

HISTORIC AND DESIGN REVIEW COMMISSION

October 03, 2018

HDRC CASE NO: 2018-472
ADDRESS: 410 BARRERA
414 BARRERA
LEGAL DESCRIPTION: NCB 926 (EIM LAVACA), BLOCK 4 LOT 32
NCB 926 (EIM LAVACA), BLOCK 4 LOT 33
ZONING: IDZ, H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Nate Manfred/French and Michigan
OWNER: EIM Partners
TYPE OF WORK: Construction of additions, exterior modifications, site work
APPLICATION RECEIVED: September 06, 2018
60-DAY REVIEW: November 05, 2018
REQUEST:

The applicant is requesting conceptual approval to:

1. Reconstruct the front porch of the historic structure at 414 Barrera and Construct a two story, rear addition.
2. Construct a side addition to the historic structure at 410 Barrera (at the rear of the lot).
3. Construct a second story addition atop an existing, concrete masonry unit structure at 410 Barrera. **(withdrawn by the applicant)**
4. Perform site modifications including modifications to the existing site paving and the construction of a carport at the rear of the structure at 414 Barrera.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations

7. Architectural Features: Porches, Balconies, and Porte-Cocheres

A. MAINTENANCE (PRESERVATION)

i. Existing porches, balconies, and porte-cocheres—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.

ii. Balusters—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.

iii. Floors—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. Front porches—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.

ii. Side and rear porches—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.

iii. Replacement—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.

iv. Adding elements—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.

v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

- i. Minimize visual impact—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
- ii. Historic context—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- iii. Similar roof form—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- iv. Transitions between old and new—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

- i. Subordinate to principal facade—Design residential additions, including porches and balconies, to be subordinate to the principal facade of the original structure in terms of their scale and mass.
- ii. Rooftop additions—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
- iii. Dormers—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
- iv. Footprint—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
- v. Height—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

- i. Complementary materials—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
- ii. Metal roofs—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.
- iii. Other roofing materials—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

B. INAPPROPRIATE MATERIALS

- i. Imitation or synthetic materials—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

C. REUSE OF HISTORIC MATERIALS

- i. Salvage—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

4. Architectural Details

A. GENERAL

- i. Historic context—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.
- ii. Architectural details—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.
- iii. Contemporary interpretations—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

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.

FINDINGS:

- a. The applicant is requesting conceptual approval to reconstruct the front porch of the historic structure at 414 Barrera and construct a two story, rear addition; construct a side addition to the historic structure at 410 Barrera (at the rear of the lot); and construct a second story addition atop an existing, concrete masonry unit structure at 410 Barrera.
- b. The historic structure at 414 Barrera was constructed circa 1900 in the Folk Victorian style and is first found on the 1904 Sanborn Map. The structure has been modified since its construction to include rear additions and no longer features a front porch. The historic structure at 410 Barrera is located at the rear of 414 Barrera in a flag lot configuration. This structure features Craftsman elements, was constructed circa 1925 and is found on the 1952 Sanborn Map. This structure is located in the previous location of 414 Barrera's accessory structure.
- c. **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.
- d. **HISTORIC TAX CERTIFICATION** – At this time, the applicant has not submitted an application for Historic

Tax Certification. Staff encourages the applicant to apply for Historic Tax Certification to begin the process for obtaining the local tax incentive for substantial rehabilitation.

Findings related to request item #1:

- 1a. PORCH RECONSTRUCTION (414 Barrera) – The applicant has proposed to reconstruct the front porch at 414 Barrera. The porch is shown on the 1904, 1912 and 1952 Sanborn Map. The Guidelines for Exterior Maintenance and Alterations 7.B.v. notes that porches should be reconstructed based on accurate evidence of the original and the architectural style of the structure. The applicant is to adhere to the Guidelines regarding porch reconstruction. Per the submitted massing models, the proposed porch features a form and massing that's appropriate.
- 1b. REAR ADDITION (414 Barrera) – At the rear of the historic structure, the applicant has proposed to construct a two story addition. The Guidelines for Additions 1.A. states that additions should be sited to minimize visual impact from the public right of way, should be designed to be in keeping with the historic context of the block, should utilize a similar roof form and should feature a transition between the old and the new. The applicant has proposed a width that is subordinate to the historic structure and insets on both side facades. As noted in finding a, the proposed addition will feature two stories in height with an overall height that exceeds that of the primary historic structure by approximately six (6) feet.
- 1c. ROOF FORM (414 Barrera) – The applicant has proposed a gabled roof that will face Barrera, complementary of the historic structure's front facing gabled roof. Staff finds the proposed roof form to be appropriate and consistent with the Guidelines.
- 1d. TRANSITION (414 Barrera) – The Guidelines note that all additions should feature a transition between the old and the new. The applicant has proposed transitions that include insets from the wall planes of the historic structure. This is consistent with the Guidelines.
- 1e. SCALE, MASS & FORM – Regarding scale, mass and form, the applicant has proposed an addition that in footprint is appropriate. Staff finds that the applicant should provide a line of sight study from the right of way at Barrera to document the level of visibility of the proposed two story addition.
- 1f. MATERIALS (414 Barrera) – At this time, the applicant has not specified materials. Materials that are in kind with those found on the historic structure and that are consistent with the Guidelines should be used.
- 1g. WINDOW MATERIALS (414 Barrera) – The applicant at this time has not specified window materials. Staff finds that wood or aluminum clad wood windows should be installed that feature meeting rails that are 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 an 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.

Findings related to request item #2:

- 2a. SIDE ADDITION (410 Barrera) – The applicant has proposed to construct an addition to the side (east) elevation of the historic structure. The Guidelines for Additions 1.A. states that additions should be sited to minimize visual impact from the public right of way, should be designed to be in keeping with the historic context of the block, should utilize a similar roof form and should feature a transition between the old and the new. The applicant has proposed a width of approximately twenty-five (25) feet. While rear additions are most appropriate for historic structures, given the location of this structure in proximity to the rear property line, a rear addition is not possible. Staff finds the siting of the side addition toward the rear of the historic structure to be most appropriate. At this location, the applicant has included wall plane insets from the rear wall plane and a subordinate roof form.
- 2b. ROOF FORM (410 Barrera) – The applicant has proposed a side gabled roof that features an overall height that is subordinate to that of the historic structure. This is appropriate and consistent with the Guidelines.
- 2c. TRANSITION (410 Barrera) – The Guidelines note that all additions should feature a transition between the old and the new. The applicant has proposed transitions that include insets in wall planes and a subordinate roof form. Staff finds this to be appropriate and consistent with the Guidelines.
- 2d. SCALE, MASS & FORM (410 Barrera) – Regarding scale, mass and form, the applicant has proposed an

addition that in footprint is appropriate. Staff finds the location of the addition to the side is appropriate given the historic structure's location on the site as well as the existing site constraints, noted in finding 2a.

- 2e. MATERIALS (410 Barrera) – At this time, the applicant has not specified materials. Materials that are in kind with those found on the historic structure and that are consistent with the Guidelines should be used.
- 2f. WINDOW MATERIALS (410 Barrera) – The applicant at this time has not specified window materials. Staff finds that wood or aluminum clad wood windows should be installed that feature meeting rails that are 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 an 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.

Findings related to request item #3:

- 3a. ROOFTOP ADDITION (410 Barrera Accessory) – The lot addressed as 410 Barrera features a concrete masonry unit structure with a shed roof. This structure does not appear on Sanborn Maps and was constructed circa 1980. The applicant has proposed to construct both a second and third story addition. The second story addition will feature living space while the third story addition will feature a roof deck and roof deck access. Generally, staff finds the proposal to construct rooftop additions atop this existing structure to be appropriate; however, staff finds the proposed roof form to be inappropriate for the Lavaca Historic District. Staff finds that the applicant should decrease the overall massing of the third story massing, or proposed a roof form that will not contrast with historic roof forms found in the district.
- 3b. ROOF FORM (410 Barrera Accessory) – As noted in finding 3a, staff finds the proposed roof form to be inappropriate for the Lavaca Historic District. Staff finds that the applicant should address the overall profile of the third story roof form. A modification or elimination of the stair access massing could result in an overall reduction in massing and height.
- 3c. MATERIALS (410 Barrera Accessory) – At this time, the applicant has not specified materials. Materials that are that are consistent with the Guidelines should be used. Exposed concrete masonry units should not be used.
- 3d. WINDOW MATERIALS (410 Barrera Accessory) – The applicant at this time has not specified window materials. Staff finds that wood or aluminum clad wood windows should be installed that feature meeting rails that are 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 an 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.

Findings related to request item #4:

- 4a. SITE MODIFICATIONS – The applicant has proposed to modify the existing, informal driveway and site paving to include driveways that lead to the proposed carport as well as the rear structures. Staff finds the proposed modifications to be appropriate provided they are consistent with the Guidelines for Site Elements regarding driveway width (ten feet in width).
- 4b. CARPORT – The applicant has proposed to construct a carport at the rear of the historic structure located at 414 Barrera. The general location at the rear of the historic structure is appropriate; however, the applicant has proposed an orientation that is not square to the property line. The applicant has noted that the carport would be partially screened by site fencing. Staff finds that the applicant should work to include an orientation that is more consistent with those found historically in the district.

RECOMMENDATION:

1. Staff recommends conceptual approval of item #1, the reconstruction of the front porch and construction of a rear, two story addition based on findings 1a through 1g with the following stipulations:
 - i. That the applicant submit perspectives or a line of sight study to ensure that the proposed addition will not impose on the front façade from the sidewalk and right of way at Barrera.
 - ii. That the applicant propose materials that are in keeping with those found historically on the primary structure.
 - iii. That wood or aluminum clad wood windows be installed that feature meeting rails that are 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 an 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.
2. Staff recommends conceptual approval of item #2, the construction of a side addition, based on findings 2a through 2f with the following stipulations:
 - i. That the applicant propose materials that are in keeping with those found historically on the primary structure.
 - ii. That wood or aluminum clad wood windows be installed that feature meeting rails that are 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 an 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.
3. Staff does not recommend approval of item #3, the construction of a rooftop addition as proposed. Staff recommends that the applicant decrease the overall massing of the third story massing, or proposed a roof form that will not contrast with historic roof forms found in the district. **(withdrawn by the applicant)**
4. Staff recommends approval of item #4, site modifications and the construction of a carport structure with the stipulation that the applicant work to include an orientation that is more consistent with those found historically in the district.

CASE MANAGER:

