

HISTORIC AND DESIGN REVIEW COMMISSION

November 15, 2017

HDRC CASE NO: 2017-555
ADDRESS: 113 LINDELL PLACE
LEGAL DESCRIPTION: NCB 6201 BLK 2 LOT 21
ZONING: R-4, H, RIO-1
CITY COUNCIL DIST.: 1
DISTRICT: River Road Historic District
APPLICANT: Felix Ziga, Ziga Architecture Studio
OWNER: Seth and Audra Teel
TYPE OF WORK: Rehabilitation, construction of an accessory structure, exterior modifications and Historic Tax Certification
APPLICATION RECEIVED: October 27, 2017
60-DAY REVIEW: December 26, 2017

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Construct a second story wood balcony at an existing door opening.
2. Repair all historic wood trim, siding, windows, columns, the front door and screen and install a new asphalt shingle roof.
3. Perform site modifications including the repair and leveling of the existing concrete driveway apron, sidewalk and walkways, install decomposed granite over the existing gravel driveway and install a swimming pool in the rear yard.
4. Perform exterior modifications to the rear of the historic structure including partially enclosing the void space between both plan wings, replacing a pair of French doors with sliding patio doors, replacing two windows with sliding patio doors, replacing existing wood siding with Hardi siding to differentiate the addition from the historic structure and remove an existing, non-historic awning.
5. Construct a new, two bay carport and storage structure in the rear yard.
6. Receive Historic Tax Certification.

APPLICABLE CITATIONS:

APPLICABLE CITATIONS:

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

1. Materials: Woodwork

A. MAINTENANCE (PRESERVATION)

- i. Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
- ii. Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or stripping methods that can damage the historic wood siding and detailing.
- iii. Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
- iv. Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See General Paint Type Recommendations in Preservation Brief #10 listed under Additional Resources for more information.

v. *Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Facade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.

ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.

iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

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 facade 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.

iv. *Screens and shutters*—Preserve historic window screens and shutters.

v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

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

A. MAINTENANCE (PRESERVATION)

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

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

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

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

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

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

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

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

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

8. Architectural Features: Foundations

A. MAINTENANCE (PRESERVATION)

- i. Details*—Preserve the height, proportion, exposure, form, and details of a foundation such as decorative vents, grilles, and lattice work.
- ii. Ventilation*—Ensure foundations are vented to control moisture underneath the dwelling, preventing deterioration.
- iii. Drainage*—Ensure downspouts are directed away and soil is sloped away from the foundation to avoid moisture collection near the foundation.
- iv. Repair*—Inspect foundations regularly for sufficient drainage and ventilation, keeping it clear of vegetation. Also inspect for deteriorated materials such as limestone and repair accordingly. Refer to maintenance and alteration of applicable materials, for additional guidelines.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Replacement features*—Ensure that features such as decorative vents and grilles and lattice panels are replaced in-kind when deteriorated beyond repair. When in-kind replacement is not possible, use features matching in size, material, and design. Replacement skirting should consist of durable, proven materials, and should either match the existing siding or be applied to have minimal visual impact.
- ii. Alternative materials*—Cedar piers may be replaced with concrete piers if they are deteriorated beyond repair.
- iii. Shoring*—Provide proper support of the structure while the foundation is rebuilt or repaired.
- iv. New utilities*—Avoid placing new utility and mechanical connections through the foundation along the primary façade or where visible from the public right-of-way.

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

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

B. SCALE, MASSING, AND FORM

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

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

- i. Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to

distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.

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

iii. Other roofing materials—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

B. INAPPROPRIATE MATERIALS

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

C. REUSE OF HISTORIC MATERIALS

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

4. Architectural Details

A. GENERAL

i. Historic context—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.

ii. Architectural details—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.

iii. Contemporary interpretations—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

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.

UDC Section 35-618. Tax Exemption Qualifications:

(a) **Assessed Valuation.** In accordance with the provisions of this article, a building, site, or structure which meets the definition of a historically significant site in need of tax relief to encourage preservation and which is substantially rehabilitated and/or restored as certified by the historic and design review commission and approved by the city tax assessor-collector, shall have an assessed value for ad valorem taxation as follows regardless of ownership during the granted time period:

(1) A residential property shall have the assessed value for ad valorem taxation for a period of ten (10) tax years equal to the assessed value prior to preservation.

(b) **Applicability.** This exemption shall begin on the first day of the first tax year after verification of completion of the preservation required for certification; provided the building shall comply with the applicable zoning regulations for its use and location.

(c) **Application.** Application for a historic structure preservation tax exemption pursuant to this division is to be filed

with the office of historic preservation. The historic preservation officer shall be the agent of the city for the purposes of administering this division provided that the historic preservation officer request a recommendation from the historic and design review commission. Each application shall be signed and sworn to by the owner of the property and shall:

- (1) State the legal description of the property proposed for certification;
- (2) Include an affidavit by the owner describing the historic significance of the structure in need of tax relief;
- (3) Include a final complete set of plans for the historic structure's restoration or rehabilitation;
- (4) Include a statement of costs for the restoration or rehabilitation work;
- (5) Include a projection of the estimated construction, time and predicted completion date of the historic restoration or rehabilitation;
- (6) Authorize the members of the historic and design review commission, the city tax assessor-collector and city officials to visit and inspect the property proposed for certification and the records and books of the owners as necessary to certify that the property in question is in substantial need of restoration or rehabilitation;
- (7) Include a detailed statement of the proposed use for the property; and
- (8) Provide any additional information to the historic and design review commission which the owner deems relevant or useful such as the history of the structure or access to the structure by the public.

Each application shall contain sufficient documentation confirming or supporting the information submitted therein.

(e) Verification of Completion. Upon completion of the restoration and rehabilitation, together with a fee as specified in Appendix "C" of this chapter, the owner, who may not be the same as at the time of application, shall submit a sworn statement of completion acknowledging that the historically significant site in need of tax relief to encourage preservation has been substantially rehabilitated or restored as certified by the historic and design review commission. The historic and design review commission, upon receipt of the sworn statement of completion, but no later than thirty (30) days thereafter, shall make an investigation of the property and shall recommend either approval or disapproval of the fact that the property has been substantially completed as required for certification. If the historic and design review commission recommends that it has not been substantially completed as so required, then the certified applicant may be required by the historic preservation officer to complete the restoration or rehabilitation in order to secure the tax exemption provided herein. If the verification of completion is favorable, the historic and design review commission shall recommend approval and the historic preservation office may notify the tax assessor-collector in writing of compliance. Thereafter, the tax assessor-collector shall provide the property with the historic tax exemption.

(f) Historic Preservation Tax Exemptions.

(1) Historic Preservation Tax Exemption for Residences in Need of Substantial Repair. In accordance with the provisions of this chapter, a historically significant residential building, which meets both the definitions of a historically significant site in need of tax relief to encourage preservation and of a residential property in Appendix "A" of this chapter, and is either individually designated or is located within the boundaries of a locally designated historic district which is substantially rehabilitated and is approved by the chief appraiser of the Bexar County Appraisal District, shall have an assessed value for ad valorem taxation as follows:

A. A residential property shall have no assessed value for ad valorem taxation for a period of five (5) tax years after verification, as defined in Appendix "A" to this chapter. Thereafter, the exempt property shall be reappraised at current market value and assessed at a fifty (50) percent rate for an additional consecutive five-year period.

B. This exemption shall begin on the first day of the first tax year after verification of completion of the substantial rehabilitation by the historic and design review commission, provided compliance with subsection (b) of this section.

(g) Eligibility.

(1) The tax exemption options outlined in subsection (f), above, will remain in effect unless terminated by designation status being removed pursuant to subsection 35-606(g) of this article.

FINDINGS:

