

HISTORIC AND DESIGN REVIEW COMMISSION

November 18, 2020

HDRC CASE NO: 2020-485
ADDRESS: 909 N HACKBERRY ST
LEGAL DESCRIPTION: NCB 529 BLK 2 LOT N 92.5 FT OF 13 & 14
ZONING: IDZ-1, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Michael Garansuay/GARANSUAY MICHAEL S & TERESA P
OWNER: Michael Garansuay/GARANSUAY MICHAEL S & TERESA P
TYPE OF WORK: Construction of four residential structures; two, 2-story residential structures and two, 1-story residential structures
APPLICATION RECEIVED: October 26, 2020
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Edward Hall

REQUEST:

The applicant is requesting conceptual approval to construct four residential structures on the vacant lot at 909 N Hackberry, located within the Dignowity Hill Historic District. The applicant has proposed for two structures to feature 2-stories in height that are to front N Hackberry, and for two structures to feature 1-story in height to be sited on the western portion of the lot.

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.

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 to construct four residential structures on the vacant lot at 909 N Hackberry, located within the Dignowity Hill Historic District. The applicant has proposed for two structures to feature 2-stories in height that are to front N Hackberry, and for two structures to feature 1-story in height to be sited on the western portion of the lot.
- 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** – This block on N Hackberry features a commercial structure constructed circa 1960 and one story historic structures. On the west side of N Hackberry, there are currently no residential structures that address N Hackberry.
- d. **CURRENT LOT** – The current lot is void of any structures, and is bounded to the east by N Hackberry and to the north by Fayn Way, which is used as an alley.
- 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. Staff finds that the proposed new construction should feature a setback that is greater than the side setback of the structure to the immediate south, which addresses Hays (527 Hays). Staff finds the proposed orientation to be appropriate and consistent with the Guidelines.
- f. **ENTRANCES** – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. Per the submitted documents, the entrance of each primary structure will face N Hackberry. This is consistent with the Guidelines.
- g. **SCALE, MASS & HEIGHT** – 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. As noted in finding c, this block features one story structures; however, there are 2-story historic structure in the vicinity, specifically one block to the north. The applicant has noted an overall height of approximately twenty-eight (28) feet in height. Additionally, the applicant has proposed widths that are

consistent with those found historically within the district. Generally, staff finds the proposed massing to be appropriate.