Edward Hall

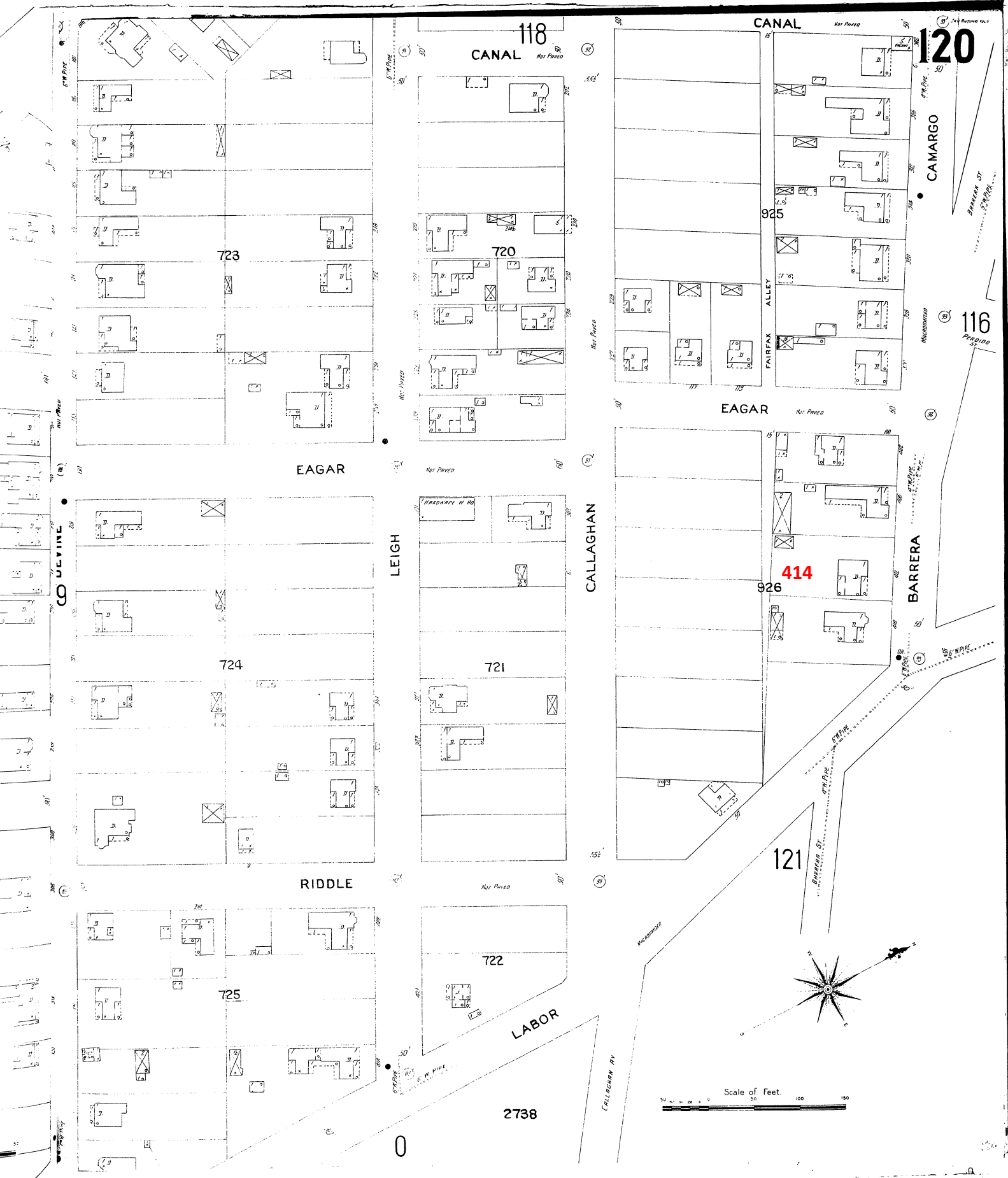


Flex Viewer

Powered by ArcGIS Server

Printed: Sep 27, 2018

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118
CANAL
Not Paved

CANAL
Not Paved

120
CANAL
Not Paved

723

720

925

EAGAR
Not Paved

EAGAR
Not Paved

116
Paved

CO DEVINE

LEIGH
Not Paved

CALLAGHAN
Not Paved

724

721

926

414

BARRERA
Not Paved

RIDDLE
Not Paved

121

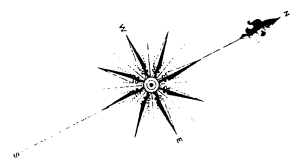
722

LABOR
Not Paved

725

2738

Scale of Feet.



249

250

249

250

414

886

957

926

CALLAGHAN AV.

CALLAGHAN AV.

251

253

LEIGH

LABOR

2

EAGER

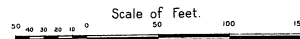
RIDDLE

724

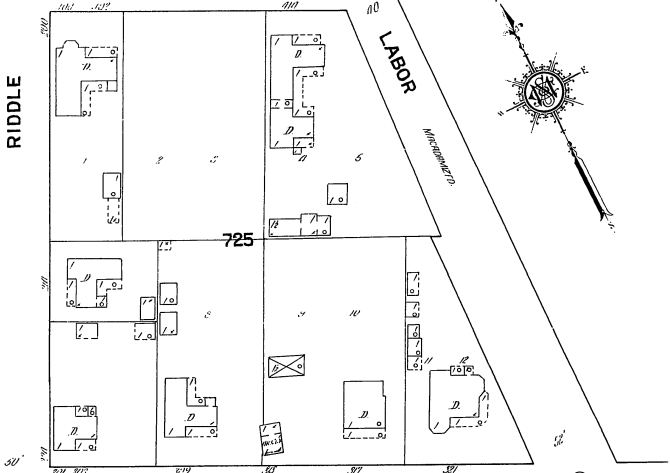
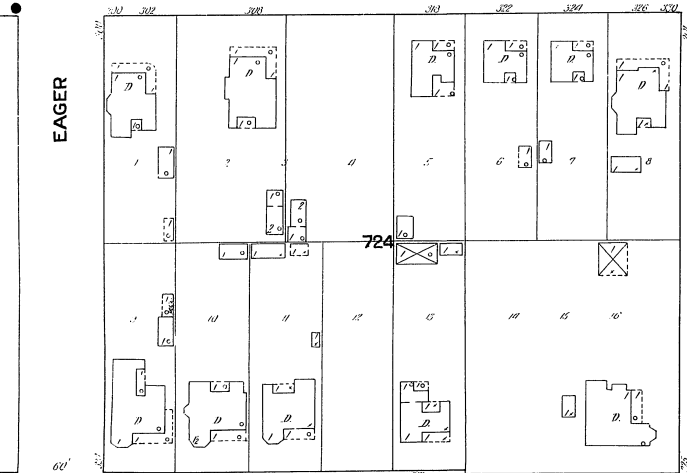
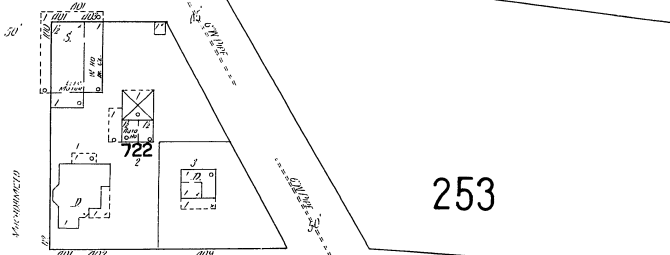
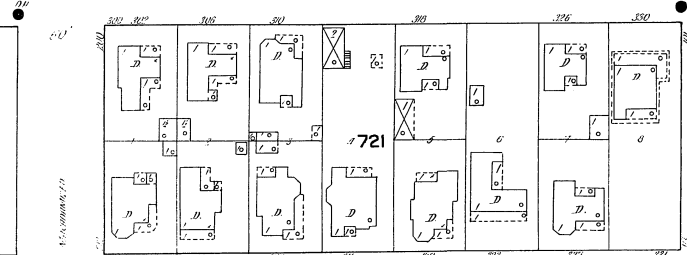
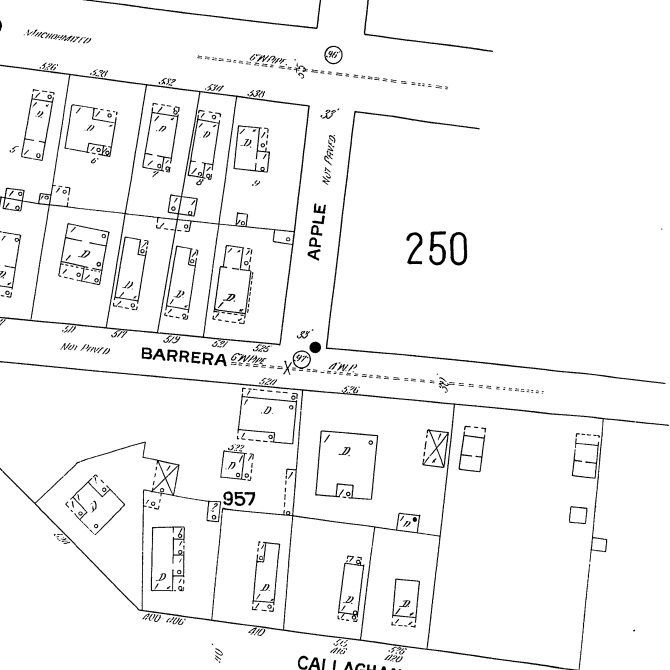
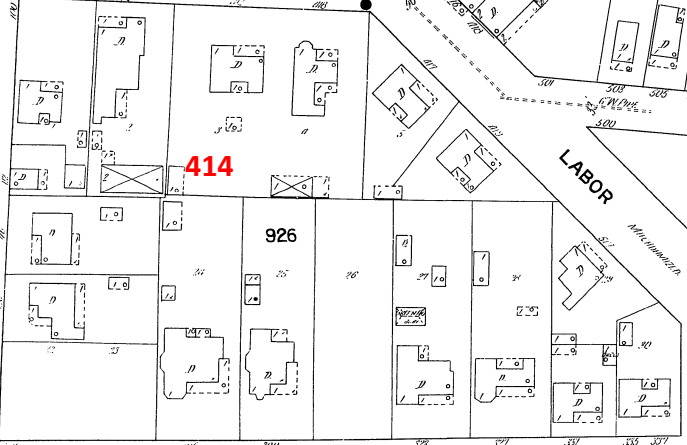
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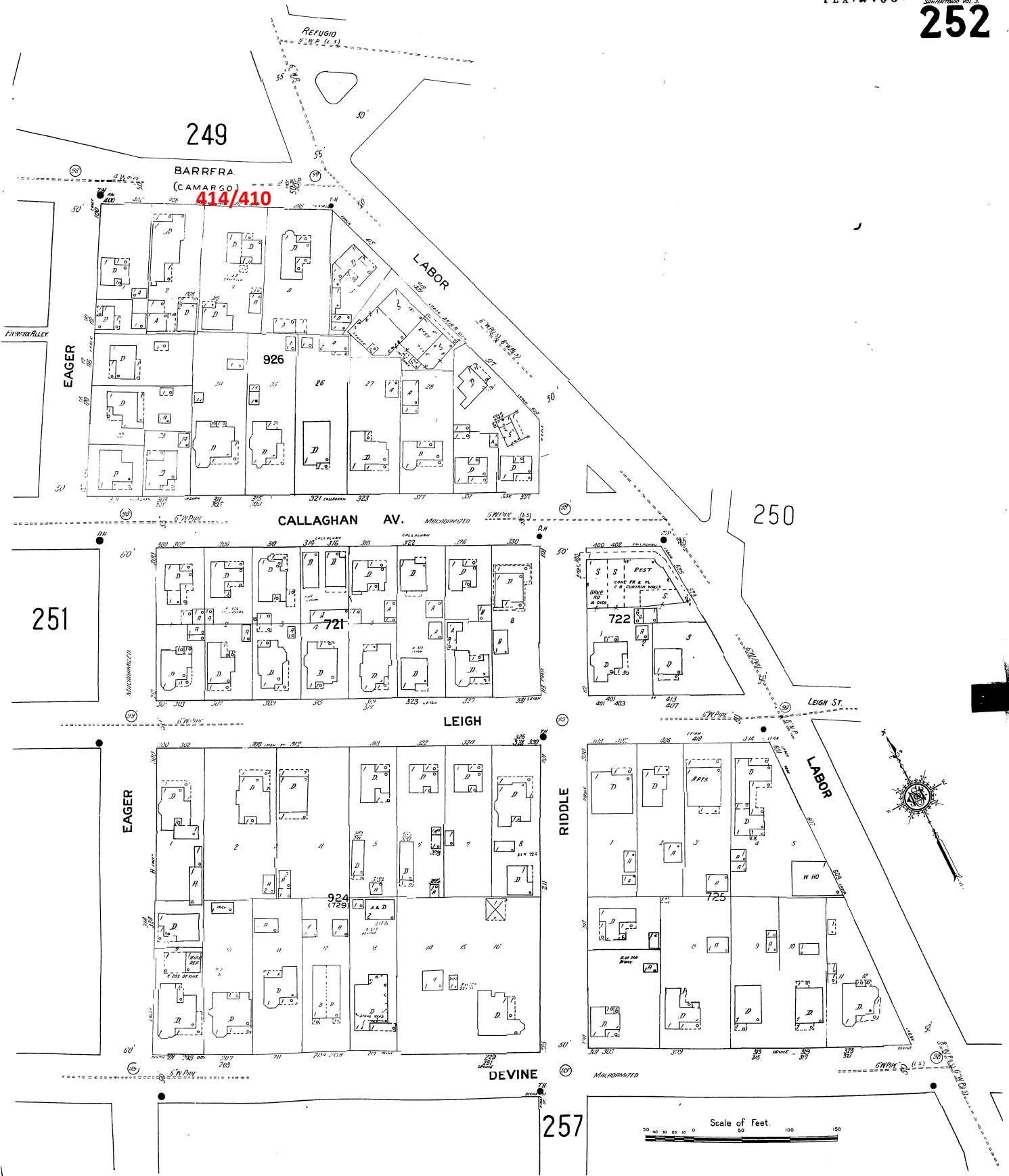
DEVINE

257



JENNER MFG CO.
MACHINE CO.
MACHINE CO.
MACHINE CO.





249

BARRFRA
(CAMARGO)
414/410

LABOR

926

CALLAGHAN AV.

250

251

LEIGH

924
(729)

RIDDLE

LABOR

DEVINE

257

Scale of Feet.