- a. The historic structure at 113 Lindell Place was constructed circa 1925 in the Craftsman style. The house features two stories, a single height porch, a brick chimney and multiple additions. While the structure features multiple additions, the additions feature wood siding that matches the original as well as wood, one over one windows.
- b. **BALCONY CONSTRUCTION** – The applicant has proposed to construct a balcony on the front façade of the historic structure to connect a side addition to the side façade of the primary historic structure where a second floor exterior door currently exists. The door opening appears to be a modified window opening and photos from 2011 note a non-original balcony at this location. The proposed balcony features architecturally simplistic forms and profiling which staff finds will not distract from the Craftsman style of the historic structure. Staff finds the proposed balcony installation appropriate. The applicant is to provide staff with a railing detail for approval.
- c. **REHABILITATION** – The applicant has proposed multiple scopes of rehabilitative work including the repair of all historic wood trim, siding, windows, columns, the front door and screen and the install a new asphalt shingle roof. The proposed scopes of work are consistent with the Guidelines for Exterior Maintenance and Alterations.
- d. **SITE MODIFICATIONS** – The applicant has proposed site element repair and modifications which include the repair and leveling of the existing concrete driveway apron, sidewalks and walkways, to install decomposed granite over the existing gravel driveway and to install a swimming pool in the rear yard. Staff finds the proposed repairs and modifications appropriate; however, the profile and width of the existing apron, sidewalk, walkways and driveway should not change with the exception of the expansion of decomposed granite in the rear yard as proposed. The driveway should not exceed ten (10) feet in width in the front yard. Staff finds the installation of the rear yard swimming pool appropriate.
- e. **EXTERIOR MODIFICATIONS** – The applicant has proposed exterior modifications to the rear of the structure that include partially enclosing a rear space between two previous additions, replacing a pair of French doors with sliding patio doors, replacing two windows with sliding patio doors, replacing existing wood siding with Hardi siding at the location where ganged windows will be removed for sliding doors and removal of the existing, non-original awnings.
- f. **EXTERIOR MODIFICATIONS** – Each of the modifications noted in finding e are being made to previous additions; however, the siding and windows featured on these additions are architecturally appropriate for the structure. Staff finds the enclosure of the space between the two rear additions, replacement of the French doors with sliding doors, replacement of the two rear windows with sliding doors and the removal of the non-original awning appropriate. While not original to the structure, staff finds the proposed enclosure that is proposed to be Hardi siding features a siding detail that is appropriate for the existing architecture, either horizontal siding with a four inch exposure or Hardi shingle siding. All removed wood windows are to be salvaged and stored on site when not reused on the existing structure.
- g. **ACCESSORY STRUCTURE** – The Guidelines for New Construction 5.A. notes that new garages and outbuilding should be visually subordinate to the primary historic structure in terms of their height, massing and form and should be no larger in plan than forty percent of the primary historic structure's footprint. The existing structure on the lot features a footprint of approximately 1,750 square feet. The proposed accessory structure features a footprint of 720 square feet. This is consistent with the Guidelines.
- h. **ARCHITECTURAL DETAILS** – The Guidelines for New Construction 5.A.iii. and iv. note that new accessory structures should relate to the period of construction of the primary historic structure on the lot through the use of complementary materials and simplified architectural details. The applicant has proposed Hardi board and batten siding, a standing seam metal roof, and a painted steel structure. Staff finds the use of Hardi siding appropriate; however, staff finds that lap siding with a four (4) inch exposure would be more appropriate to relate to the horizontal wood siding of the primary historic structure. The proposed standing seam metal roof should feature panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a crimped ridge seam and a standards galvalume finish.
- i. **GARAGE DOOR** – The applicant has proposed a single width garage door. Staff finds the installation of the garage door appropriate as well as its profile. Staff finds that the door should be painted to match the color of the proposed accessory structure.
- j. **ORIENTATION & SETBACKS** – The applicant has proposed both an orientation and setbacks that are consistent with the Guidelines for New Construction 5.B.
- k. **HISTORIC TAX CERTIFICATION** – The applicant is requesting Historic Tax Certification. The requirements for Historic Tax Certification outlined in UDC Section 25-618 have been met and the applicant has provided

evidence to that effect to the Historic Preservation Officer including photographs and an itemized list of costs.

RECOMMENDATION:

Staff recommends approval of items #1 through #6 based on findings a through k with the following stipulations:

- i. That the applicant provide staff with a balcony railing detail for approval as noted in finding b.
- ii. That the apron, sidewalks and walkways remain the same width and that the driveway not exceed ten (10) feet in width in the front yard as noted in finding d.
- iii. That the proposed Hardi siding on the primary historic structure feature a horizontal profile or be Hardi shingles and feature an exposure of four (4) inches as noted in finding f.
- iv. That all removed wood windows are salvaged on site if not reused in this rehabilitation as noted in finding f.
- v. That the proposed rear accessory structure feature lap siding with a four (4) inch exposure to match that of the primary historic structure, that the standing seam metal roof feature panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a crimped ridge seam and a standards galvalume finish as noted in finding h.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Nov 03, 2017

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McAllister Ave

281

McAllister Fwy

McAllister Ave

McAllister Ave

E Woodlawn Ave

281

McAllister

McAllister

E Woodlawn Ave

113 Lindell Place

Lindell Pl

E Craig Pl

er Fwy

281

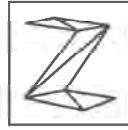


113 Lindell Place

E Woodburn Ave

E Oak Pl

E Oak Pl



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113 LINDELL – NARRATIVE

Requesting final approval to:

1. **Site:** Repair and level existing apron, sidewalks and walkways. Install a new decomposed granite driveway over the existing gravel driveway. Relocate existing gate across the driveway and replace existing privacy fence to match. Remove existing non-historic playhouse structure. Install a new pool in the rear yard.
2. **Accessory:** Construct new two-bay carport with storage in the rear yard. The proposed carport will have a standing seam metal gable roof with a low-profile ridge cap to match front porch at main house, and hardie board and batten siding.
3. **Main house:** Currently, there is a door on the second floor of the west elevation of the house that doesn't have any exterior surface to step out onto which creates a safety hazard. A structure existed there previously until at least 2011 as shown on the attached photo. A wooden balcony will be constructed to address code requirements and provide a safe surface out of the existing door. Other scope of work includes: repair all historic trim, siding, windows, columns and other woodwork in kind to match existing; repair existing front door and screen; and replace existing shingle roof in kind to match existing.
4. **Rear addition and modifications:** The house has undergone several modifications throughout the years and multiple additions have been constructed to expand the original footprint (one at each side and three at the rear). Even though the windows, siding and details match the historic portion of the house, according to the Sanborn Maps, these additions were built after 1950s and are not of historic age. Proposed modifications include: enclose the existing void at the second story at the rear of the house to create better roof drainage; replace an existing pair of French doors at an existing rear addition with a set of sliding patio doors; replace two windows on an existing rear addition with a set of sliding patio doors; replace the siding on the middle portion of the addition with Hardie smooth board and batten to differentiate the addition from the main house; remove an existing non-historic awning at the rear elevation. All wooden windows will be salvaged to be reused as part of this project or stored on-site for future use.



FRONT



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SIDE



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SIDE



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REAR



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PLAYHOUSE



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SECOND STORY DOOR LOCATION



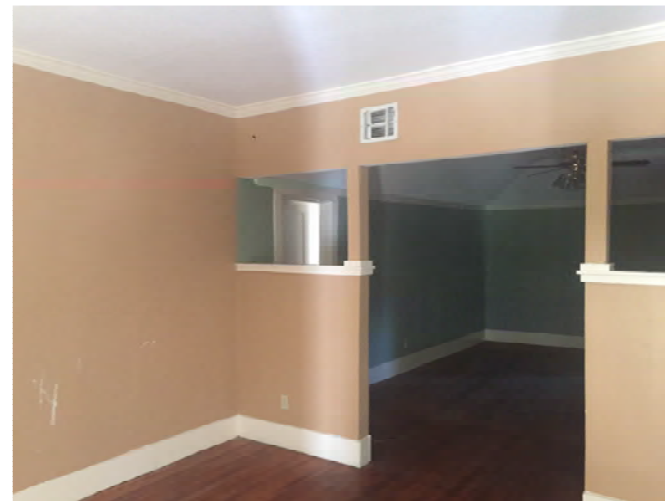
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SECOND FLOOR BALCONY (2011)