- h. **FOUNDATION & FLOOR HEIGHTS** – Per the Guidelines for New Construction 2.A.iii., applicants should align foundation and floor-to-floor heights within one foot of floor-to-floor heights on adjacent historic structures. Per the construction documents, the proposed new construction features a minimal foundation height on the front façade. Staff finds that the foundation height should be increased to present a foundation height from the front that is consistent with those found historically within the district.
- i. **ROOF FORMS** – The applicant has proposed for the new construction to feature front facing gabled roofs. Generally, staff finds the proposed primary roof forms to be consistent with the Guidelines.
- 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. Generally, staff finds the proposed window openings to be atypical in size with those found historically within the district. Staff finds that window groupings, heights, and widths should be modified to be consistent with those found historically within the district.
- k. **PORCHES** – The applicant has proposed for both primary structures to feature both front and rear porches that are integral to the massing of both structures. Generally, staff finds the proposed porch depth and massing to be appropriate, as well as porch roof forms.
- l. **LOT COVERAGE** – Per the submitted site plan, it appears that lot coverage is less than fifty (50) square feet; however, staff finds that the applicant should confirm consistency with the Guidelines.
- m. **BUILDING SPACING** – The applicant has proposed approximately sixteen (16) feet between the primary structures and approximately thirty-three (33) feet between the primary and rear structures. Generally, staff finds the proposed building spacing to be appropriate; however, an increase in spacing between both primary structures would be appropriate.
- n. **MATERIALS** – The applicant has proposed materials that include standing seam metal roofs, asphalt shingle roofs, board and batten siding, fish scale/scalloped siding, and wood columns. Staff finds that metal roofs should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a standard galvalume finish and a crimped ridge seam or a low profile ridge cap. If a ridge cap is used, it must be reviewed and approved prior to installation. Board and batten siding should feature a smooth finish, boards that are 12 inches wide and battens that are approximately 2 inches in width. Columns should be six inches square and feature capital and base trim as well as chamfered corners.
- o. **WINDOW MATERIALS** – The applicant has noted the installation of aluminum clad wood windows. Staff finds this to be appropriate; however, the proposed windows should adhere to staff standards for windows in new construction, as noted in the applicable citations.
- p. **ARCHITECTURAL DETAILS** – Generally, staff finds the architectural details to be appropriate; however, staff finds that window profiles and locations should be modified, as noted in finding j.
- q. **PARKING** – The applicant has proposed for parking to be located at the rear of each primary structure, with entrances on both N Hackberry and Fayn Way. Generally, staff finds the proposed parking to be appropriate.
- r. **DRIVEWAY** – The applicant has proposed two driveways, one on N Hackberry and one on Fayn Way. Staff finds that both driveways should not exceed ten (10) feet in width, per the Guidelines, and that curb cuts should be consistent with those found historically within the district. Staff finds that the curb cut and driveway on Fayn Way should be separated through the use of landscaping elements to maintain a ten (10) foot width.
- s. **LANDSCAPING** – The applicant has provided information regarding landscaping on the site plan. Generally, staff finds the proposed landscaping to be appropriate.
- t. **MECHANICAL EQUIPMENT** – The applicant has noted the location of mechanical equipment, and has noted that it will be screened. This is consistent with the Guidelines.
- u. **REAR ACCESSORY STRUCTURES** – The applicant has proposed to construct two, 1-story residential structures on the west side of the lot at the rear of the two, 2-story primary structures. The proposed structures are to feature 559 square feet each. The Guidelines for New Construction 5.A. notes that accessory structures should be designed to be visually subordinate to the principal structures in terms of their height, massing and form; should be no larger in plan than forty (40) percent of the primary structure's footprint; should feature complementary materials and simplified architectural details; and should feature similar window and door openings. Generally, staff finds the proposed rear structures to be consistent with the Guidelines.
- v. **ACCESSORY STRUCTURES** – The Guidelines for New Construction 5.B. notes that new accessory structures should match the predominant orientation of accessory structures found along the block, and should follow historic setback patterns of similar structures along the streetscape or within the district. The applicant has

proposed to locate the accessory structures at the rear of the lot, a location that is generally appropriate for the Dignowity Hill Historic District.

