

HISTORIC AND DESIGN REVIEW COMMISSION

April 15, 2015

Agenda Item No: 13

HDRC CASE NO: 2015-042
ADDRESS: 112 LINDELL PLACE
LEGAL DESCRIPTION: NCB 6204 BLK 5 LOT 1
ZONING: MF33 H RIO-1
CITY COUNCIL DIST.: 1
DISTRICT: River Road Historic District
APPLICANT: Jim Bailey/Alamo Architects
OWNER: Asher Reilly/Reilly Brothers Property Co.
TYPE OF WORK: Rehabilitation with new construction
REQUEST:

The applicant is requesting a conceptual approval for approval to:

1. Rehabilitate the existing structure at 112 Lindell place.
2. Construct a two story building housing six residential units along the corner of Woodlawn Avenue and Lindell Place.

APPLICABLE CITATIONS:

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

2. Materials: Masonry and Stucco

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- Patching*—Repair masonry or stucco by patching or replacing it with in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, application technique, color, and detail, when in-kind replacement is not possible. EIFS is not an appropriate patching or replacement material for stucco.
- Repointing*—The removal of old or deteriorated mortar should be done carefully by a professional to ensure that masonry units are not damaged in the process. Use mortar that matches the original in color, profile, and composition when repointing. Incompatible mortar can exceed the strength of historic masonry and results in deterioration. Ensure that the new joint matches the profile of the old joint when viewed in section. It is recommended that a test panel is prepared to ensure the mortar is the right strength and color.
- Removing paint*—Take care when removing paint from masonry as the paint may be providing a protectant layer or hiding modifications to the building. Use the gentlest means possible, such as alkaline poultice cleaners and strippers, to remove paint from masonry.
- Removing stucco*—Remove stucco from masonry surfaces where it is historically inappropriate. Prepare a test panel to ensure that underlying masonry has not been irreversibly damaged before proceeding.

3. Materials: Roofs

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.
- Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.
- Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.

vii. *Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.

ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.

iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.

iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.

v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.

vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.

vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.

ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.

x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

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.

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.

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.

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

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

5. Guidelines for Site Elements

1. Topography

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

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.

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.

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

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.

C. CURBING

- i. *Historic curbing*—Retain historic curbing wherever possible. Historic curbing in San Antonio is typically constructed of concrete with a curved or angular profile.
- ii. *Replacement curbing*—Replace curbing in-kind when deteriorated beyond repair. Where in-kind replacement is not be feasible, use a comparable substitute that duplicates the color, texture, durability, and profile of the original. Retaining walls and curbing should not be added to the sidewalk design unless absolutely necessary.

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.

8. Americans with Disabilities Act (ADA) Compliance

A. HISTORIC FEATURES

- i. *Avoid damage*—Minimize the damage to the historic character and materials of the building and sidewalk while complying with all aspects of accessibility requirements.
- ii. *Doors and door openings*—Avoid modifying historic doors or door openings that do not conform to the building and/or accessibility codes, particularly on the front façade. Consider using a discretely located addition as a means of providing accessibility.

B. ENTRANCES

- i. *Grade changes*—Incorporate minor changes in grade to modify sidewalk or walkway elevation to provide an accessible entry when possible.
- ii. *Residential entrances*—The preferred location of new ramps is at the side or rear of the building when convenient for the user.
- iii. *Non-residential and mixed use entrances*—Provide an accessible entrance located as close to the primary entrance as possible when access to the front door is not feasible.

C. DESIGN

- i. *Materials*—Design ramps and lifts to compliment the historic character of the building and be visually unobtrusive as to minimize the visual impact, especially when visible from the public right-of-way.
- ii. *Screening*—Screen ramps, lifts, or other elements related to ADA compliance using appropriate landscape materials. Refer to Guidelines for Site Elements for additional guidance.
- iii. *Curb cuts*—Install new ADA curb cuts on historic sidewalks to be consistent with the existing sidewalk color and texture while minimizing damage to the historical sidewalk.

UDC Section. 35-675. Archaeology.

When an HDRC application is submitted for commercial development projects within a river improvement overlay district the city archeologist shall review the project application to determine if there is potential of containing intact archaeological deposits utilizing the following documents/methods:

- (1)The Texas Sites Atlas for known/recorded sites, site data in the files of the Texas Archeological Research Laboratory and the Texas Historical Commission;
- (2)USGS maps;
- (3)Soil Survey maps;
- (4)Distance to water;
- (5)Topographical data;
- (6)Predictive settlement patterns;
- (7)Archival research and historic maps;
- (8)Data on file at the office of historic preservation.

If after review the city archeologist determines there is potential of containing intact archaeological deposits, an archaeological survey report shall be prepared and submitted. If, after review by the city archeologist, a determination is made that the site has little to no potential of containing intact archaeological deposits, the requirement for an archaeological survey report may be waived.

Upon completion of a survey, owners of property containing inventoried archaeological sites are encouraged to educate the public regarding archaeological components of the site and shall coordinate any efforts with the office of historic preservation.

FINDINGS:

- a. The rehabilitation and new construction currently proposed at 112 Lindell Pl has been heard by the Design Review Committee on two separate occasions. The first, on January 27, 2015, focused on the proposed design and concerns of the neighborhood. The project was heard a second time on March 24, 2015, where the Design Review Committee reviewed an updated site and landscaping plan which addressed many of the issues that were voiced at the February 4, 2015, Historic and Design Review Commission meeting.
- b. The proposed rehabilitation and new construction at 112 Lindell was heard by the Historic and Design Review Commission on February 4, 2015. At that meeting, a number of individuals from the River Road Neighborhood Association voiced their concern over the proposed design, the possibility of additional traffic and the preservation of the existing tree canopy. The applicant has since addressed each of these issues at the Design Review Committee at the deferment of the HDRC.

Findings related to request item #1:

- c. The existing structure at 112 Lindell was constructed circa 1950 and includes additions that have been subsequently added. These additions include a rear addition on the east façade, a patio addition on the north façade, a consecutive front porch on both the west and north sides and a swimming pool located north of the patio addition. The applicant is proposing to alter the existing structure by removing each of the additions and restoring the original façade of the structure.
- d. The existing structure has a façade of stucco covered masonry. The applicant has proposed to keep this existing façade as well as make the necessary repairs to restore it to its original state. This is consistent with the Guidelines for Alterations 2.B.
- e. According to the Guidelines for Exterior Maintenance and Alterations 3, the original shape, line, pitch and overhangs of historic roofs should be preserved as well as other distinctive roof features and vents. The applicant has noted that the original roof features will be preserved which is consistent with the Guidelines. The applicant has proposed to reroof the existing structure with a standing seam metal roof. Currently, the structure features an asphalt shingle roof.

The Guidelines for Exterior Maintenance and Alterations 3.B.vi. states that metal roofs should only be used on structures that historically have a metal roof or where a metal roof is appropriate for the style or construction period. While this structure historically would not have had a metal roof, staff finds that the use of a metal roof is appropriate in this setting.