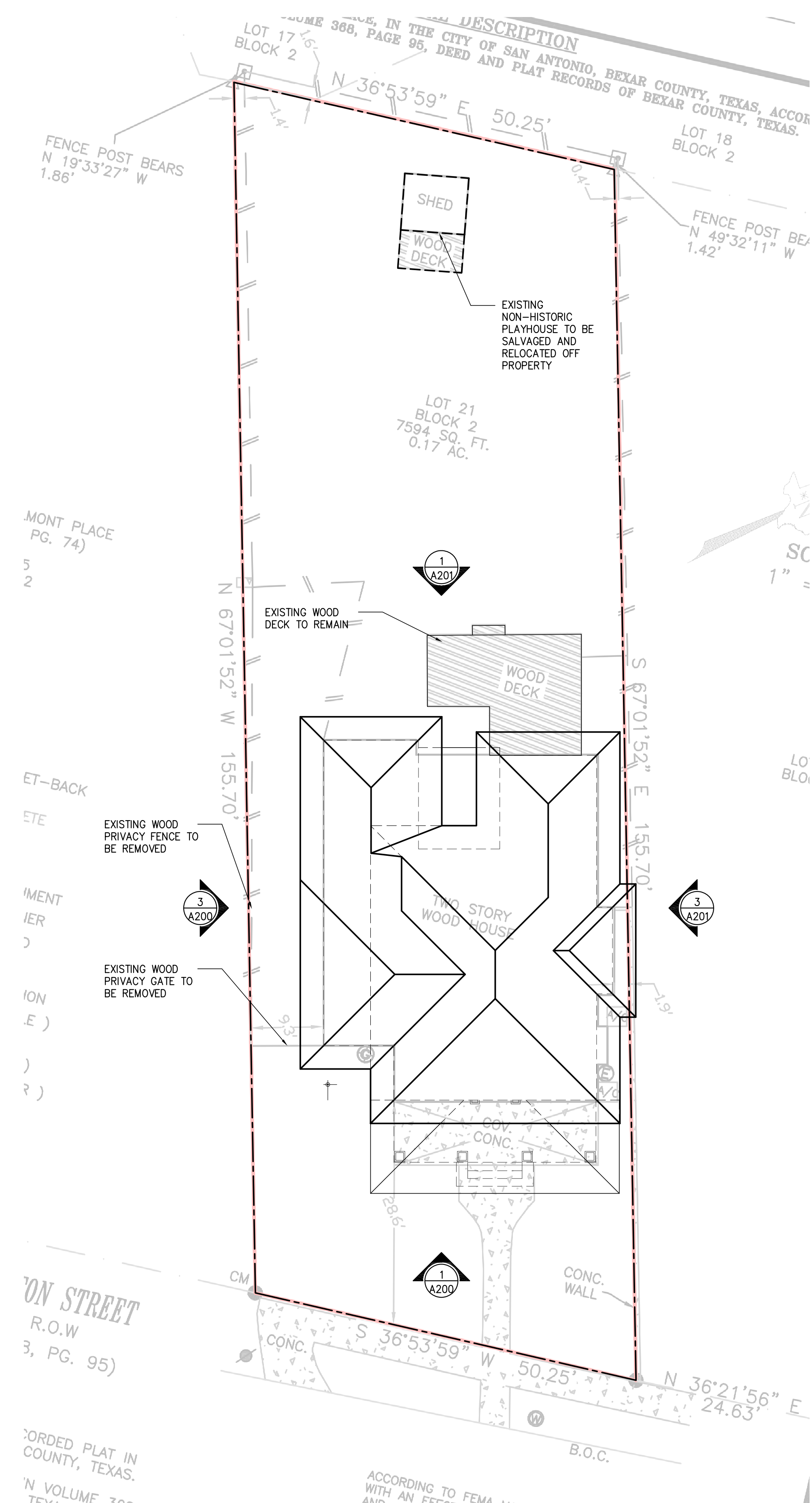
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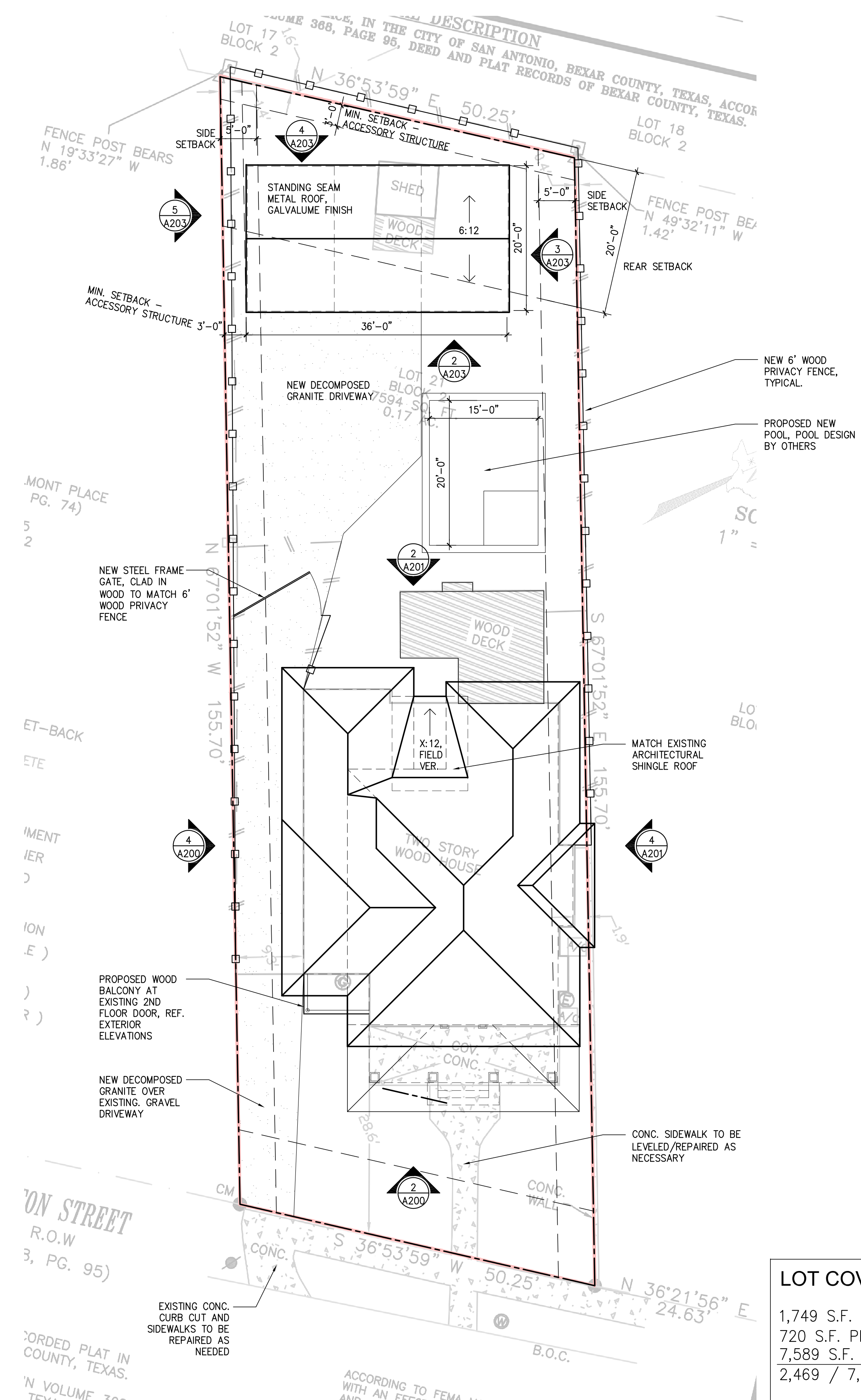
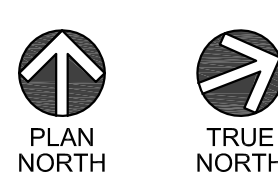
INTERIOR



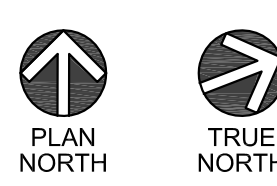
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1 EXISTING SITE / ROOF PLAN
SCALE: 1"=10'-0"



2 PROPOSED SITE / ROOF PLAN
SCALE: 1"=10'-0"



LOT COVERAGE CALCULATION

1,749 S.F. BUILDING FOOTPRINT EXISTING
720 S.F. PROPOSED CARPORT/GARAGE
7,589 S.F. LOT
2,469 / 7,589 = 33% LOT COVERAGE



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1218 E. EUCLID AVE. #3
SAN ANTONIO, TX 78212

TEL. 210.201.3637
eMAIL INFO@STUDIOZIGA.COM
WWW.STUDIOZIGA.COM

HISTORIC REHABILITATION & ADDITION
113 LINDELL PL.
SAN ANTONIO, TX 78212
SETH TEEL

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REGULATORY
APPROVAL

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#	DATE	DESCRIPTION
1	10/26/17	CLIENT REVIEW SET
2	10/27/17	HDRC SET

**EXISTING & PROPOSED
SITE / ROOF PLANS**

PROJECT NO. 17-153
DATE: 10.26.2017
DRAWN BY: AMZ / FJZ
REVIEWED BY: FJZ
PROJECT ARCHITECT:
FELIX J. ZIGA JR., AIA
TEXAS LICENSE NO. 24683





ZIGA ARCHITECTURE STUDIO
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1218 E. EUCLID AVE. #3
SAN ANTONIO, TX 78212

TEL. 210.201.3637
eMAIL INFO@STUDIOZIGA.COM
WWW.STUDIOZIGA.COM

HISTORIC REHABILITATION &
ADDITION
113 LINDELL PL.
SAN ANTONIO, TX 78212
SETH TEEL

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ISSUE		
#	DATE	DESCRIPTION
1	10/26/17	CLIENT REVIEW SET
2	10/27/17	HDRC SET

EXISTING & PROPOSED
EXTERIOR ELEVATIONS

PROJECT NO.	17-153
DATE:	10.26.2017
DRAWN BY:	AMZ / FJZ
REVIEWED BY:	FJZ

PROJECT ARCHITECT:
FELIX J. ZIGA JR., AIA
TEXAS LICENSE NO. 24683

A200



1 EXIST. FRONT ELEVATION
SCALE: 3/16"=1'=0"

ALL HISTORIC SIDING, TRIM,
WINDOWS, COLUMNS, AND OTHER
ARCHITECTURAL FEATURES TO
BE PATCHED AND REPAIRED IN
KIND AS NECESSARY UNLESS
NOTED OTHERWISE.



2 PROPOSED FRONT ELEVATION
SCALE: 3/16"=1'=0"

ALL HISTORIC SIDING, TRIM,
WINDOWS, COLUMNS, AND OTHER
ARCHITECTURAL FEATURES TO
BE PATCHED AND REPAIRED IN
KIND AS NECESSARY UNLESS
NOTED OTHERWISE.



