

HISTORIC AND DESIGN REVIEW COMMISSION

February 20, 2019

HDRC CASE NO: 2019-023
COMMON NAME: 1939-1943 N INTERSTATE 35 aka Pan Am Expressway
LEGAL DESCRIPTION: NCB 1276 BLK 8 LOT 11 & S IRR 140.6FT OF 12
ZONING: R-5, H
CITY COUNCIL DIST.: 2
DISTRICT: Government Hill Historic District
APPLICANT: Joseph Smith/JSM Architects
OWNER: Carlos Mendoza
TYPE OF WORK: Construction of two, multi-story residential structures
APPLICATION RECEIVED: January 18, 2019
60-DAY REVIEW: March 19, 2019
REQUEST:

The applicant is requesting conceptual approval to construct two, multi-story residential structures on the vacant lots addressed as 1939 through 1943 N Interstate Highway 35. The lots are bounded to the south by Interstate 35 Frontage Road to the south, N Palmetto to the west and Gloucester Street to the north. The proposed new construction will feature an overall height of 36' – 0".

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

v. Garage doors—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

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

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.

FINDINGS:

- a. The applicant is requesting conceptual approval to construct three, multi-story residential structures on the vacant lots addressed as 1939 through 1943 N Interstate Highway 35. The lots are bounded to the south by Interstate 35 Frontage Road to the south, N Palmetto to the west and Gloucester Street to the north. Two structures will feature 42' – 6" in height, including rooftop canopy structures. One structure will feature 35' – 0" in height.
- 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. **DESIGN REVIEW COMMITTEE** – This request was reviewed by the Design Review Committee on January 29, 2019. At that meeting, committee members noted that the proposed massing and height exceeded that which is appropriate for the district, as it relates to the proposed three story structures. Committee members noted that transitions from taller structures to the one story historic structures are needed.
- d. **DESIGN REVIEW COMMITTEE** – This request was reviewed a second time by the Design Review Committee on February 13, 2019. At that meeting members of the Committee noted that the N Palmetto facades should feature entrance and massing elements to relate them to the historic structures fronting N Palmetto and commented on the need for appropriately sized window openings on the front façade.
- 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 noted setbacks on the Frontage Road which are less than those of the adjacent historic structures. On N Palmetto, the applicant has proposed setbacks that are greater than those of the existing structures. Staff finds that the setbacks on the Frontage road should be equal to or greater than those of the adjacent historic structures.
- f. **ENTRANCES** – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The applicant has proposed front entrance elements to address the Frontage Road. Staff finds this to be appropriate; however, staff finds that additional entrance elements should be incorporated into the N Palmetto and Gloucester Street elevations.
- g. **SCALE & MASS** – The applicant has proposed massing for the two structures to feature an overall height of 36' – 0". The applicant has proposed for the massing of the northernmost structure to feature a reduced massing closest to N Palmetto, which features 21' – 6" in height. Historic structures in the immediate vicinity feature one to two stories in height. As proposed, the massing for the structures at the corner of the Frontage Road and N Palmetto exceed the massing which is historically present in the immediate vicinity. Staff finds that modified roof forms and the removal of rooftop elements could result in a reduced perceived massing.
- h. **FOUNDATION & FLOOR HEIGHTS** – According to the Guidelines for New Construction 2.A.iii., foundation and floor height should be aligned within one (1) foot of neighboring structure's foundation and floor heights. The applicant should incorporate foundation heights that are consistent with those found historically in the immediate vicinity. Typically, foundation heights for historic structures are between one and two feet in height.
- i. **ROOF FORM** – The applicant has proposed flat roofs with shed and gabled components facing N Palmetto. For the finds that the proposed gabled roofs are appropriate and relate the proposed massing to that found historically within the district; however, staff finds that any flat roofs or contemporary shed roofs should be modified to feature more traditional elements. This would result in roof forms that are consistent with the Guidelines as well as potentially a reduced mass.
- j. **WINDOW & DOOR OPENINGS** – Per the Guidelines for New Construction 2.C.i., window and door openings with similar proportions of wall to window space as typical with nearby historic facades should be incorporated into new construction. The applicant has proposed both contemporary window openings and those which relate in size and proportion to those found historically in the district. Staff finds that the applicant should continue to develop the proposed fenestration to relate as closely as possible to the proportions found historically in the district. Currently, the N Palmetto facades of both structures feature contemporary fenestration patters, which staff finds to be inconsistent with the Guidelines and historic examples found on this block and throughout the district.
- k. **LOT COVERAGE** – Per the Guidelines, the building footprint for new construction should be no more than fifty (50)

