

# HISTORIC AND DESIGN REVIEW COMMISSION

May 07, 2025

**HDRC CASE NO:** 2025-102  
**ADDRESS:** 512 N OLIVE ST  
**LEGAL DESCRIPTION:** NCB 571 BLK 5 LOT N 56 FT OF 9 & 10  
**ZONING:** RM-4, H  
**CITY COUNCIL DIST.:** 2  
**DISTRICT:** Dignowity Hill Historic District  
**APPLICANT:** Adan Ochoa/AO Design, LLC  
**OWNER:** HOGAN KAREN M  
**TYPE OF WORK:** Construction of a rear accessory structure  
**APPLICATION RECEIVED:** April 18, 2025  
**60-DAY REVIEW:** June 17, 2025  
**CASE MANAGER:** Edward Hall

## REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a rear accessory structure at 512 N Olive, located within the Dignowity Hill Historic District. The proposed accessory structure will feature a footprint of approximately 380 square feet and vehicular access to Dawson Alley to the north of the property.

## 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.

#### 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.

### *Standard Specifications for Windows in Additions and New Construction*

Consistent with the Historic Design Guidelines, the following recommendations are made for windows to be used in new construction:

- **GENERAL:** Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below.

- **SIZE:** Windows should feature traditional dimensions and proportions as found within the district.
- **SASH:** Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- **DEPTH:** There should be a minimum of 2" 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. All windows should be supplied in a block frame and exclude nailing fins which limit the ability to sufficiently recess the windows.
- **TRIM:** Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail.
- **GLAZING:** Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature true, exterior muntins.
- **COLOR:** Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or metallic manufacturer's color is not allowed and color selection must be presented to staff.

## **FINDINGS:**

- a. The historic structure at 512 N Olive was constructed circa 1910 in the Folk Victorian style and is found on the 1912 Sanborn Map. The structure features a traditional L-plan and a front and side gabled roof. The structure is contributing to the Dignowity Hill Historic District.
- b. At this time, the applicant is requesting a Certificate of Appropriateness for approval to construct a rear accessory structure at 512 N Olive, located within the Dignowity Hill Historic District. The proposed accessory structure will feature a footprint of approximately 380 square feet and vehicular access to Dawson Alley to the north of the property.
- c. **SCALE & MASS** – At the rear of the lot, the applicant has proposed to construct an accessory structure to feature a footprint of approximately 380 square feet. The Guidelines for New Construction 5.A. notes that rear accessory structures are to feature a massing and form that is visually subordinate that that of the primary historic structure in regards to their height, massing and form, should be no larger in plan than forty (40) percent of the primary historic structure's footprint and should relate to the period of construction of the primary historic structure. The primary residential structure on site features an overall footprint of 1,417 square feet, per BCAD and one story in height. Staff finds the proposed accessory structure's footprint of approximately 380 square feet and overall height of 13' – 0" to be appropriate and consistent with the Guidelines.
- d. **ORIENTATION & SETBACKS** – The Guidelines for New Construction 5.B. notes that the predominant accessory structure orientation and historic setback patterns of the block should be followed. Generally, staff finds the proposed location, orientation and setbacks associated with the proposed accessory structure to be appropriate and consistent with the Guidelines.
- e. **MATERIALS** – The applicant has proposed materials that include 6x6 cedar columns, an asphalt shingle roof, composite siding featuring an eight (8) inch exposure, a wood door and a one, one over one window. Generally, staff finds the proposed materials to be appropriate. Staff finds the siding exposure to be appropriate as it matches the currently installed exposure of siding on the primary structure; however, all siding should be smooth with no faux wood grain texture. Staff finds that the proposed window should be consistent with the adopted standards for windows in new construction.
- f. **ARCHITECTURAL DETAILS** – Generally, staff finds the proposed architectural details to be appropriate; however, staff finds that all columns should feature capital and base trim with chamfered corners. Final specifications for the proposed garage door are to be submitted to OHP staff for review and approval. The door should feature wood or metal construction.