410 & 414 Barrera – San Antonio, Texas 78210



Property View from Barrera



414 Barrera – Front of House

410 & 414 Barrera – San Antonio, Texas 78210



414 Barrera – East Side of House



414 Barrera – West Side of House

410 & 414 Barrera – San Antonio, Texas 78210



414 Barrera – Rear of House



410 Barrera – Front of Garage (North)

410 & 414 Barrera – San Antonio, Texas 78210



410 Barrera – West Side of Garage



410 Barrera – Rear of Garage

410 & 414 Barrera – San Antonio, Texas 78210



410 Barrera – Front of House



410 Barrera – East Side of House

410 & 414 Barrera – San Antonio, Texas 78210



410 Barrera – West Side of House



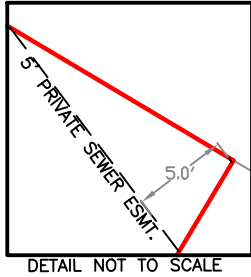
13300 Old Blanco Rd #301
San Antonio, TX 78216
(210)369-9509

BORROWER/OWNER: SJPLVC, LLC
ADDRESS: 410 & 414 BARRERA STREET
CITY, STATE, ZIP: SAN ANTONIO, TX 78210
TITLE COMPANY: ALAMO TITLE INSURANCE COMPANY
GF NUMBER: SAT-11-400011800058-BP



LEGAL DESCRIPTION

LOTS 32 AND 33, BLOCK 4, NEW CITY BLOCK 926, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9727, PAGE 46, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



SCALE
1" = 20'

BURNET SCHOOL SUBDIVISION
(VOL. 9727, PG. 211)
D.P.R.B.C.T.

LOT 31
BLOCK 4

LOT 32
0.139 AC.
6037 Sq. Feet
0.14 Acre

LOT 33
0.086 AC.
3738 Sq. Feet
0.09 Acre

ONE STORY RESIDENCE
WOOD FRAME
ADDRESS: 410

ONE STORY
OUT-BUILDING

ONE STORY RESIDENCE
WOOD FRAME
ADDRESS: 414

BARRERA STREET

50' R.O.W
(VOL. 9727, PG. 46)

LEGEND

- LOT 36 ——— BOUNDARY
- BUILDING SET-BACK
- EASEMENTS
- MISC-CONCRETE
- ADJOINER
- OVERHEAD ELECTRIC
- WOOD FENCE
- ◇ CHAINLINK FENCE
- SET IRON ROD
- FOUND IRON ROD
- () RECORD INFORMATION
- () BACK OF CURB
- B.S.L. BUILDING SET BACK LINE
- G.E.T.V GAS, ELECT., TEL., & CA.TV
- PP (POWER POLE)
- GM (GAS METER)
- WM (WATER METER)
- EM (ELECTRIC METER)

NOTES

1. ALL FIELD BEARINGS ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) HORIZONTAL DATUM, TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE.

B1) ITEM NO. 1, SCHEDULE B, HAS BEEN DELETED IN ITS ENTIRETY.

B1) THIS LOT IS SUBJECT TO THE RESTRICTIONS RECORDED IN VOLUME 9727, PAGE 46 OF THE DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

10G) PRIVATE SEWER EASEMENT, 5 FEET WIDE, ALONG THE FRONT CORNER OF THE LOT LINE, AS SHOWN ON THE ABOVE MENTIONED PLAT. (LOT 33)

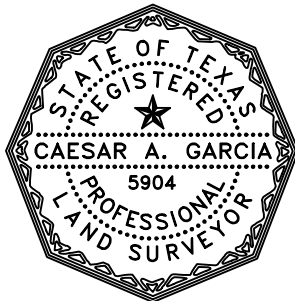
10H) ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT, 14 FEET WIDE, ALONG THE FRONT LOT LINE, AS SHOWN ON THE ABOVE MENTIONED PLAT.

10I) HISTORIC DESIGNATION: VERIFIED CERTIFICATE, RECORDED IN VOLUME 16817, PAGE 1967, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.

This survey is hereby accepted with all encroachments, overlaps, conflicts, and discrepancies in improvements, boundary lines, and/or land area.

ACCORDING TO FEMA MAP NO.48029C0415G WITH AN EFFECTIVE DATE OF FEBRUARY 16, 1996 AND A REVISION DATE OF SEPTEMBER 29, 2010, THIS PROPERTY LIES WITHIN ZONE X AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE MAP REVISIONS BY FEMA.

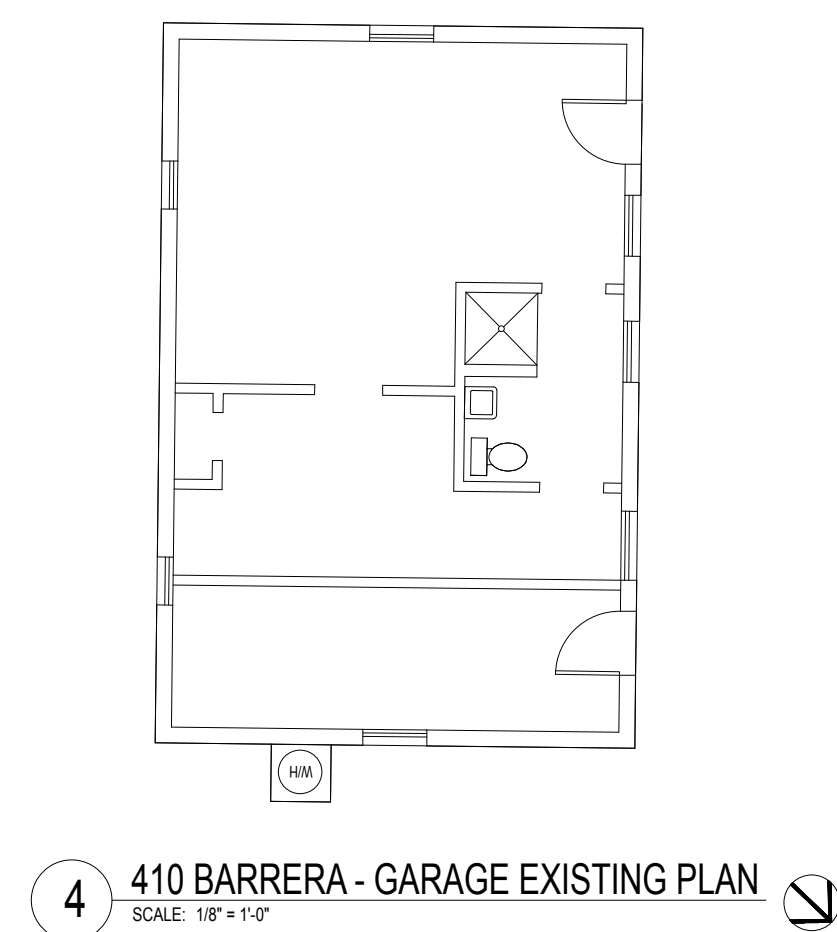
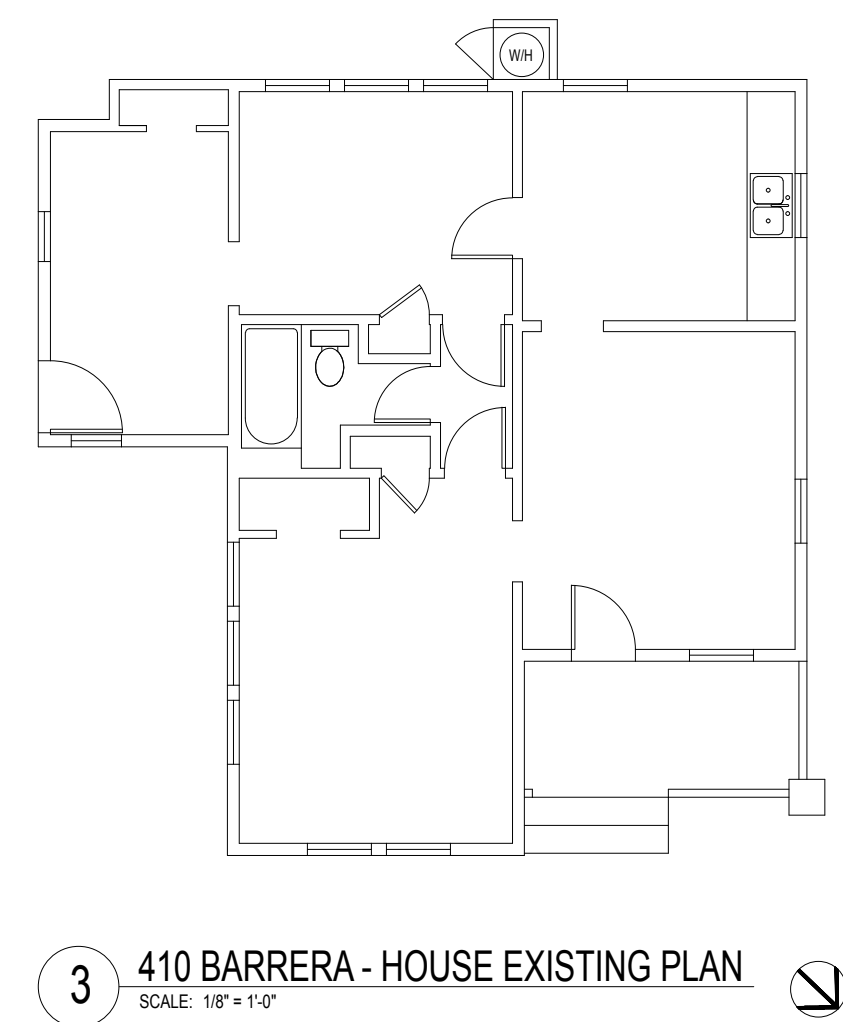
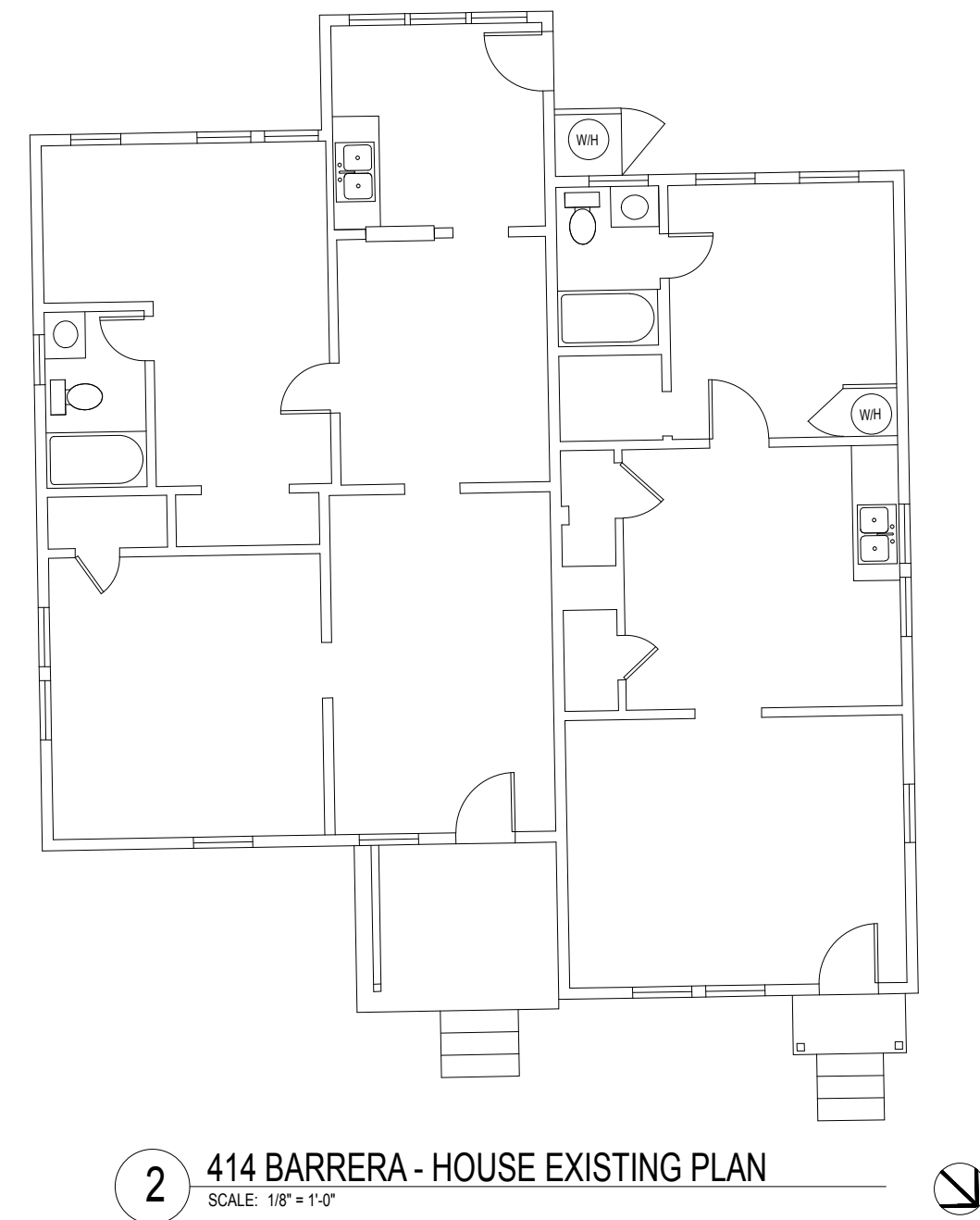
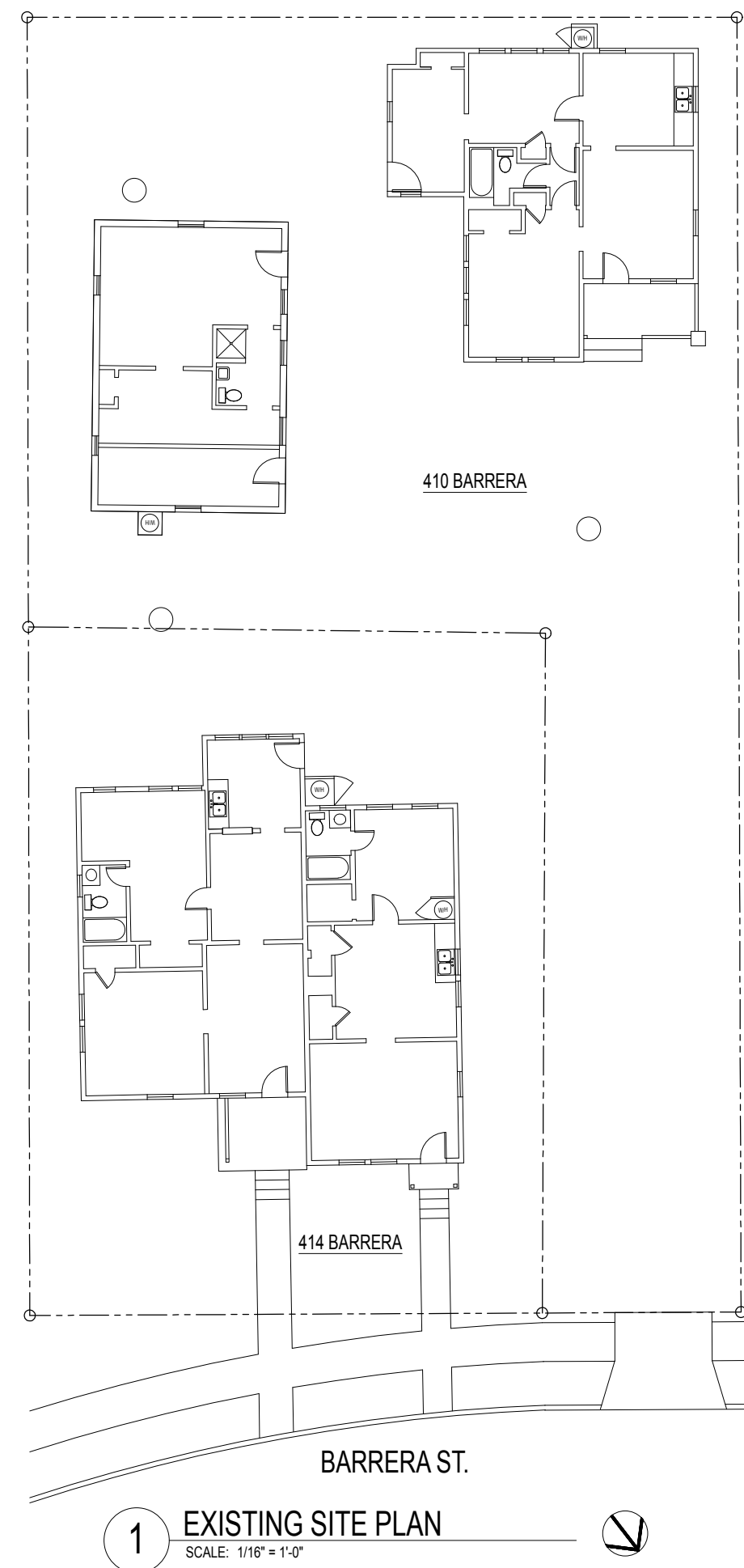
I, Caesar A. Garcia, a Registered Professional Land Surveyor do hereby certify that the above plat represents an actual on the ground survey performed under my direct supervision and is true and correct to the best of my knowledge and belief and that there are no visible encroachments, overlapping of improvements and no discrepancies, shortages of area and conflicts in the boundary lines except as shown. I further certify that this survey meets the minimum standards established by the Texas Board of Professional Land Surveying.



