

HISTORIC AND DESIGN REVIEW COMMISSION

January 17, 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
APPLICATION RECEIVED: October 23, 2023; Complete on December 18, 2023
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.

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. **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.

- d. **CONSTRUCTION DOCUMENTS** – The applicant has submitted conceptual construction documents that feature inconsistencies between the submitted floor plans and elevations. Staff finds that all construction documents should be consistent and accurate when returning to the Commission for final approval.
- e. **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; however, staff finds that the applicant should submit a detailed, to-scale site plan that includes dimensions and confirms a setback that is consistent with the Guidelines.
- f. **ENTRANCES** – The applicant has submitted a front elevation showing two, front facing entrance doors. The submitted floor plans do not match the submitted elevation, but show a front facing entrance. 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.
- g. **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.
- h. **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. The submitted elevation drawings do not accurately reflect the proposed foundation height, per the applicant.
- i. **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.
- j. **LOT COVERAGE** – The applicant has not provided accurate information regarding total building footprint; however, the proposed lot size is 6,912 square feet. The Guidelines for New Construction 2.D.i. notes that new construction should be consistent with adjacent historic building s 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. The applicant is responsible for complying with this section of the Guidelines.
- k. **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.
- l. **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.
- m. **FENESTRATION PROFILE** – The applicant has proposed a fenestration profile that is generally consistent with the Guidelines for New Construction; however, staff finds that additional fenestration should be added to both the right and left facades towards the rear, where both facades are currently void of fenestration and façade separation. Additionally, the applicant has proposed multiple window profiles; four over four and one over one windows. Staff finds that one window profile should be installed throughout.
- n. **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.

- o. 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.
- p. LANDSCAPING – The applicant has not provided a detailed landscaping plan at this time. Staff finds that landscaping should be designed in a manner that is consistent with the Guidelines for Site Elements. A detailed landscaping plan is to be developed and submitted for review and approval when returning to the Commission for final approval.
- q. DRIVEWAY – The applicant has proposed for the site to feature two (2) driveways. There is an 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 proposal to install two (2) driveways to provide access into the lot from Sherman Street to be inconsistent with the Guidelines.
- r. WALKWAY – Historically, lots feature concrete walkways that lead from the front porch to the sidewalk at the right of way. Staff finds that a walkway should be added from the front porch to the sidewalk at the right of way to be consistent with the context found historically on the block.
- s. MECHANICAL EQUIPMENT – All mechanical equipment should be installed in a manner where it is screened from view from the right of way.
- t. PARKING – The applicant has not specified on site parking locations. Staff finds that parking locations should be determined, and that appropriate site elements and screening should be incorporated. Per the Guidelines for Site Elements, parking within the front yard is not appropriate. Parking within the rear yard would be most 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:

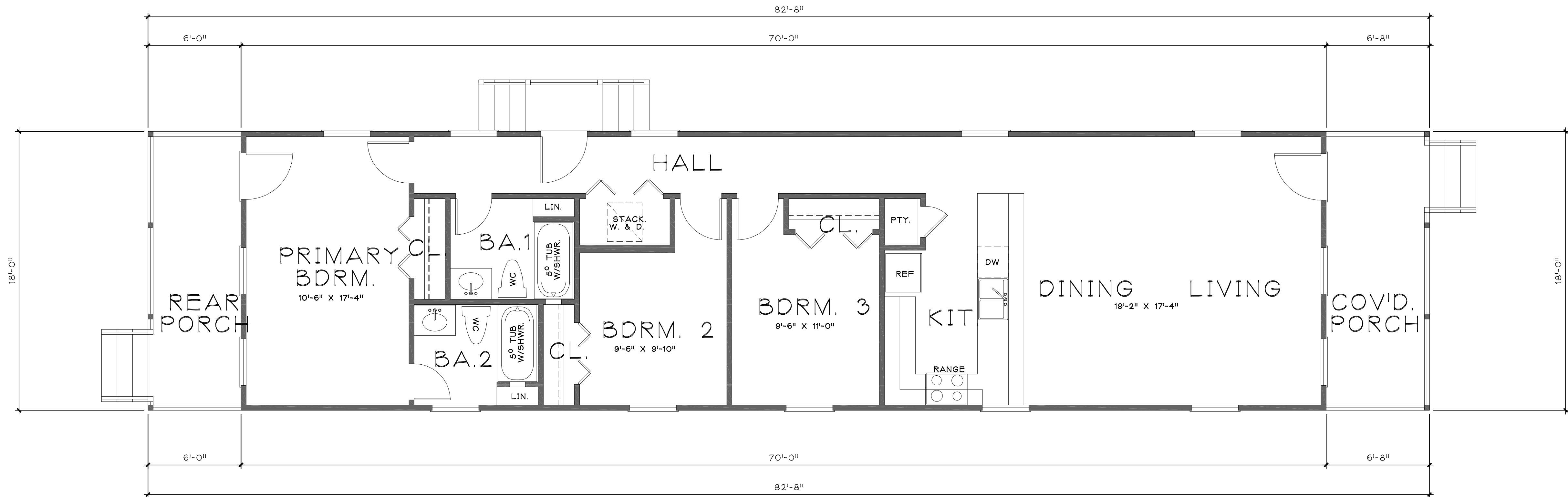
- i. That the applicant submits a detailed, to-scale site plan that includes dimensions and confirms a setback that is consistent with the Guidelines. Staff recommends a setback that is equal to or greater than those found historically on this block, as noted in finding e.
- ii. That a foundation height that is consistent with the Guidelines be installed, as noted in finding h. An appropriate skirting detail should be developed and submitted for review and approval.
- iii. That the applicant submits an updated site plan with an accurate floor plan and footprint to confirm compliance with the Guidelines' recommendations for lot coverage, not to exceed fifty (50) percent, as noted in finding j.
- iv. 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.
- v. That windows that are consistent with the adopted standards for windows in new construction should be installed, as noted in finding l. These specifications are noted in the above applicable citations.
- vi. That additional fenestration be added to the side facades where both facades are void of fenestration, as noted in finding m. Additionally, staff recommends that one window profile should be installed throughout.
- vii. That a detailed landscaping plan be developed that is consistent with the Guidelines for Site Elements, as noted in finding p.
- viii. That the only one driveway be installed and that it feature a profile that is consistent with the Guidelines, as noted in finding q.
- ix. That a front walkway be installed that it feature a profile that is consistent with those found historically on the block; historically three (3) to four (4) feet in width and poured concrete, as noted in finding r.
- x. That all mechanical equipment be screened from view from the public right of way, as noted in finding s.
- xi. That the applicant provide information regarding parking, as noted in finding t.

City of San Antonio One Stop

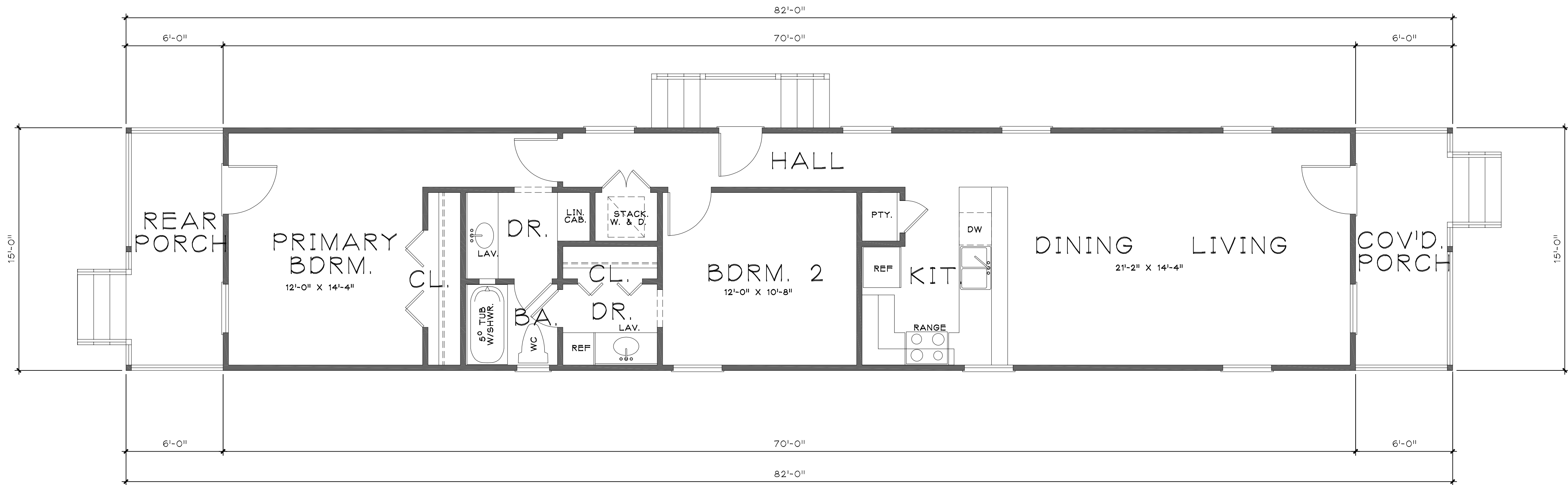


January 10, 2024





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|--------------------|------------|
| UNIT 1 | |
| SCALE 1/4" = 1'-0" | |
| AREA CALCULATION | |
| LIVING AREA | 1,260 S.F. |
| COVID. PORCH | 120 S.F. |
| REAR PORCH | 108 S.F. |
| TOTAL COVERED AREA | 1,488 S.F. |



| | |
|--------------------|------------|
| UNIT 2 | |
| SCALE 1/4" = 1'-0" | |
| AREA CALCULATION | |
| LIVING AREA | 1,150 S.F. |
| COVID. PORCH | 90 S.F. |
| REAR PORCH | 90 S.F. |
| TOTAL COVERED AREA | 1,330 S.F. |