- f. With any substantial rehabilitation of a historic property, all original window and door openings, as well as historic windows and doors should be preserved. Where the original windows and doors are no longer in place, or are damaged beyond repair, the applicant should replace those windows with windows that are in kind and typical of the architectural style of the building. The applicant has proposed to preserve all existing window and door openings which is consistent with the Guidelines for Exterior Maintenance and Alterations 6.A.i,ii,iii. The applicant is responsible for complying with the Guidelines for Exterior Maintenance and Alterations 6.B. in regards to any replacement windows or doors that are needed.

Findings related to request item #2:

- g. According to the Guidelines for New Construction 1.A., front facades of new buildings should be aligned with the front facades of adjacent buildings and should be oriented to be consistent with the predominant orientation of historic buildings along the street frontage. The applicant has oriented the north façade of the proposed structure to align with the existing homes found along E Woodlawn. This is consistent with the Guidelines.
- h. The proposed structure, while at two stories in height shares a similar height to other structures found in the near vicinity, notably the multi-family residence across E Woodlawn from the proposed structure. The applicant has aligned the floor heights of the proposed structure with that of the existing house on the property, implemented a series of variations in building massing and has utilized the use of a standing seam metal roof to provide a visual transition and a variation in scale of the proposed structure. This consistent with the Guidelines for New Construction 2.A in regards to scale and mass.
- i. The applicant has noted that the proposed structure will feature a similar roof form, pitch, overhang and orientation as that of the existing house as well as others found in the River Road Historic District. This is consistent with the Guidelines for New Construction 2.B.
- j. The Guidelines for New Construction 2.D. in regards to lot coverage state that new construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Furthermore, the Guidelines state that the building footprint for new construction should be no more than fifty (50) percent of the total lot area unless adjacent historic buildings establish a precedent with a greater building to lot ratio. The square footage of the lot is 11, 979. The square footage of the proposed new construction is approximately 2,600 square feet. The total proposed lot coverage of the new structure and rehabilitated structure is 5,559 square feet. The proposed lot coverage is consistent with the Guidelines.
- k. The applicant has proposed to use materials that consist of stucco, shake siding, painted 4 inch lap siding, wood for the construction of a trellis, wood columns, a standing seam metal roof and welded wire mesh on a steel frame to serve as screening and railing at balconies and stairways. These proposed materials are consistent with the Guidelines for New Construction 3.A. in regards to the use of new materials.
- l. The proposed structure features a series of architectural features related to both the massing and form as well as the proposed materials that provide historic context and complement the other structures in the River Road Historic District. The use of modern materials are presented in a contemporary manner and are consistent with the Guidelines for New Construction 4.A.
- m. The applicant has noted that the mechanical equipment for the proposed new construction will be located on the roof. The applicant has also noted that the proposed parapet has been designed to not only completely screen the mechanical equipment from the public right of way, but to also provide noise abatement. The proposed location and screening methods of the mechanical equipment are consistent with the Guidelines for New Construction 6.A. and 6.B.
- n. The applicant has proposed to construct a privacy fence along the east side of the property. The applicant has noted that the proposed fence will be six (6) feet in height until and will not progress to the front yard. The applicant will be responsible for complying with the Guidelines for Site Elements 2. B. and C. in regards to the final design and materials of fences and walls.
- o. According to the Guidelines for Site Elements 3.A. only native xeric plant materials that thrive in local conditions should be introduced. See UDC Appendix E: San Antonio Recommended Plant List – All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods.

- p. The applicant has provided a tree survey locating all existing trees on the property including an anaqua tree located on the north side of the property which the applicant has proposed to preserve. This is consistent with the Historic Design Guidelines for Site Elements 3.D. as well as the UDC Section 35-525 in regards to tree preservation. Future species selection and planting procedure should be done with guidance from the City Arborist.
- q. The proposed driveway currently is noted to be 12' – 0" wide, which is not consistent with the Guidelines for Site Elements 5.B. The applicant has noted that a providing a driveway with a width that is keeping with the neighborhood precedent is a goal. Staff recommends that the applicant further explore ways to provide a driveway that is consistent with what is historically found in the neighborhood.
- r. The applicant has noted that while the curb cut apron at the street is required by code to be concrete, a series of pervious materials have been proposed for site paving in order to accommodate vehicles. This is consistent with the Guidelines for Site Elements 3.B.i. and ii. in regards to paving materials.
- s. The applicant has proposed on-site parking for eleven (11) vehicles. The Guidelines for Site Elements 7.A. and B. in regards to off-street parking state that parking areas should not be added within the front yard setback, off-street parking should be accessed from alleys or secondary streets rather than from principal streets whenever possible and that off street parking should be screened. The proposed parking is consistent with the Guidelines. The applicant is responsible for complying with the Design Guidelines in regards to permeable materials as well as the proposed parking structure.
- t. The applicant has proposed to include two (2) ADA dedicated parking spaces to be accessible from the alley. The applicant is responsible for complying with the Guidelines for Site Elements 8. A., B., and C. in regards to Americans with Disabilities Act (ADA) Compliance.
- u. The UDC Section 35-675 states that an HDRC application for commercial development projects within a river improvement overlay district shall be reviewed by the city archaeologist to determine if there is potential of containing intact archaeological deposits. The applicant is responsible for complying with this section of the UDC as well as Sections 35-630, 35-634 and 35-606.

RECOMMENDATION:

- 1. Staff recommends conceptual approval of the rehabilitation of the existing structure noted in item 1 based on findings c through f.
- 2. Staff recommends conceptual approval of the proposed new construction based on findings e through s with the following stipulations:
 - i. That the excavations meet all requirements for archaeology outlined in UDC Article 6, Sections 35-630, 35-634, 35-675 and 35-606.

CASE MANAGER:

Edward Hall





Flex Viewer

Powered by ArcGIS Server

Printed: Jan 26, 2015

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LINDELL
C206 100
WOODLAWN
E06 600





NO
TRESPASSERS
VIOLATORS WILL
BE PROSECUTED

106



NO
TRESPASSERS
VIOLATORS WILL
BE PROSECUTED





NO
TRESPASSERS
VIOLATORS WILL
BE PROSECUTED



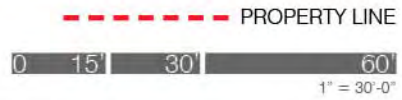
- DRIVEWAY
- 9 DEDICATED TUCK-UNDER PARKING SPACES
- 6' HIGH PRIVACY FENCE
- 2 DEDICATED PARKING SPACES ACCESSIBLE FROM ALLEY
- DRIVEWAY



112 LINDELL PLACE

SITE PLAN
SAN ANTONIO, TEXAS

1512 SOUTH FLORES ST.
SAN ANTONIO, TX 78204
03.27.2015



NOTICE: DRAWINGS ARE TO BE USED FOR EDITORIAL PURPOSES ONLY. NOT TO BE USED FOR PLAN REVIEW OR FOR CONSTRUCTION.