percent of the size of the total lot area. The proposed lot coverage is consistent with the Guidelines.

- l. **MATERIALS** – The applicant has proposed materials that include horizontal berridge metal siding, cement plaster and Hardie board and batten siding. Staff finds the use of Hardie board and batten siding to be appropriate; however, the use of metal siding as well as cement plaster is not used historically within the district. Staff finds that materials that are found historically within the district should be used.
- m. **WINDOW MATERIALS** – At this time, the applicant has not specified window materials. Staff finds that a double-hung, one-over-one wood windows or aluminum-clad wood windows be used.. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches 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. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
- n. **ARCHITECTURAL DETAILS** – The applicant has proposed new construction which overall exceeds the massing of historic structures found within the district. Staff finds that with the elimination of flat, contemporary roofs, the perceived massing could be reduced. Additionally, staff finds that side entrance elements or side porch elements should be incorporated into the N Palmetto elevations of both structures to relate to wraparound façade elements found on historic, two story corner structures.
- o. **ARCHITECTURAL DETAILS (PORCHES)** – The proposed new construction does not feature porch elements, which are integral to the design of historic structures found throughout the district. Staff finds that porch elements should be incorporated, particularly on the N Palmetto facades of both structures.
- p. **MECHANICAL EQUIPMENT** – Per the Guidelines for New Construction 6., all mechanical equipment should be screened from view at the public right of way. The applicant is responsible for screening all mechanical equipment where it cannot be viewed from the public right of way.
- q. **DRIVEWAY** – The applicant has proposed an interior drive to be accessed from N Palmetto. The Guidelines for Site Elements note that driveways should not exceed ten (10) feet in width. The applicant has proposed a driveway width of twenty-four (24) feet in width. This is inconsistent with the Guidelines.
- r. **LANDSCAPING PLAN** – The applicant has provided a site plan that includes the locations of fences, lawn elements and sidewalks. Generally, the proposed locations of fences, walkways and lawn areas is appropriate and consistent with the Guidelines.
- s. **TREE SURVEY** – Existing trees on site are to be removed. The applicant should submit a tree survey noting all trees that are to be removed.

RECOMMENDATION:

Staff does not recommend conceptual approval based on findings a through s. Staff recommends the applicant address the inconsistencies with the Historic Design Guidelines prior to returning to the Commission, including the proposed building massing, architectural elements and roof forms.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Jan 31, 2019