SIMPSON DESIGN ASSOCIATES

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

PROJECT TITLE
A Custom Residence for:
HATTERAS HOMES LLC

PROJECT ADDRESS
2603 WAYNE STREET
HOUSTON, TEXAS 77026

PROJECT NUMBER
230810
DRAWN BY: BPS
CHECKED BY: XXXX

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| AREA TABULATION | |
| PLAN 1 | |
| LIVING AREA | 1,260 S.F. |
| COVERED PORCH | 120 S.F. |
| REAR PORCH | 108 S.F. |
| TOTAL COVERED AREA | 1,488 S.F. |

| | |
|--------------------|------------|
| PLAN 2 | |
| LIVING AREA | 1,150 S.F. |
| COVERED PORCH | 90 S.F. |
| REAR PORCH | 90 S.F. |
| TOTAL COVERED AREA | 1,330 S.F. |

SHEET TITLE
FLOOR PLAN

SCALE
1/4" = 1'-0"
DATE
August 30, 2023

SHEET NUMBER

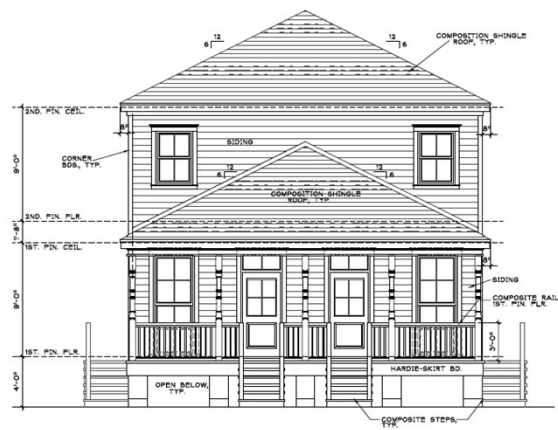
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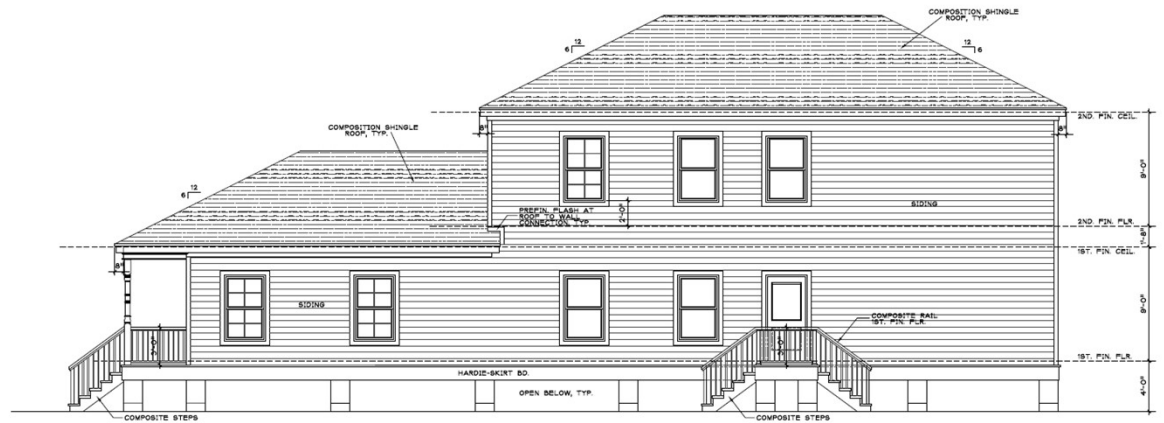
CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION



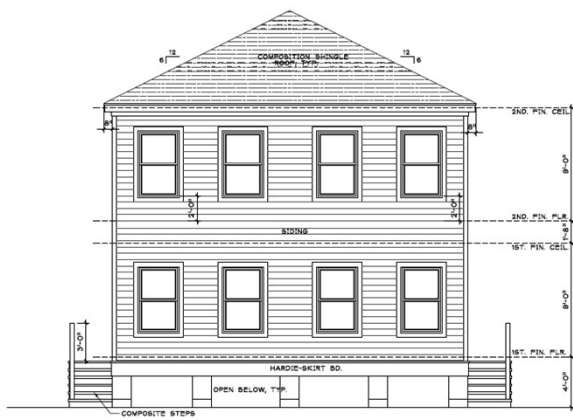
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SAN ANTONIO, TEXAS 78202



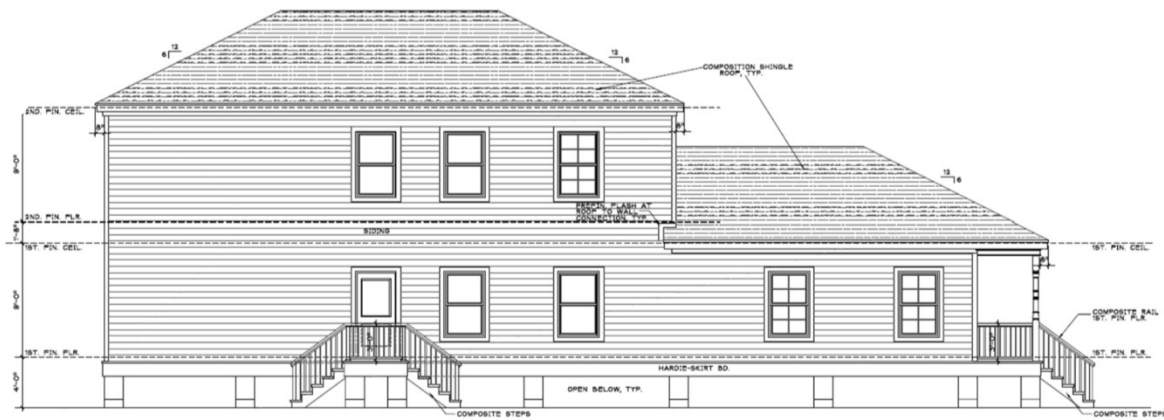
FRONT ELEVATION



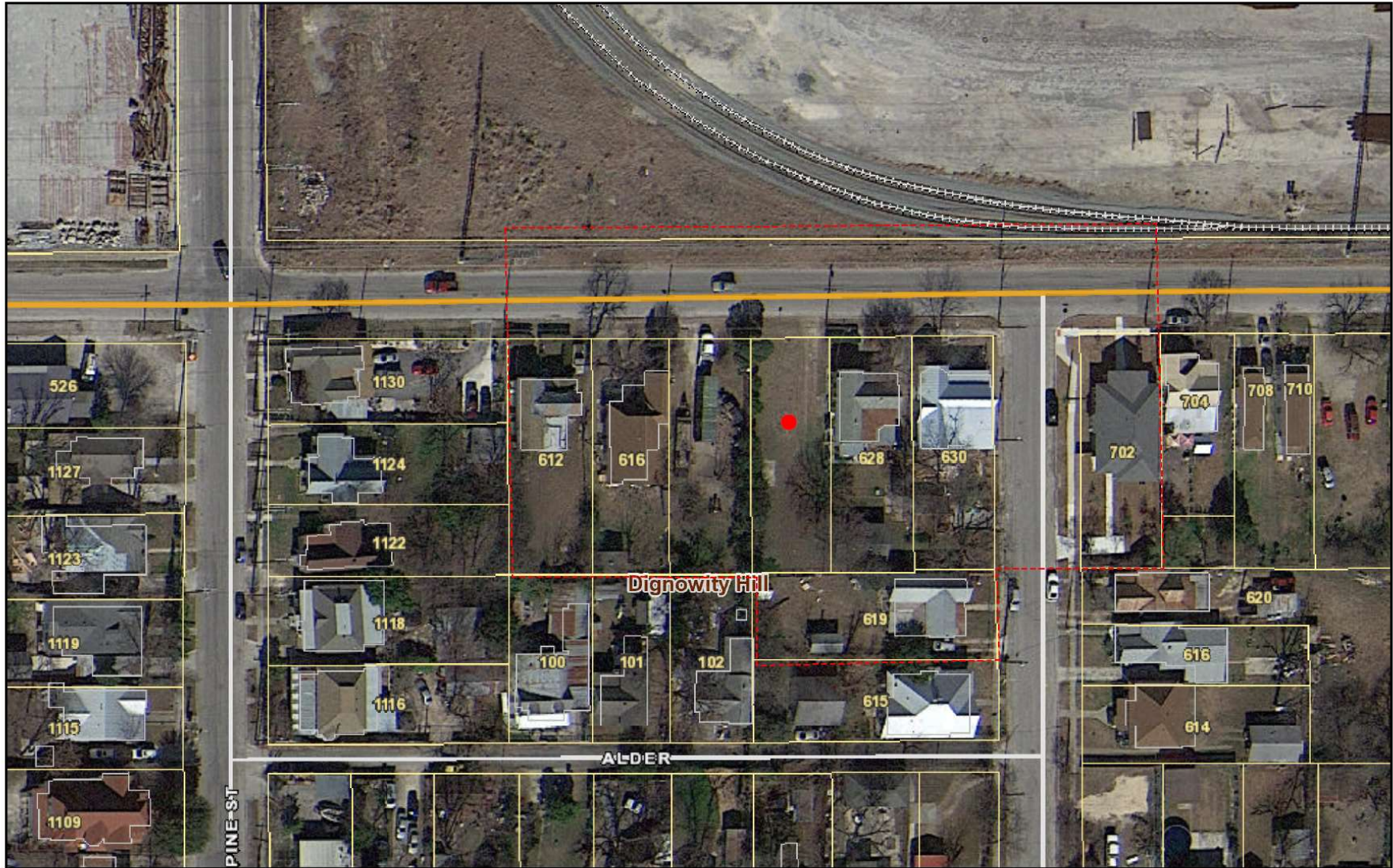
RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION



October 25, 2023

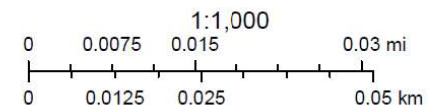
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Historic Landmarks

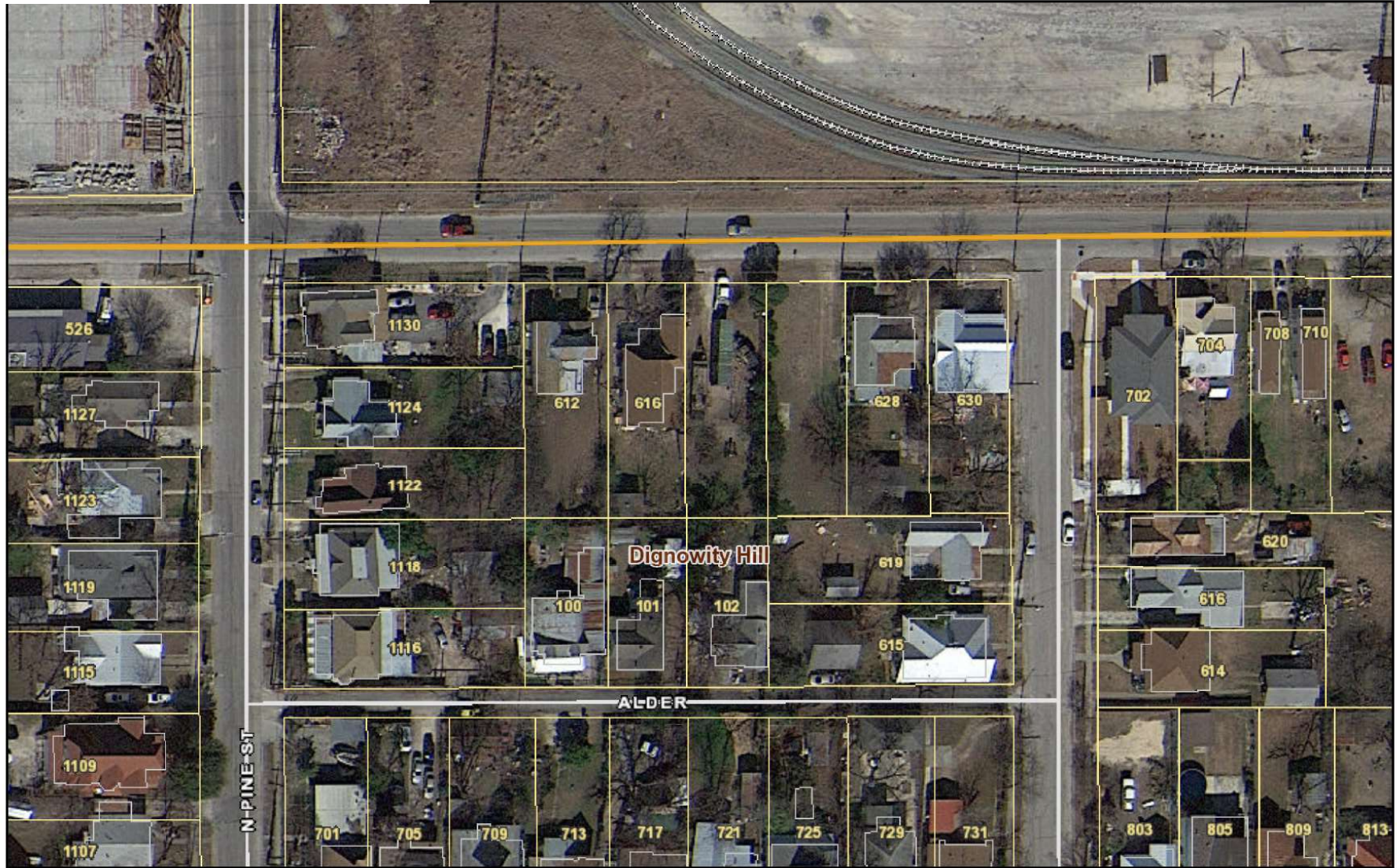
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Historic Districts



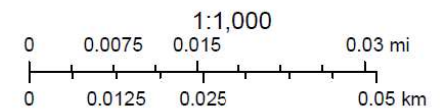
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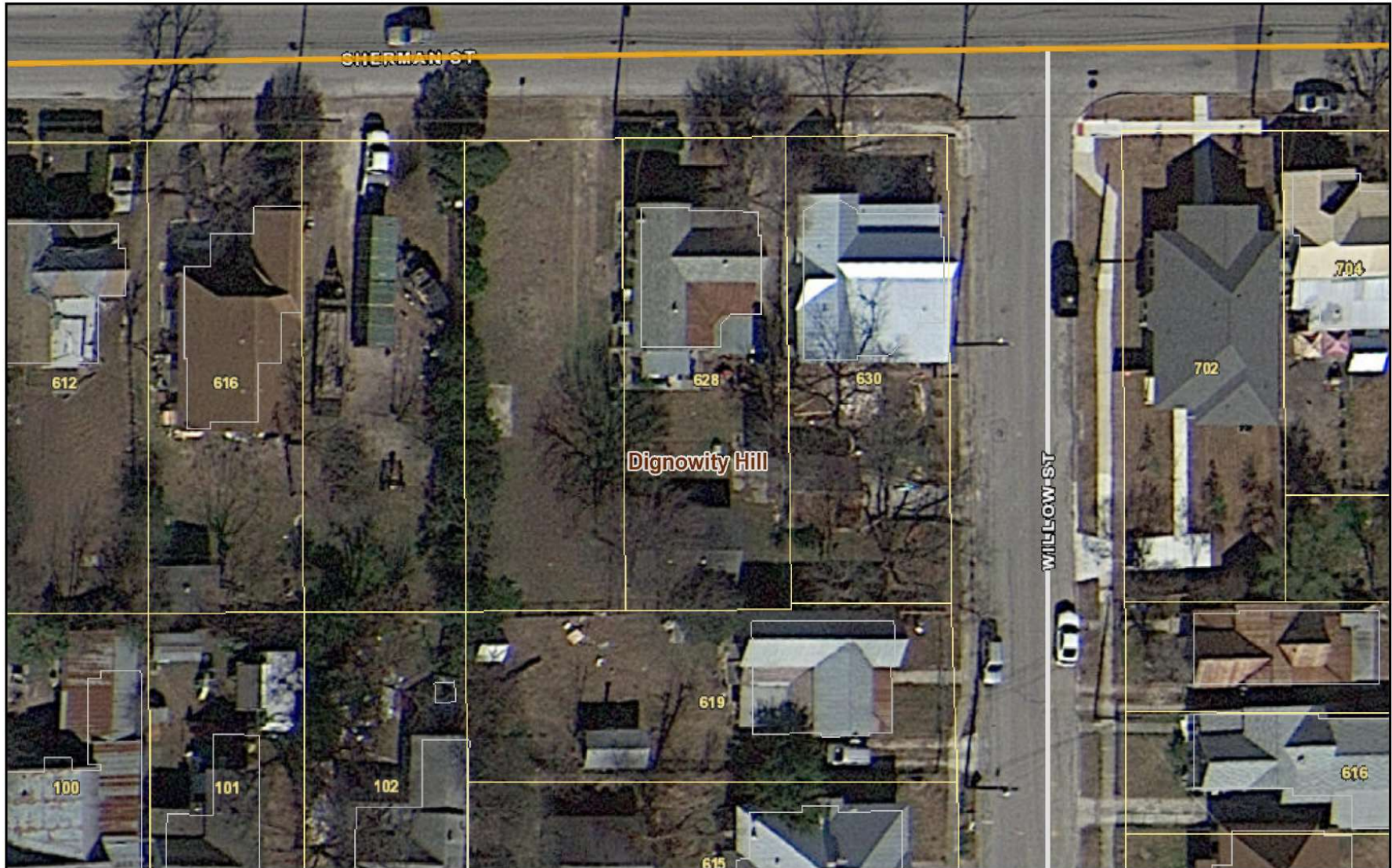


