

HISTORIC AND DESIGN REVIEW COMMISSION

February 07, 2024

HDRC CASE NO: 2024-012
COMMON NAME: 622 SHERMAN
LEGAL DESCRIPTION: NCB 1300 BLK 1 LOT 9
ZONING: R-5 CD, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Terry Richardson
OWNER: Terry Richardson
TYPE OF WORK: Construction of a 2-story, multi-family residential structure, construction of a detached accessory structure
APPLICATION RECEIVED: January 24, 2024
60-DAY REVIEW: February 16, 2024
CASE MANAGER: Edward Hall

REQUEST:

The applicant is requesting conceptual approval for the construction of a 2-story, multi-family residential structure on the vacant lot at 622 Sherman, located within the Dignowity Hill Historic District.

The applicant has also proposed to construct a detached, rear accessory structure to provide covered parking for two automobiles.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION

- i. Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.
- ii. Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

B. ENTRANCES

- i. Orientation*—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

2. Building Massing and Form

A. SCALE AND MASS

- i. Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
- ii. Transitions*—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
- iii. Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

B. ROOF FORM

i. Similar roof forms—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on nonresidential building types are more typically flat and screened by an ornamental parapet wall.

ii. Façade configuration—The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

D. LOT COVERAGE

i. Building to lot ratio—New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

3. Materials and Textures

A. NEW MATERIALS

i. Complementary materials—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.

ii. Alternative use of traditional materials—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.

iii. Roof materials—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.

iv. Metal roofs—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.

v. Imitation or synthetic materials—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

4. Architectural Details

A. GENERAL

i. Historic context—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.

ii. Architectural details—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district.

Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

iii. Contemporary interpretations—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

- i. Massing and form—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
- ii. Building size – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
- iii. Character—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
- iv. Windows and doors—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
- v. Garage doors—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

B. SETBACKS AND ORIENTATION

- i. Orientation—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley loaded garages were historically used.
 - ii. Setbacks—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.
- ## 6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

- i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
- ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

B. SCREENING

- i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
 - ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
 - iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.
- Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

B. NEW FENCES AND WALLS

- i. *Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
 - ii. *Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district.
- New front yard fences or wall should not be introduced within historic districts that have not historically had them.
- iii. *Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.
 - iv. *Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.
 - v. *Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and

materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

3. Landscape Design

A. PLANTINGS

- i. Historic Gardens*—Maintain front yard gardens when appropriate within a specific historic district.
- ii. Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.
- iii. Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.
- iv. Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.
- v. Maintenance*—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

B. ROCKS OR HARDSCAPE

- i. Impervious surfaces*—Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.
- ii. Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.
- iii. Rock mulch and gravel* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

D. TREES

- i. Preservation*—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.
- ii. New Trees* – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

- i. Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
- ii. Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
- iii. Width and alignment*—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
- iv. Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
- v. ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS

- i. Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.
- ii. Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

7. Off-Street Parking

A. LOCATION

- i. Preferred location*—Place parking areas for non-residential and mixed-use structures at the rear of the site, behind primary structures to hide them from the public right-of-way. On corner lots, place parking areas behind the primary structure and set them back as far as possible from the side streets. Parking areas to the side of the primary structure are acceptable when location behind the structure is not feasible. See UDC Section 35-310 for district-specific standards.
- ii. Front*—Do not add off-street parking areas within the front yard setback as to not disrupt the continuity of the streetscape.
- iii. Access*—Design off-street parking areas to be accessed from alleys or secondary streets rather than from principal streets whenever possible.

B. DESIGN

- i. Screening*—Screen off-street parking areas with a landscape buffer, wall, or ornamental fence two to four feet high—or a combination of these methods. Landscape buffers are preferred due to their ability to absorb carbon dioxide. See UDC Section 35-510 for buffer requirements.
- ii. Materials*—Use permeable parking surfaces when possible to reduce run-off and flooding. See UDC Section 35-526(j) for specific standards.
- iii. Parking structures*—Design new parking structures to be similar in scale, materials, and rhythm of the surrounding historic district when new parking structures are necessary.

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 applicant is requesting conceptual approval for the construction of a 2-story, multi-family residential structure on the vacant lot at 622 Sherman, located within the Dignowity Hill Historic District.
- b. CONCEPTUAL APPROVAL – Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.
- c. PREVIOUS REVIEW – This request was reviewed by the Historic and Design Review Commission at the January 17, 2024, Historic and Design Review Commission hearing. At that hearing, commissioners noted that additional documentation was needed from the application, such as a detailed site plan, and reset this request to the February 7, 2024, hearing.
- d. DESIGN REVIEW COMMITTEE – This request was reviewed by the Design Review Committee on January 24, 2024. At that meeting, Commissioners primarily commented on the proposed driveway configuration and the proposed fenestration.
- e. CONTEXT & DEVELOPMENT PATTERN – The applicant is proposing new construction at 622 Sherman Street, a lot that is currently void of structures. Sherman Street is the northern boundary of the Dignowity Hill Historic District, and this block currently features four (4) structures that front Sherman Street. Each of the four structures fronting Sherman Street features one (1) story in height. The structure at the corner of Sherman and N Pine fronts N Pine and features one (1) story in height.
- f. CONSTRUCTION DOCUMENTS – The applicant has submitted updated construction documents that address the previously noted inconsistencies between the floor plans and elevations. Additionally, the applicant has provided a revised site plan, as requested by Commissioners and the sub-committee.
- g. 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 submitted a setback diagram that notes a setback that appears to be greater than those found historically on the block. Staff finds this to be appropriate.
- h. ENTRANCES – The applicant has submitted a front elevation showing two, front facing entrance doors. Staff finds the proposed front facing entrances to be appropriate as there are historic examples throughout the historic district where historic structures feature two, front facing entrance doors.
- i. SCALE & MASS – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. This block currently features four (4) structures that front Sherman Street. Each of the four structures fronting Sherman Street features one (1) story in height. The applicant has proposed for the new construction to feature two (2) stories in height with the second story mass feature a setback from the front façade and one (1) story massing. The applicant has noted that the structure will not be constructed on raised foundation piers as shown, but will rather feature approximately twelve (12) inches of foundation height. Generally, staff finds the proposed massing to be appropriate and consistent with the Guidelines.
- j. 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. Historic structures on this block feature foundation heights of approximately two (2) to three (3) feet in height. The applicant has noted a foundation height of approximately twelve (12) inches. Generally, staff finds the proposed foundation height to be appropriate.
- k. ROOF FORM – The applicant has proposed for the new construction to feature hipped roofs. Hipped roofs are found historically throughout the Dignowity Hill Historic District. This roof form is appropriate and consistent with the Guidelines for New Construction.
- l. LOT COVERAGE – The applicant has noted a total lot coverage of 46.35 percent. The applicant has included paving, the primary structure and the rear accessory structure in the lot coverage calculation. The Guidelines for New Construction 2.D.i. notes that new construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Footprints of new construction should be limited to no more than fifty (50) percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio. Staff finds the proposed lot coverage to be appropriate and consistent with the Guidelines.

- m. MATERIALS – The applicant has proposed materials that includes lap siding, a composition shingle roof and composite railings and steps. Staff finds that composite horizontal siding should feature a smooth finish and a four (4) inch exposure. Staff finds that all composite items should be submitted to OHP staff for review and approval. Columns should feature a unique design based on historic examples or feature six (6) inches square with capital and base trim. Additionally, details of all architectural elements, including columns and railings should be submitted when returning to the Commission for final approval.
- n. WINDOW MATERIALS – The applicant has not proposed window materials at this time. Staff finds that windows that are consistent with the adopted standards for windows in new construction should be installed. These specifications are noted in the above applicable citations.
- o. FENESTRATION PROFILE – The applicant has proposed a fenestration profile that is generally consistent with the Guidelines for New Construction. The applicant has proposed two window profile options; one over one and four over four. Staff finds both profiles to be appropriate.
- p. PORCH – The applicant has proposed to incorporate the massing of the porch within the overall massing of the proposed new construction. Staff finds this to be appropriate. As noted in finding j, staff finds that columns should feature a unique design based on historic examples or feature six (6) inches square with capital and base trim. Additionally, details of all architectural elements, including columns and railings should be submitted when returning to the Commission for final approval.
- q. ARCHITECTURAL DETAILS – Generally, staff finds the proposed architectural details to be appropriate; however, staff finds that general materials, window materials, fenestration and porch elements should reflect elements found historically within the historic district.
- r. LANDSCAPING – The applicant has noted the installation of natural turf and decomposed granite on site. Generally, staff finds the proposed landscaping plan to be appropriate. Staff finds that any additional design elements that are added to the landscaping plan should be done in a manner that is consistent with the Guidelines for Site Elements.
- s. DRIVEWAY – The applicant has proposed for the site to feature one (1) driveway to feature nine (9) feet in width and a ribbon strip profile. There is one existing curb cut and approach on site. The Guidelines for Site Elements 5.B.i notes that similar driveway configurations, regarding materials, width and design, should be used when installing new driveways. The predominant and historic driveway configuration on Sherman Street and throughout the Dignowity Hill Historic District is one driveway, per lot. Staff finds the proposed driveway to be appropriate.
- t. WALKWAY – Historically, lots feature concrete walkways that lead from the front porch to the sidewalk at the right of way. The applicant has added a single walkway leading from the front porch to the sidewalk at the right of way. Staff finds this to be appropriate and consistent with the Guidelines. The walkway should feature three to four feet in width and be poured concrete.
- u. MECHANICAL EQUIPMENT – All mechanical equipment should be installed in a manner where it is screened from view from the right of way.
- v. REAR ACCESSORY/PARKING – The applicant has noted parking at the rear of the lot with a rear accessory structure to provide covered parking for two automobiles. Generally, staff finds the massing, profile and architectural elements of the accessory structure to be appropriate. Additionally, staff finds the proposed crushed granite parking location and rear yard paving to be appropriate.

RECOMMENDATION:

Generally, staff recommends conceptual approval with the following stipulations which should be addressed prior to a recommendation for and approval of final approval:

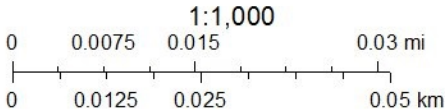
- i. That the applicant confirms a setback equal to or greater than the adjacent historic houses on the block. Staff recommends a setback that is equal to or greater than those found historically on this block, as noted in finding g.
- ii. That a foundation height that is consistent with the Guidelines be installed, as noted in finding j.
- iii. That that composite horizontal siding feature a smooth finish and a four (4) inch exposure. Staff recommends that all composite items should be submitted to OHP staff for review and approval. Columns should feature a unique design based on historic examples or feature six (6) inches square with capital and base trim. Additionally, details of all architectural elements, including columns and railings should be submitted when returning to the Commission for final approval.

- iv. That windows that are consistent with the adopted standards for windows in new construction should be installed, as noted in finding n. These specifications are noted in the above applicable citations.
- v. That the front walkway width be three to four feet in width.
- vi. That all mechanical equipment be screened from view from the public right of way, as noted in finding u.

City of San Antonio One Stop



January 10, 2024





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

Historic and Design Review Commission
Design Review Committee Report

DATE: January 23, 2024

HDRC Case #: 2024-024

Address: 622 Sherman

Meeting Location: Webex

APPLICANT: Terry Richardson

DRC Members present: Jeff Fetzer, Monica Savino, Jason Vasquez, Roland Mazuca, Anne-Marie Grube

Staff Present: Edward Hall

Others present:

REQUEST: Construction of a 2-story, single-family residential structure

COMMENTS/CONCERNS:

AMG: Questions regarding driveway profile

TR: Does not find only one driveway to be best solution for the proposed new construction. The lot here features a large rear yard. Would prefer to have two driveways. Parking in rear is not preferred from a seller's standpoint.

MS: Question regarding driveway: How many vehicles are anticipated per household? TR: Two. Agrees with AMG: Parking should be at rear. Only one driveway and curbcut would allow for additional on street parking. Placing parking at the rear would allow for additional parking in rear as well.

MS: How deep is the lot? TR: Approximately 140 feet.

JF: Understands the reasoning for limiting curb cuts to one per lot, can also see the value of keeping the green space at the rear of the property.

TR: Driveways are proposed a ribbon strips.

RM: Two driveways makes sense. Is there a sidewalk to the house? TR: Does not prefer to have a single walkway leading to the sidewalk.

