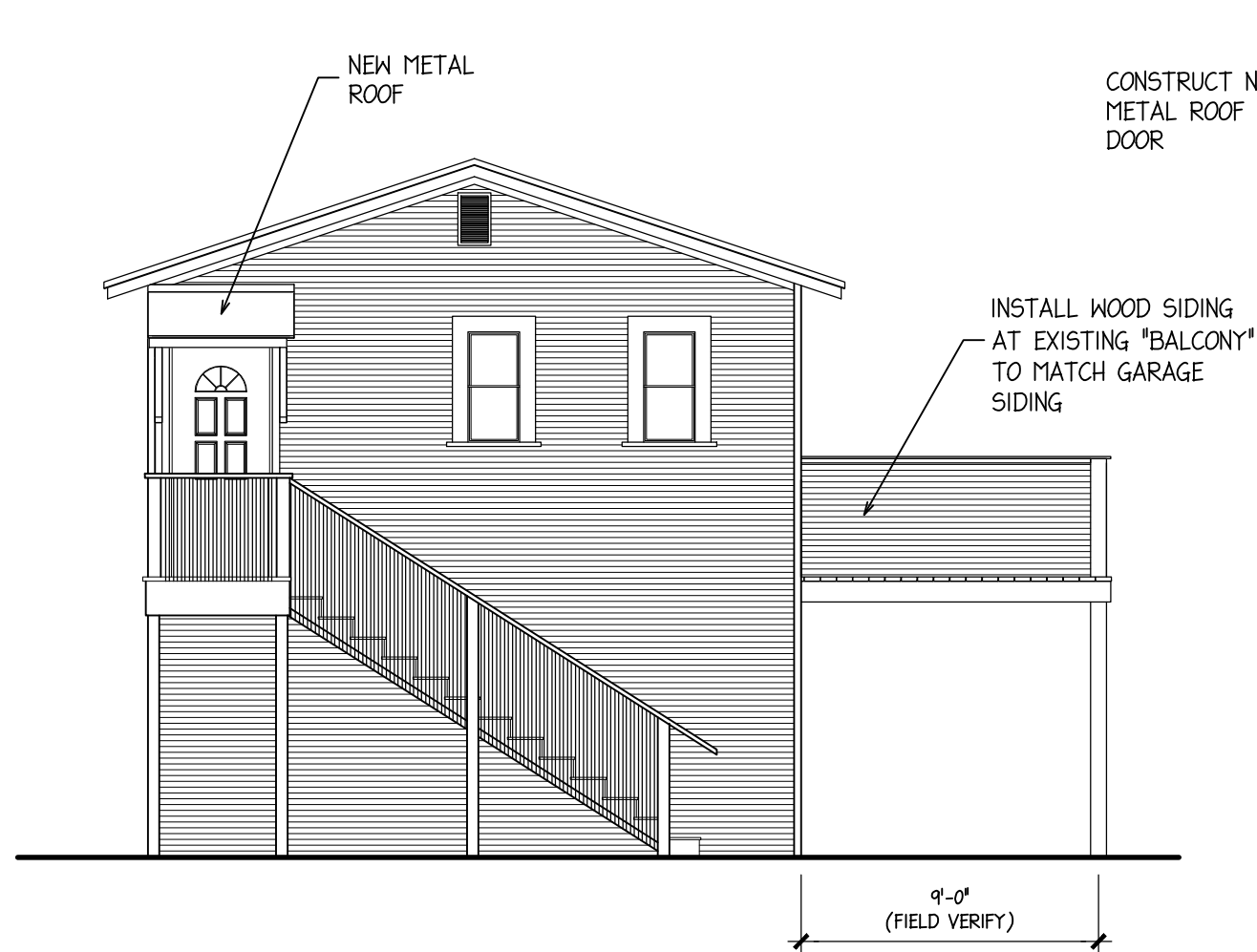


EXISTING
WEST ELEVATION

702

SCALE: 3/16" = 1'-0"

