

HISTORIC AND DESIGN REVIEW COMMISSION

September 05, 2018

HDRC CASE NO: 2018-411
ADDRESS: 909 N PINE ST
LEGAL DESCRIPTION: NCB 531 (PINE AT HAYS {IDZ}), BLOCK 13 LOT 24
ZONING: IDZ, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Eric McClurre/Terramark
OWNER: SA Urban Homes
TYPE OF WORK: Construction of a two story, single family residential structure
APPLICATION RECEIVED: August 10, 2018
60-DAY REVIEW: October 9, 2018
REQUEST:

The applicant is requesting conceptual approval to construct a two story, single family residential structure on the vacant lot at 909 N Pine, located within the Dignowity Hill Historic District.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION

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

ii. Orientation—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

B. ENTRANCES

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

2. Building Massing and Form

A. SCALE AND MASS

i. Similar height and scale—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.

ii. Transitions—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.

iii. Foundation and floor heights—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

B. ROOF FORM

i. Similar roof forms—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on nonresidential

building types are more typically flat and screened by an ornamental parapet wall.

ii. Façade configuration—The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent

street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

D. LOT COVERAGE

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

3. Materials and Textures

A. NEW MATERIALS

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

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

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

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

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

4. Architectural Details

A. GENERAL

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

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

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

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

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 a two story, single family residential structure on the vacant lot at 909 N Pine, located within the Dignowity Hill Historic District.
- b. **CONCEPTUAL APPROVAL** – Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved

through a Certificate of Appropriateness for final approval.

- c. DESIGN REVIEW COMMITTEE – This request was reviewed by the Design Review Committee on August, 21, 2018. At that meeting, committee members noted concerns over the proposed concrete paver walkway, that the proposed ridge height should be within one to two feet of the neighboring historic structure's ridge heights and noted that a more integrated second floor massing would be most appropriate. At that meeting, the applicant noted that the proposed setback would be deeper than that of the neighboring historic structure.
- d. 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 example found on the block. The current site plan/setback diagram is incorrect in noting existing and proposed setbacks. The applicant has noted that the proposed setback will be one foot deeper than that of the neighboring historic structure. An accurate setback diagram and site plan should be submitted to staff to ensure that a setback equal to or greater than those found on the block should be used.
- e. ENTRANCES – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. Per the application documents, the applicant has proposed a primary entrance that faces N Pine. This is consistent with the Guidelines.
- f. SCALE & MASSING – This block on N Pine features eleven, single family residential structures. Each of these structures features one story in height. The Guidelines for New Construction 2.A. notes that the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. Staff finds that the proposed height of the new construction should feature a ridge line that is comparable in height to those found historically on the block. The plate height of the second story should also be reduced to create a form that is a true 1 ½ story. An increased setback may reduce the perceived height and massing of the proposed two story structure to allow for a taller ridge line.
- g. 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. At this time, the applicant has not provided specific information regarding foundation heights. The applicant is responsible for adhering to the Guidelines regarding foundation heights.
- h. ROOF FORM – The applicant has noted a primary roof form to feature a hipped roof above the two story portion, a shed porch roof and a side sloping shed roof. Both hipped and low-pitched shed roofs are found throughout the Dinowity Hill Historic District; however, on this block of N Pine, all but one of the historic structures feature a street facing gabled roof. Staff finds that the incorporation of a street facing gabled roof would be more in keeping with the historic profiles found on the block.
- i. ARCHITECTURAL DETAILS – The applicant at this time has provided only information regarding site design, massing and materials. When developing architectural details and fenestration, the applicant should incorporate window openings that are located and sized in a manner that's comparable to those found historically in the district. Small, fixed windows on the primary façade or in prominent façade locations (those seen from the public right of way) should not be used.
- j. MATERIALS – The applicant has noted materials that include lap siding, brick, metal or wood columns, asphalt shingles, concrete pavers and a standing seam metal roof. Staff find the use of siding appropriate provided that the proposed siding features an exposure of four inches and a smooth finish. Materials that are not found historically in the district, such as metal columns are not appropriate. The installation of asphalt shingles or a standing seam metal roof is appropriate. While not found commonly as a primary façade material in the district, brick is an appropriate material.
- k. 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 (need to add detail here). Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
- l. 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 at N Pine.
- m. DRIVEWAY – The applicant has proposed a ribbon strip driveway to be located on the north side of the lot. This

is consistent with the historic driveway location found on the block. The applicant should ensure that the proposed driveway does not exceed ten (10) feet in width.

