

HISTORIC AND DESIGN REVIEW COMMISSION

July 15, 2015

Agenda Item No: 2

HDRC CASE NO: 2015-245
COMMON NAME: 114 CEDAR, 139 CEDAR, 233 CEDAR, 311 PEREIDA
ADDRESS: 133 CEDAR ST
LEGAL DESCRIPTION: NCB 935 BLK B LOT 7 & 8 & N 12.4 FT OF 9
ZONING: MF33-S H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Jim Bailey/Alamo Architects
OWNER: Stephen Yndo/Children's Shelter of San Antonio
TYPE OF WORK: New construction, relocation of historic building
REQUEST:

The applicant is requesting conceptual approval to:

1. Construct four, 2,000 square foot townhouse units with attached two car garages. Materials are to include brick masonry, painted wood porches and trim, Pella Impervia windows and doors, Victorian metal shingles, a standing seam metal roof, galvanized welded wire trellises and fencing.
2. Construct ten, 1,700 square foot townhouse units with attached one car garages and ten guest parking spaces. Materials are to include painted stucco, painted wood porches and trim, Pella Impervia windows and doors, Victorian metal shingle, galvanized welded wire trellises, stained cedar garage doors and siding, a standing seam metal roof and fencing.
3. Relocate the Solon Stewart House currently located at 114 CEDAR to a new location fronting Pereida.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION

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

B. ENTRANCES

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

2. Building Massing and Form

A. SCALE AND MASS

- i. Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
- ii. Transitions*—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than

one-half story.

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

B. ROOF FORM

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

UDC Section 35-613. Relocation of a Landmark or Property Located in a Historic District.

- (a) In considering whether to recommend approval or disapproval of a certificate application to relocate a building, object or structure designated a historic landmark or located in a historic district, the historic and design review commission shall be guided by the following considerations:
 - (1) The historic character and aesthetic interest the building, structure or object contributes to its present setting;
 - (2) Whether there are definite plans for the area to be vacated and what the effect of those plans on the character of the surrounding area will be;
 - (3) Whether the building, structure, or object can be moved without significant damage to its physical integrity;
 - (4) Whether the proposed relocation area is compatible with the historical and architectural character of the building, object, or structure.
 - (5) Balancing the contribution of the property to the character of the historic district with the special merit of the application.
- (b) Should an application to relocate a building, object or structure be approved, the historic preservation officer shall ensure that the new location is already zoned historic or shall review whether such location should be designated.
- (c) The historic preservation officer may approve applications for relocation for properties deemed noncontributing to the historic character of a historic district.

FINDINGS:

- a. The applicant received conceptual approval of a site plan and the general massing of 17 townhome units while relocating the Solon Stewart House from 114 Cedar to 311 Pereida for future rehabilitation as a single-story residence on August 6, 2014.
- b. This request was heard by the Design Review Committee on July 22, 2014, and most recently June 9, 2015. At that meeting, committee members did not have any concerns and noted that this project was very appropriate for the area.
- c. The Children's Shelter building was constructed circa 1970 and is eligible for demolition as a non-contributing structure.
- d. 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 building along the street frontage. The applicant has oriented the front facades of both structures toward Cedar and has aligned them with the facades of other structures found along the street. This is consistent with the Guidelines.
- e. The proposed structures, both at three stories in height share a similar height with other residential structures found in the near vicinity. The applicant has proposed floor heights that are in keeping with those found historically in the neighborhood as well as incorporated a standing seam metal roof, balconies and dormers to provide a visual transition for the proposed structures. This is consistent with the Guidelines for New Construction 2.A. in regards to scale and mass.
- f. The applicant has noted that the proposed structures will feature a similar roof form, pitch, overhangs and orientation as that of the existing structures found along Cedar and in the King William Historic District. This is consistent with the Guidelines for New Construction 2.B.
- g. 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. For both structures, the applicant has proposed new construction that is consistent with the Guidelines.

- h. The applicant has proposed to use materials that consist of brick masonry, painted stucco, painted wood porches and trim, Pella Impervia windows and doors, Victorian metal shingles, wood framed galvanized welded wire trellises, standing seam metal roofs and fencing. These proposed materials are consistent with the Guidelines for New Construction 3.A. in regards to the use of new materials.
- i. 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 King William Historic District. The use of modern materials are presented in a contemporary manner and are consistent with the Guidelines for New Construction 4.A.
- j. The applicant has not noted the specific location of any mechanical equipment associated with the proposed new construction. The applicant is responsible for complying with the Guidelines for New Construction 6.A. and 6.B.
- k. The applicant has proposed to install fencing, but has not selected a specific material. The applicant has proposed fencing materials that include cedar post and garden loop mesh, galvanized post and rail and garden loop mesh, cedar or pine post and board rail with galvanized welded wire mesh or a steel picket fence. Each of these proposals are consistent with the Guidelines for Site Elements 2.B. and C.
- l. 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.
- m. The applicant has provided a site plan noting existing trees on the property. The applicant is responsible for complying with the Historic Design Guidelines for Site Elements 3.D. as well as the UDC Section 35-525 in regards to tree preservation. Species selection and planting procedure should be done with guidance from the City Arborist.
- n. Neither proposed structure will utilize a traditional driveway that is consistent with those that are existing along Cedar and Pereida. The applicant has proposed entrances as well as driveways that are approximately twenty (20) feet in width. While not consistent with the existing driveways in regards to width, the applicant has proposed to construct the driveway for Unit A on the secondary street for this structure, Pereida. The applicant has proposed to construct two (2) driveways for Unit B, both of which will provide access to and from Cedar. While wider than recommended by the Guidelines for Site Elements, staff finds that the width of the proposed driveways is appropriate considering the number of automobiles that will utilize the proposed driveways.
- o. The applicant has proposed onsite parking at the sides of the proposed driveway for Unit B. According to the Guidelines for Site Elements 7.A. and B., 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. While the applicant's proposed off-street parking is to be accessed from a primary street, proposed screening as has been proposed and the proposed parking begins to the rear of the front yard setback. This is consistent with the Guidelines.
- p. The Solon Stewart house is in need of repairs and has great potential to contribute to the district following a restoration. Staff finds that relocation may be appropriate if it results in the restoration of the house. In accordance with UDC Section 35-613, the HDRC shall be guided by the following considerations:
 - (1)The historic character and aesthetic interest the building, structure or object contributes to its present setting;
The Solon Stewart house has been substantially modified. In past surveys, the house was overlooked as a contributing resource to the King William Historic District.
 - (2)Whether there are definite plans for the area to be vacated and what the effect of those plans on the character of the surrounding area will be;
SAISD has indicated interest in developing the vacated site as a playground area for Bonham Academy students.
 - (3)Whether the building, structure, or object can be moved without significant damage to its physical integrity;
feasibility studies have not yet been provided by the applicant.
 - (4)Whether the proposed relocation area is compatible with the historical and architectural character of the building, object, or structure.
The proposed relocation site is on a nearby vacant lot within the King William Historic District.
 - (5)Balancing the contribution of the property to the character of the historic district with the special merit of the application.

