

# HISTORIC AND DESIGN REVIEW COMMISSION

May 17, 2023

**HDRC CASE NO:** 2023-156  
**ADDRESS:** 114 DEWBERRY ST  
**LEGAL DESCRIPTION:** NCB 6461 (MISTLETOE ADDITION SUBDIVISION), BLOCK 1 LOT 57  
**ZONING:** R-4, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** River Road Historic District  
**APPLICANT:** Jim Tafoya/BRIO BUILDERS  
**OWNER:** DANIEL & STEPHANIE PINA/PINA DANIEL & STEPHANIE  
**TYPE OF WORK:** New construction of a two-story house  
**APPLICATION RECEIVED:** April 13, 2023  
**60-DAY REVIEW:** June 12, 2023  
**CASE MANAGER:** Jessica Anderson

## REQUEST:

The applicant requests conceptual approval to construct a two-story residential structure on the vacant lot at 114 Dewberry.

## 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 non-residential building types are more typically flat and screened by an ornamental parapet wall.

#### C. RELATIONSHIP OF SOLIDS TO VOIDS



- i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.
- 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.

#### B. REUSE OF HISTORIC MATERIALS

- i. *Salvaged materials*—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

### 4. Architectural Details

#### A. GENERAL

- ii. *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.
- iii. *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.
- iv. *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

*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.

- i. *Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
- ii. *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.



- iii. *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.
- iv. *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.

## 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.

## 7. Designing for Energy Efficiency

### A. BUILDING DESIGN

- i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.
- ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
- iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
- iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

### B. SITE DESIGN

- i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.
- ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.

### C. SOLAR COLLECTORS

- i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.
- ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.
- iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

## Standard Specifications for Windows in Additions and New Construction

- **GENERAL:** New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. 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. Whole window systems should match the size of historic windows on property unless otherwise approved.

- **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.
- **TRIM:** Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- **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 real exterior muntins.
- **COLOR:** Wood windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- **INSTALLATION:** Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- **FINAL APPROVAL:** If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

## **FINDINGS:**

- a. The applicant is requesting conceptual approval to construct a two-story residential structure on the vacant lot at 114 Dewberry. The lot is located in the River Road Historic District.
- b. **DESIGN REVIEW COMMITTEE:** The applicant met with the Design Review Committee (DRC) on July 26, 2022. Commissioners noted that the proposed structure was massive compared to neighboring homes and suggested the applicant review Historic Design Guidelines regarding massing in historic districts. Commissioners expressed concern about the form of the front porch; the foundation height; the fenestration pattern, with particular attention to wall spans that lack fenestration; and the attached garage, noting the proposed structure did not conform to patterns found elsewhere in the neighborhood. Commissioners suggested the applicant provide more context for the block, including photos of properties on both sides of the proposed structure as well as to the rear of the proposed structure. Finally, commissioners suggested the applicant attend another DRC meeting once plans are revised. On May 17, 2023, the Historic and Design Review Commission (HDRC) referred the request to DRC to present plans updated based on feedback from commissioners and staff recommendations. On Wednesday, May 24, 2023, the applicants met with the DRC, but did not make any changes to their plans. The DRC asked the applicants to return to DRC with updated plans before returning to HDRC. On May 31, 2023, the applicants met with the DRC and presented updated plans that included changes to the front porch area, including removal of the previously-requested knee wall; changes to the first-floor windows and awning roof on the primary elevation; and general window modifications. Notes from the DRC meetings are included in the attached exhibits.
- c. **CONTEXT & DEVELOPMENT PATTERN:** This lot is currently void of any structures. This block currently lacks any street-facing buildings. However, staff finds that new construction on this block should follow the development pattern of the rest of the historic district.
- d. **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 a setback of approximately 14 feet from the property line. Though there are no other street-facing structures on this block, the rest of the River Road historic district features setbacks roughly 11 to 20 feet from the right-of-way. Staff finds that the proposed setback for this new construction features a setback that is equal to or greater than those found historically on the block, and thus conforms to guidelines. A greater setback would be most appropriate for a two-story structure.
- e. **ENTRANCES** – According the Guidelines for New Construction 1.B.i. primary building entrances should be orientated towards the primary street. The proposed entrance orientation is appropriate and consistent with the



Guidelines; however, staff finds that the proposed entrance massing and detailing is not consistent with the Guidelines. Entrance massing should feature traditional forms and details, as found historically within the district.

- f. **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. Though there are no other street-facing structures on the block, as noted in finding b, River Road predominately features one-story and one-and-a-half-story residences, with a handful of examples of two full stories. The applicant has proposed a massing and scale that is not consistent with the massing and scale of historic residential structures found within the River Road historic district, specifically with regard to architectural form. Staff finds that massing and scale that is consistent with the Guidelines for New Construction should be incorporated into the design. A two-story structure may be appropriate provided architectural forms are consistent with the Guidelines and historic two-story structures found within the district.
- g. **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. Though there are no other street-facing structures on this block, as noted in finding b, the foundation of proposed new construction should align with other structures in the historic district. Nearby historic structures on this block feature foundation heights of between one and three feet. The applicant has proposed a foundation on grade. Staff finds the proposed foundation height should be increased to at least one foot in height.
- h. **ROOF FORM:** The applicant has proposed a complex roof form comprised of front-gabled roofs that transition to hipped roofs in the rear and shed roofs. This is not consistent with the Guidelines for New Construction, as the Guidelines note that roof forms for new construction should be comparable with those found historically within the district. While the front-gabled roof forms are appropriate, staff finds a different treatment should be proposed in place of the shed roof found on the primary elevation.
- i. **ROOF (MATERIALS):** The applicant has proposed to install a composition shingle roof as the primary roof form and on the sloped roof of the attached garage, with a standing-seam metal roof for the front-porch awning. The applicant has proposed to install a standing-seam metal roof with smooth panels and 2" seams. Standing-seam metal roofs should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, and a standard galvalume finish. Panels should be smooth without striation or corrugation. Staff finds the proposed roof materials conform to guidelines.
- j. **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. The proposed residence has a footprint of 2,484 square feet, which includes the garage and porches. The lot is 6,011 square feet, so the proposed house footprint is 41% of the lot size. Staff finds the lot coverage consistent with the Guidelines.
- k. **MATERIALS:** The applicant has proposed a structure clad in stucco wood siding with wood posts on the front porch and with an attached garage clad in Hardie. The applicant did not submit specs for windows, doors, or garage doors. Houses in the River Road historic district are predominately stucco- or wood-clad. Staff finds the use of stucco and wood cladding or Hardie siding to be generally appropriate.
- l. **WINDOW MATERIALS:** The applicant did not submit window specs for conceptual approval. Staff finds that a wood or aluminum-clad wood window that is consistent with the staff's standards for windows in new construction should be installed.
- m. **FENESTRATION PROFILE:** The applicant has proposed fenestration profiles that feature both window profiles and locations that are inconsistent with the Guidelines and historic fenestration profiles found throughout the district. Staff finds that the proposed fenestration profiles should be amended to be consistent with the Guidelines. Additionally, staff finds that additional fenestration should be added throughout, specifically in locations void of fenestration. Windows should feature traditional sizes and a one-over-one profile. Contemporarily sized windows and fixed windows should be eliminated from the proposed new construction.
- n. **ARCHITECTURAL DETAILS:** Generally, staff finds the proposed architectural details to be inconsistent with the Guidelines for New Construction. Staff finds that the proposed massing and form, roof form, porch/entrance configuration, materials, and fenestration profiles should be revised to be consistent with the Guidelines and historic examples found throughout the district.
- o. **ARCHITECTURAL DETAILS (PORCHES):** Historic structures within the River Road historic district feature front porches that are a prominent architectural feature of the structure. Historically, porches feature their own massing and roof form. The applicant has proposed an entrance and front porch that are not within the context



of a traditionally-sized porch. Staff finds that the proposed entrance element and front porch should be amended to feature traditional porch massing.

- p. ARCHITECTURAL DETAILS (GARAGES): The applicant has proposed for the structure to feature one street-facing garage door on the front of the new construction and a garage door facing the back yard. Attached garages located on the front façade of houses is not found historically within the district and is inconsistent with the Guidelines. Staff finds that the proposed garage should be eliminated and that parking should be located elsewhere on the site.
- q. LANDSCAPING: The applicant has not provided a formal landscaping plan as part of conceptual approval; however, through renderings, the applicant has noted that the majority of the yard will feature grass, which is consistent with the Guidelines. Staff finds that a detailed landscaping plan should be submitted for final approval that is consistent with the Guidelines for Site Elements.
- r. DRIVEWAYS: The applicant has proposed one driveway that is 10' wide, flaring to 12' at the apron. Staff finds the proposed driveway configuration to be appropriate and consistent with the Guidelines.
- s. MECHANICAL EQUIPMENT: The applicant has not noted the location of mechanical equipment at this time. All mechanical equipment should be screened from view from the right of way, per the Guidelines.
- t. FENCING: The applicant includes fencing on the site plan submitted to staff, but does not provide materials, dimension, or other design details. Fencing details must be submitted to staff and are not included in this review.
- u. ARCHAEOLOGY: The project area is within a River Improvement Overlay District, San Antonio Downtown and River Walk Historic District National Register of Historic Places District, and is a designated Local Historic Landmark. Furthermore, the property is traversed by the Navarro Acequia, a previously recorded archaeological site. Therefore, an archaeological investigation is required if excavations are necessary for the project. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.



