HISTORIC AND DESIGN REVIEW COMMISSION

July 18, 2018

HDRC CASE NO:	**2018-341**
COMMON NAME:	416 KENDALL ST
LEGAL DESCRIPTION:	NCB 1742 BLK 15 LOT S 50 FT OF 1 & 2
ZONING:	IDZ H
CITY COUNCIL DIST.:	1
DISTRICT:	Tobin Hill Historic District
APPLICANT:	JMS Architects
OWNER:	T.I.G.G. LLC
TYPE OF WORK:	Construction of three, 3-story attached townhomes
APPLICATION RECEIVED:	June 29, 2018
60-DAY REVIEW:	August 31, 2018

REQUEST:

The applicant is requesting conceptual approval to construct three, 3-story attached townhomes in the vacant lot located at 416 Kendall St.

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.
C. RELATIONSHIP OF SOLIDS TO VOIDS
i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.

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 material*s—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.
B. REUSE OF HISTORIC MATERIALS
Salvaged materials—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

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
i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
ii. *Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.
B. SETBACKS AND ORIENTATION

i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

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.

7. Designing for Energy Efficiency
A. BUILDING DESIGN
i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.
ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.
B. SITE DESIGN
i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.
ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.
C. SOLAR COLLECTORS
i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.
ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.
iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

OHP Window Policy Document
Windows used in new construction should:
- Maintain traditional dimensions and profiles;
- Be recessed within the window frame. Windows with a nailing strip are not recommended;
- Feature traditional materials or appearance. Wood windows are most appropriate. Double-hung, block frame windows that feature alternative materials may be considered on a case-by-case basis;
- Feature traditional trim and sill details. Paired windows should be separated by a wood mullion. The use of low-e glass is appropriate in new construction provided that hue and reflectivity are not drastically different from regular glass.

FINDINGS:

a. The applicant has proposed to construct three, 3-story attached townhomes on the vacant lot located at 416 Kendall. The lot is flanked to the north by a 2-1/2 story historic residential structure, to the south by an unnamed alley and a 3-story brick church, to the west by Kendall St and 1 to 2-story historic residential structures, and to the east by a 1-story historic residential structure.
b. Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.
c. The applicant met with the Design Review Committee (DRC) on May 9, 2018. The design presented was a previous iteration relative to the current submission. The DRC encouraged the applicant to create a true front door and porch condition from the street on Kendall to be more in keeping with the historic development pattern and façade orientation in the district. The DRC noted that the typical primary-accessory structure would be more appropriate for the lot and the district instead of one large structure. The DRC commended the applicant on their overall glazing pattern, but encouraged the exploration of façade rhythm and the treatment of architectural elements, such as bracketing. The DRC also encouraged attempting to lower the roof or treat the third story in a manner that created a scale that was more similar to a 2-1/2 story structure. The applicant again met with the DRC on May 22, 2018, and presented a modified proposal based on the feedback obtained at the first meeting. The DRC noted that while the parcel is close to the N St Mary's edge condition, the Kendall/Locust St are was relatively intact in terms of remaining historic structures. The DRC discussed parking and the appropriateness of the alley garage access. The DRC again emphasized the importance of exploring 2-1/2 story massing and design and creating a true front porch condition that borrows from neighboring structures.
d. SETBACKS – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. The applicant has proposed a front setback of 12'-8" to the front porch. Based on the submitted site plans, this setback is slightly greater than the adjacent 2-1/2 story historic home, and greater than the adjacent 3-story church. Staff finds the proposed setback generally appropriate based on historic and existing context of the block.
e. ORIENTATION & ENTRANCES – Based on the submitted narrative, the applicant has proposed for the front unit to face Kendall and for the two additional units to have front door access along the north side of the structure facing the existing 2-1/2 story historic house. The front unit will have a wraparound front porch to mimic porch precedents in the district. The historic development pattern of the block features two prevailing conditions: primary and accessory structures that face Kendall with driveways running along the side of primary structures to provide access to rear garages; and primary structures that face Kendall with rear accessory structures that front the alley to provide rear parking access. Based on the submitted historic aerial view of the site and Sanborn Maps, the historic structure that originally occupied the site featured a large primary structure similar in footprint to the adjacent structure to the north and a 1-story rear accessory structure fronting Kendall. The current project features three attached units containing rear-loading attached garages on the first floor, each of which are accessed from the alleyway to the south. According to the Guidelines for New Construction, the front façade should be oriented to be consistent with those historically found along the street frontage. Typically, historic entrances are oriented towards the primary street. Staff finds the front unit to be consistent with the Guidelines, but finds the orientation and entrances of the rear two units to be a departure from typical development patterns in the vicinity. Additionally, the provided site map indicates that a fixed window will face Kendall St on the first unit, with the true access on the north side of the structure. Several renderings show a front door facing Kendall St. Staff finds that the front unit facing Kendall should have an entry door facing the street. Staff does not find the orientation or entrances of the rear two units consistent with the Guidelines. Staff finds that a primary and secondary relationship would be more consistent with the Guidelines.
f. SCALE & MASS – The applicant has proposed a 3-story structure containing three attached units. Per the submitted elevations, the ridgeline of the structure measures 39'-5" from the ground. Guideline 2.A.i stipulates that the height and scale of new construction should be consistent with nearby historic buildings and should not exceed that of the majority of historic buildings by more than one-story. As noted in finding a, this block of Kendall features 1, 2, and 2-1/2 story historic structures and a 3-story church. The applicant has indicated that the proposed height is 5'-0" lower than the church to the south and within 10% of the adjacent 2-1/2 story structure to the north, which is indicated as having a height of 34'-4". The applicant has also provided the height for additional larger residential structures on Kendall, E Dewey Place, and E Myrtle, which include 43'-2", 38'-7", 34'-4", and 32'-3". While there are taller structures throughout the district, staff finds that 2-1/2 story structure would be more appropriate for the overall context of the block, which includes 1-story structures immediately to the east and west. Staff finds that the overall height should be lowered to be more consistent with the Guidelines.
g. FOUNDATION & FLOOR HEIGHTS – According to the Guidelines for New Construction 2.A.iii., foundation

and floor heights should be aligned within one (1) foot of neighboring structure's foundations. According to the applicant, The lot slopes gently from the NW corner to the SE corner approximately 2' which will place the front of the structure within 6" of the adjacent structure floor plate and pier and beam foundation. The alley which runs along the south property line is approximately 11" below the front property line and runs at the same slope as the property due east. Throughout this block, the foundation heights of primary historic structures are between two and three feet. The proposed structure features a concrete slab measuring a few inches in height based on the submitted elevations. Staff does not find the foundation height consistent with the Guidelines or the development pattern of the block.

h. ROOF FORM – The applicant has proposed a sloped gable roof form. The front and rear units feature a side gable configuration with rafter tail detailing and the central unit features a low shed roof pitch. Staff finds that front and side gables are appropriate for the context of the district, but finds that the overall roof form is a departure from existing precedents based on its scale and configuration.
i. PORCH – The applicant has proposed a 2-story, asymmetrical, wraparound front porch for the front unit. The porch will extend towards the street on the front façade and wrap around to the northern edge of the structure. The porch will feature a simple low sloped metal shed roof and a depth of approximately 2 feet. According to the Historic Design Guidelines, new construction should not attempt to mirror or replicate historic features, and new structures and design elements should not be so dissimilar as to distract from or diminish the historic interpretation of the district. The proposed porch pulls from traditional Craftsman-style language, as evidenced by the location and form, exposed rafter tails, square columns, and brick bases. The proposed columns are simple in design relative to historic Craftsman architecture and are a modern interpretation of the style. However, staff finds that the thickness of the proposed rafter tails should be reduced to be more consistent with traditional scale and proportions of these elements.
j. WINDOW & DOOR OPENINGS – According to the Historic Design Guidelines for New Construction, window openings with a similar proportion of wall to window, as compared to nearby historic facades, should be incorporated. Similarity is defined by windows that are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades. The applicant has proposed several window and door openings that generally feature sizes that are found on historic structures, primarily those on the front façade of the structure. Staff finds that true ganged conditions would be more appropriate for the paired windows proposed on the structure.
k. WINDOW & DOOR MATERIALS – The applicant proposed to install aluminum clad wood windows. Staff finds this proposal to be generally appropriate.
l. LOT COVERAGE – New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. The building footprint for new construction should be no more than fifty (50) percent of the size of total lot area. Based on the submitted documents, the proposed footprint is 3200 square feet. The overall lot coverage percentage has not been provided. Based on neighboring historic structures, staff finds that the proposed lot coverage is generally consistent with the Guidelines; however, staff does not find the construction of three, 3-story attached units on one lot typically occupied by a single structure appropriate.
m. MATERIALS – The applicant has proposed materials that include ipe wood siding, light colored cement plaster over metal lath with a hard-troweled finish, ipe wood columns, brick veneer column bases, and a standing seam metal roof. Staff finds the proposed wood siding to be a modern interpretation of the siding used historically in the district, but finds the cement plaster siding to be a departure from traditional materials used historically. The proposed structure borrows architectural language from the Craftsman style, which is commonly found in the Tobin Hill Historic District; however, stucco siding on Craftsman architecture is not common.
n. ARCHITECTURAL DETAILS – New buildings should be designed to reflect their time while representing the historic context of the district. Additionally, architectural details should be complementary in nature and should not detract from nearby historic structures. Staff finds the modern interpretations of the Craftsman architectural style to be generally appropriate, but as noted in finding i, finds that the exposed rafter tail detailing should be minimized in scale.
o. MECHANICAL EQUIPMENT – The applicant has indicated that no roof-mounted mechanical equipment is proposed, and that the HVAC units will be positioned in the common area near the rear of the building. This area will be screened by fencing and plantings. Staff finds the proposal conceptually consistent. The applicant is responsible for submitted final details regarding this area for final approval.
p. LANDSCAPING – The applicant has proposed to incorporate various new plantings as indicated the submitted landscaping plan. The plan includes a majority lawn area in the front and back yard with crushed granite and river gravel surrounding the primary structure and the southwestern edge of the carport. The proposal features several new low shrubbery and drought-resistant plantings, along with two new Monterrey Oak trees in the front yard.