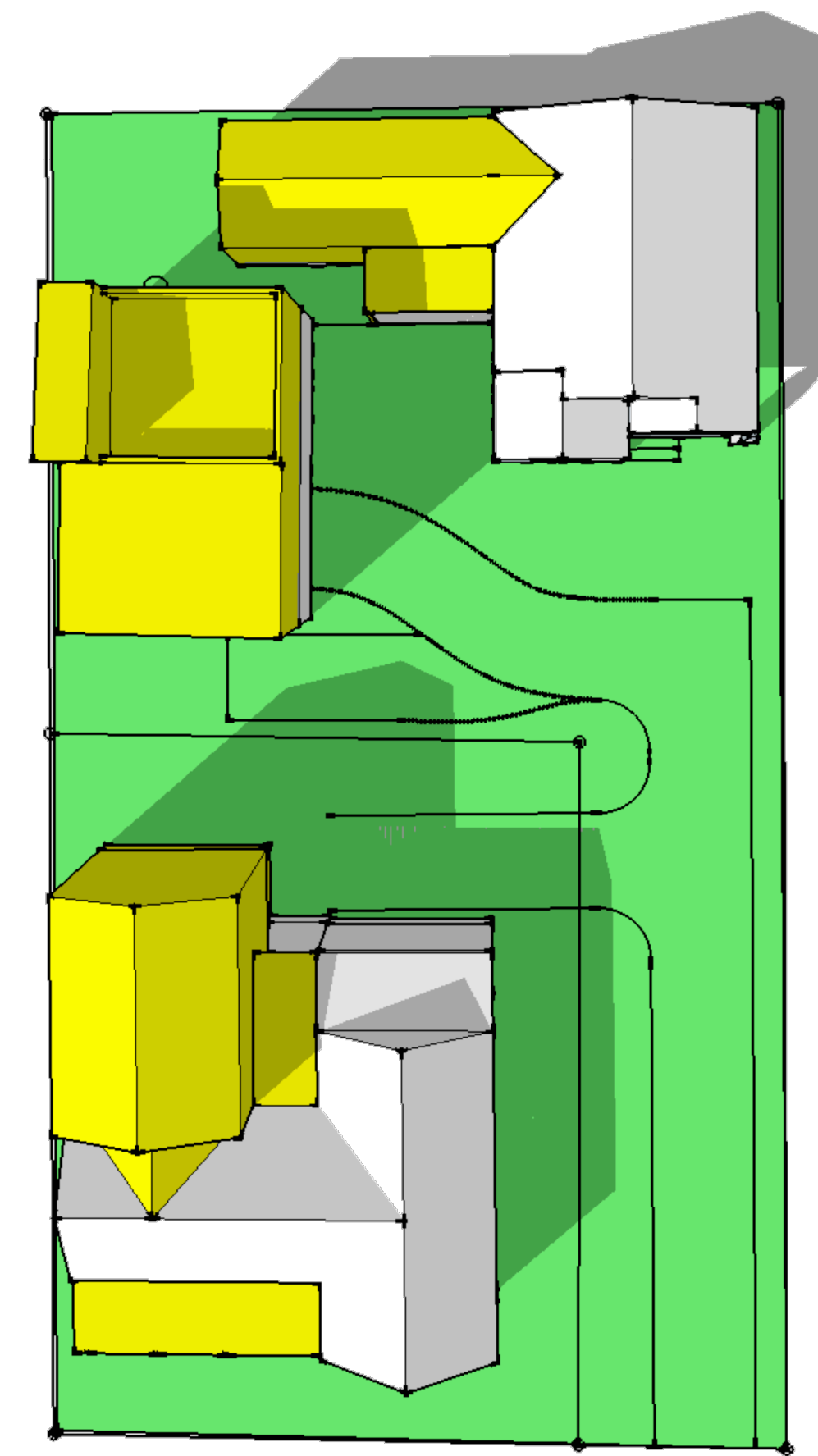
CAESAR A. GARCIA
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5904

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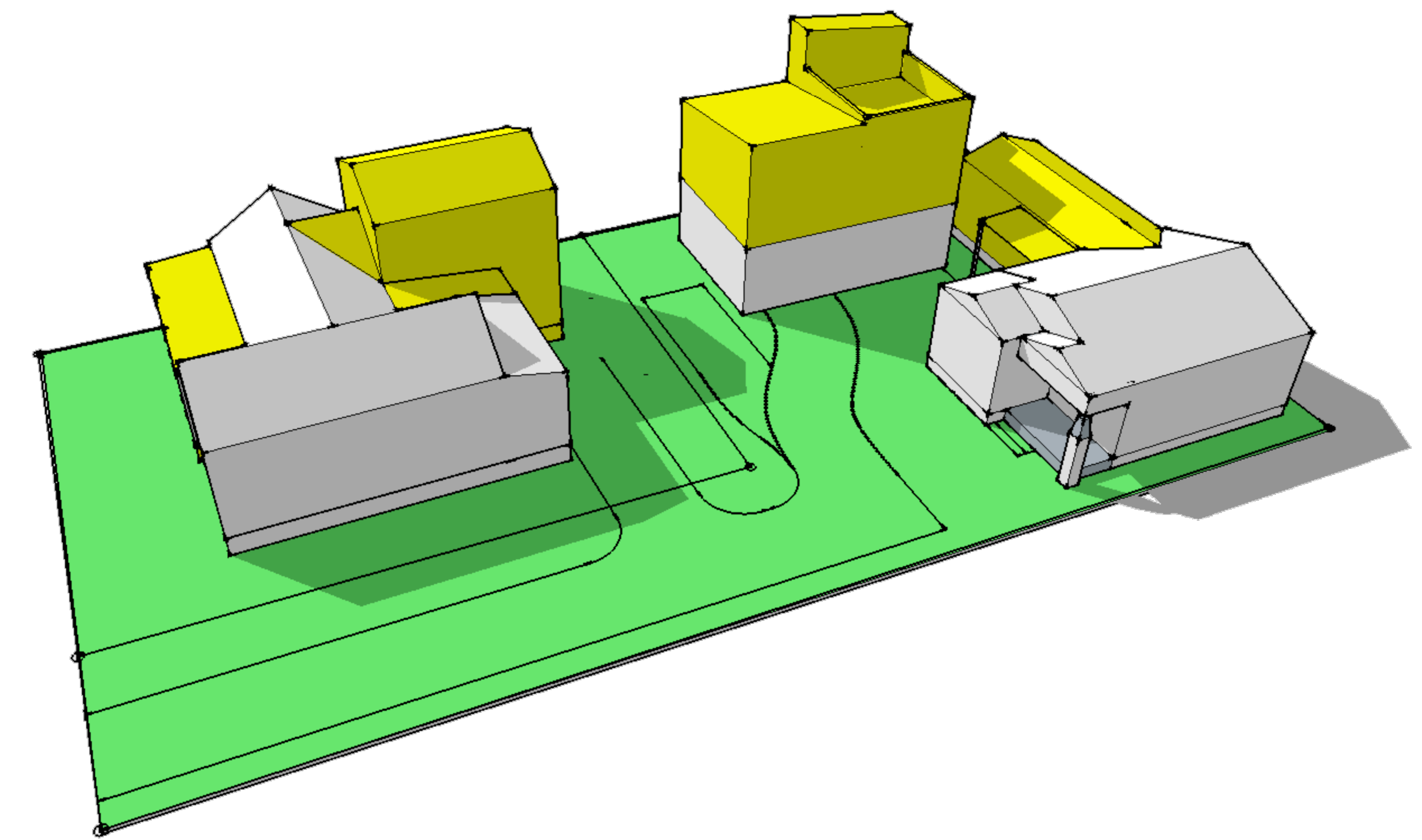
**410 & 414 BARRERA
REMODELS & ADDITIONS
SAN ANTONIO, TEXAS 78210**