**RECOMMENDATION:**

Staff recommends conceptual approval based on findings a through t. Staff recommends that the applicant address to the following recommendations prior to pursuing final approval for new construction:

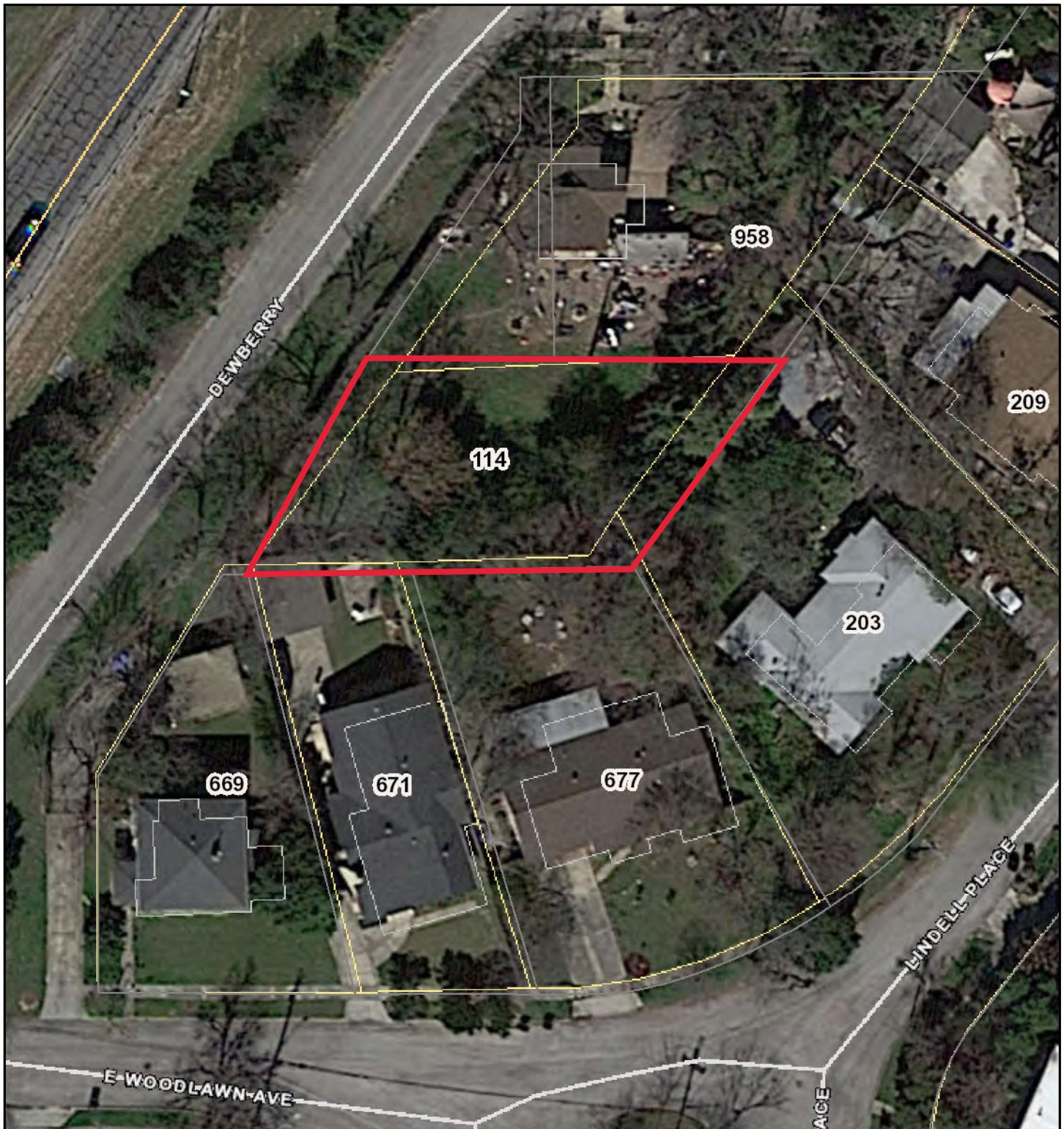
- i. That the applicant incorporates entrance massing and elements that are consistent with the Guidelines and historic examples found throughout the district, as noted in finding e.
- ii. That the applicant incorporates proposed massing and scale consistent with the Guidelines for New Construction, in particular, incorporating an overall building width or arrangement of bays that is compatible with surround historic structures, as noted in finding f.
- iii. That the applicant incorporates a foundation height that is consistent with the Guidelines, as noted in finding g.
- iv. That in place of the shed roof form on the primary elevation, the applicant incorporate a roof form that is consistent with the Guidelines and historic examples found throughout the district, as noted in finding h.
- v. That, as noted in finding i, the standing-seam metal roof on the front porch features panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, and a standard galvalume finish. Panels should be smooth without striation or corrugation.
- vi. That a wood or aluminum clad wood window that is consistent with the staff's standards for windows in new construction be installed, as noted in the applicable citations and in finding k.
- vii. That the applicant amends the proposed fenestration profile and incorporate additional window openings throughout the proposed new construction, as noted in finding m. Proposed windows should feature a one over one profile.
- viii. That the proposed entrance element and front porch be amended to feature traditional porch massing, as noted in finding o.
- ix. That the proposed front-loading garage be eliminated and that parking should be located elsewhere on site, as noted in finding p. Should the commission find an attached garage appropriate, staff recommends a consistent siding material be used throughout the structure.
- x. That a front walkway constructed of materials consistent with other walkways in the district be installed, as noted in finding p.
- xi. That a detailed landscaping plan be submitted for review that adheres to the Guidelines for Site Elements, as noted in finding q.
- xii. That all mechanical equipment be screened from view from the public right of way, as noted in finding s.
- xiii. That fencing details be submitted to staff; fencing is not included in this review.
- xiv. ARCHAEOLOGY – An archaeological investigation is required if excavations are necessary near the rear of the property. Impacts to the Upper Labor Acequia shall be avoided. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

A foundation inspection is to be scheduled with OHP staff to ensure that foundation setbacks and heights are consistent with the approved design. The inspection is to occur after the installation of form work and prior to the installation of foundation materials.

An inspection must be scheduled with OHP staff prior to the start of work on the standing-seam metal roof to verify that the roofing material matches the approved specifications.




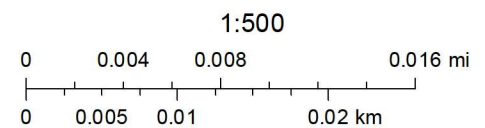
# City of San Antonio One Stop



July 13, 2022

- CoSA Addresses
- Community Service Centers
- Pre-K Sites
- CoSA Parcels
- BCAD Parcels

 COSA City Limit Boundary







# CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

## HISTORIC AND DESIGN REVIEW COMMISSION

### COMMISSION ACTION

**This is not a Certificate of Appropriateness and cannot be used to acquire permits**

May 17, 2023

**HDRC CASE NO:** 2023-156  
**ADDRESS:** 114 DEWBERRY ST  
**LEGAL DESCRIPTION:** NCB 6461 (MISTLETOE ADDITION SUBDIVISION), BLOCK 1 LOT 57  
**HISTORIC DISTRICT:** River Road  
**APPLICANT:** Jim Tafoya/BRIO BUILDERS - 6862 Alamo Downs Parkway  
**OWNER:** DANIEL & STEPHANIE PINA/PINA DANIEL & STEPHANIE - PO BOX 654  
**TYPE OF WORK:** New construction

#### REQUEST:

The applicant requests a Certificate of Appropriateness for approval to construct a two-story residential structure on the vacant lot at 114 Dewberry.

#### FINDINGS:

a. The applicant is requesting conceptual approval to construct a two-story residential structure on the vacant lot at 114 Dewberry.

b. **DESIGN REVIEW COMMITTEE:** The applicant met with the Design Review Committee (DRC) on Tuesday, July 26, 2022. Commissioners noted that the proposed structure was massive compared to neighboring homes and suggested the applicant review Historic Design Guidelines regarding massing in historic districts. Commissioners expressed concern about the form of the front porch; the foundation height; the fenestration pattern, with particular attention to wall spans that lack fenestration; and the attached garage, noting the proposed structure did not conform to patterns found elsewhere in the neighborhood. Commissioners suggested the applicant provide more context for the block, including photos of properties on both sides of the proposed structure as well as to the rear of the proposed structure. Finally, commissioners suggested the applicant attend another DRC meeting once plans are revised. Notes from the DRC meeting are included in the attached exhibits.

c. **CONTEXT & DEVELOPMENT PATTERN:** This lot is currently void of any structures. This block currently lacks any street-facing buildings. However, staff finds that new construction on this block should follow the development pattern of the rest of the historic district.

d. **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 a setback of approximately 14 feet from the property line. Though there are no other street-facing structures on this block, the rest of the River Road historic district features setbacks roughly 11 to 20 feet from the right-of-way. Staff finds that the proposed setback for this new construction features a setback that is equal to or greater than those found historically on the block, and thus conforms to guidelines. A greater setback would be most appropriate for a two-story structure.

e. **ENTRANCES** – According the Guidelines for New Construction 1.B.i. primary building entrances should be orientated towards the primary street. The proposed entrance orientation is appropriate and consistent with the Guidelines; however, staff finds that the proposed entrance massing and detailing is not consistent with the Guidelines. Entrance massing should feature traditional forms and details, as found historically within the district.

f. **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. Though there are no other street-facing structures on the block, as noted in finding b, River Road predominately features one-story and one-and-a-half-story residences, with a handful of examples of two full stories. The applicant has proposed a massing and scale that is not consistent with the massing and scale of historic residential structures found within the River Road historic district, specifically with regard to architectural form. Staff finds that massing and scale that is consistent with the Guidelines for New Construction should be incorporated into the design. A



two-story structure may be appropriate provided architectural forms are consistent with the Guidelines and historic two-story structures found within the district.

g. **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. Though there are no other street-facing structures on this block, as noted in finding b, the foundation of proposed new construction should align with other structures in the historic district. Nearby historic structures on this block feature foundation heights of between one and three feet. The applicant has proposed a foundation on grade. Staff finds the proposed foundation height should be increased to at least one foot in height.

h. **ROOF FORM:** The applicant has proposed a complex roof form comprised of front-gabled roofs and shed roofs. This is not consistent with the Guidelines for New Construction, as the Guidelines note that roof forms for new construction should be comparable with those found historically within the district. While the front-gabled roof forms are appropriate, staff finds a different treatment should be proposed in place of the shed roof found on the primary elevation.

i. **ROOF (MATERIALS):** The applicant has proposed to install a standing-seam metal roof with smooth panels and 2" seams. Standing-seam metal roofs should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam, and a standard galvalume finish. Panels should be smooth without striation or corrugation. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed. Staff finds the proposed metal roof conforms to guidelines.

j. **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. The proposed residence has a footprint of 2,484 square feet, which includes the garage and porches. The lot is 6,011 square feet, so the proposed house footprint is 41% of the lot size. Staff finds the lot coverage consistent with the Guidelines.