112 LINDELL PLACE

1512 SOUTH FLORES ST.
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03.27.2015

MODEL OF SCHEME
SAN ANTONIO, TEXAS

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1512 SOUTH FLORES ST.
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PROJECT RENDERING
SAN ANTONIO, TEXAS

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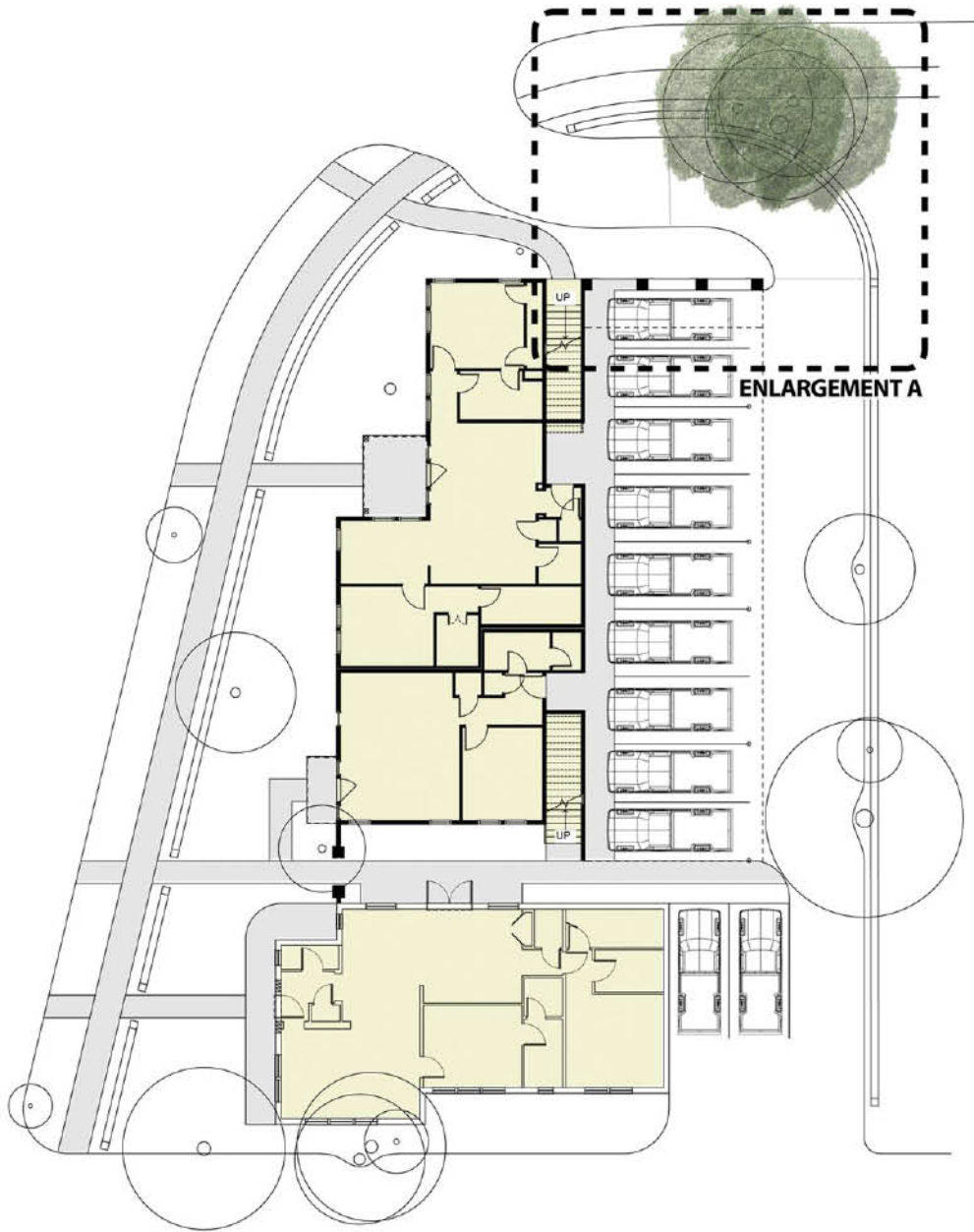


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PROJECT RENDERING
SAN ANTONIO, TEXAS

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SITE PLAN

NOTES

1. All information furnished regarding this property is from sources deemed reliable. However, BURY, Inc. has not made an independent investigation of these sources and no warranty or representation is made by BURY, Inc. as to the accuracy thereof and same is submitted subject to errors, omissions, plan changes, or other conditions. This exhibit is conceptual in nature and does not represent any regulatory approval. This plan is for conceptual and graphic purposes only. Property Owner reserves the right to for any changes without notice.



112 LINDELL PLACE

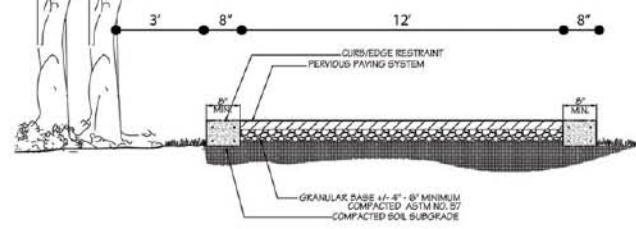
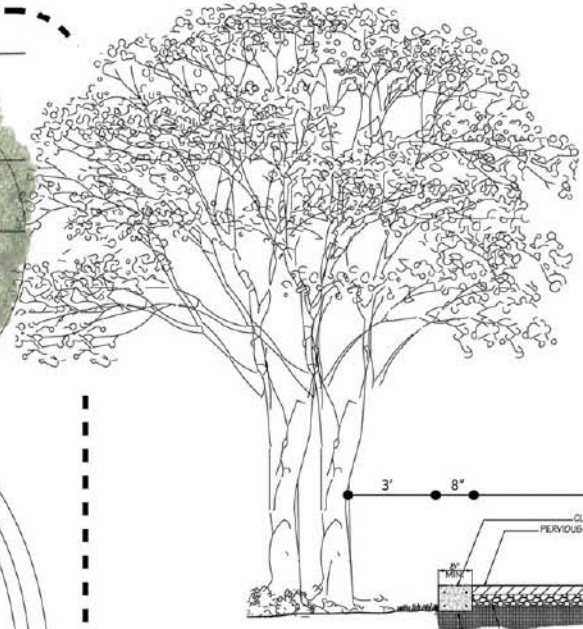
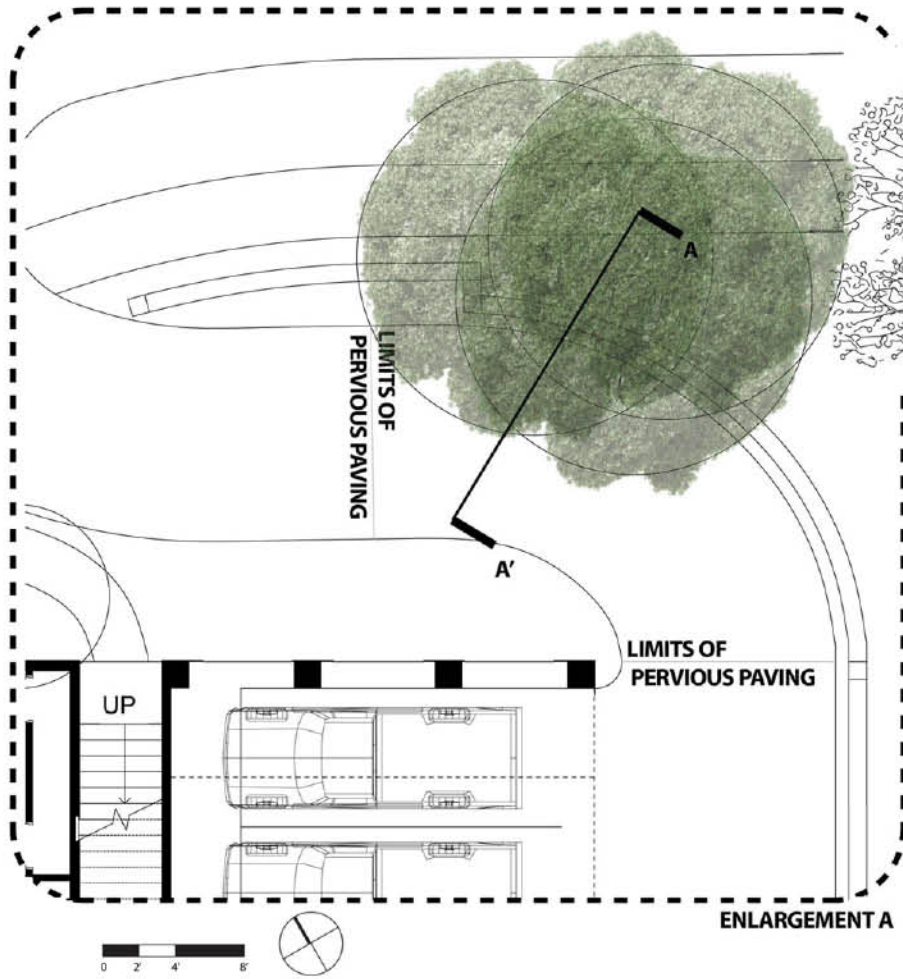
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LANDSCAPE
SAN ANTONIO, TEXAS