October 26, 2023

-  Historic Districts
-  Historic Landmarks

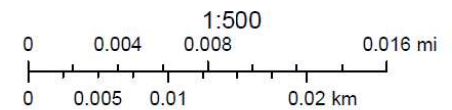


City of San Antonio, Information Technology Services Dept, Office of Historic Preservation



October 26, 2023

-  Historic Districts
-  Historic Landmarks

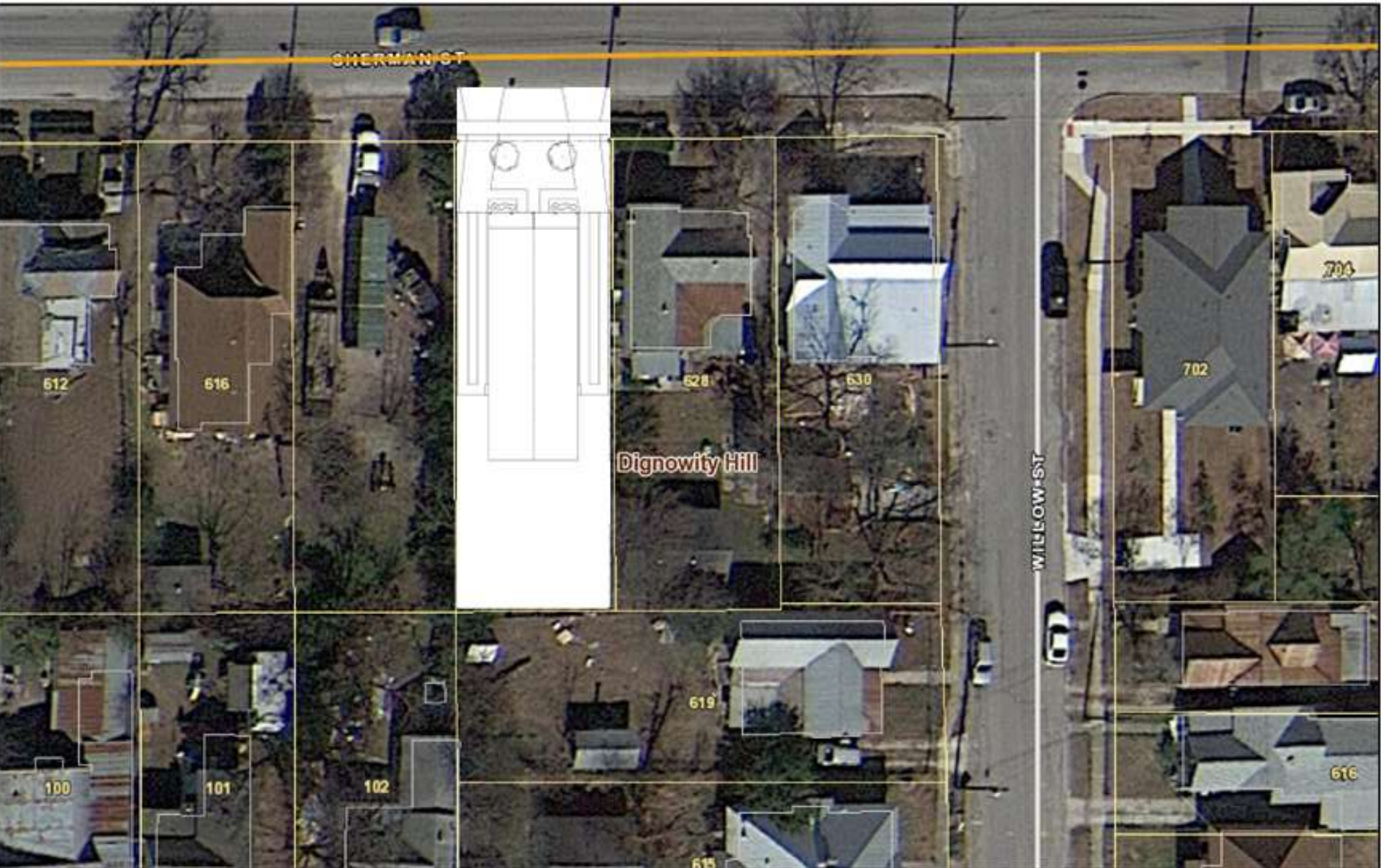


City of San Antonio, Information Technology Services Dept, Office of Historic Preservation





Detailed Site Plan

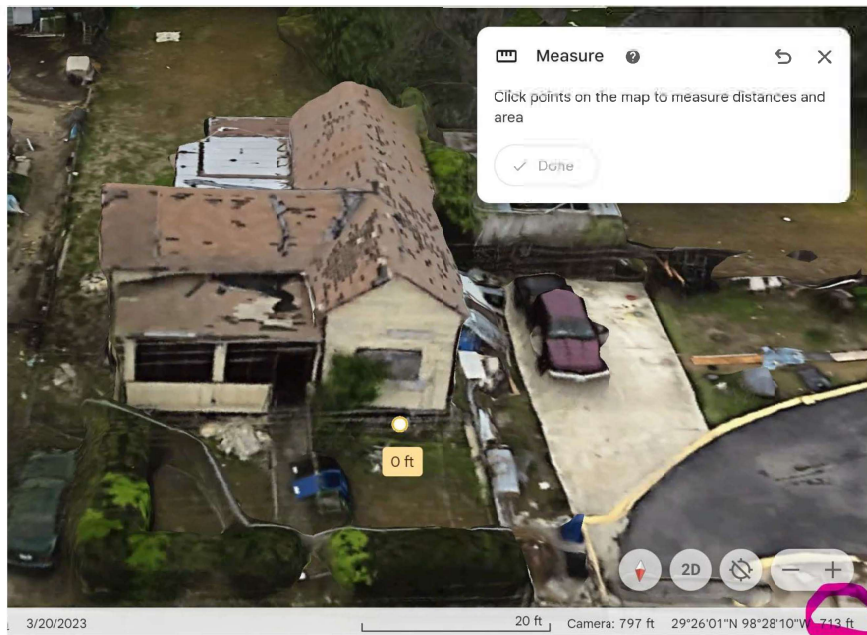




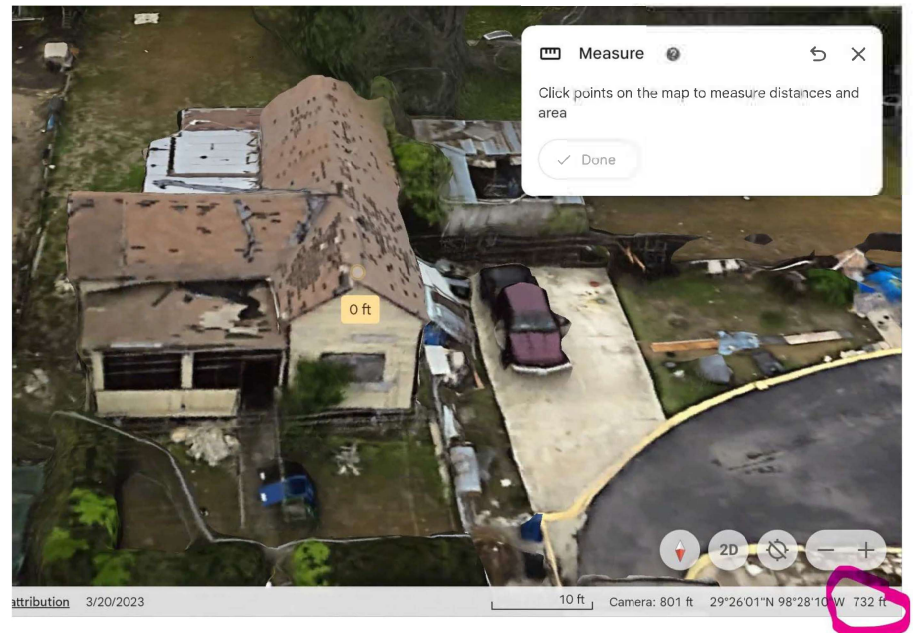
612 Sherman

Height of structure 19'