k. **MATERIALS:** The applicant has proposed a structure clad in stucco and wood siding with wood posts on the front porch. The applicant did not submit specs for windows, doors, or garage doors. Houses in the River Road historic district are predominately stucco- or wood-clad. Staff finds the use of stucco and wood cladding to be generally appropriate.

l. **WINDOW MATERIALS:** The applicant did not submit window specs for conceptual approval. Staff finds that a wood or aluminum-clad wood window that is consistent with the staff's standards for windows in new construction should be installed.

m. **FENESTRATION PROFILE:** The applicant has proposed fenestration profiles that feature both window profiles and locations that are inconsistent with the Guidelines and historic fenestration profiles found throughout the district. Staff finds that the proposed fenestration profiles should be amended to be consistent with the Guidelines. Additionally, staff finds that additional fenestration should be added throughout, specifically in locations void of fenestration. Windows should feature traditional sizes and a one-over-one profile. Contemporarily sized windows and fixed windows should be eliminated from the proposed new construction.

n. **ARCHITECTURAL DETAILS:** Generally, staff finds the proposed architectural details to be inconsistent with the Guidelines for New Construction. Staff finds that the proposed massing and form, roof form, porch/entrance configuration, materials, and fenestration profiles should be revised to be consistent with the Guidelines and historic examples found throughout the district.

o. **ARCHITECTURAL DETAILS (PORCHES):** Historic structures within the River Road historic district feature front porches that are a prominent architectural feature of the structure. Historically, porches feature their own massing and roof form. The applicant has proposed an entrance and front porch that are not within the context of a traditionally-sized porch. Staff finds that the proposed entrance element and front porch should be amended to feature traditional porch massing.

p. **ARCHITECTURAL DETAILS (GARAGES):** The applicant has proposed for the structure to feature one street-facing garage door on the front of the new construction and a garage door facing the back yard. Attached garages located on the front façade of houses is not found historically within the district and is inconsistent with the Guidelines. Staff finds that the proposed garage should be eliminated and that parking should be located elsewhere on the site.

q. **LANDSCAPING:** The applicant has not provided a formal landscaping plan as part of conceptual approval; however, through renderings, the applicant has noted that the majority of the yard will feature grass, which is consistent with the Guidelines. Staff finds that a detailed landscaping plan should be submitted for final approval that is consistent with the Guidelines for Site Elements.

r. **DRIVEWAYS:** The applicant has proposed one driveway that is 10' wide, flaring to 12' at the apron. Staff finds the proposed driveway configuration to be appropriate and consistent with the Guidelines.

s. **MECHANICAL EQUIPMENT:** The applicant has not noted the location of mechanical equipment at this time. All mechanical equipment should be screened from view from the right of way, per the Guidelines.

t. **FENCING:** The applicant includes fencing on the site plan submitted to staff, but does not provide materials, dimension, or other design details. Fencing details must be submitted to staff and are not included in this review.

u. **ARCHAEOLOGY:** The project area is within a River Improvement Overlay District, San Antonio Downtown and River Walk Historic District National Register of Historic Places District, and is a designated Local Historic Landmark. Furthermore, the property is traversed by the Navarro Acequia, a previously recorded archaeological site. Therefore, an archaeological investigation is required if excavations are necessary for the project. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

#### **RECOMMENDATION:**

Staff recommends conceptual approval based on findings a through t. Staff recommends that the applicant address to the following recommendations prior to pursuing final approval for new construction:



- i. That the applicant incorporates entrance massing and elements that are consistent with the Guidelines and historic examples found throughout the district, as noted in finding e.
- ii. That the applicant incorporates proposed massing and scale consistent with the Guidelines for New Construction, in particular, incorporating an overall building width or arrangement of bays that is compatible with surround historic structures, as noted in finding f.
- iii. That the applicant incorporates a foundation height that is consistent with the Guidelines, as noted in finding g.
- iv. That in place of the shed roof form on the primary elevation, the applicant incorporate a roof form that is consistent with the Guidelines and historic examples found throughout the district, as noted in finding h.
- v. That, as noted in finding i, the standing-seam metal roofs features panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam, and a standard galvalume finish. Panels should be smooth without striation or corrugation. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed.
- vi. That a wood or aluminum clad wood window that is consistent with the staff's standards for windows in new construction be installed, as noted in the applicable citations and in finding k.
- vii. That the applicant amends the proposed fenestration profile and incorporate additional window openings throughout the proposed new construction, as noted in finding m. Proposed windows should feature a one over one profile.
- viii. That the proposed entrance element and front porch be amended to feature traditional porch massing, as noted in finding o.
- ix. That the proposed front-loading garage be eliminated and that parking should be located elsewhere on site, as noted in finding p.
- x. That a front walkway constructed of materials consistent with other walkways in the district be installed, as noted in finding p.
- xi. That a detailed landscaping plan be submitted for review that adheres to the Guidelines for Site Elements, as noted in finding q.
- xii. That all mechanical equipment be screened from view from the public right of way, as noted in finding s.
- xiii. That fencing details be submitted to staff; fencing is not included in this review.
- xiv. ARCHAEOLOGY – An archaeological investigation is required if excavations are necessary near the rear of the property. Impacts to the Upper Labor Acequia shall be avoided. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

A foundation inspection is to be scheduled with OHP staff to ensure that foundation setbacks and heights are consistent with the approved design. The inspection is to occur after the installation of form work and prior to the installation of foundation materials.

An inspection must be scheduled with OHP staff prior to the start of work on the standing-seam metal roof to verify that the roofing material matches the approved specifications.

**COMMISSION ACTION:**

Referred to a committee.



**Shanon Shea Miller**  
**Historic Preservation Officer**





CITY OF SAN ANTONIO  
**OFFICE OF HISTORIC  
PRESERVATION**

**Historic and Design Review Commission**  
***Design Review Committee Report***

DATE: 24 May 2023 / 4:30 PM

HDRC Case #: 2023-156

Address: 114 Dewberry

Meeting Location: Webex

APPLICANT: Andrea Longoria and Jim Tafoya, BRIO Builders

DRC Members present: Roland Mazuca, Anne Marie Grube, Monica Savino (left early)

Staff Present: Jessica Anderson

Others present: David Pina (owner), Barbara Witte-Howell, John Larcade

**REQUEST:** New construction of a two-story residence

**COMMENTS/CONCERNS:**

Savino: New drawings?

Longoria: No new drawings.

Tafoya: Been through the process a few times. Our position is there are 13 bulleted items of concern. We'd like to present what we're attempting to build here and get feedback about what's working and what's not.

Grube: Is there anything different from what was presented at HDRC?

Tafoya: No. No changes.

Grube: We were all here at the hearing last time. Monica had a good comment—taking pieces from the neighborhood. We were hoping you'd done that homework in preparation for today. But you've only taken bits from one house.

Savino: A couple of points—I think staff's guidelines and stipulations were clear, comments from commissioners were clear and pointing back to the staff's rec. Massing and fenestration need addressing. Also it becomes clear that the elements you are using to justify choices are via appropriation—borrowed from a bunch of different houses, and it looks like it. You have a unique site, unique circumstances you're responding to. Would behoove you to dive into the guidelines and your site, and into the spirit of the neighborhood, and those are the changes we wanted to see.

Longoria: We think we've done that. Owner met with owner Stephanie and went through color combinations, things she liked, comes from homeowner herself. This was the concept that came out. I know from the previous drawing it's



drastically different—I definitely had more one-on-one time with Stephanie to hone in on details whereas the last architect did not have that opportunity.

Grube: Monica is saying the guidelines.

Pina: We began this process over a year ago. We've gone through the guidelines pretty exhaustively. We believe we are not only complying with the guidelines but going above and beyond that. There's a lot of subjectivity, and it's hard to build when there's so much subjectivity.

Grube: To start: I suggest moving the second story mass behind. We also don't normally see an attached garage.

Pina: Only people that are going to see this house are people who go to the back of the neighborhood with intention. Faces 281, no traffic back there.

Grube: That's true.

Pina: If we push it further to the back, rear neighbors will complain. Trying to accommodate all of these concerns. We've consulted with several different architects. You get to a certain point where it becomes subjective. Unique lot, shaped at an angle, facing 281. Those are challenges.

Grube: This can be presented at the meeting. Now let's talk about fenestration. Normally don't find a whole wall of windows. Rectangular on front to the right are not found. We were hoping to see some changes in the plan. We can't take all examples from one house on Craig. Yes, location might be taken into consideration, but overall this is not a common fenestration pattern in this neighborhood.

Longoria: We have comps—we didn't pull from just one location.

Grube: Let's look at the window comps. If you look at these windows, they're one-over-one. I don't think you're using these windows in your plan. I don't see that.

Longoria: We tried to include houses that have different types of windows on the house.

Tafoya: Here's the challenge: we designed this house from the inside out. Andrea worked one on one with the customer to come with this.

Grube: One thing Craig has is division in the windows—not one big blank space. And no rectangular windows. Regarding the inside, we have no purview. We focus on the outside.

Longoria: We can adjust based on windows feedback. How is the Craig massing different from ours?

Grube: It's further back on the lot. I asked for the DRC because I wanted to make sure you understand why these 13 stipulations are there. We can't try to replicate Craig on this property. Re garage: we normally don't approve projects with a blank wall with no windows. There has to be a way to design this so there is fenestration on all sides.

Tafoya: Survey—we can't move the structure back in the lot.

Anderson: Grube can you clarify what you mean about setting the property back?

Grube: When I talked about massing in the beginning of the meeting, I asked if there's a way to push the second story back? Even if it means putting it over the garage? Still want to see visual of what's on the sides, front, back. Make it less heavy on the front since it's so close to the street. It could help on the massing.



Mazuca: Agree re garage not having any windows. You could bring some light into the garage. Moving the upstairs second story, pushing it back a little bit, would be a good idea. I think the siting with 281 as one side of it gives you a lot of opportunity because that's all privacy you've not taken advantage of.

Pina: How would we take advantage of that? You've got the highway, curve with overgrown trees, metal barrier. It's not like we could use that as a yard area or anything like that.

Grube: I'd suggest another DRC with updated massing and fenestration. Take picture from Dewberry, this is what we see to the left and right—how much are you over? 671—is that a one story or two story?