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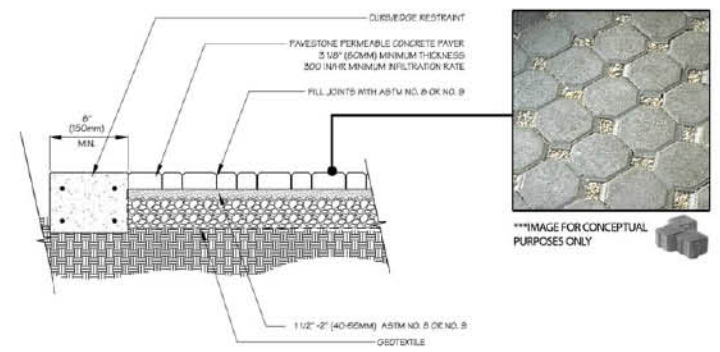
Revised: 2015.03.26





CROSS SECTION A - A'

N.T.S



PERVIOUS PAVER SYSTEM

N.T.S



***IMAGE FOR CONCEPTUAL PURPOSES ONLY



112 LINDELL PLACE

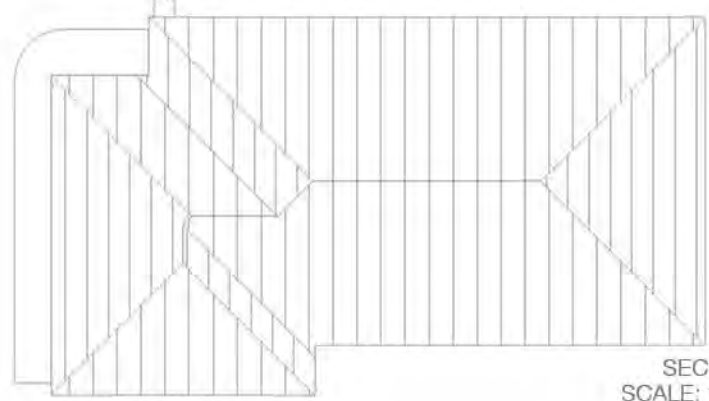
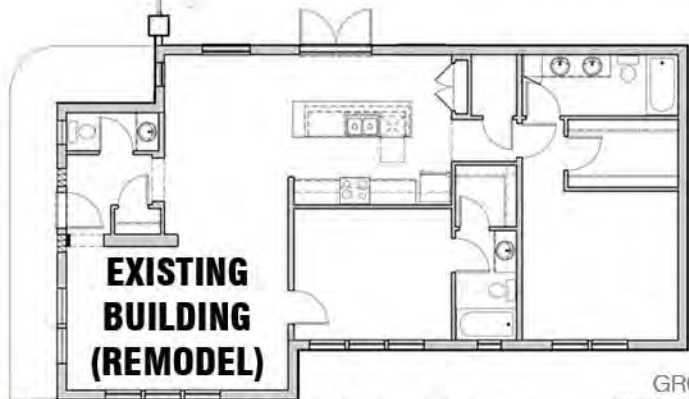
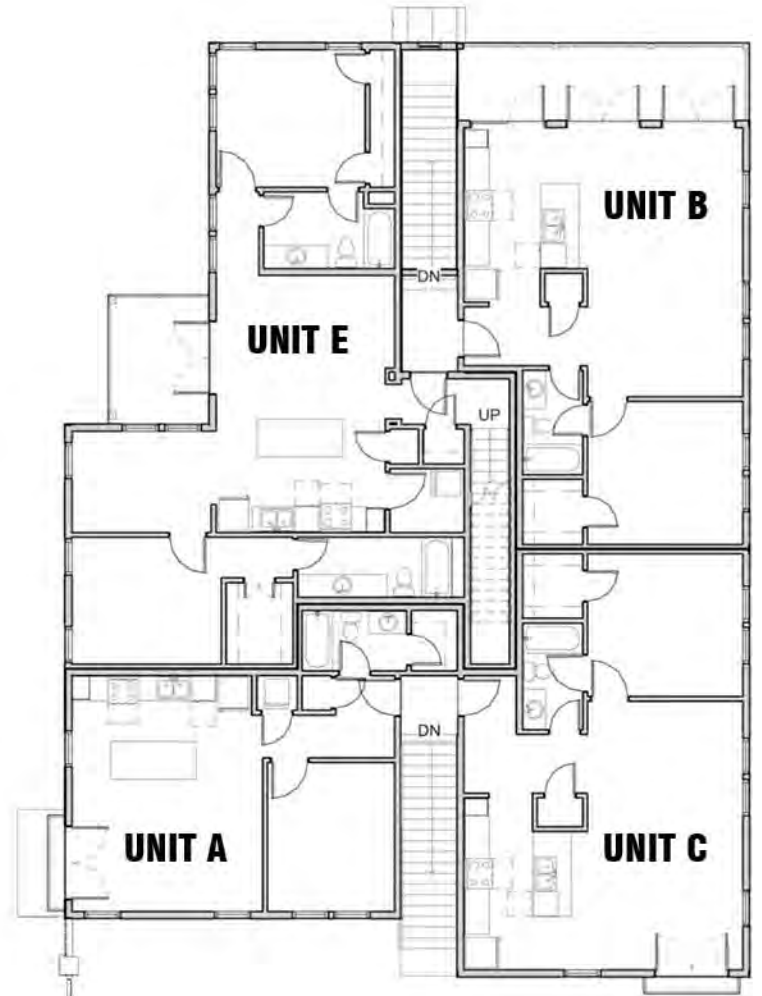
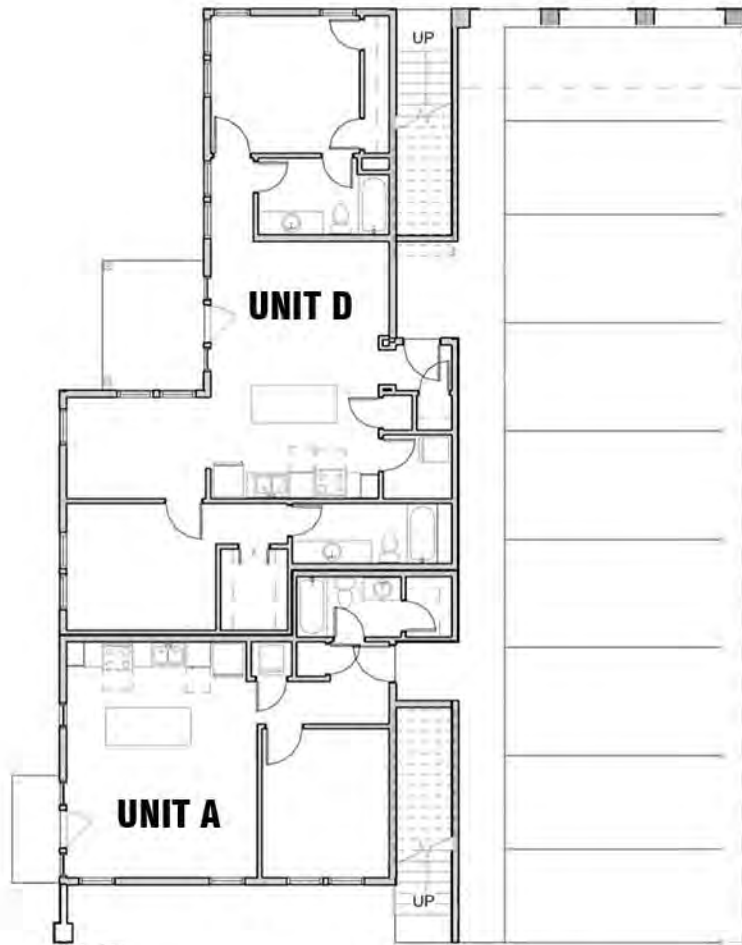
1512 SOUTH FLORES ST.
SAN ANTONIO, TX 78204
03.27.2015