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

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

DATE: JANUARY 29, 2018 HDRC Case# 2019-023

ADDRESS: 1929-1943 N IH-35 Meeting Location: 1901 S ALAMO

APPLICANT: JOSEPH SMITH/JMS ARCHITECT

DRC Members present: EDWARD GARZA, SANDI WOLFE, MICHAEL GUARINO, MATT BOWMAN

Staff present: EDWARD HALL

Others present: JAMES MCKNIGHT / BROWN + DETZ

REQUEST: CONSTRUCTION OF THREE, MULTI-FAMILY RESIDENTIAL STRUCTURES
 ON EXISTING VACANT LOT

COMMENTS/CONCERNS: SN: QUESTIONS REGARDING EXISTING LOTS,
 EXISTING SITE CONDITIONS. SW: QUESTIONS REGARDING PROPOSED HEIGHTS
 AND MASSING. MG: QUESTIONS REGARDING EXISTING/HISTORIC MASSING
 ON N PALMETTO / QUESTIONS REGARDING THE DEVELOPMENT PATTERN ON
 ALLEY [PRIMARILY USED FOR ACCESSORY STRUCTURES/PARKING]. MG: HANDSOME
 DESIGN, BUT SCALE IS SLIGHTLY LARGER [ON N PALMETTO + ALLEY]
 MORE THAN WHAT MAY BE APPROPRIATE. SCALE AS IT ADDRESSES IH-35
 IS SLIGHTLY BETTER. OVERALL, SCALE IS MORE THAN WHAT EXISTS; TOO MUCH.

COMMITTEE RECOMMENDATION: APPROVE [] DISAPPROVE []
 APPROVE WITH COMMENTS/STIPULATIONS:

Committee Chair Signature (or representative)

1/29/19
 Date



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

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

DATE: FEBRUARY 13, 2019 HDRC Case# 2019-023

ADDRESS: 1939-1943 N IH-35 Meeting Location: 1901 SALAMO

APPLICANT: JOSEPH SMITH / JMS ARCHITECT

DRC Members present: JOHN LAFFOON, ANNE-MARIE GRUBE

Staff present: EDWARD HALL

Others present: _____

REQUEST: CONSTRUCTION OF TWO, MULTI-STORY RESIDENTIAL STRUCTURES
 LOCATED WITHIN GOVERNMENT HILL.

COMMENTS/CONCERNS: JL: OVERVIEW OF PROJECT + UPDATES ; OVERVIEW
 OF PROJECT ORIENTATION, ETC. AMG: QUESTIONS REGARDING ROOF FORM
 AND ORIENTATION (ENTRANCES). JL: STRUCTURE SHOULD APPEAR TO HAVE
 ENTRANCES ON N PALMETTO. AMG: ADDITIONAL PENESTRATION SHOULD BE
 ADDED TO THE PALMETTO FACADES OF EACH STRUCTURE. ALL: DISCUSSION
 AROUND OVERALL HEIGHT (HEIGHT HAS BEEN REDUCED FROM 42' TO 36').
 JL: CONCERNS REGARDING SMALL, PICTURE WINDOWS, JL: THE SMALLER
 THE LOBBY, THE BETTER. JL: LOBBY AND DENWAY MAY BE PERVIOUS.

COMMITTEE RECOMMENDATION: APPROVE [] DISAPPROVE []
APPROVE WITH COMMENTS/STIPULATIONS:


 Committee Chair Signature (or representative)

_____ Date

JL: GREEN SPACE ON ADDITIONAL LOT MAY BE BEST.