Longoria: 669 is a two-story, and I want to see 671 is a one-story

Grube: so how does this massing relate to the other properties?

Tafoya: We're withing a foot, a foot and a half of 669.

Grube: And what about the others?

Longoria: There's a canopy of trees on the fence line of their homes, so not impeding too much.

Grube: How far are you from that casita at 671?

Longoria: Our setback is 6' from that side. 5'11' from 958 lot.

Grube: Those are things we need visuals of.

Tafoya: Can we clean up the stipulations so there are fewer?

Anderson: No.

Tafoya: Takeaways—massing, fenestration, site.

Grube: The next DRC, you come up with updated ideas, do it in person. Address the entrance—a front porch to feature traditional porch massing.

Tafoya: Parallelogram shape is a challenge.

Grube: You have it kind of on the left side, but work it through the rest of the house. The garage will always be an issue, but all the stipulations always stay there.

Mazuca: I think the idea of a porch roof, a veranda on the right would do a lot to—that porch is awkward with the two horizontal windows. Maybe a structure above that would make it feel more like a front porch. Although site lines, I'm not sure.

Longoria: The front porch was more aesthetic. They liked the half wall, and liked to add a porch from one of the last DRCs and last designs. That's why we didn't add to much extra to the front part.

Mazuca: I think that's why it doesn't feel like a front porch.

Pina: We can try to incorporate something like that. That's a bedroom, so we have to work with that.



***OVERALL COMMENTS:***

Bring updated plans that address staff recommendations and commissioner feedback to another DRC prior to returning to HDRC.





CITY OF SAN ANTONIO  
**OFFICE OF HISTORIC  
PRESERVATION**

## **Historic and Design Review Commission** ***Design Review Committee Report***

DATE: 31 May 2023 / 5 PM

HDRC Case #: 2023-156

Address: 114 Dewberry

Meeting Location: Webex

APPLICANT: Andrea Longoria and Jim Tafoya, BRIO Builders

DRC Members present: Roland Mazuca, Monica Savino

Staff Present: Jessica Anderson

Others present: Barbara Witte-Howell

**REQUEST:** New construction of a two-story residence

### **COMMENTS/CONCERNS:**

*Savino requested that staff pull Sanborns for the neighborhood and include them in case file.*

Longoria: Met with John Larcade and Barbara Witte-Howell [from River Road neighborhood association]—can Barbara speak?

*Staff read DRC statement.*

Savino: Can you read the neighborhoods letter?

Anderson: Neighborhood comments are reserved for HDRC.

Tafoya: John made some recommendations re what they could do. Barbara had a lot of feedback. We made changes he recommended. Andrea made changes based off John's recommendations and John's comments.

Longoria: We changed windows and that front façade with the six windows—we brought the scale down. Page A-5 and A-6—can see more changes we made as well> You can see that the front part is brought in a little bit more. We also wrapped the roof around the house. Can't see it well on the west view, but we have an awning that wraps around the front so they have a full patio area as well. We changed the style of the doors, tried to keep all 1:1 windows and just focused on bringing down the massing as best as possible and bring more uniformity to the windows as well.

Tafoya: There are three front porch posts that she added, supporting overhang. Whole retaining wall is gone (from previous iteration).

Savino: So entire front porch is raised concrete slab, right?



Longoria: Right.

Savino: What do you think about the windows and the changes?

Mazuca: I think they're good changes. The windows match the upper floors but they're different sizes, but I think they're more in keeping with what's in the neighborhood—the 1:1s. I think that the area if you're facing the front of the house to the right now looks like a more integral part of the porch as opposed to before. There seems to be some asymmetry in the posts. Is there a roof over where the post is?

Longoria: Yes.

Mazuca: That's a bit of odd, asymmetrical posting, for lack of a better way of saying it. I wish the two square windows were in the middle, but I assume there's a reason they're off to the right. I think they're good improvements.

Tafoya: The other thing brought to our attention is the size of the casing around the windows. Andrea spent a lot of time there—Andrea wrapped windows in 5.5 casing which I think helped.

Savino: Why are the square windows not able to be single or double hung, similar proportions to the upstairs? Nothing in the plan dictates that location.

Longira: On the second floor, that's a bedroom. Below it's the master bedroom, and this was a preference that the owner didn't want windows that open in the front part.

Savino: Unless there's a prevailing reason, then those windows should align. I just think the square windows are not the best solution as it relates to the guidelines. I'm wondering if your porch could be more unified if, with the overhang—maybe that overhang needs more supports visually so it unifies that ground floor area. Posts every six feet perhaps and in a rhythm that coordinates with the wall behind it and unifies the front porch.

Tafoya: I think the design idea was not to put it in the middle of the window. If we moved it over and centered it—spaced them out where it was even, it would be in front of the window

Longoria: Columns looked awkward in front of windows. That's why I aligned it with the master bedroom and the door.

Savino: That's the design problem, that's what we're charged to address. I wasn't able to chat about massing last session. I do think that extruded roof top and width of the house is in itself an awkward side. I appreciate the subdivided roofs and I think works relatively well. My thought on the garage remains that it should be separated from the house. I think that would help the massing of the entire building. I think on the rear—was there discussion last time re deck on upper floor?

Anderson: No.

Savino: I think the back side can benefit also from a similar nesting of roofs and smaller deck out there. This is where the truth of the massing shows itself, and the house is really huge relative to its site and relative to the surrounding houses. If the deck was made a little smaller, or half the size, nest the roof into the main roof, and you kind of move away from the property lines to give the house a little breathing room, some space. It's a way to reduce the massing on the back side. Decoupling the garage, pull it back—looking at the site plan, you can move the house a couple feet. What happens if you move the house two feet down in the plan?

Longoria: We're at 6'11" right now.

Savino: Why at 6'11"?

Longoria: We centered it on the site because of existing trees along the fence line.

Savino: Are trees on your property or the neighbor's property?



Longoria: Both.

*[Staff lost connectivity for approx. 5 mins but confirmed with attendees whether anything needed to be included in DRC notes she missed.]*

Savino: Show trees—existing or proposed—show the diameter if it's an existing tree. It gives us an idea of what the canopy is like. I'm wondering in reality when a house this size is built, there's a real good chance that tree isn't going to survive. It's so hard to keep a tree. If we can understand your design and intention with tree, tree coverage, placement relative to the plan, that would be helpful to all of us. Often times trees come down during construction whether we plan to or not. Re the tandem garage: remind me why it is a tandem with a door on the other side.

Longoria: For them to have access to their lawnmower, kayak, a place to pull stuff in and out—easier access in the backyard.

Savino: Re decoupling garage—the reason you have the setbacks is because you have the garage attached. Once you detach the garage, you can have a 3' setback on the northside. And then openings on the side to access boats and tools becomes endless because you have that exposure on the south side.

Tafoya: To your point, on the garage, we're 33' back from the street. So we tried to do that intentionally to reduce the massing. When you look at it from the front elevation, it looks big, but if you drive back, this garage is way way in the back. Looking at material costs, a roll of blue tape was \$8.97—adding construction costs to separate. One of the purposes was to minimize framing costs. I would ask for some consideration re attachment. You won't see it driving by. The property sits by itself.

Savino: I'm very familiar with the site, but I appreciate you explaining it again. The window changes look good.

Anderson: Do the applicants want to pursue final or conceptual approval at HDRC next week?

Tafoya: After meeting with Barbara and John, I think we're ready to move forward with final approval.

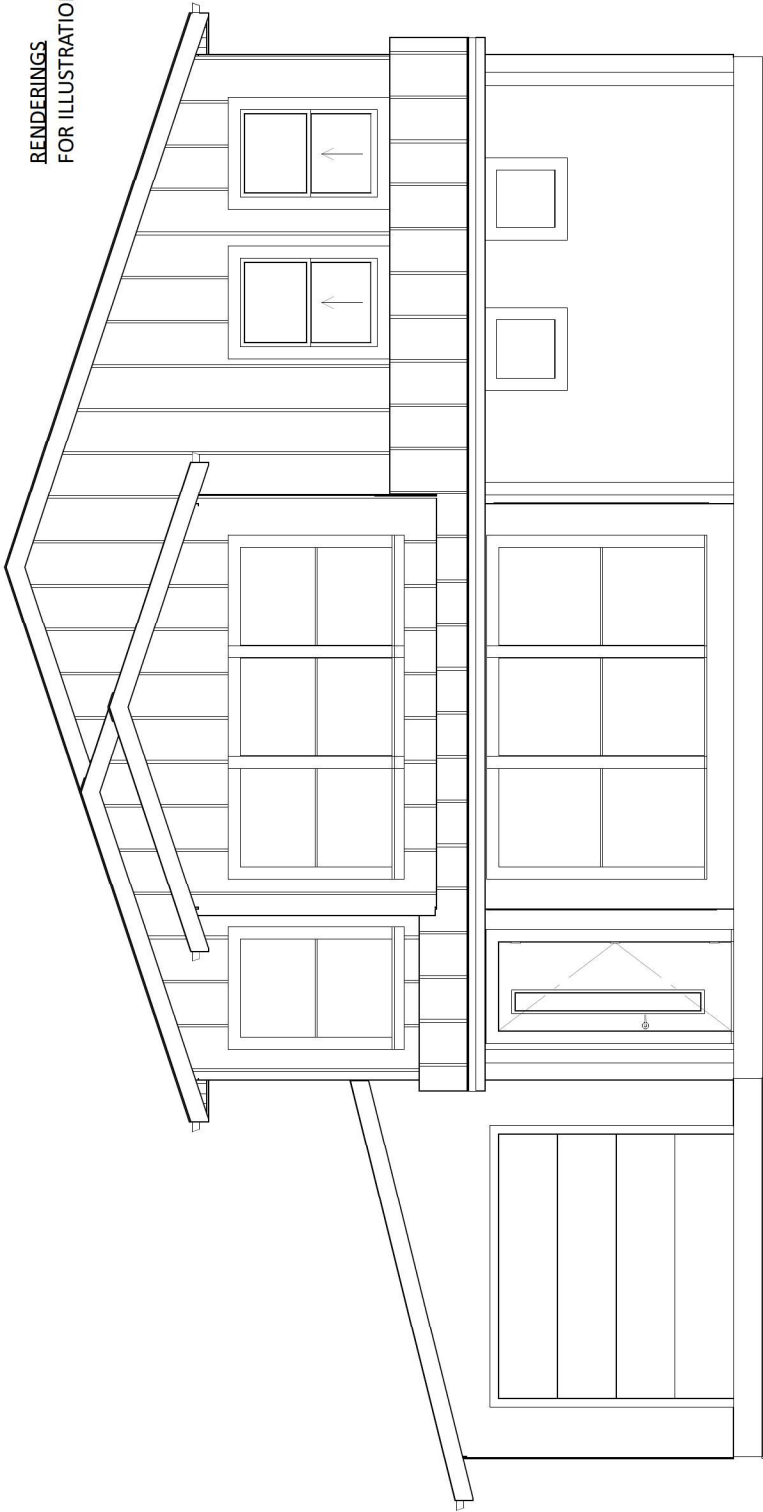
## **OVERALL COMMENTS:**

Staff to pull Sanborns for commissioner review as part of the case file.