Relocation of the Solon Stewart house may yield a positive contribution to the King William Historic District by allowing an opportunity through which it may be restored.

RECOMMENDATION:

Staff recommends approval of items #1 through #3 with the following stipulations:

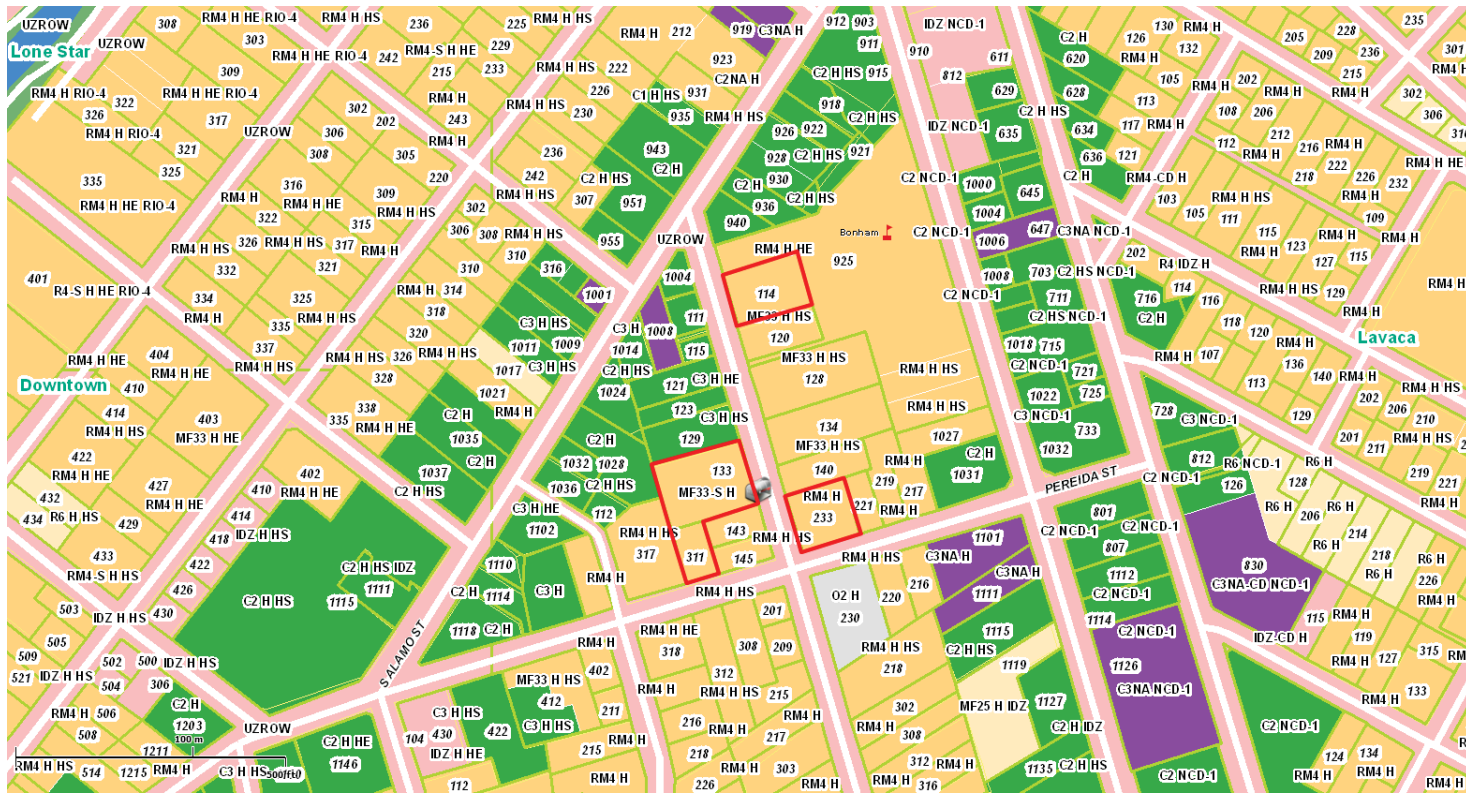
- i. That the applicant provide information regarding the location of mechanical equipment prior to returning for final approval.
- ii. That the applicant provide a detailed site plan prior to returning for final approval.

CASE COMMENT:

The final construction height of an approved fence may not exceed the maximum height as approved by the HDRC at any portion of the fence. Additionally, all fences must be permitted and meet the development standards outlined in UDC Section 35-514.

CASE MANAGER:

Edward Hall



Cedar at Pereida

Project Narrative

The proposed project utilizes multiple lots on Cedar & Pereida Streets which are currently occupied by non-contributing Children's Shelter facilities, a contributing one-story home, & surface parking. The historic one-story home will be restored or remodeled & sold, or just sold outright. The non-contributing facilities & surface parking will be replaced with a combination of two and a half to three-story townhouses. In addition, the Solon Stewart House is to be moved from where it sits at 114 Cedar Street to a new location facing Pereida Street. The proposed development respects existing front yard setbacks on all block faces & taller elements step back from neighboring properties to respect solar access & view corridors. Overall building height is similar to the surrounding large historic two-story homes. This was all approved through unanimous vote of the HDRC through a prior submission. At that hearing we informed the Commission that approval of site concept and massing would give us the confidence to move forward with conceptual work on the architecture itself and that we would be back for part II of the conceptual approval prior to seeking a final CofA. That is what this application represents.