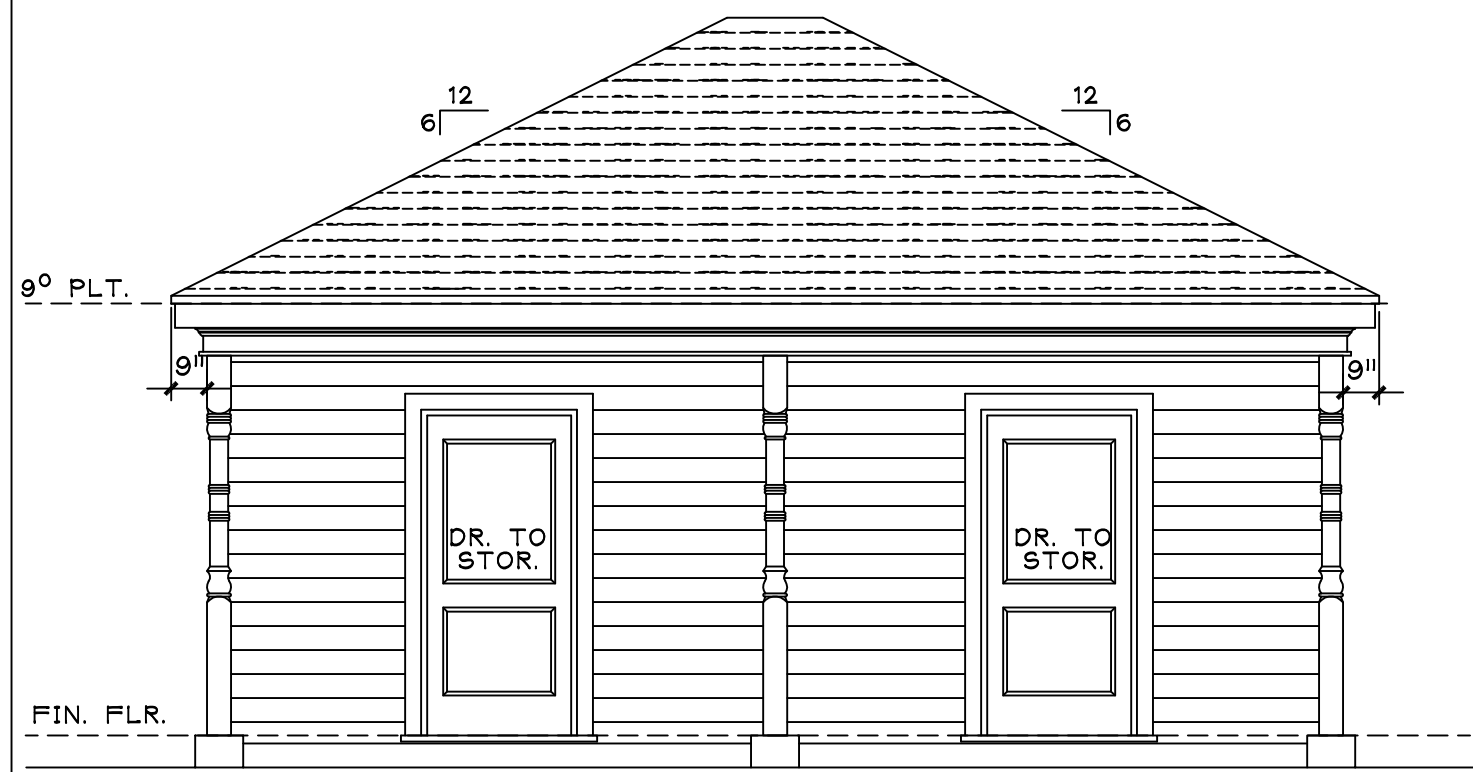
JV: Agrees that only one driveway should be installed on site.

JF: Explore fenestration on east and west facades. TR: Can add windows on first and second levels at this location.

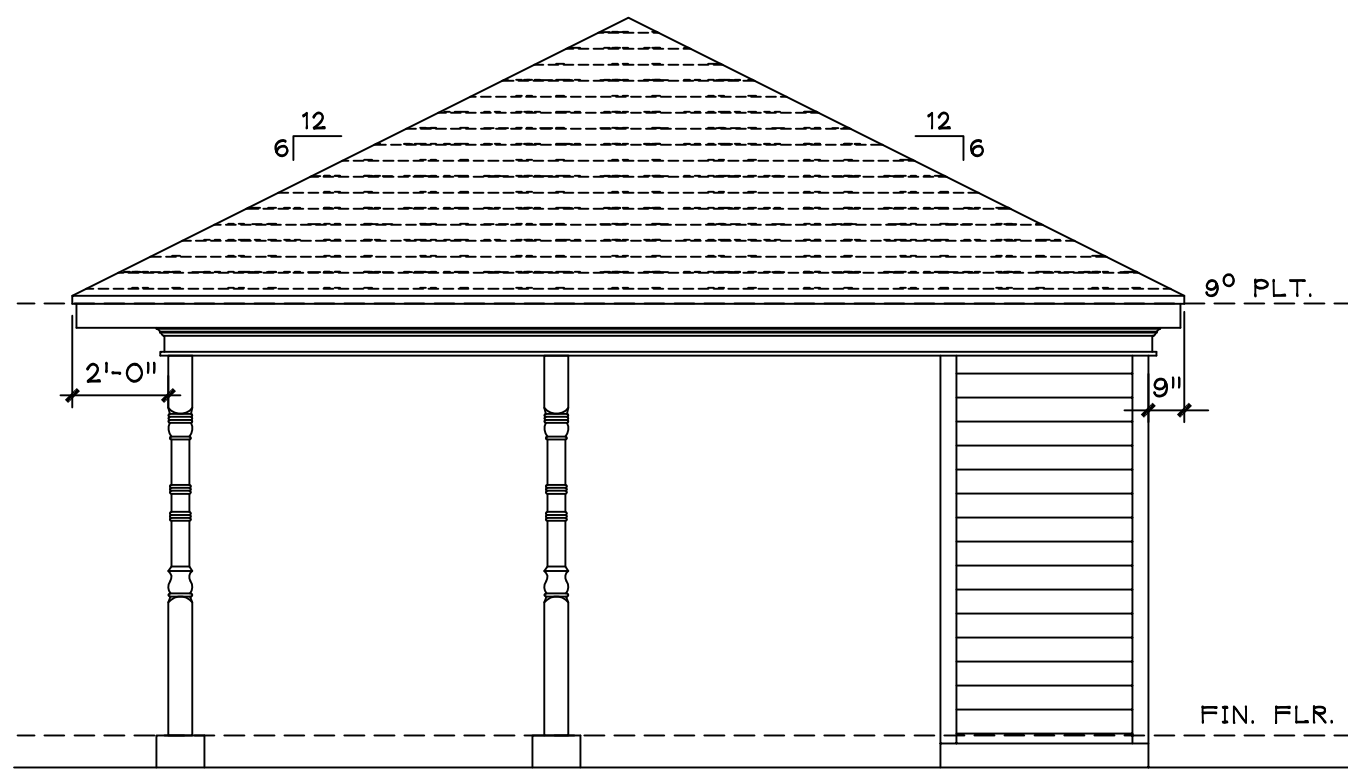
JF: Provide a dimensioned survey and site plan for next HDRC hearing.

MS: Provide a street elevation to show proposed new construction and existing context on either side.

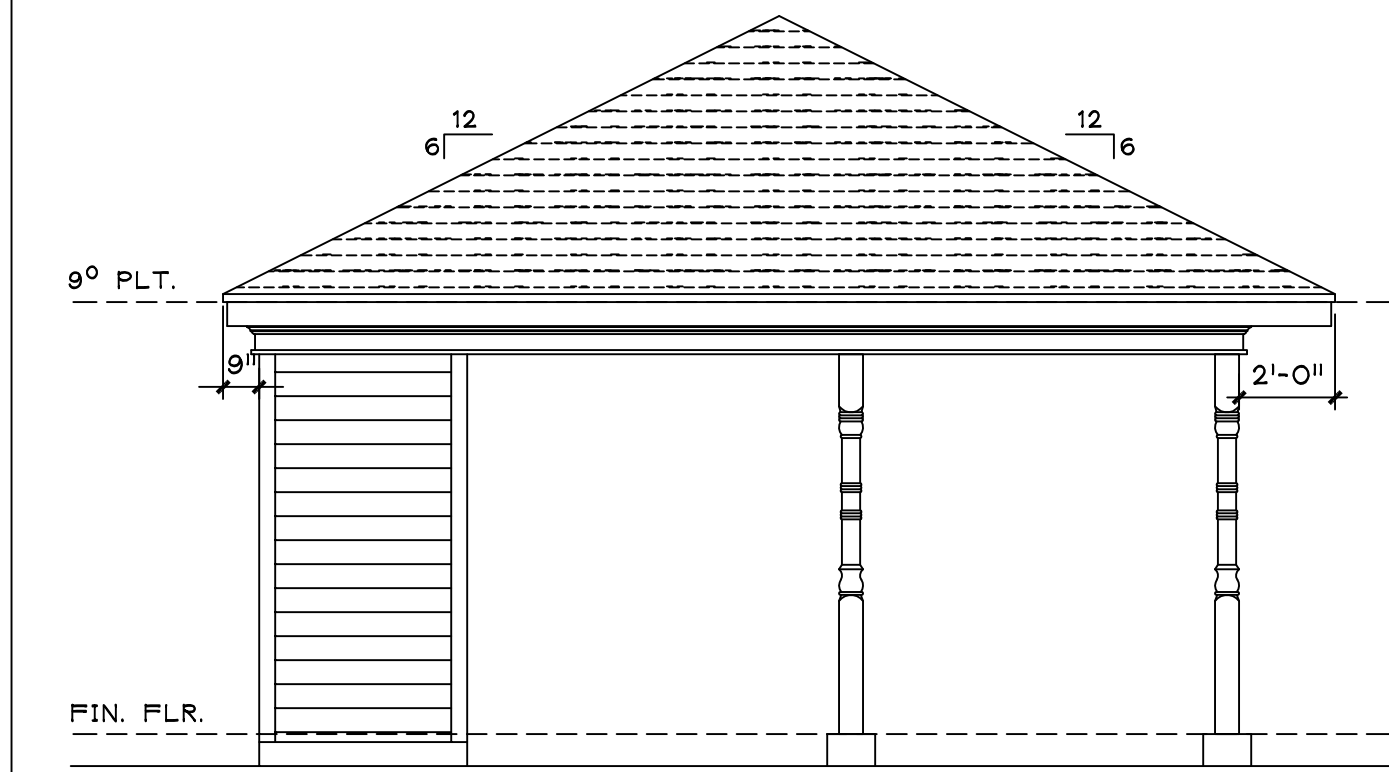
OVERALL COMMENTS:



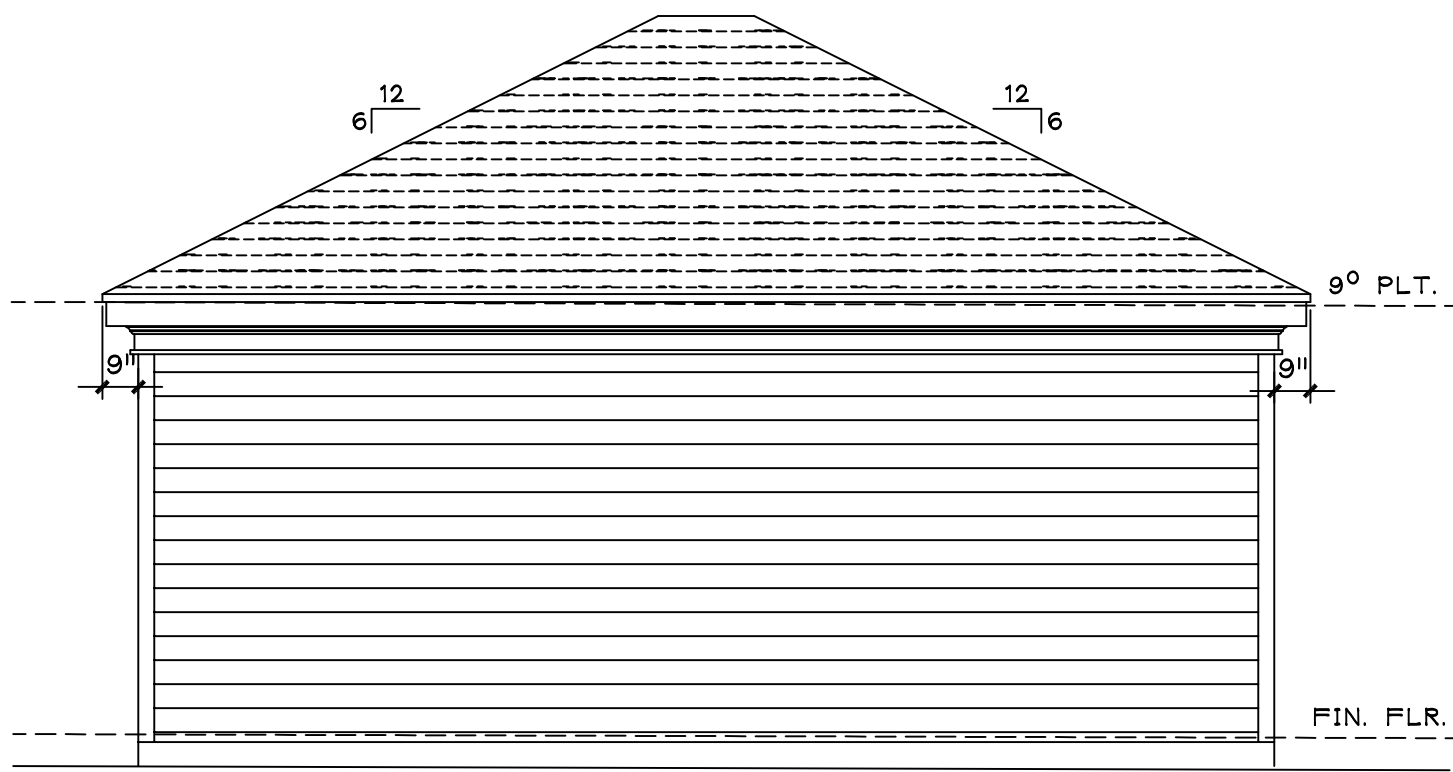
FRONT ELEVATION
SCALE 1/4" = 1'-0"