Base Elevation 713'



Top of House 732'



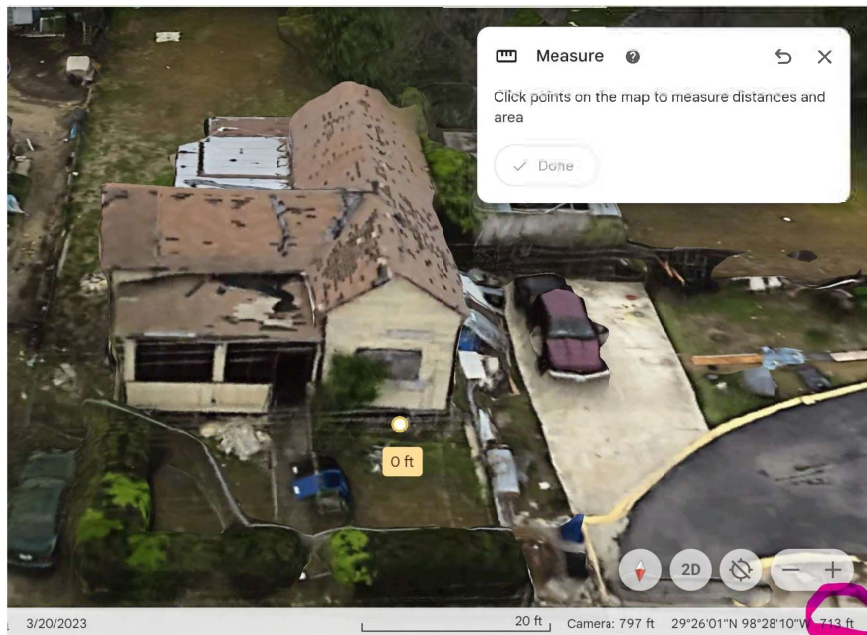


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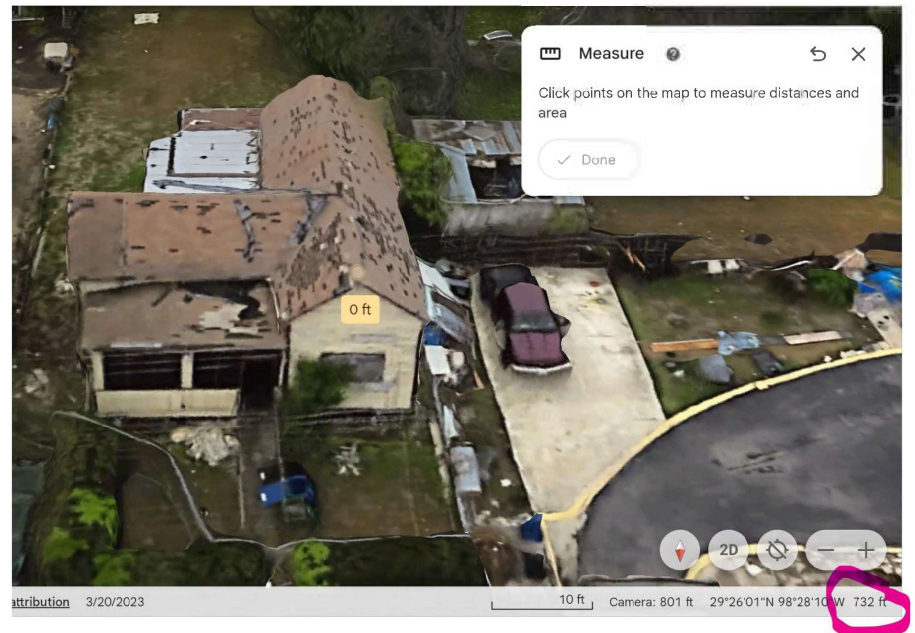
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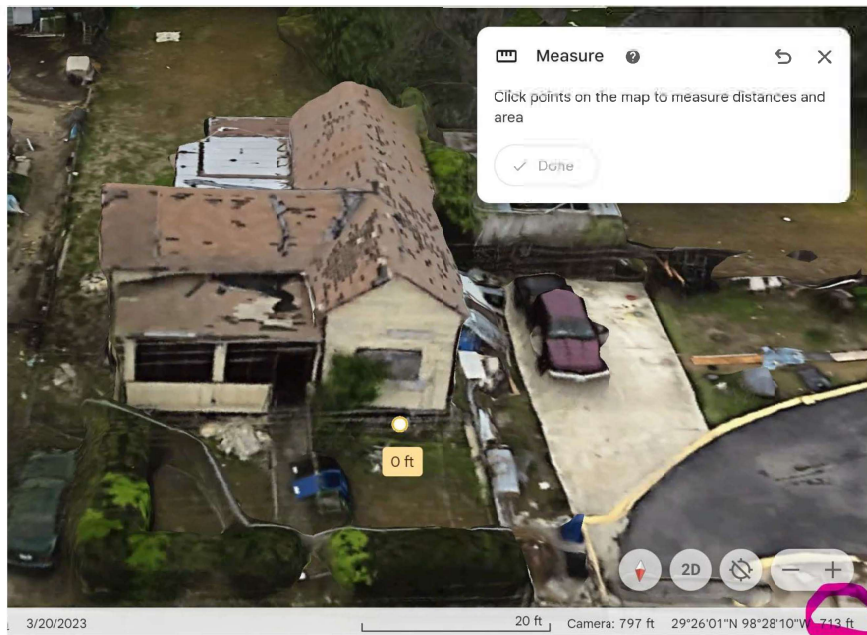




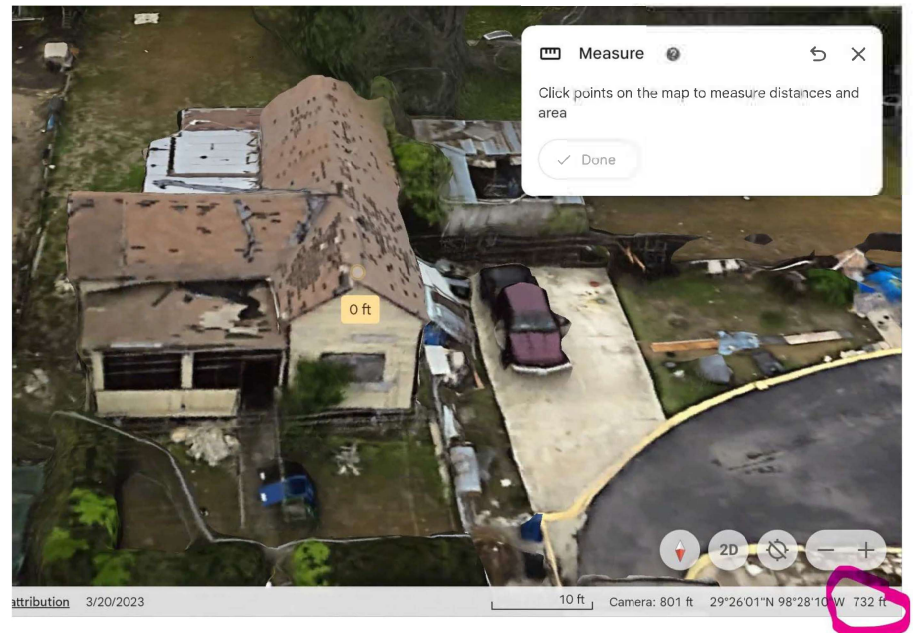
612 Sherman

Height of structure 19'

Base Elevation 713'



Top of House 732'