- n. **SIDWALK** – The applicant has included concrete pavers in the list of potential materials. The Guidelines note that the historic alignment, configuration, and width of sidewalks and walkways are to be adhered to. Staff finds that a concrete paver walkway may be appropriate provided that the width is consistent with the width of historic walkways found on this block; typically three to four feet.
- o. **LANDSCAPING** – At this time, the applicant has not specified landscaping design. A landscaping plan should be included in an application for final approval.

RECOMMENDATION:

Staff recommend conceptual approval of the proposed site plan and materials based on findings d, e, j, l and m with the following stipulations:

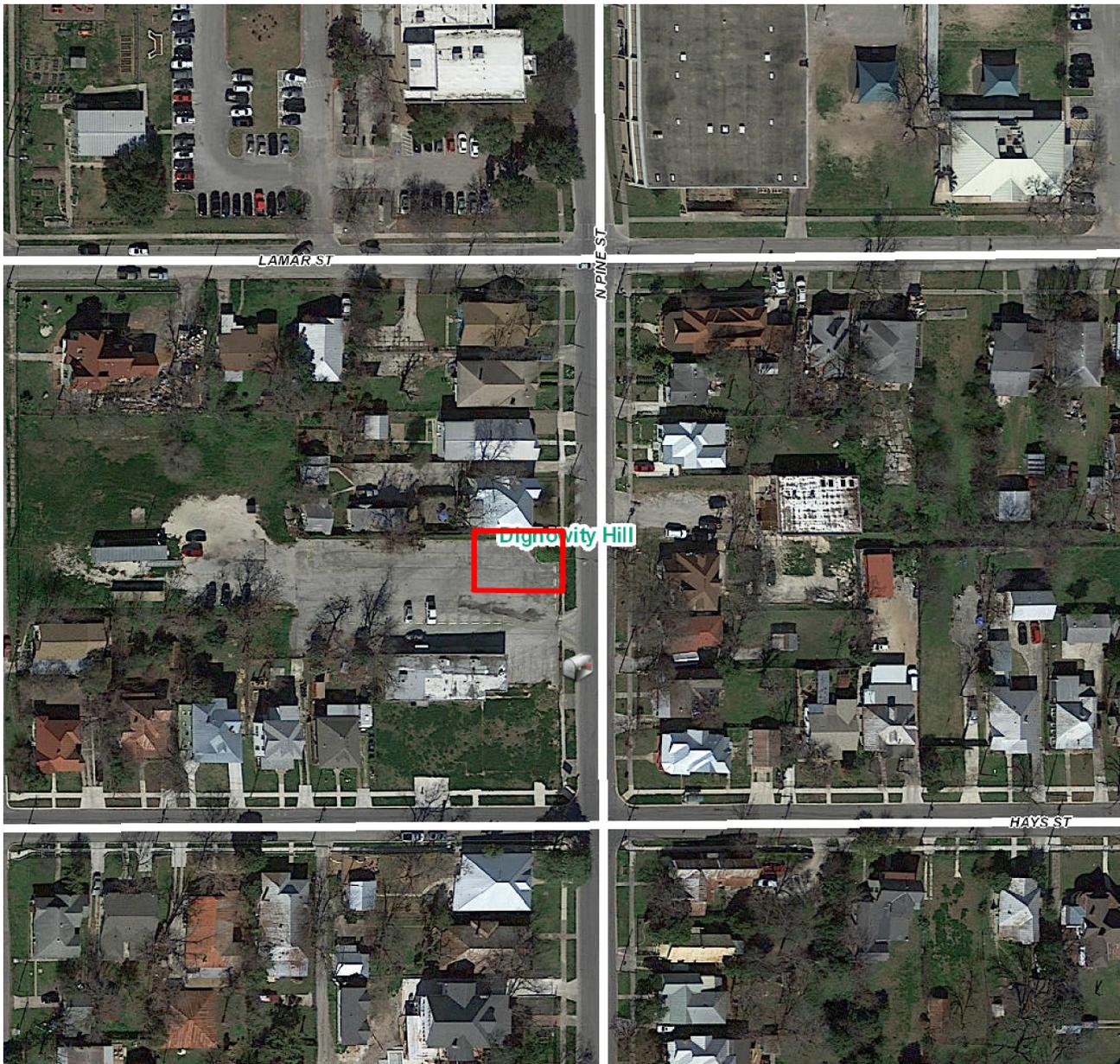
- i. That the applicant provide an accurate block survey noting correct setback measurements and confirmation that the proposed setback will be equal to or greater than all historic setbacks found on the block.
- ii. That the proposed driveway width not exceed ten (10) feet in width and that the proposed front walkway not exceed four (4) feet in width as noted in findings l and m.
- iii. That a detailed landscape plan be submitted when returning to the HDRC for final approval as noted in finding n.
- iv. That the proposed lap siding feature a smooth finish and an exposure of four (4) inches, that the proposed metal columns be eliminated and that the proposed standing seam metal roof feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height a crimped ridge seam or low provide ridge cap and a standard galvalume finish as noted in finding j.
- v. 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 (need to add detail here). Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

