

HISTORIC AND DESIGN REVIEW COMMISSION

May 01, 2019

HDRC CASE NO: 2019-219
ADDRESS: 421 PIERCE, Corner of E Carson, Pierce and Colita
LEGAL DESCRIPTION: NCB 1265 BLK 1 LOT 5 & S 51 FT OF 4
ZONING: RM-5, H
CITY COUNCIL DIST.: 2
DISTRICT: Government Hill Historic District
APPLICANT: Pegy Brimhall
OWNER: Phil Hooker/1807 LAND & CATTLE COMPANY LLC
TYPE OF WORK: Construction of 5, residential structures and rehabilitation of an existing, 2-story residential structure
APPLICATION RECEIVED: April 15, 2019
60-DAY REVIEW: June 14, 2019
CASE MANAGER: Edward Hall
REQUEST:

The applicant is requesting conceptual approval to:

1. Construct a two story, residential structure to address E Carson to feature a third level of occupied attic space.
2. Construct a two story, residential structure to address Pierce to feature a third level of occupied attic space.
3. Construct a one story, residential structure to address Colita to feature a second level of occupied attic space.
4. Construct a one story, residential structure to address Colita to feature a second level of occupied attic space.
5. Construct a one story, accessory structure for automobile parking to address Pierce.
6. Rehabilitate the existing, two story historic structure at 421 Pierce.

APPLICABLE CITATIONS:

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

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 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 five residential structures at the corner of Carson, Pierce and Colita Streets in the Government Hill Historic District. The proposed development consists of the construction of two, two story residential structure with occupied attic space; two one story residential structures with occupied attic space; one accessory structure for automobile parking and the rehabilitation of an existing, historic structure.
- 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 April 9, 2019. At that meeting, the committee asked questions regarding the separation of lots and rear setbacks, noted that the updated roof forms were more appropriate, noted that brackets should be installed under balconies, noted that architectural details in regards to trim and banding should be modified, noted that window profiles should be taller and noted that the proposed porch modification to the existing, historic structure was not a negative modification.
- d. **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, primary entrances will front each street. This is consistent with the Guidelines.
- e. **SETBACKS & ORIENTATION (E Carson)** – 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. On E Carson, the applicant has proposed a setback that is less than those found on this block of E Carson. This is not consistent with the Guidelines. Staff finds that a setback that is greater than those found historically on this block should be used.
- f. **SETBACKS & ORIENTATION (Pierce)** – This block of Pierce features one historic structure, which features a minimal setback. According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found

on the block. The applicant, per the submitted site plan, has proposed a setback that is greater than that of the historic structure on this block. This is consistent with the Guidelines.

- g. **SETBACKS & ORIENTATION (Colita)** – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic examples found on the block. The applicant has proposed setbacks on Colita that are greater than the two primary structures that are adjacent to Colita. Staff finds the proposed setbacks on Colita to be appropriate.
- h. **SCALE & MASS** – The applicant has proposed street elevation diagrams of Pierce, E Carson and Colita, which note the significant change in grade from north to south, which impacts the perceived heights and massing of the proposed new construction.
- i. **SCALE & MASS (Carson)** – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. This block of E Carson features seven historic structures, three of which feature multiple stories in height. The applicant has proposed a height on E Carson of approximately thirty-three (33) feet. Staff finds that the proposed height should be reduced to heights comparable with those found on the block. More than one story in height may be appropriate; however, the proposed height should be consistent with adjacent historic structures.
- j. **SCALE & MASS (Pierce)** – 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. The applicant has proposed to construct a two story structure with occupied attic space on Pierce. The adjacent historic structure features an overall height of approximately twenty-five (25) feet in height. The applicant has proposed an overall height of approximately thirty-four (34) feet. Staff finds that new construction featuring more than one story in height is appropriate at this location; however, the proposed height should be consistent with that of the historic structure on this block.
- k. **SCALE & MASS** – Generally, staff finds that the proposed scale and mass of the multi-story structures is greater than what is found historically in the immediate vicinity. Staff finds that if the ground level parking which is currently incorporated into the design of each structure was removed, the overall massing and height of each structure could be reduced.
- l. **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. For the proposed new construction, the applicant has proposed foundation heights of fourteen, eight, eleven and eighteen inches. The historic structures on this block of Carson, Pierce and Colita feature foundation heights ranging from approximately twelve inches to thirty-six inches. Generally, staff finds the applicant’s proposed foundation heights to be appropriate.
- m. **ROOF FORMS**– The applicant has proposed a number of roof forms, including a front gable and a primary hipped roof form. Additionally, the applicant has proposed a number of dormers which feature flat roof forms. Generally, staff finds that the use of both hipped and gabled roofs are appropriate; however, staff finds that the applicant should propose proportions and profiles that are traditional in form as well as incorporate either hipped or gabled dormer roofs.
- n. **ROOF FORMS** – As noted in finding i, the applicant has proposed both hipped and gabled roof forms; however, the applicant has proposed roof forms that conflict with traditional architectural forms, such as a hipped roof over a projecting bay where a gabled roof would traditionally exist.
- o. **WINDOW & DOOR OPENINGS** – The applicant has proposed window and door openings that feature proportions that are generally consistent with those found historically in the district in regards to their locations; however, due to the proposed top plate height of each structure, staff finds that taller windows should be installed, specifically on the structures that address Pierce.
- p. **LOT COVERAGE** – Per the Guidelines, the building footprint for new construction should be no more than fifty (50) percent of the size of the total lot area. The applicant has proposed to introduce a large amount of square footage that currently is not typical of the district. Staff finds that the applicant should confirm that the proposed building to lot ratio does not exceed fifty (50) percent.
- q. **MATERIALS** – The applicant has proposed materials that include horizontal siding, board and batten siding, standing seam metal roofs, shingle siding and skirting and steel garage doors. Generally, staff finds the proposed materials to be appropriate; however, composite, horizontal siding should feature an exposed profile of four

inches and a thickness of approximately 3/4". A composite siding should feature smooth finishes and mitered corners. Window and door trim should feature thicknesses that are appropriate for the thickness of the siding; at least 1 inch, and should be installed abutting the siding. Board and batten siding should feature a thickness of approximately 3/4", boards that are 12 inches wide and seams that are 1 – 1/2" in width. The proposed standing seam metal roof should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. A low profile ridge cap may be submitted to staff for review. An industrial ridge cap is not to be used. Staff finds that the applicant should eliminate the proposed shingle skirting, as that is not a historically accurate use of the material.

- r. WINDOW MATERIALS – At this time, the applicant has not specified window materials. Staff finds that a double-hung, one-over-one wood windows or aluminum-clad wood windows be used. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
- s. ARCHITECTURAL DETAILS – The applicant has proposed new construction that features contemporary takes on traditional architectural features; however, staff finds that many of these contemporary interpretations are atypical of traditional architecture, including flat roofs on dormers and the proposed proportions of roof forms.
- t. ATTACHED GARAGES – The applicant has proposed for each of the proposed residential structures to feature ground level, attached parking. Automobile parking that is incorporated internally into residential structures is not found historically within the Government Hill Historic District and is not consistent with the Guidelines. Furthermore, front loaded garages are not found historically and should be eliminated.
- u. DETACHED GARAGE – The applicant has proposed a detached parking structure to accommodate automobile parking. Staff finds the general size and footprint of this structure to be appropriate.
- v. REHABILITATION (421 Pierce) – The applicant has proposed to rehabilitate the historic structure located at 421 Pierce, which includes the removal of the existing, non-original siding and the installation of board and batten siding, the restoration of the existing wood windows and the installation of new foundation skirting. Staff finds that the applicant should confirm the original siding material (potentially existing under the non-original) and match it during rehabilitation. Additionally, staff finds that a composite siding skirting should be installed as opposed to shingle skirting, as shingles are not found historically in the district as a skirting material.
- w. EXTERIOR MODIFICATIONS (421 Pierce, front facade) – The applicant has proposed exterior modifications to the historic structure at 421 Pierce which includes the removal of the existing, non-original porch and street facing door and the construction of a new porch and centered front door. The Guidelines for Exterior Maintenance and Alterations 7.B.v. notes that porches should be reconstructed 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. This structure first appears on the 1951 Sanborn Map and does not feature a front porch. Staff finds that the centering of the porch and door on the front façade may be appropriate; however, staff finds that the porch should not be recessed into the existing front façade, as currently proposed.
- x. EXTERIOR MODIFICATIONS (421 Pierce, rear façade) – The applicant has proposed modifications to the rear façade that includes the removal of a second story, rear door and a ground level, rear door. Both doors will be replaced with windows. Generally, staff finds these modifications to the rear façade to be appropriate.
- y. 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.
- z. VEHICULAR ACCESS – The applicant has proposed vehicular access to the proposed structures in the form of two new driveways on Pierce and one on Colita. The applicant has proposed for each driveway to feature an apron width of non (9) feet; however, all but one of the proposed driveways feature profiles and widths that are not typical of those found historically in the district.
- aa. SITE PAVING – The applicant has proposed an amount of on-site paving that is atypical of what is found historically in the district. Staff finds that the applicant should reduce the overall amount of concrete on site. Pervious materials should be considered for driveways and site parking.
- bb. LANDSCAPING – The applicant has provided an overall site plan with some landscaping elements. Staff finds

that both a landscaping plan and tree preservation plan be submitted for review.