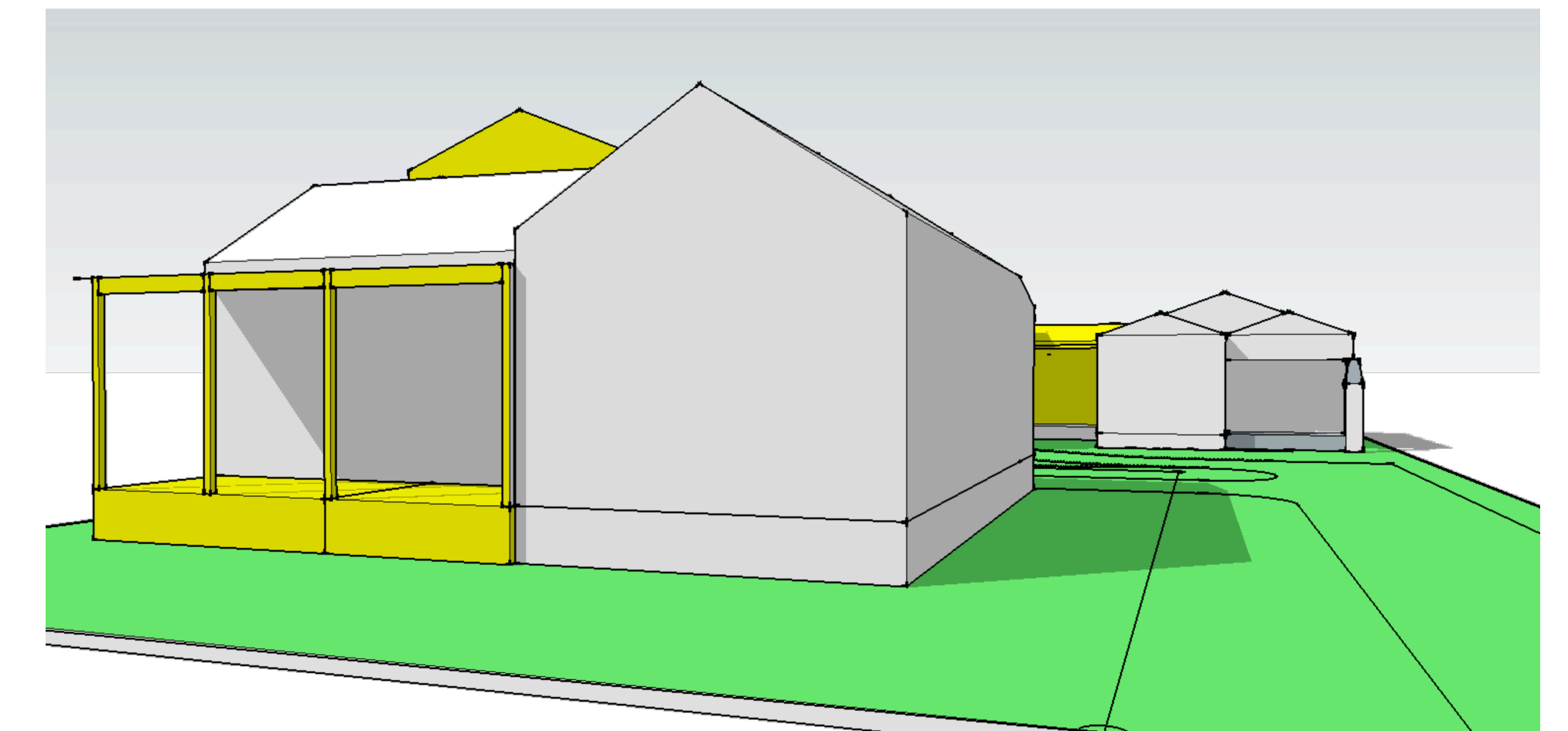
EXISTING CONDITIONS



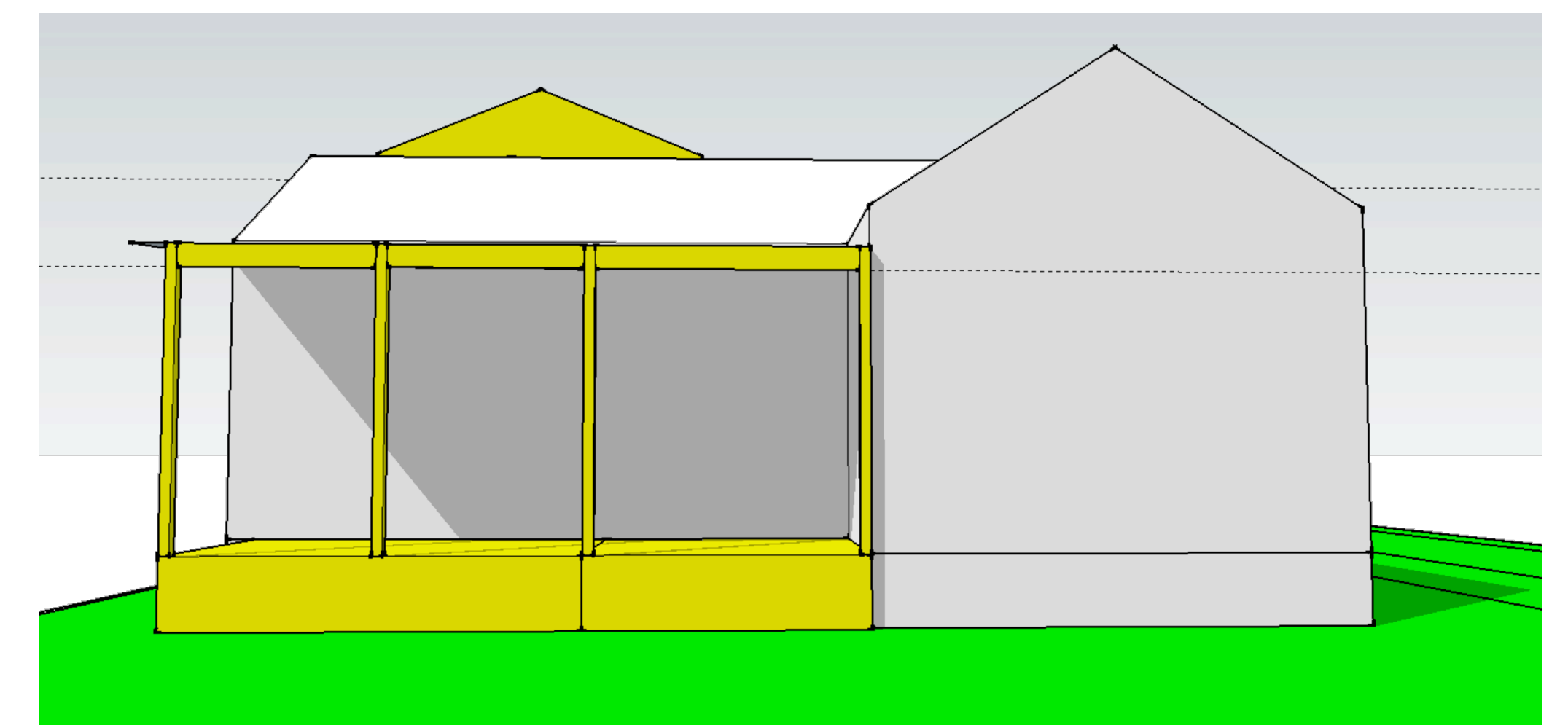
M1 PROPOSED SITE PLAN MASSING



M2 PROPOSED SITE PLAN MASSING



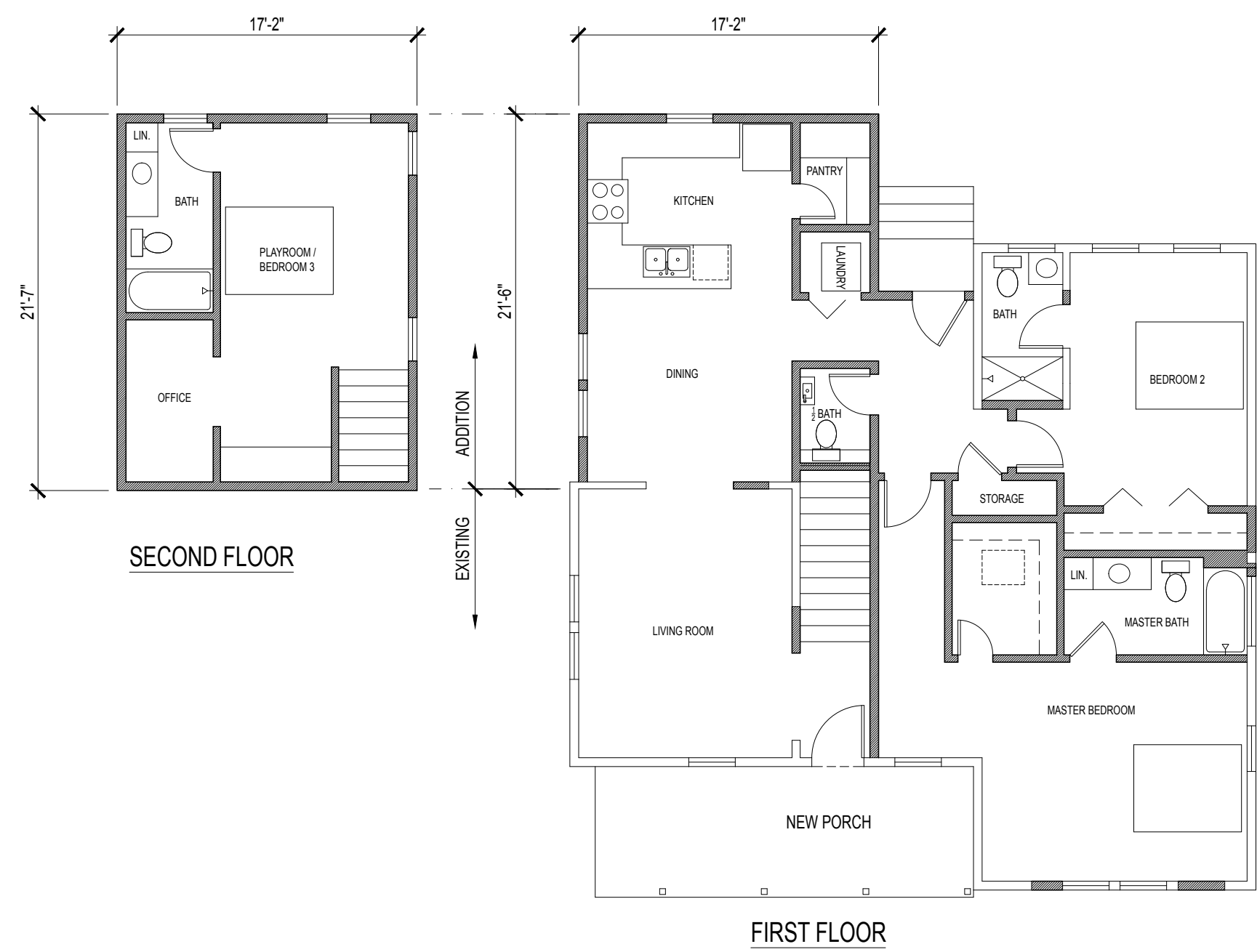
M3 PROPOSED MASSING PERSPECTIVE



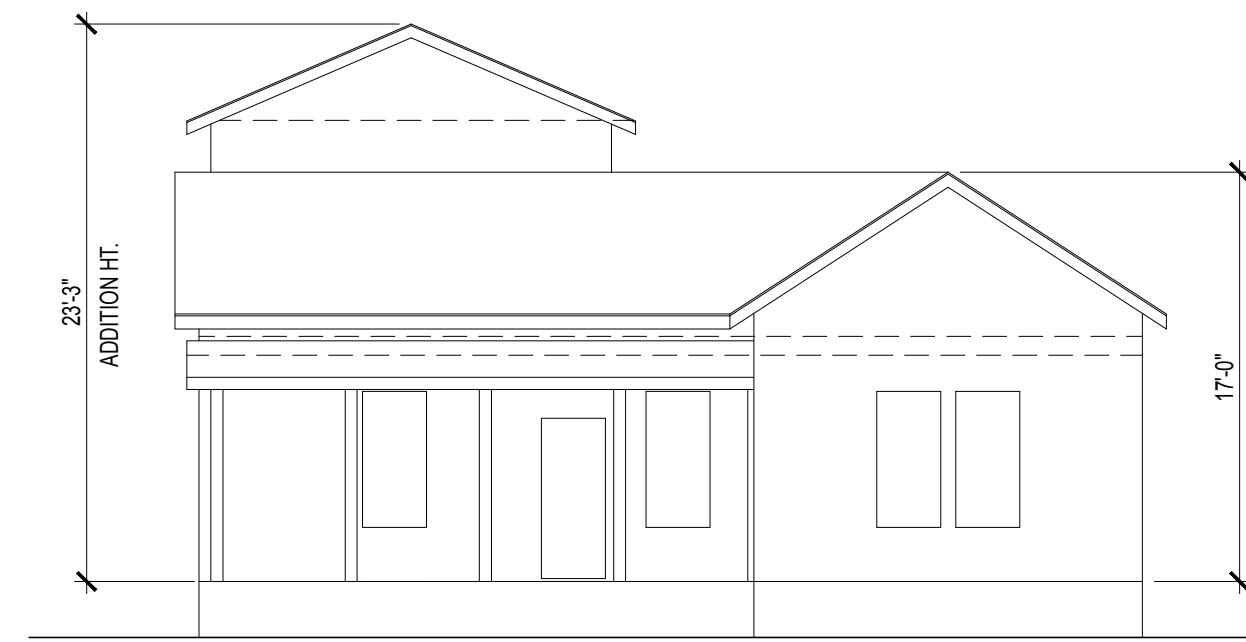
M4 PROPOSED FRONT PERSPECTIVE

PROPOSED MASSING MODELS

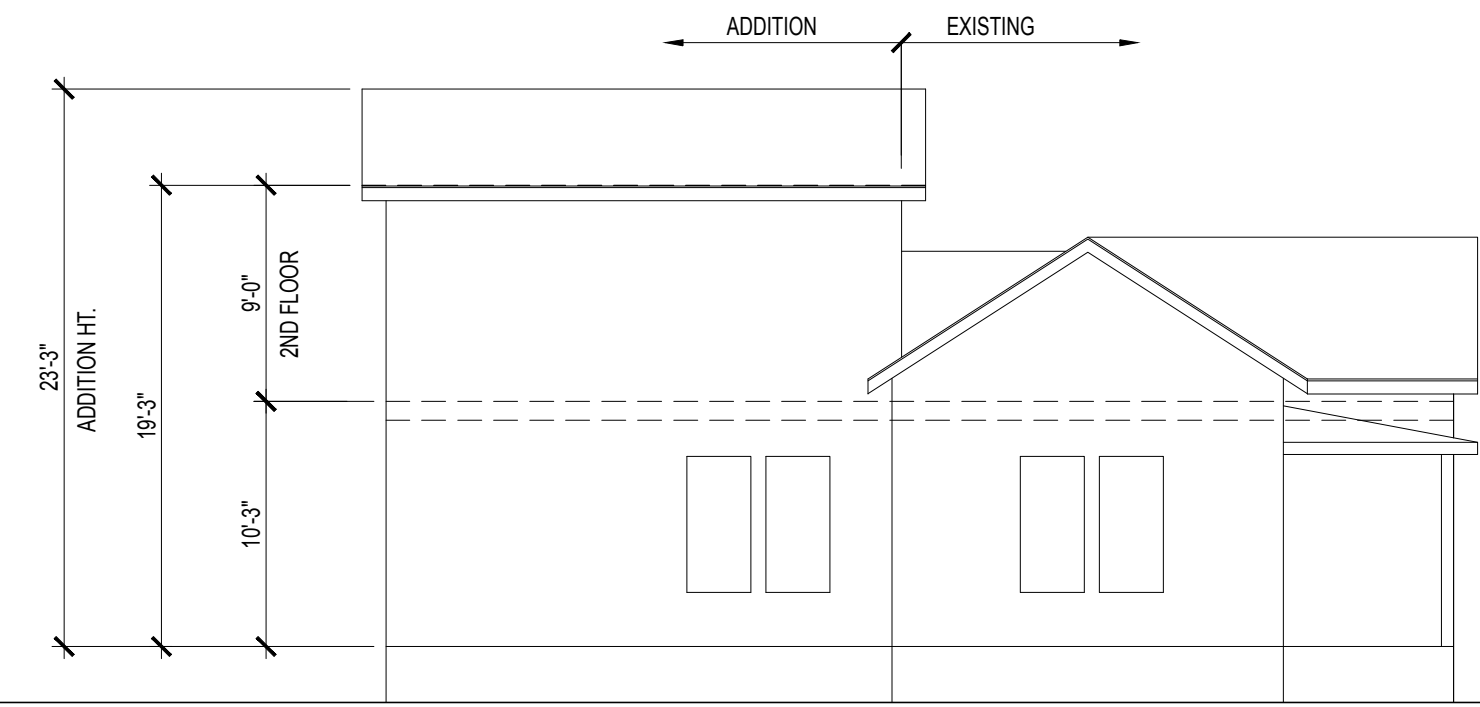