Applicants should consider decoupling the garage and continue working on overall massing. Windows were an improvement from last iteration. Applicants should include existing and planned trees on site plan.



RENDERINGS  
FOR ILLUSTRATION ONLY



PROJECT INFORMATION

BUILDING: 2021 INTERNATIONAL BUILDING CODE  
STRUCTURAL: 2021 INTERNATIONAL RESIDENTIAL CODE  
PLUMBING: 2021 INTERNATIONAL PLUMBING CODE  
MECHANICAL: 2021 INTERNATIONAL MECHANICAL CODE  
ELECTRICAL: 2021 INTERNATIONAL ELECTRICAL CODE  
FIRE/LIFE SAFETY: 2021 INTERNATIONAL FIRE CODE  
ACCESSIBILITY: TEXAS ACCESSIBILITY CODE  
ENERGY: 2021 INTERNATIONAL ENERGY CONSERVATION CODE w/ 2021 SUPPLEMENT

NO. OF UNITS: 1  
TYPE OF CONSTRUCTION: RESIDENTIAL  
BUILDING HEIGHT IN STORIES: 2  
TOTAL SQ. FT: 2294 SQFT  
NCB: 6461

BLOCK: 1  
LOT: 57  
PARCEL KEY: NA  
ZONING: R

SITE INFO:

APPLICABLE CODES:

2021 INTERNATIONAL BUILDING CODE  
2021 INTERNATIONAL RESIDENTIAL CODE  
2021 INTERNATIONAL PLUMBING CODE  
2021 INTERNATIONAL MECHANICAL CODE  
2021 INTERNATIONAL ELECTRICAL CODE  
2021 INTERNATIONAL FIRE CODE  
TEXAS ACCESSIBILITY CODE  
2021 INTERNATIONAL ENERGY CONSERVATION CODE w/ 2021 SUPPLEMENT

Layout Page Table	
Label	Title
T-1	TITLE PAGE
A-1	VACINITY MAP
A-2	SITE PLAN
A-3	SURVEY
A-4	LAYOUT
A-5	ELEVATION PLAN
A-6	ELEVATION PLAN
A-7	EXTERIOR FINISHES
A-8	ROOF PLAN
A-9	LANDSCAPING PLAN

CONTACT INFORMATION:

BRIO BUILDERS  
6862 ALAMO DOWNS  
SAN ANTONIO, TX 78238  
OFFICE: (210) 988-2777  
OWNER: JIM TAFOYA (210) 585-0242  
PROJECT DESIGNER: ANDREA LONGROIA (210) 618-6581

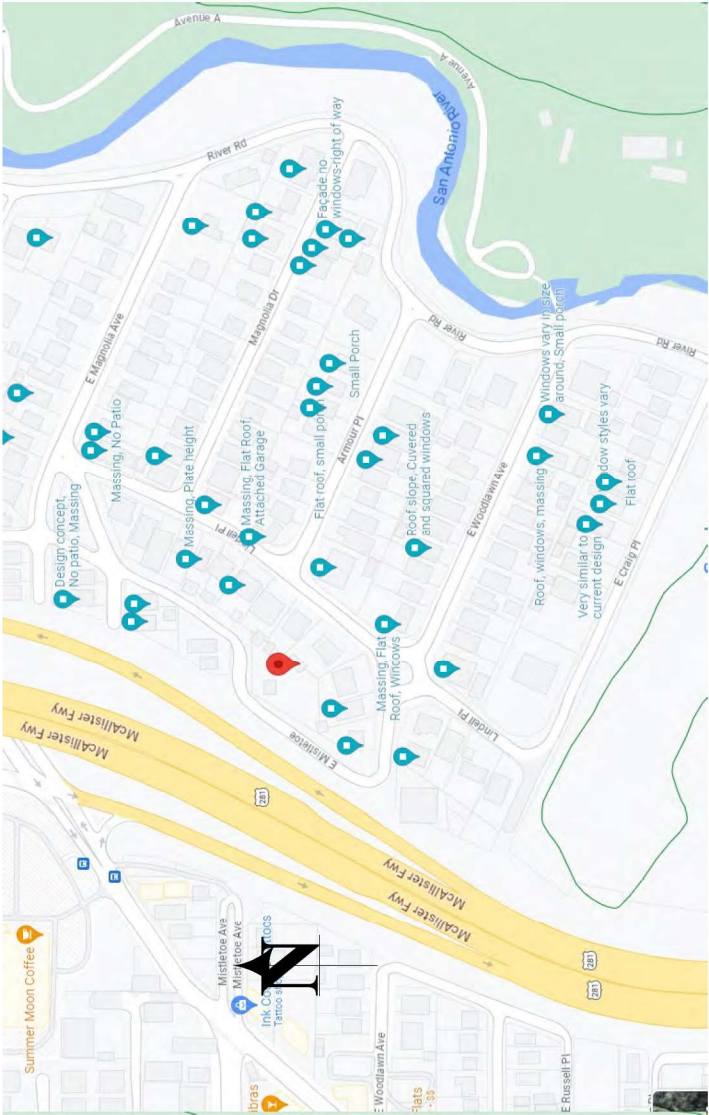
HOME OWNER NAMES: Daniel & Stephanie Pina  
ADDRESS: 114 Dewberry

NUMBER	DATE	REVISION BY	DESCRIPTION

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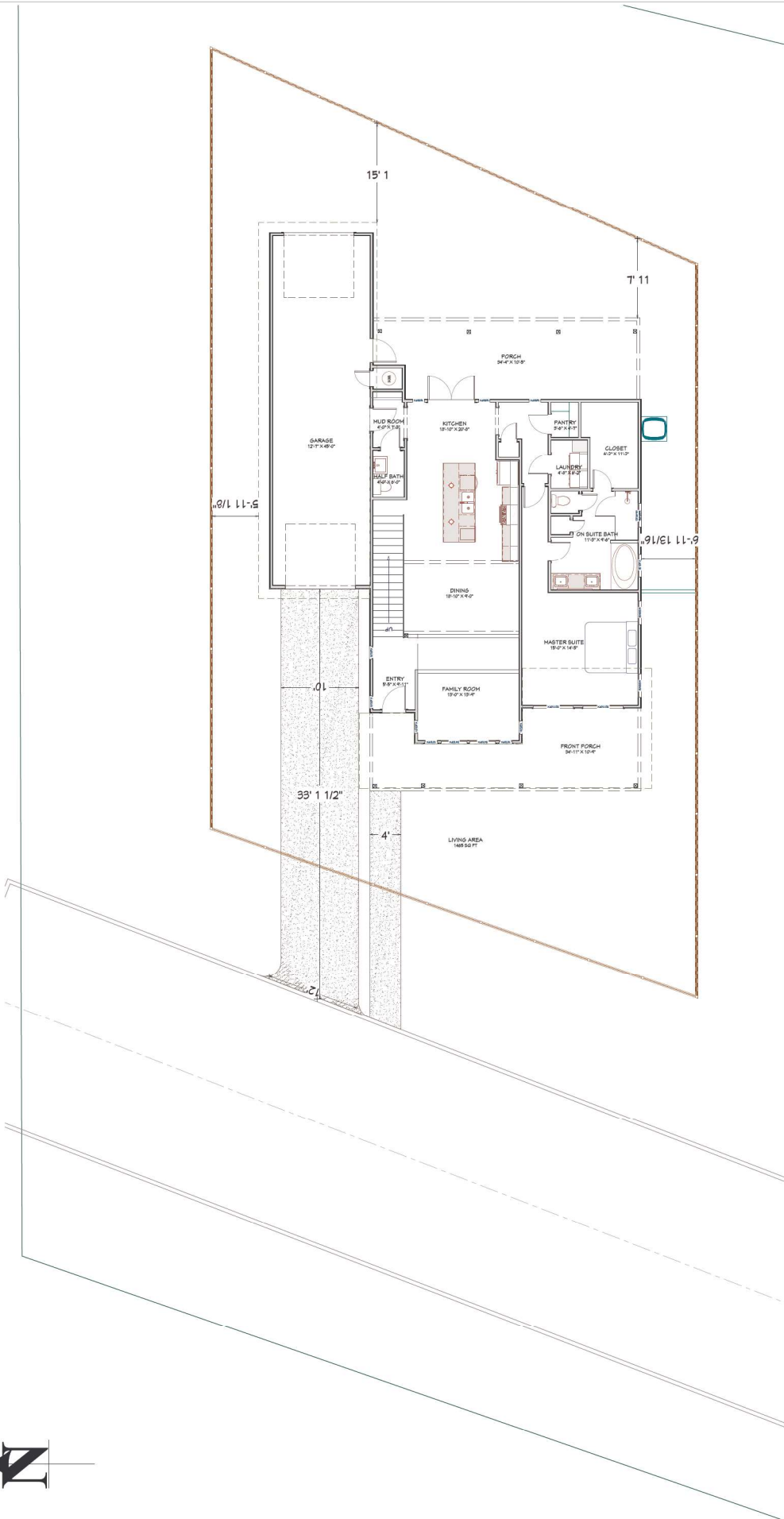
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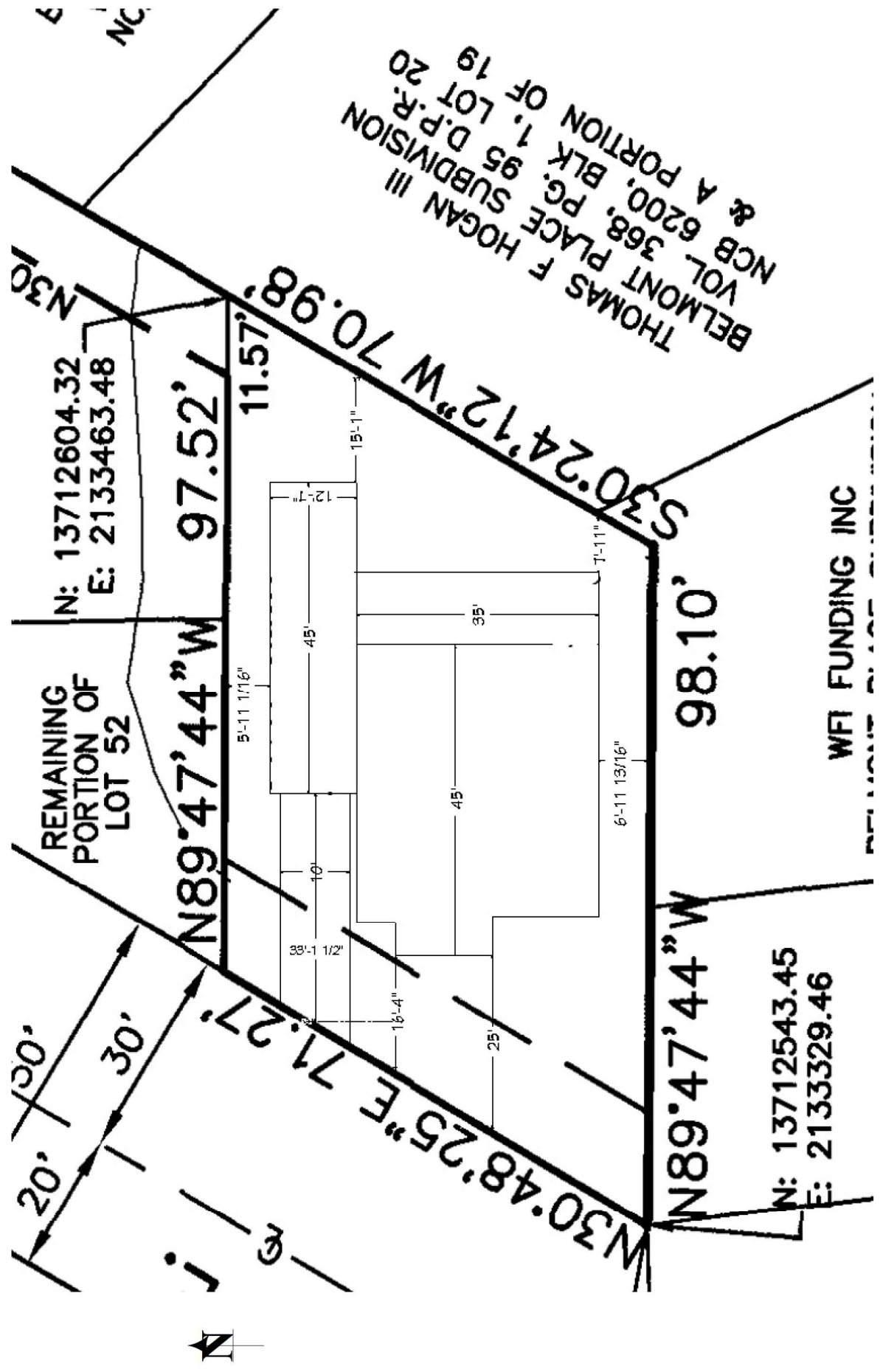