## **RECOMMENDATION:**

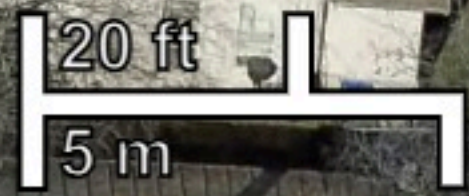
Staff recommends approval based on findings a through f with the following stipulations:

- i. That all siding be smooth with no faux wood grain texture.
- ii. That the proposed window should be consistent with the adopted standards for windows in new construction.
- iii. That the proposed garage door be wood or metal.
- iv. That specifications for the garage door and window be submitted to OHP staff for review and approval.





EagleViewImage  
Captured: Mar 16, 2025





1<sup>st</sup> N Olive  
34-515 510-3

Dawson Ave

N Olive





# Description of Scope of Work

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Client is requesting to build a 192 sqft garage/ storage with a 192 connecting carport in the back of his residence located at 512 N. Olive (Dignowity District). The unit will be accessible through the paved alley way on Dawson Street. A wood fence electric gate would be installed.

The structure would sit on a concrete slab, with a 2x wood frame and sheathed with 1x8 lap siding to match the existing house. A color has not yet been determined.

The carport would be connected to the new structure and would be held by 6x6 cedar post and the roof would be continuous with asphalt shingles to match the existing home.

The unit would be accessible with a 9' x 8' garage door (style TBD), along with a 36" Jeld-Wen craftsman door and a one over one window unit.

The client would like to "Thank You" for your time and consideration on their project.

# Material List

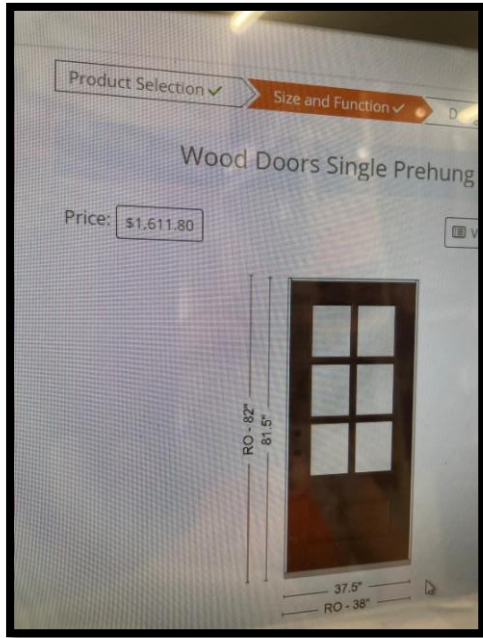
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## Carport:

- Concrete Approach and Flat Work
- 6x6 Cedar Post
- 2x6 Cedar Collar Ties
- 2x6 Yellow Pine Roof Rafters
- 1/2" OSB Roof Decking
- Beaded Board Ceiling Decking
- 1x6 Fascia Boards
- 1x12 Soffit
- Asphalt Shingles (Match Existing House)

## Garage/ Storage:

- Concrete Slab 4" Above Grade
- 2x4 treated bottom plates
- 2x4 Yellow Pine (Studs, Top Plates)
- 2x6 Yellow Pine (Ceiling Joist, Roof Rafters)
- 1/2" OSB Roof Decking
- 1x6 Fascia Boards
- 1x12 Soffit
- Asphalt Shingles (Match Existing House)
- 1/2" OSB Sheathing
- 8.25" Lap Siding Smart Board (Cedar Texture- Match Existing House)
- Side Entry Door (Jeld-Wen, Solid Wood, 1 Panel, 6 Lite)
- Garage Door (Cambek)
- Color to be Determined