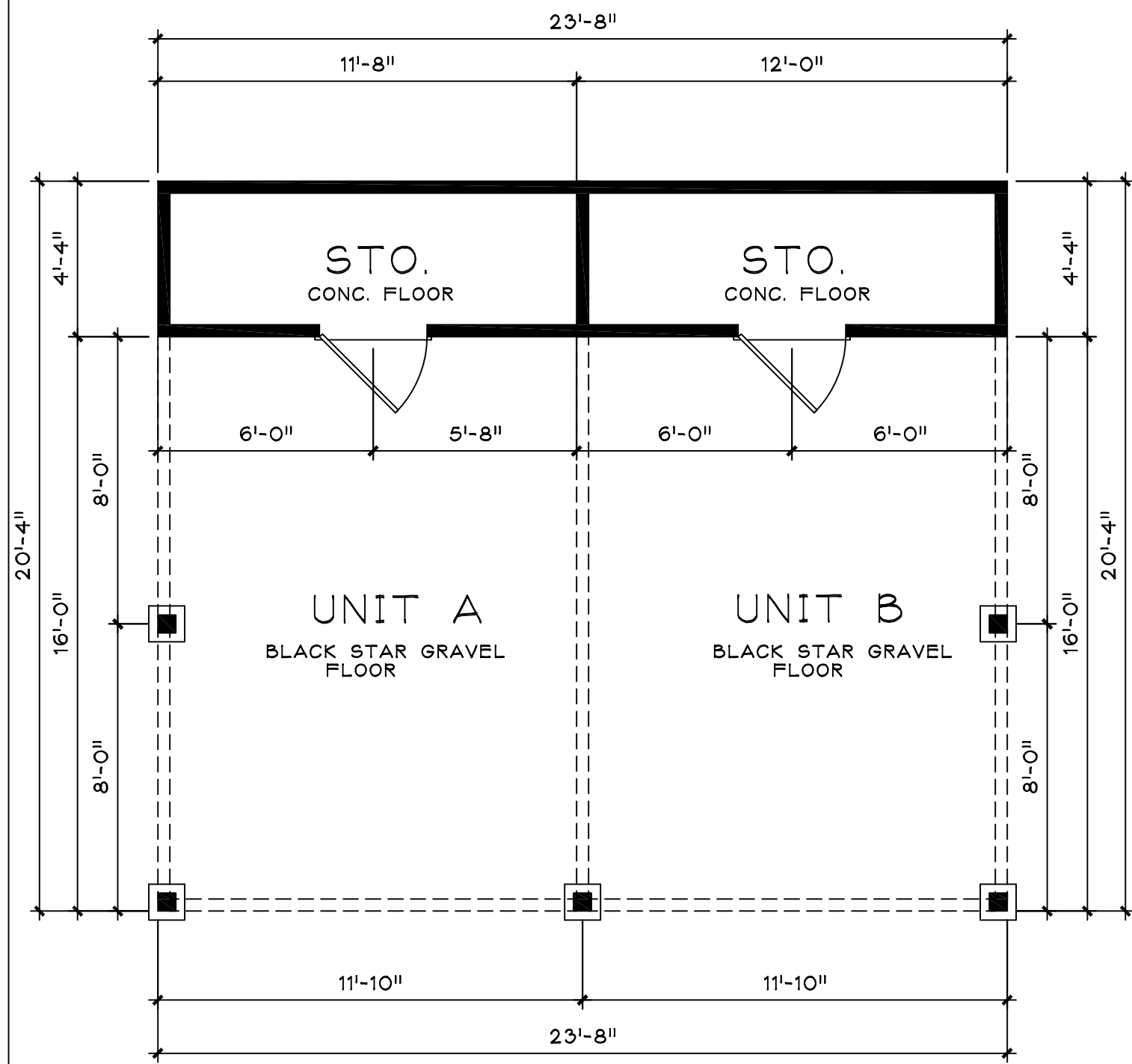
RIGHT SIDE ELEVATION
SCALE 1/4" = 1'-0"



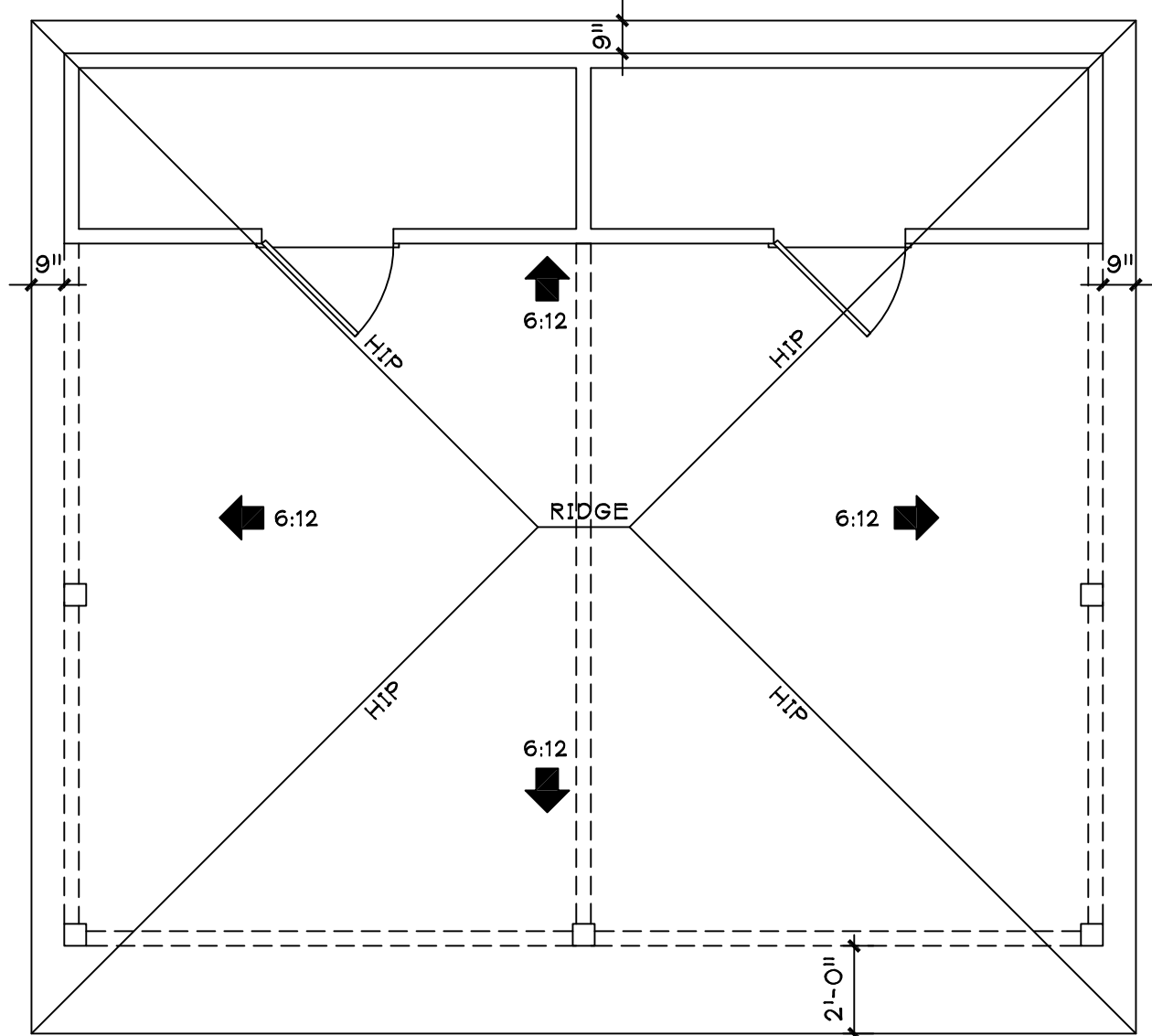
LEFT SIDE ELEVATION
SCALE 1/4" = 1'-0"



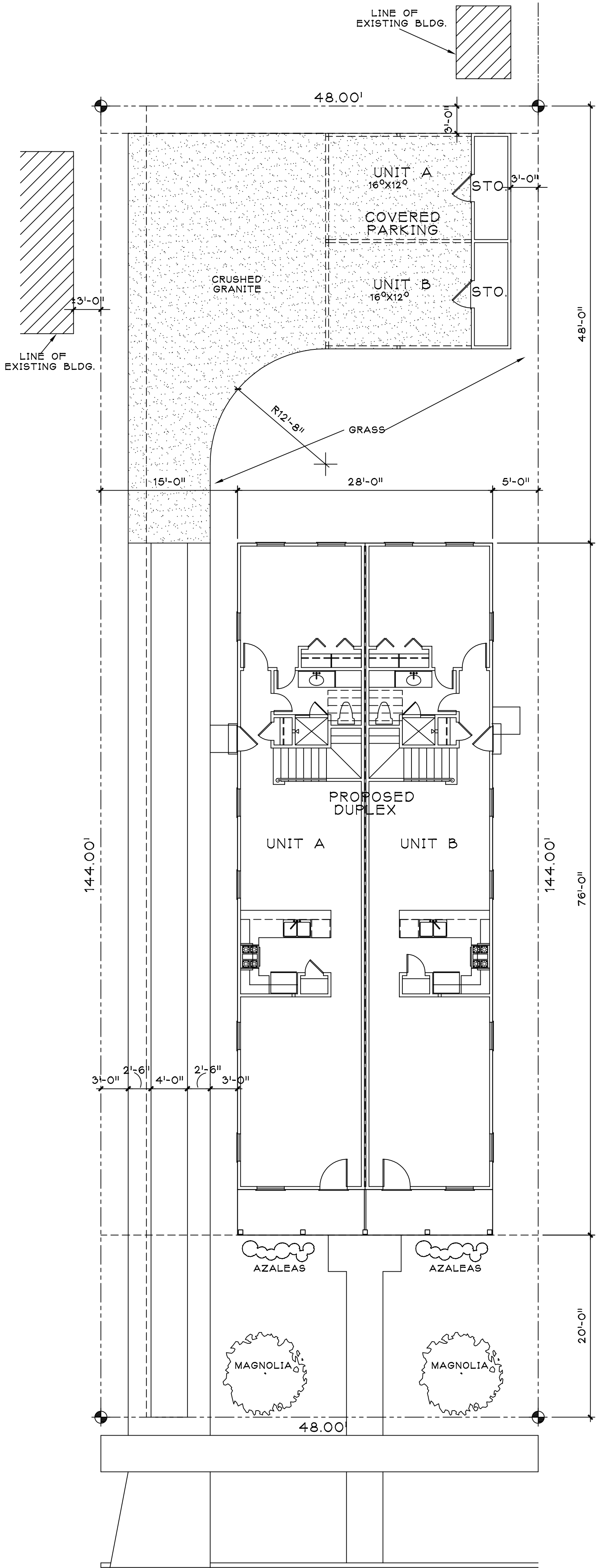
REAR ELEVATION
SCALE 1/4" = 1'-0"



COVERED PARKING - FLOOR PLAN
SCALE 1/4" = 1'-0"



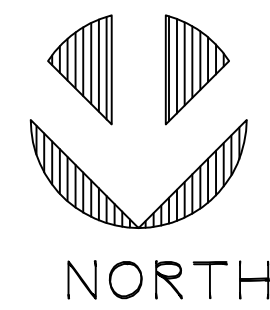
ROOF PLAN
SCALE 1/4" = 1'-0"



6 2 2 S H E R M A N

LOT CALCULATIONS

LOT AREA	6,912 S.F.
IMPROVEMENTS	
FIRST FLOOR	1,988
COVERED PARKING	379
COVID. PARKING STORAGE	103
COVERED PORCHES	140
DRIVEWAY	480
CONC. LANDING	18
CONC. WALKS	96
TOTAL IMPROVEMENTS	3,204 S.F.
LOT COVERAGE	46.35 %