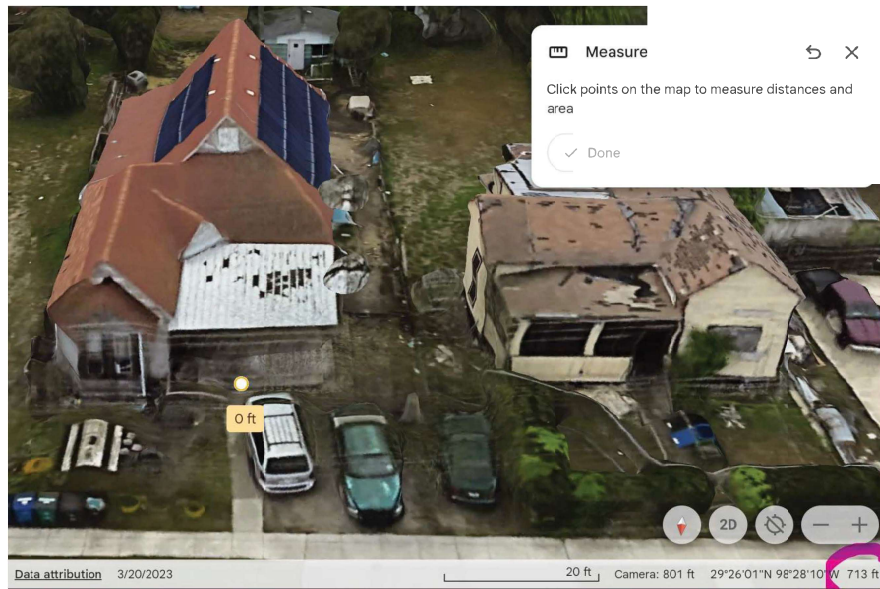


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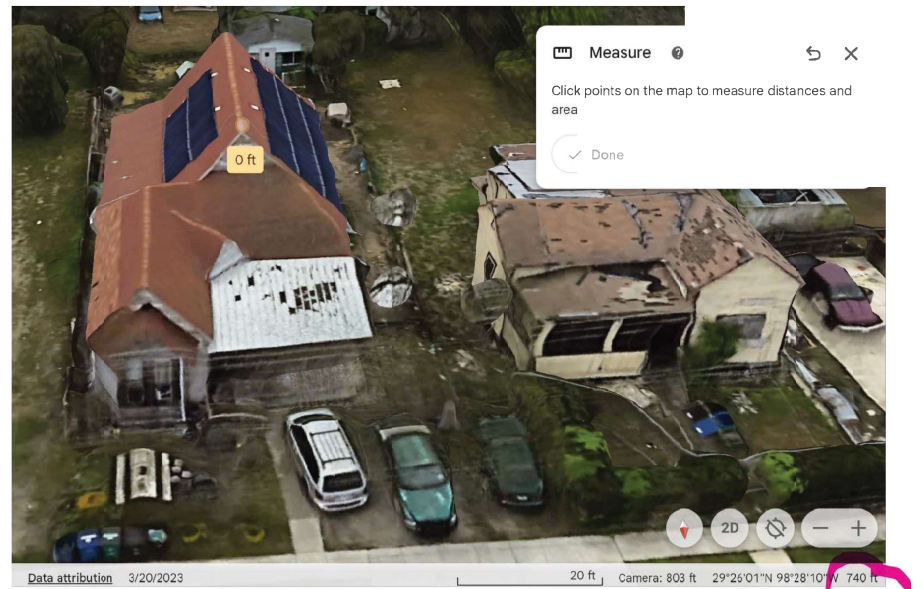
616 Sherman

Height of structure 27'

Base Elevation 713'



Top of House 740'

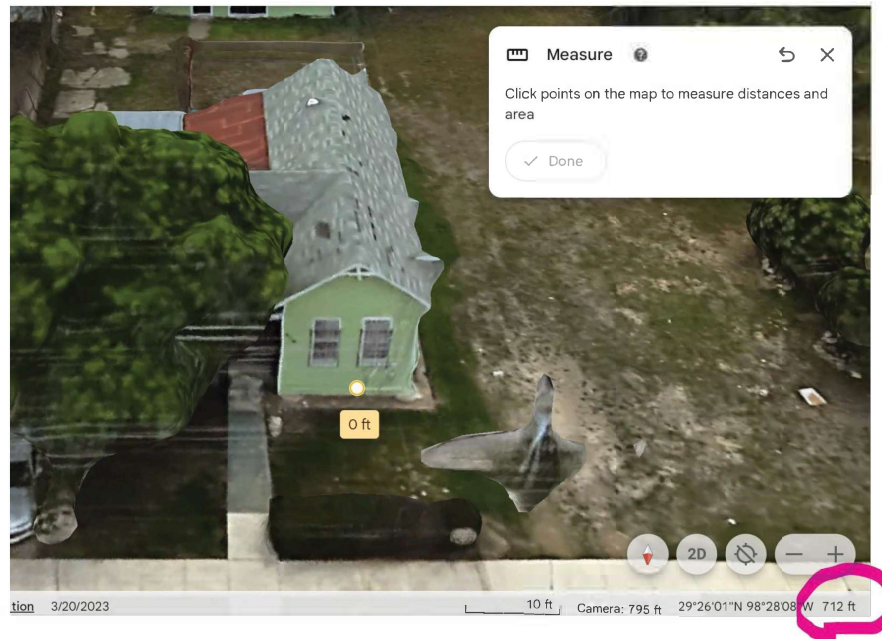




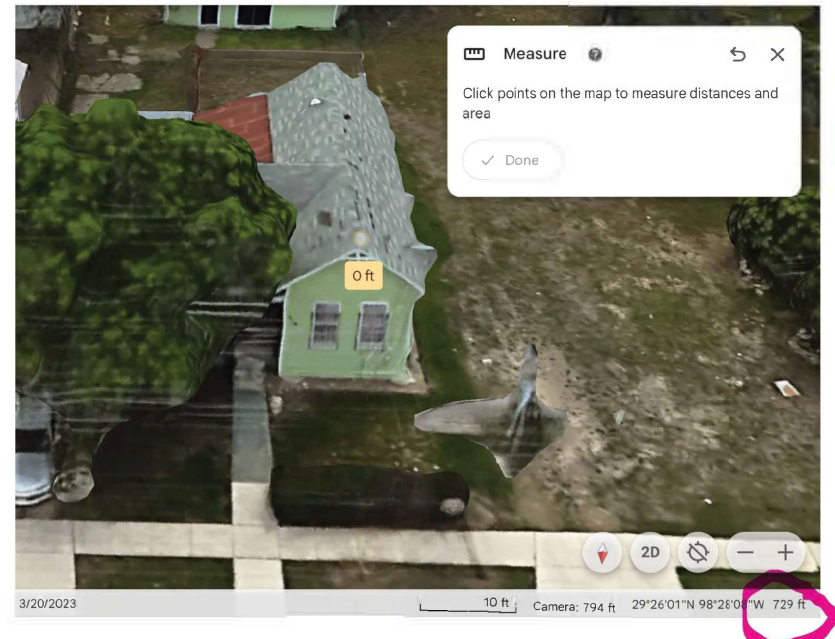
628 Sherman

Height of structure 17'

Base Elevation 712'



Top of House 729'



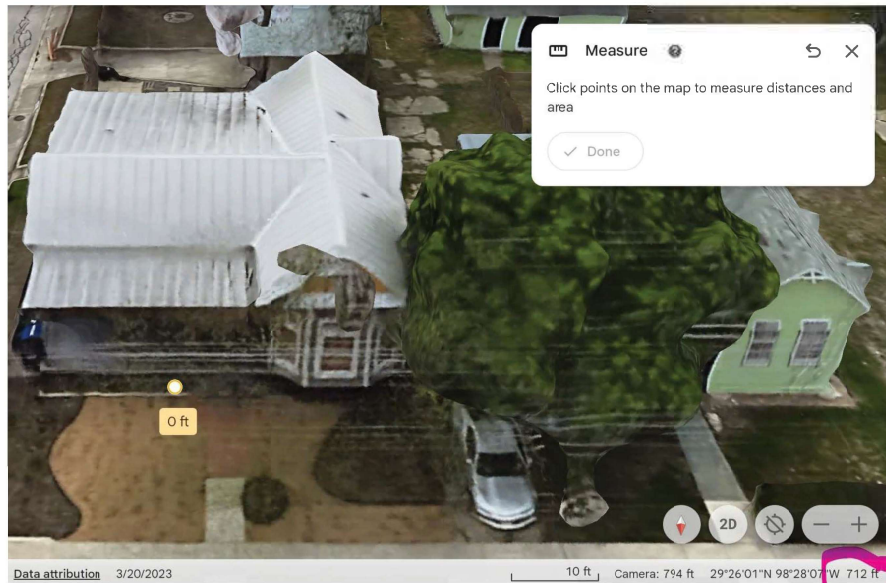


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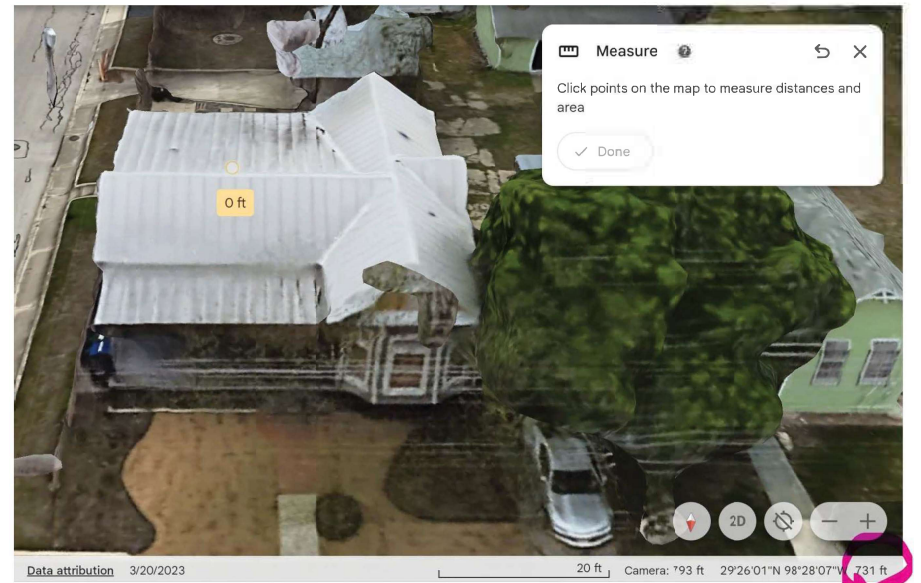
630 Sherman