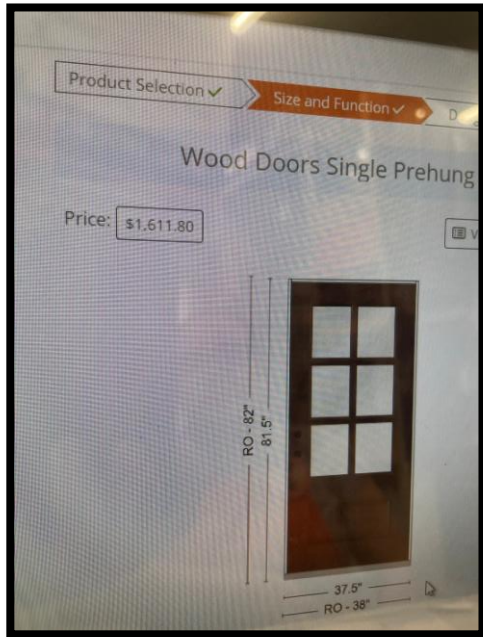


Jeld-Wen  
Solid Wood (Savannah Mahogany)  
1 Panel, 6 Lite



Lap Siding  
Cedar Textured  
8.25" Reveal

1.



Jeld-Wen

Solid Wood (Savannah Mahogany)

1 Panel, 6 Lite

2.



Lap Siding

Cedar Textured

8.25\" Reveal



# Current Photos

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North Elevation



A

South Elevation



B



East Elevation



C

West Elevation



D



Dawson Street Alley (Looking East)



Dawson Street Alley (Looking West)