RECOMMENDATION:

Staff does not recommend conceptual approval at this time. Staff recommends that the applicant address the following items prior to receiving conceptual approval.

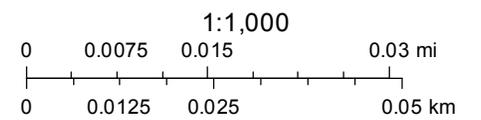
- i. That the applicant ensure that the proposed structure on E Carson features a setback that is greater than the historic structures on the block.
- ii. That the applicant reduce the proposed massing for the proposed structure on E Carson to be comparable with the two story structures on the block.
- iii. That the applicant reduce the proposed massing for the proposed structures on Pierce and Colita to not exceed the existing, two story historic structure at that location.
- iv. That a double-hung, one-over-one wood windows or aluminum-clad wood windows be used.. Meeting rails must be no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
- v. That composite, horizontal siding feature an exposed profile of four inches and a thickness of approximately ¾”. A composite siding should feature smooth finishes and mitered corners. Window and door trim should feature thicknesses that are appropriate for the thickness of the siding; at least 1 inch, and should be installed abutting the siding. Board and batten siding should feature a thickness of approximately ¾”, boards that are 12 inches wide and seams that are 1 – ½” in width. The proposed standing seam metal roof should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam and a standard galvalume finish. A low profile ridge cap may be submitted to staff for review. The applicant should eliminate the proposed shingle skirting, as that is not a historically accurate use of the material.
- vi. That the applicant provide information regarding lot sizes and footprints to confirm that the proposed new construction does not cover more than fifty (50) percent of the lot.
- vii. That the applicant address the proportions of the proposed hipped and gabled roofs and that traditional roof forms be added to each dormer.
- viii. That the applicant eliminate all attached parking and front loaded garages.
- ix. That all mechanical equipment be screened from view at the public right of way.
- x. That the applicant incorporate driveway designs that are typical with those found historically in the district.
- xi. That the applicant submit a landscaping and tree preservation plan.

City of San Antonio One Stop



April 23, 2019

— User drawn lines



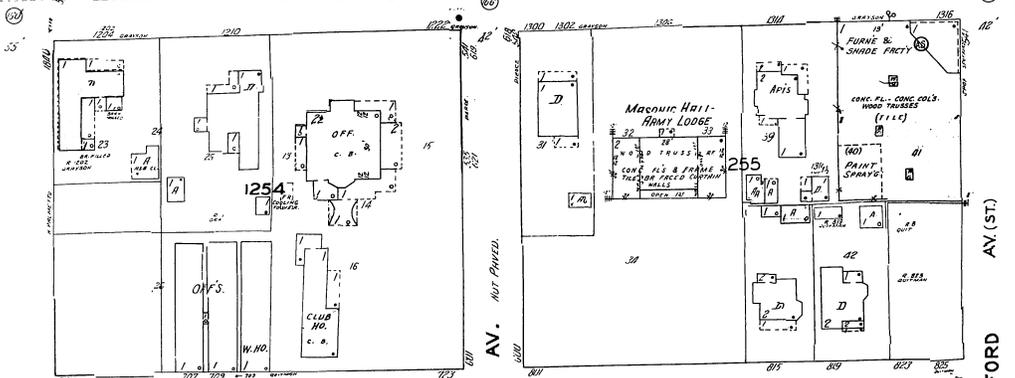
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F O R T S A M H O U S T O N .

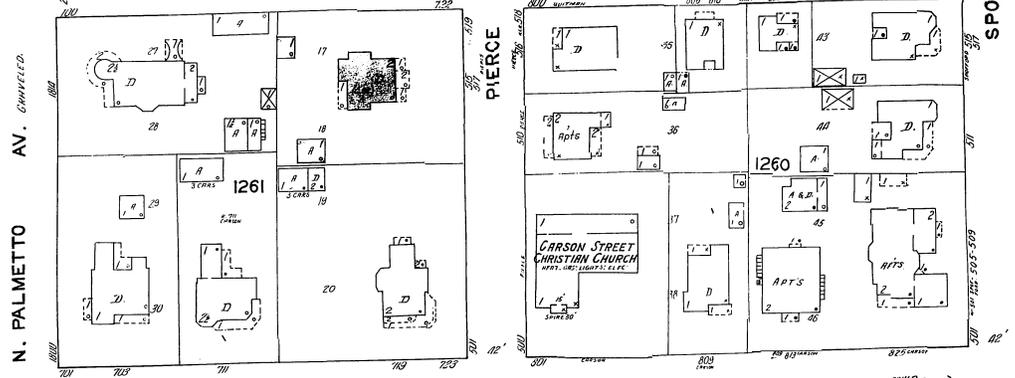
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182

E. GRAYSON



QUITMAN



181

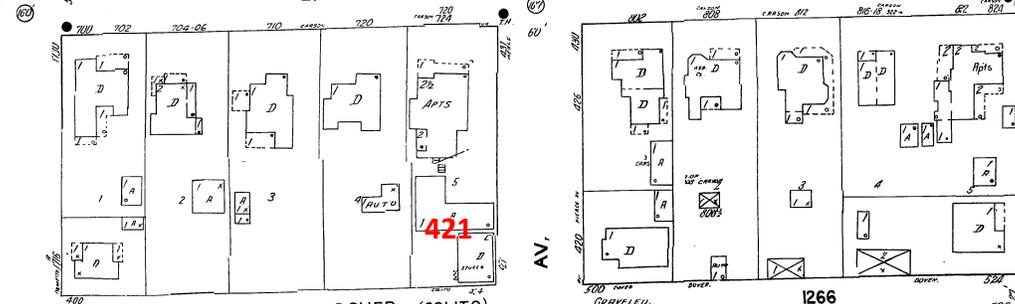
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PIERCE

SPOFFORD AV. (ST.)

187

E. CARSON



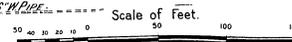
DOVER (COLITO)

1266

AV.

SPOFFORD NOT PAVED (AV. ST.)

MASON



185





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

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

DATE: 04.09.2019 HDRC Case# _____

ADDRESS: 421 PIERCE Meeting Location: OHP

APPLICANT: PEGY BRIMHALL

DRC Members present: CARPENTER, FETZER

Staff present: STEPHANIE PHILLIPS, EDWARD HALL

Others present: _____

REQUEST: CONSTRUCTION OF MULTI-FAMILY RESIDENTIAL STRUCTURES

COMMENTS/CONCERNS: PB: OVERVIEW OF NEW CONSTRUCTION - UPDATES

TO PROPOSED SITE PLAN, SC: QUESTIONS REGARDING PLATTING/SEPARATION

OF LOTS/ REAR SETBACKS, SC: UPDATED ROOF FORMS AND PROFILES ARE

IMPROVED, CONSIDER BRACKETS UNDER BALCONIES, JF: ADDRESS

ARCHITECTURAL DETAILS IN RELATIONSHIP TO TRIM, JF: ~~NOT APPROPRIATE~~

~~WHICH WOULD BE APPROPRIATE TO CONSIDER AS PART OF THE~~; PULLING

THE PORCH FROM THE SIDEWALK IS APPROPRIATE, SC: MOST MOVE

THAT DOES NOT CHANGE THE CHARACTER OF THE STRUCTURE, SC: BAND

BENEATH ROOF FORM IS TOO SUBSTANTIAL,

COMMITTEE RECOMMENDATION: APPROVE [] DISAPPROVE []

APPROVE WITH COMMENTS/STIPULATIONS:



Committee Chair Signature (or representative)

4/9/19
 Date

JF: CONSIDER TALLER WINDOW PROFILES; CEILING HEIGHT MAY NEED TO BE MODIFIED.

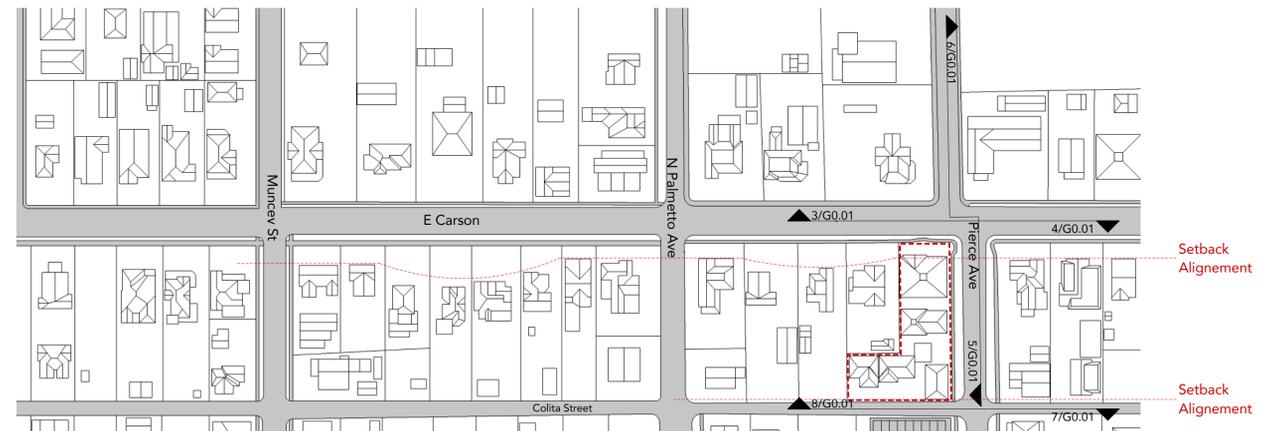
SC: HAVE THE COMBINATION OF COLITA STRUCTURES BEEN CONSIDERED?



