

HISTORIC AND DESIGN REVIEW COMMISSION

June 17, 2020

HDRC CASE NO: 2020-241
ADDRESS: 1119 N OLIVE ST
LEGAL DESCRIPTION: NCB 514 BLK 18 LOT 16
ZONING: R-6, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Matt Forrester
OWNER: ROBUS PROPERTIES LLC
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Huy Pham
REQUEST:

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

1. Remove the existing porch railings
2. Replace the wood porch steps with flagstone steps

APPLICABLE CITATIONS:

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 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.

FINDINGS:

- a. The primary historic structure at 1119 N Olive was constructed circa 1910 in the Folk Victorian style and contributes to the Dignowity Hill Historic District. ~~The one-story, single-family structure features a primary hipped roof with a front-facing gabled bay window with Folk Victorian gable ends and fascia brackets, flanked by an inset porch, with four-over-four wood sash windows, an original wood door, Dutch lap siding two brick masonry chimneys.~~
- b. COMPLIANCE – On a site visit conducted on May 18, 2020, staff found that the property at 1119 N Olive was subject to porch railing removal and the installation of flagstone steps prior to approval. The applicant was cooperative with the Stop Work Order and submitted an application to be heard at the next Historic and Design Review Commission hearing.
- c. PORCH RAILING – The applicant has proposed to remove the porch railing. Per the Guidelines for Exterior Maintenance and Alterations 7.B.v., applicants should 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. Staff finds that porch railing are not original to the structure and their removal is appropriate.

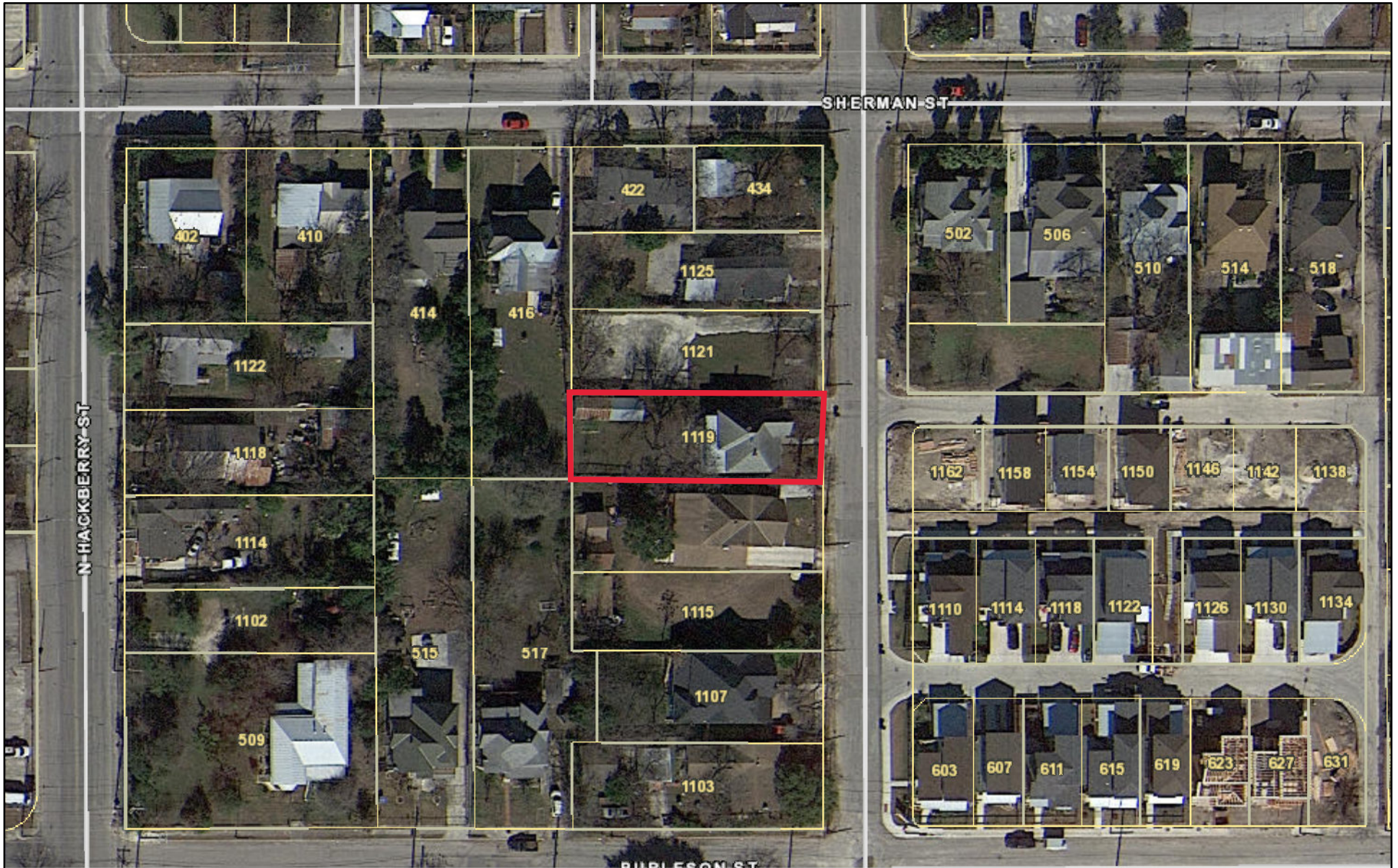
- d. PORCH STEPS – The applicant has proposed to remove the wood steps and install flagstone steps to match the existing flagstone patio in front of the porch. Per the Guidelines for Exterior Maintenance and Alterations 7.B.iii., applicants should replace in-kind porches, balconies, porte-cocheres, and 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. Staff finds that the flagstone patio is an existing, non-conforming feature and should not be used as reference material. Staff finds that installing simple wood steps would be more appropriate and mitigate the visual impact of the inappropriate flagstone patio.