As we delved deeper into design, we discovered that we could not meet the setbacks that had been approved and to which we had committed so the density has been reduced from 12 to 10 units in the larger building and from 5 to 4 units in the smaller building in order to do so. The program remains otherwise unchanged. We have continued the process of meeting with immediate neighbors and the King William Association. Attached is a letter of support from King William with stipulations/suggestions regarding the physical form of the architecture. These have all been incorporated into the material presented in this application with the exception of the comment regarding fence material. We intend to heed this suggestion and will vary the material on the various components of the development. We will choose from amongst the following:

1. Cedar post and garden loop mesh
2. Galvanized post and rail and garden loop mesh
3. Cedar or pine post and board rail with galvanized welded wire mesh
4. Steel picket.



the
children's
shelter

a family
of services

July 18, 2014

RE: The Children's Shelter Property

City of San Antonio Staff and/or Representatives:

**glenda woods
campus**

2939
west woodlawn
san antonio
texas 78228

210.212.2500
chshel.org

Please be advised that Stephen W. Yndo is hereby authorized to act on our behalf, as owner, in connection with the properties located at 143 Cedar Street and 233 and 311 Peredia Street, San Antonio, Texas, and the processing of applications for approvals related to Historic Design and Review and Zoning changes with the City of San Antonio."

Regards,

Annette Rodriguez
President/CEO



1032 S. ALAMO
SAN ANTONIO, TX 78210

PHONE: (210) 227-8786

FAX: (210) 227-8030

INFO@OURKWA.ORG

WWW.KINGWILLIAMASSOCIATION.ORG

March 4, 2015

King William Historic District – Board of Directors
122 Madison
San Antonio, Texas 78204

Re: Cedar Townhouses – *King William Historic District*

Dear Board,

On Monday, March 2, the AAC meet with Steve Yndo (Developer) and Jim Bailey (Alamo Architects) to review revised conceptual plans for the townhouse project on Cedar Street. The project consists of a 4-unit building on the corner of Cedar and Perida and a 10-unit building on the site of the former Children's Shelter on Cedar. The AAC recognized the following positive features of the proposed design:

1. The plans were revised to decrease the number of units and parking demand, which were concerns voiced about the previous plan.
2. The proposed scale, massing and placements of the buildings on their site are sensitive to that of the adjacent properties.
3. The proposed balconies will contribute to the streetscapes on both Cedar and Pereida Streets.
4. Materials proposed are common to the neighborhood.
5. The exterior designs for the 4-unit versus the 10-unit building will vary to provide each with their individual architectural identity.

Recognizing that the project is still in the schematic phase of design and the architectural details of the project will be further developed; the AAC did offer the following suggestions:

1. Balcony railings and yard fences should vary between the 4-unit and 10-unit buildings in keeping with item 5 above.
2. Suggested some articulation between the front gabled form and the wing behind by color and/or material on the 10-unit building.
3. Study the proportions of the clerestory windows.

Overall, the AAC is very supportive of the direction for the design of this project and is looking forward to seeing the next phase of design review.

Best Regards,

Mickey Conrad, RA
Chair, Architectural Advisory Committee

CC: Steve Yndo, Jim Bailey



122 MADISON
SAN ANTONIO, TX 78210

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June 29, 2015

King William Association Board of Directors
122 Madison
San Antonio, Texas 78204

Re: Case #2015-**3726** 133 & 139 Cedar St. – *King William Historic District*
Conceptual Approval

Dear KWA Board,

The King William Association Architectural Advisory Committee met with Jim Bailey, the architect for the Cedar Townhomes on June 29 to review the project and discuss the recommendations for the project outlined in our letter of June 15. Mr. Bailey was receptive to all the recommendations and will make revisions to the drawings and send them to the AAC for review. During our discussions we noted the following items:

1. Propose extending two bays with column supports and eliminate the bracket supports at the porch on the south elevation of the 4 unit building.
2. Consider raising the 3 in 12 roof pitch on the 4 unit building which will change the south elevation. Historic guidelines recommend that roof pitches be within 10% of the prevailing roof pitches in the neighborhood.
3. Provide more definition regarding the pattern and details for railings on both buildings.

The Committee appreciates Mr. Bailey's cooperation and we look forward to seeing the revised drawings.

Best Regards,

Mickey Conrad, AIA
Chair, Architectural Advisory Committee

Harry Shafer
President, KWA Board of Directors



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San Antonio, Texas 78204
www.alamoarchitects.com
telephone 210.227.2612
facsimile 210.227.9457

July 7, 2015

Mr. Edward Hall
Planner/Case Manager
City of San Antonio Office of Historic Preservation

Re: 139 Cedar
Application for Conceptual Approval Part II

Cc: Mickey Conrad, Cherise Bell, Harry Shafer, Steve Yndo

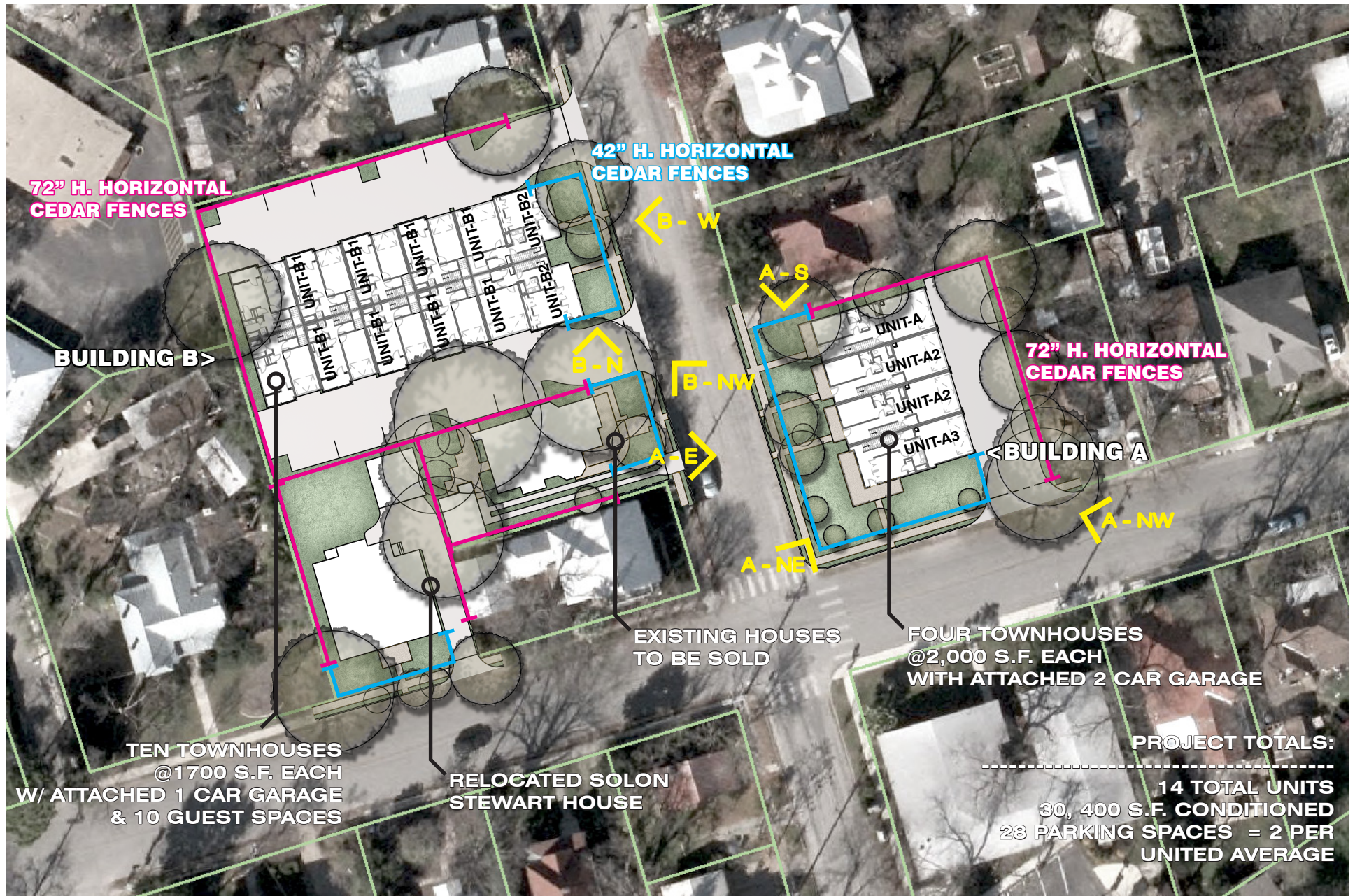
Dear Edward:

Alamo Architects has enjoyed a dynamic design process on this project, working closely with the King William Association to ensure that the ultimate result is an appropriate addition to the neighborhood. As we move into the Design Development phase we intend to continue the dialogue to the ultimate satisfaction of the King William Association prior to seeking a Final Certificate of Appropriateness. Please enter this letter into the application package and thereby public record as a statement of our intent.

Sincerely,

A handwritten signature in black ink, appearing to read "Jim Bailey", followed by a long horizontal line.

Jim Bailey, AIA
Alamo Architects, Inc.



SITE PLAN

SCALE: 1"=60'-0"

CEDAR AT PEREIDA
 KING WILLIAM HISTORIC DISTRICT, SAN ANTONIO, TEXAS
 MAY 29, 2015





BUILDING B PERSPECTIVE LOOKING NORTHWEST

CEDAR AT PEREIDA

KING WILLIAM HISTORIC DISTRICT, SAN ANTONIO, TEXAS

MAY 29, 2015

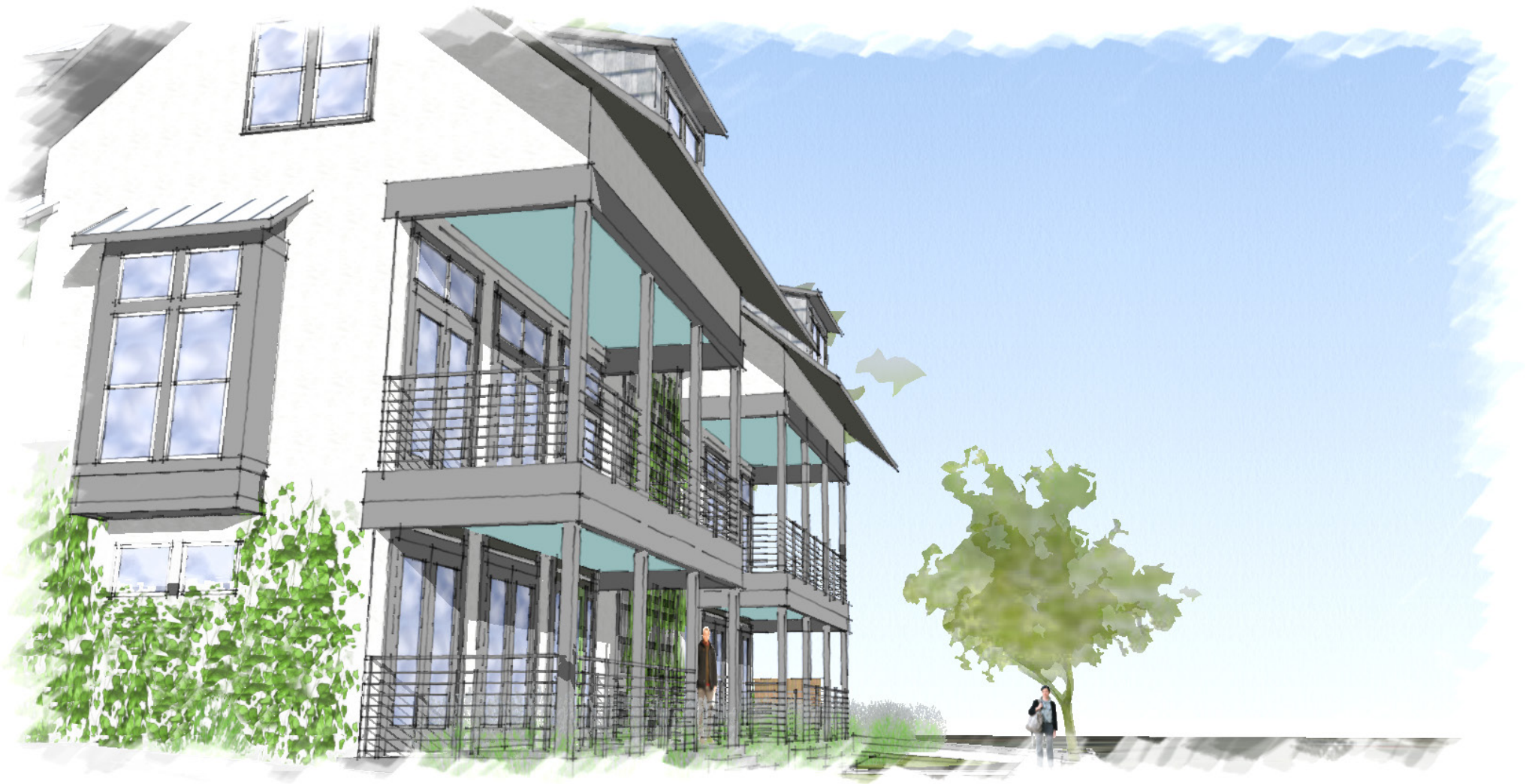


BUILDING B PERSPECTIVE LOOKING WEST

CEDAR AT PEREIDA

KING WILLIAM HISTORIC DISTRICT, SAN ANTONIO, TEXAS

MAY 29, 2015



BUILDING B PERSPECTIVE LOOKING NORTH

CEDAR AT PEREIDA

KING WILLIAM HISTORIC DISTRICT, SAN ANTONIO, TEXAS

MAY 29, 2015

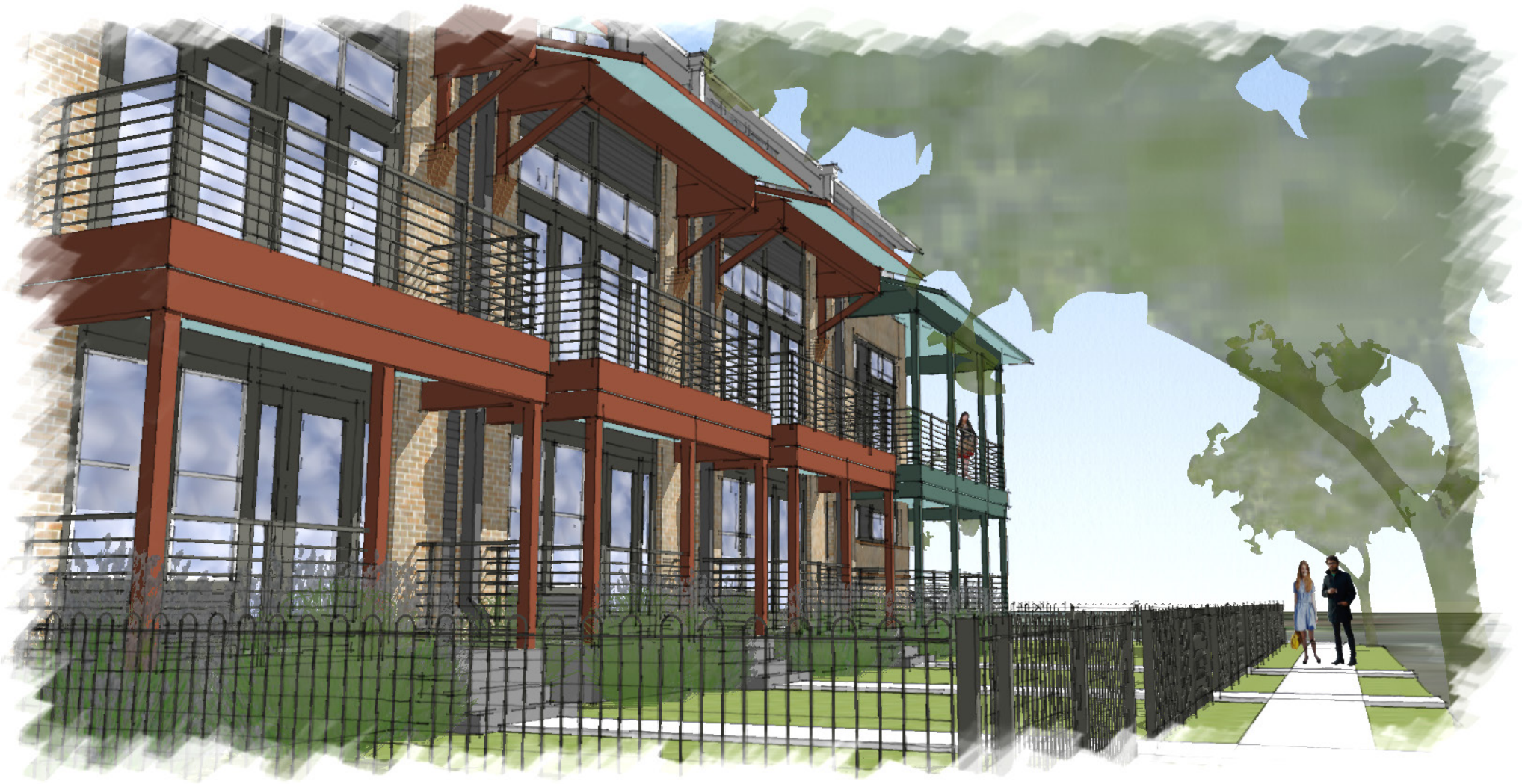


BUILDING A PERSPECTIVE LOOKING NORTHEAST

CEDAR AT PEREIDA

KING WILLIAM HISTORIC DISTRICT, SAN ANTONIO, TEXAS

MAY 29, 2015



BUILDING A PERSPECTIVE LOOKING SOUTH

CEDAR AT PEREIDA

KING WILLIAM HISTORIC DISTRICT, SAN ANTONIO, TEXAS

MAY 29, 2015



BUILDING A PERSPECTIVE LOOKING EAST

CEDAR AT PEREIDA

KING WILLIAM HISTORIC DISTRICT, SAN ANTONIO, TEXAS

MAY 29, 2015