Height of structure 19'

Base Elevation 712'



Top of House 731'



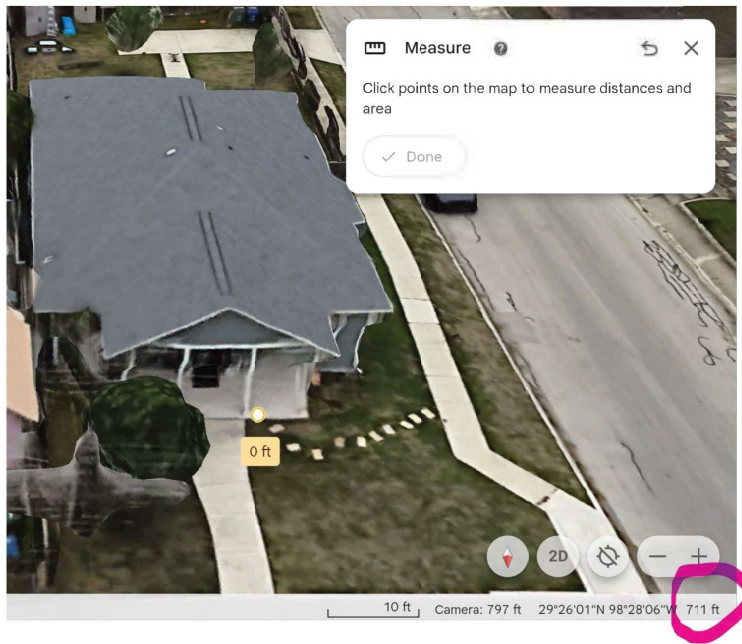


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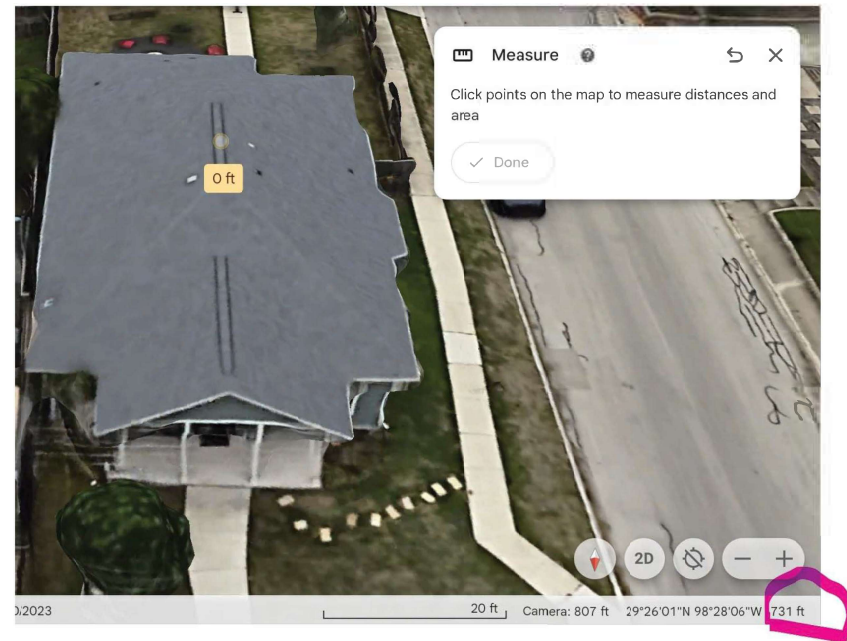
702 Sherman

Height of structure 20'

Base Elevation 711'



Top of House 731'



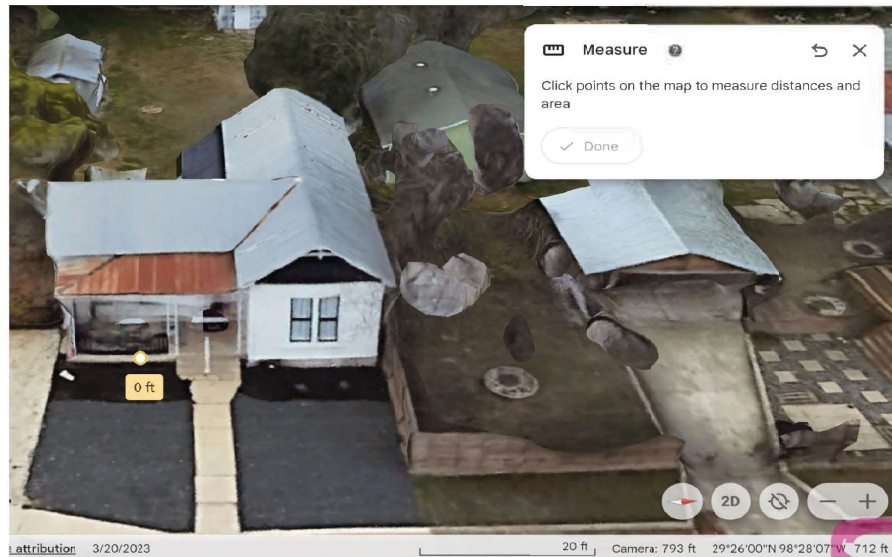


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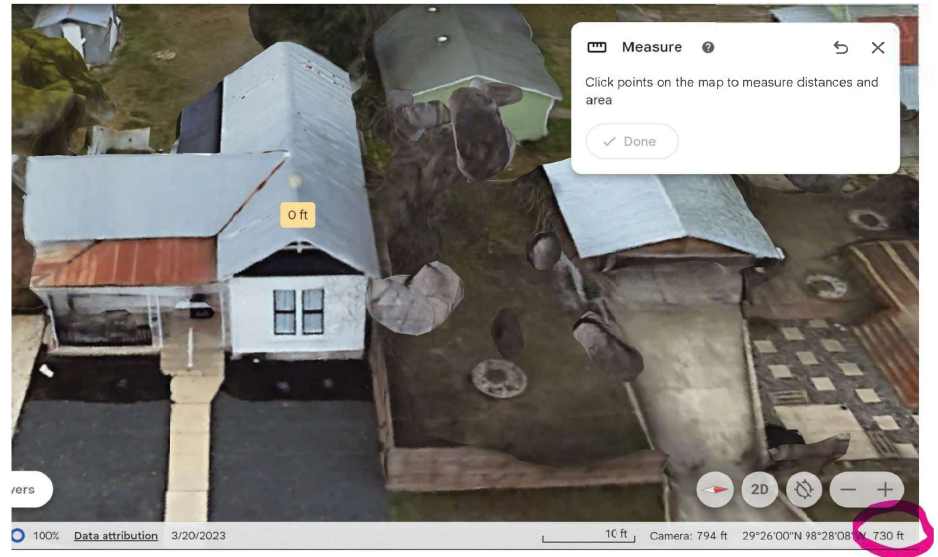
619 Willow

Height of structure 18'

Base Elevation 712'



Top of House 730'

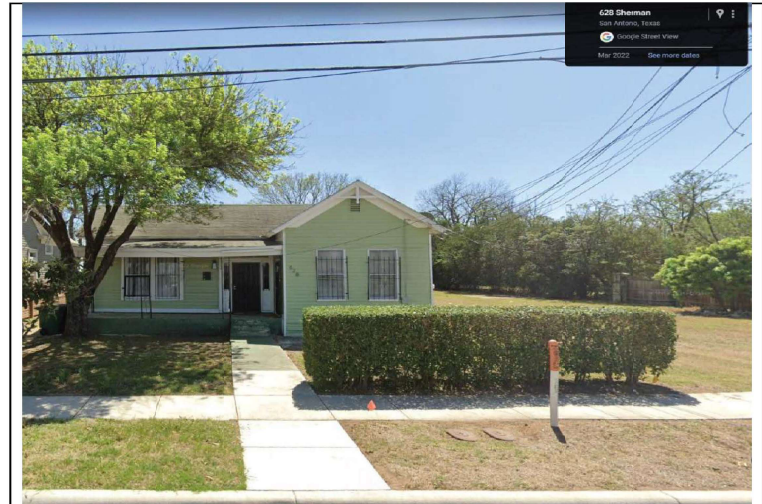




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| | |
|---------------------------------------|-----------------------|
| Lot Number | 622 |
| Driveway Location | Left and Right Ribbon |
| Entry Location | Front |
| Parking Location | Driveway |
| Approximate Building Height | 28'- 4" |
| Front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