1 PERSPECTIVE VIEW FROM NORTH ENTRY
G0.00 NTS



2 PERSPECTIVE VIEW FROM SOUTH ENTRY
G0.00 NTS



3 LOCATION PLAN
G0.00 SCALE 1" = 100' - 0"



General Notes

A - General Requirements

- 1 If there are any questions regarding these plans, contact Peggy Brimhall at 646-726-3173.
- 2 No work shall be performed or materials furnished other than as shown on these plans or authorized as an addendum to these documents by the owner.
- 3 No changes to or variations from these plans may be made except upon written instruction from owner.
- 4 An operation and maintenance manual shall be provided to the occupant or owner.
- 5 Contractor to propose and code compliant waste management plan to be approved by environmental services division and implemented through job completion.
- 6 Contractor will provide temporary sanitary facilities on the job site before the start of work.
- 7 Contractor shall protect and keep clean all areas not affected by scope of project.
- 8 Contractor shall verify all dimensions on the job site.
- 9 Contractor shall be responsible for ensuring that all workmanship and/or materials furnished meet with all applicable city, county, and other jurisdictional agency requirements.
- 10 Contractor shall be responsible for being familiar with and complying with manufacturer's instructions for correct installation and use of all material used.
- 11 All materials furnished shall be new and of first quality, no used materials or seconds will be permitted except upon written instruction from owner.
- 12 Adhesives, sealants, caulks, paints, stains, carpets, and other components shall be compliant with voc limits and other toxic compound limits.
- 13 Provide for removal of existing landscaping as necessary for construction of the proposed improvements, verify with owner prior to removal.
- 14 Storm water drainage management plan shall be implemented during construction.
- 15 Upon completion of work, clear the area of all construction debris and provide positive drainage away from new foundations and new flatwork, dress disturbed areas around building with topsoil remove clods, mortar, brick and stone, and other debris from soil and rake smooth, prepare for landscaping.
- 16 Building to be located per existing stakes on site, done by others. Builder to visit site for verification.
- 17 Builder to provide allowance for 4" deep drive pavement to connect street to parkway.
- 18 Escape/rescue window from sleeping areas shall have a minimum of 5.7 sq. ft. clear net opening and a minimum clear opening height of 24" and a minimum clear opening width of 20". Finished sill height shall be a maximum of 44" above the floor and per IRC sec 310.
- 19 One-hour rated gypsum board shall be installed under stairs.
- 20 Smoke alarms shall be hard wired in series with battery backup power as per IRC sec R312.
- 21 Handrails shall be installed along all steps/stairs with 4 or more risers and conform to IRC sec R311.
- 22 All horizontal guard rails will be a minimum of 36" in height and comply to IRC sec R312.
- 23 Walls shall be braced in accordance of IRC sec R602.10.
- 24 Glazing shall comply with IRC sec R308.
- 25 All details are general and illustrative in nature. Builder shall be responsible for overseeing and insuring all water-proofing, structural, and other construction is built properly, per codes, industry standards, and manufacturer's specifications.

S-Structural

- 1 Engineer specifications shall override architectural specifications.
- 2 The bottom of all footing trenches shall be level and clean.
- 3 Subcontractor shall verify locations with the job superintendent to avoid needless cutting of misplaced bolts.
- 4 Moisture content of building materials used in wall and floor framing is checked before enclosure.
- 5 Vapor retarders and capillary break is installed at slab-on-grade foundations.
- 6 See Structural Insulation Panel System shop drawings for exterior envelope specifications.
- 7 Install fire blocking to cut off concealed draft openings (both vertical and horizontal).
- 8 Plumbing walls shall be 2x6 wood studs at 16" on center, unless otherwise noted.
- 9 Install 2x6 backing at bath accessories.
- 10 All fascia, barge boards, trim, siding, etc. shall be free of splinters, where it can be touched under normal living conditions shall have a texture not so rough as to be injurious or irritating to the skin.

MEP - Mechanical, Electrical, Plumbing

- 1 Engineer and specialist specifications shall override architectural specifications.
- 2 Duct openings and other air distribution component openings shall be covered during construction.
- 3 Install fire blocking to cut off concealed draft openings (both vertical and horizontal).
- 4 Hvac system installers are trained and certified in the installation of hvac equipment.
- 5 Hvac supplier to specify air ventilation pump required for SIP panel system in accordance with IRC, IMC, and IECC standards.
- 6 Unless functioning as a whole house ventilation system, bathroom fans shall be controlled by a humidistat which shall be readily accessible. Humidistat controls shall be capable of adjustment between a relative humidity range of 50 to 80 percent.
- 7 Maximum plumbing fixture flow requirements shall be as follows, (a) shower heads 2gpm, (b) lavatory faucets 1.5 gpm, (c) kitchen faucets 1.8 gpm, (c) water closets 1.28 gallons per flush.
- 8 When a shower is served by more than one shower head, the combined flow rate of all shower heads controlled by a single valve shall not exceed 2.0 gallons per minute at 80 psi.
- 9 Water softeners are not a part of this scope.
- 10 Annular spaces around pipes, electrical cables, conduits or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the enforcing agency.
- 11 Automatic irrigation system controllers installed at the time of final inspection shall be weather based.
- 12 Sprinkler system shall be provided in accordance with section P2904, 2015 International Residential Code, Section R302. Section P2904 indicates that design and installation of residential sprinkler systems shall be in accordance with NFPA 13D or section P2904, which shall be considered equivalent to NFPA 13D.
- 13 All outside electrical outlets to be WP/GFCI outlets.
- 14 Recessed lighting fixtures to be IC rated as required by code.
- 15 Access doors separating conditioned from unconditioned spaces to be weather stripped and insulated to at least the level of insulation on the surrounding surfaces. Where loose fill insulation exists, a baffle or retainer is to be installed to maintain insulation application.
- 16 Recessed lights in the building thermal envelope to be:
 - 1) Type IC rated and ASTM E283 labeled and
 - 2) Sealed with a gasket or caulk between the housing and the interior wall or ceiling covering.

Construction Notes

Construction Type: II-A
Occupancy Group: Group R-2

Property Address:
Legal Lot Description:
Zoning:

NO CHANGE TO PLAT

Applicable Codes
International Residential Code 2016
International Fire Code 2009
International Mechanical Code 2009
International Plumbing Code 2009
National Electric Code 2008

International energy conservation code 2016

North lot:
Total area: 7 711.33 sq ft
Total structures area: 3 393.79 sq ft
Percentage of covered lot: 44.0%

South lot:
Total area: 7 056.35 sq ft
Total structures area: 3 403.79 sq ft
Percentage of covered lot: 48.2%

Sheet Index

G0.00 General Information
G0.01 Historical Context
G0.02 Street Elevations
G0.03 Site Construction Plan
G0.04 Perspective Views

A2.00 Exterior Elevations, Estate House
A2.01 Exterior Elevations, Estate House
A2.02 Exterior Elevations, Pierce Carriage House
A2.03 Exterior Elevations, Garage
A2.04 Exterior Elevations, Existing House
A2.05 Exterior Elevations, Tree House
A2.06 Exterior Elevations, Colita Carriage House

Symbols Index

- Drawing Note
- Sheet Reference Marker
- Sheet Reference Marker
- Schedule Reference Number
- Revision Item
- Directional Indicator
- Elevation Marker
- True North
- Sheet Reference Marker



4 EXISTING STRUCTURE
G0.00

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The Hill

421 Pierce Street,
San Antonio, Texas 78249

Project No. 201801

APN: 00000

Issue title:
FOR CONCEPT

- Revisions:
- 1 - 11/30/2018 HDRC Hearing
 - 2 - 12/19/2018 DRC
 - 3 - 02/12/2019 DRC Staff
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Sheet Contents:
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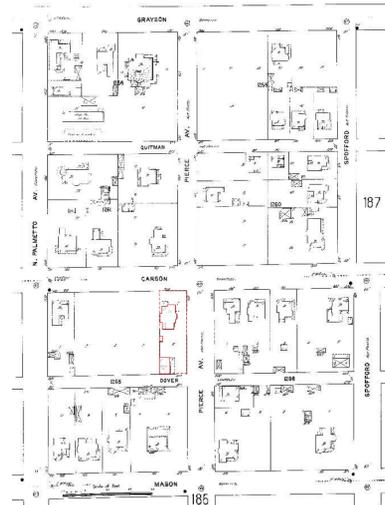
1 ON CARSON STREET
G0.01



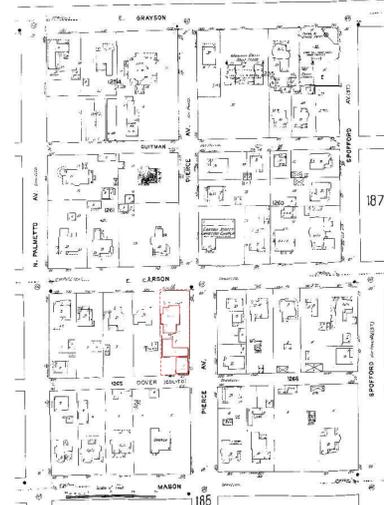
EAST ELEVATION



SOUTH ELEVATION



1912 SANBORN MAP



1952 SANBORN MAP

2 EXISTING ON COLITA STREET
G0.01

3 NARRATIVE
G0.01

421 Pierce Street

The historic Government Hill district has hosted an abundance of architecturally significant single-family homes to multifamily housing since World War II. The neighborhood is a unique and vibrant community with a diverse mix of architectural styles and building types, including Victorian architecture in the Gothic Revival Style. Our project at 808 E Carson continues the traditions utilizing updated construction methods and use of space and forms.