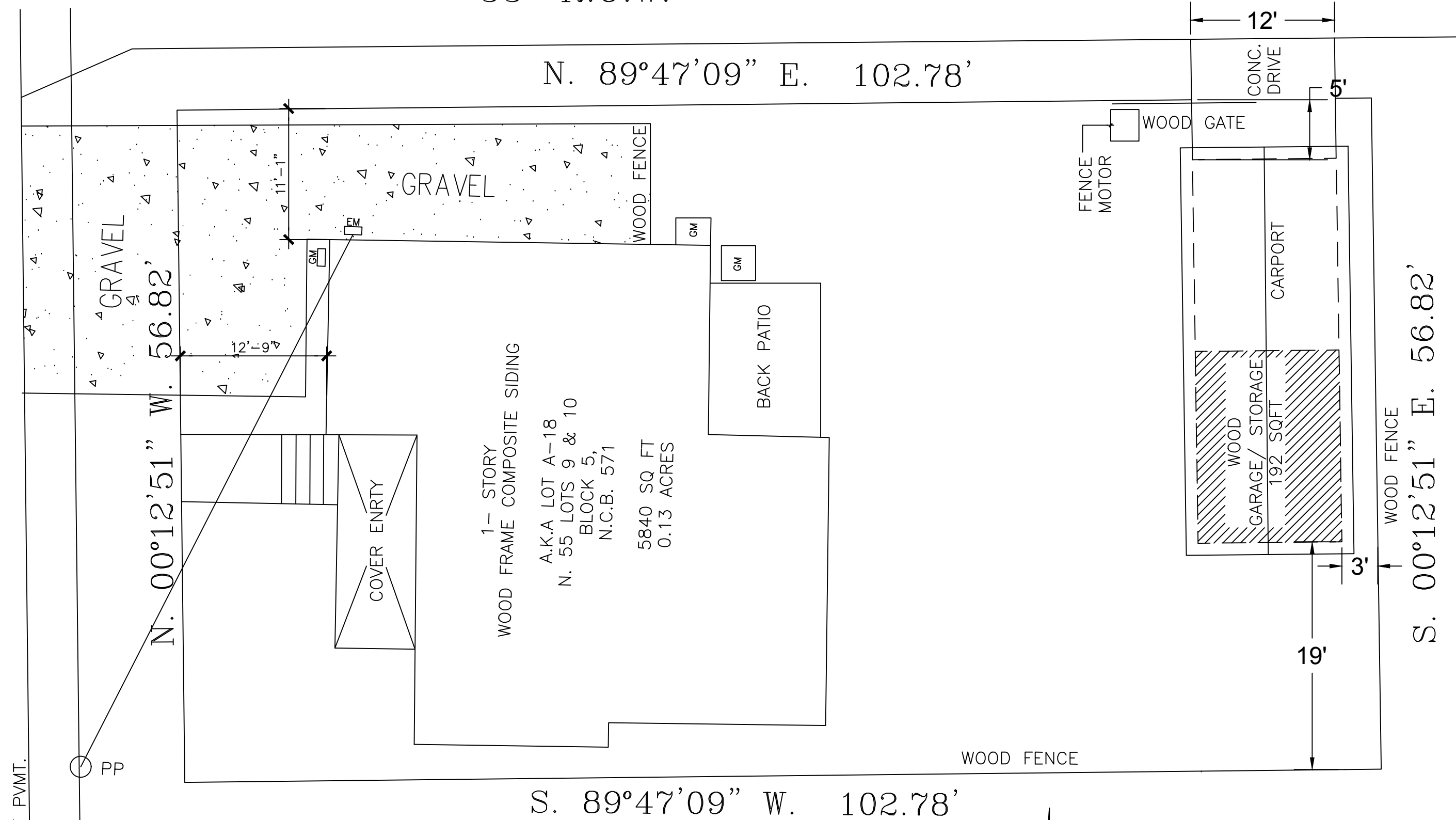


OLIVE STREET

55.6' R.O.W.

DAWSON STREET ALLEY

55' R.O.W.



1

SITE PLAN

Scale: NOT TO SCALE

LEGEND

- F.C. : FENCE CORNER
- S.I.P. : SET 1/2" IRON PIN
- P.P. : POWER POLE
- E— : OVERHEAD POWER LINE
- : CHAIN LINK FENCE



SHEET INDEX	
1	A0.0 SITE PLAN
2	A1.0 FLOOR PLAN
3	A2.0 EXTERIOR ELEVATION

512 N. OLIVE

DESIGN DRAWINGS AND SPECS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN EXCLUSIVE PROPERTY OF THE DESIGNER WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS TO BE EXECUTED OR NOT AND SHALL BE RETURNED TO HIM/HER UPON THE COMPLETION OF THE CONSTRUCTION WORK. THEY ARE NOT TO BE USED BY THE OWNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING FROM THE DESIGNER. ANY CHANGERS MADE OUTSIDE THE SCOPE OF WORK AND/ OR AFTER THE APPROVAL OF THE CITY WILL BE THE SOLE RESPONSIBILITY OF THE CLIENT. ALL M.E.P IS DESIGNED AS SCHEMATIC. OWNER IS RESPONSIBLE FOR HIRING A M.E.P ENGINEER IF NEEDED.

PROJECT NO. XXX-XX  
DATE: APRIL 17, 2025  
DRAWN BY:  
DESIGNER:

sheet  
A0.0  
1 of 3

SITE PLAN

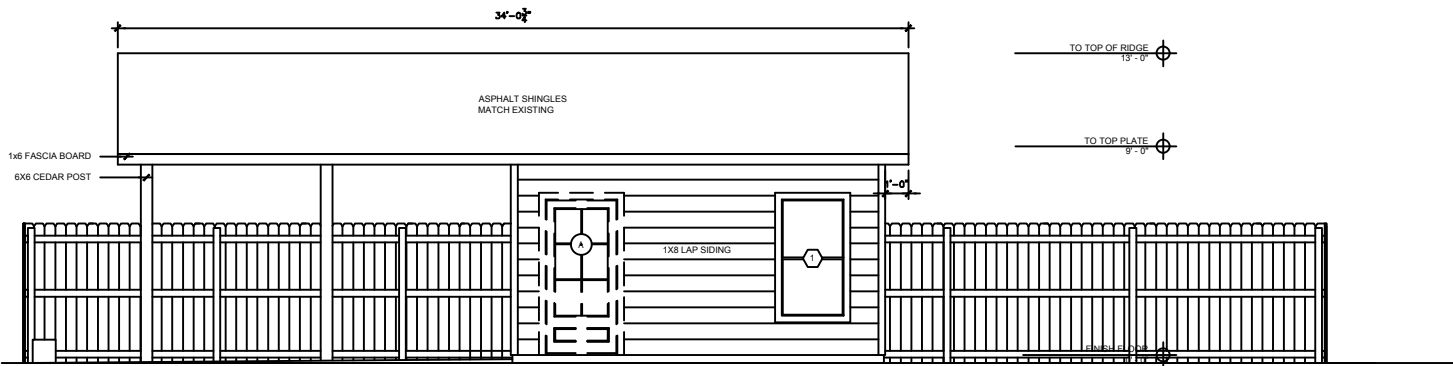


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A1.0	EXTERIOR ELEVATION

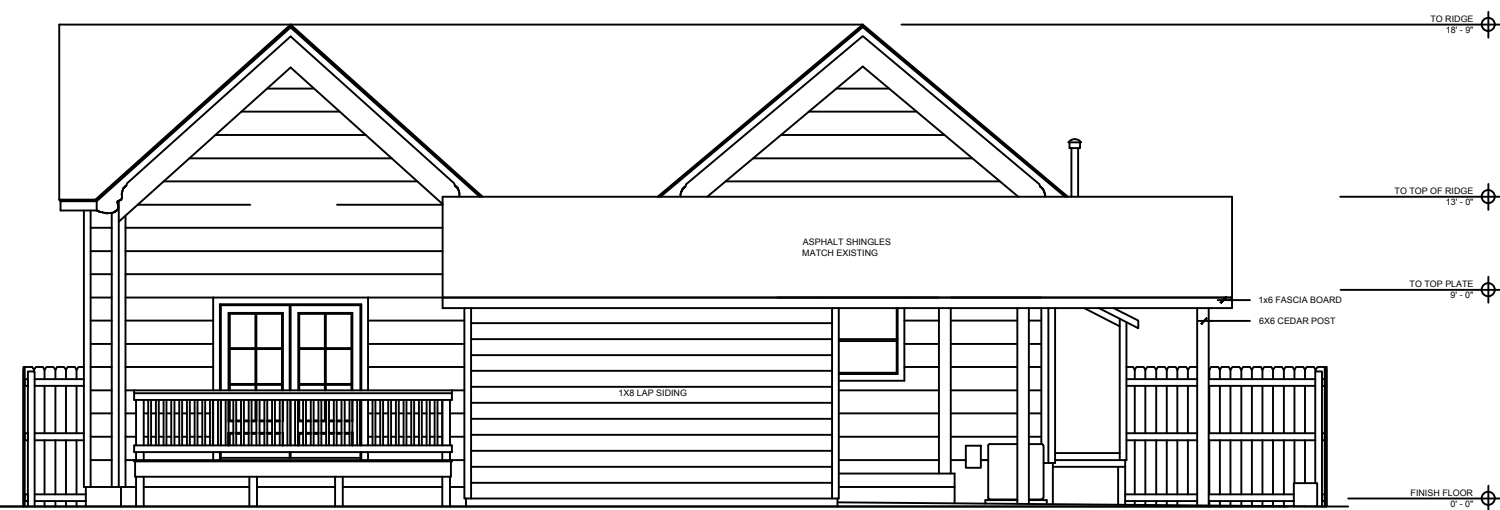
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DESIGNER:

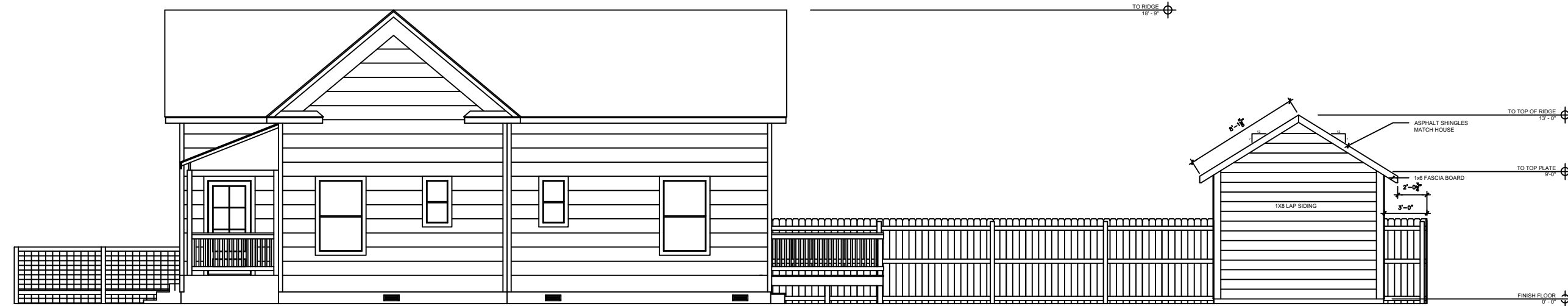
## FLOOR PLAN/ EXTERIOR ELEVATIONS



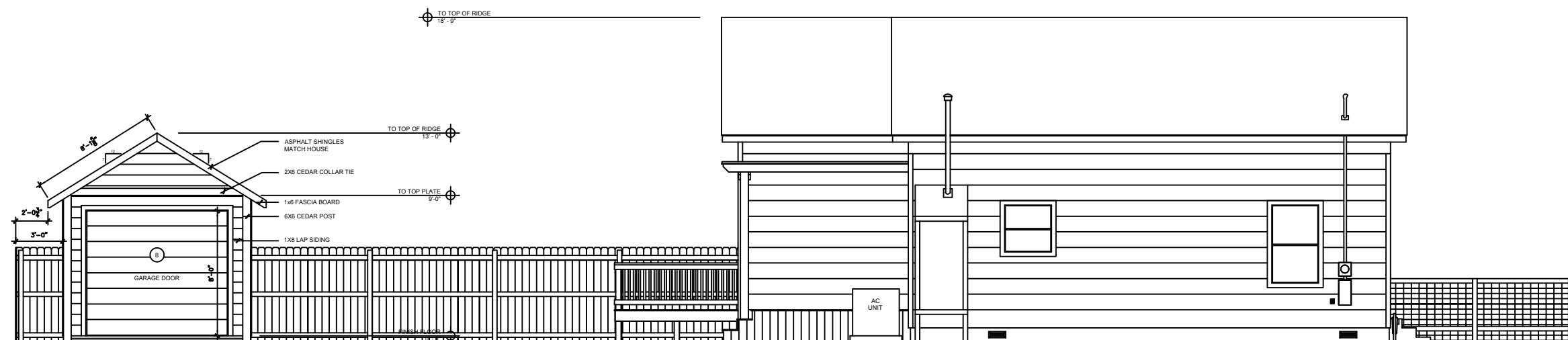
1 WEST ELEVATION  
Scale: 3/16" = 1'-0"