Staff finds the proposal appropriate.

q. DRIVEWAY – The applicant has proposed to install three new driveways fronting the unnamed alley. The material is proposed to be pervious grasscrete with grey gravel in the interstitial spaces. The driveways will be double wide to accommodate access to the three proposed 2-car garages. Staff does not find the proposed driveway and parking proposal consistent with development patterns in the district.
r. HARDSCAPING – In addition to the proposed driveways, the applicant has also proposed a front walkway from Kendall St utilizing oversized concrete panels. The walkway will extend to the north to provide access to the rear two units. Staff finds the location and scale of the proposed walkway to be generally consistent, but as noted in previous findings, finds the overall orientation and entrances to be inconsistent with the Guidelines.
s. FENCING – The applicant has proposed a green screen wall fronting the unnamed alley. Staff requires more information and detailing to make a final determination on screening methods.

RECOMMENDATION:

Staff does not recommend conceptual approval at this time based on findings a through s. Staff recommends that the applicant make the following modifications to the proposal prior to returning to the HDRC:

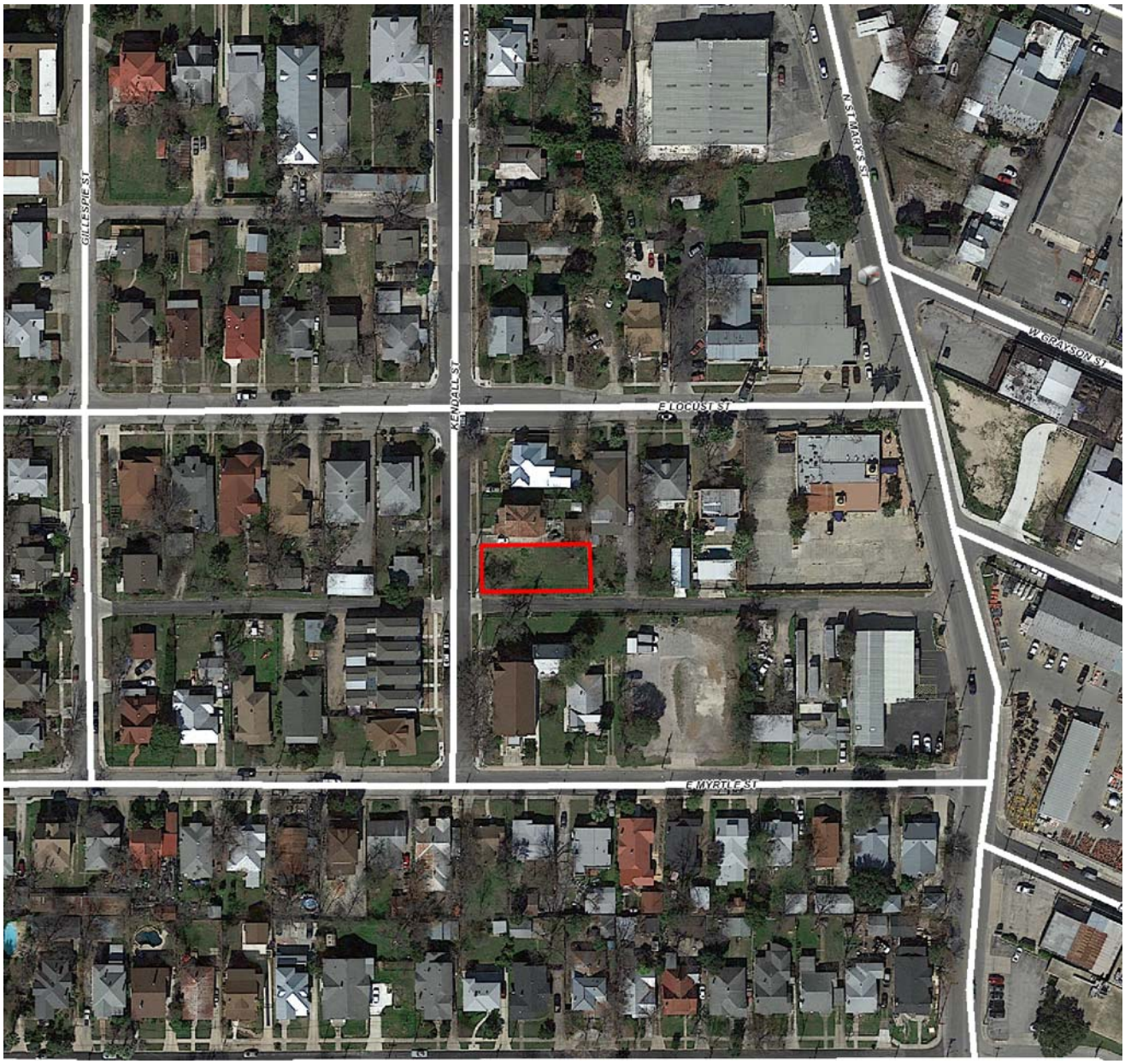
i. The applicant reduces the overall height of the structure to be more similar to 2 to 2-1/2 story precedents in the district as noted in finding f.
ii. That the applicant proposes a primary and accessory structure condition to be more consistent with historic development patterns in the district as noted in findings o, f, and l.
iii. That the applicant proposed a foundation height that is more consistent with the Guidelines and historic structures in the district as noted in finding g.
iv. That the applicant reduces the scale and width of the proposed exposed rafter tail detailing as noted in findings i, m, and n.
v. That the applicant proposed exterior materials that are more consistent with those found in the Tobin Hill Historic District and Craftsman residential structures as noted in findings m and n.
vi. That the applicant proposed a driveway and parking configuration that is more consistent with the Guidelines as noted in finding q.

CASE MANAGER:

Stephanie Phillips

CASE COMMENTS:

The applicant met with the Design Review Committee (DRC) on May 9 and May 22, 2018. The discussions are outlined in finding c.