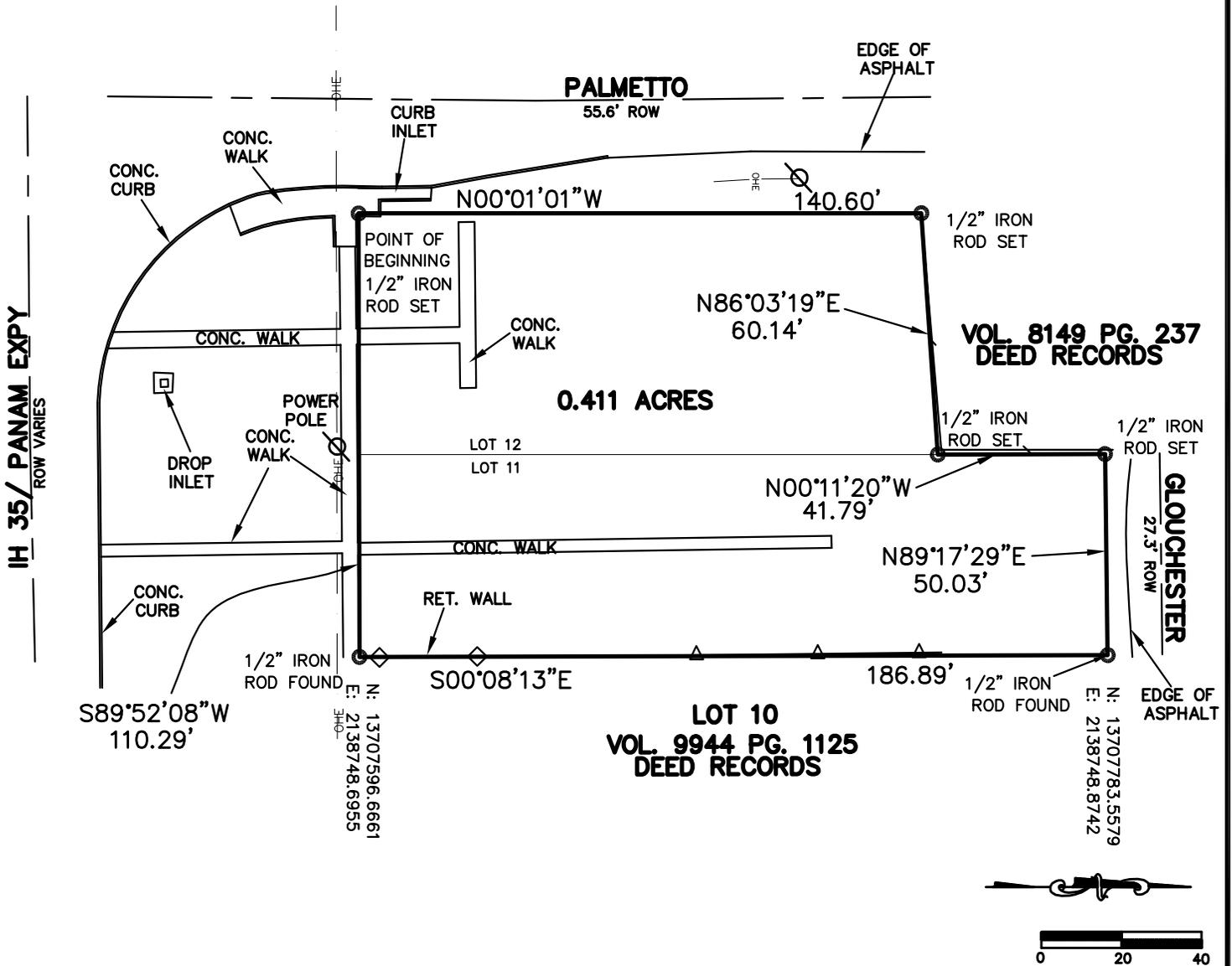
JS: ADDITIONAL GREEN SPACE MAY BE USED FOR A PARK OR GARDEN SPACE.

SUBJECT TO RECORDED RESTRICTIVE COVENANTS AND/OR EASEMENTS AS FOLLOWS:

VOL. 9068, PAGE 212, REAL PROPERTY RECORDS VOL. , PAGE , RECORDS
 VOL. 9348, PAGE 1499, REAL PROPERTY RECORDS VOL. , PAGE , RECORDS

N45°00'00"E 100.00'	RECORD INFORMATION	S45°00'00"W AS MEASURED IN FIELD 100.00'	X BARBED WIRE	△ SMOOTH WIRE	\ / WOOD FENCE
			o IRON FENCE	◇ CHAIN LINK FENCE	← WATER FLOW

NOTE: BEARINGS AND DISTANCES WERE BASED ON FIELD CONDITIONS.