3 EXIST. WEST ELEVATION
SCALE: 3/16"=1'=0"

ALL HISTORIC SIDING, TRIM,
WINDOWS, COLUMNS, AND OTHER
ARCHITECTURAL FEATURES TO
BE PATCHED AND REPAIRED IN
KIND AS NECESSARY UNLESS
NOTED OTHERWISE.



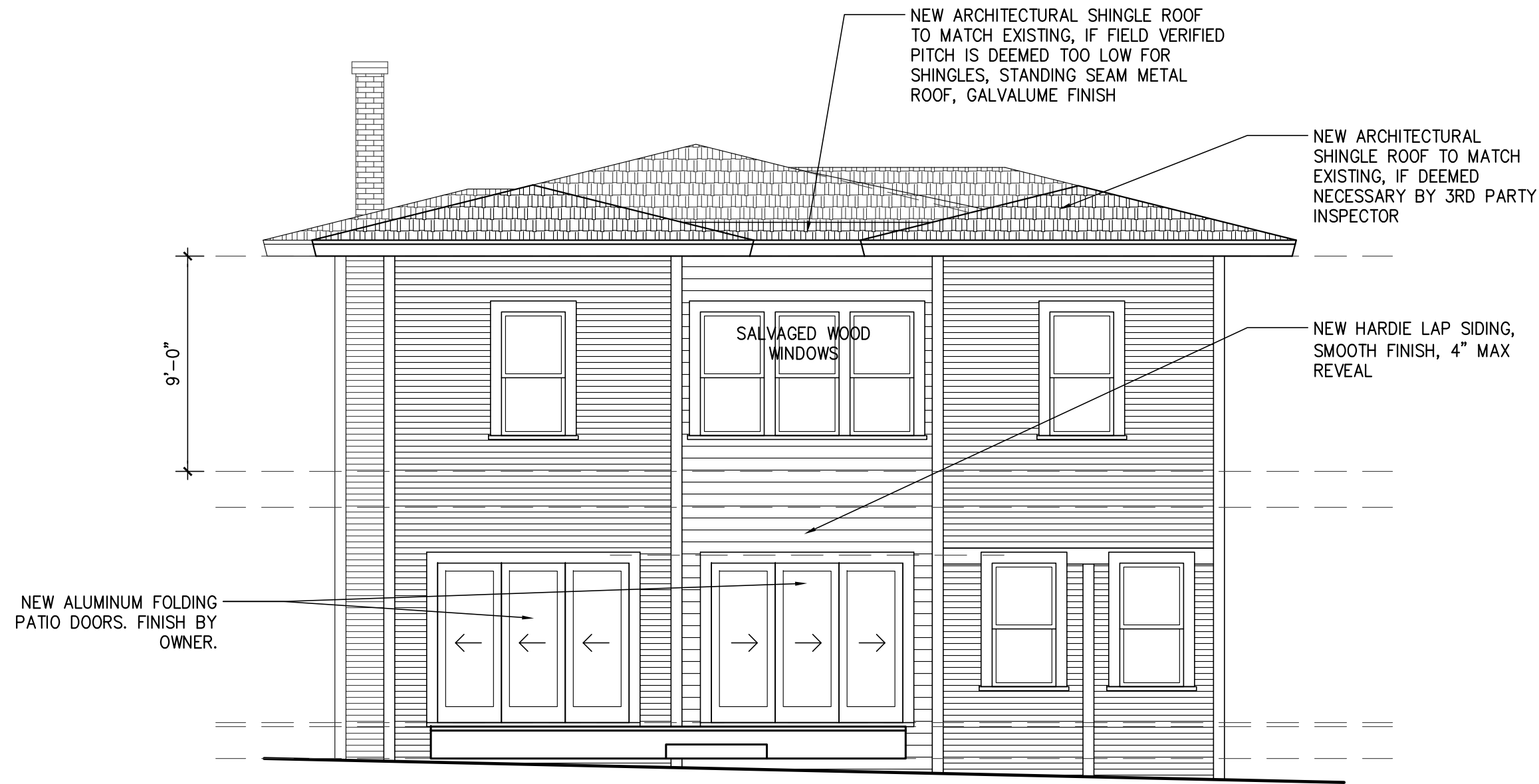
4 PROPOSED WEST ELEVATION
SCALE: 3/16"=1'=0"

ALL HISTORIC SIDING, TRIM,
WINDOWS, COLUMNS, AND OTHER
ARCHITECTURAL FEATURES TO
BE PATCHED AND REPAIRED IN
KIND AS NECESSARY UNLESS
NOTED OTHERWISE.



1 EXIST. REAR ELEVATION
SCALE: 3/16"=1'=0"

ALL HISTORIC SIDING, TRIM,
WINDOWS, COLUMNS, AND OTHER
ARCHITECTURAL FEATURES TO
BE PATCHED AND REPAIRED IN
KIND AS NECESSARY UNLESS
NOTED OTHERWISE.



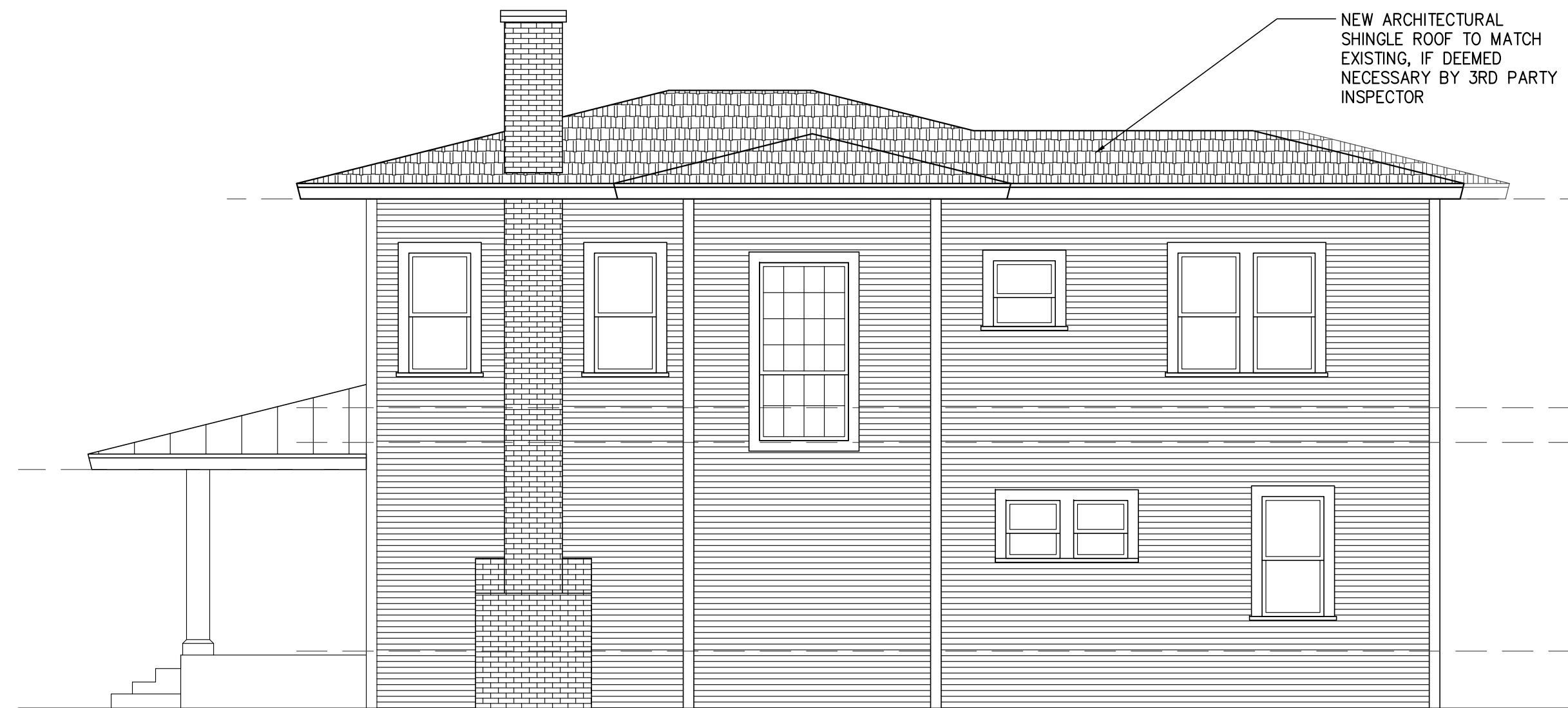
2 PROPOSED REAR ELEVATION
SCALE: 3/16"=1'=0"

ALL HISTORIC SIDING, TRIM,
WINDOWS, COLUMNS, AND OTHER
ARCHITECTURAL FEATURES TO
BE PATCHED AND REPAIRED IN
KIND AS NECESSARY UNLESS
NOTED OTHERWISE.



3 EXIST. EAST ELEVATION
SCALE: 3/16"=1'=0"

ALL HISTORIC SIDING, TRIM,
WINDOWS, COLUMNS, AND OTHER
ARCHITECTURAL FEATURES TO
BE PATCHED AND REPAIRED IN
KIND AS NECESSARY UNLESS
NOTED OTHERWISE.