Staff does not recommend conceptual approval of the proposed massing based on finding f. Staff finds that a street elevation should be provided to demonstrate that the proposed new construction features an overall height that is comparable to the overall heights of the historic structures as noted in finding f.

An increased front yard setback may reduce the perceived height and massing of the proposed two story structure to allow for a taller ridge line.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Aug 24, 2018

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909 N Pine St

Hays St

N Pine St



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

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

DATE: AUGUST 21, 2018 HDRC Case# 2018-411

ADDRESS: 909 N FINE Meeting Location: 1901 S ALAMO

APPLICANT: ERIK MCLURE / RICARDO TORREBIATES - TERRAMARV

DRC Members present: CURTIS FISH, MICHAEL GUARDINO

Staff present: EDWARDA HALL

Others present: _____

REQUEST: CONSTRUCTION OF A TWO STORY, SINGLE FAMILY RESIDENTIAL
 STRUCTURE

COMMENTS/CONCERNS: CE: DISCUSSION REGARDING PROPOSED SETBACK;
 SETBACK WILL BE ONE FOOT DEEPER THAN NEIGHBOR, DRIVEWAY WIDTH
 IS APPROPRIATE (10 FEET), QUESTIONS REGARDING CONCRETE PAVERS -
 WALKWAY SHOULD MATCH THOSE FOUND HISTORICALLY ON THE BLOCK,
 SIMPLIFICATION IN FORM IS APPROPRIATE, RISE HEIGHT SHOULD BE
 WITHIN ONE TO TWO FEET IN HEIGHT OF EXISTING STRUCTURES,
 CE: WRAPAROUND PORCH / CONNECTING PORCH ROOF? MG: CAN 2ND
 FLOOR MASSING BE TIED TO OTHER MASSING ABOVE?

COMMITTEE RECOMMENDATION: APPROVE DISAPPROVE
 APPROVE WITH COMMENTS/STIPULATIONS:

[Signature]
 Committee Chair Signature (or representative)

8/21/18
 Date

CF: A MORE PROMINENT PORCH ROOF WOULD APPEAR TO DENUCE MASSING OF SECOND STORY.

CONCEPTUAL HDRC SUBMITTAL PACKET

INTENTION STATEMENT

A proposal for a 1 1/2 story single family residence located in the Dignowity Hill Historict district at 909 N. Pine Street. Using historical neighborhood forms, and influenced by HDRC approved transitional homes in the immediate vicinity, this home is intended to create a harmonious integration of the past and present.

The lot's location is situated between a commercial structure with a concrete and steel pipe surface and on the opposite side is a traditional arts and crafts home. Directly across the street is a cinder block and brick industrial building and a small group of traditional turn of the century homes. This proposed home is sited and designed to be a bridge between these different entities by using traditional forms and an honest application of non-traditional materials.