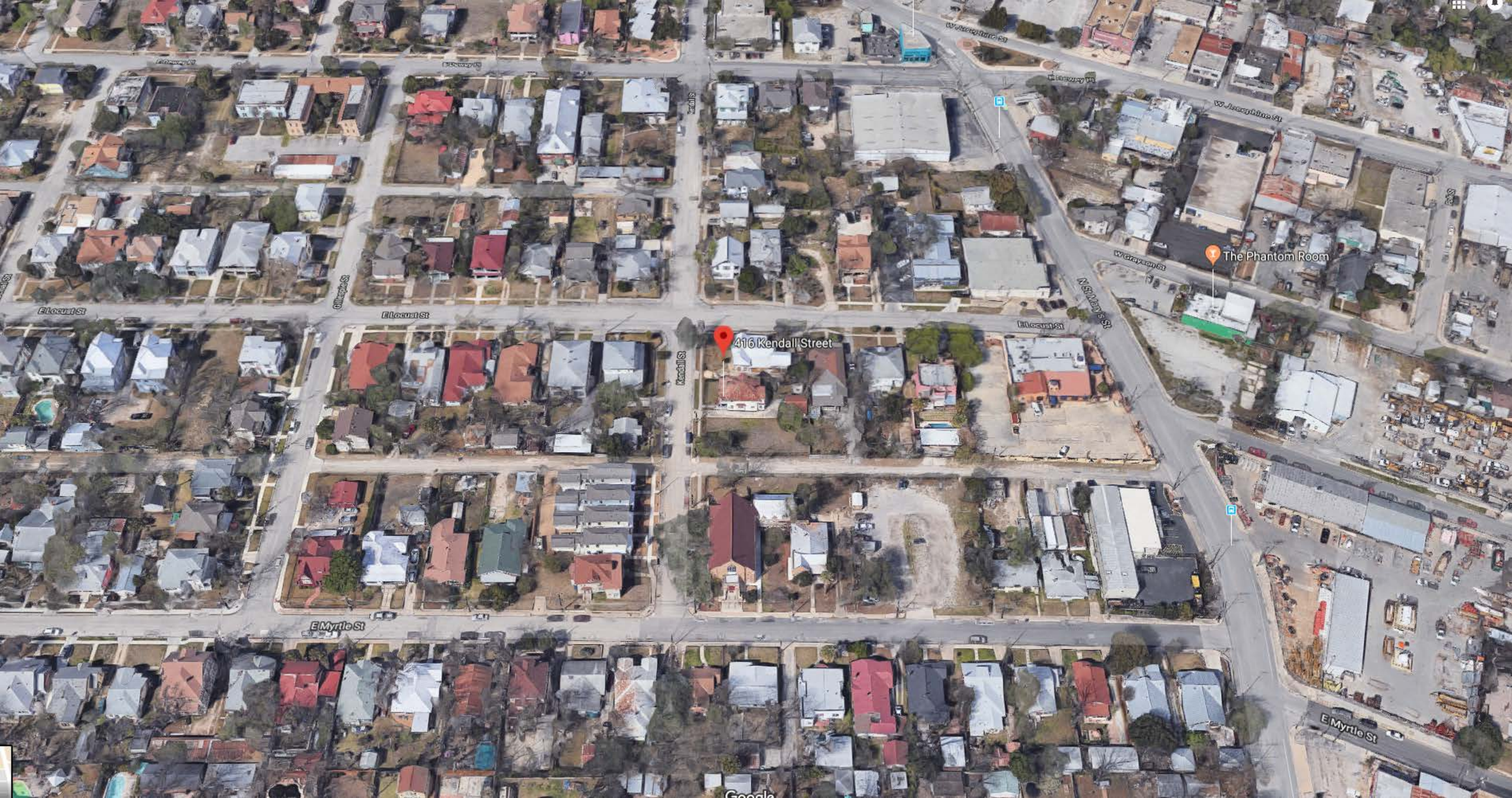


N

Flex Viewer

Powered by ArcGIS Server

Printed:Jul 11, 2018


416 Kendall Street
The Phantom Room
E Locust St
E Myrtle St
Kendall St
College St
N St Mary's St
W Grayson St
W Josephine St


Rumble
Hi-Tones
Burger Boy
The Phantom Room
416 Kendall Street
Metropolitan
Community Church...
E Locust St
Gillespie St
E Myrtle St
E Park Ave


416 Kendall Street
Metropolitan Community Church...
Kendall St
E Locust St
E Myrtle St


413 Kendall St
San Antonio, Texas
Google, Inc.
Street View - Mar 2016
416 Kenda
Google


409 Kendall St
San Antonio, Texas
Google, Inc.
Street View - Mar 2016
416 Kenda
Google


San Antonio, Texas
Google, Inc.
Street View - Apr 2011
416 Kenda
Google

JMS architects

Project Description: 416 Kendall – Joseph M. Smith, Applicant

NAME: THE CLOISTERS AT TOBIN HILL

ADDRESS: 416 Kendall St., San Antonio, Texas 78212

LEGAL DESCRIPTION:

ZONING – IDZ-AHOD

DISTRICT 1

APPLICANT – JOSEPH M. SMITH, ARCHITECT

OWNER – T.I.G.G. LLC

Type of work – Construction of three single-family attached homes on a currently vacant lot. Improvements are to include new landscaping, fencing, pool and outdoor amenities adhering to the HDRC guidelines. The intent of the design is to take careful consideration of the surrounding existing historic structures, newly built homes, and other unique features of Tobin Hill in general.

We have had significant review with Richard Moore and other Tobin Hill owner/developers in our design development. The Cloisters at Tobin Hill will provide for a quality and appropriate transition between the church and the historic Victorian home currently being renovated by mitigating and melding the overall structure of The Cloisters at Tobin Hill within the heights and overall size of surrounding structures. The Cloisters at Tobin Hill is committed to more generous setbacks than what were in place with the original building, zoned MF33 which burned to the ground in 1988.

The following is a brief history of the lot and status of the zoning change: The lot was home to a two story (with full functioning attic) 8 room, gentlemen's boarding house, which was approximately 3,000 sf per floor;(Please see attached exhibits) the aerial photograph from 1986 and San Antonio light gazette advertisement from 1911. The lot was originally zoned MF33, which was recently approved to IDZ at the request of the owner for the sole purpose of providing for each of the three single-family attached homes to have "fee simple" single family ownership. The approval was granted due in large part to the owner's desire to provide for a more suitable use of the land, to provide for a large shared green space at the exterior and to provide for more generous setbacks to create a more significant buffer for the existing home and church.

Below is a narrative as to how the project demonstrates compliance with the City of San Antonio Historic Design Guidelines: 4. Guidelines for New Construction by understanding the principles of what makes a historic neighborhood interpreted in a modern building.

1. Building and Entrance Orientation

Guidelines

A. FAÇADE ORIENTATION

2318 San Pedro Ste 1
San Antonio, Texas 78212
p. 210.738.2260
jms@jmsarchitects.com

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.
ii. Orientation—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.
1. A.i. Our project design proposes a front setback of 14'-8" to the front porch which is approximately 2'-0" closer to Kendall St. than the neighboring property to the north. This allows for green space and amenities to the rear of the property.
1.A.ii.The main façade of the building is oriented towards Kendall St., consistent with the area. The design intent is to make the structure appear as a single-family residence facing Kendall St. Additional unit entries are located on the north side of the property with garages oriented to the south facing alley.
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.
1. B.i. Our project design proposes a frontage elevation of unit 1 to face Kendall St. with the additional units designed to blend in to the structure with front door access on the north side of the lot facing Kendall St. the front elevation will have a wraparound porch.

2. Building Massing and Form

Guidelines

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.
2.A.i. The proposed height of the peak of the roof is 39'-5" which is within 10% of the height of the adjacent residence to the north, and approximately 5'-0" lower than the neighboring church to the south. The Metropolitan Community Church sits approximately 8' above street level at the corner of e. Myrtle and Kendall with an overall roof height of 44'5". The Victorian home located at 418 Kendall overall roof height is 34'4". Several other homes on Kendall from E. Dew Place to E. Myrtle have roof heights ranging from 43'2", 38'7", 34' 4" and 32' 3"
2.A.ii. The proposed building incorporates setbacks at the front to break down the scale and massing of the structure. In addition, building setbacks, step downs and change of materials designate the separate units and provide variety and massing for each of the buildings elevations.
2.A.iii. The lot slopes gently from the NW corner to the SE corner approximately 2' which will place the front of the structure within 6" of the adjacent structure floor plate and pier and beam foundation. The alley which runs along the south property line is approximately 11" below the front property line and runs at the same slope as the property due east.

2318 San Pedro Ste 1
San Antonio, Texas 78212
p. 210.738.2260
jms@jmsarchitects.com

The floor plates at the first and second levels align with the heights of the floor plates of the existing historical residence to the north.

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.

2.B.i. The roof is proposed to be a sloped gable shaped metal roof similar to the roofs on many of the adjacent and surrounding residential structures. A wraparound porch along Kendall and returning on the north side of the property are similar in pitch and height to the historic property to the immediate north.

C. RELATIONSHIP OF SOLIDS TO VOIDS

i. Window and door openings—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.

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.

2.C.i. Windows and door openings are based on historic residential structures located throughout the area. Vertical proportioned windows vertically penetrate the stucco portions of the structure on all sides to allow maximum light to the interior spaces.

2.C.ii. Windows will be casement style windows where applicable which is similar to other historic homes in the area. The exterior will have bump outs and use Ipe tongue and groove siding installed on a horizontal orientation to create the appearance of three unique homes while sharing a common roof to mitigate the overall massing. Generous openings and fenestration provide detail for all sides of the structure.

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.

2.D.i. The Cloisters at Tobin Hill have a proposed footprint of 3200 sf which is 940 sf smaller than the footprint which would have been allowed under the previous MF33 zoning, which would have allowed for a footprint of 4140 sf. This is a 23% reduction in lot usage which will accommodate more buffering between adjacent structures and for a common area for homeowner use which will have gardens, pet containment, outdoor cooking and a small swimming pool. The overall lot ratio is similar to what was historically on the site and similar to adjacent properties.

3. Materials and Textures Guidelines

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.

2318 San Pedro Ste 1
San Antonio, Texas 78212
p. 210.738.2260
jms@jmsarchitects.com

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.