RECOMMENDATION:

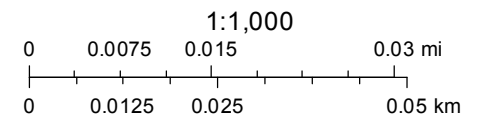
Staff recommends approval of porch railing removal based on finding c.

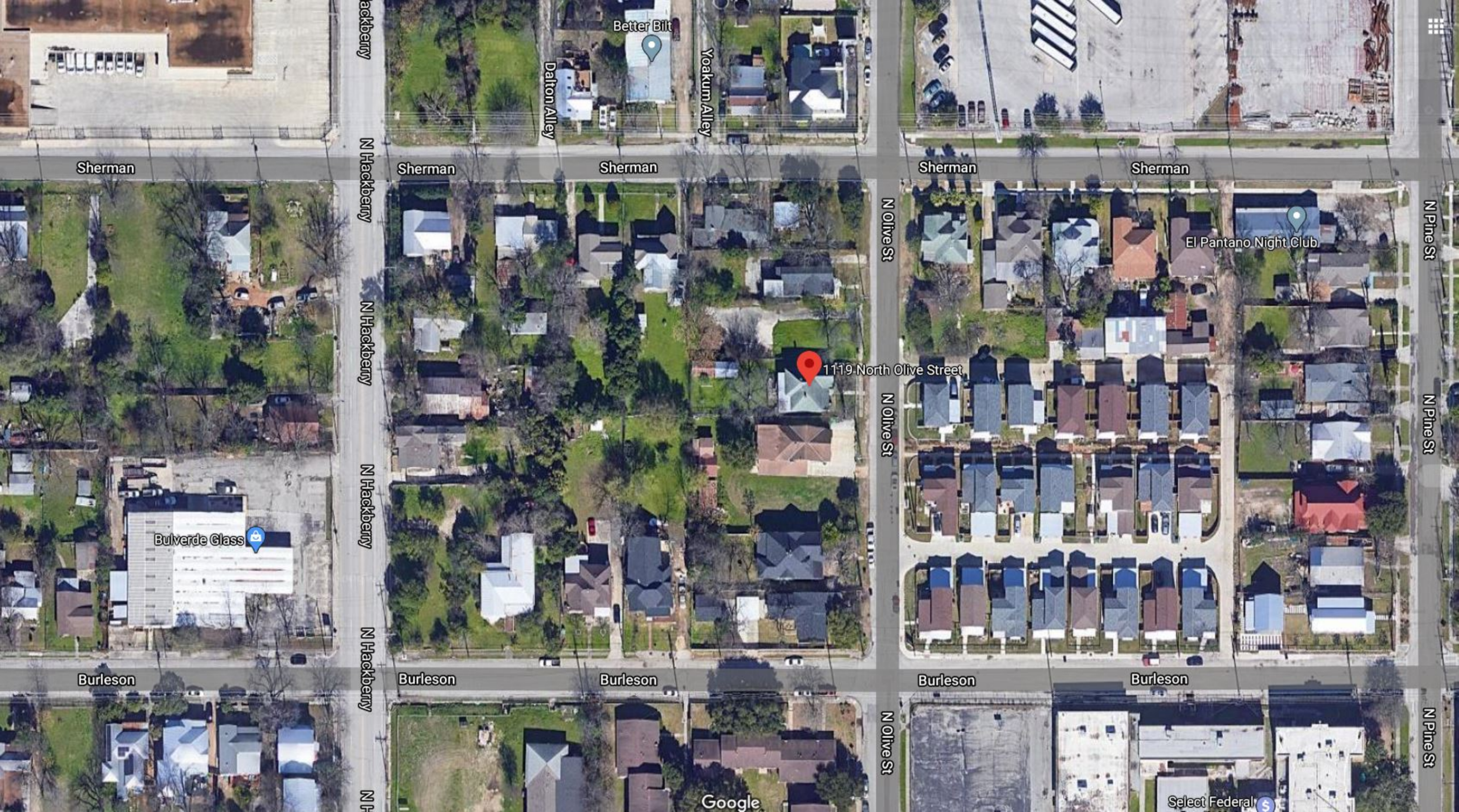
Staff does not recommend approval of the replacement the porch steps with flagstone steps based on finding d; simple wood steps should be restored after a measured drawing is approved by staff.