REVISION TABLE			
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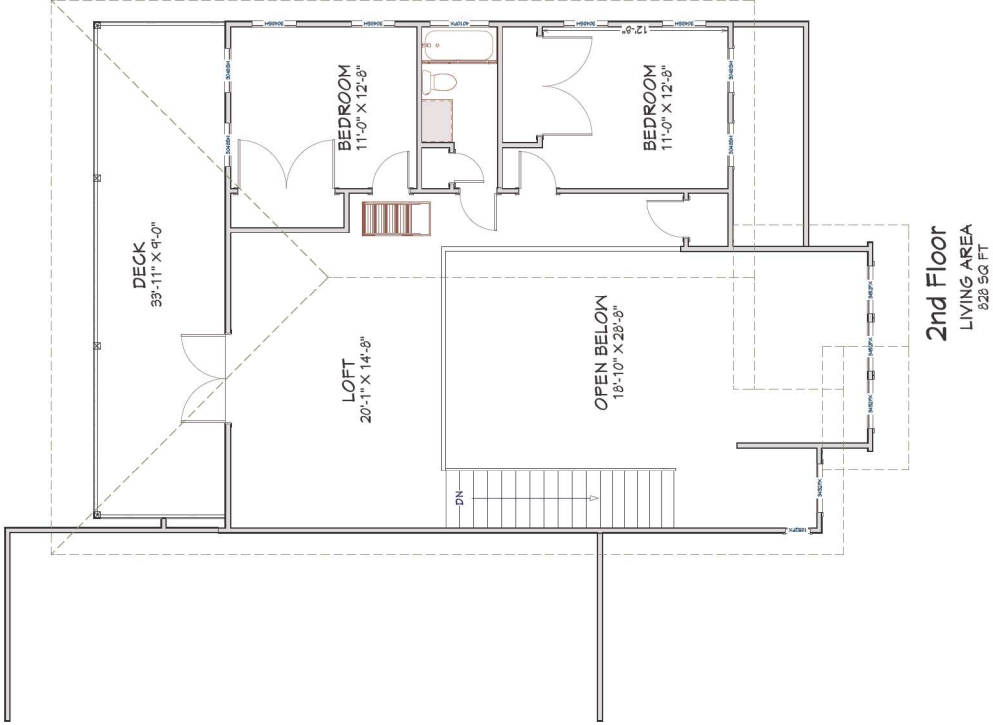
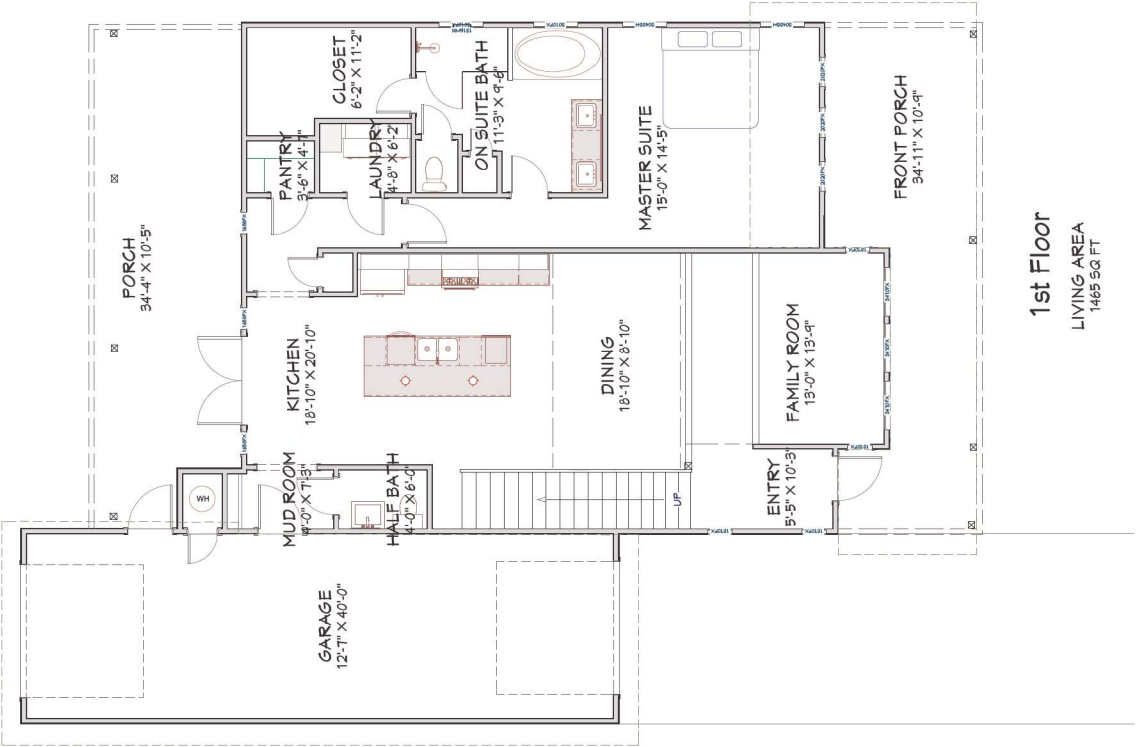
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REVISION TABLE	
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SHEET: A-4

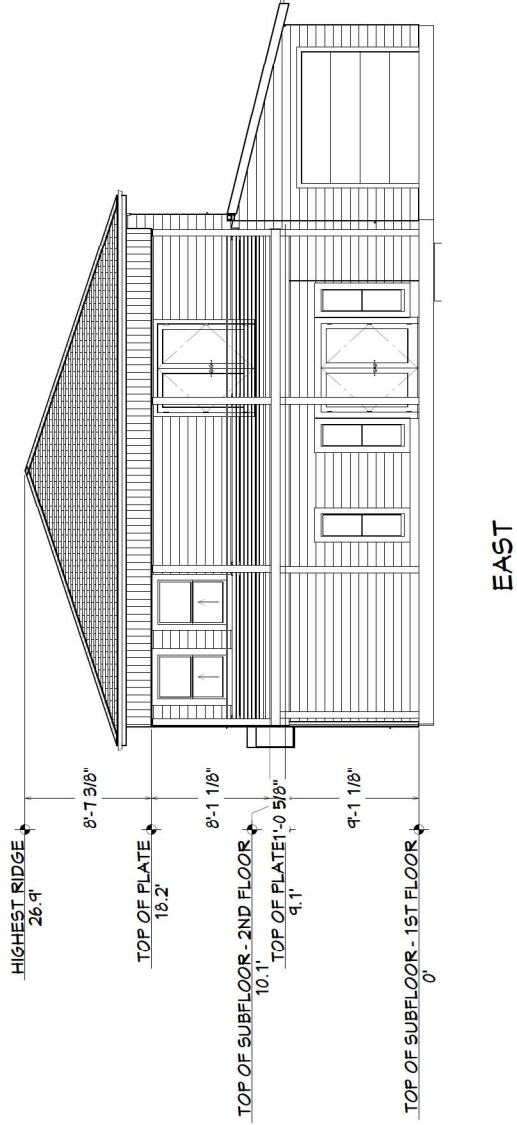
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SHEET TITLE: 114 Dewberry