B. REUSE OF HISTORIC MATERIALS

i. Salvaged materials—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

3.A.i. The materials proposed are materials used throughout Tobin Hills. Tobin hills incorporates a wide swath of uses including Historic homes, Industrial uses, commercial, and retail uses. Specifically, the material palette is intended to mimic materials used throughout the Historic Single-Family area of Tobin Hill. The materials selected are predominant materials used in the district:

Light colored cement plaster over metal lath-with a hard-troweled cement finish with a modeled finish

Painted wood framed porches and exposed canopies accented with decorative braces

Horizontal Tongue and Groove Ipe wood siding, a modern interpretation Standing seam metal siding- a modern sustainable interpretation of painted wood siding found throughout the Historic district.

Standing seam roof panels as used throughout the Historic district.

3.B.i. Reclaimed wrought iron fencing that was located along the front of the property was relocated to the North property line to provide a period separation from the existing Historic property to the north.

4. Architectural Details Guidelines

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.

4.A.i. The proposed single family attached homes are located on a secondary access road and improved alley at the eastern edge of the Historic residential District in Tobin Hill. With this context in mind, the proposed structure is imagined as a townhome style project in form with a single family residential component. The design takes cues from nearby and traditional single-family and multi-family homes throughout similar neighborhoods in various stages of gentrification in cities as they radiate out from

2318 San Pedro Ste 1
San Antonio, Texas 78212
p. 210.738.2260
jms@jmsarchitects.com

the urban core. As this property is in the Tobin Hill Historic district, it is a transitional site and the architecture looks to the past in form but of its current time in its implementation.
4.A.ii. The proposed architectural detailing of the building looks to properly implement and traditionally incorporate the materials utilized.
4.A.iii. The proposed materials and form is a modern interpretation of materials and forms used throughout Tobin Hill. The materials used are sustainable materials requiring minimal long-term maintenance and chosen to be subtle in palette as to not attract attention from the historic residences located in the District.

5. Garages and Outbuildings
Guidelines
A. DESIGN AND CHARACTER
i. Massing and form-Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
ii. Buildings size-New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
iii. Character-Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
iv. Windows and doors-Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions. v. Garage doors-Incorporate garage doors with similar proportions and materials as those traditionally found in the district.
B. SETBACKS AND ORIENTATION
i. Orientation-Match the predominant garage orientation found along the block. Do not introduce frontloaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used. ii. Setbacks-Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.
5.B.i. The Cloisters at Tobin Hill proposes side loaded attached garages accessed from the alley which is consistent with other parking and garage structures in the surrounding area. The design of the garages doors are designed to create an architectural feature. Throughout Tobin Hill, there are many types of parking structures, from front loaded, alley loaded, carports, parking pads and parking lots. The project proposal will provide for owners to park off street and secure their vehicles and minimize street parking.

6. Mechanical Equipment and Roof Appurtenances
Guidelines
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.

2318 San Pedro Ste 1
San Antonio, Texas 78212
p. 210.738.2260
jms@jmsarchitects.com

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.
There will not be any roof mounted equipment and the HVAC units will be positioned in the common area at the rear of the building, screened by fence and plantings.

7. Designing for Energy Efficiency Guidelines
A. Building Design
i. Energy efficiency-Design additions and new construction to maximize energy efficiency.
ii. Materials-Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
iii. Building elements-Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
iv. Roof slopes-Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.
7.A.i. Building will be designed to maximize energy efficiency and will exceed the 2015 IECC requirements.
7.A.ii. Building will utilize green building materials and to include reclaimed brick and metal components (recycled materials).
7.A.iii. Building will incorporate operable windows on all sides.
B. SITE DESIGN
i.Building orientation-Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.
ii. Solar access-Avoid or minimize the impact of new construction on solar access for adjoining properties.
7.B. i. Building is oriented on an east/west access. The predominant south easterly breeze is designed to cool the covered parking area and the roof deck. Windows to maximize ventilation of the residential area. Windows will be maximized on the north and east facades. The south façade will incorporate high windows to minimize solar gain and provide privacy for the residence and the adjacent property. The west side openings are limited.
7.B. ii. Building is oriented on an east/west access and steps down to the property to the immediate south to minimize sun exposure impact from the west. - note that the building will not have a negative impact on the south property as there is no north exposure to block.
C. SOLAR COLLECTORS
i. Location-Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right of way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground mount system where solar access to the primary structure is limited.
ii. Mounting (sloped roof surfaces)- Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.
iii. Mounting (flat roof surfaces)- Mount solar collectors flush with the surface of a flat roof to the maximum extent extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right of way will be minimized.

2318 San Pedro Ste 1
San Antonio, Texas 78212
p. 210.738.2260
jms@jmsarchitects.com

No solar arrays are planned for this project.

JMSarchitects

2318 San Pedro Ste 1
San Antonio, Texas 78212
p. 210.738.2260
jms@jmsarchitects.com

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Historic and Design Review Commission
Design Review Committee
Report & Recommendation

DATE: 5/9/2018 HDRC Case# n/a

ADDRESS: 416 KENDALL Meeting Location: OHP

APPLICANT: JOHN HILL

DRC Members present: LAZARINE

Staff present: STEPHANIE PHILLIPS

Others present: CAROLINE HILL, JOSEPH JMITH, ESTEFANIA OLEVERA

REQUEST: CONSTRUCTION OF 3-STORY TOWNHOME DEVELOPMENT

COMMENTS/CONCERNS: HEIGHT IS 37'-0" (APPROX.)
CRAFTSMAN-INSPIRED, TRIED TO DE-EMPHASIZE THIRD FLOOR. TRIED TO LINE-UP FLOOR PLATES WITH ADJACENT STRUCTURE.
DANIEL: FRONT DOOR FACING STREET? JMS: NO, BUT CAN RELOCATE IF NECESSARY.
PRIMARY STRUCTURE - SECONDARY STRUCTURE RELATIONSHIP IS MISSING. HOW DOES THIS →

COMMITTEE RECOMMENDATION: **APPROVE [ ]** **DISAPPROVE [ ]**
APPROVE WITH COMMENTS/STIPULATIONS:

Committee Chair Signature (or representative) Date

PROJECT MEET THAT PATTERN?
ONE LARGE MASS THAT'S WORKING AGAINST PROJECT.
NO TRUE ENTRY WALKWAY THAT ANNOUNCES FRONT DOOR. SHOULD BE REINFORCED ON KENDALL ST FOR FIRST UNIT.
STRUCTURES BEYOND MAIN FACADE COULD STEP DOWN. OR THIRD UNIT FURTHER BACK ON LOT W/ TWO STRUCTURES FACING KENDALL.
GOOD JOB W/ GLAZING PATTERN; UNSURE OF BRACKETING ELEMENT ON FRONT FACADE. MAY BE SHRINK THEM IN SCALE TO MINIMIZE VISUAL IMPACT, OR INCREASE SPACING BETWEEN THEM.
LIKE WOOD POPPING OUT FRIM ~~EDRA~~ STUCCO.
GLAZING SIZES ON FRINT FACADE = APPROPRIATE IN TRACK WITH ARCHITECTURAL LANGUAGE.
LOWERING OF 2ND UNIT ROOF = GOOD, 3RD UNIT IDEALLY SHOULD BE ~~ATTACHED~~ DETACHED / LOWER.
COMMUNITY GARDEN COULD BE IN BETWEEN PRIMARY UNIT AND SECONDARY IF CREATED.
PRIORITY: PRINCIPAL FACADE THEN MASSING.

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Historic and Design Review Commission
Design Review Committee
Report & Recommendation

DATE: 5/22/2018 HDRC Case# n/a

ADDRESS: 416 KENDALL Meeting Location: OHP

APPLICANT: JOHN HILL

DRC Members present: KAMAL, GUARINO, FISH

Staff present: STEPHANIE PHILLIPS

Others present: CAROLINE HILL, JOSEPH SMITH, ESTEFANIA OLEVERA, COSMO GUIDO

REQUEST: CONSTRUCTION OF TOWNHOMES

COMMENTS/CONCERNS:

QUESTIONS ABOUT WRAP AROUND PORCH, EXAMPLES OF SIMILIAR MASSING.

502 E PARK EXAMPLE: MODULATION, PARKING IN REAR, 2-STORY.

ST MARYS EDGE IS DIFFICULT CONDITION, BUT LOCUST/ KENDALL STREETSCAPE IS RELATIVELY INTACT.

PARKING EXPOSED TO ALLEY IS DIVERSION TO PATTERN

COMMITTEE RECOMMENDATION: **APPROVE [ ] DISAPPROVE [ ]**
APPROVE WITH COMMENTS/STIPULATIONS:

Committee Chair Signature (or representative)

5/22/18
Date

3-STORY EMPHASIZED BY BAY WINDOW. 2-STORY ADJACENT HOUSE WORKS IN FAVOR.

HAS PARKING MADE ITS WAY INTO TUBIN HILL IN THIS CONDITION?