LOT: 9
BLOCK: 1
NCB 1300
DIGNOWITY HILL
HISTORICAL
DISTRICT
ZONING: R-5 CD

SIMPSON DESIGN
ASSOCIATES

Phone: (281) 450-5425
simpsondesign@gmail.com

PROJECT TITLE
A Custom Residence for:
HATTERAS HOMES LLC

PROJECT ADDRESS
622 SHERMAN
SAN ANTONIO, TEXAS 78202

PROJECT NUMBER
231120
DRAWN BY
BPS
CHECKED BY
XXXX

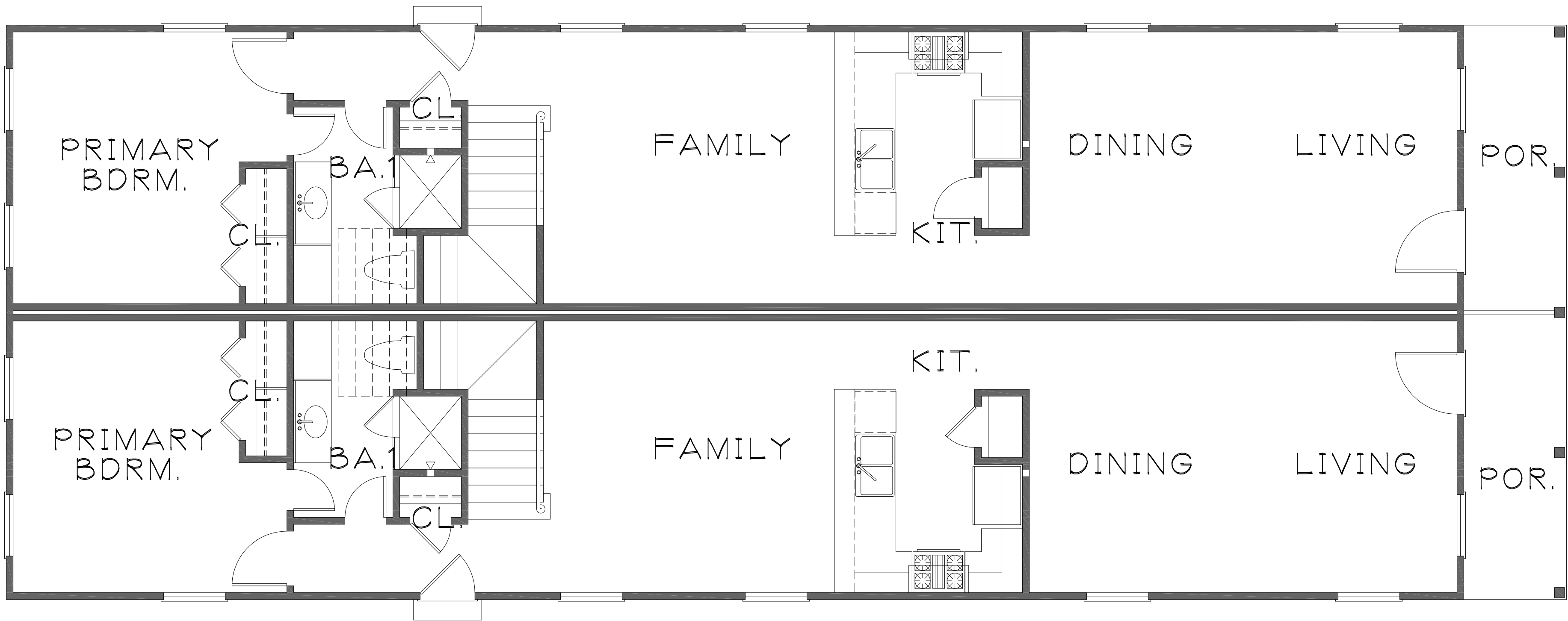
AREA TABULATION	
FIRST FLOOR (EA. UNIT)	994 S.F.
SECOND FLOOR (EA. UNIT)	563 S.F.
TOTAL LIVING AREA (EA. UNIT)	1,557 S.F.
COVERED PORCH (EA. UNIT)	70 S.F.
TOTAL COVERED AREA (EA. UNIT)	1,627 S.F.
TOTAL COVERED AREA - ENTIRE STRUCTURE	3,254 S.F.

SITE PLAN

SCALE
1/8" = 1'-0"
DATE
January 31, 2024

SHEET NUMBER

A0



SIMPSON DESIGN ASSOCIATES

Phone: (281) 450-5425
 simpsondesign@gmail.com

PROJECT TITLE
A Custom Residence for:
 HATTERAS HOMES LLC

PROJECT ADDRESS
 622 SHERMAN
 SAN ANTONIO, TEXAS 78202

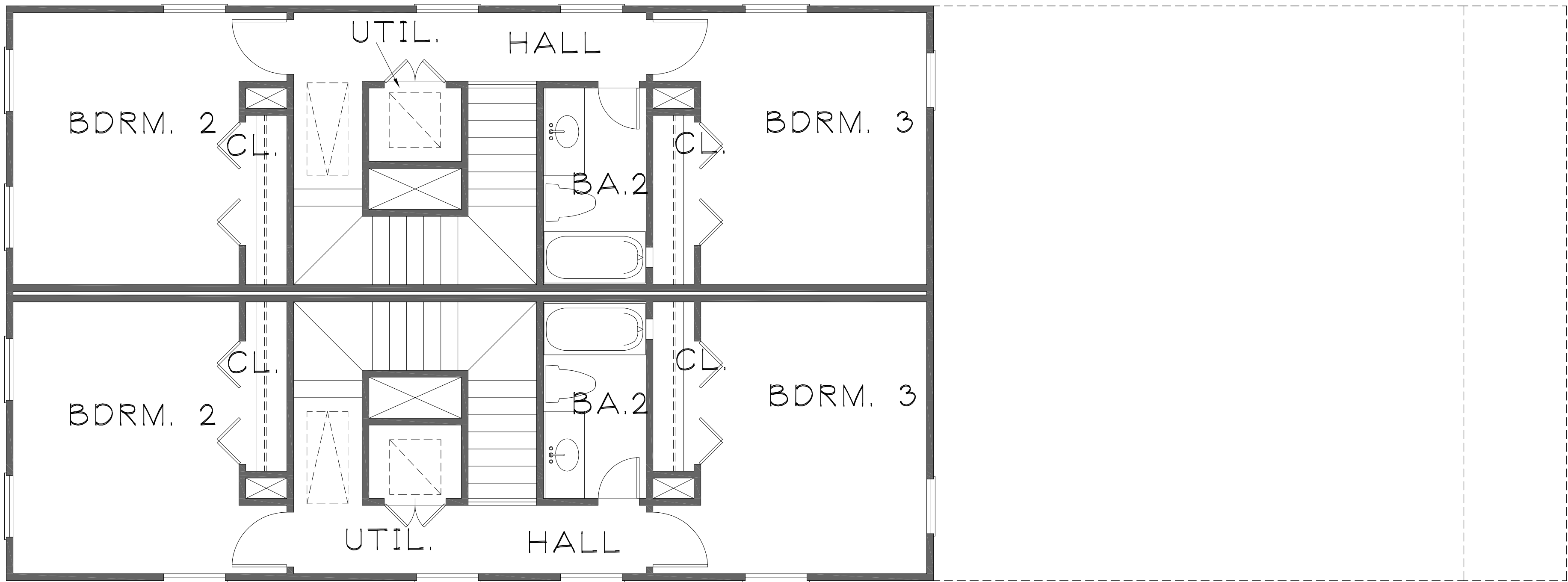
PROJECT NUMBER
 231120
 DRAWN BY: BPS
 CHECKED BY: XXXX

AREA TABULATION	
FIRST FLOOR (EA. UNIT)	994 S.F.
SECOND FLOOR (EA. UNIT)	563 S.F.
TOTAL LIVING AREA (EA. UNIT)	1,557 S.F.
COVERED PORCH (EA. UNIT)	70 S.F.
TOTAL COVERED AREA (EA. UNIT)	1,627 S.F.
TOTAL COVERED AREA - ENTIRE STRUCTURE	3,254 S.F.

SHEET TITLE
FLOOR PLAN

SCALE
 1/4" = 1'-0"
 DATE
 January 18, 2024

SHEET NUMBER
A1



SIMPSON DESIGN ASSOCIATES

Phone: (281) 450-5425
simpsondesign@gmail.com

PROJECT TITLE

A Custom Residence for:
HATTERAS HOMES LLC

PROJECT ADDRESS

622 SHERMAN
SAN ANTONIO, TEXAS 78202

PROJECT NUMBER

231120

DRAWN BY

BPS

CHECKED BY

XXXX

AREA TABULATION

FIRST FLOOR (EA. UNIT)	994 S.F.
SECOND FLOOR (EA. UNIT)	563 S.F.
TOTAL LIVING AREA (EA. UNIT)	1,557 S.F.
COVERED PORCH (EA. UNIT)	70 S.F.
TOTAL COVERED AREA (EA. UNIT)	1,627 S.F.

TOTAL COVERED AREA –
ENTIRE STRUCTURE 3,254 S.F.

SHEET TITLE

**SECOND FLOOR
PLAN**

SCALE

1/4" = 1'-0"

DATE

January 18, 2024

SHEET NUMBER

A2



FRONT ELEVATION



RIGHT SIDE ELEVATION

SIMPSON DESIGN ASSOCIATES

Phone: (281) 450-5425
simpsondesign@gmail.com

PROJECT TITLE

A Custom Residence for:
HATTERAS HOMES LLC

PROJECT ADDRESS

622 SHERMAN
SAN ANTONIO, TEXAS 78202

PROJECT NUMBER

231120

DRAWN BY

BPS

CHECKED BY

XXXX

AREA TABULATION

FIRST FLOOR (EA. UNIT)	994 S.F.
SECOND FLOOR (EA. UNIT)	563 S.F.
TOTAL LIVING AREA (EA. UNIT)	1,557 S.F.
COVERED PORCH (EA. UNIT)	70 S.F.
TOTAL COVERED AREA (EA. UNIT)	1,627 S.F.

TOTAL COVERED AREA –
ENTIRE STRUCTURE 3,254 S.F.

SHEET TITLE

**EXTERIOR
ELEVATIONS**

SCALE

1/4" = 1'-0"

DATE

January 31, 2024

SHEET NUMBER

A4



FRONT ELEVATION



RIGHT SIDE ELEVATION

SIMPSON DESIGN ASSOCIATES

Phone: (281) 450-5425
simpsondesign@gmail.com

PROJECT TITLE

A Custom Residence for:
HATTERAS HOMES LLC

PROJECT ADDRESS

622 SHERMAN
SAN ANTONIO, TEXAS 78202

PROJECT NUMBER

231120

DRAWN BY

BPS

CHECKED BY

XXXX

AREA TABULATION

FIRST FLOOR (EA. UNIT)	994 S.F.
SECOND FLOOR (EA. UNIT)	563 S.F.
TOTAL LIVING AREA (EA. UNIT)	1,557 S.F.
COVERED PORCH (EA. UNIT)	70 S.F.
TOTAL COVERED AREA (EA. UNIT)	1,627 S.F.

TOTAL COVERED AREA - ENTIRE STRUCTURE	3,254 S.F.
--	------------

SHEET TITLE

**EXTERIOR
ELEVATIONS - OPT.
WINDOWS**

SCALE

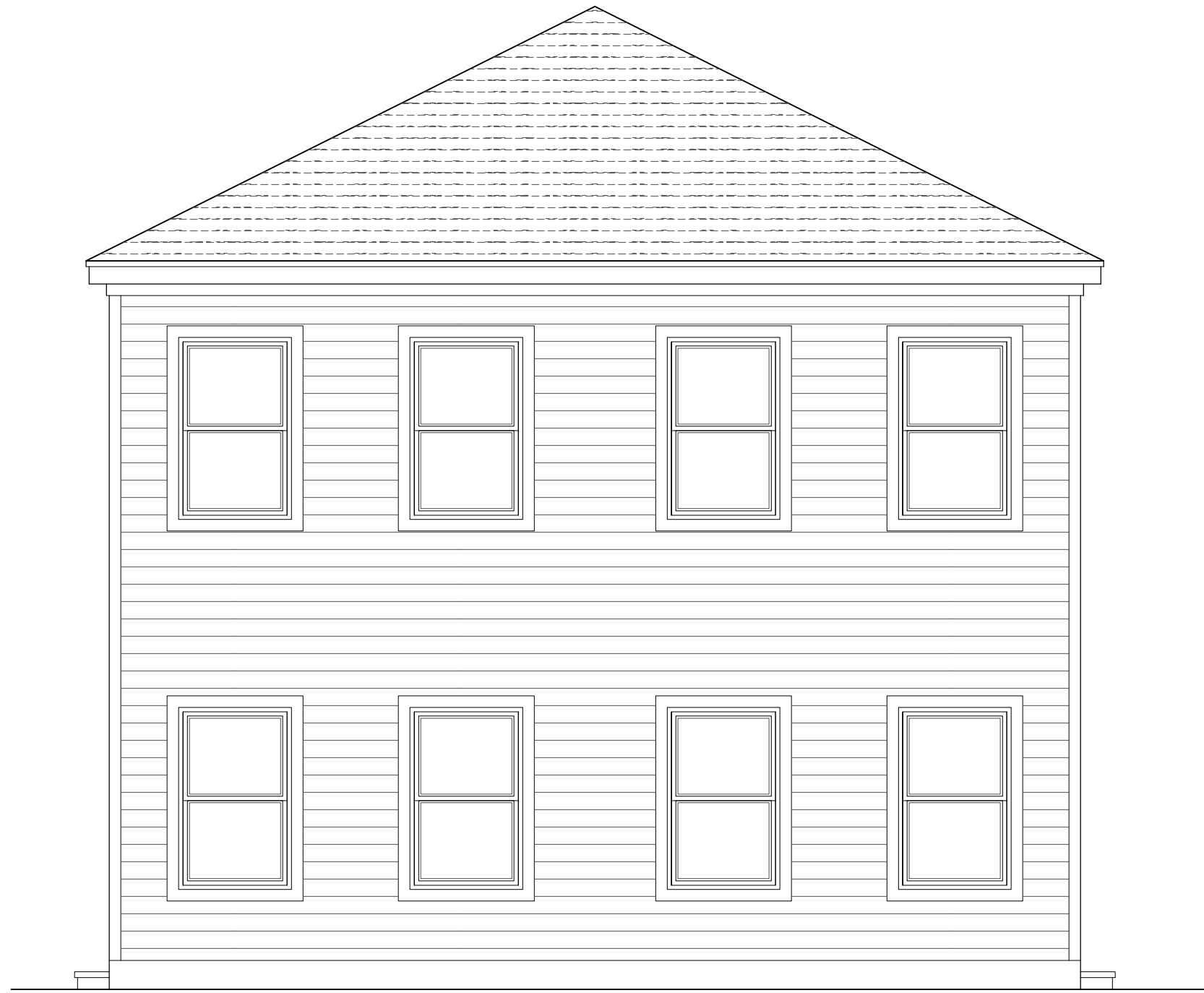
1/4" = 1'-0"