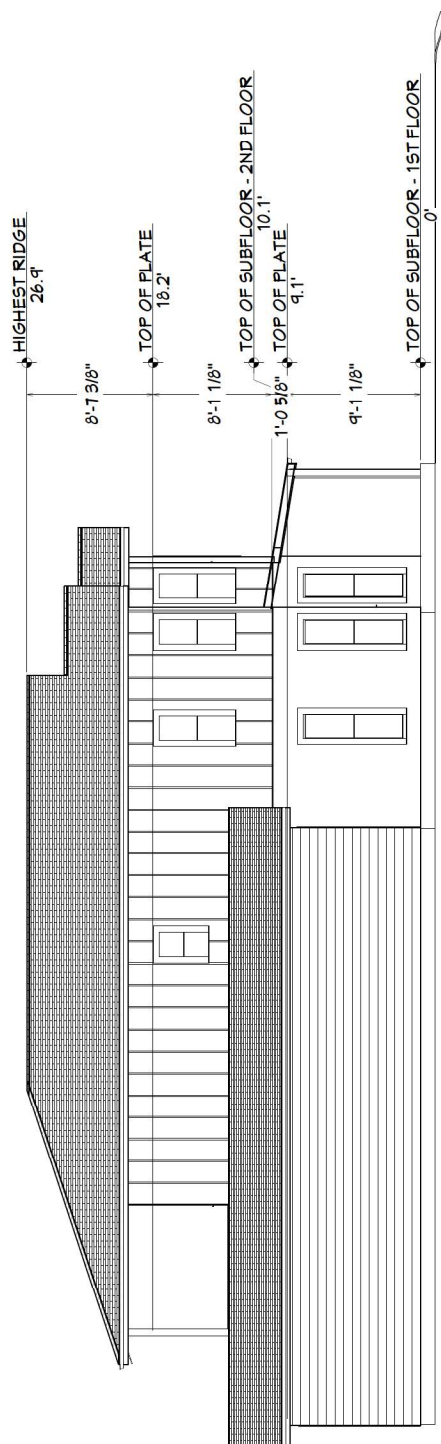
DRAWINGS PROVIDED BY: ANDREA LONGORIA

BRIO

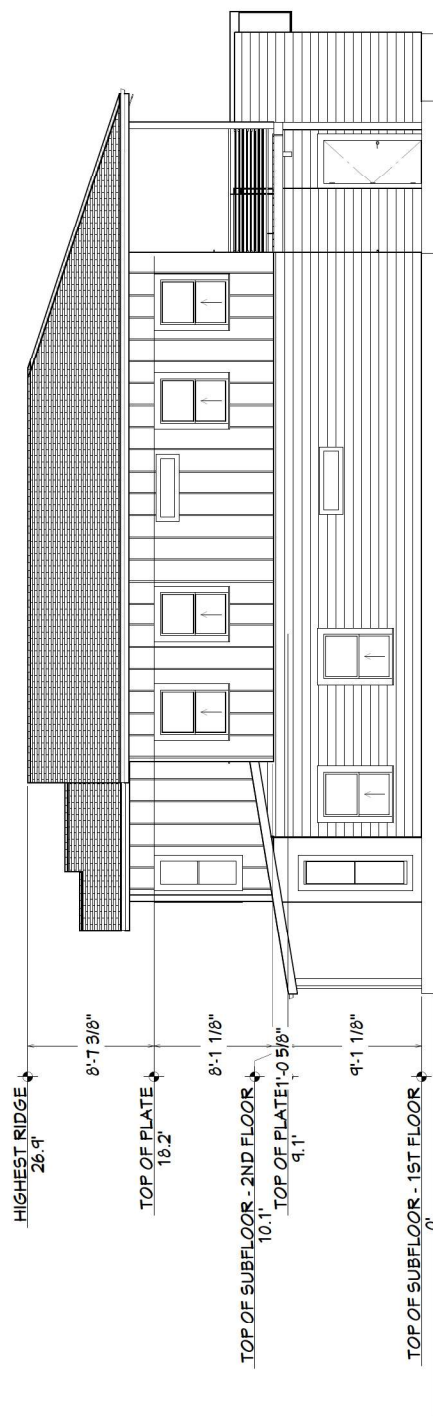
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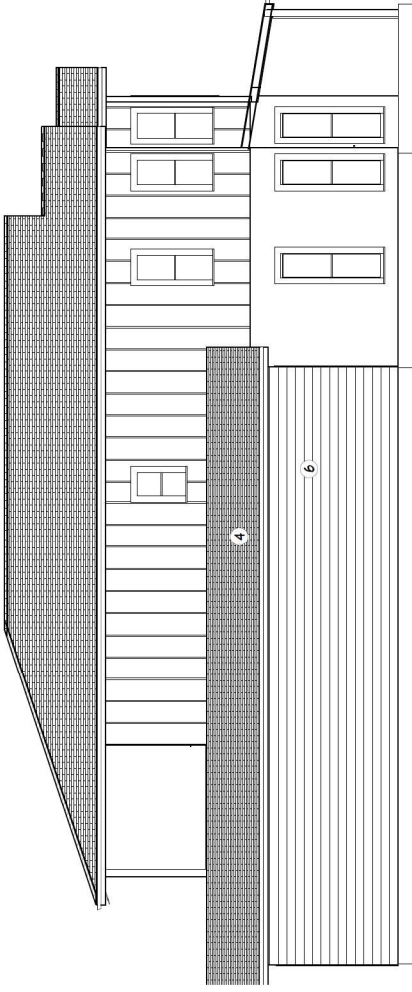
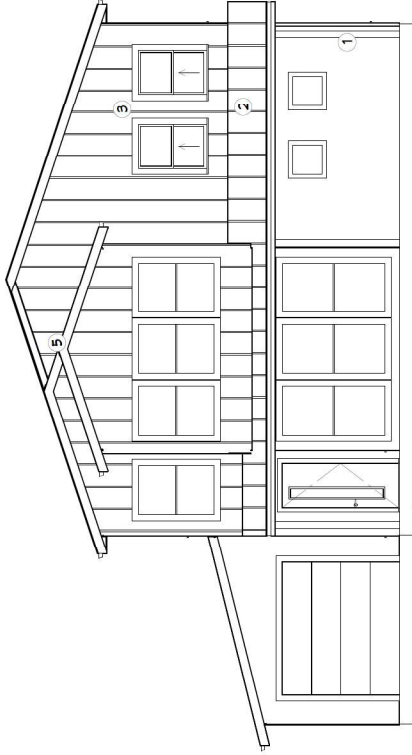




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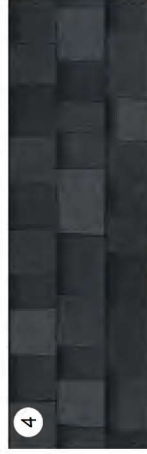


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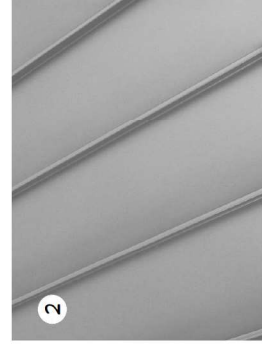


## EXTERIOR SCHEDULE

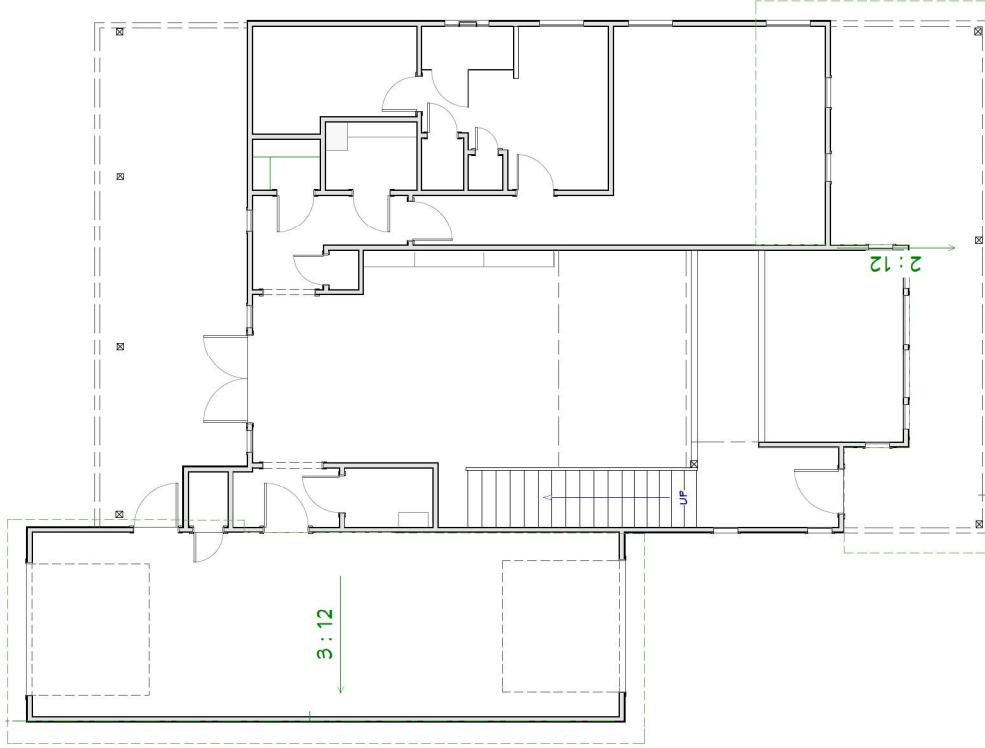
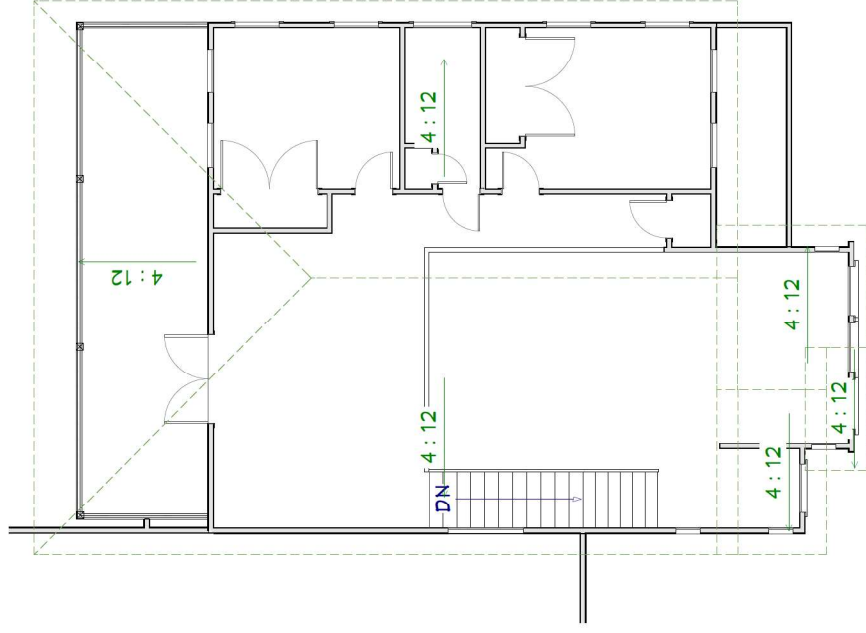
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1	STUCCO - COLOR - GYPSUM - SW 9543
2	18" SMOOTH METAL 1" STANDING SEAM
3	VERTICAL SIDING WITH BOARD AND BATTEN TRIM AT 16" ON CENTER - COLOR - PEPERCORN SW 1674
4	DURATION SHINGLES - COLOR - ONIX BLACK
5	TRIM - COLOR - BLACK MAGIC - SW 6911
6	JAMES HARDIE - COLOR - GYPSUM - SW 9543