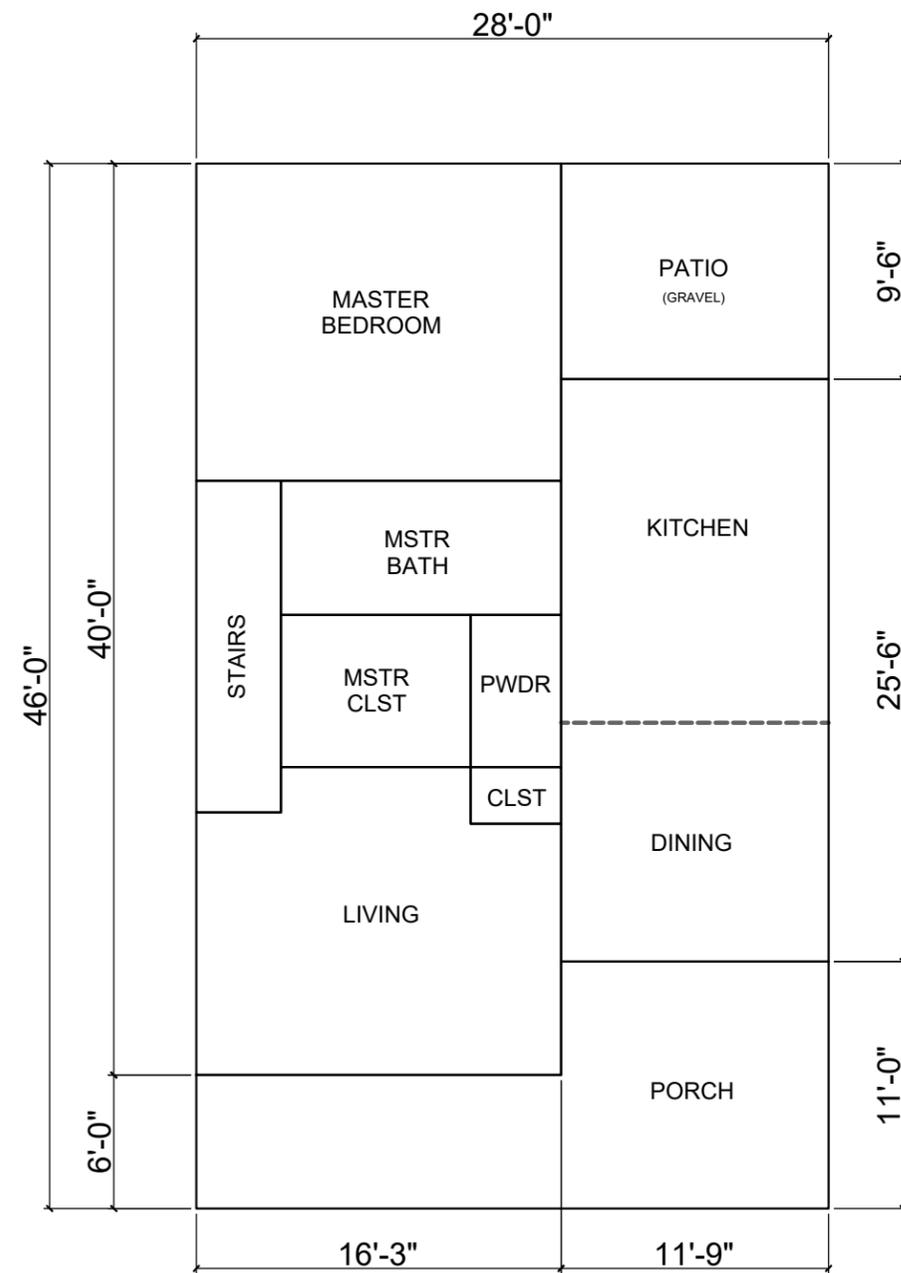
Program, setbacks, massing and roof forms are within historic guidelines and the forms will reflect appropriate historical elements that are often applied during the lifetime of a historical home. The main form will stand proud and be the primary focal point, while a shed roof covered second form will look like an addition that has been attached later; a material transition will reinforce this idea. The front porch will also have a shed roof and be a tertiary form to the house; a minimal material change here that reflects the industrial nature of the adjacent building would be used for a positive effect.

To summarize, the overall effect of this proposed form will firmly ground this home in the history of the neighborhood, and combined with the appropriate material changes this residence will connect, harmonize and reinforce the precedents that surround it.