4 PROPOSED EAST ELEVATION
SCALE: 3/16"=1'=0"

ALL HISTORIC SIDING, TRIM,
WINDOWS, COLUMNS, AND OTHER
ARCHITECTURAL FEATURES TO
BE PATCHED AND REPAIRED IN
KIND AS NECESSARY UNLESS
NOTED OTHERWISE.



ZIGA ARCHITECTURE STUDIO
Architecture | Interiors | Historic Preservation

1218 E. EUCLID AVE. #3
SAN ANTONIO, TX 78212

TEL. 210.201.3637
eMAIL INFO@STUDIOZIGA.COM
WWW.STUDIOZIGA.COM

HISTORIC REHABILITATION &
ADDITION
113 LINDELL PL.
SAN ANTONIO, TX 78212
SETH TEEL

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ISSUE		
#	DATE	DESCRIPTION
1	10/26/17	CLIENT REVIEW SET
2	10/27/17	HDRC SET
3	11/06/17	HDRC REVISION

EXISTING & PROPOSED EXTERIOR ELEVATIONS

PROJECT NO.	17-153
DATE:	11-06-2017
DRAWN BY:	AMZ / FJZ
REVIEWED BY:	FJZ

PROJECT ARCHITECT:
FELIX J. ZIGA JR., AIA
TEXAS LICENSE NO. 24683

A201



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SAN ANTONIO, TX 78212

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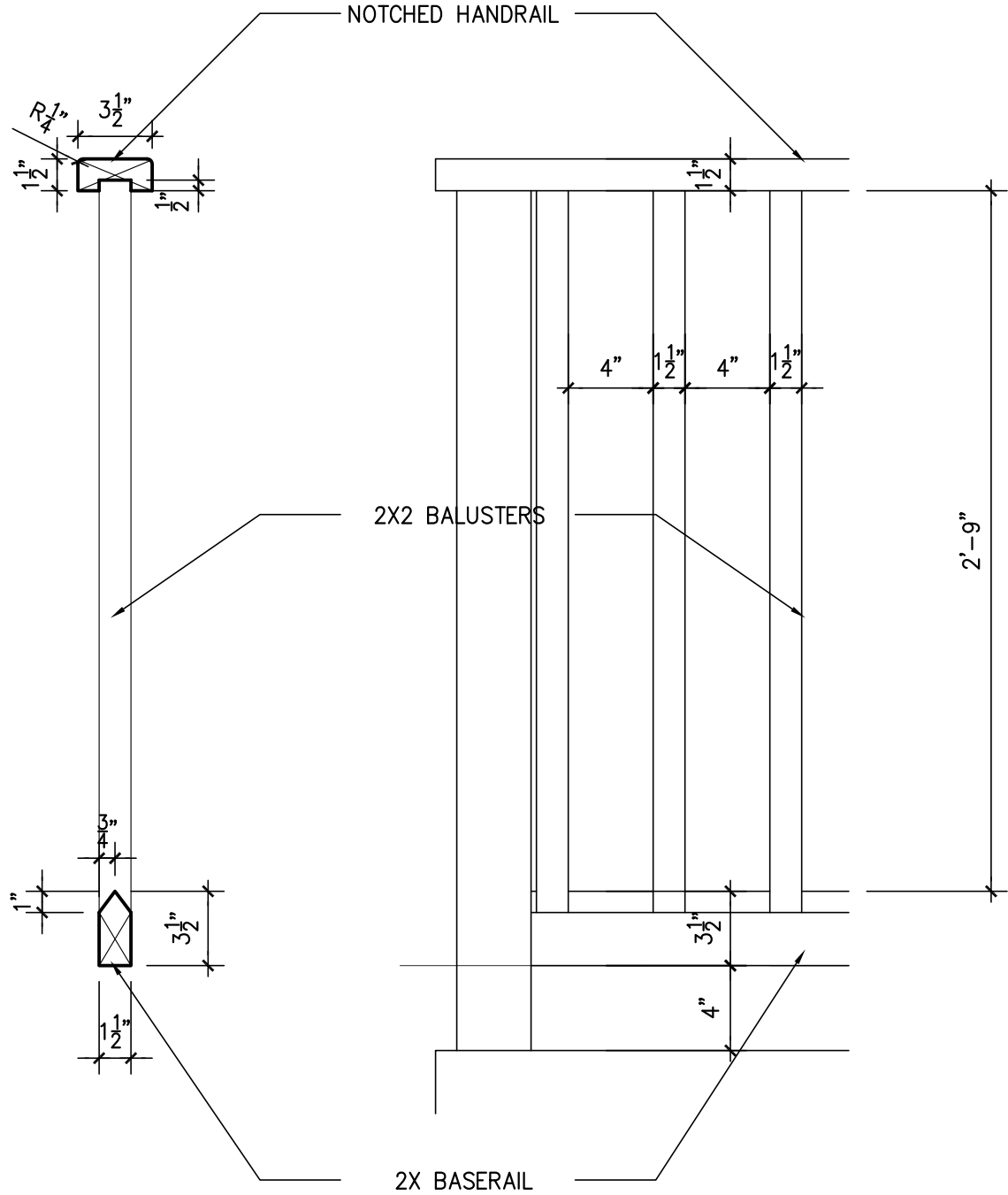
ISSUE		
#	DATE	DESCRIPTION
1	10/26/17	CLIENT REVIEW SET
2	10/27/17	HDRC SET
3	11/06/17	HDRC REVISION

BALCONY RAILING
DETAIL

PROJECT NO.	17-153
DATE:	11-06-2017
DRAWN BY:	AMZ / FJZ
REVIEWED BY:	FJZ

PROJECT ARCHITECT:
FELIX J. ZIGA JR., AIA
TEXAS LICENSE NO. 24683

A401



1 BALCONY RAILING DETAIL

SCALE: 1 1/2"=1'-0"



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SAN ANTONIO, TX 78212

TEL. 210.201.3637
eMAIL INFO@STUDIOZIGA.COM
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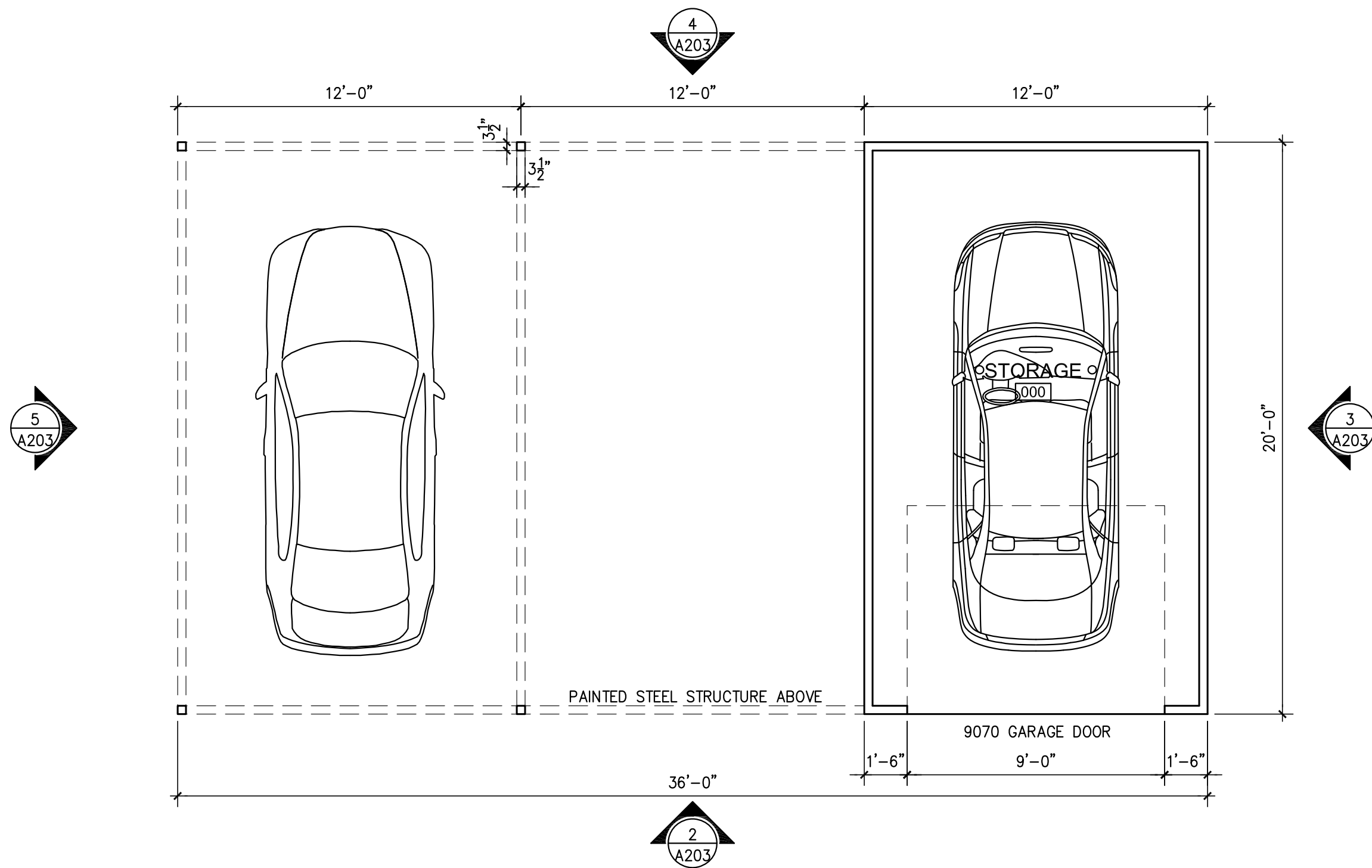
ISSUE		
#	DATE	DESCRIPTION
1	10/26/17	CLIENT REVIEW SET
2	10/27/17	HDRC SET
3	11/06/17	HDRC REVISION