LANDSCAPE
SAN ANTONIO, TEXAS

NOTICE: DRAWINGS ARE TO BE USED FOR EXPERT PURPOSES ONLY; NOT TO BE USED FOR PLAN REVIEW OR FOR CONSTRUCTION.

Revised: 2015.03.26





112 LINDELL PLACE

GROUND FLOOR
SCALE: 1/16" = 1'-0"

SECOND FLOOR
SCALE: 1/16" = 1'-0"



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BUILDING FLOOR PLAN
SAN ANTONIO, TEXAS

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ELEVATION ALONG E. WOODLAWN AVE.



ELEVATION ALONG LINDELL PL.



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BUILDING ELEVATION
SAN ANTONIO, TEXAS

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112 LINDELL PLACE

1512 SOUTH FLORES ST.
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BUILDING ELEVATION
SAN ANTONIO, TEXAS

NOTICE: DRAWINGS ARE TO BE USED FOR DESIGN PURPOSES ONLY AND NOT TO BE USED FOR PLAN REVIEW OR FOR CONSTRUCTION.

In October 2009 the Reilly family purchased 112 Lindell to construct a multi-family apartment building as a long term family asset. 112 Lindell Place is in the River Road Historic District at the corner of Lindell and Woodlawn. The District was designated February 4, 2010, after the family purchased the property.

Brackenridge Park surrounds River Road on the north, east and south sides with Highway 281 on the west side. Until the construction of 281 as a freeway, the neighborhood was connected to Monte Vista but the freeway severed most of the street connections including Woodlawn. Woodlawn also connected to Ave A on the east side of the River but this low-water crossing has been closed.

Lindell and Woodlawn intersect in a small traffic circle. Two single-family homes face the circle on the north-west side, a duplex is on the south-west side, and a six unit multi-family apartment building is on the north-east corner. The apartment building is two stories and similar in massing to other neighborhood-scaled multi-family buildings west of Highway 281. The .275 acre parcel in question is zoned MF 33 which permits up to nine apartment units.

The proposed development consists of two components: a remodel of the existing single-family house and new construction of a six unit apartment building. Eleven parking spaces will be provided.

The existing structure was built in 1946 but has been significantly remodeled at least twice. Photos of the most recent two remodels are included in this application. Documentation of the appearance of the house as originally constructed is unavailable. Therefore, the proposed remodel combines various elements of previous iterations of the façade with materials and colors that relate to the adjacent new construction.

The new construction will consist of a two-story building set in alignment with the houses on Woodlawn and set back from the existing house on Lindell. A driveway on the east side of the property will provide access to screened, tuck-under parking as well as a separation between the new structure and the adjoining property. The building will be finished in appropriate high-quality materials such as stucco, stone, cementitious shingles, and standing-seam metal roofing. A low wall at the property line, sidewalks to the street and ample landscaping will present a welcoming and visually appealing transition between the public realm and private spaces.

Further study of all of these elements is required to finalize the design. At this stage, we are requesting conceptual approval.