1119 N Olive



June 9, 2020





Better Bilt

Yoakum Alley

Dalton Alley

Sherman

Sherman

Sherman

Sherman

N Pine St

El Pantano Night Club

1119 North Olive Street

N Olive St

N Olive St

N Pine St

N Hackberry

N Hackberry

N Hackberry

N Hackberry

N Hackberry

Sherman

Bulverde Glass

Burleson

Burleson

Burleson

Burleson

Burleson

N Pine St

Google

Select Federal



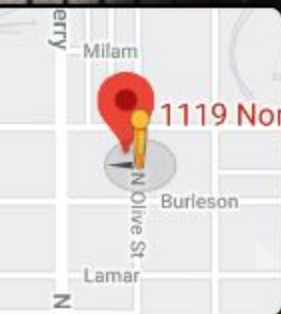
1119 North Olive Street



1158 N Olive St
San Antonio, Texas

Google

Street View



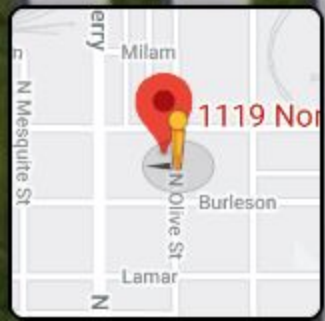
Google



1158 N Olive St
San Antonio, Texas

Google

Street View



1119 N Olive St, San Antonio, TX 78202

Robus Properties, LLC

For Office of Historical Preservation

1. 2016 pictures after purchase of home by Robus and before repainting (also before removal of railing and replacement of steps)