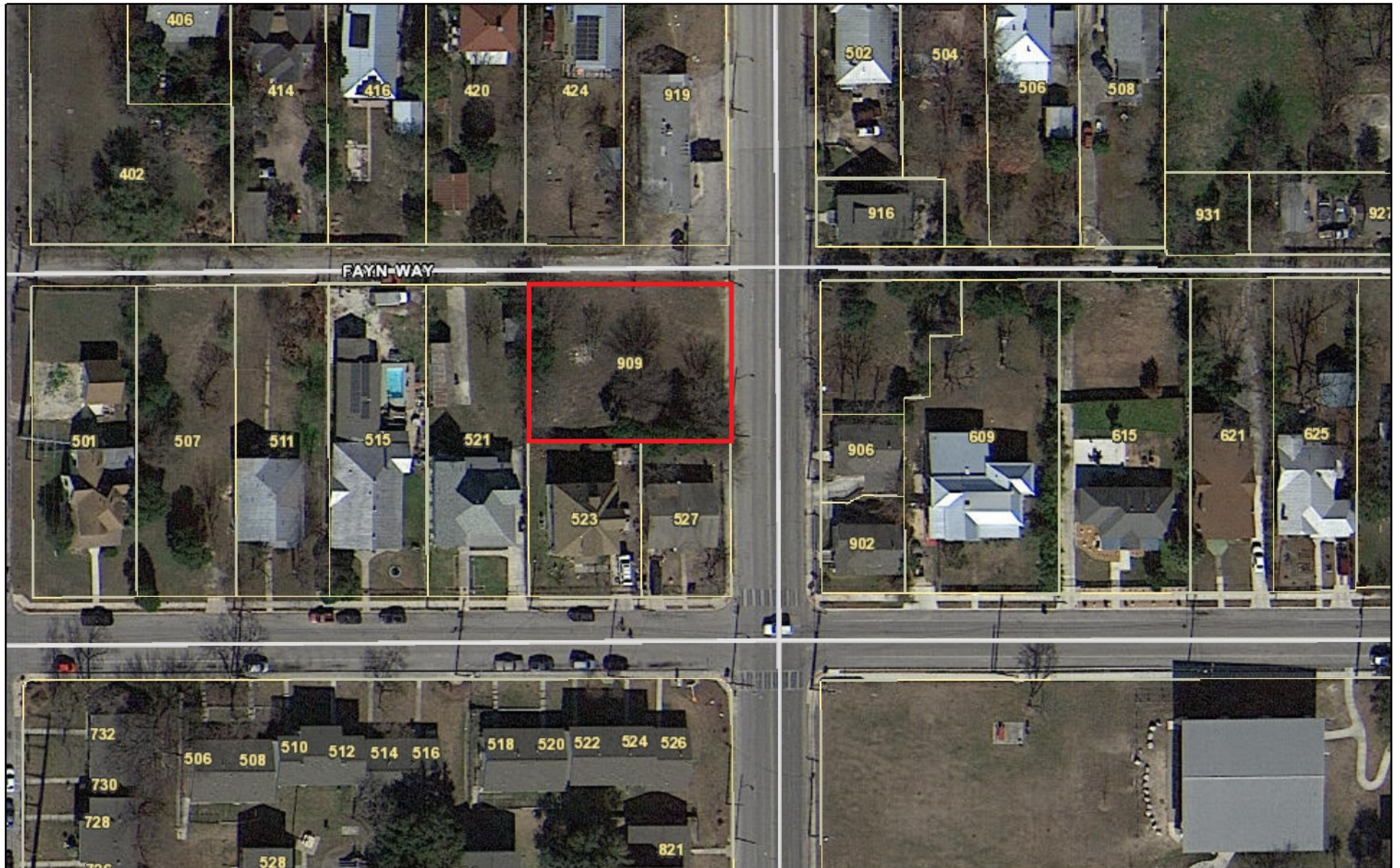
- w. **MATERIALS (Accessory Structures) – MATERIALS** – The applicant has proposed materials that include asphalt shingle roofs, board and batten siding, fish scale/scalloped siding, and wood columns. Staff finds that metal roofs should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a standard galvalume finish and a crimped ridge seam or a low profile ridge cap. If a ridge cap is used, it must be reviewed and approved prior to installation. Board and batten siding should feature a smooth finish, boards that are 12 inches wide and battens that are approximately 2 inches in width. Columns should be six inches square and feature capital and base trim as well as chamfered corners.
- x. **WINDOW MATERIALS (Accessory Structures)** – The applicant has noted the installation of aluminum clad wood windows. Staff finds this to be appropriate; however, the proposed windows should adhere to staff standards for windows in new construction, as noted in the applicable citations.

RECOMMENDATION:

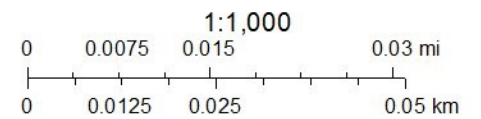
Staff recommends conceptual approval based on findings a through x with the following stipulations:

- i. That the setbacks of both primary structures on N Hackberry be increased to be greater than the setback on N Hackberry of the structure at 527 Hays, as noted in finding e.
- ii. That the applicant confirm consistency with the Guidelines in regards to lot coverage, as noted in finding l.
- iii. That standing seam metal roofs feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a standard galvalume finish and a crimped ridge seam or a low profile ridge cap. If a ridge cap is used, it must be reviewed and approved prior to installation. Board and batten siding should feature a smooth finish, boards that are 12 inches wide and battens that are approximately 2 inches in width. Columns should be six inches square and feature capital and base trim as well as chamfered corners.
- iv. That both driveways not exceed ten (10) feet in width, per the Guidelines, and that curb cuts be consistent with those found historically within the district. Staff recommends that the curb cut and driveway on Fawn Way be separated through the use of landscaping elements to maintain a ten (10) foot width.
- v. That the proposed windows adhere to staff's standards for windows in new construction as noted in findings o and x, and as noted in the applicable citations.
- vi. That the applicant incorporate appropriate foundation heights as noted in finding h.