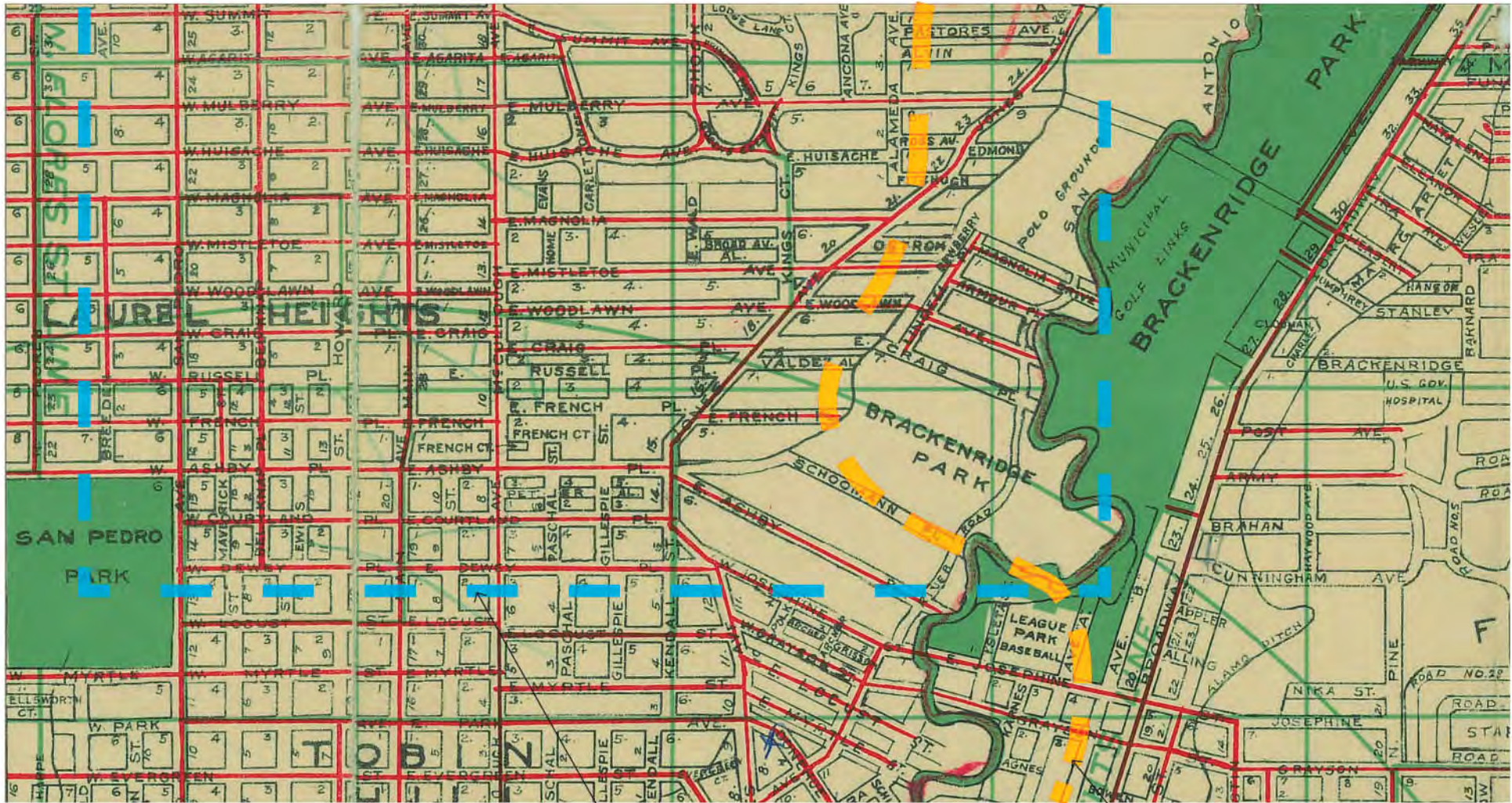


112 LINDELL PLACE

1512 SOUTH FLORES ST.
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PROJECT DESCRIPTION
SAN ANTONIO, TEXAS

NOT TO BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN PERMISSION OF ALMO ARCHITECTS



CONSTRAINTS OF AERIAL MAP
ON CONSECUTIVE PAGE

CURRENT LOCATION
OF HWY 281

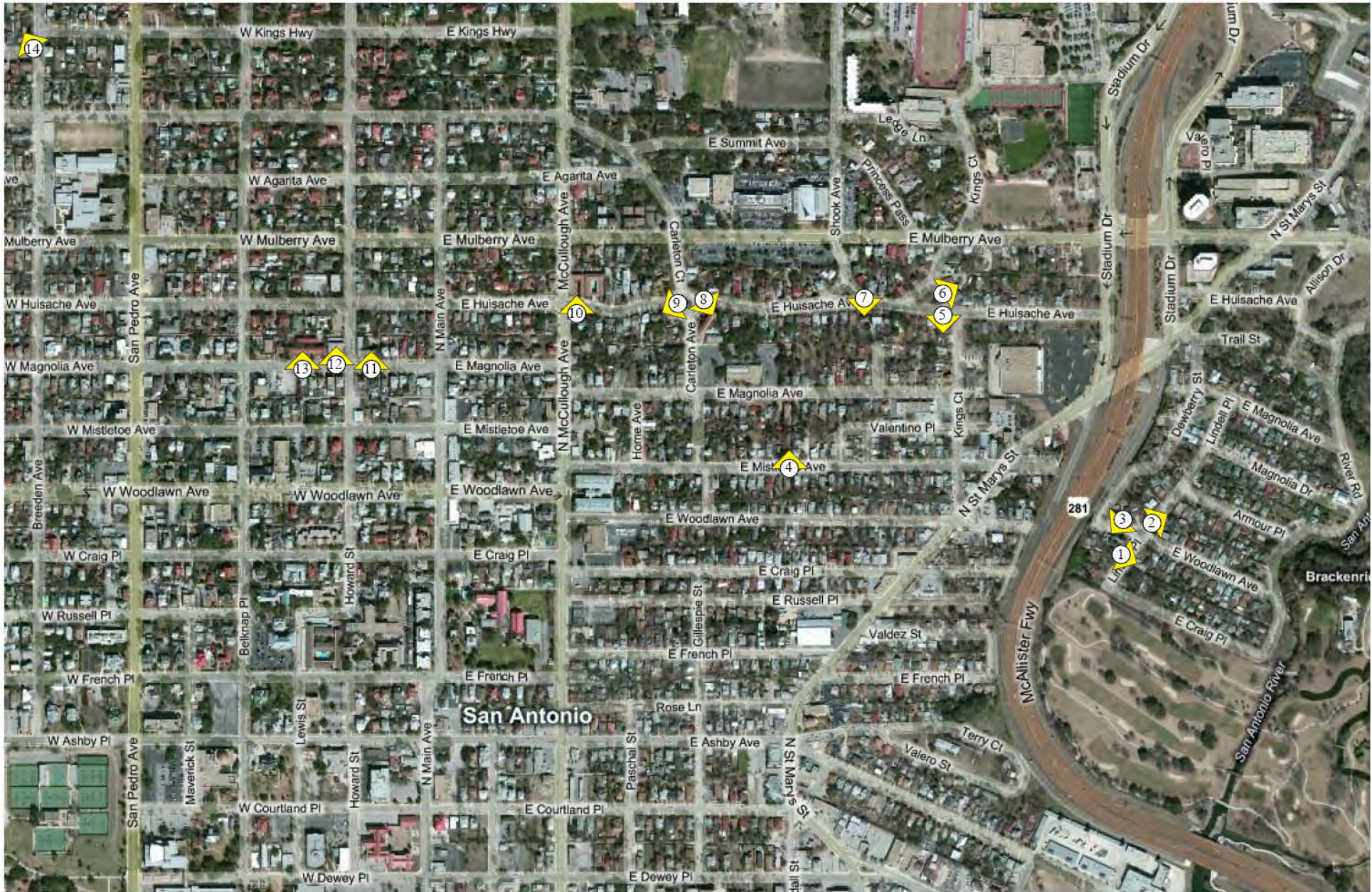


112 LINDELL PLACE

1512 SOUTH FLORES ST
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MAP OF THE AREA BEFORE CONSTRUCTION OF HWY 281
SAN ANTONIO, TEXAS

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112 LINDELL PLACE



SEE CONSECUTIVE PAGES (2) FOR PHOTOS
CORRESPONDING TO VISUAL MARKERS

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AERIAL MAP OF SIMILAR NEARBY MULTI-FAMILY PROPERTIES
SAN ANTONIO, TEXAS

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① VIEW OF PROP. (112 LINDELL PL.)



④ DUPLEX - TILE HOUSE EXAMPLE



⑥ 8 - PLEX ON KINGS CT.



② 6 - PLEX ACROSS THE STREET



⑤ 4 - PLEX ON E. HUISACHE



⑦ APARTMENTS ON E. HUISACHE



③ 4 - PLEX ACROSS THE STREET



⑧ APARTMENTS ON CARLETON CT.



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NEARBY MULTI-FAMILY PROPERTIES PHOTOS
SAN ANTONIO, TEXAS

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9 APARTMENTS ON CARLETON CT.