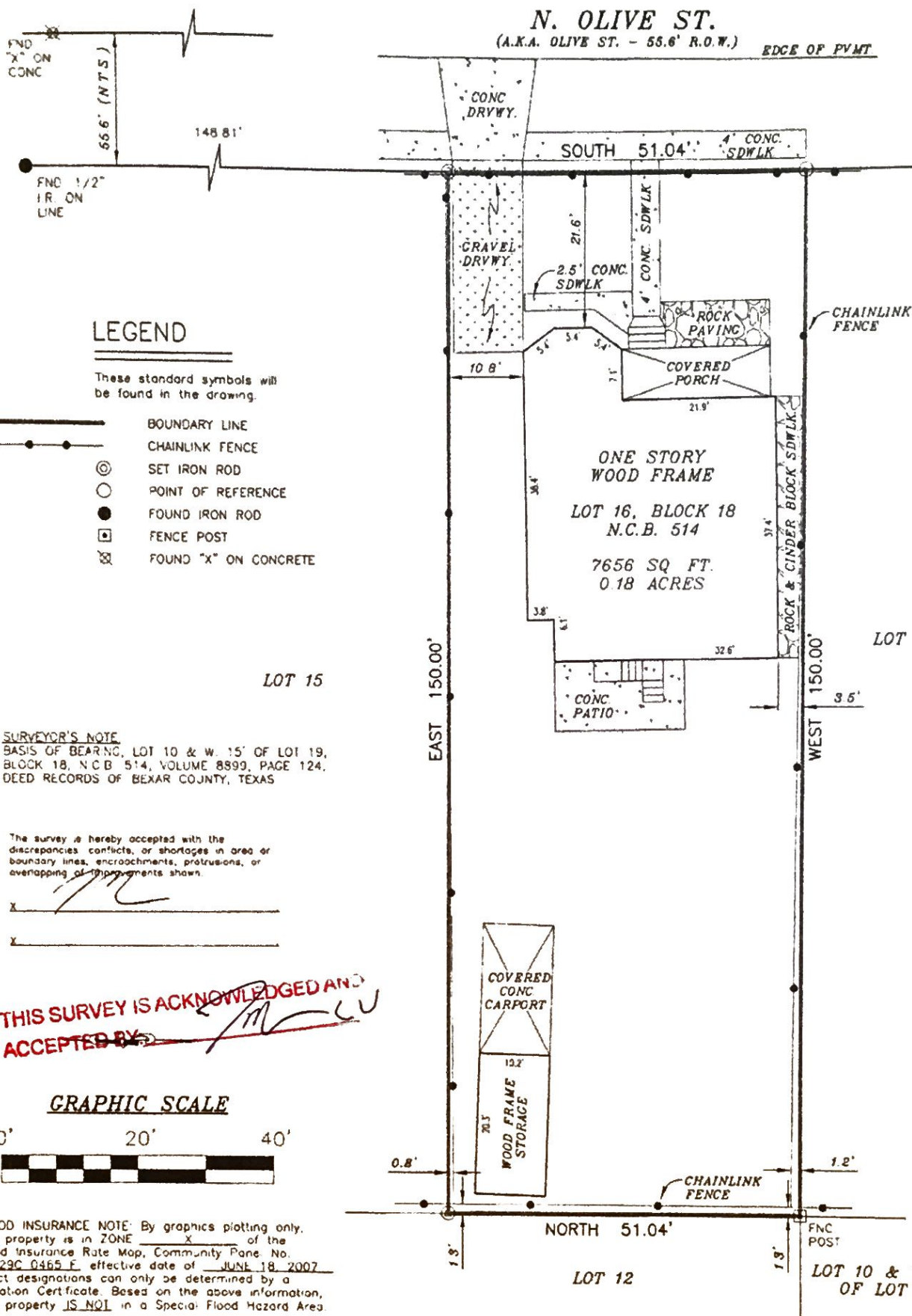
2. 2019 picture before removal of railing and replacement of steps



3. 2020 Pictures after removal of railing and installation of stone landing and steps



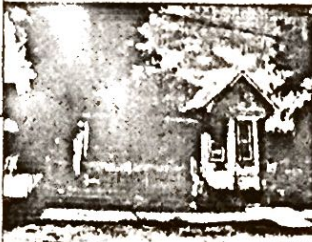




I, ROY JOHN RONNFELDT, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to CHICAGO TITLE COMPANY and AMERIPRO FUNDING that the above map is true and correct according to an actual field survey, made by me or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying (Section 663.18) Lot(s) 16, Block 18, N.C.B. 514, Survey No. 201004063, Abstract No. --- Survey or Subdivision --- Volume --- Page(s) --- of the Map/Deed and Plat Records of BEXAR County, Texas. Owner TIMOTHY MCCARTHY Address: 1119 N. OLIVE ST. GF No 201004063

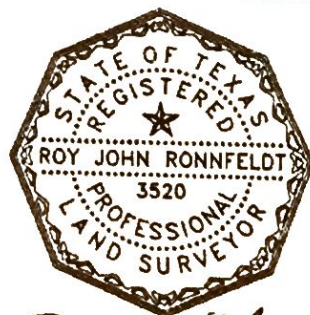
SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN.