BUILDING A PERSPECTIVE LOOKING NORTHWEST

CEDAR AT PEREIDA

KING WILLIAM HISTORIC DISTRICT, SAN ANTONIO, TEXAS

MAY 29, 2015

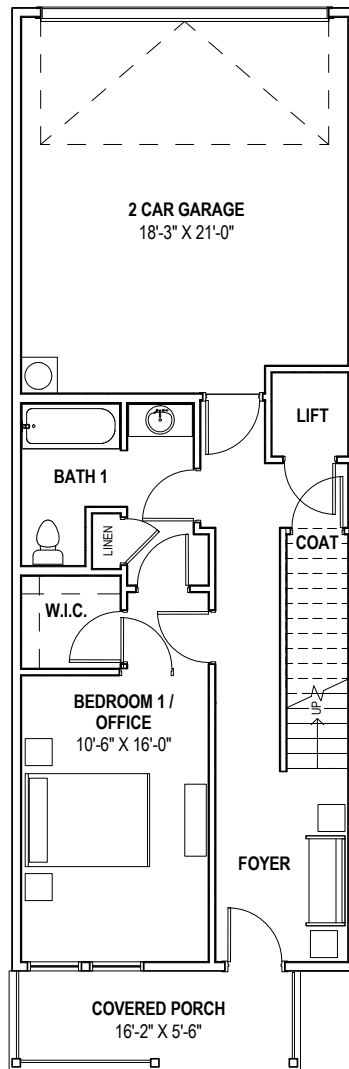


LOOKING NORTH

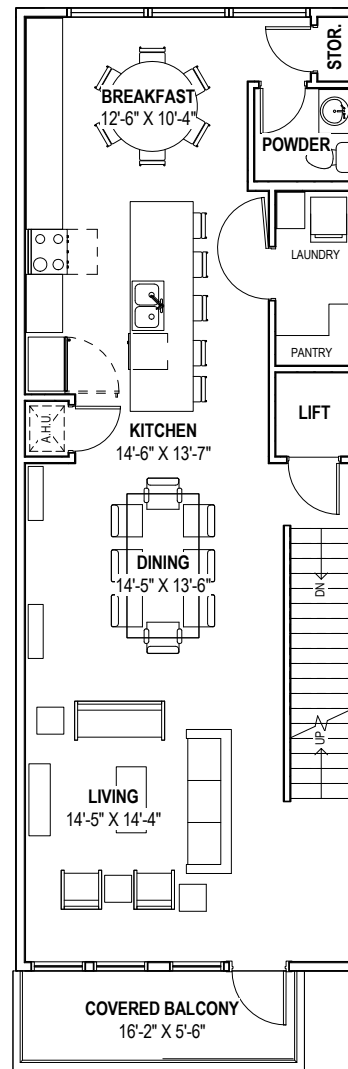
CEDAR AT PEREIDA

KING WILLIAM HISTORIC DISTRICT, SAN ANTONIO, TEXAS

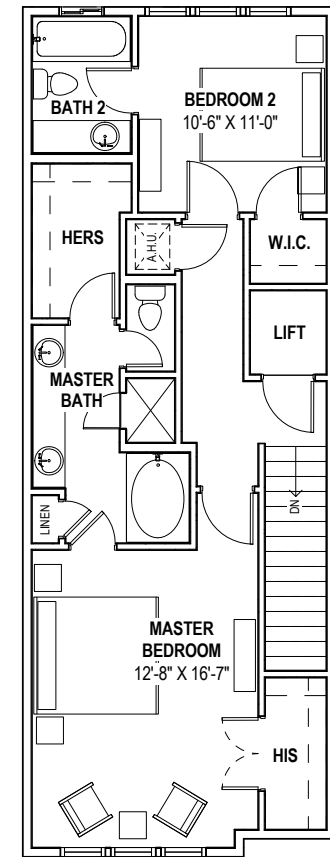
MAY 29, 2015



GROUND FLOOR PLAN
SCALE: 3/32" = 1'-0"



SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"



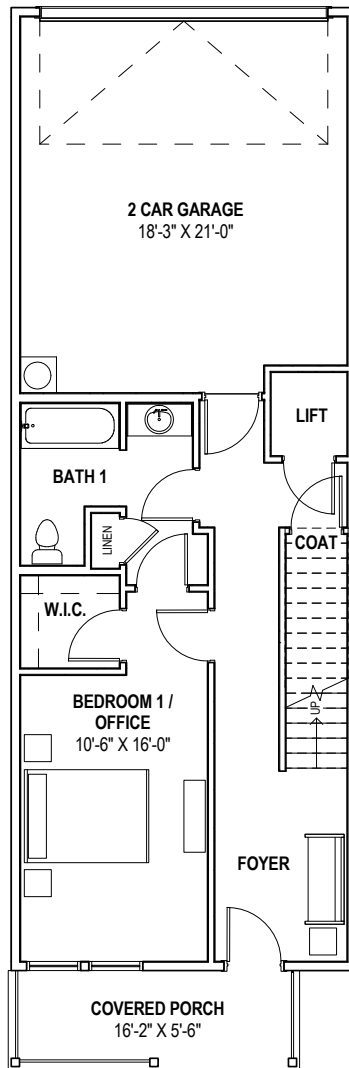
THIRD FLOOR PLAN
SCALE: 3/32" = 1'-0"

UNIT A - FLOOR PLANS

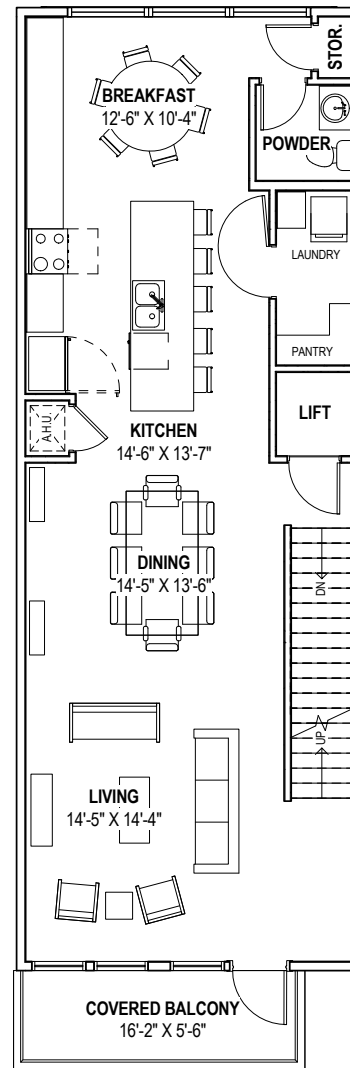
CEDAR AT PEREIDA

KING WILLIAM HISTORIC DISTRICT, SAN ANTONIO, TEXAS

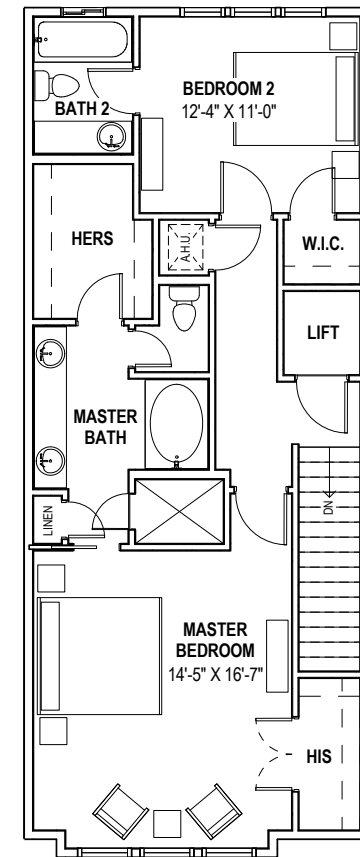
MAY 29, 2015



GROUND FLOOR PLAN
SCALE: 3/32" = 1'-0"



SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"