ISSUE: NOT EDGE CONDITION. AREA / BLOCK IS IN TACT.

CONCERNS: MASSING, FOOTPRINT, GARAGE, 3-STORY.

MENTION OF DETACHED SMALLER UNIT.

CF: ALLEY HAS ITS OWN EDGE CONDITION. LESS OF A CONCERN. E

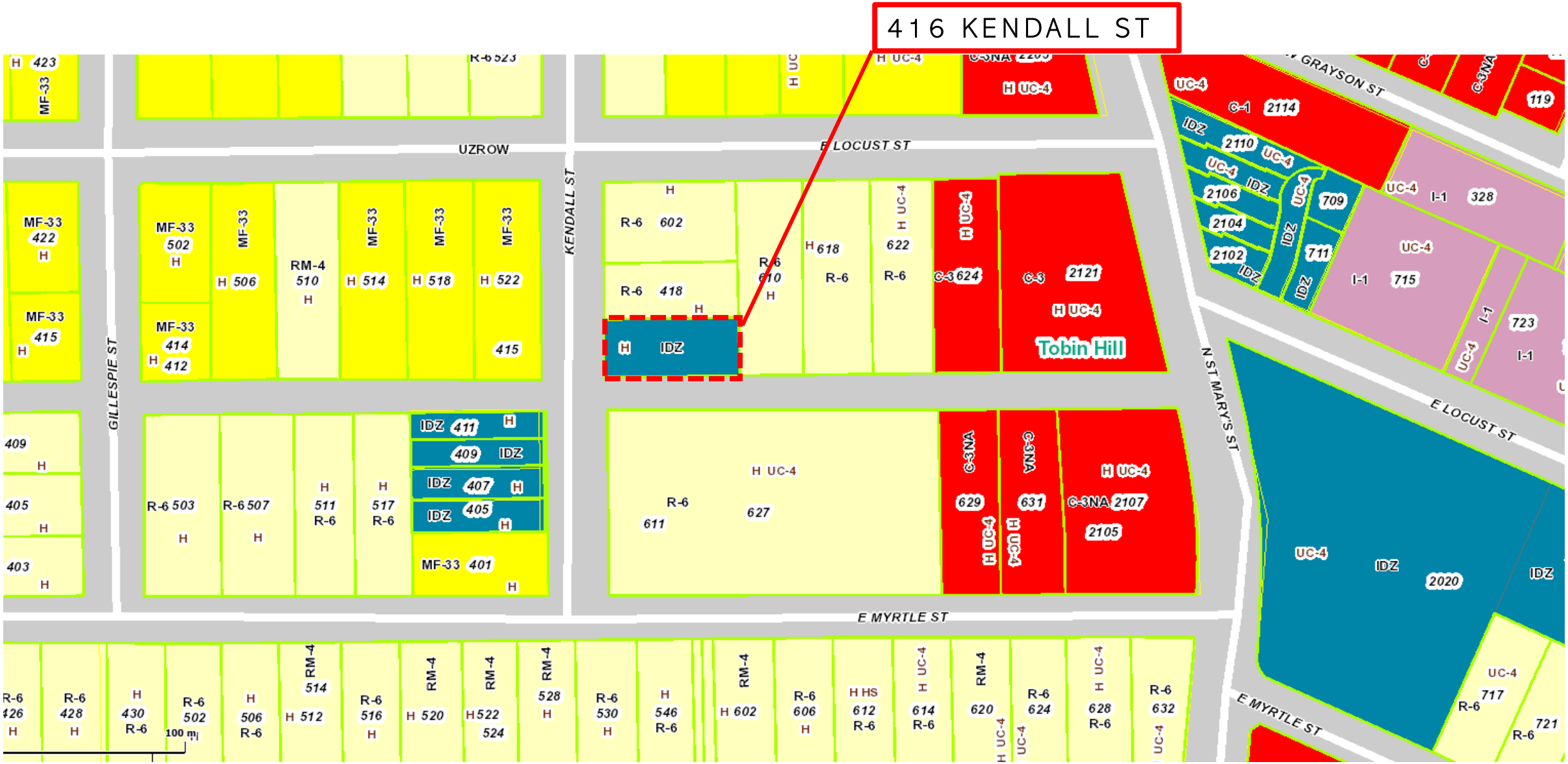
IS THERE OPPORTUNITY TO MAKE IT MORE 2 1/2 STORY & FROM EXERIOR, RETAINING RIDGE, PLATE HEIGHT?

MAKE DOOR AT FRONT OF PORCH? YES.

OPPORTUNITIES TO MAKE IT READ AS 2-STORY.

SETBACK - CAN YOU PUSH IT BACK IN FRONT?

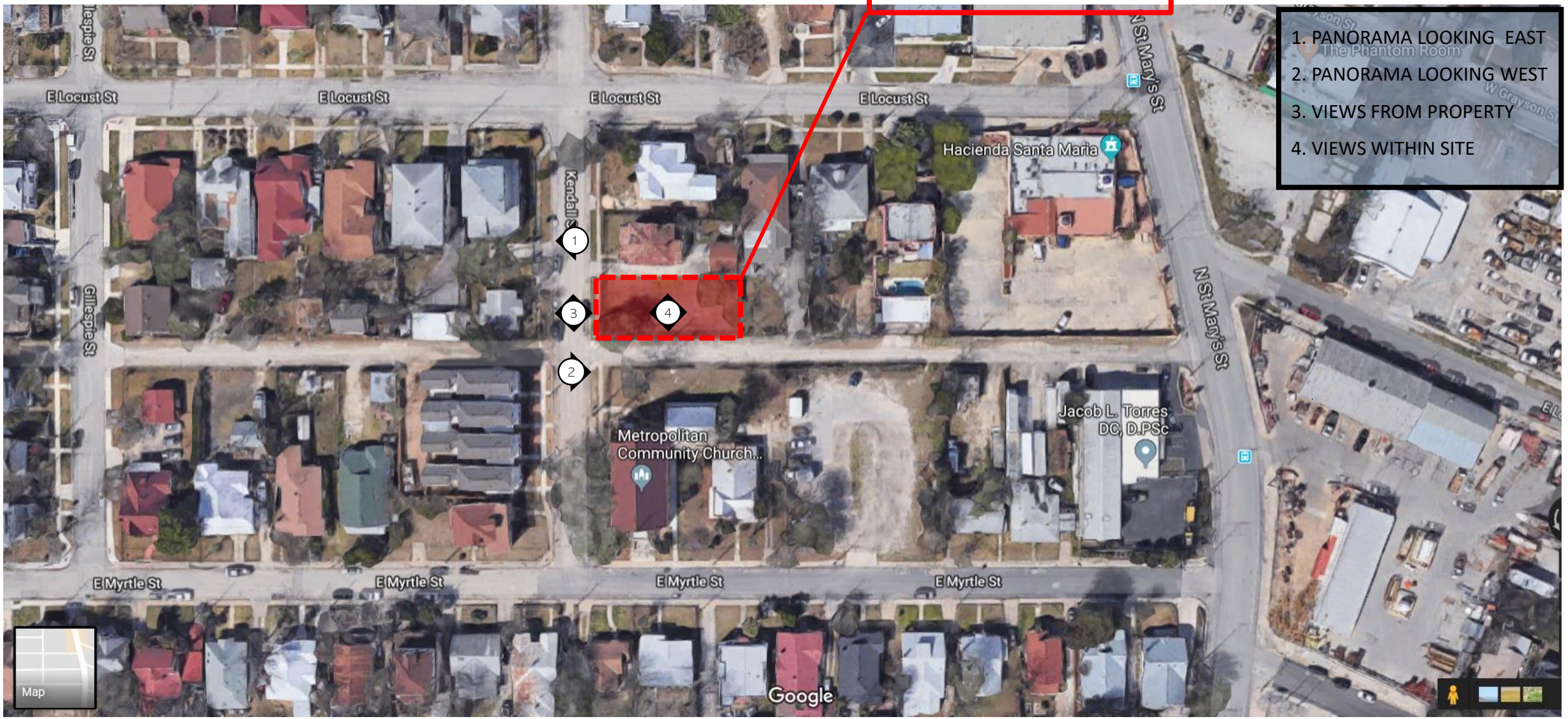
BORROW FROM NEXT DOOR FOR MASSING, POTENTIAL FOR STREET FACADE, CORNER..