We intend to build two multi-storey neo-Victorian structures, one facing North towards Carson Street and the other facing south toward Colita alley. Each structure will contain 4 units for sale so to encourage ownership. Each unit will have an onsite two-car garage and a rooftop patio. Total height of the structure will be similar to other two story structures on Carson Street and adjacent to Colita Alley.

The Victorian style we are utilizing evolved largely from the imposing, elaborate Gothic style, which appealed to the romantic Victorian idea that fashion, architecture and furnishings should be beautiful. Ideas from the Gothic style may have started the Victorian styles, but the Industrial Revolution nationalized the trend and made it affordable to everyone, the result is much of what we see in historic Government Hill.

After this period, a more streamlined style came to be. Our project shows that the beauty and proportions of a Victorian style can also be streamlined and beautiful, in a modern way.

Key Elements of Victorian Styles

Two to three stories. Victorian homes are usually large and imposing, ours is two stories and utilizes the attic as living space; Wood or stone exterior. The majority of Victorian styles use wood siding, we will emulate the pattern wood makes using todays fiber cement materials. Complicated, asymmetrical shape. Victorian homes have wings and bays in many directions, ours will too; Decorative trim. Victorian homes are usually decorated with elaborate wood or metal trim. We will use trim in some areas and in others we will create interest and detail at edges where trim typically is through articulations of shade and shadow. Textured wall surfaces. We will use metal screen patterns, board and batten, and custom cut fiber cement panel to create texture, Steep, multi-faceted roof or Mansard roof. Victorian homes often have steep, imposing rooflines with many gables facing in different directions. The Second Empire Victorian style has a flat-topped Mansard roof with windows in the side to allow for maximum space inside the house. We utilize Mansard roofs and incorporate Gable roofs, common to Government Hill; Two-story porch as open space. Common to Victorian examples in Government Hill, we will use these proportions to dress open spaces in the structure; Towers. Some high-end Victorian homes are embellished with a round or octagonal tower with a steep, pointed roof. We will embellish our gabled; Vibrant colors. Before the Victorian era, most houses were painted all one color, usually white or beige. By 1887, bright earth tones like burnt sienna and mustard yellow were in vogue. We will take from the neighborhood and create a duo-tone palette.

The Hill

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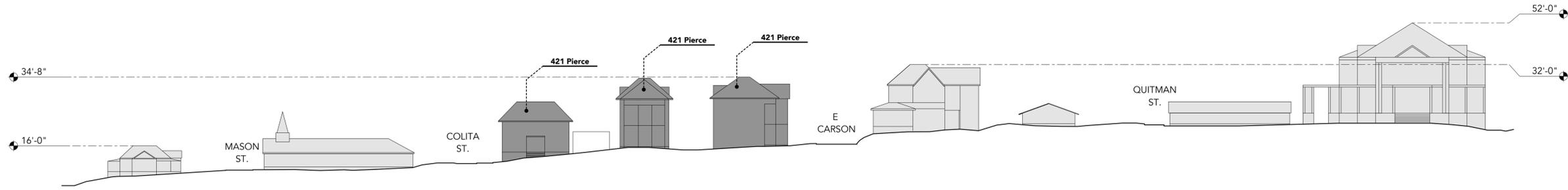
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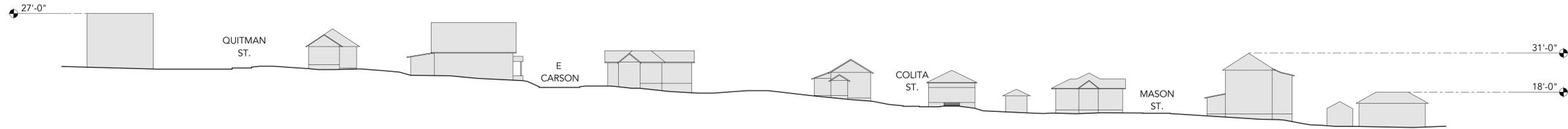
- Revisions:
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Sheet Contents:
Historical Context

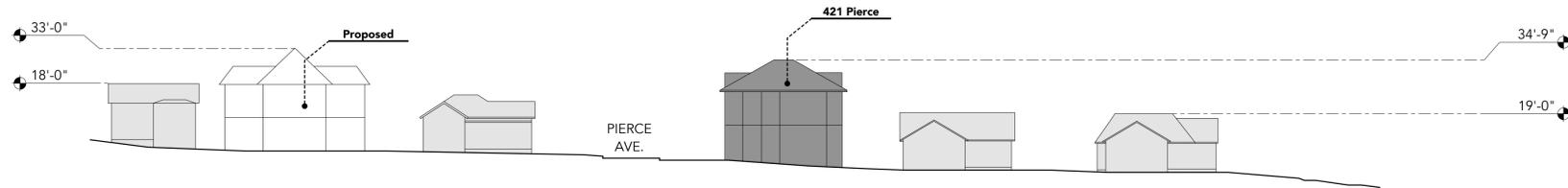
Sheet Number:



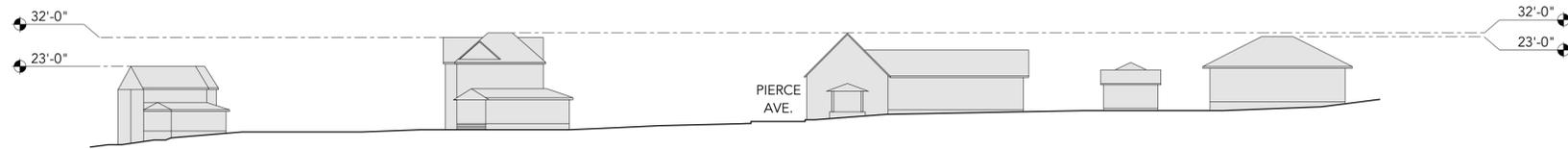
1 PIERCE ELEVATION STUDY DIAGRAM
G0.02



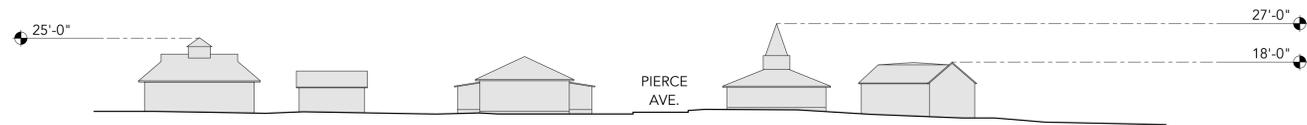
2 PIERCE ELEVATION STUDY DIAGRAM
G0.02



3 E CARSON ELEVATION STUDY DIAGRAM
G0.02



4 E CARSON ELEVATION STUDY DIAGRAM
G0.02



5 COLITA ELEVATION STUDY DIAGRAM
G0.02



6 COLITA ELEVATION STUDY DIAGRAM
G0.02

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Sheet Contents:
Street Elevations

Sheet Number:

G0.02

General Notes

- 1 Locate and verify the location of existing utilities prior to excavation. Take responsibility of contacting location services and any cost incurred for bodily injury and/or damage to Owner's property or said utility.
- 2 The designer shall be notified by the contractor of any discrepancies discovered between the plans and actual site conditions before proceeding with work. The contractor shall be liable for all modifications and damages if work proceeds without the notification.
- 3 The contractor is responsible for all aspects of maintaining a safe work site including but, not limited to providing traffic control, installation and placements of fencing and barricades, excavation and trench protection, and compliance with all federal and local regulations and codes. All safety exposures or violations shall be rectified immediately.
- 4 The contractor is responsible for protection of all existing improvements both on site and adjacent to the work site and shall repair any damage to these improvements to the satisfaction to the owner.
- 5 The contractor shall notify designer 48 hours prior to commencement of work to coordinate project inspection schedules.
- 6 Any alternatives and/or substitutions proposed by the contractor shall be submitted to the designer for approval. Changes to the scope of work and/or contract documents resulting from the acceptance of the contractor's alternates and/or substitutes shall be the responsibility of the contractor.
- 7 The contractor is responsible for removal of trash on a daily basis.
- 8 The contractor shall comply with all applicable codes, regulations, and ordinances. Prior to construction, all permits and approvals required for construction of the project shall be paid for and obtained by the contractor.
- 9 Coordinate work with subcontractors to accomplish the scope of work as shown and noted in the contract documents as well as coordinate construction with other contractors working on the site.
- 10 The contractor shall coordinate the storing of materials, parking of vehicles, and restrictions of work and access with the Owner. Under no circumstances shall any contractor store materials, park vehicles or equipment under the canopy of existing trees.
- 11 Unless otherwise specified, the contractor is responsible for providing and paying all temporary utilities and services necessary to completely install all work as shown and noted in the contract documents.
- 12 The contractor is responsible for the legal off-site disposal of surplus material and debris.
- 13 Upon completion of construction and prior to final approval, the contractor shall thoroughly clean the project site of all trash, repair all damage to finish grade, including tailings form excavations, wheel ruts and any settling or erosion that has occurred prior to completion. All areas of the project site shall be left in a neat and presentable condition satisfactory to the Owner prior to submittal of the final payment.
- 14 The contractor is responsible for providing and servicing temporary toilet facilities.
- 15 The contractor is to procure and install a porous pipe drip sprinkler system to cover all areas required by code. Contractor to submit selection and layout to designer prior to permit approval. Contractor is responsible for installation and inspection.