Onyx Black®

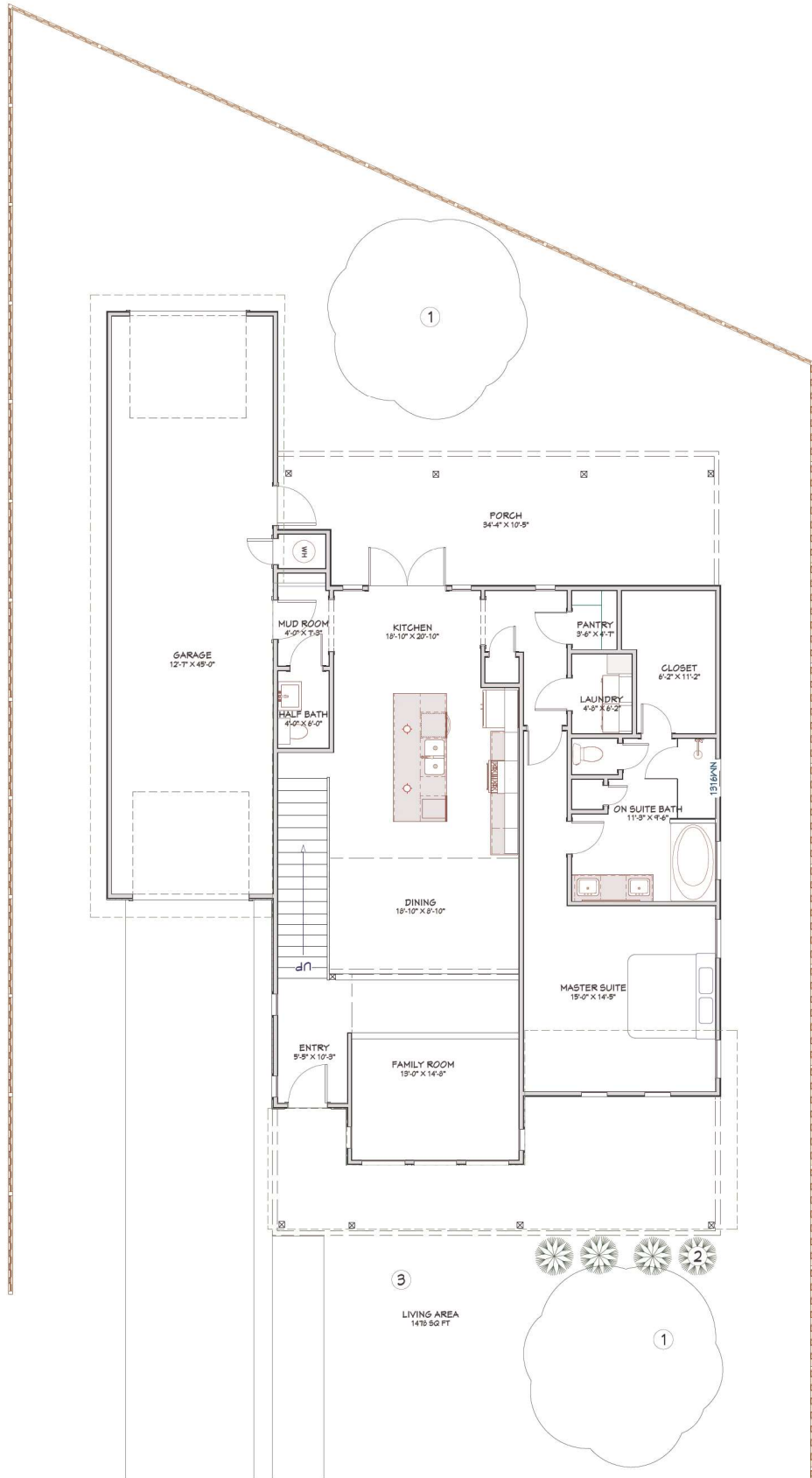






NUMBER	DATE	REVISION BY	DESCRIPTION

LANDSCAPE SCHEDULE	
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2	BUXUS SEMPERVIRENS
3	SOD-TAHOMA 31





# 1938 Sanborn Fire Insurance Map



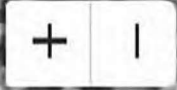




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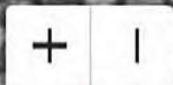
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1973

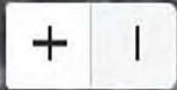
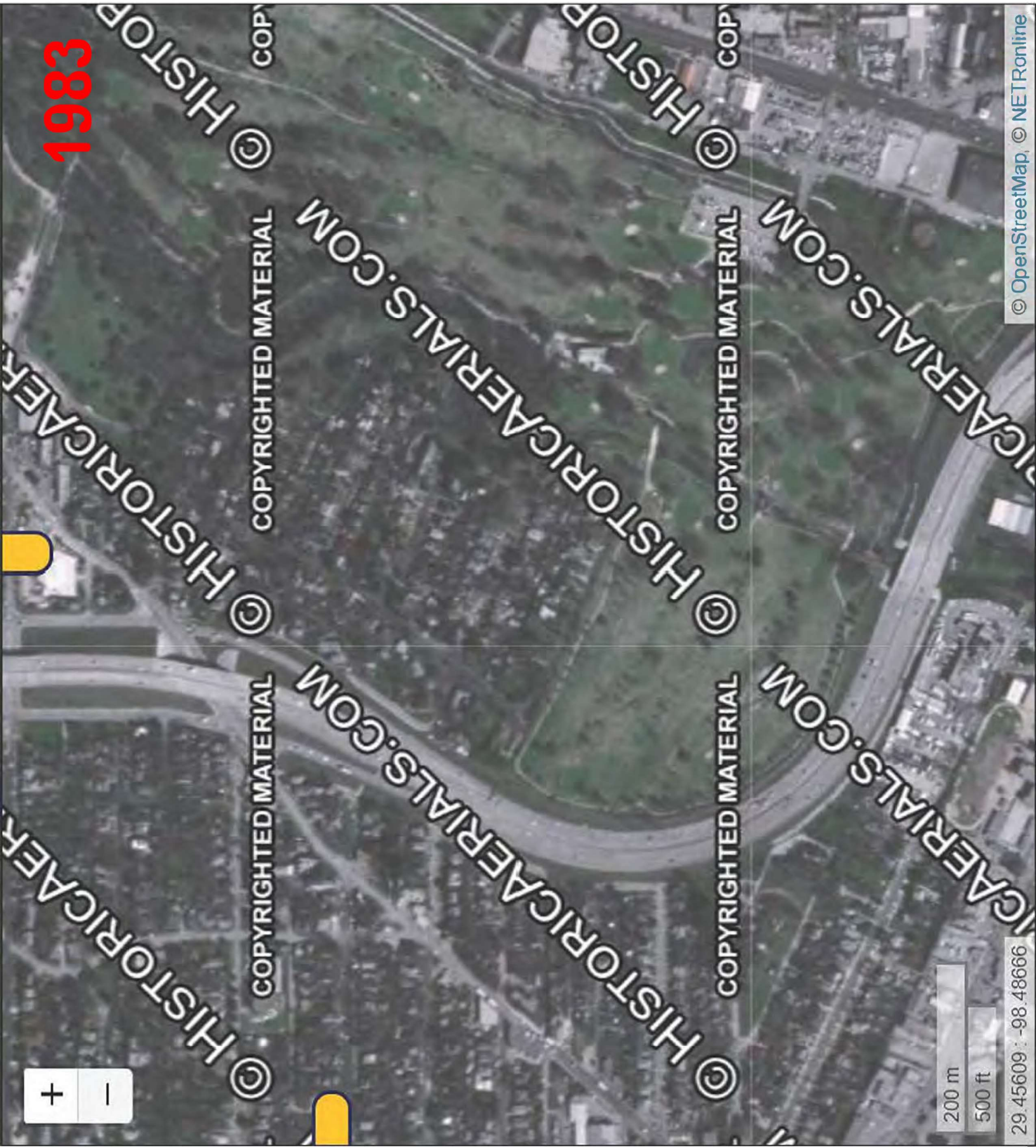


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