City of San Antonio One Stop



November 12, 2020





909 N HACKBERRY

SITE LOCATION

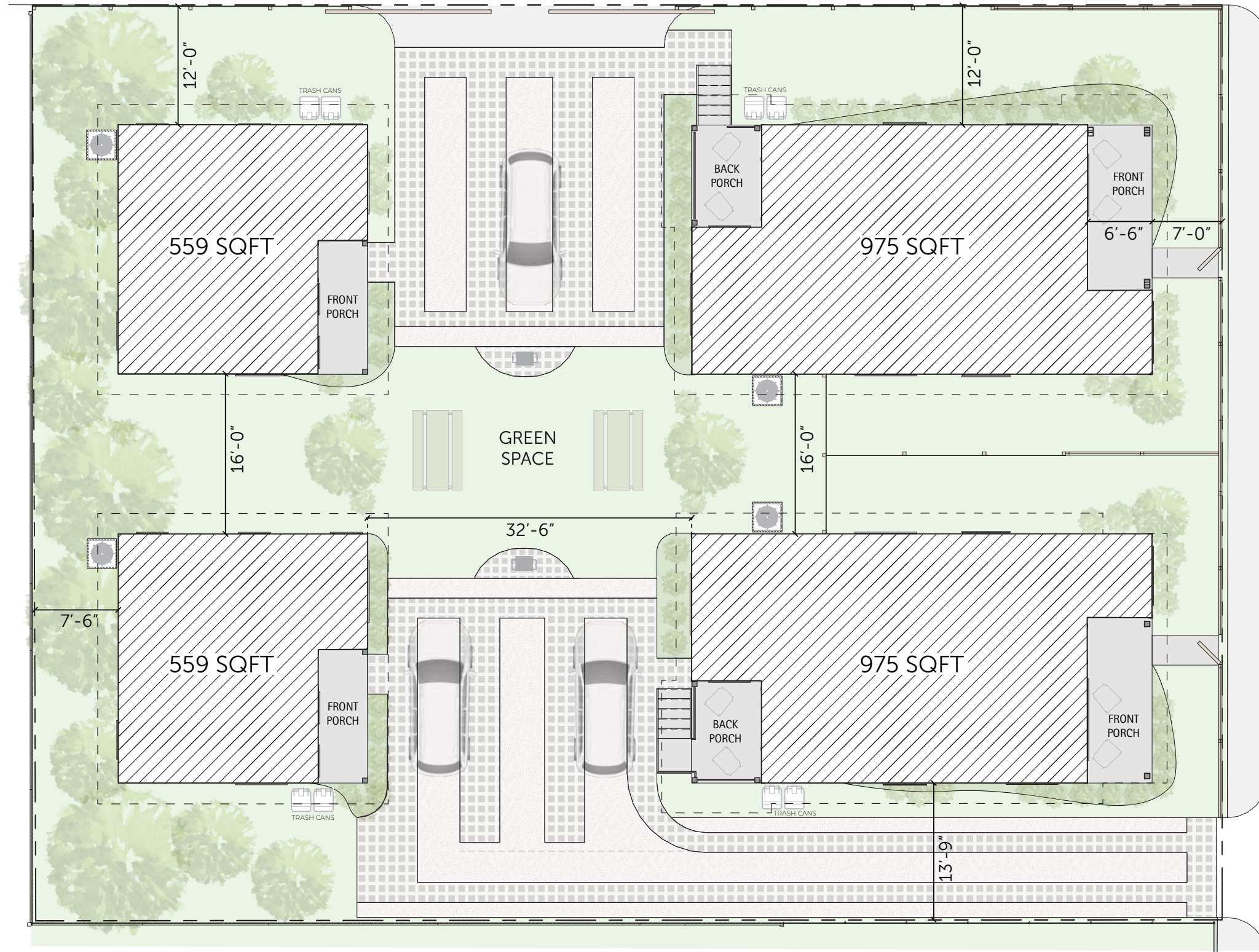
⊕ CONCEPTUAL DESIGN
NOT TO SCALE

Oct. 26th, 2020



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FAYN WAY



N HACKBERRY

⊕ CONCEPTUAL DESIGN
NOT TO SCALE

909 N HACKBERRY

SITE PLAN

Oct. 26th, 2020