**410 & 414 BARRERA
REMODELS & ADDITIONS
SAN ANTONIO, TEXAS 78210**



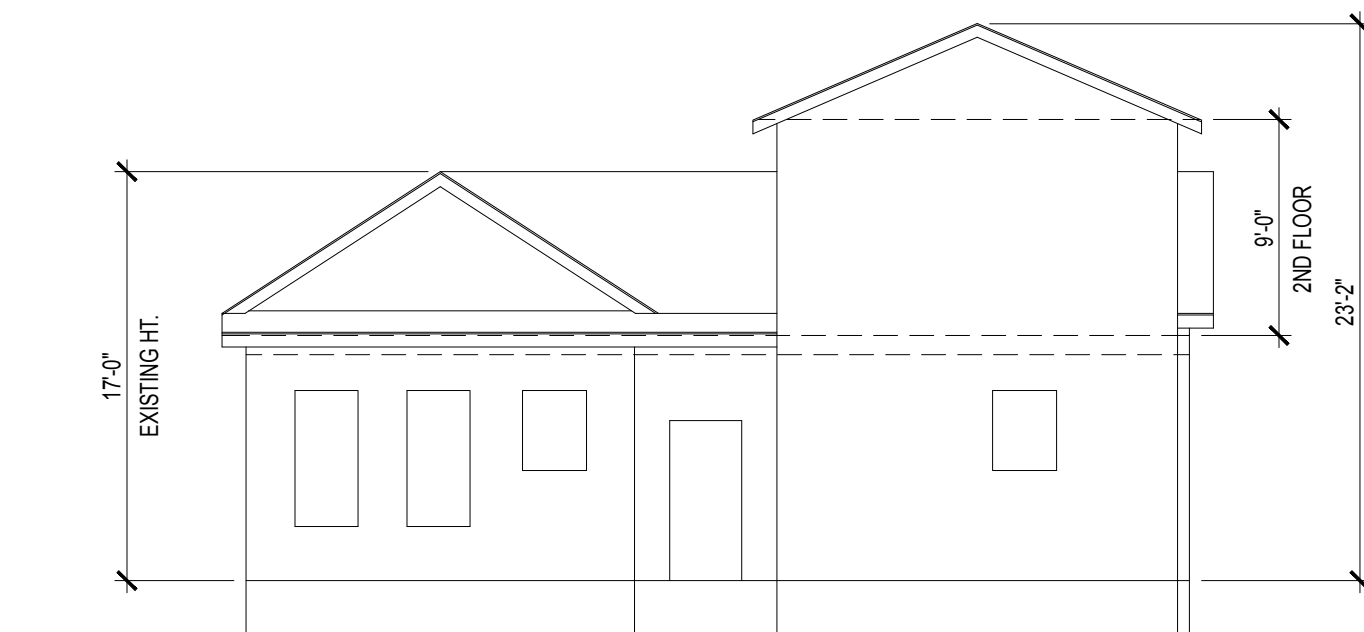
2 414 BARRERA - HOUSE REMODEL PLAN
SCALE: 1/8" = 1'-0"



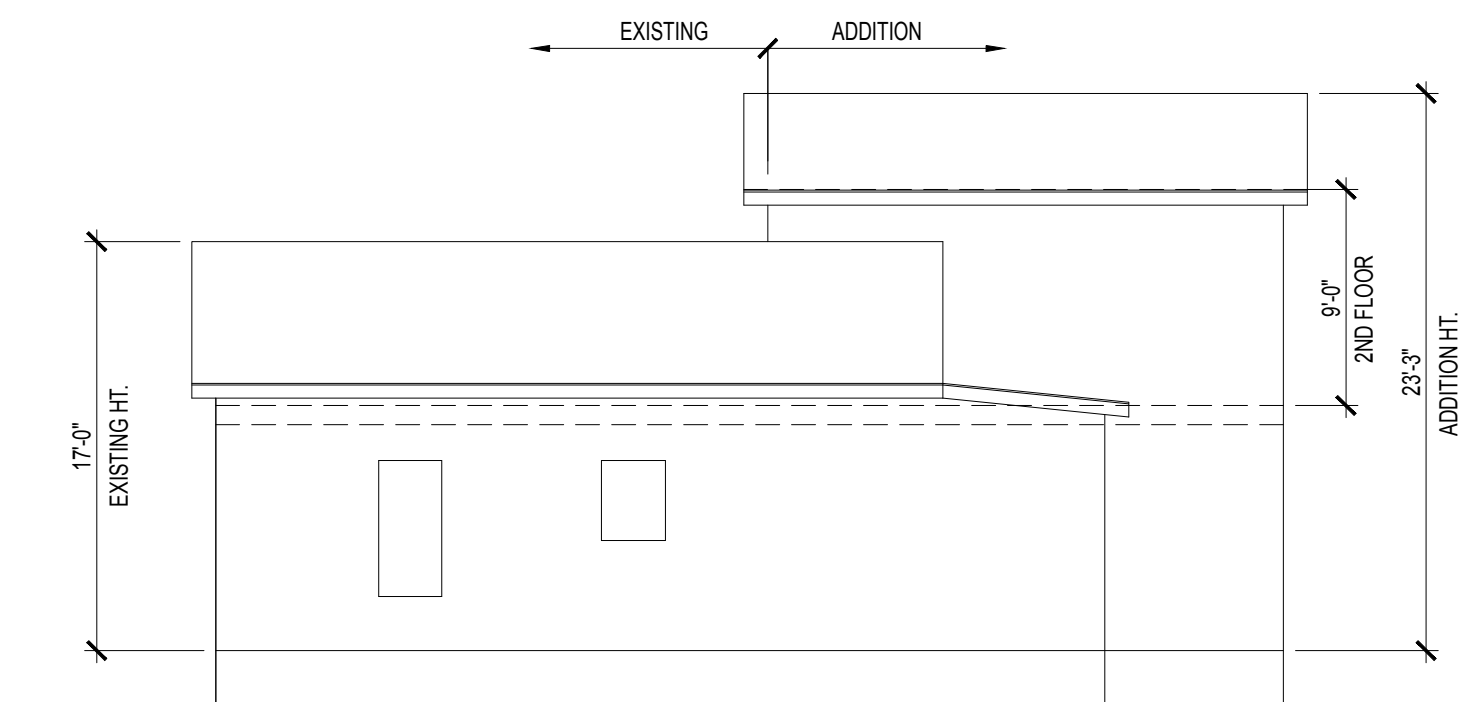
2A 414 BARRERA - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



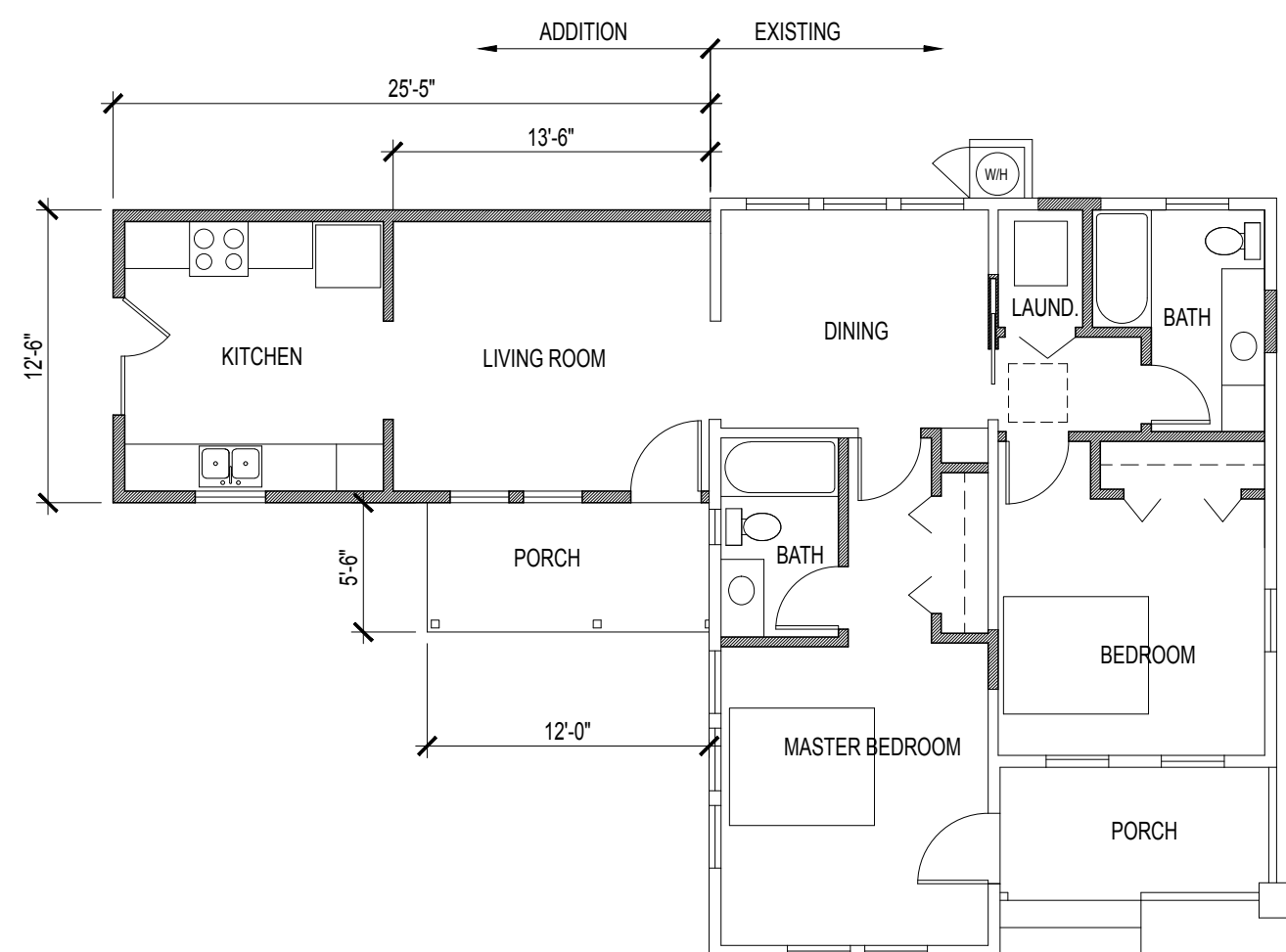
2B 414 BARRERA - EAST ELEVATION
SCALE: 1/8" = 1'-0"