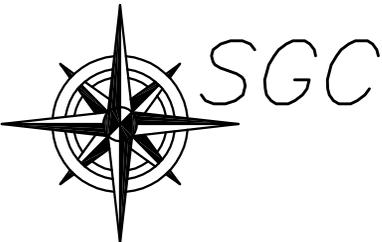


I, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, OF THE PROPERTY DESCRIBED HEREON. I FURTHER CERTIFY THAT ENCROACHMENTS, EASEMENTS AND RIGHT-OF-WAYS VISIBLE ON SITE ARE SHOWN HEREON. SETBACKS AND EASEMENTS SHOWN ARE FROM RECORDED COUNTY DOCUMENT RECORDS. MUNICIPAL RESTRICTIONS ARE NOT SHOWN. COPYRIGHT © 2009 STEPHEN G. COOK ENGINEERING, INC. ALL RIGHTS RESERVED

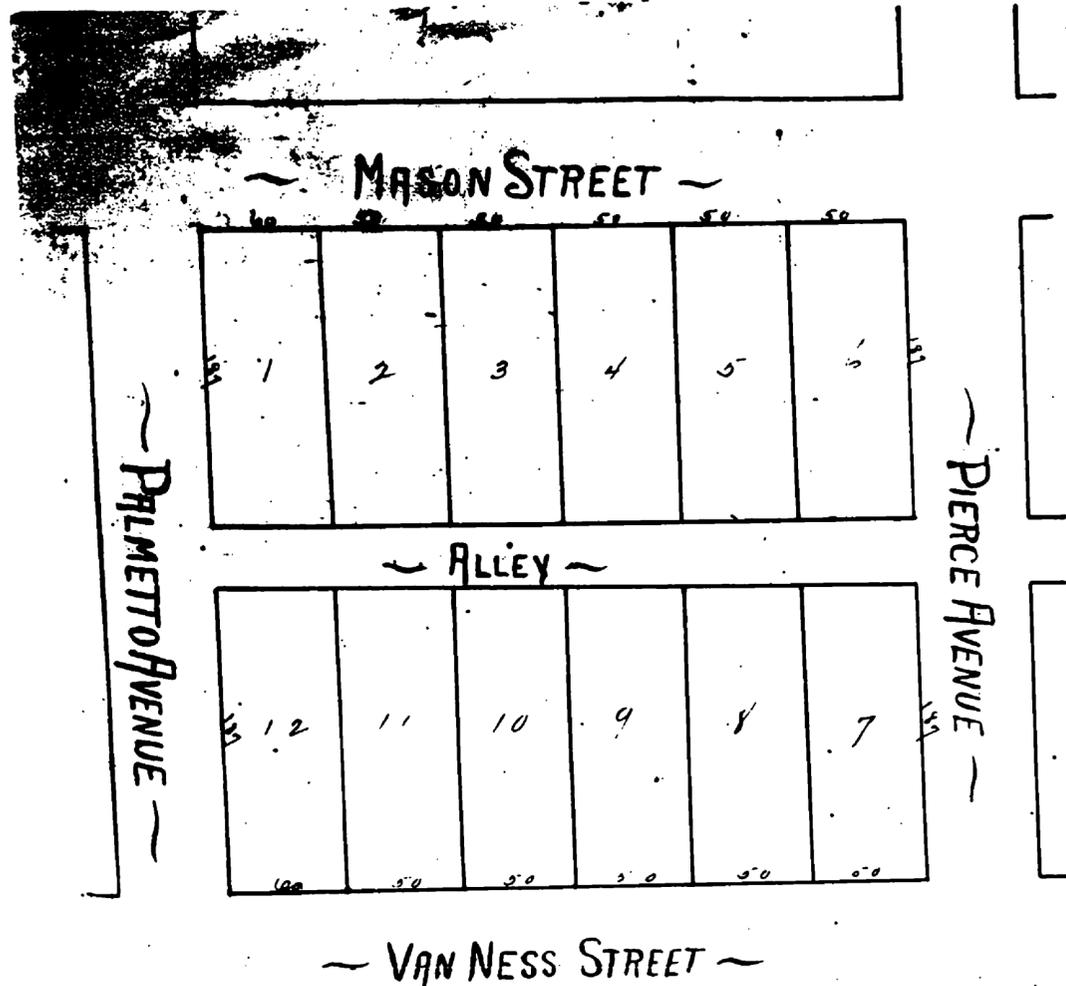
Stephen G. Cook
 STEPHEN G. COOK, R.P.L.S.