12 APARTMENTS ON E. MAGNOLIA



10 APARTMENTS ON E. HUISACHE



13 APARTMENTS ON E. MAGNOLIA



11 APARTMENTS ON E. MAGNOLIA



14 APARTMENTS ON BREEDEN

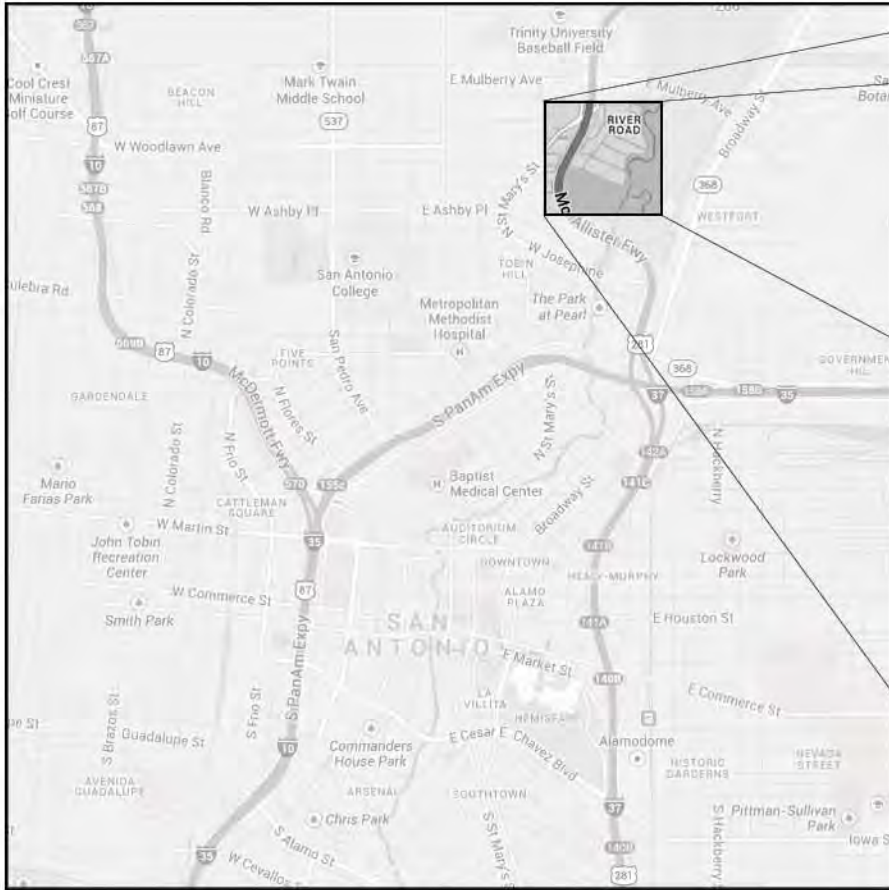


112 LINDELL PLACE

1512 SOUTH FLORES ST.
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NEARBY MULTI-FAMILY PROPERTIES PHOTOS (CONTINUED)
SAN ANTONIO, TEXAS

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--- PROPERTY LINE



112 LINDELL PLACE

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SITE CONTEXT
SAN ANTONIO, TEXAS

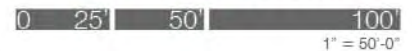
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112 LINDELL PLACE

EXISTING SITE PLAN
SAN ANTONIO, TEXAS



--- PROPERTY LINE

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ON LINDELL PL. LOOKING SOUTHEAST



CORNER OF E. WOODLAWN AVE. AND LINDELL PL.



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OLD PHOTOS OF EXISTING STRUCTURE (CIRCA 1977 - SHOWS HOUSE AS REMODELED FROM ORIGINAL)
SAN ANTONIO, TEXAS

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112 LINDELL PL. - EXISTING BUILDING



112 LINDELL PL. - ORIGINAL FACADE LOOKING INTO BACKYARD



112 LINDELL PL. - BACKYARD PATIO ADDITION



112 LINDELL PLACE

1512 SOUTH FLORES ST.
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OLD PHOTOS OF EXISTING STRUCTURE (CIRCA 1977 - SHOWS HOUSE AS REMODELED FROM ORIGINAL)
SAN ANTONIO, TEXAS

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ON EAST WOODLAWN AVENUE LOOKING NORTHWEST



112 LINDELL PL. - EXISTING BUILDING VIEW FROM NEIGHBOR SIDE



CORNER OF E. WOODLAWN AVE. AND LINDELL PL.



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PHOTOS OF EXISTING CONDITIONS
SAN ANTONIO, TEXAS

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112 LINDELL PL. - EXISTING BUILDING



112 LINDELL PL. - EXISTING CONDITIONS LOOKING INTO BACKYARD



112 LINDELL PL. - EXISTING BUILDING / SIDE ALLEY OFF OF LINDELL PL.



112 LINDELL PLACE

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PHOTOS OF EXISTING CONDITIONS
SAN ANTONIO, TEXAS

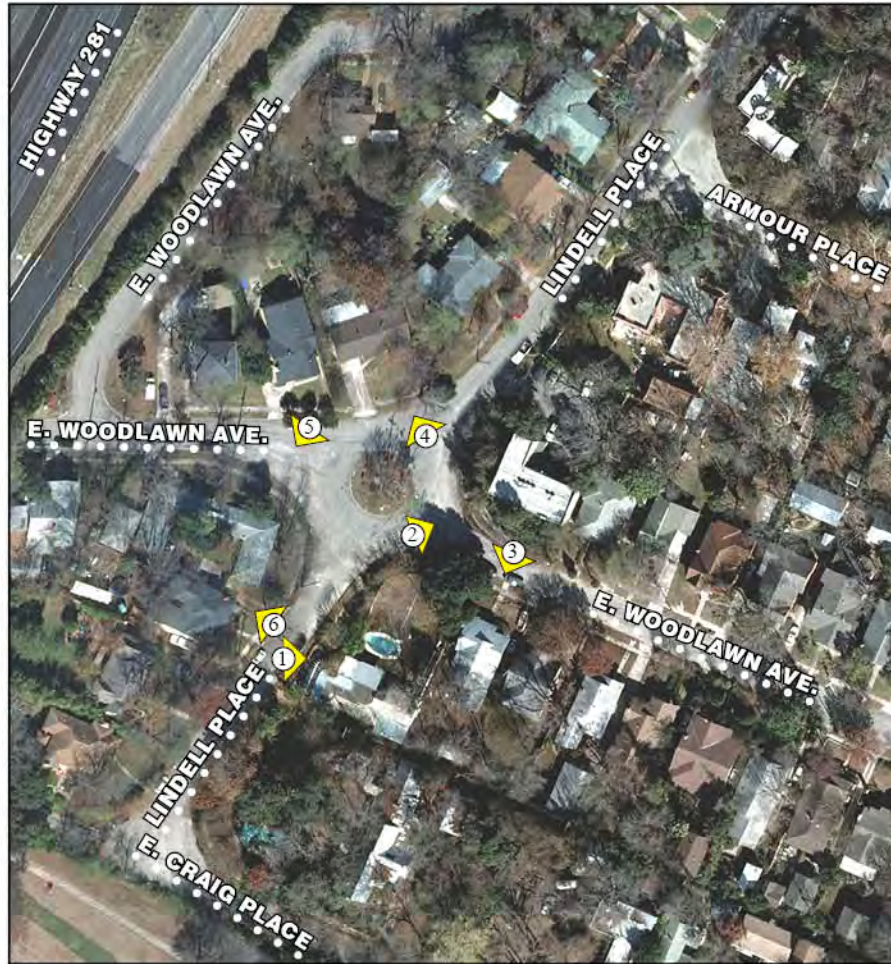
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① 112 LINDELL PLACE



③ SE CORNER OF E. WOODLAWN



② NE CORNER OF E. WOODLAWN



④ NW CORNER OF LINDELL PLACE



⑤ SW CORNER OF E. WOODLAWN AVE.