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FAYN WAY



N HACKBERRY

⊕ CONCEPTUAL DESIGN
NOT TO SCALE

909 N HACKBERRY

FIRST FLOOR PLAN

Oct. 26th, 2020



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FAYN WAY



N HACKBERRY

⊕ CONCEPTUAL DESIGN
NOT TO SCALE

909 N HACKBERRY

SECOND FLOOR PLAN

Oct. 26th, 2020



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WEST ELEVATION - BACK VIEW



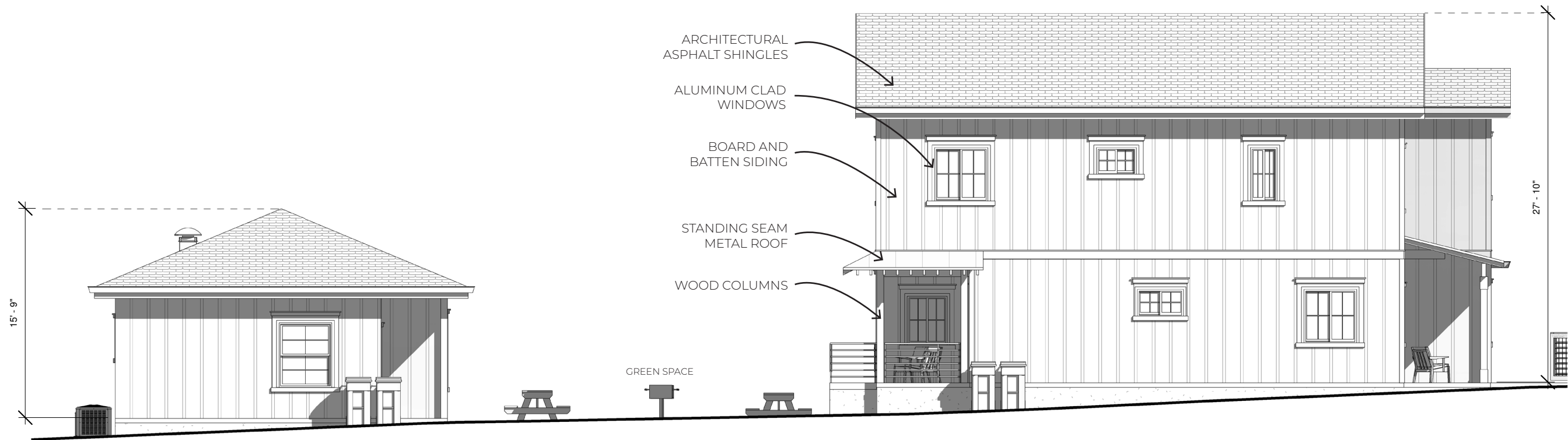
EAST ELEVATION - N. HACKBERRY STREET

909 N HACKBERRY
ELEVATIONS

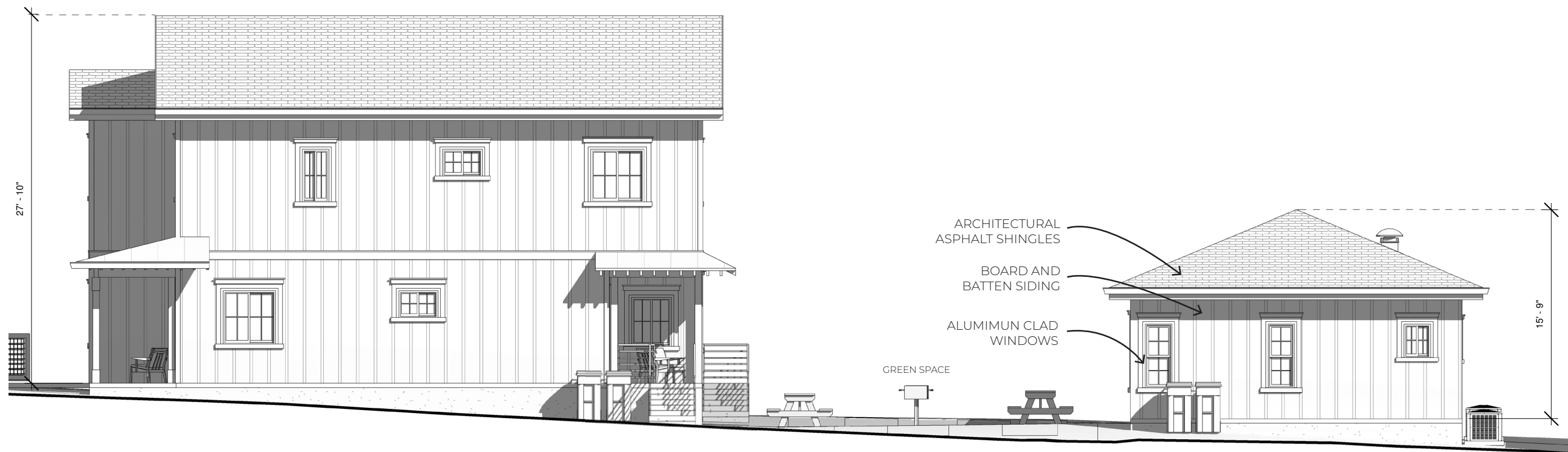
Oct. 26th, 2020



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SOUTH ELEVATION - VIEW BETWEEN HOMES



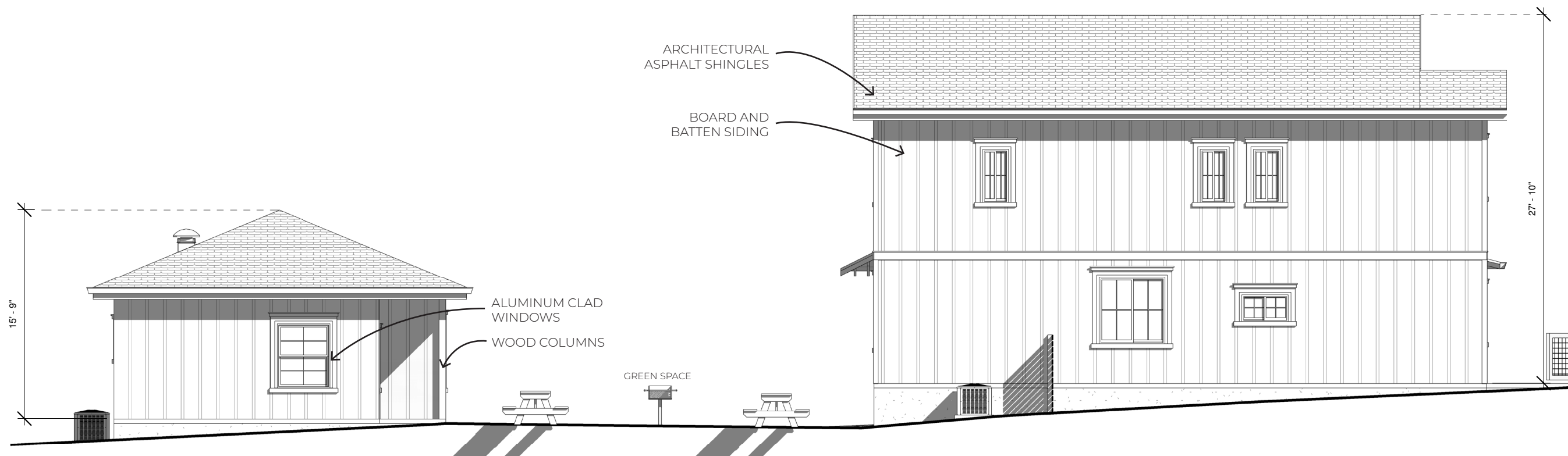
NORTH ELEVATION - FAYN WAY ST.