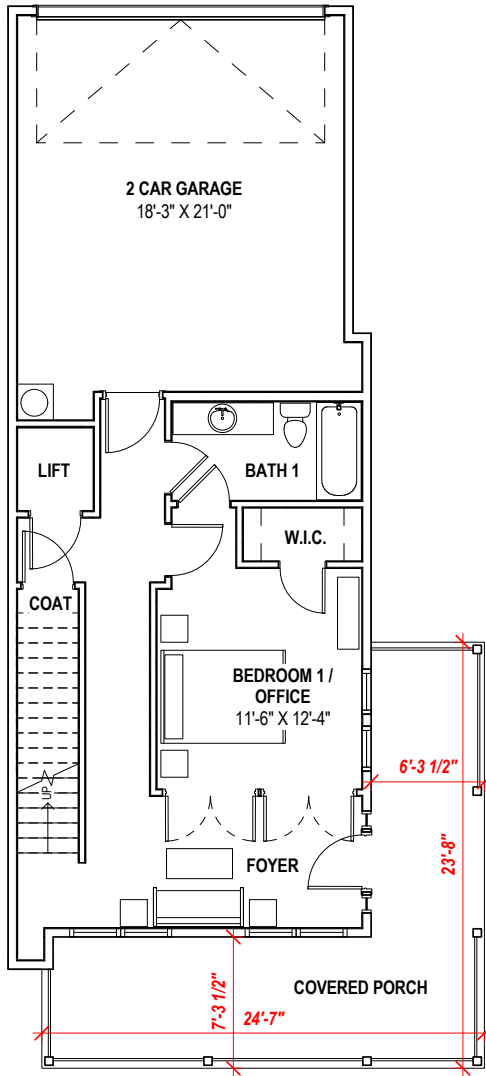
THIRD FLOOR PLAN
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UNIT A2 - FLOOR PLANS

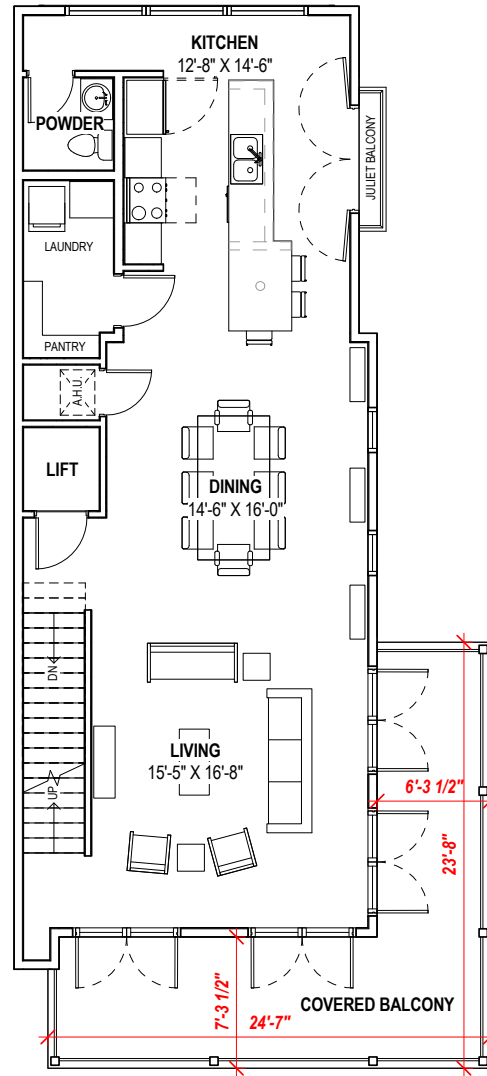
CEDAR AT PEREIDA

KING WILLIAM HISTORIC DISTRICT, SAN ANTONIO, TEXAS

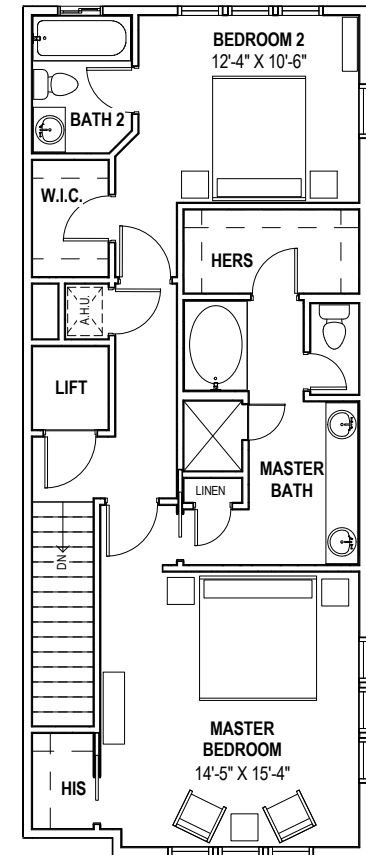
MAY 29, 2015



GROUND FLOOR PLAN
SCALE: 3/32" = 1'-0"



SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"



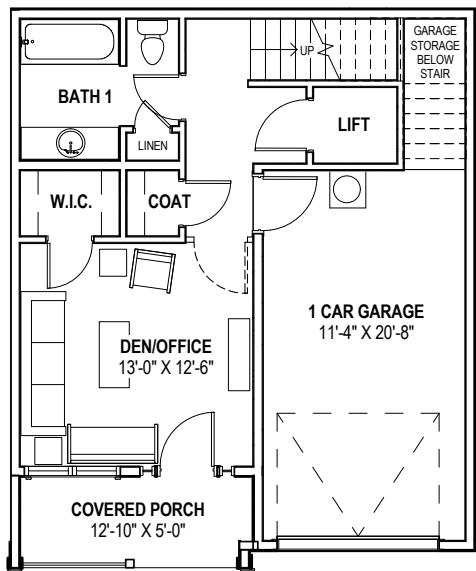
THIRD FLOOR PLAN
SCALE: 3/32" = 1'-0"