Lot(s) 11 & SOUTH PART OF 12 BLOCK 8 N.C.B. 1276
 VOLUME 2211 PAGE 261
 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS.
 WITNESS MY HAND AND SEAL THIS 30TH DAY OF OCTOBER, 20 18
 BUYER
 ADDRESS 1939-1943 N. PAN AM EXPY OF NO. 51603
 STEPHEN G. COOK, INC. JOB NO. 999-888-570A DRAWN BY: A.C. DISK: CAD/S SURV. BY JPA



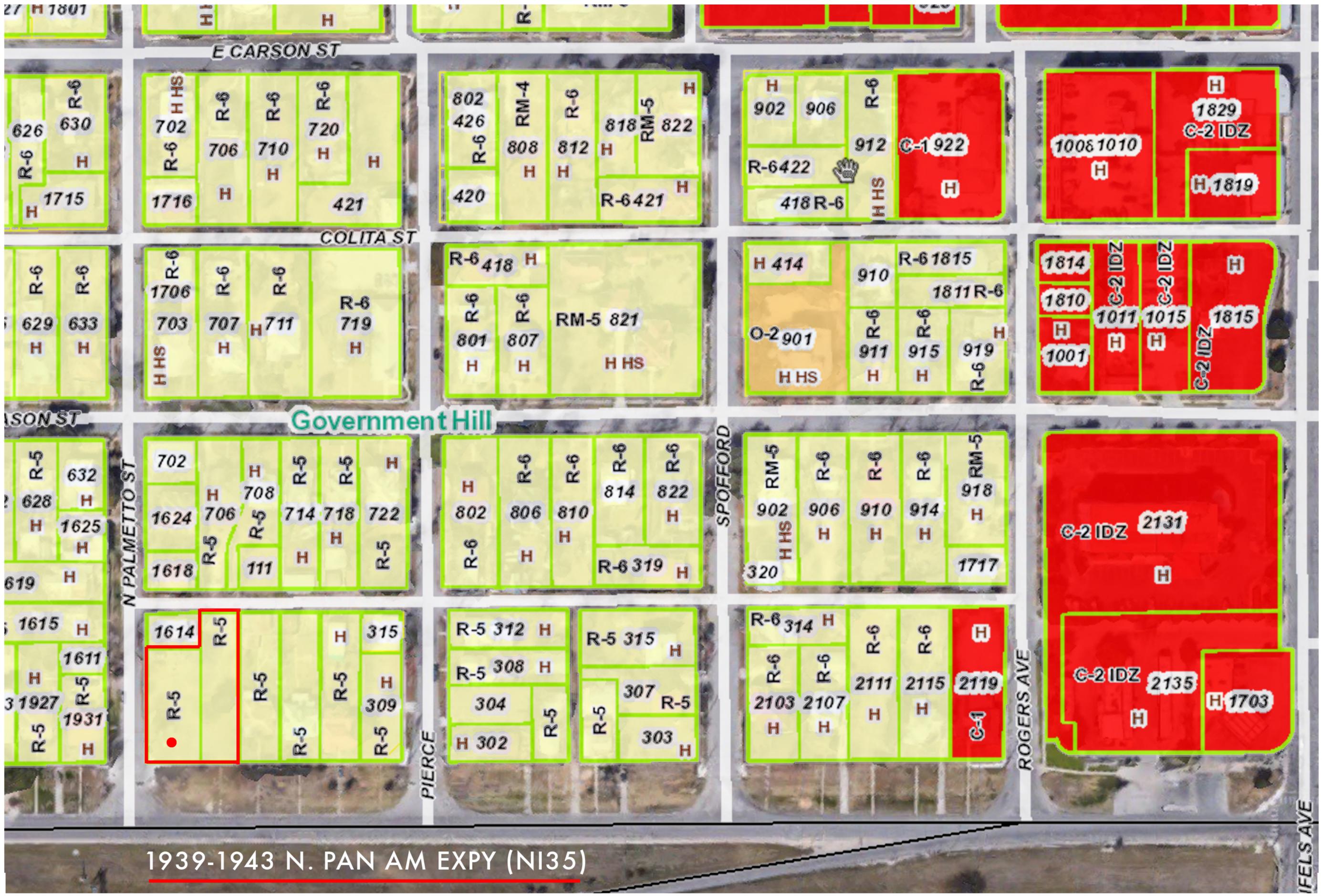
12000 STARCREST, SUITE 107
 STEPHEN G. COOK ENGINEERING, INC. SAN ANTONIO, TEXAS 78247-4117
 REGISTERED LAND SURVEYORS 210/481-2533 * FAX: 210/481-2150
 WWW.SGCE.NET