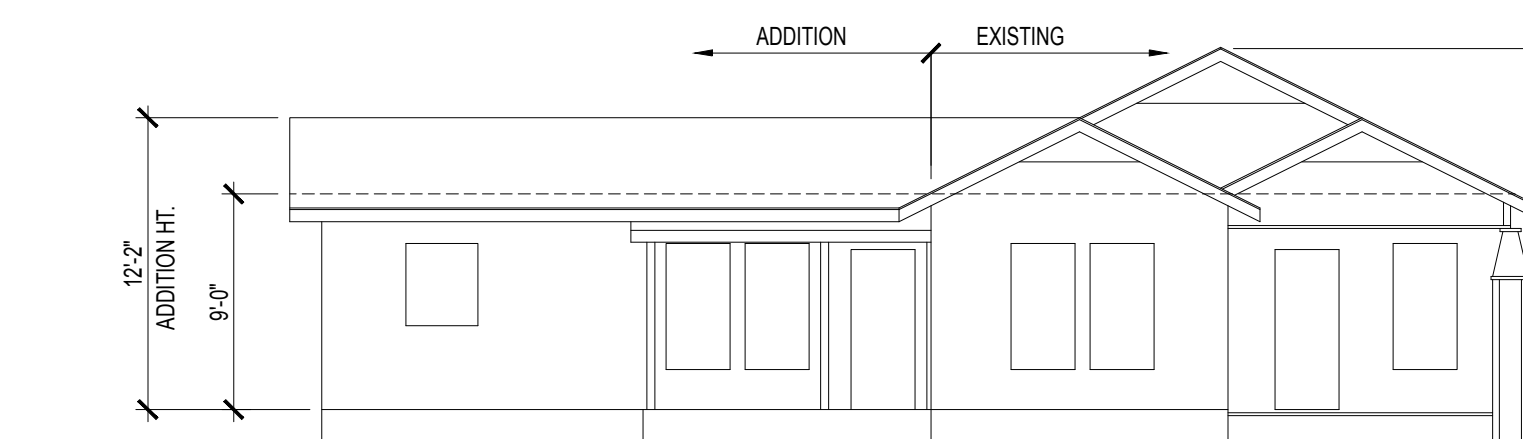
2C 414 BARRERA - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



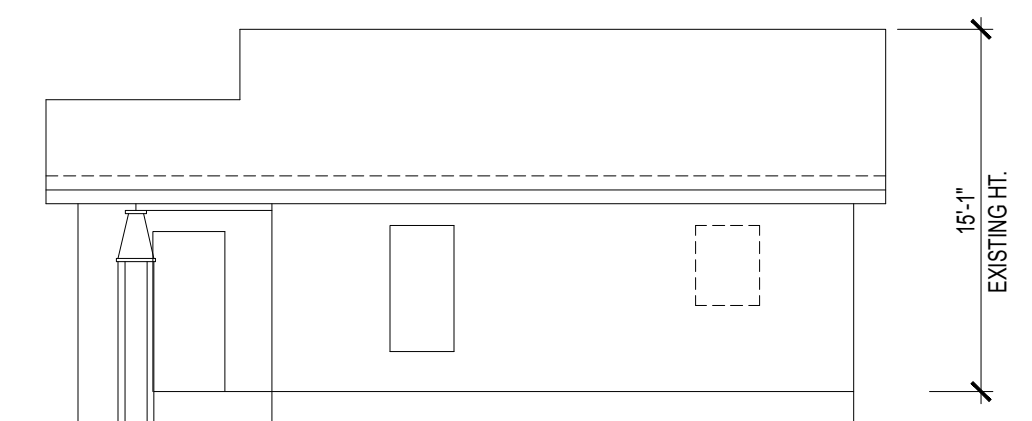
2D 414 BARRERA - WEST ELEVATION
SCALE: 1/8" = 1'-0"



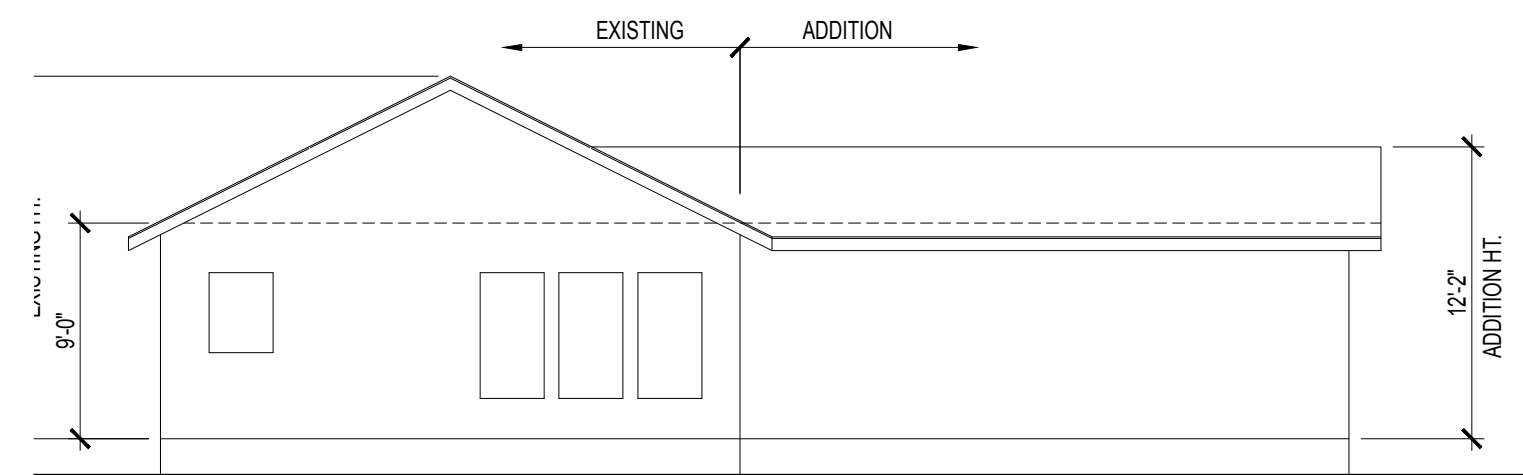
3 410 BARRERA - HOUSE REMODEL PLAN
SCALE: 1/8" = 1'-0"



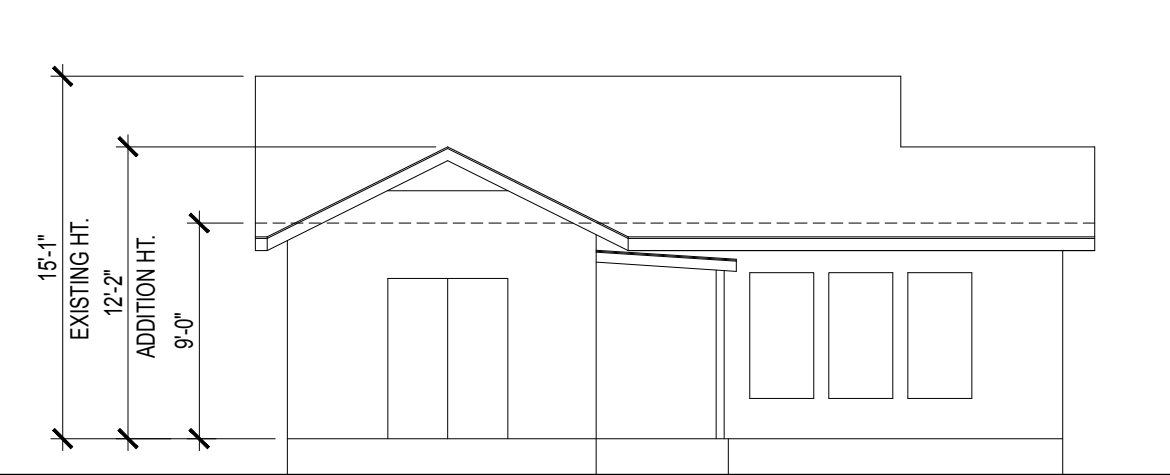
3A 410 BARRERA - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



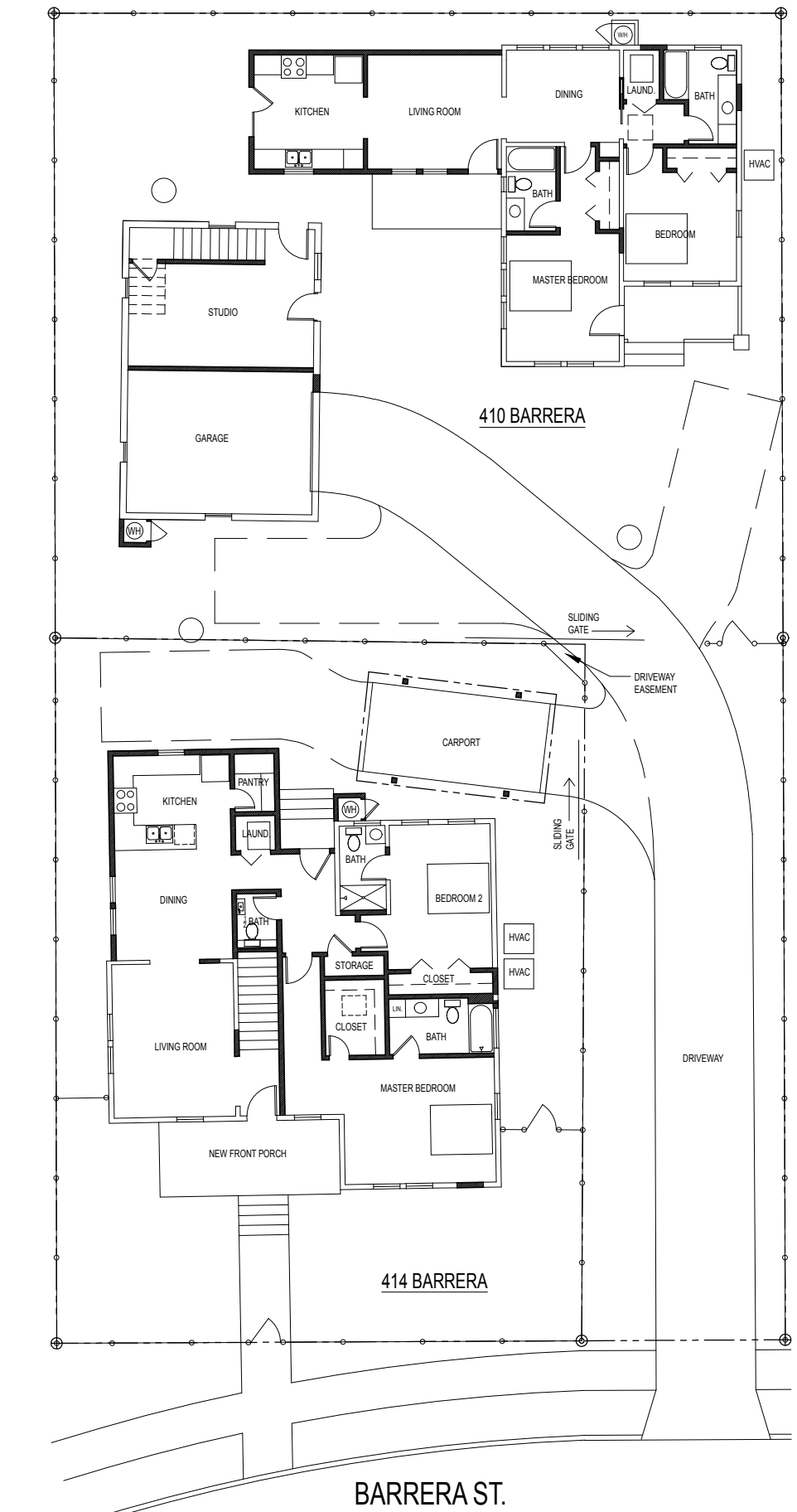
3B 410 BARRERA - WEST ELEVATION
SCALE: 1/8" = 1'-0"