909 N HACKBERRY
ELEVATIONS

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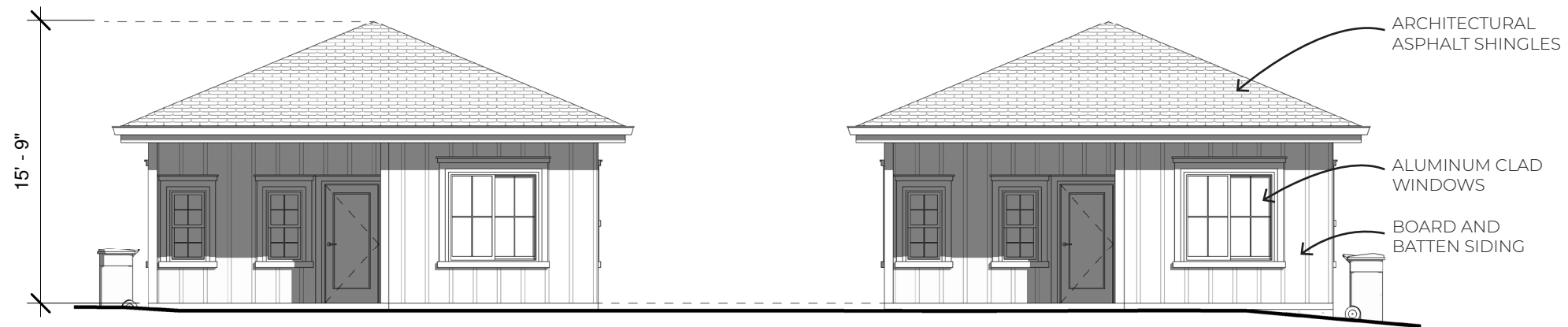
SOUTH ELEVATION - SIDE VIEW

909 N HACKBERRY
ELEVATIONS

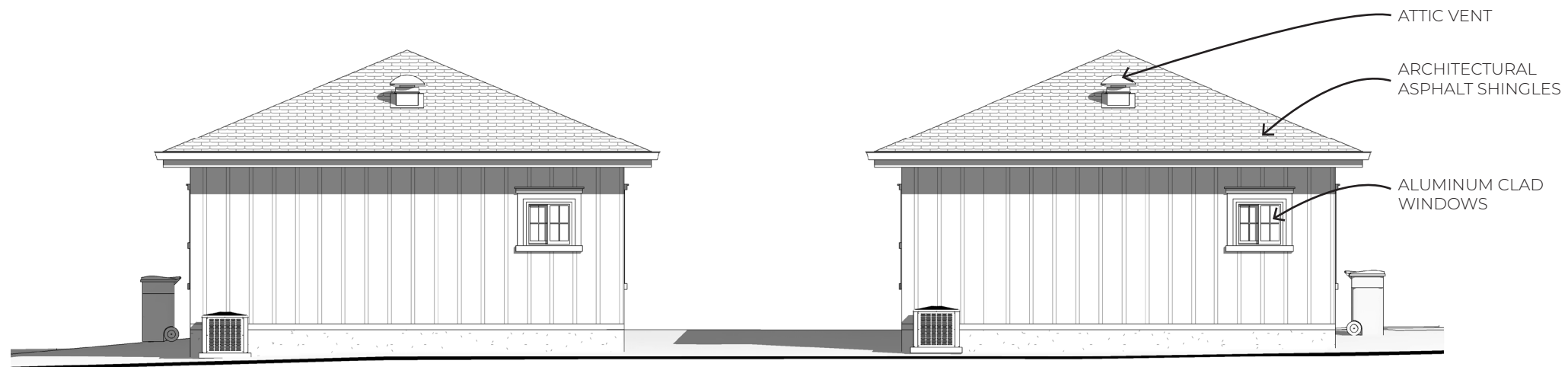
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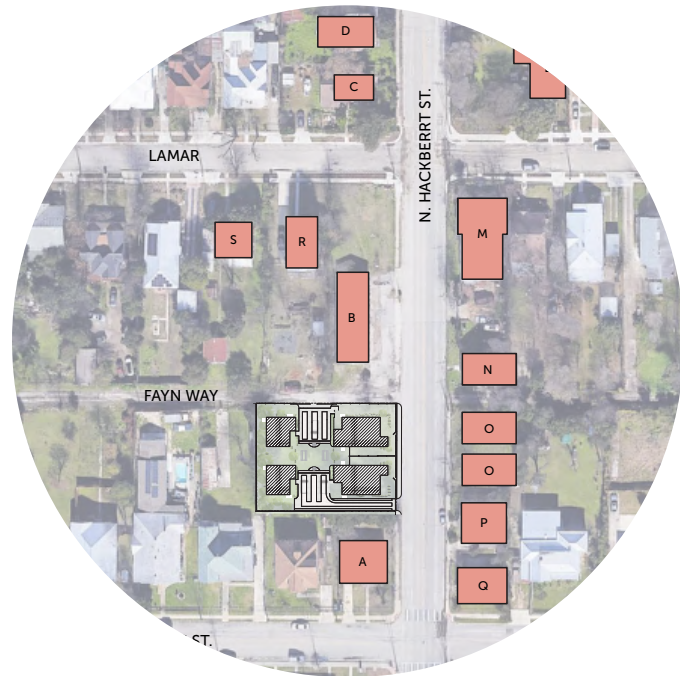