Building Index

①	Estate House	A2.00 / A2.01
②	Pierce Carriage House	A2.02
③	Garage	A2.03
④	Existing House	A2.04
⑤	Tree House	A2.05
⑥	Colita Carriage House	A2.06

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The Hill

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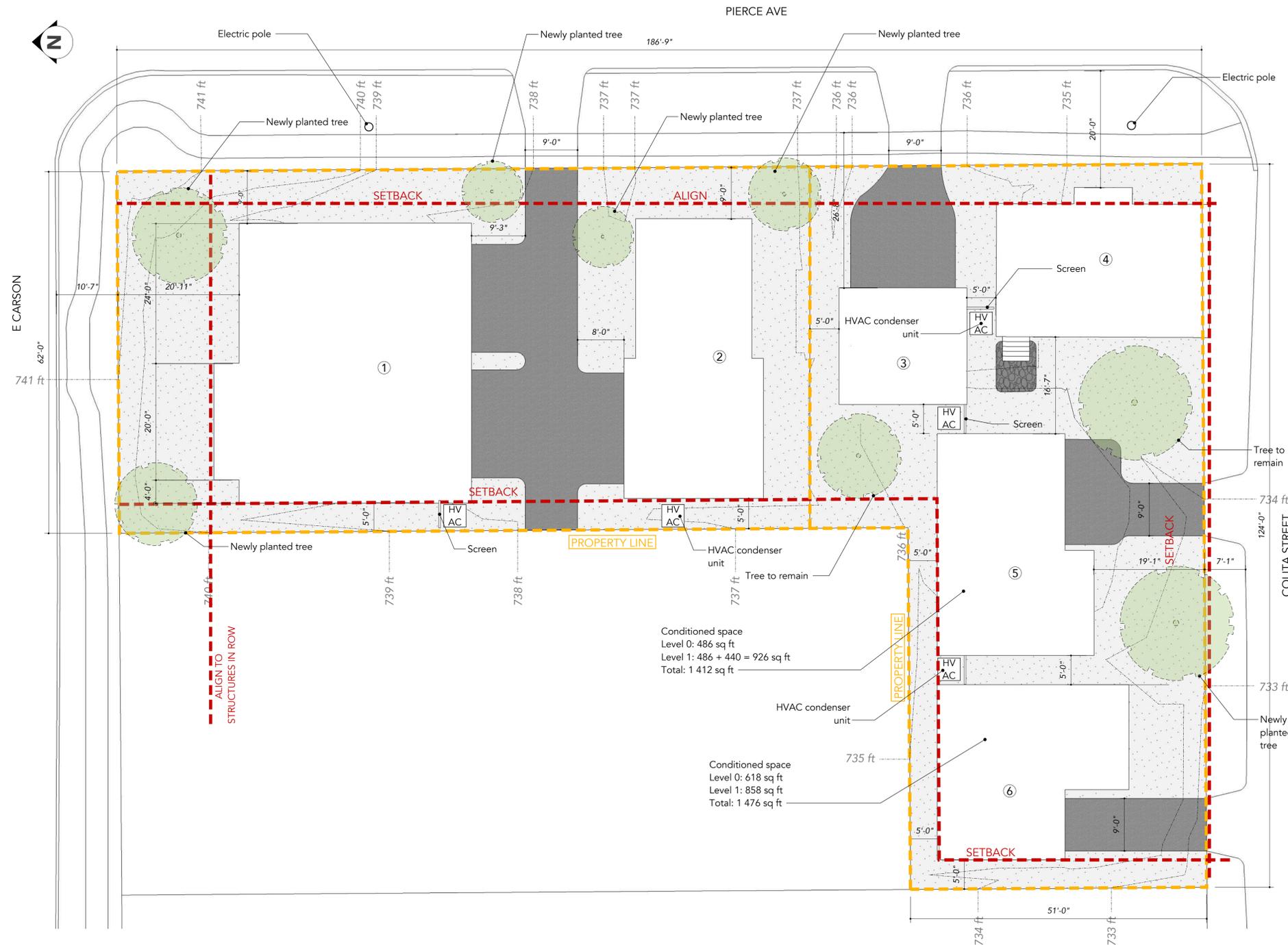
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Sheet Contents:
Site Construction
Plan

Sheet Number:



1 CONSTRUCTION PLAN
G0.03 SCALE 1" = 10'-0"

HARDSCAPE LEGEND				
Material	Color	Size	Notes	
2 x 4 concrete pavers	Light grey	2" x 4"	Place max 4" apart, equally distributed	
Small gravel	Dark grey	0'-5/8" particle	x	
Permeable pavement	Dark grey	0'-5/8" particle	Romex trass bed, install per manufacturer	
Concrete driveway	Grey	x	See details on page 3/G0.02	

PLANTING LEGEND	
Plant	Plant species name
St. Augustine grass	Stenotaphrum secundatum
Post oak tree	Quercus stellata

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1 VIEW 1
G0.04



2 VIEW 2
G0.04

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Sheet Contents:
Perspective Views

Sheet Number:

ROOF RIDGE
34' - 0" A. F. F.

Dormer, see details

M-1, metal roof panel, see schedule

LEVEL 2
20' - 0" A. F. F.

LEVEL 1
10' - 0" A. F. F.

LEVEL 0
0' - 0" A. F. F.



S-1, Board and Batten, see schedule

Window, see finish plans for window and door schedule

Door, see finish plans for window and door schedule

1 NORTH ELEVATION
A2.00 SCALE 1/4" = 1'-0"

ROOF RIDGE
34' - 0" A. F. F.

Dormer, see details

M-1, metal roof panel, see schedule

M-1, metal roof panel, see schedule

S-2, shingle siding, see schedule

LEVEL 2
20' - 0" A. F. F.

LEVEL 1
10' - 0" A. F. F.

LEVEL 0
0' - 0" A. F. F.



S-1, Board and Batten, see schedule

Window, see finish plans for window and door schedule

2 EAST ELEVATION
A2.00 SCALE 1/4" = 1'-0"

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 - 6 - 04/12/2019 HDRC Hearing

Sheet Contents:
Elevations, Estate
House

Sheet Number:

A2.00

Project Owner:
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1 SOUTH ELEVATION
A2.01 SCALE 1/4" = 1'-0"



2 WEST ELEVATION
A2.01 SCALE 1/4" = 1'-0"

The Hill

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Sheet Contents:
Elevations, Estate
House

Sheet Number:

A2.01

ROOF RIDGE
32' - 0" A. F. F.

M-1, metal roof panel, see schedule

Dormer, see details

ROOF RIDGE
32' - 0" A. F. F.

M-1, metal roof panel, see schedule

S-2, shingle siding, see schedule

M-1, metal roof panel, see schedule

LEVEL 2
20' - 0" A. F. F.

LEVEL 2
20' - 0" A. F. F.

LEVEL 1
10' - 0" A. F. F.

LEVEL 1
10' - 0" A. F. F.

LEVEL 0
0' - 0" A. F. F.

LEVEL 0
0' - 0" A. F. F.

S-1, Board and Batten, see schedule

Raised panel steel garage door, see schedule

S-4, Lap Siding, see schedule

S-1, Board and Batten, see schedule

1 NORTH ELEVATION
A2.02 SCALE 1/4" = 1'-0"

2 EAST ELEVATION
A2.02 SCALE 1/4" = 1'-0"

ROOF RIDGE
32' - 0" A. F. F.

M-1, metal roof panel, see schedule

Dormer, see details

ROOF RIDGE
32' - 0" A. F. F.

M-1, metal roof panel, see schedule

LEVEL 2
20' - 0" A. F. F.

LEVEL 2
18' - 0" A. F. F.

LEVEL 1
10' - 0" A. F. F.

LEVEL 1
9' - 0" A. F. F.

LEVEL 0
0' - 0" A. F. F.

LEVEL 0
0' - 0" A. F. F.

GARAGE FLOOR
-1' - 0" A. F. F.