DATE

January 31, 2024

SHEET NUMBER

A4A



REAR ELEVATION



LEFT SIDE ELEVATION

SIMPSON DESIGN ASSOCIATES

Phone: (281) 450-5425
simpsondesign@gmail.com

PROJECT TITLE

A Custom Residence for:
HATTERAS HOMES LLC

PROJECT ADDRESS

622 SHERMAN
SAN ANTONIO, TEXAS 78202

PROJECT NUMBER

231120

DRAWN BY

BPS

CHECKED BY

XXXX

AREA TABULATION

FIRST FLOOR (EA. UNIT)	994 S.F.
SECOND FLOOR (EA. UNIT)	563 S.F.
TOTAL LIVING AREA (EA. UNIT)	1,557 S.F.
COVERED PORCH (EA. UNIT)	70 S.F.
TOTAL COVERED AREA (EA. UNIT)	1,627 S.F.
TOTAL COVERED AREA - ENTIRE STRUCTURE	3,254 S.F.

SHEET TITLE

**EXTERIOR
ELEVATIONS**

SCALE

1/4" = 1'-0"

DATE

January 31, 2024

SHEET NUMBER

A5



REAR ELEVATION



LEFT SIDE ELEVATION

SIMPSON DESIGN ASSOCIATES

Phone: (281) 450-5425
simpsondesign@gmail.com

PROJECT TITLE

A Custom Residence for:
HATTERAS HOMES LLC

PROJECT ADDRESS

622 SHERMAN
SAN ANTONIO, TEXAS 78202

PROJECT NUMBER

231120

DRAWN BY

BPS

CHECKED BY

XXXX

AREA TABULATION

FIRST FLOOR (EA. UNIT)	994 S.F.
SECOND FLOOR (EA. UNIT)	563 S.F.
TOTAL LIVING AREA (EA. UNIT)	1,557 S.F.
COVERED PORCH (EA. UNIT)	70 S.F.
TOTAL COVERED AREA (EA. UNIT)	1,627 S.F.

TOTAL COVERED AREA – ENTIRE STRUCTURE	3,254 S.F.
--	------------

SHEET TITLE

**EXTERIOR
ELEVATIONS - OPT.
WINDOWS**

SCALE

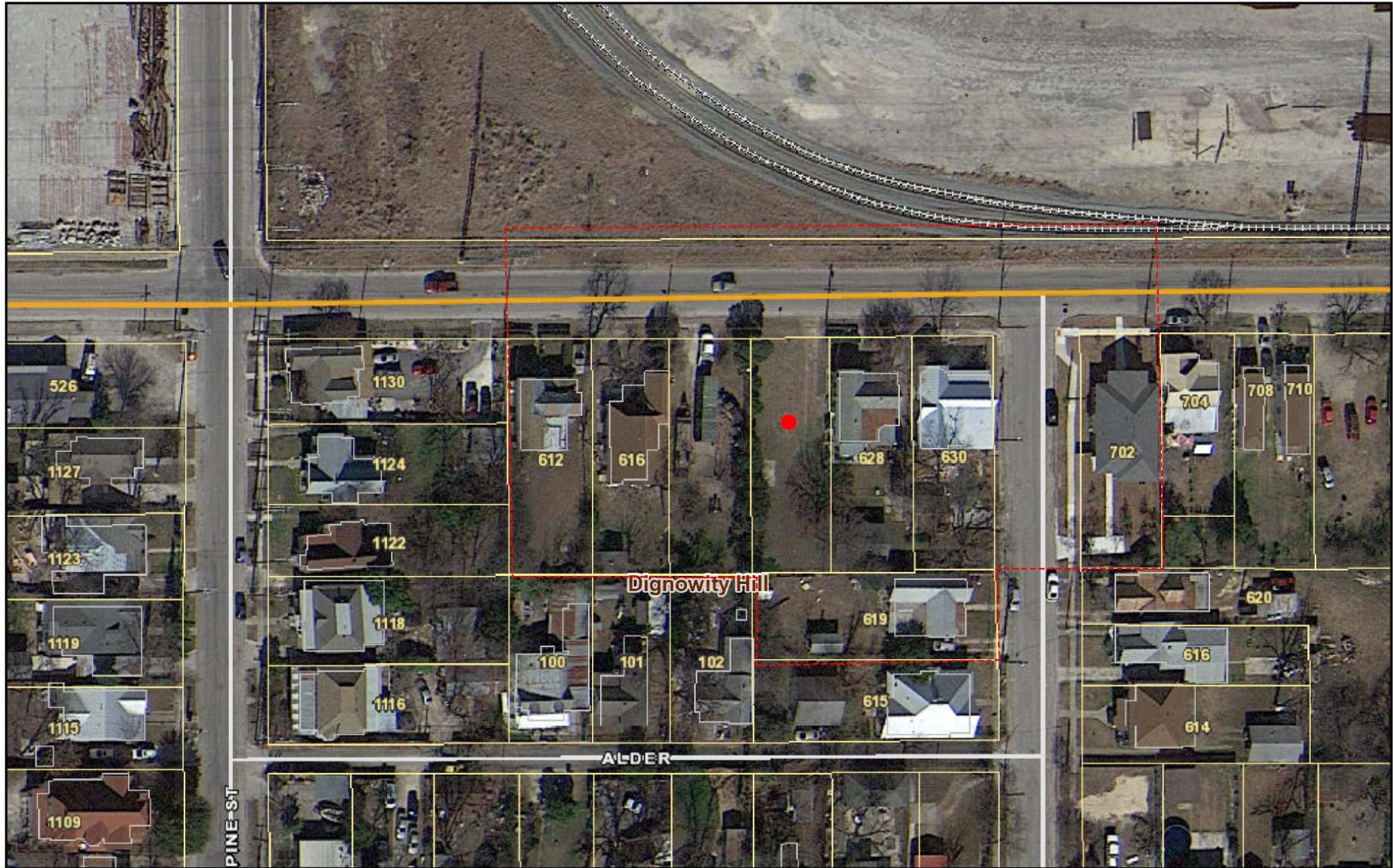
1/4" = 1'-0"

DATE

January 31, 2024

SHEET NUMBER

A5A



October 25, 2023

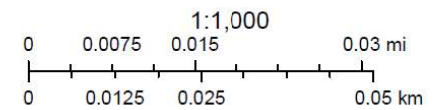
pointLayer

polylineLayer

Historic Landmarks

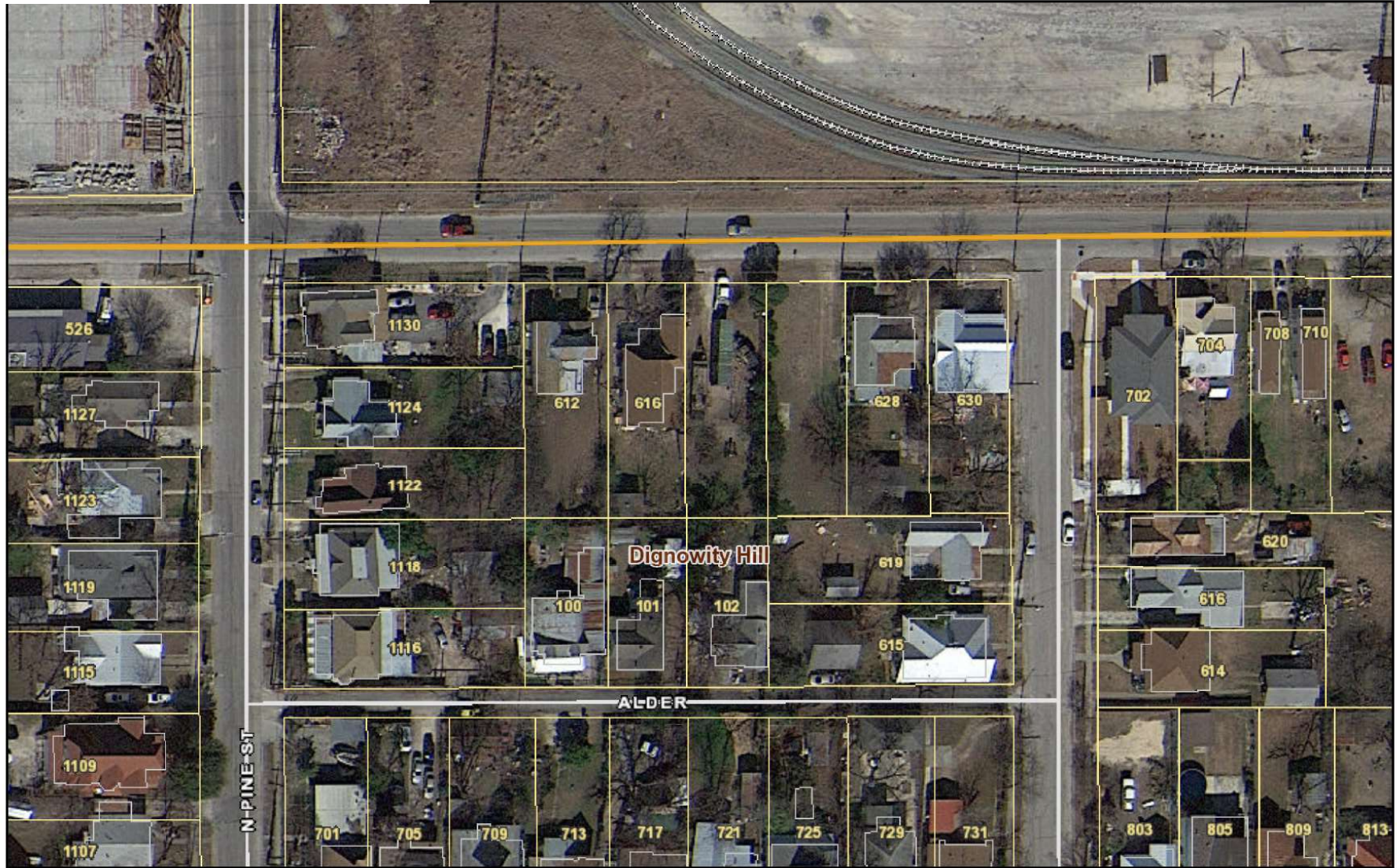
● Override 1 - - - - - Override 1

Historic Districts



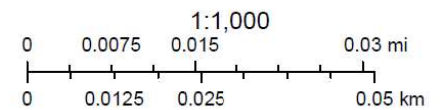
City of San Antonio, Information Technology Services Dept, Office of Historic Preservation

City of San Antonio
Copyright 2013



October 26, 2023

-  Historic Districts
-  Historic Landmarks

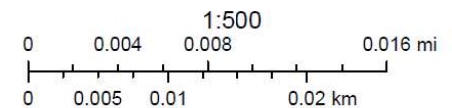


City of San Antonio, Information Technology Services Dept, Office of Historic Preservation



October 26, 2023

-  Historic Districts
-  Historic Landmarks



City of San Antonio, Information Technology Services Dept, Office of Historic Preservation