UNIT A3 - FLOOR PLANS

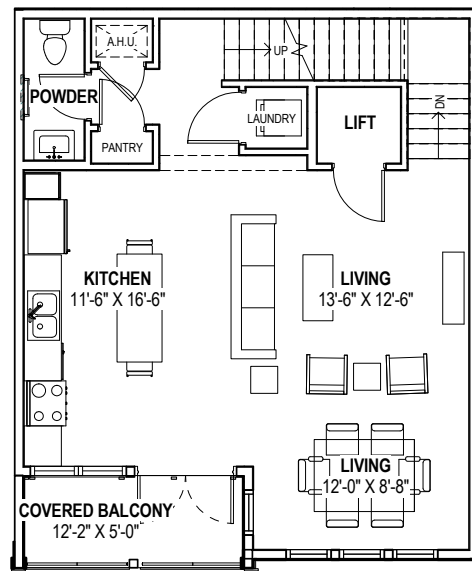
CEDAR AT PEREIDA

KING WILLIAM HISTORIC DISTRICT, SAN ANTONIO, TEXAS

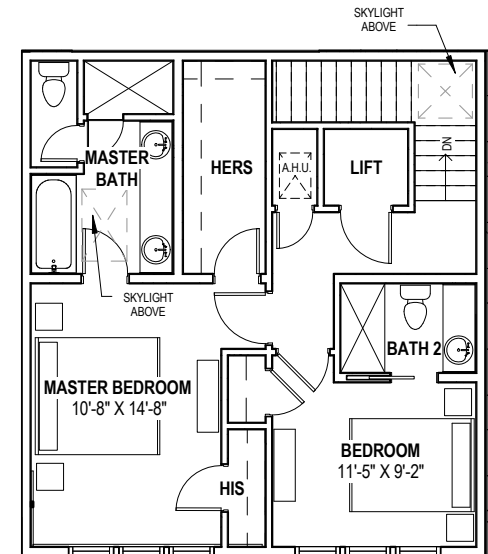
MAY 29, 2015



GROUND FLOOR PLAN
SCALE: 3/32" = 1'-0"



SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"



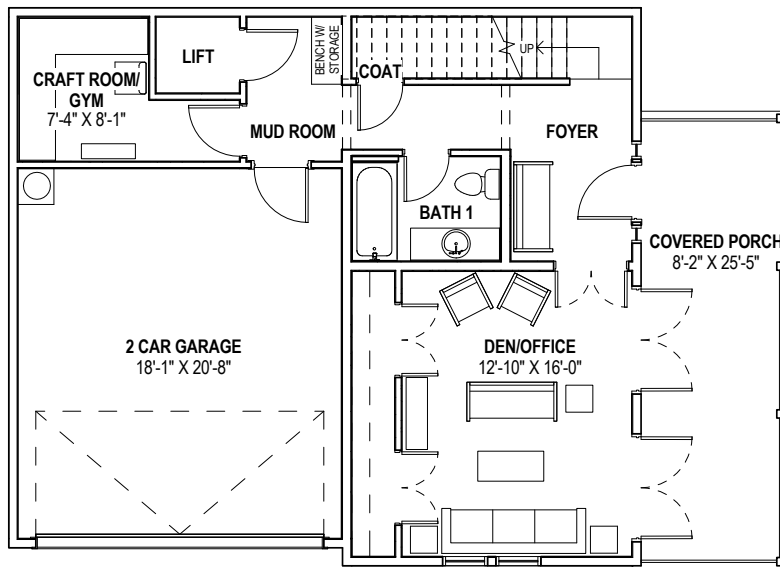
THIRD FLOOR PLAN
SCALE: 3/32" = 1'-0"

UNIT B1 - FLOOR PLANS

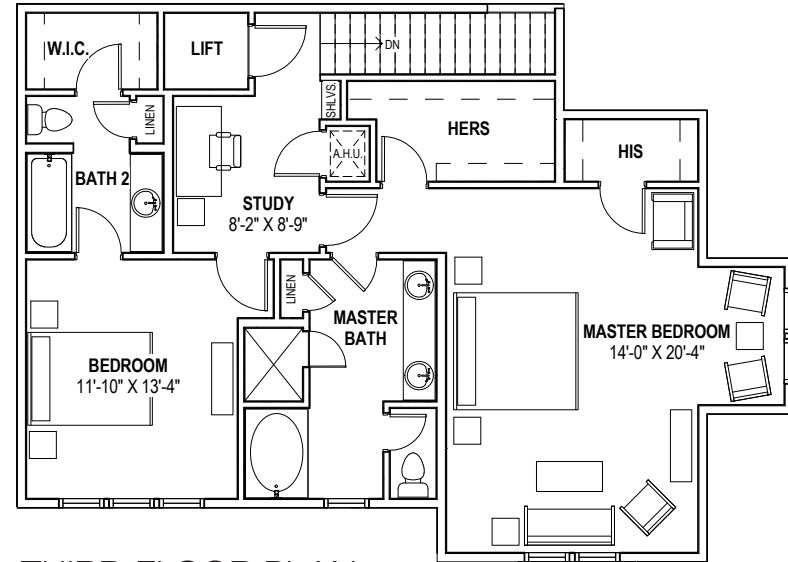
CEDAR AT PEREIDA

KING WILLIAM HISTORIC DISTRICT, SAN ANTONIO, TEXAS

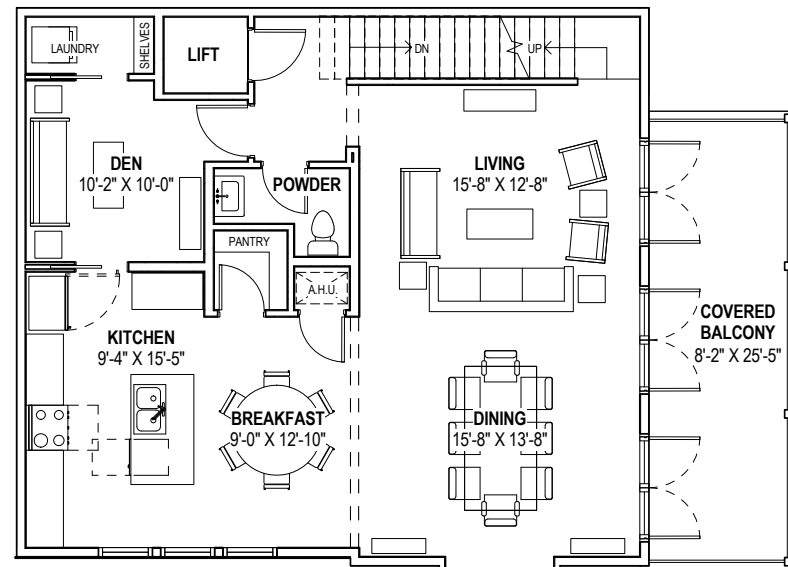
MAY 29, 2015



GROUND FLOOR PLAN
SCALE: 3/32" = 1'-0"



THIRD FLOOR PLAN
SCALE: 3/32" = 1'-0"



SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"

UNIT B2 - FLOOR PLANS

CEDAR AT PEREIDA

KING WILLIAM HISTORIC DISTRICT, SAN ANTONIO, TEXAS

MAY 29, 2015