WEST ELEVATION - ADU'S FRONT

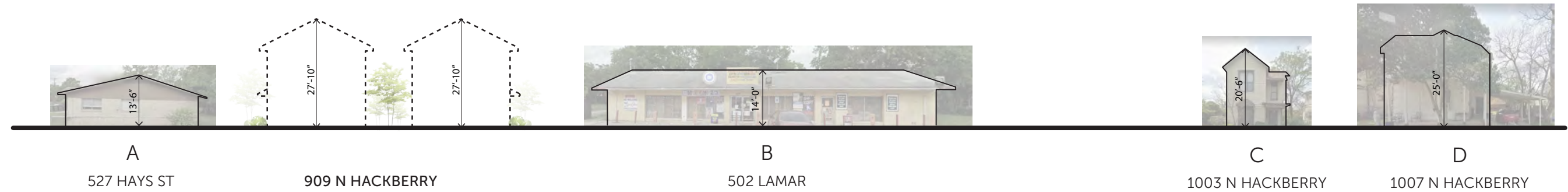
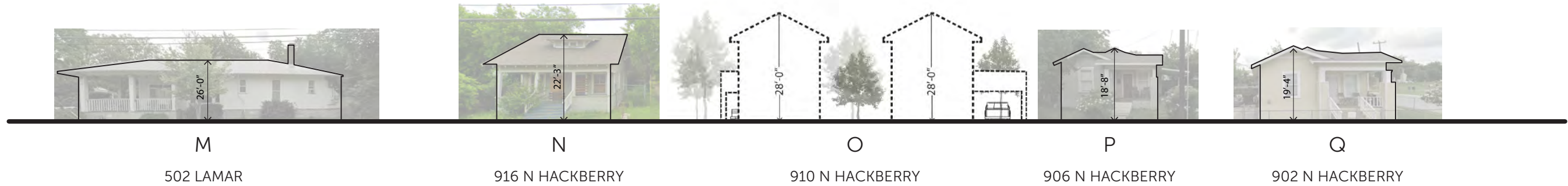


EAST ELEVATION - ADU'S BACK

909 N HACKBERRY
ELEVATIONS



KEY PLAN



909 N HACKBERRY

ELEVATION COMPARISON

Oct. 26th, 2020



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KEY PLAN



909 N HACKBERRY

ELEVATION COMPARISON

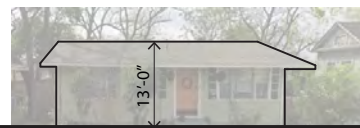
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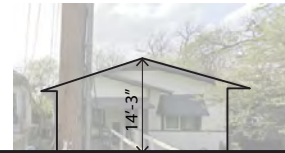
KEY PLAN



E
1011 N HACKBERRY



F
1017 N HACKBERRY



G
1021 N HACKBERRY



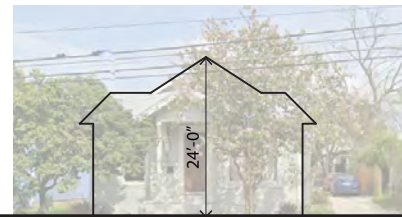
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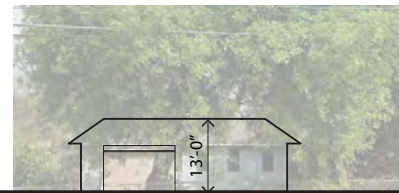
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ELEVATION COMPARISON

Oct. 26th, 2020



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909 N HACKBERRY
N. HACKBERRY ST. & FAYN WAY CORNER VIEW

Oct. 26th, 2020



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909 N HACKBERRY
N. HACKBERRY ST. VIEW

Oct. 26th, 2020



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909 N HACKBERRY
FAYN WAY VIEW

Oct. 26th, 2020



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909 N HACKBERRY
POCKET PARK VIEW

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N. HACKBERRY ST. VIEW

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909 N HACKBERRY
N. HACKBERRY ST. & FAYN WAY CORNER VIEW

Oct. 26th, 2020



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