⑥ ACROSS FROM 112 LINDELL PL.



112 LINDELL PLACE

1512 SOUTH FLORES ST.
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SURROUNDING PHOTOS
SAN ANTONIO, TEXAS

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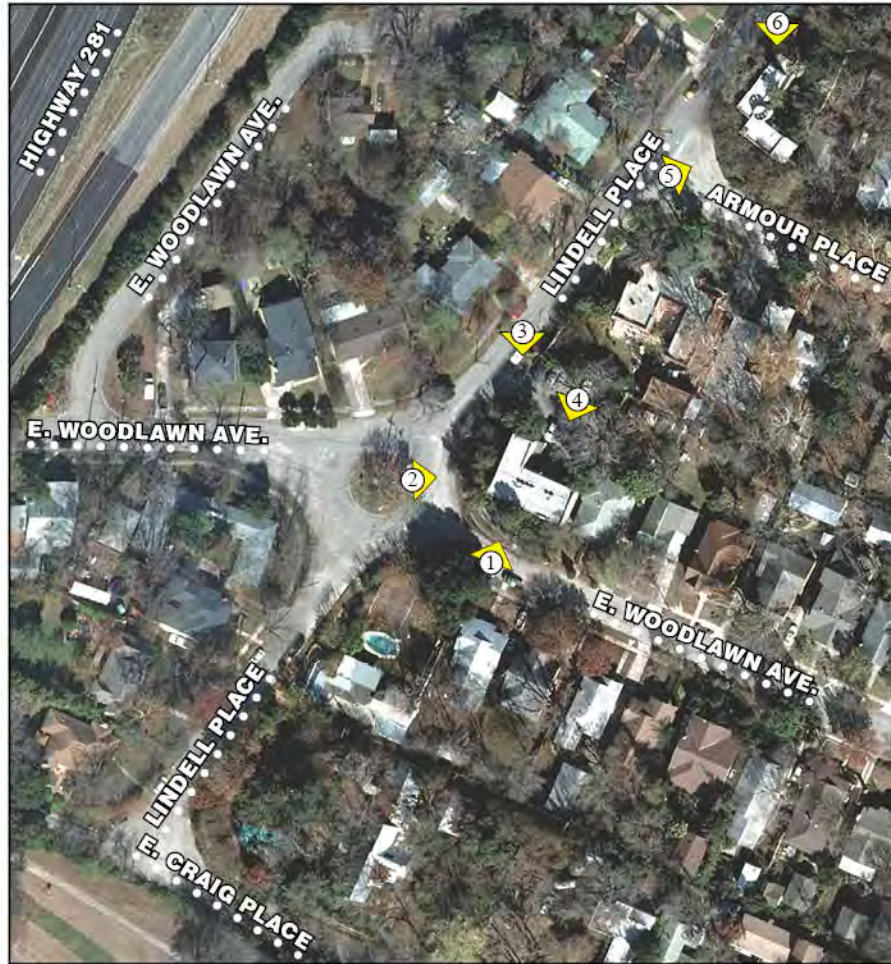
① NE CORNER OF E. WOODLAWN



③ NE CORNER OF E. WOODLAWN



⑤ NE CORNER OF ARMOUR PLACE



② NE CORNER OF E. WOODLAWN



④ PARKING LOT



⑥ NE CORNER OF ARMOUR PLACE



112 LINDELL PLACE

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SURROUNDING PHOTOS
SAN ANTONIO, TEXAS

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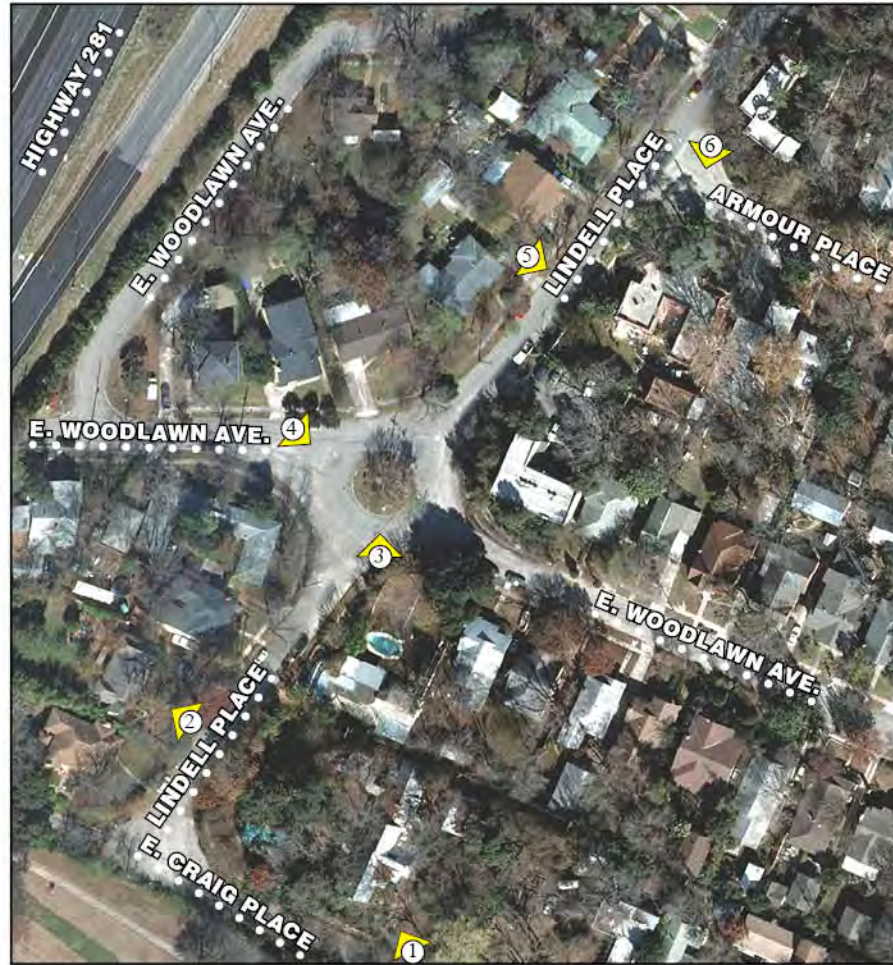
① NE CORNER OF E. CRAIG PLACE



③ NW CORNER OF E. WOODLAWN



⑤ SW CORNER OF ARMOUR PLACE



② ACROSS FROM 112 LINDELL PL.



④ SE CORNER OF E. WOODLAWN



⑥ SW CORNER OF ARMOUR PLACE



112 LINDELL PLACE

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SURROUNDING PHOTOS
SAN ANTONIO, TEXAS

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