Detailed Site Plan



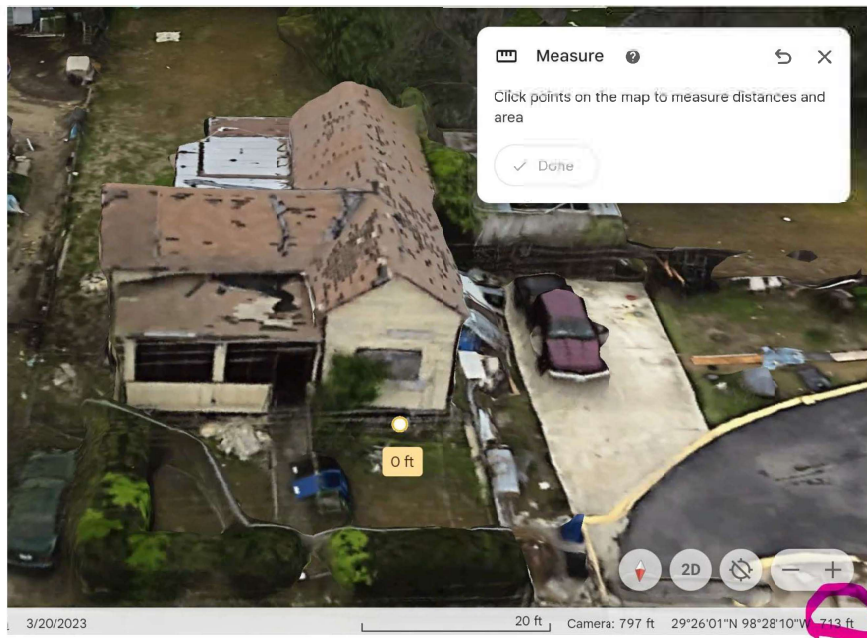


CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

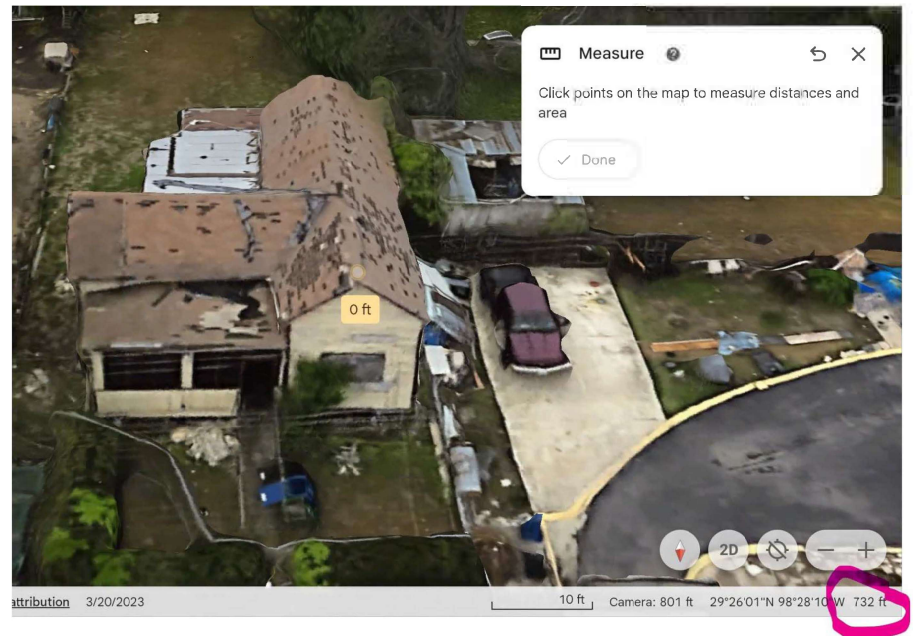
612 Sherman

Height of structure 19'

Base Elevation 713'



Top of House 732'



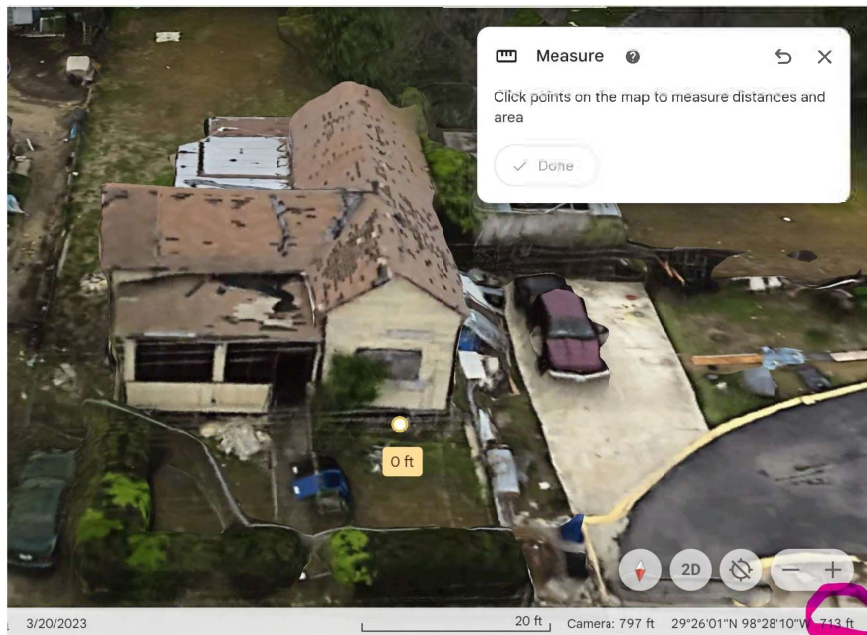


CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

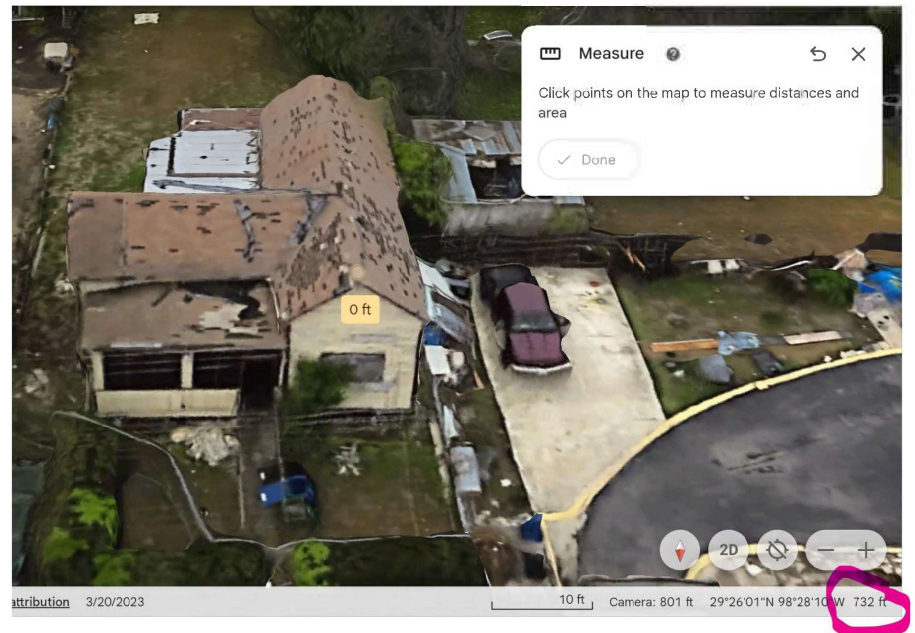
612 Sherman

Height of structure 19'

Base Elevation 713'



Top of House 732'

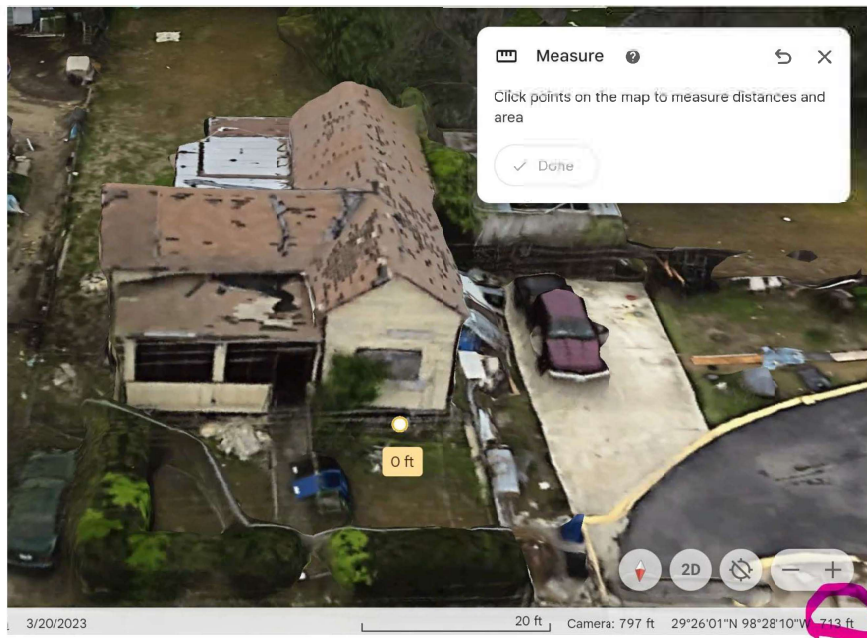




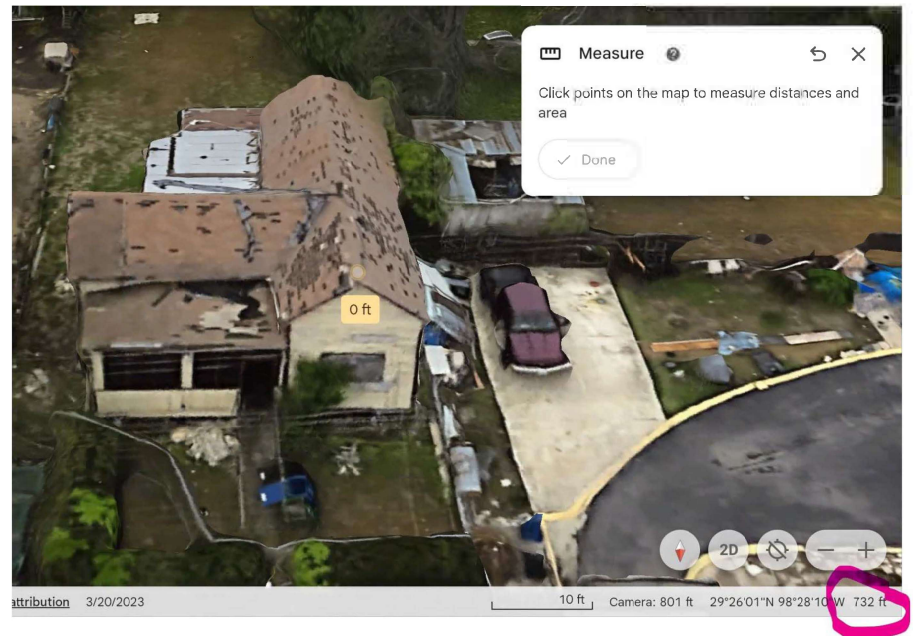
612 Sherman

Height of structure 19'

Base Elevation 713'



Top of House 732'



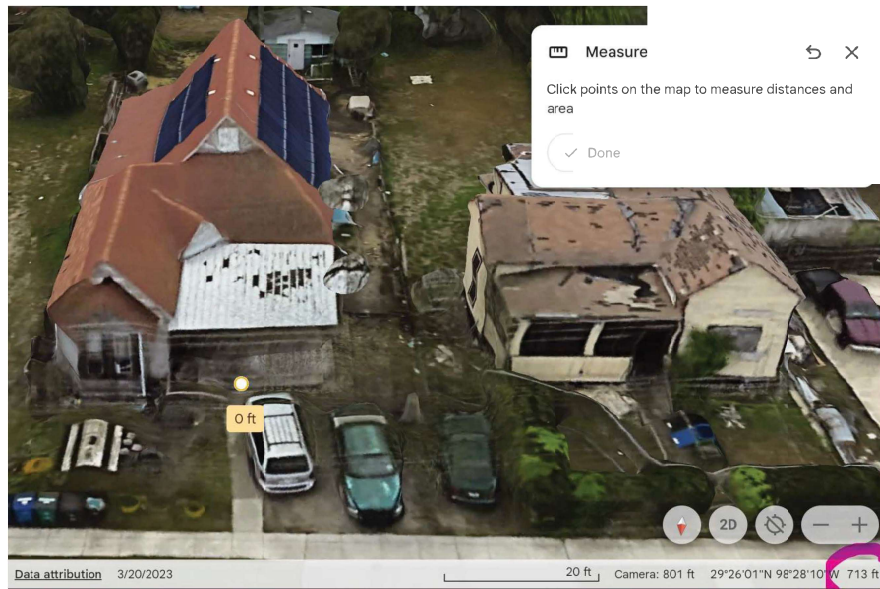


CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

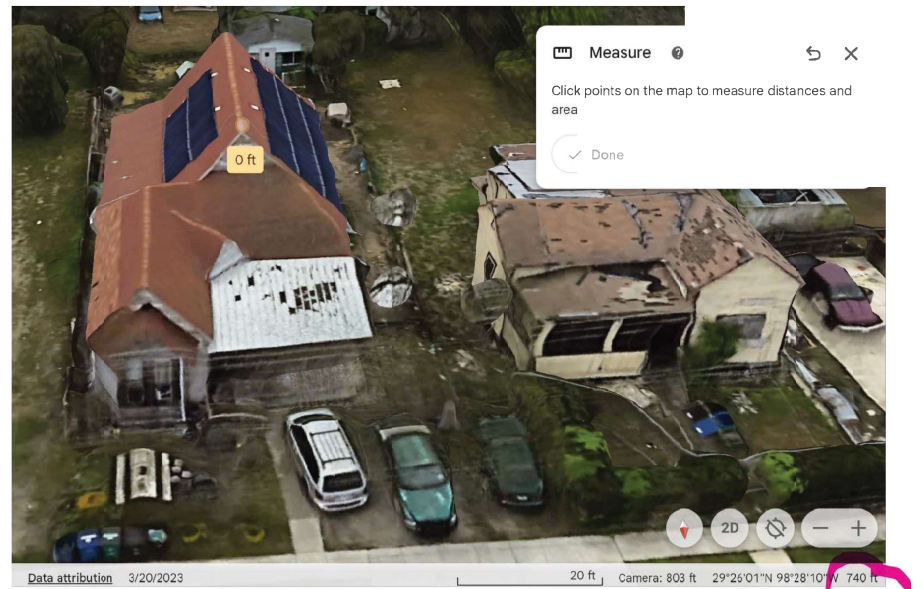
616 Sherman

Height of structure 27'