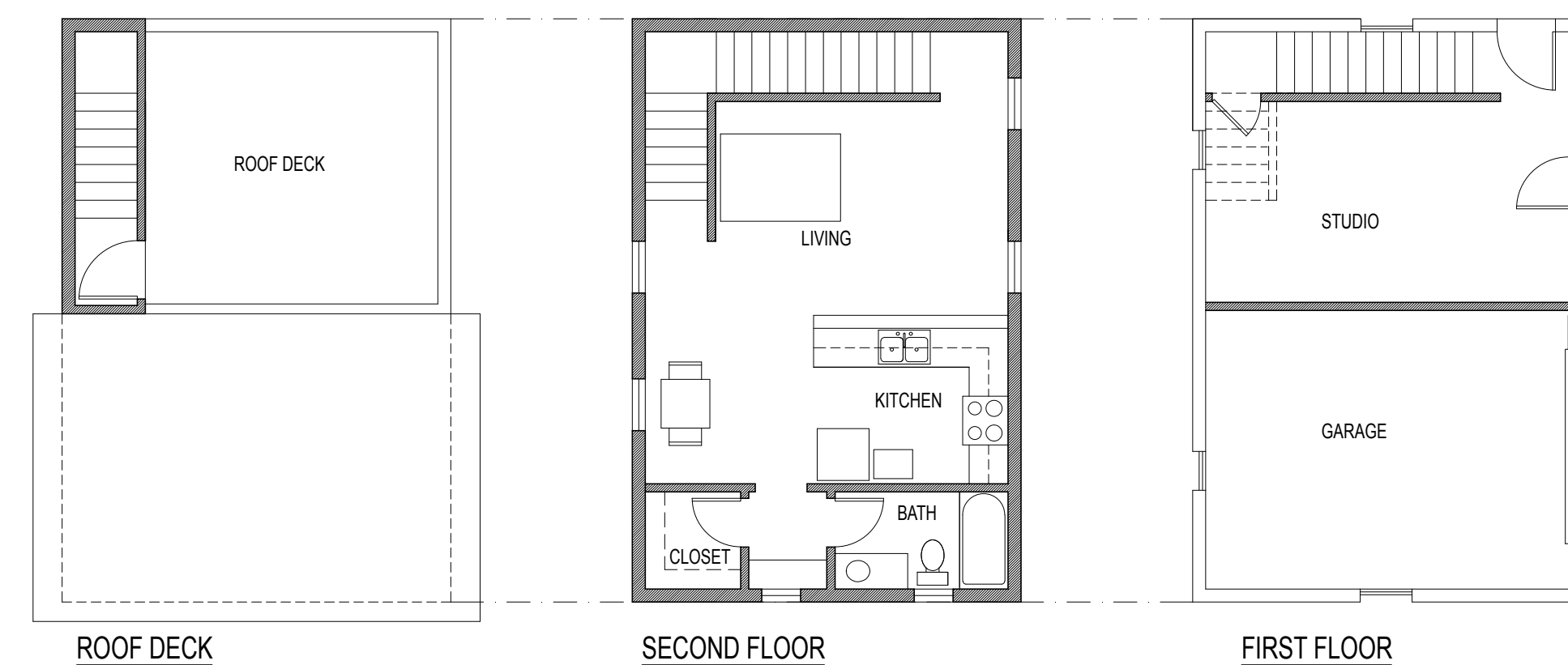
3C 410 BARRERA - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



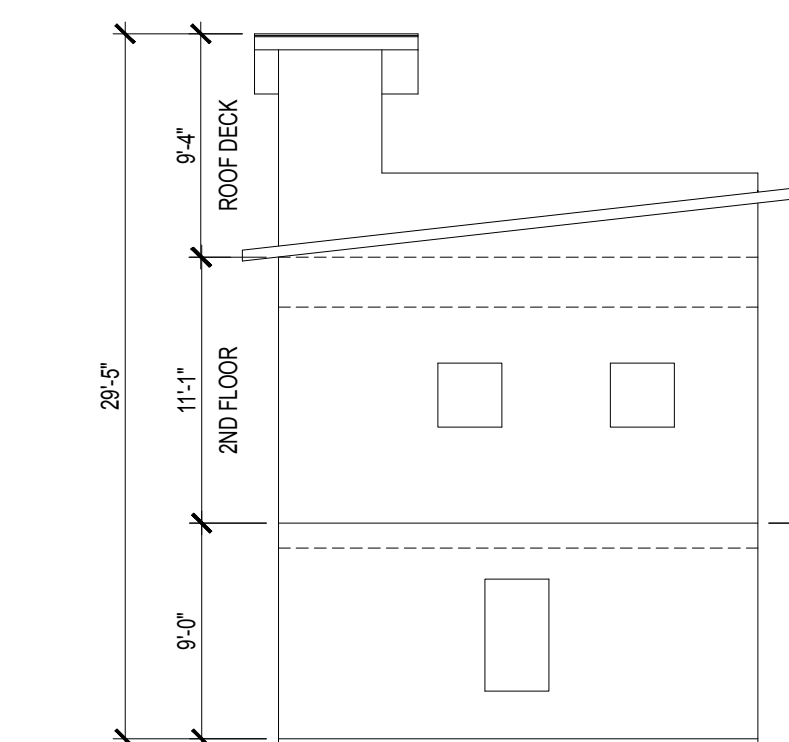
3D 410 BARRERA - EAST ELEVATION
SCALE: 1/8" = 1'-0"



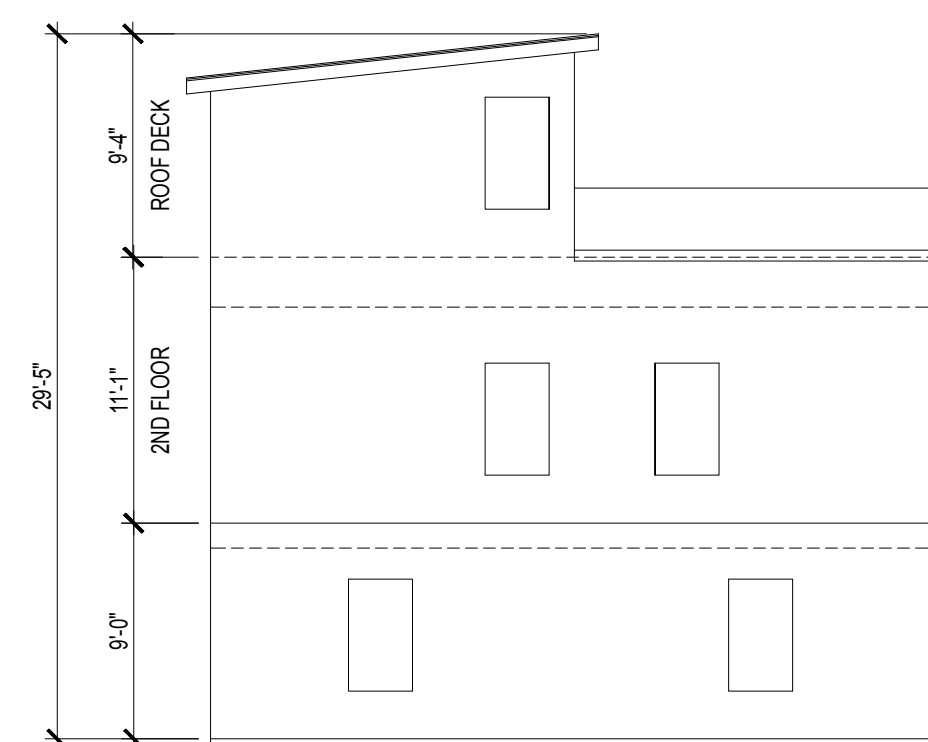
1 PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"



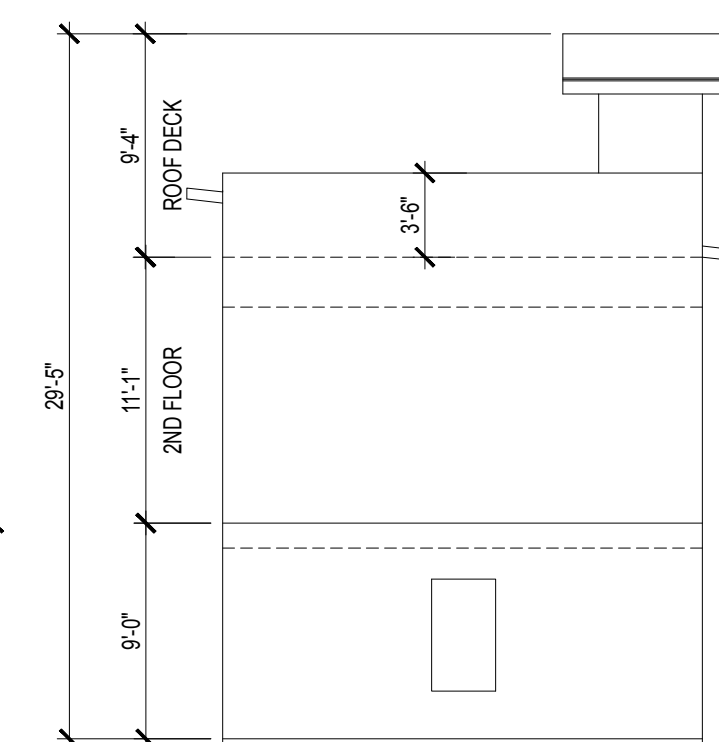
4 410 BARRERA - GARAGE REMODEL PLANS
SCALE: 1/8" = 1'-0"



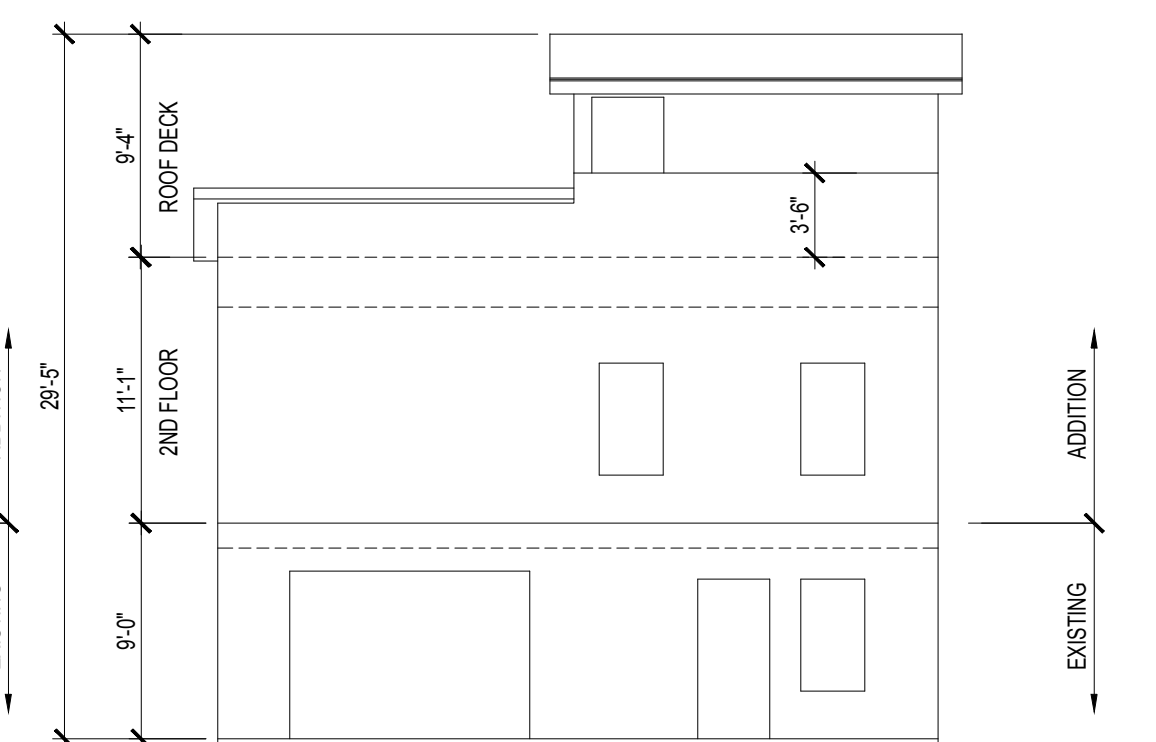
4A 410 BARRERA - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



4B 410 BARRERA - WEST ELEVATION
SCALE: 1/8" = 1'-0"



4C 410 BARRERA - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



4D 410 BARRERA - EAST ELEVATION
SCALE: 1/8" = 1'-0"