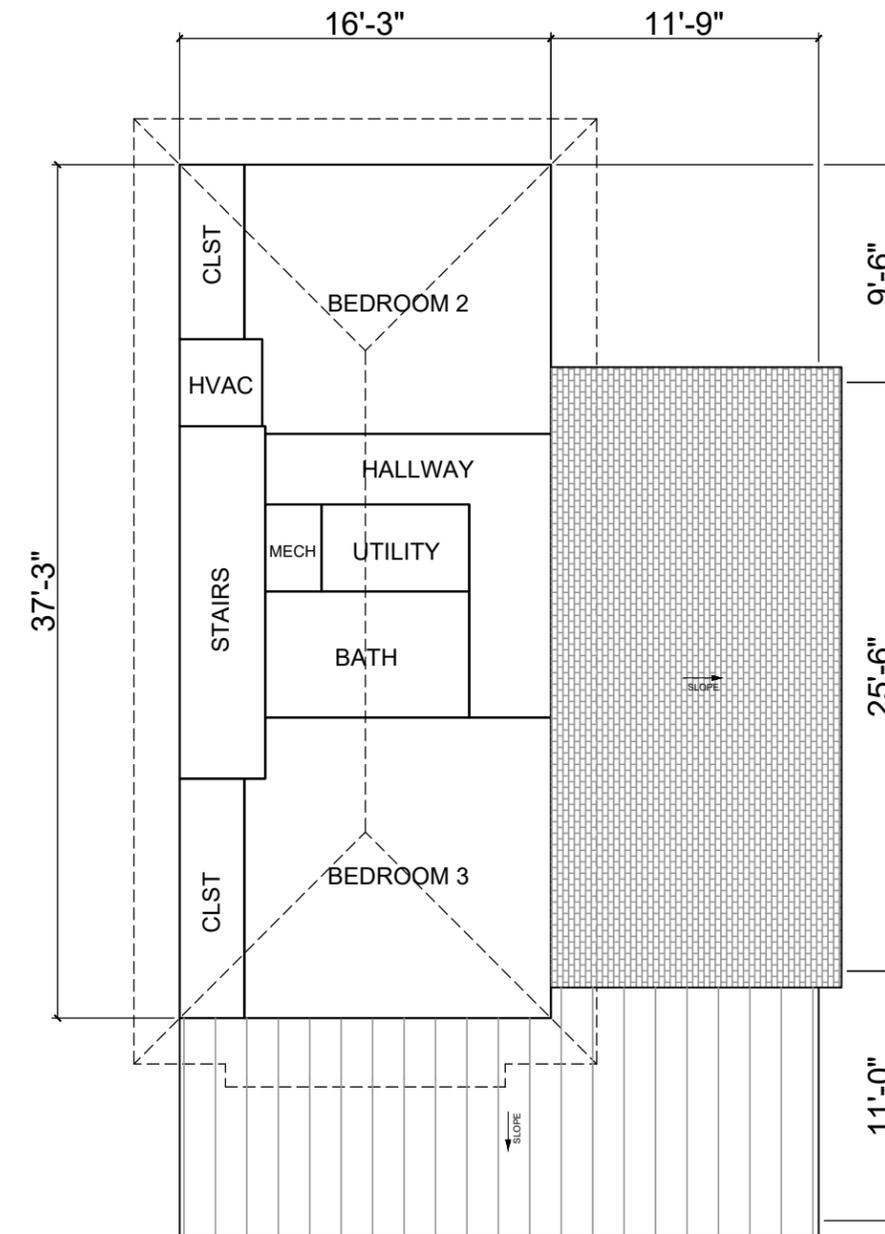


PROPOSAL FOR 1 1/2 -STORY RESIDENCE
DIGNOWITY HILL HISTORIC DISTRICT

CONCEPTUAL FLOOR PLANS



1st FLOOR: 951 SQ. FT.



2nd FLOOR: 547 SQ. FT.

NEIGHBORHOOD CONTEXT



NORTH PINE STREET PRECEDENTS



COMMERCIAL -
TERRAMARK
URBAN HOMES
& LUX AGENCY
905 N. PINE ST.



RESIDENCE -
923 N. PINE ST.