Base Elevation 713'



Top of House 740'

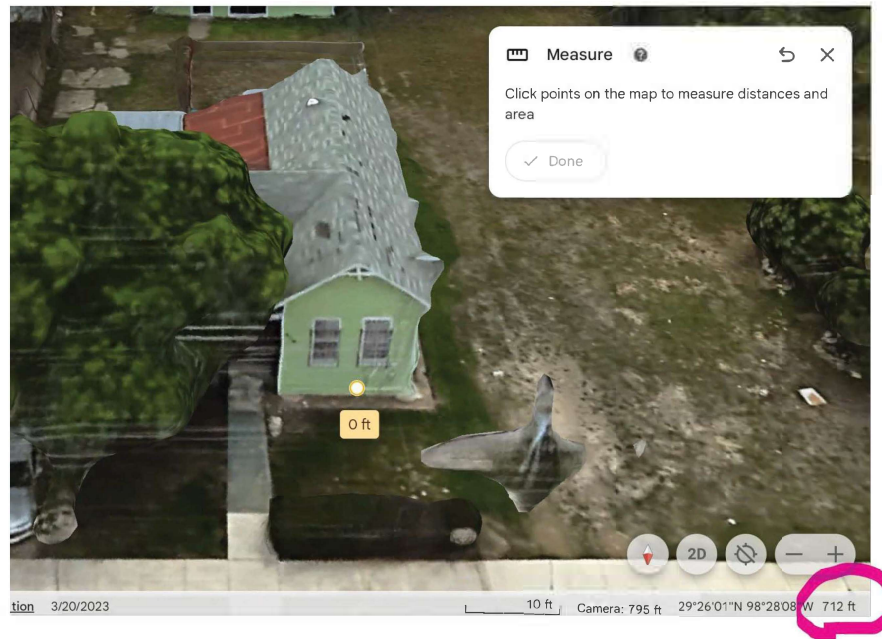




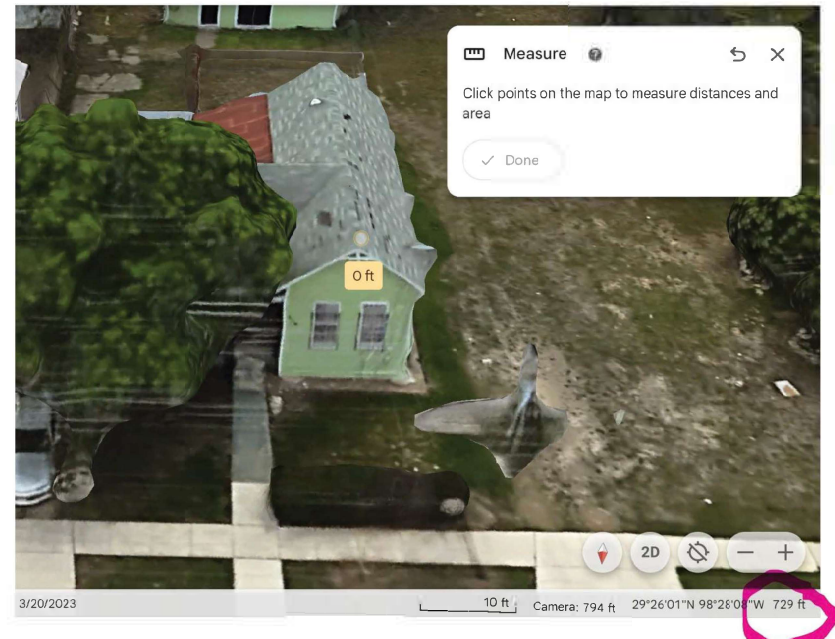
628 Sherman

Height of structure 17'

Base Elevation 712'



Top of House 729'



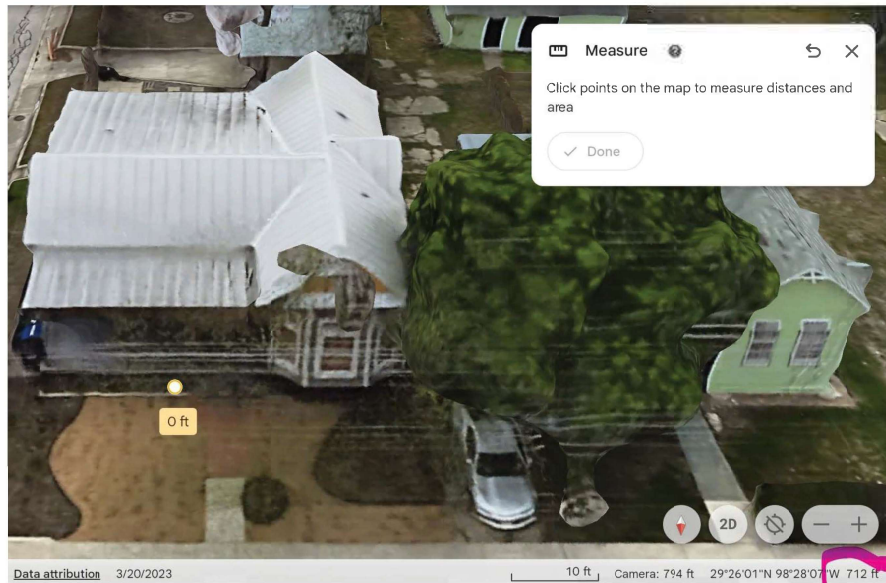


CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

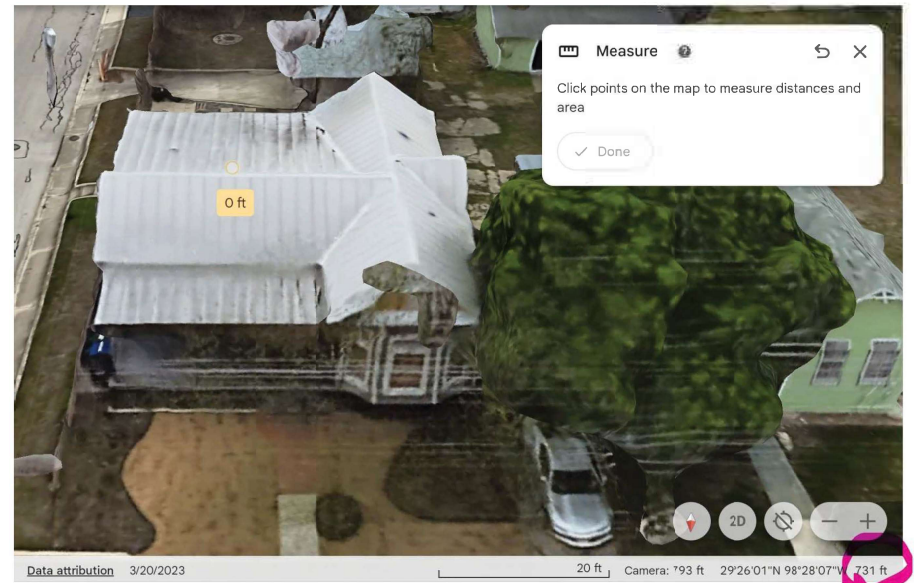
630 Sherman

Height of structure 19'

Base Elevation 712'



Top of House 731'



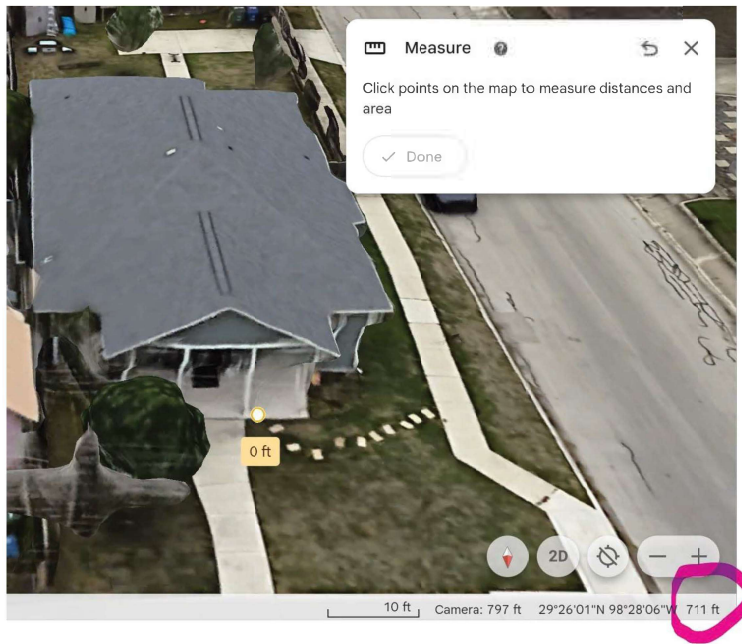


CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

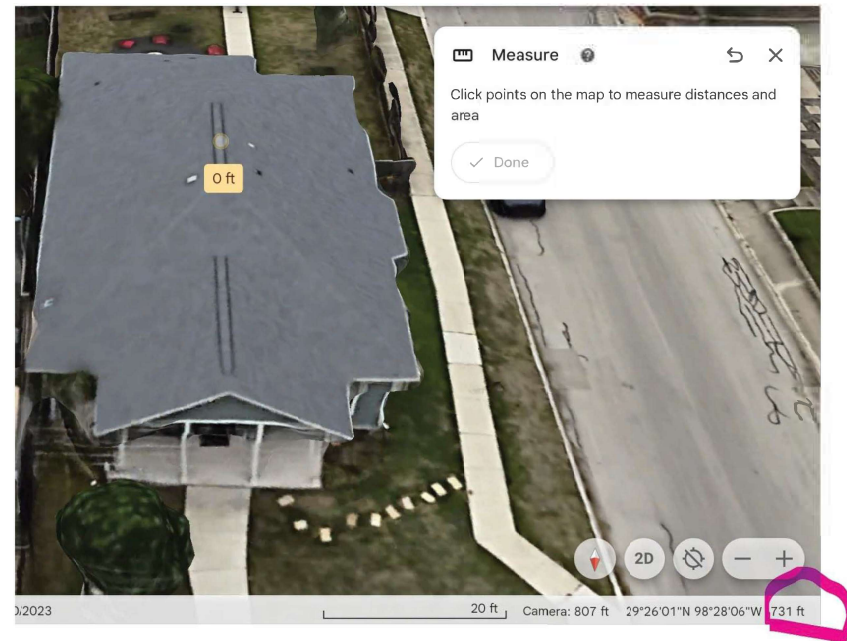
702 Sherman

Height of structure 20'

Base Elevation 711'



Top of House 731'





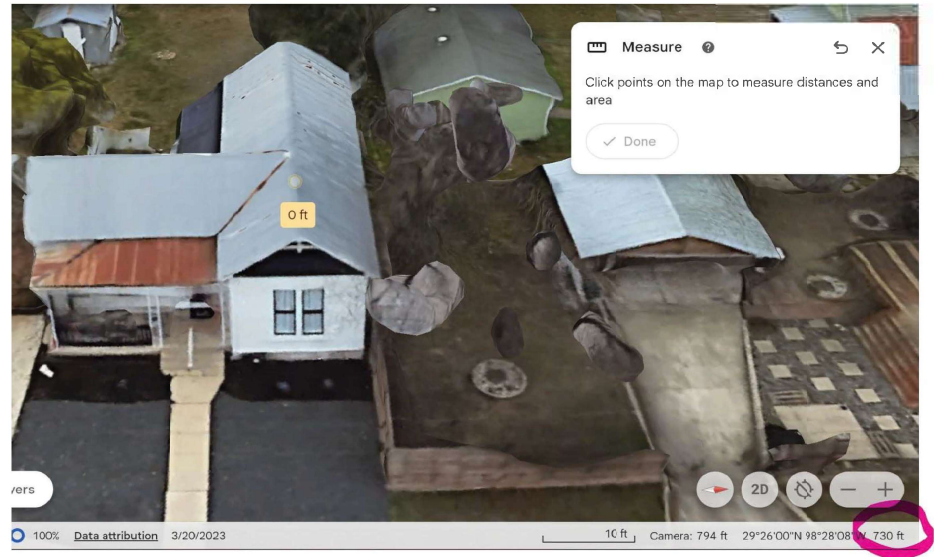
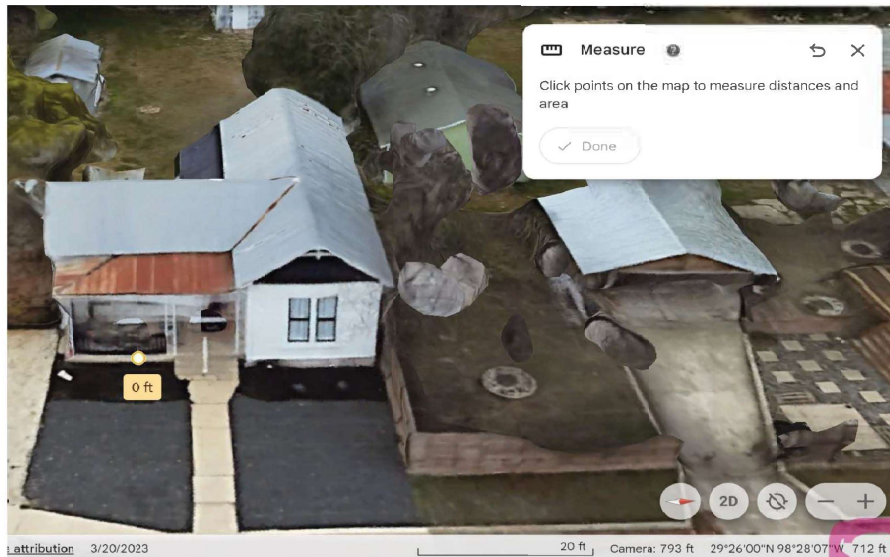
CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