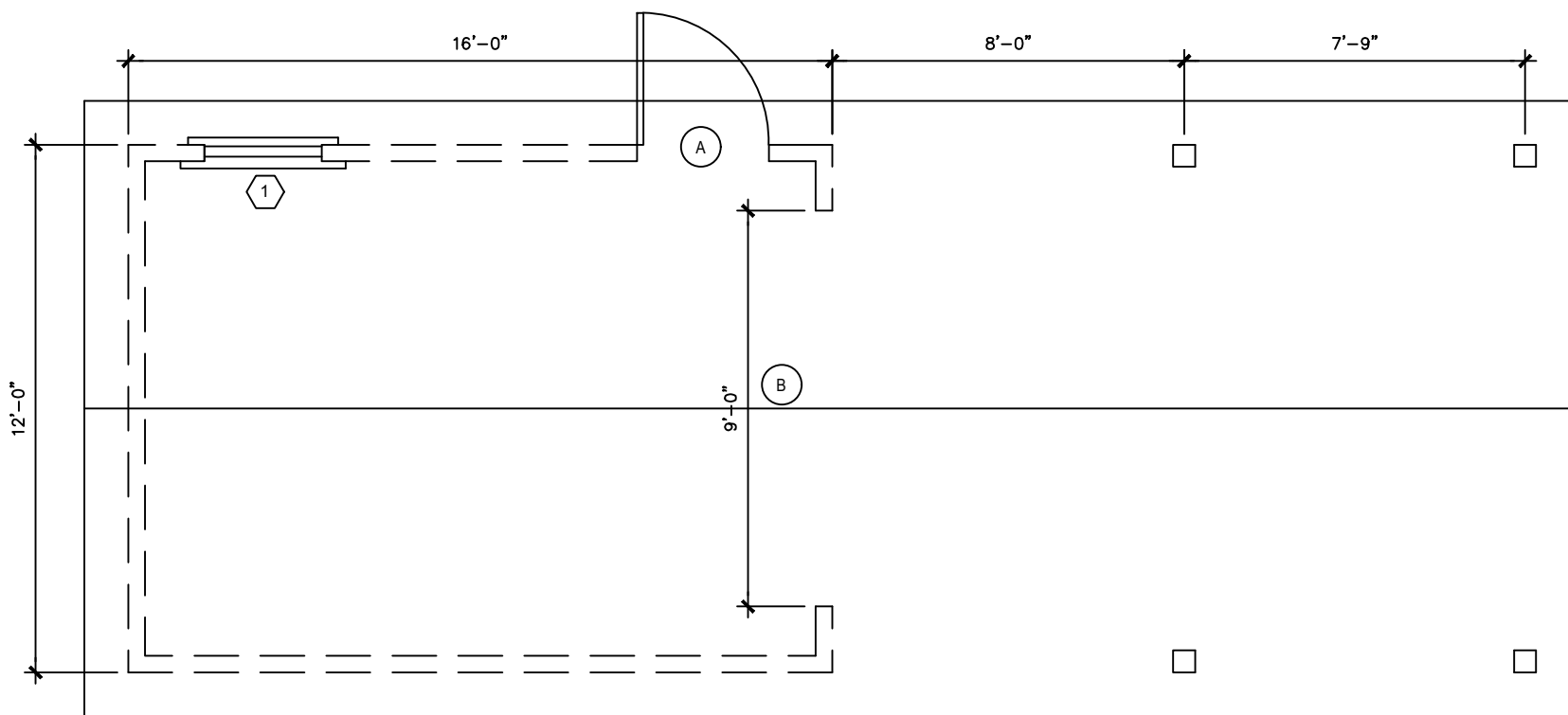
2 EAST ELEVATION  
Scale: 3/16" = 1'-0"



2 SOUTH ELEVATION  
Scale: 3/16" = 1'-0"



2 NORTH ELEVATION  
Scale: 3/16" = 1'-0"



1 FLOOR PLAN  
Scale: 3/16" = 1'-0"

WINDOW SCHEDULE				FRAME MATERIAL		REMARKS
TYPE	BRAND NAME	WIDTHxHEIGHT	QTY.	EXT. TRIM	WOOD	
1	JELD-WEN	32" X 80" X 3.5"	1	WOOD	ALUMINUM CLAD	VERIFY W/ OWNER
DOOR SCHEDULE				FRAME MATERIAL		REMARKS
TYPE	STYLE	WIDTHxHEIGHTxTHICK	QTY.	MATERIAL	HARDWARE SET	
A	1 PANEL 6 LITE	3'-0" x 6'-8" x 1.34"	1	SCWD	WOOD	EXISTING (JELD-WEN)
B	TBD	TBD	1	TBD	WOOD	EXISTING