RESIDENCES -
929 N. PINE ST.
931 N. PINE ST.



- FUTURE RESIDENCES
- 725 HAYS ST.
- 729 HAYS ST.
- 901 N. PINE ST.



- RESIDENCE
- 919 N. PINE ST.



- RESIDENCE
- 927 N. PINE ST.

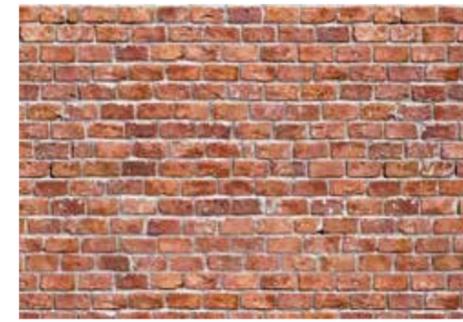
PROPOSED MASS MODELS



MATERIALS



SIDING



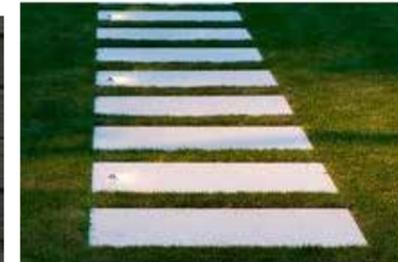
BRICK



METAL OR WOODEN POST



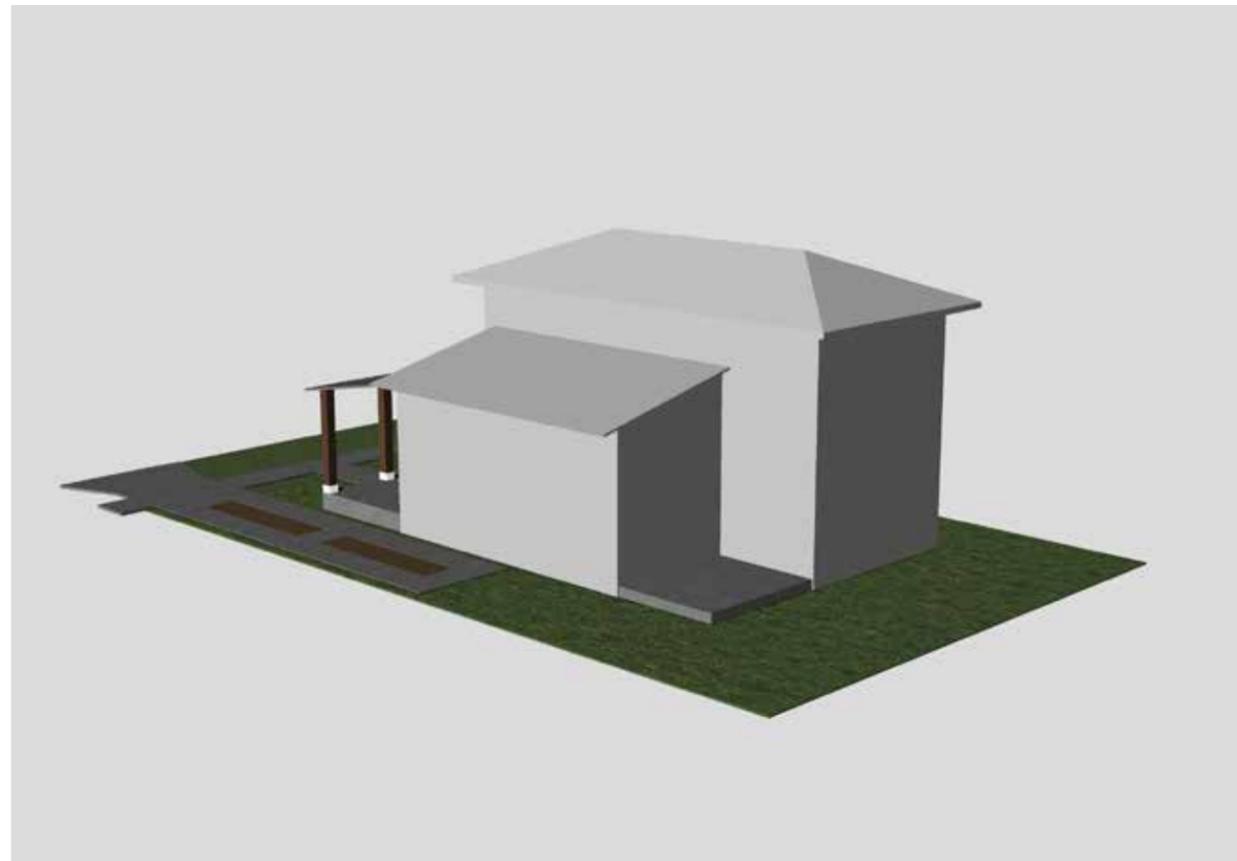
ASPHALT SHINGLES



CONCRETE PAVERS



STANDING SEAM METAL ROOF



DIGNOWITY HILL TRANSITIONAL PRECEDENTS



- RESIDENCE: 812 N. PINE ST.



- RESIDENCE: 812 N. PINE ST.



- RESIDENCE: 916 N. MESQUITE ST.