CARPORT-GARAGE PLAN & EXTERIOR ELEVATIONS

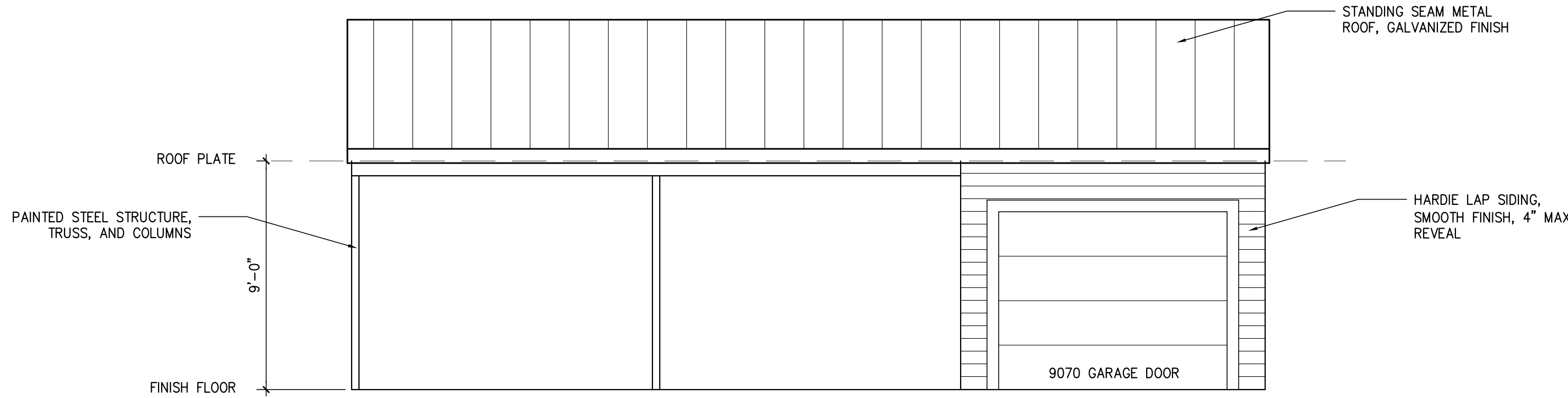
PROJECT NO.	17-153
DATE:	11-06-2017
DRAWN BY:	AMZ / FJZ
REVIEWED BY:	FJZ

PROJECT ARCHITECT:
FELIX J. ZIGA JR., AIA
TEXAS LICENSE NO. 24683

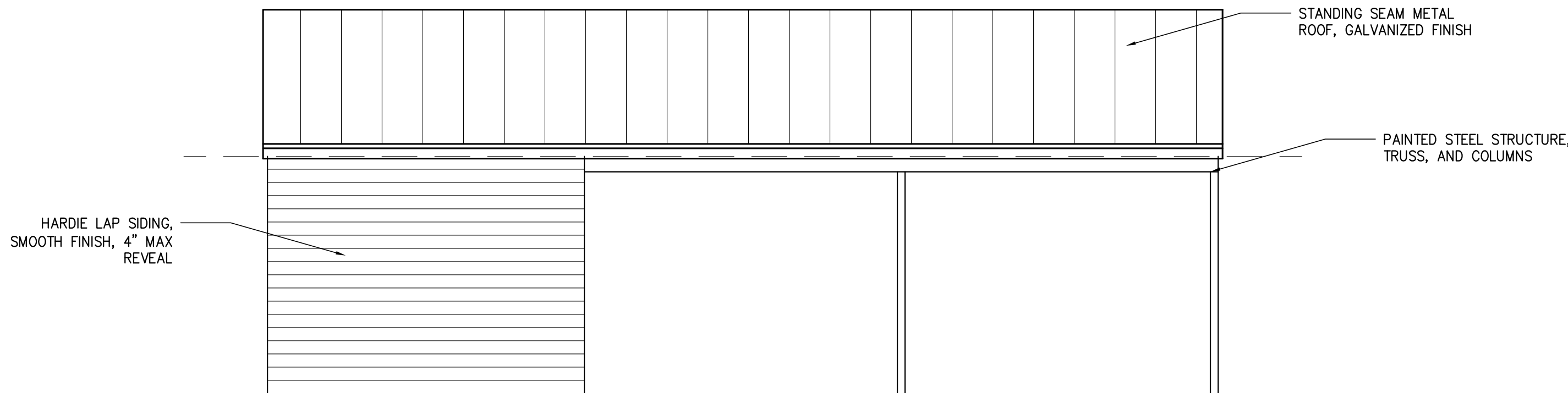
A202



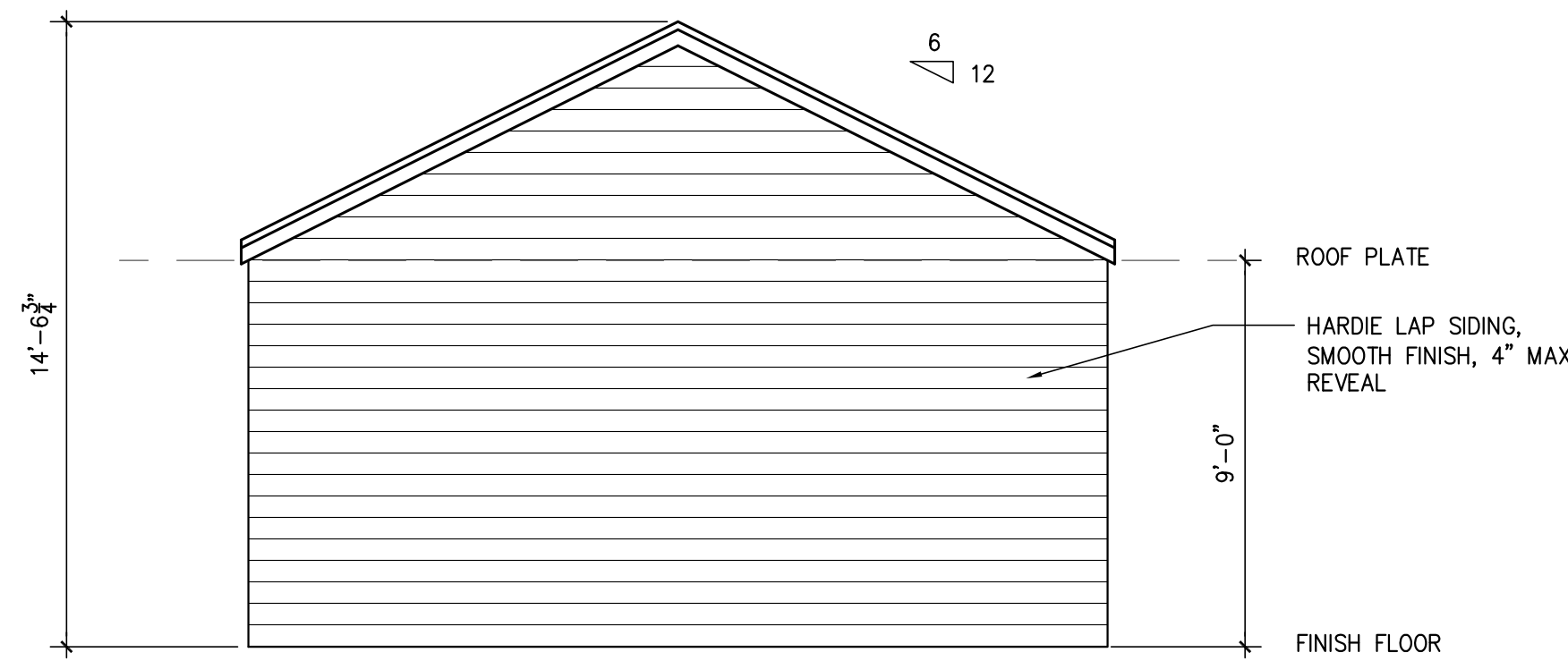
1 CARPORT-GARAGE FLOOR PLAN
SCALE: 1/4"=1'-0"