*Site for improvement of land in the name of Subscribers
of 13 lots of 1/2 acre each, divided by alley, to which
we brought*

*I, the undersigned, being the undersigned, administrator of the
County of Pinar, did personally appear before me, the undersigned
and M. J. Oswald, known to us to be the persons whose names are
subscribed to the foregoing instrument and that and acknowledged
to me that they executed the same for the purposes and con-
sideration therein expressed. Given under my hand and seal of
office this Jan 20th 1907.*

*Filed Jan 26 1907 2:50 PM
Recorded Feb 11 1907 11:00 AM*



1939-1943 N. PAN AM EXPY (NI35)

ZONING

PALMETTO TOWN HOMES
 1943 N. IH35 SAN ANTONIO, TEXAS





WEST VIEW



SOUTH VIEW



EAST VIEW



NORTH VIEW



WEST VIEW



SOUTH VIEW



EAST VIEW



NORTH VIEW

SCALED / VARIES MASSING



SHED ROOFS



METAL SIDING

SHED ROOFS



PREDOMINANT PORCHES



PREDOMINANT ENTRY

MATERIALS & FORM

PALMETTO TOWN HOMES
1943 N. IH35 SAN ANTONIO, TEXAS



MB: PROPOSED SCALE IN COMPARISON WITH DISTRICT IS INAPPROPRIATE.

EG: SCALE OF NEW CONSTRUCTION SHOULD CONTINUE TO BE BROUGHT DOWN, AS IT IS ON N PALMETTO + ALLEY. NO MAJOR CONCERN W/ MASSING ON ALLEY AND PALMETTO.

MG: STRUGGLING WITH SCALE, NOT OVERALL DENSITY. SN: AGREES.

MG: THREE STORIES W/ ROOF MASSING IS TOO MUCH.

MB: PROXIMITY TO IH-35/CORNER LOT ALLOWS FLEXIBILITY IN HEIGHT, BUT AS CURRENTLY PROPOSED, IT IS TOO MUCH. TRANSITIONS SHOULD BE FURTHER DEVELOPED.

ALL: QUESTIONS REGARDING FACADE ELEMENTS,

JM: MUST ~~INCREASE HEIGHT TO MIX DENSITY ON THE LOT,~~ INCREASE HEIGHT TO MIX DENSITY ON THE LOT.



SITE PLAN
1/32"=1'



SITE PLAN

PALMETTO TOWN HOMES
1943 N. IH35 SAN ANTONIO, TEXAS





BLOCK ELEVATION

PALMETTO TOWN HOMES
1943 N. IH35 SAN ANTONIO, TEXAS







The PALMETTO

PALMETTO
GOVERNMENT HILLS HISTORIC DISTRICT 1615