619 Willow

Height of structure 18'

Base Elevation 712'

Top of House 730'

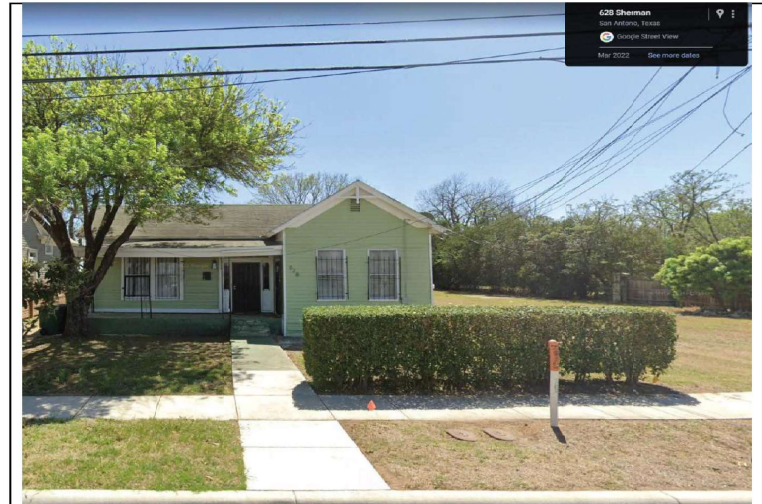




CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION



Lot Number	622
Driveway Location	Left and Right Ribbon
Entry Location	Front
Parking Location	Driveway
Approximate Building Height	28'- 4"
Front Setback (from sidewalk)	22'
Rear Setback	
Left Setback	10'
Right Setback	10'
Approximate Lot Size (Area)	6912 SF
Approximate Building Footprint (Area)	



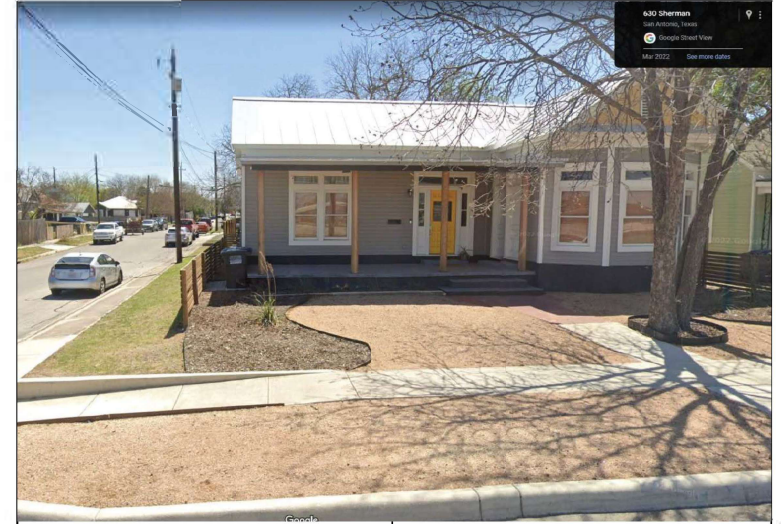
Lot Number	628
Driveway Location	Left Dirt
Entry Location	Front
Parking Location	Detached Garage
Approximate Building Height	17 '
Front Setback (from sidewalk)	19 '
Rear Setback	
Left Setback	
Right Setback	
Approximate Lot Size (Area)	6912 SF
Approximate Building Footprint (Area)	1367 SF Structure 660 SF Garage



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION



Lot Number	622
Driveway Location	Left and Right Ribbon
Entry Location	Front
Parking Location	Driveway
Approximate Building Height	28'- 4"
Front Setback (from sidewalk)	22'
Rear Setback	
Left Setback	10'
Right Setback	10'
Approximate Lot Size (Area)	6912 SF
Approximate Building Footprint (Area)	



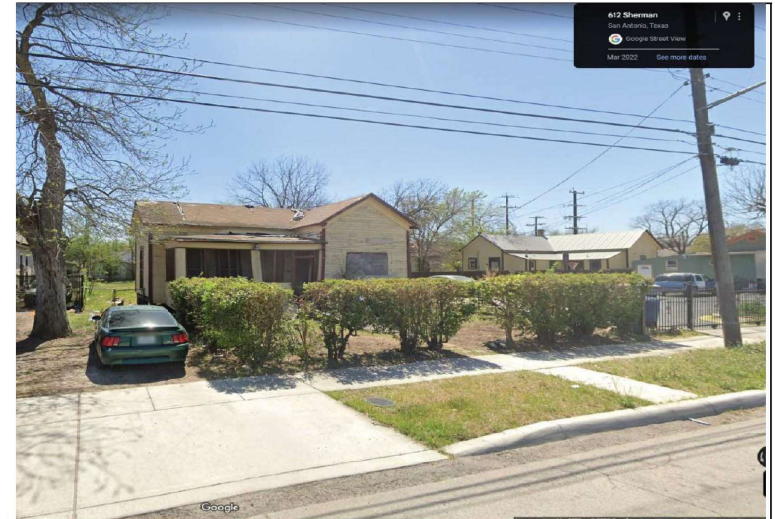
Lot Number	630
Driveway Location	Left Rear Cement
Entry Location	Front
Parking Location	Detached Garage
Approximate Building Height	19'
Front Setback (from sidewalk)	17'
Rear Setback	
Left Setback	
Right Setback	
Approximate Lot Size (Area)	6882.48SF
Approximate Building Footprint (Area)	2340 SF 400 SF Garage



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION



Lot Number	622
Driveway Location	Left and Right Ribbon
Entry Location	Front
Parking Location	Driveway
Approximate Building Height	28'- 4"
Front Setback (from sidewalk)	22'
Rear Setback	
Left Setback	10'
Right Setback	10'
Approximate Lot Size (Area)	6912 SF
Approximate Building Footprint (Area)	



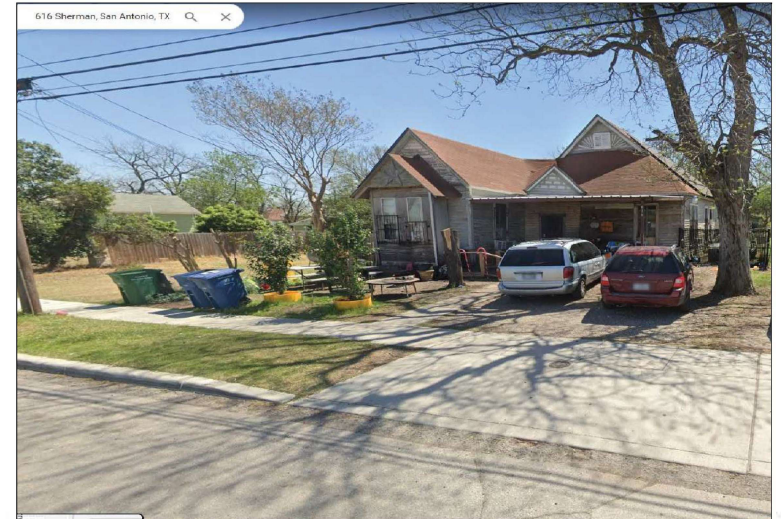
Lot Number	612
Driveway Location	Left Dirt
Entry Location	Front
Parking Location	Driveway
Approximate Building Height	19 '
Front Setback (from sidewalk)	25 '
Rear Setback	
Left Setback	
Right Setback	
Approximate Lot Size (Area)	6912 SF
Approximate Building Footprint (Area)	1336 SF



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION



Lot Number	622
Driveway Location	Left and Right Ribbon
Entry Location	Front
Parking Location	Driveway
Approximate Building Height	28'- 4"
Front Setback (from sidewalk)	22'
Rear Setback	
Left Setback	10'
Right Setback	10'
Approximate Lot Size (Area)	6912 SF
Approximate Building Footprint (Area)	



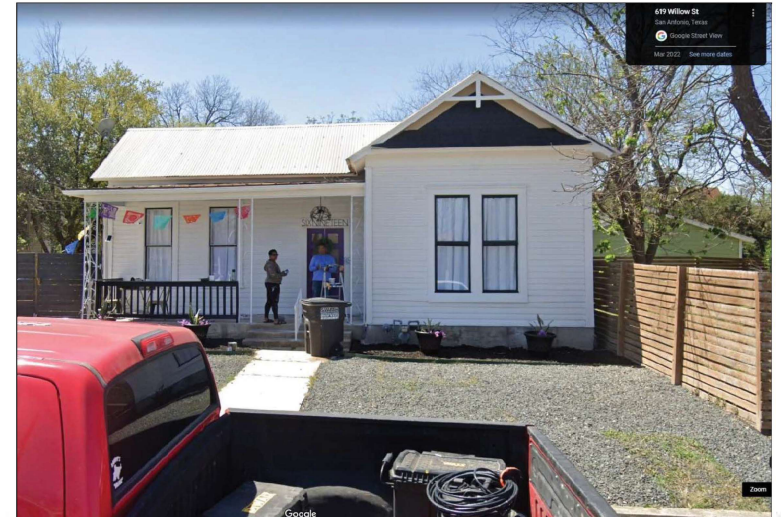
Lot Number	616
Driveway Location	Right Dirt
Entry Location	Front
Parking Location	Driveway
Approximate Building Height	27'
Front Setback (from sidewalk)	17''
Rear Setback	
Left Setback	
Right Setback	
Approximate Lot Size (Area)	6912 SF
Approximate Building Footprint (Area)	2022 SF Structure



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION



Lot Number	622
Driveway Location	Left and Right Ribbon
Entry Location	Front
Parking Location	Driveway
Approximate Building Height	28'- 4"
Front Setback (from sidewalk)	22'
Rear Setback	
Left Setback	10'
Right Setback	10'
Approximate Lot Size (Area)	6912 SF
Approximate Building Footprint (Area)	



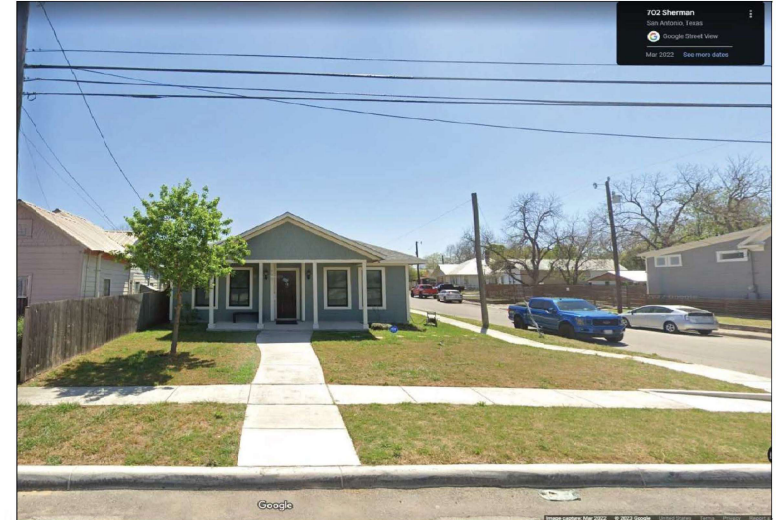
Lot Number	619
Driveway Location	Left Cement
Entry Location	Front
Parking Location	Driveway
Approximate Building Height	18 '
Front Setback (from sidewalk)	26 '
Rear Setback	
Left Setback	
Right Setback	
Approximate Lot Size (Area)	7631.71 SF
Approximate Building Footprint (Area)	1456 SF Structure



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION



Lot Number	622
Driveway Location	Left and Right Ribbon
Entry Location	Front
Parking Location	Driveway
Approximate Building Height	28'- 4"
Front Setback (from sidewalk)	22'
Rear Setback	
Left Setback	10'
Right Setback	10'
Approximate Lot Size (Area)	6912 SF
Approximate Building Footprint (Area)	



Lot Number	702
Driveway Location	Right Rear Cement
Entry Location	Front
Parking Location	Driveway
Approximate Building Height	20 '
Front Setback (from sidewalk)	20 '
Rear Setback	
Left Setback	
Right Setback	
Approximate Lot Size (Area)	6440 SF
Approximate Building Footprint (Area)	2064 SF Structure