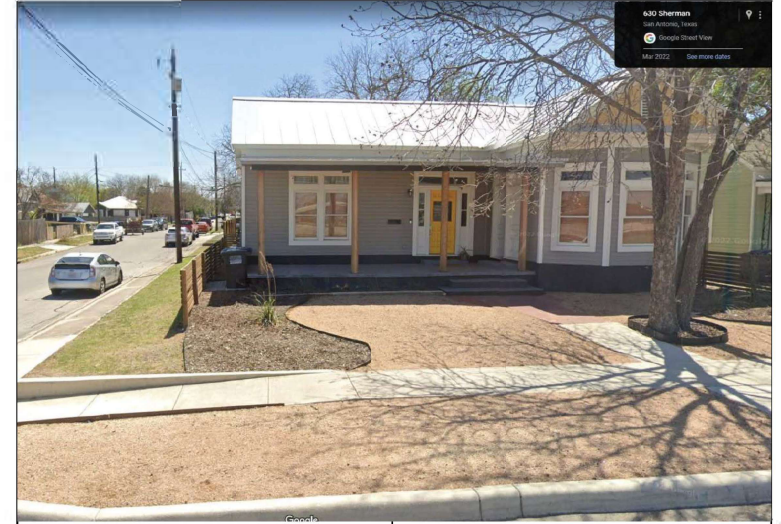
| | |
|---------------------------------------|------------------------------------|
| Lot Number | 628 |
| Driveway Location | Left Dirt |
| Entry Location | Front |
| Parking Location | Detached Garage |
| Approximate Building Height | 17 ' |
| Front Setback (from sidewalk) | 19 ' |
| Rear Setback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



CITY OF SAN ANTONIO
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| | |
|---------------------------------------|-----------------------|
| 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) | |



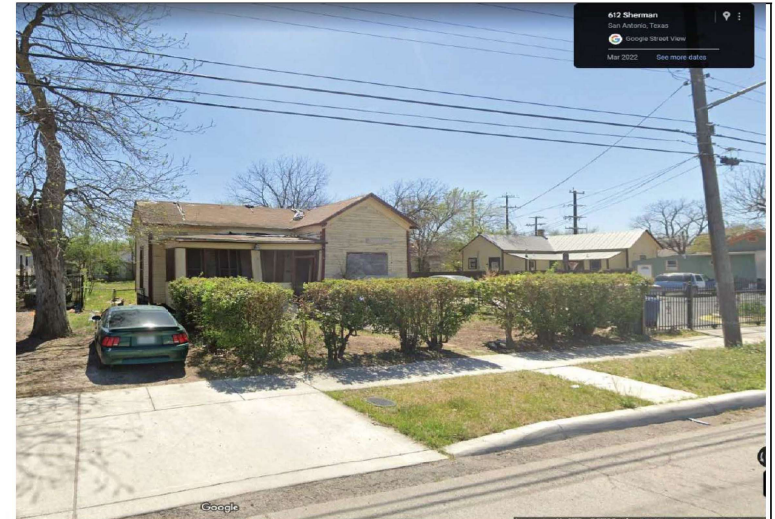
| | |
|---------------------------------------|--------------------------|
| Lot Number | 630 |
| Driveway Location | Left Rear Cement |
| Entry Location | Front |
| Parking Location | Detached Garage |
| Approximate Building Height | 19' |
| Front Setback (from sidewalk) | 17' |
| Rear Setback | |
|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



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| | |
|---------------------------------------|-----------------------|
| 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) | |



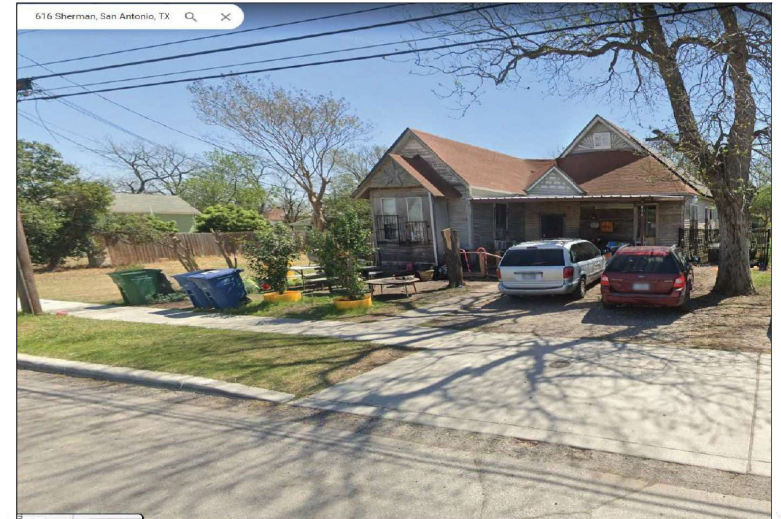
| | |
|---------------------------------------|-----------|
| Lot Number | 612 |
| Driveway Location | Left Dirt |
| Entry Location | Front |
| Parking Location | Driveway |
| Approximate Building Height | 19 ' |
| Front Setback (from sidewalk) | 25 ' |
| Rear Setback | |
| Left Setback | |
| Right Setback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



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| | |
|---------------------------------------|-----------------------|
| 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) | |



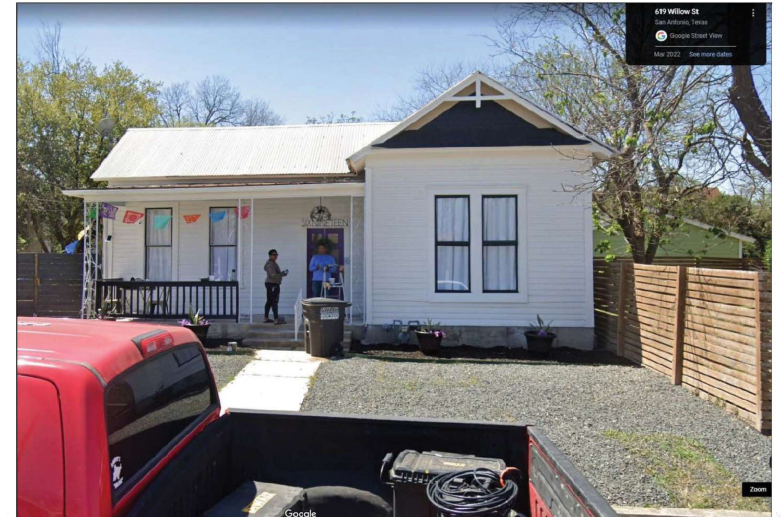
| | |
|---------------------------------------|-------------------|
| Lot Number | 616 |
| Driveway Location | Right Dirt |
| Entry Location | Front |
| Parking Location | Driveway |
| Approximate Building Height | 27' |
| Front Setback (from sidewalk) | 17'' |
| Rear Setback | |
| Left Setback | |
|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



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| | |
|---------------------------------------|-----------------------|
| 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) | |



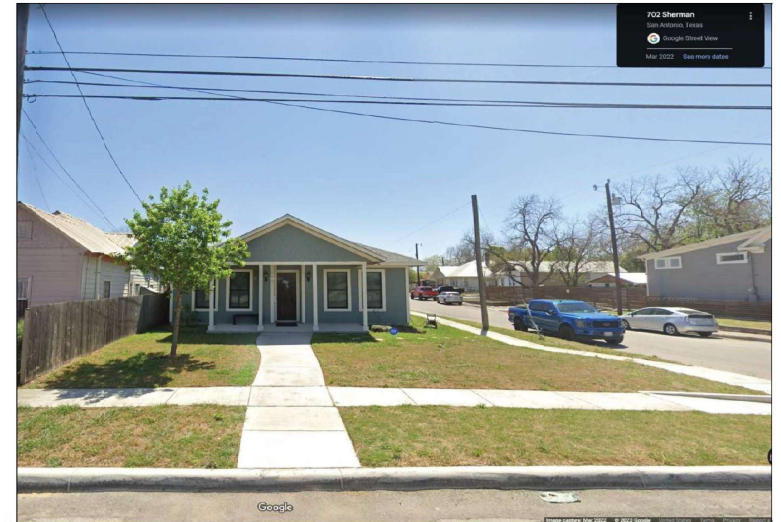
| | |
|---------------------------------------|-------------------|
| Lot Number | 619 |
| Driveway Location | Left Cement |
| Entry Location | Front |
| Parking Location | Driveway |
| Approximate Building Height | 18 ' |
| Front Setback (from sidewalk) | 26 ' |
| Rear Setback | |
| Left Setback | |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



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| | |
|---------------------------------------|-----------------------|
| 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 |