S-4, Lapsiding, see schedule

S-4, Lapsiding, see schedule

S-4, Board and Batten, see schedule

Window, see finish plans for window and door schedule

3 SOUTH ELEVATION
A2.02 SCALE 1/4" = 1'-0"

4 WEST ELEVATION
A2.02 SCALE 1/4" = 1'-0"

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 - 5 - 04/09/2019 DRC
 - 6 - 04/12/2019 HDRC Hearing

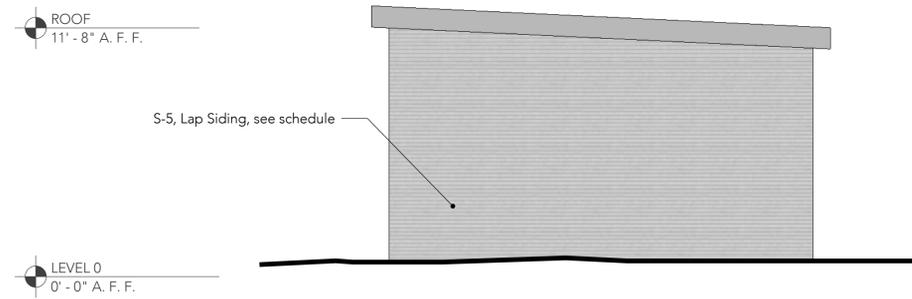
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Elevations, Pierce
Carriage House

Sheet Number:

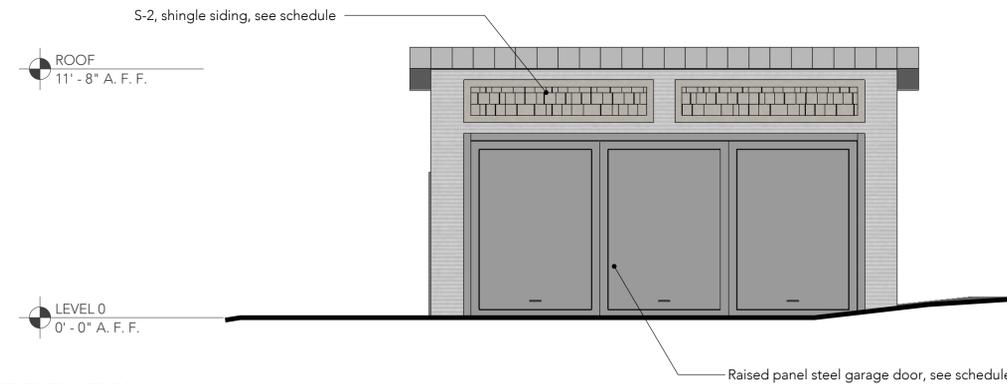
Project Owner:
Phil Hooker, Manager
Texas Land & Cattle Co., LLC
6609 Blanco Road, Ste 260B
San Antonio, Texas 78216

Designer, Project Manager:
Peggy Brimhall, Figurd
615 E. Houston St. #529
San Antonio, TX 78249
Mobile: 646-726-3173

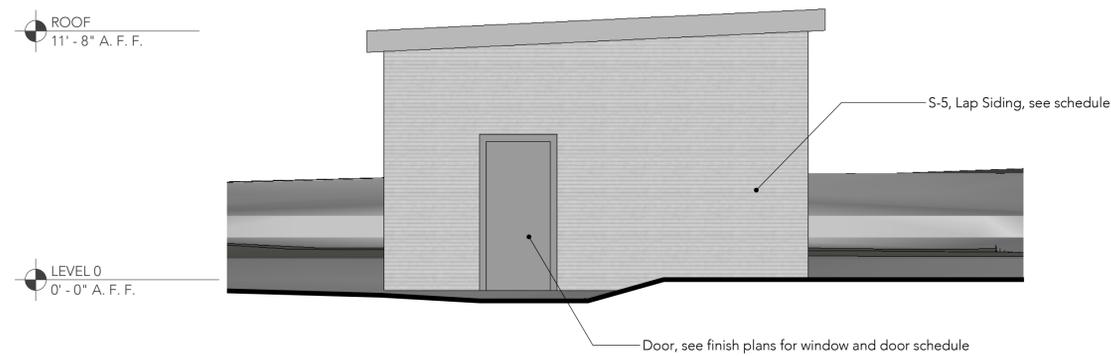
Structural Engineer:
Ryan R. Plagens
UP Engineering
1270 N Loop 1604 E
San Antonio, Texas 78232
Mobile: 210-774-5504



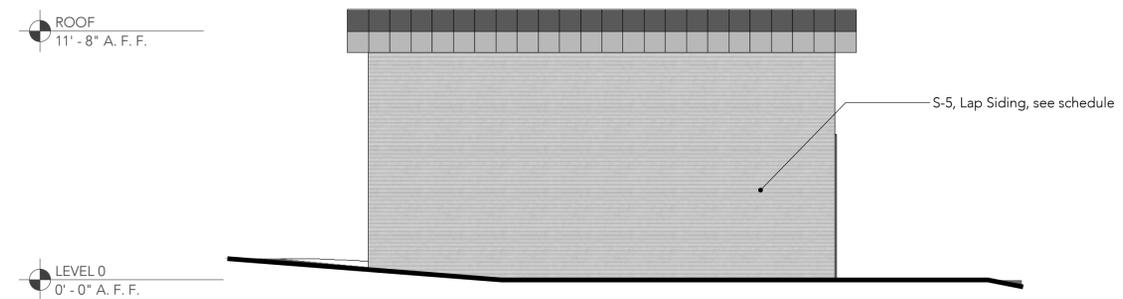
1 NORTH ELEVATION
A2.03 SCALE 1/4" = 1'-0"



2 EAST ELEVATION
A2.03 SCALE 1/4" = 1'-0"



3 SOUTH ELEVATION
A2.03 SCALE 1/4" = 1'-0"



4 WEST ELEVATION
A2.03 SCALE 1/4" = 1'-0"

The Hill

421 Pierce Street,
San Antonio, Texas 78249

Project No. 201801

APN: 00000

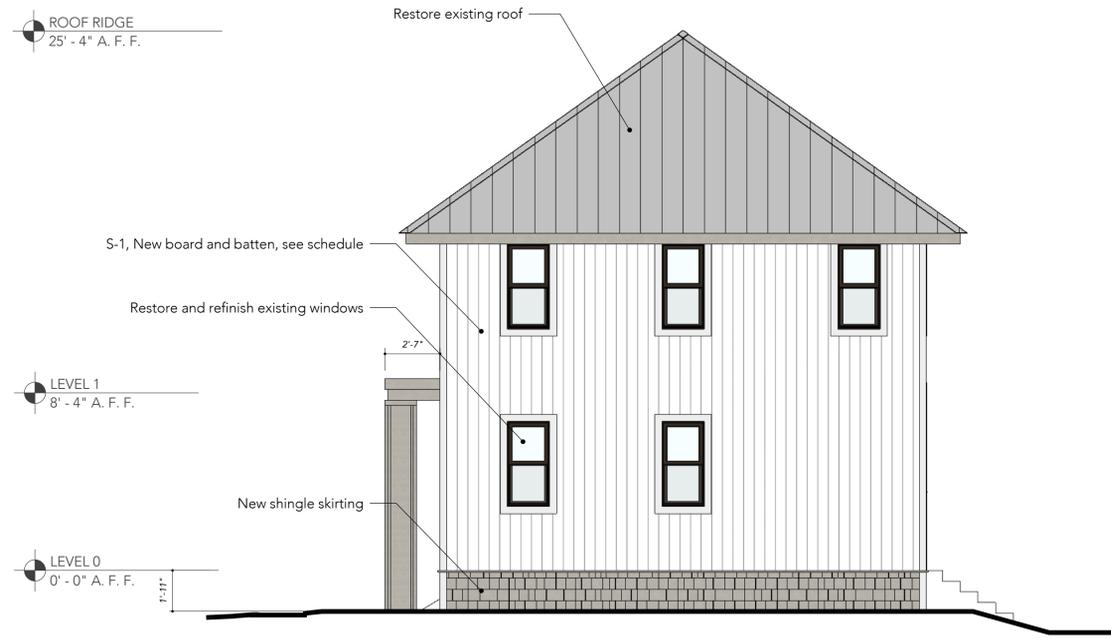
Issue title:
FOR CONCEPT

- Revisions:
- 1 - 11/30/2018 HDRC Hearing
 - 2 - 12/19/2018 DRC
 - 3 - 02/12/2019 STAFF
 - 4 - 03/19/2019 STAFF
 - 5 - 04/09/2019 DRC
 - 6 - 04/12/2019 HDRC Hearing

Sheet Contents:
Elevations, Garage

Sheet Number:

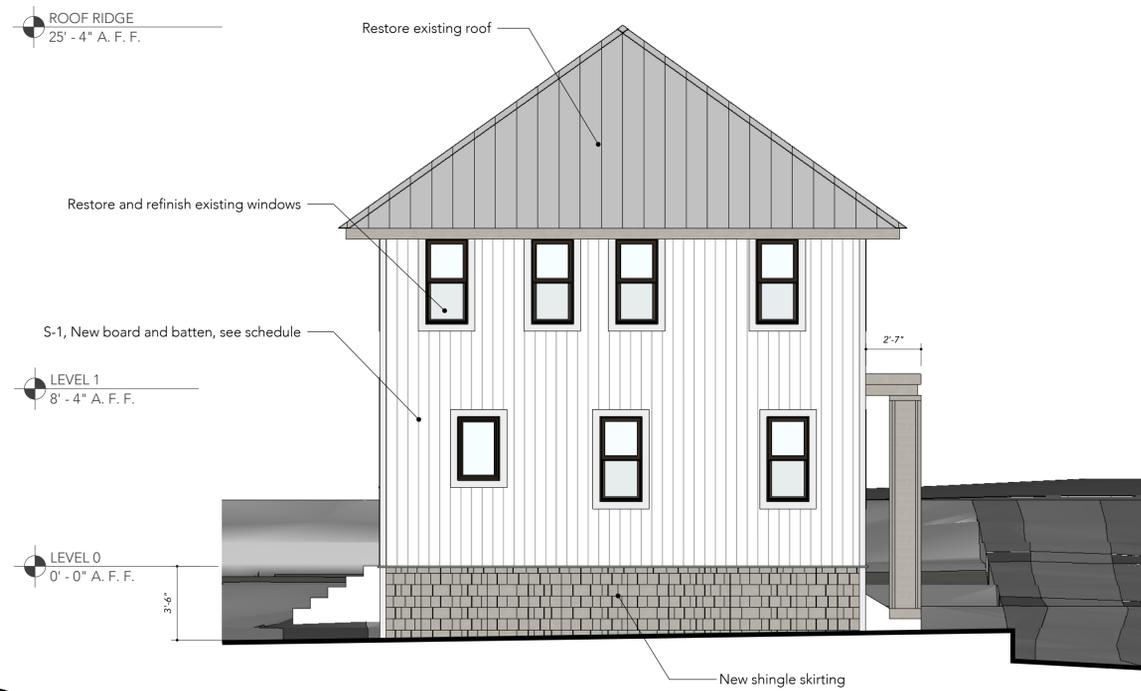
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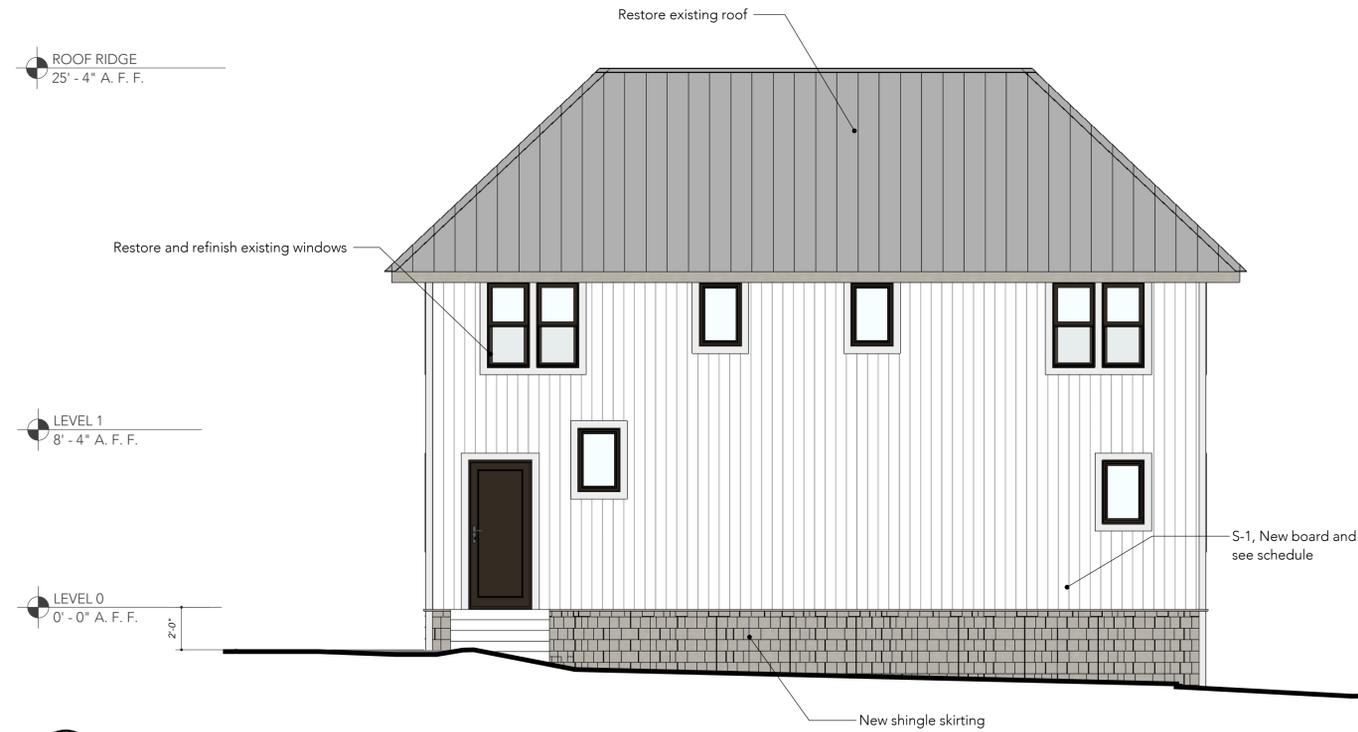
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A2.04 SCALE 1/4" = 1'-0"



2 EAST ELEVATION
A2.04 SCALE 1/4" = 1'-0"



3 SOUTH ELEVATION
A2.04 SCALE 1/4" = 1'-0"



4 WEST ELEVATION
A2.04 SCALE 1/4" = 1'-0"

The Hill

421 Pierce Street,
San Antonio, Texas 78249

Project No. 201801

APN: 00000

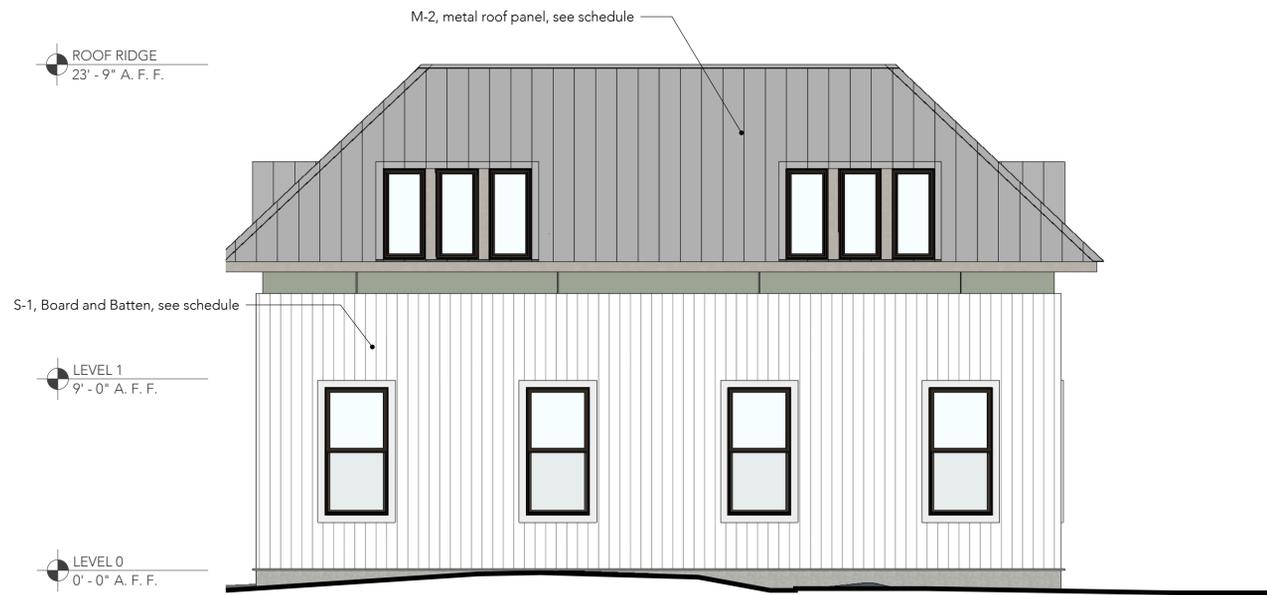
Issue title:
FOR CONCEPT

- Revisions:
- 1 - 11/30/2018 HDRC Hearing
 - 2 - 12/19/2018 DRC
 - 3 - 02/12/2019 STAFF
 - 4 - 03/19/2019 STAFF
 - 5 - 04/09/2019 DRC
 - 6 - 04/12/2019 HDRC Hearing

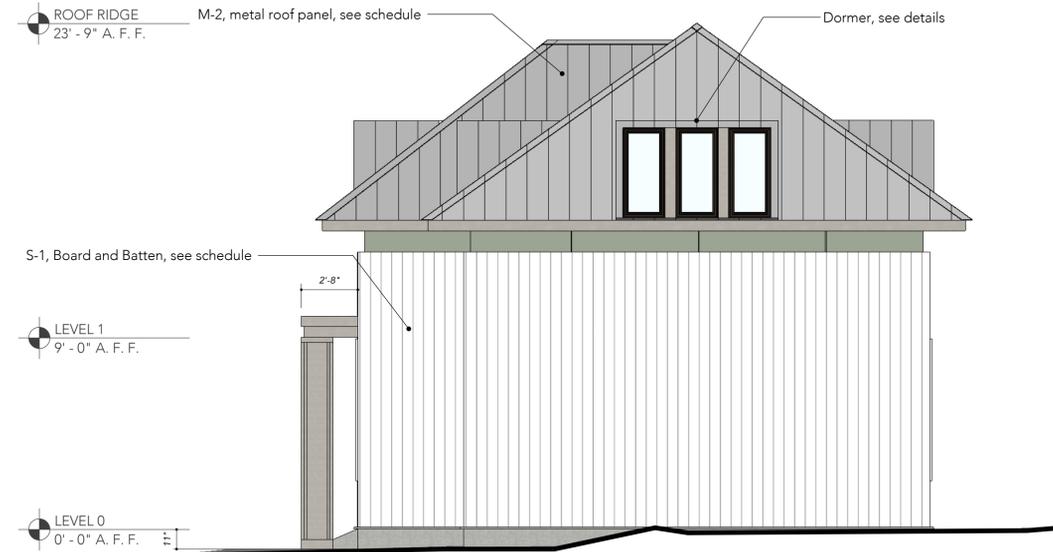
Sheet Contents:
Elevations, Existing
House