ZONING MAP

JMS architects

416 KENDALL ST



OVERALL SITE MAP

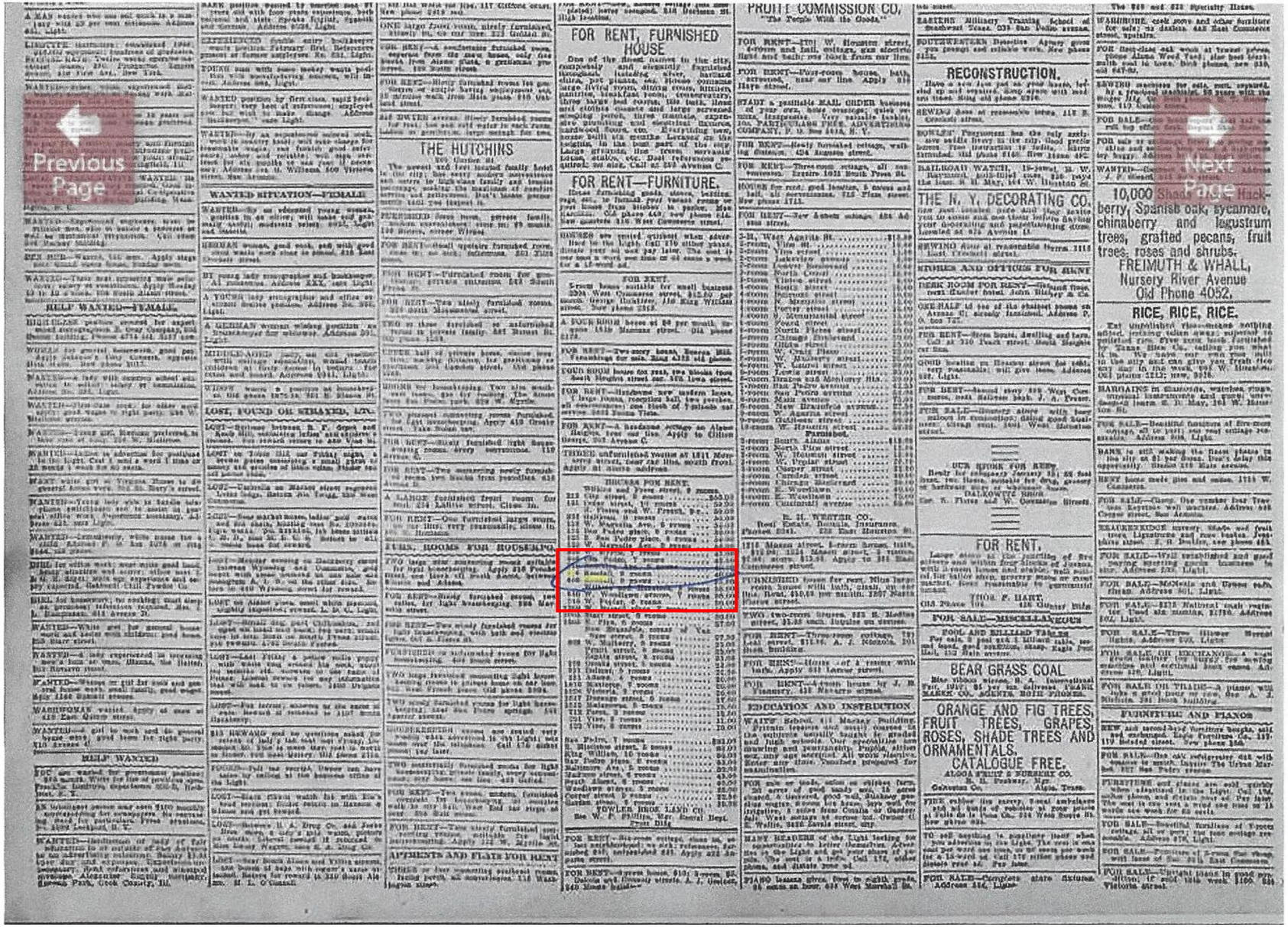
JMS architects

OVERALL SITE MAP

JMS architects

SITE (1980'S)

JMS architects



FOR RENT, FURNISHED HOUSE

THE HUTCHINS

FOR RENT—FURNITURE.

PRUITT COMMISSION CO.

RECONSTRUCTION.

THE N. Y. DECORATING CO.

10,000 Shade Hackberry, Spanish oak, sycamore, chinaberry and ligustrum trees, grafted pecans, fruit trees, roses and shrubs. FREIMUTH & WHALL, Nursery River Avenue Old Phone 4052.

RICE, RICE, RICE.

FOR RENT.

BEAR GRASS COAL

ORANGE AND FIG TREES, FRUIT TREES, GRAPES, ROSES, SHADE TREES AND ORNAMENTALS. CATALOGUE FREE.