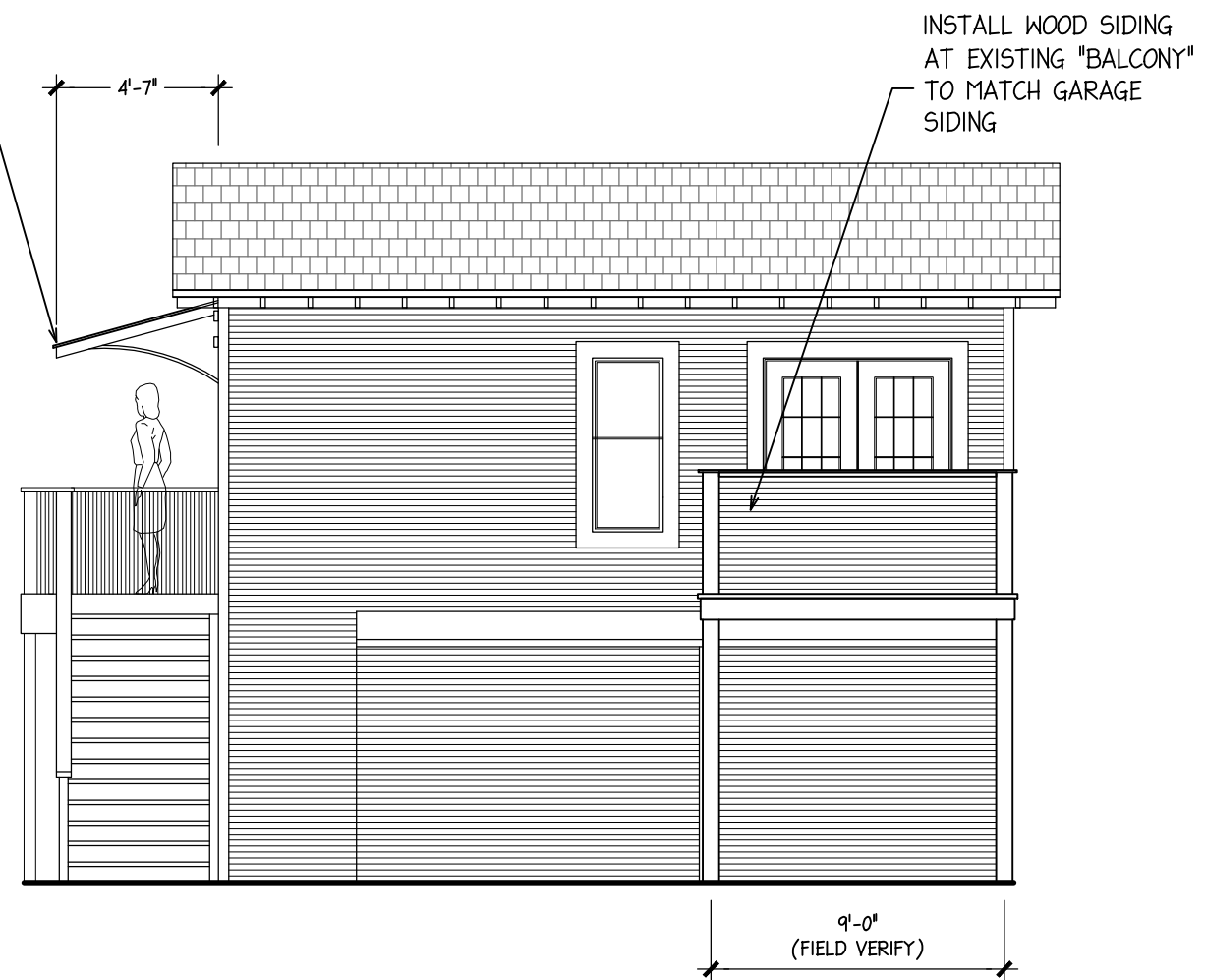
MAIN STREET ARCHITECTS INC.		133 W. MISTLETOE SAN ANTONIO, TEXAS 78212 210. 7329268	
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MAIN STREET ARCHITECTS INC.			
SUE ANN PEMBERTON 7/18/2019 #8330			
Project Name: 818 N. OLIVE SAN ANTONIO, TX 78202		GARAGE DECK	
Date: 7/18/2019			
Filename:			
Sheet Number: A-7			



PROPOSED NORTH ELEVATION

801

SCALE: 3/16" = 1'-0"



PROPOSED WEST ELEVATION

802

SCALE: 3/16" = 1'-0"

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7/18/2019 #8330

Project Name:

818 N. OLIVE
SAN ANTONIO, TX 78202






GARAGE DECK

Date: 7/18/2019

Filename:

Sheet Number:

A-8

#	Color	Brand	Type of Paint	Areas to be Painted
8	 1528 Early Morning	Ben Moore	Semigloss ext. latex	<ul style="list-style-type: none"> • window + door trim • column trim • carport ceiling
9	 976 Coastal Fog	"	Satin ext. latex	<ul style="list-style-type: none"> • roof fascia, corner trim • soffits, french doors • porch posts, carport posts • porch beam balcony posts
10	 699 Garden Oasis	"	Satin ext. latex	siding
11	 457 Icy Morn	"	Satin ext. latex	front porch ceiling
12	 SC-144 Gray Seas	Behr stain	solid exterior stain	balcony railing