Sheet Number:

A2.04



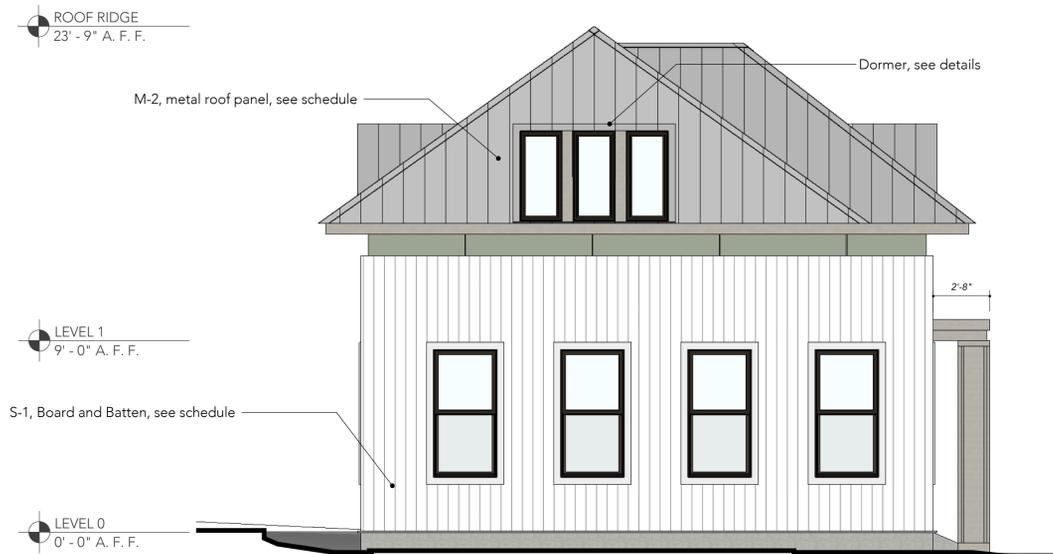
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2 EAST ELEVATION
A2.05 SCALE 1/4" = 1'-0"



3 SOUTH ELEVATION
A2.05 SCALE 1/4" = 1'-0"



4 WEST ELEVATION
A2.05 SCALE 1/4" = 1'-0"

The Hill

421 Pierce Street,
San Antonio, Texas 78249

Project No. 201801

APN: 00000

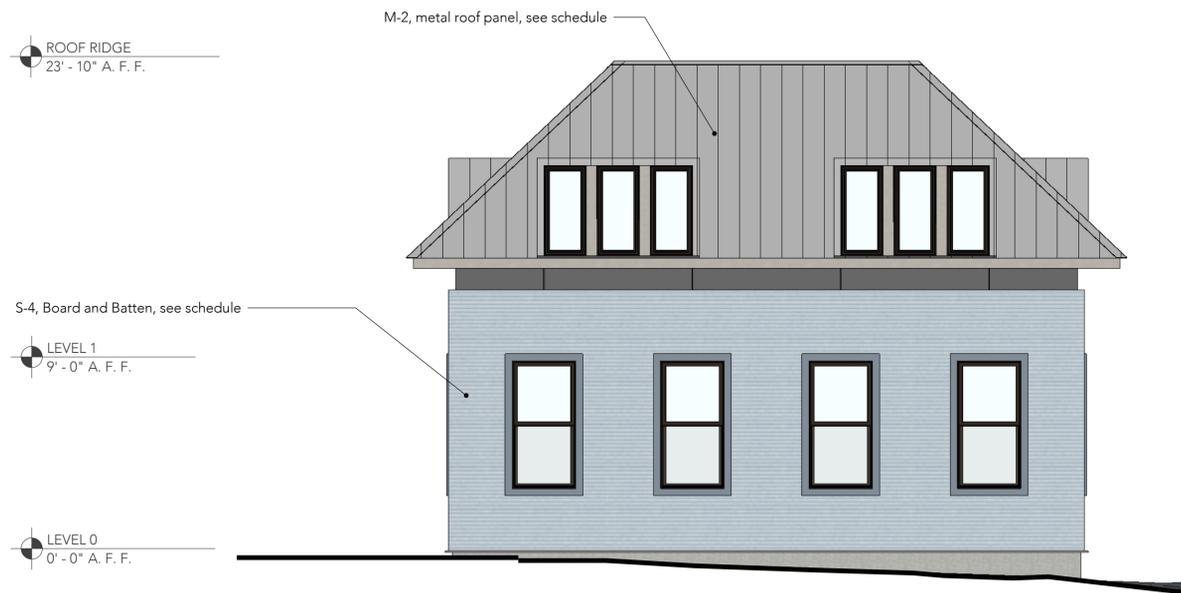
Issue title:
FOR CONCEPT

- Revisions:
- 1 - 11/30/2018 HDRC Hearing
 - 2 - 12/19/2018 DRC
 - 3 - 02/12/2019 STAFF
 - 4 - 03/19/2019 STAFF
 - 5 - 04/09/2019 DRC
 - 6 - 04/12/2019 HDRC Hearing

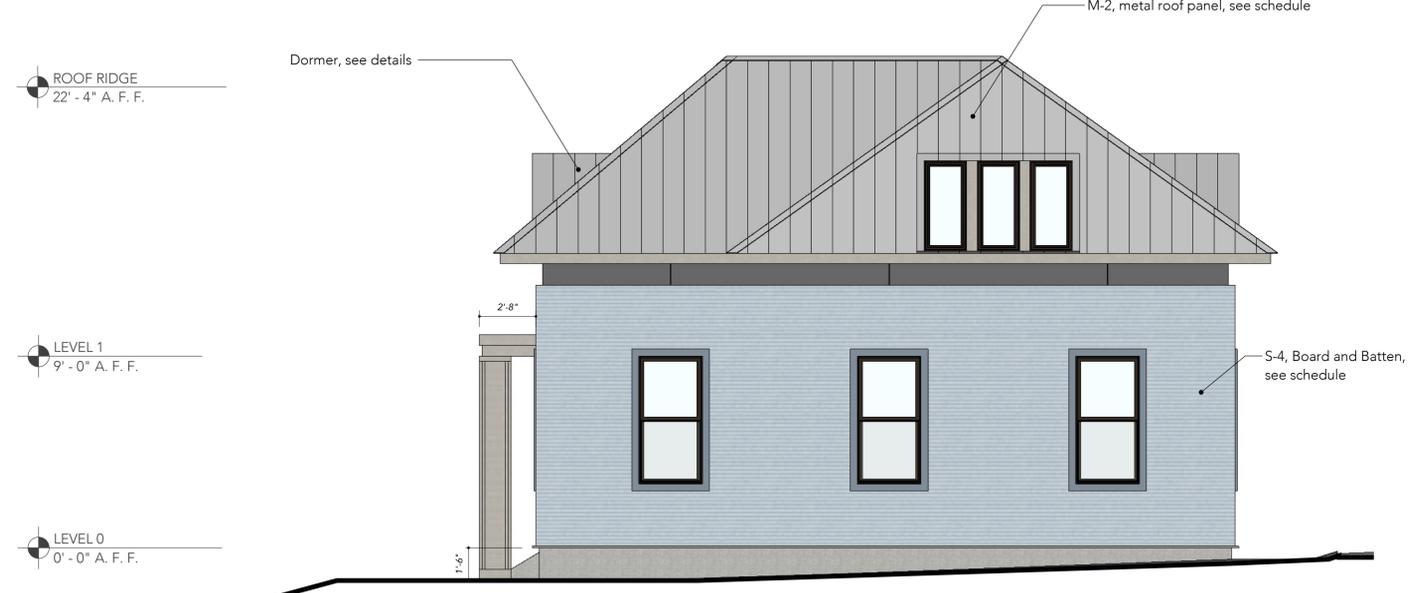
Sheet Contents:
Elevations, Tree
House

Sheet Number:

A2.05



1 NORTH ELEVATION
A2.06 SCALE 1/4" = 1'-0"



2 EAST ELEVATION
A2.06 SCALE 1/4" = 1'-0"



3 SOUTH ELEVATION
A2.06 SCALE 1/4" = 1'-0"



4 WEST ELEVATION
A2.06 SCALE 1/4" = 1'-0"

The Hill

421 Pierce Street,
San Antonio, Texas 78249

Project No. 201801

APN: 00000

Issue title:
FOR CONCEPT

- Revisions:
- 1 - 11/30/2018 HDRC Hearing
 - 2 - 12/19/2018 DRC
 - 3 - 02/12/2019 STAFF
 - 4 - 03/19/2019 STAFF
 - 5 - 04/09/2019 DRC
 - 6 - 04/12/2019 HDRC Hearing

Sheet Contents:
Elevations, Colita
Carriage House

Sheet Number:

A2.06