- RESIDENCE: 1103 N. PINE ST.



- RESIDENCE: 1103 N. PINE ST. (STUDIO)

NORTH PINE STREET PRECEDENTS



- RESIDENCE: 932 N. PINE ST.



- RESIDENCE: 926 N. PINE ST.



- RESIDENCE: 922 N. PINE ST.



- RESIDENCE: 918 N. PINE ST.



- RESIDENCES: 914 N. PINE ST. (1&2)



- RESIDENCE: 910 N. PINE ST.



- RESIDENCE: 904 N. PINE ST.



- RESIDENCE: 902 N. PINE ST.

DIGNOWITY HILL TRADITIONAL PRECEDENTS



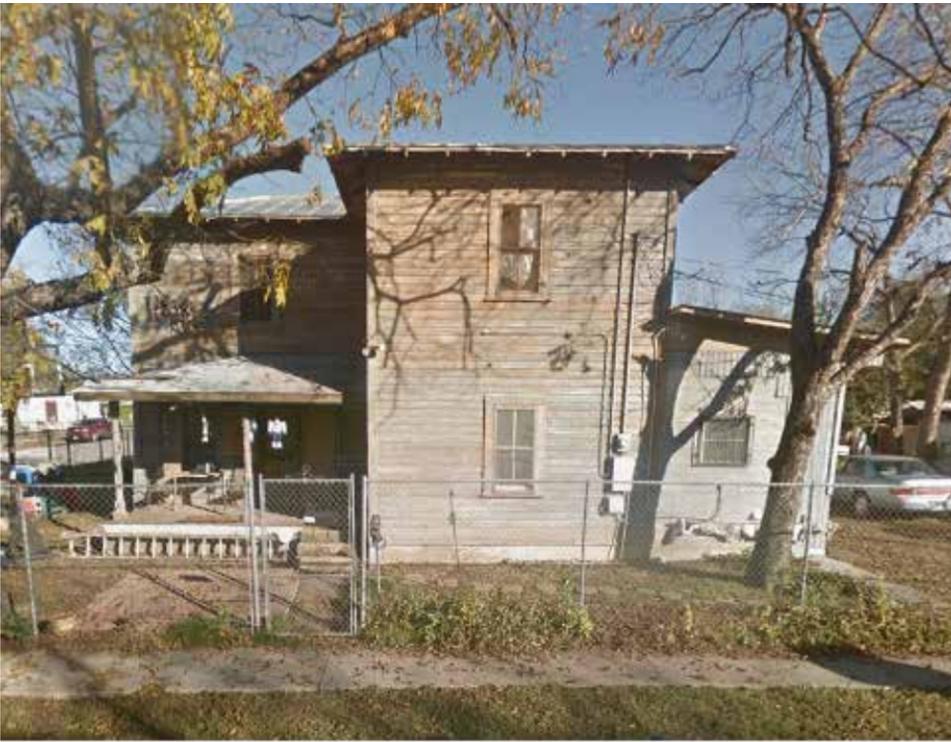
- RESIDENCE: 814 HAYS ST.



- RESIDENCE: 1003 N. HACKBERRY ST.



- RESIDENCE: 417 LAMAR ST.



- RESIDENCE: 998 N. MESQUITE ST.