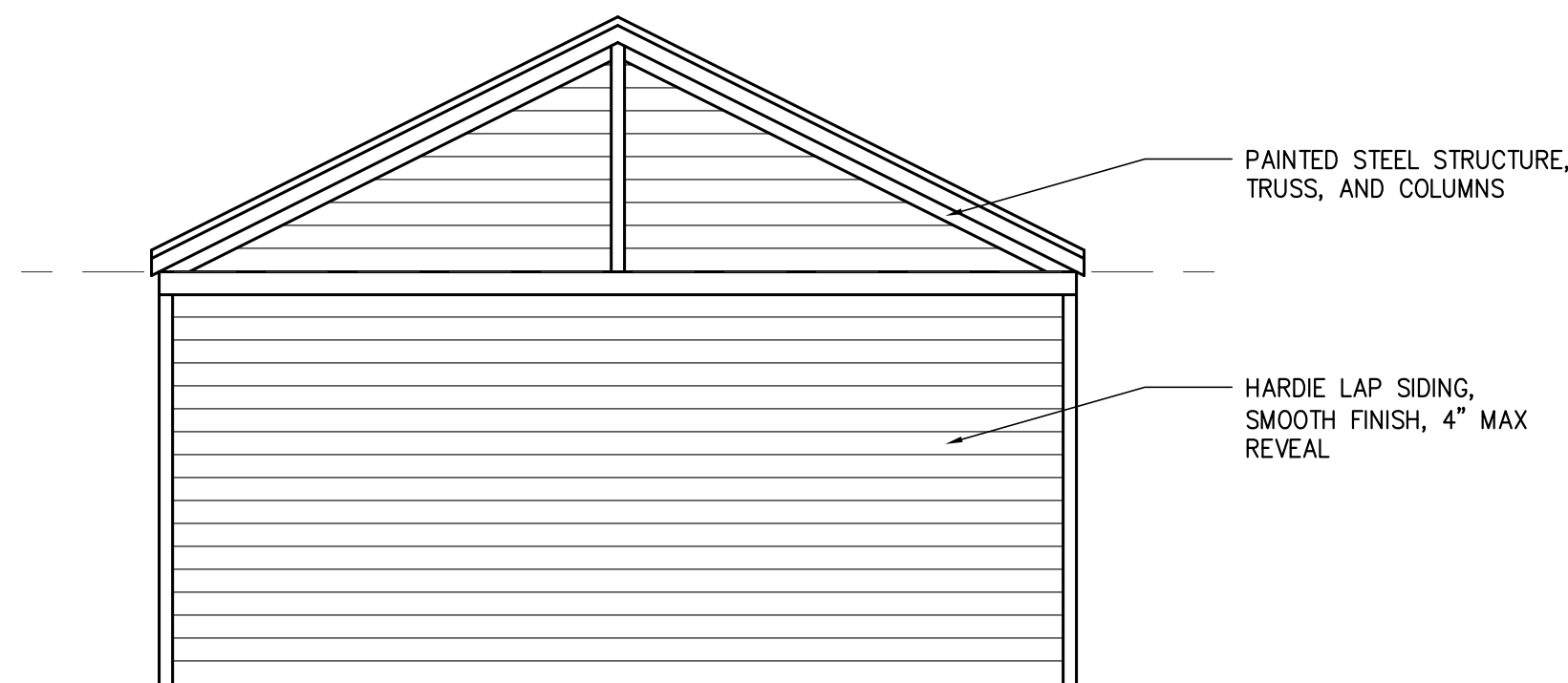
2 CARPORT-GARAGE ELEVATION
SCALE: 1/4"=1'-0"



4 CARPORT-GARAGE ELEVATION
SCALE: 1/4"=1'-0"

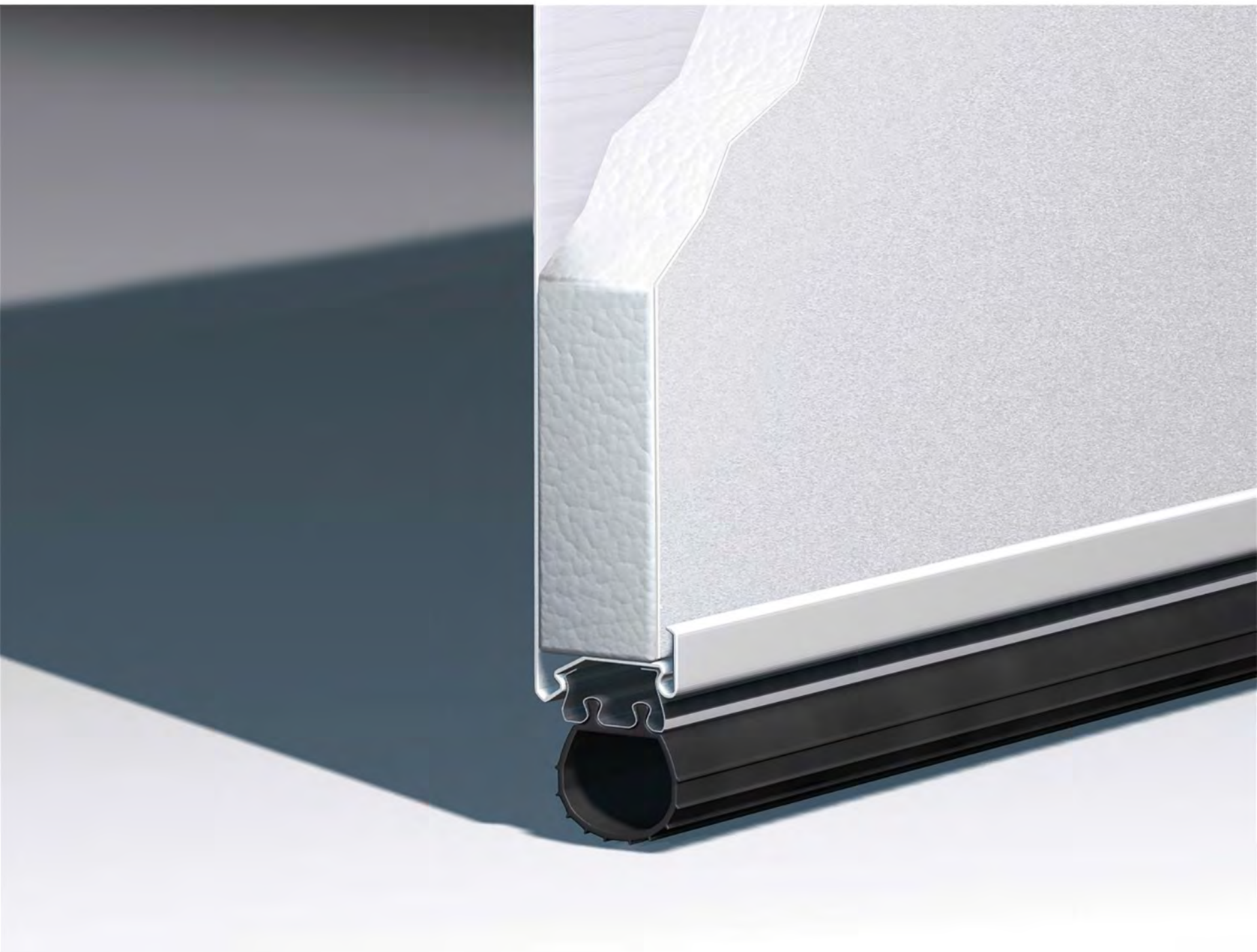


3 CARPORT-GARAGE ELEVATION
SCALE: 1/4"=1'-0"



5 CARPORT-GARAGE ELEVATION
SCALE: 1/4"=1'-0"





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Amarr Classica 2000 White Carriage House Garage Door (Multiple Options)

by Amarr Item #: 493332 Model #: CLASSICA2000 ★★★★★ 5.0 (1) Write a review Ask a question

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\$713⁰⁰ - \$1,911⁰⁰

Choose a window type:

Madeira Seine None

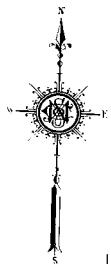
Choose a style: Tuscany 9' x 7'

Tuscany 9' x 7'

Qty Ship this item

Shipping
Free shipping
Enter ZIP Code for shipping options

Add to list



3

232

191



214

Scale 100 Ft. to One Inch.
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113 Lindell, 78212 - Construction Budget Specifications

Project Name	113 Lindell Pl., 78212
Owner's Name	Seth & Audra Teel
Today's Date	10/10/2017
Property Square Footage	Current = 2612SF + additional 150SF addition TOTAL = 2762SF
Will you be adding square footage?	Yes
Final TOTAL Square Footage	2762
Final Number of Bedrooms	4.00
Final Number of Bathrooms	4.00
Estimated Time to Complete	120
Estimated # of Draw Requested?	TBD
Contractor's Name	Abigail Santangelo - Get N & Get Out Remodeling
Contractor's Phone #	210-810-1031
Contractor's Email	abigailpeurifoy@yahoo.com