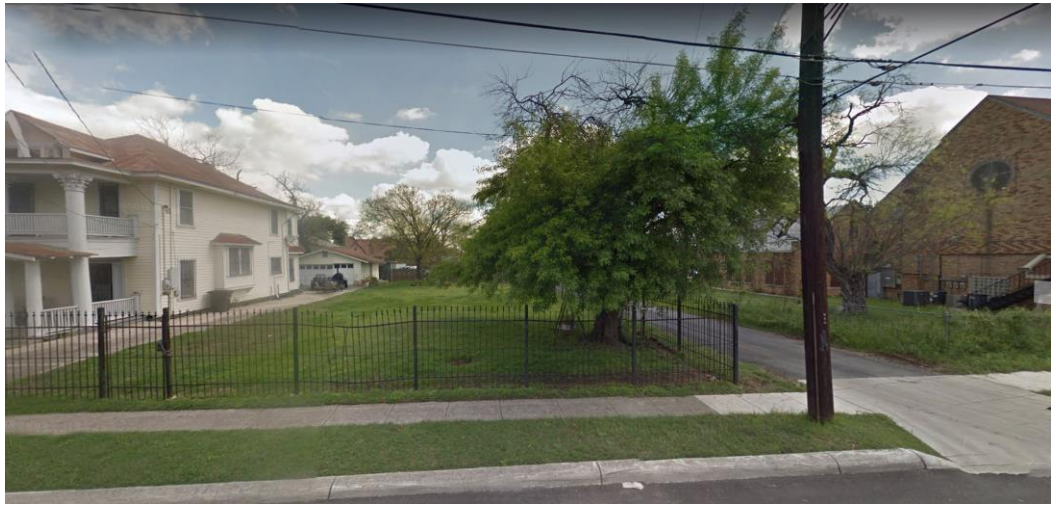
1 Panorama looking East

2 Panorama looking West

JMS architects

North view

South view



East view

West view

③ Views from property

JMS architects

North view

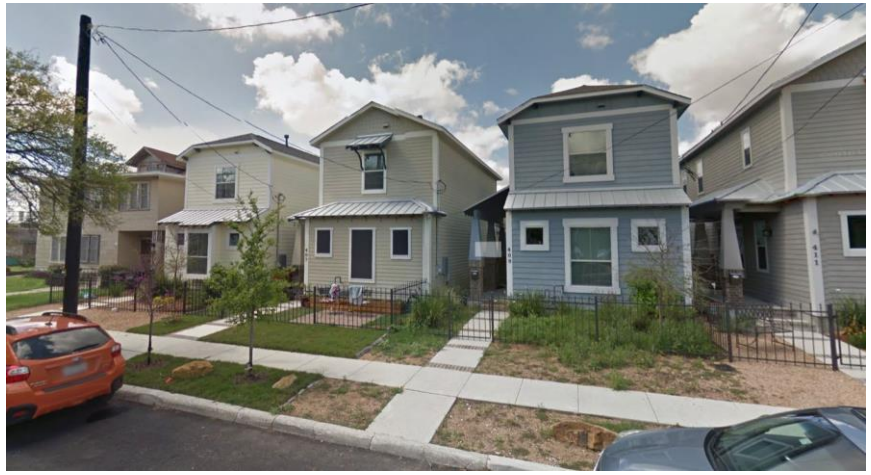
South view

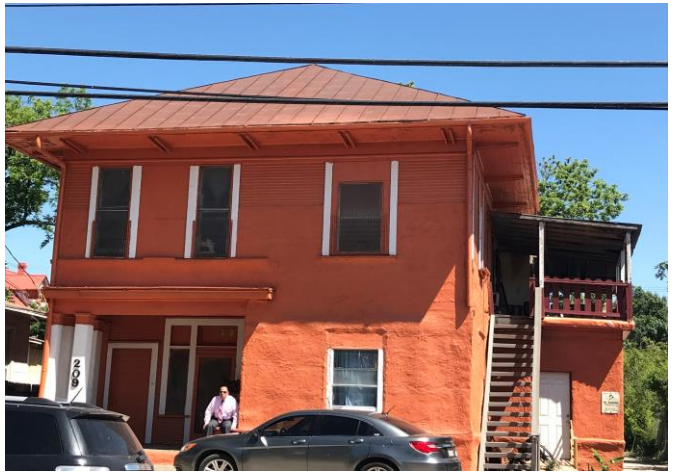
East view

West view

④ Views within property

JMS architects



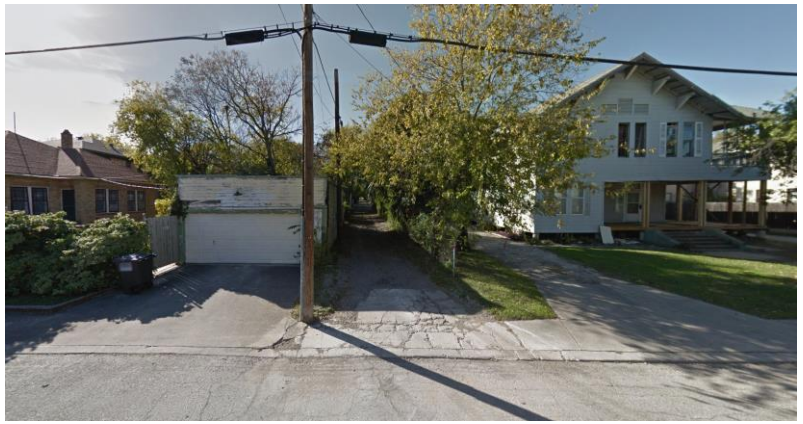


NEIGHBORHOOD PRECEDENTS

JMS architects

NEIGHBORHOOD PRECEDENTS

JMS architects



ALLEYS

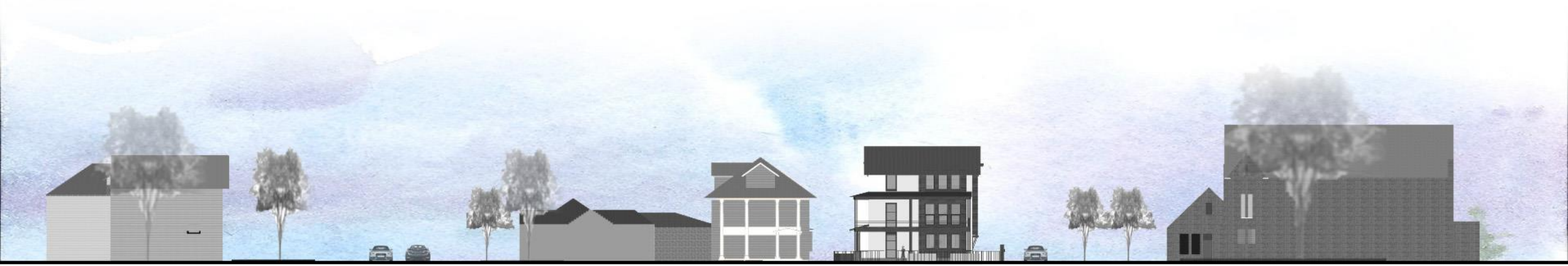
JMS architects

Brick on columns

Stucco

Materials & Form

JMS architects



416
KENDAL ST.

BLOCK ELEVATION

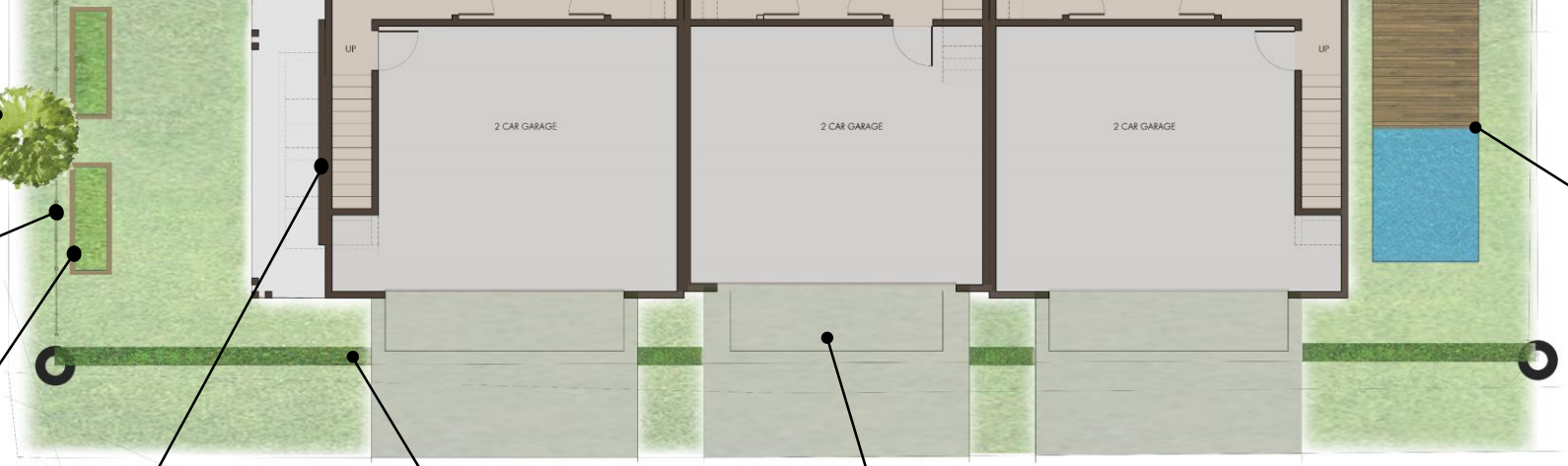
JMS architects

OVERSIZED CONCRETE PANELS

BRICK COLUMN BASE

PERVIOUS PLANTING

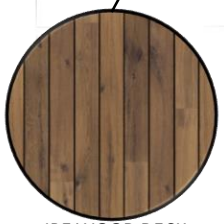
WHITE CRAPE MYRTLES



IPE/GRANITE OUTDOOR KITCHEN

CAROLINA JASMINE VINE

IPE PLANTERS



IPE WOOD DECK

GREEN SCREEN WALL

PERVIOUS GRASCRETE W/ GREY GRAVEL

SITE MAP

JMS architects

416 KENDALL ST.

JMS architects
modern architecture REFINED
6.11.18

416 KENDALL ST.

JMS architects
modern architecture REFINED
6.11.18

SUBJECT TO RECORDED RESTRICTIVE COVENANTS AND/OR EASEMENTS AS FOLLOWS:

VOL. — PAGE — RECORDS VOL. — PAGE — RECORDS

VOL. — PAGE — RECORDS VOL. — PAGE — RECORDS

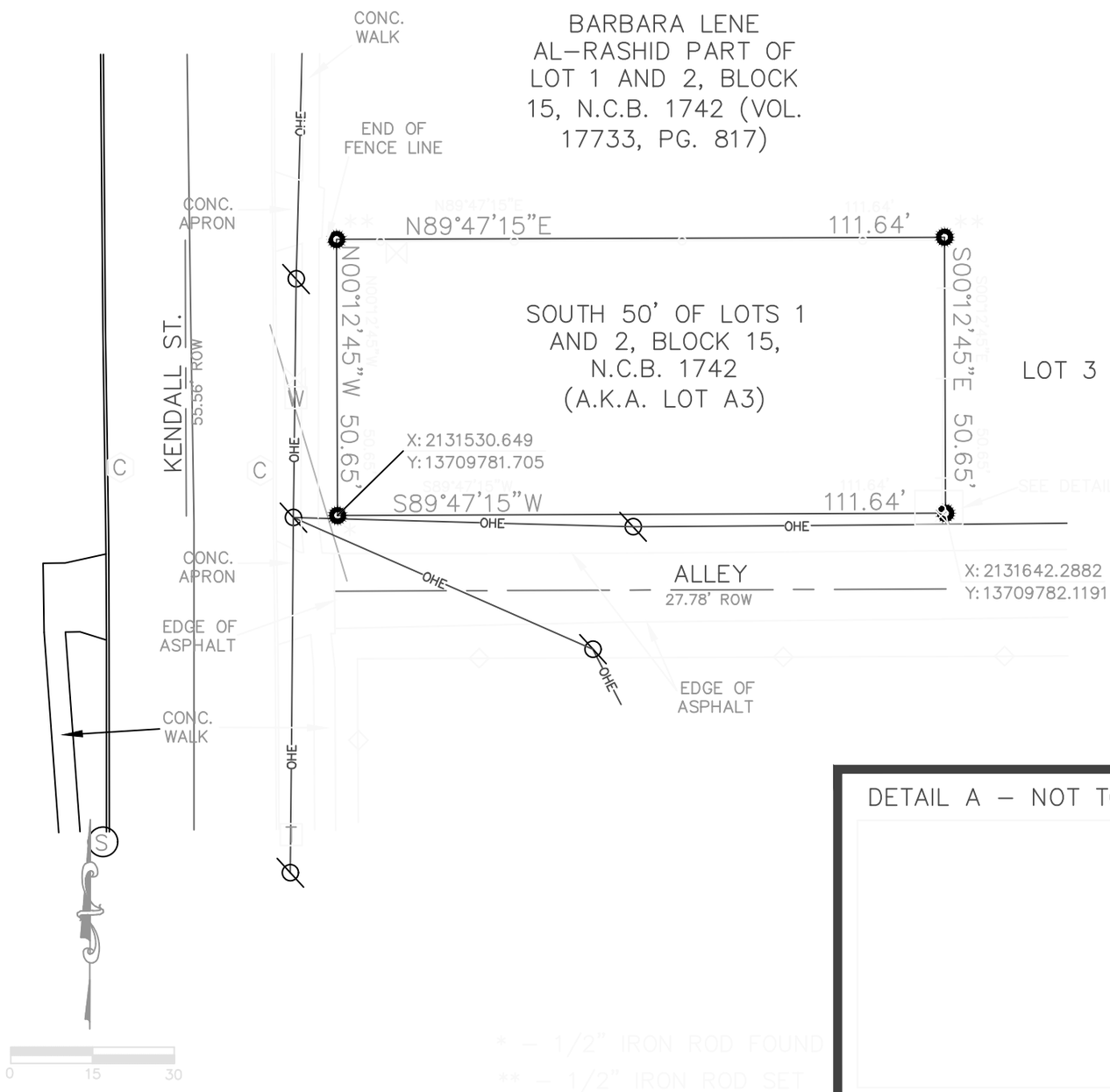
VOL. — PAGE — RECORDS VOL. — PAGE — RECORDS