PROPERTY PHOTOGRAPH



FINAL "AS-BUILT" SURVEY

JOB NO.	1009001829	NO.	REVISION	DATE
DATE	09/23/10			
DRAWN BY	MN/WP			
APPROVED BY	RJR			



Roy John Ronnfeldt
ROY JOHN RONNFELDT, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 3520



AMERISURVEYORS, LLC
11711 Warfield St. San Antonio, Texas 78216
Phone: (210) 367-2200 Fax: (210) 320-1043 or 1 (866) 949-9662



1119 N Olive St, San Antonio, TX 78202
Robus Properties, LLC
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Brown and tan stones used for new front steps



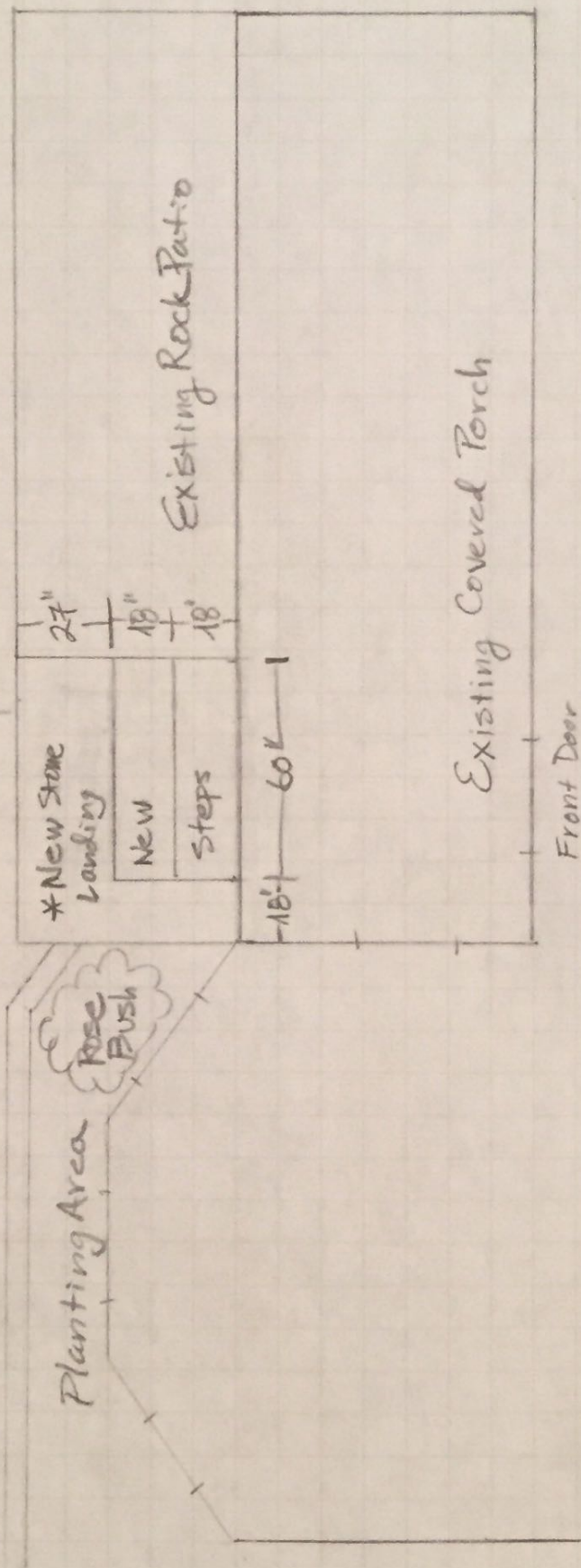
1119 N. Olive St.

Top view of front of house, porch, patio and steps

Yard

Yard

Concrete
Sidewalk



House

1119 N. Olive St.

Front View of Porch, patio and steps