Description of Work

Soft Cost				
Item	Details/ Specification	Materials	Labor	Total
Permits	City of San Antonio - General Permit	\$ -	\$ -	\$ 600
Architectural	HDRC Designs & Elevations & New floor plans	\$ -	\$ -	\$ 6,000
Engineering	Foundation, Garage/Carport, Pool site	\$ -	\$ -	\$ 1,500
Legal	N/A	\$ -	\$ -	\$ -
Marketing	N/A	\$ -	\$ -	\$ -
Other		\$ -	\$ -	\$ -
Soft Cost Total		\$ -	\$ -	\$ -
Item	Details/ Specification	Materials	Labor	Total
Management/ Developer Fee	Seth Teel = Manager	\$ -	\$ -	\$ -
General Contractor Fee	To be included in total bid (materials & labor)	\$ -	\$ -	\$ -
Other		\$ -	\$ -	\$ -
Other Soft Cost Total		\$ -	\$ -	\$ -
Total Soft Cost		\$ -	\$ -	\$ 8,100

Subtotal
\$ 8,100

113 Lindell, 78212 - Construction Budget Specifications

Hard Cost					
Item	Details/ Specification	Materials	Labor	Total	
Demolition	Remove several existing interior walls on both floors. Lanscape demo as well	\$ -	\$ -	\$ 4,000	
Site Work/ Prep	r40 yard oll-off x4	\$ -	\$ -	\$ 2,000	
Foundation	\$15000 (approx 30 new piers, 5 new beams)	\$ -	\$ -	\$ 15,000	
Other		\$ -	\$ -	\$ -	Subtotal
Pre-Construction/ Structural Total		\$ -	\$ -	\$ 21,000	\$ 29,100

Item	Details/ Specification	Materials	Labor	Total	
Roofing	71 squares, new ridge cap, 30 yr arhcitectural shingle	\$ -	\$ -	\$ 10,500	
Framing	New floor plan on both floors & in attached apartment + added SF on 2nd floor			\$ 5,000	
Decking	Included in Roofing bid	\$ -	\$ -	\$ -	
Siding	Siding in usable condition, minimal patching.	\$ -	\$ -	\$ 1,500	
Facsia/ Soffit/ Cornice	Most soffits, eaves & cornice in good shape, minimal replacement	\$ -	\$ -	\$ 1,500	
Exterior Doors	Replacing rear door x2, & side entry door x 1, front door to remain	\$ -	\$ -	\$ 1,500	
Garage Doors	x1 16' garage door	\$ -	\$ -	\$ 1,000	
Other		\$ -	\$ -	\$ -	Subtotal
Framing Total		\$ -	\$ -	\$ 21,000	50,100

Item	Details/ Specification	Materials	Labor	Total	
HVAC Rough	N/A - Included Below	\$ -	\$ -	\$ -	
HVAC Trim Out	Install 2 new Condensors, 2 Air handlers, & ducting	\$ -	\$ -	\$ 11,000	
Electrical Service	Install new panel, new lighting in all rooms, new service to apartment	\$ -	\$ -	\$ 9,000	
Electrical Rough	N/A - Included in Above	\$ -	\$ -	\$ -	
Electrical Final/ Fixtures	x1 pendant (\$60), x6 fan-lights (\$620) x4 Vanity (\$440) x5 Ext. Lights (\$350) Bulbs \$100, \$500 labor (Can light included in "Above)	\$ -	\$ -	\$ 2,070	
Plumbing Rough	Existing Service functional, see below.	\$ -	\$ -	\$ -	
Plumbing Top Out	Adding bath/shower, reconfiguring aptment kitchen/bath	\$ -	\$ -	\$ 6,500	
Plumbing Final/ Fixtures	4 toilets (\$400) 4 lavs(\$384), Kitchen Sink Fauce both units (\$300), \$500 Labor	\$ -	\$ -	\$ 1,585	
Other		\$ -	\$ -	\$ -	Subtotal
MEP Total		\$ -	\$ -	\$ 30,155	80,255

113 Lindell, 78212 - Construction Budget Specifications

Item	Details/ Specification	Materials	Labor	Total
Windows	Existing windows to remain, any non working will be rebuilt, estimate x10	\$ -	\$ -	\$ 3,000
Interior Doors	Reusing existing interior doors, estimate x5 new doors	\$ 600	\$ 200	\$ 800
Interior Trim	Most trim to remain, New floor plan will require new trim	\$ 2,000	\$ 1,500	\$ 3,500
Insulation	Blow-in attic	\$ -	\$ -	\$ 750
Drywall	50 4x8 sheets @ \$7.5 (\$150), Mud & Tape \$1k	\$ 400	\$ 2,500	\$ 2,900
Interior Paint	2700sf @ \$1.20/sf ESTIMATE			\$ 3,240
Tile	4 bathroom floors, three tub surrounds, one walk in shower, Kitchen backsplash, utility room Total Tile = 1000sf \$3/sf.	\$ 3,000	\$ 1,500	\$ 4,500
Carpet	N/A	\$ -	\$ -	
Hardwood	Install new HW in addition and as needed - 500sf \$7/sf, renish @ \$2/sf (labor)	\$ 2,500	\$ 4,400	\$ 6,900
Kitchen Countertops	Royalty Granite - Junior 210-787-7034 @ \$40/sf @ 100sf	\$ -	\$ -	\$ 5,000
Kitchen Cabinets	New kitchen cabinets in both units	\$ -	\$ -	\$ 10,000
Backsplash	Est.45sf @ \$7/sf material, \$2/sf install	\$ 315	\$ 90	\$ 405
Appliances	\$4,000 Allowance, Fridge x1, Stovex2, Microwavex2, Dishwasher Stainlessx2	\$ -	\$ -	\$ 4,000
Other - Kitchen	Gabage disposal x2	\$ 210	\$ -	\$ 210
Bathroom Cabinets	x3 single, x1 double	\$ 17,500	\$ -	\$ 1,750
Bathroom Vanity Tops	Included in above	\$ -	\$ -	\$ -
Bathroom Floors	Included in Tile	\$ -	\$ -	\$ -
Bathtubs/ Showers	Shower Door Frameless - SA Shower Doors 210-647-1333	\$ -	\$ -	\$ 2,200
Mirrors	x4 bathroom \$400	\$ 400	\$ 50	\$ 450
Tub	Tub @ \$250, Install \$100, reuse x2 existing	\$ 250	\$ 100	\$ 350
Hardware	Cabinet hardware & door knobs	\$ 500	\$ 200	\$ 700
Other - Bathroom.	x3 Shower Kits PF Selia @ \$150/piece + 1 Cheap for garage @ \$100	\$ 500	\$ -	\$ 500
Other - Bathroom	x4 TP holders \$65, x4 towel bars (\$140), X4 hand towel (\$100)	\$ 305	\$ 100	\$ 405
Other - Interior		\$ -	\$ -	\$ -
Other - Interior		\$ -	\$ -	\$ -
Other - Interior		\$ -	\$ -	\$ -
Interior Total		\$ 28,480	\$ 10,640	\$ 51,560

Subtotal
131,815

113 Lindell, 78212 - Construction Budget Specifications

Item	Details/ Specification	Materials	Labor	Total
Demo Existing Garage	N/A	\$ -	\$ -	\$ -
Exterior Paint	3000sf @ \$1.50/sf ESTIMATE invludes new deck staining	\$ -	\$ -	\$ 4,500
Driveway/ Flatwork	crushed granit main drive, concrete pour for garage slab	\$ -	\$ -	\$ 5,000
Pressure Wash	N/A	\$ -	\$ -	\$ -
Landscaping	Tree trim and removal, crushed granite drive, mulched beds and plants	\$ -	\$ -	\$ 5,000
Decks/ Patio	Existing small rear deck is usable and will fix boards as needed	\$ 250	\$ 500	\$ 750
Rain Gutters	N/A	\$ -	\$ -	\$ -
Sprinkler System	N/A	\$ -	\$ -	\$ -
Fencing	New privacy fence 200 LF @ \$17/ LF	\$ -	\$ -	\$ 3,400
Other - Exterior Pool	New In-ground pool - Taylor Custom Pools **** Not included in scope of work for loan.***	\$ 65,000	\$ -	\$ -
Other - Garage/Carport	Carport/ Garage = Depending on approval from HDRC, Some items included above	\$ -	\$ -	\$ 5,000
Other - Exterior		\$ -	\$ -	\$ -
Other - Exterior		\$ -	\$ -	\$ -
Exterior Total		\$ 65,250	\$ 500	\$ 23,650

155,465

Total Soft Cost				\$ 8,100
Total Hard Cost				\$ 147,365
Tota Hard & Soft Cost		\$ -	\$ -	\$ 155,465
10.00%	Project Contingency 5%	\$ 7,773		\$ -
Total Project Budget			\$ -	\$ 155,465

Acquisition Price		\$	314,000.00
Rehab Cost		\$	155,465.00
Holding costs	\$ -	\$	-
Other Costs		\$	-
Insurance		\$	1,000.00
TOTAL "All-In"		\$	470,465.00

Estimated timeline: 6 motnhs

Estimated completion: April 2018