LEGEND

RECORD INFORMATION | S45°00'00"W 100.00' AS MEASURED IN FIELD | WOOD FENCE | WIRE FENCE | CHAIN LINK FENCE | IRON FENCE | 100.00 100.00 ELEVATION DATA | PROPERTY CORNER MONUMENTATION | GUARD SET | C CONCRETE CURB | FIRE HYDRANT | TRANSFORMER | E ELECTRIC BOX | T TELEPHONE PEDESTAL | CABLE TV BOX | POWER POLE | D RETAINING WALL | AC | TREE | W WATER METER | WATER VALVE | S SAN. SEWER MANHOLE | CLEAN OUT | LIGHT POST | OHE OVERHEAD ELECTRIC LINE | WATER FLOW

NOTE: THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL SETBACK / EASEMENTS OR OTHER MATTERS AFFECTING THIS PROPERTY.

NOTE: THE BEARINGS FOR THIS SURVEY ARE BASED ON THE PLAT OF TOBIN HILLS, AS RECORDED IN THE DOCUMENT NO. SHOWN BELOW. VERIFIED BY GPS DATA COLLECTION USING SOUTH CENTRAL TEXAS STATE PLANE COORDINATES.



DETAIL A – NOT TO SCALE

* – 1/2" IRON ROD FOUND

** – 1/2" IRON ROD SET

LOT(S) S. 50' OF LOTS 1 & 2 BLOCK 15 N.C.B. 1742 SUBDIVISION TOBIN HILL

VOLUME — PAGE — DOC# 20170179463 OF THE DEED & PLAT RECORDS OF BEXAR COUNTY.

WITNESS MY HAND AND SEAL THIS 28TH DAY OF DECEMBER, 2017

ADDRESS: 416 KENDALL ST

BUYER: ADA CONSULTING GF# —

I, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, OF THE PROPERTY DESCRIBED HEREON. I FURTHER CERTIFY THAT ENCROACHMENTS, EASEMENTS AND RIGHT-OF-WAYS VISIBLE ON SITE ARE SHOWN HEREON. SETBACKS AND EASEMENTS SHOWN ARE FROM RECORDED COUNTY DOCUMENT RECORDS. MUNICIPAL RESTRICTIONS ARE NOT SHOWN.

PRELIMINARY:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES.

STEPHEN G. COOK, R.P.L.S.

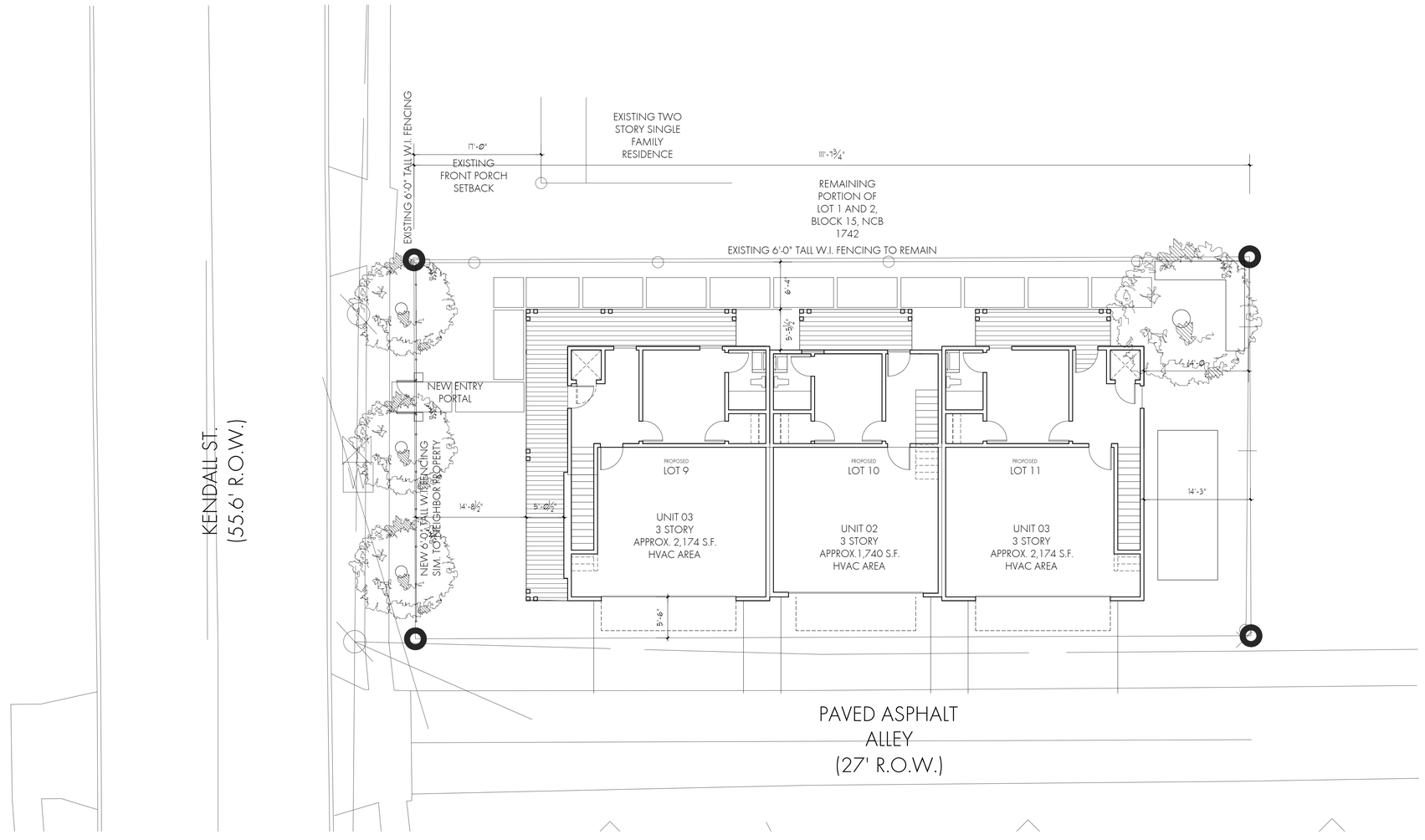
REVISION DATE:
X/X/16

894-167-001
SGCE JOB NO#

J.W.G. J.P.A.
DRAWN BY SURV. BY

DISK CADD/W

SGC
STEPHEN G. COOK ENGINEERING, INC.
REGISTERED LAND SURVEYORS
TBPE FIRM # F-184
TBPLS # 10005400
12000 STARCREST, SUITE 107
SAN ANTONIO, TEXAS 78247-4117
210/481-2533 * FAX: 210/481-2150
WWW.SGCE.NET



01.sitePLAN
SCALE: 1/8" = 1'-0"

JMS architects
2115 Anchor Dr. SUITE C
SAN ANTONIO, TEXAS 78213
210.738.2065 jms@msarchitects.com
www.jmsarchitects.com

EXPIRES: 12.31.17

THESE DRAWING ARE INCOMPLETE- NOT FOR PERMIT OR BIDDING.
JOSEPH M. SMITH, #15214

06.15.2018

THE CLOISTERS AT TOBIN HILL
416 KENDALL ST.
SAN ANTONIO, TEXAS.78212

DRAWN	STAFF
CHECKED	JMS
DATE	11.10.2018
PROJECT NO.	2526

ISSUE DATES

01.26.2018 IDZ SUBMITTAL
04.23.2018 PRELIM. HDRC
05.08.2018 PRELIM. HDRC
05.21.2018 PRELIM. HDRC
06.13.2018 PRELIM. HDRC

SHEET TITLE: sitePLAN

SHEET NO. A1.0

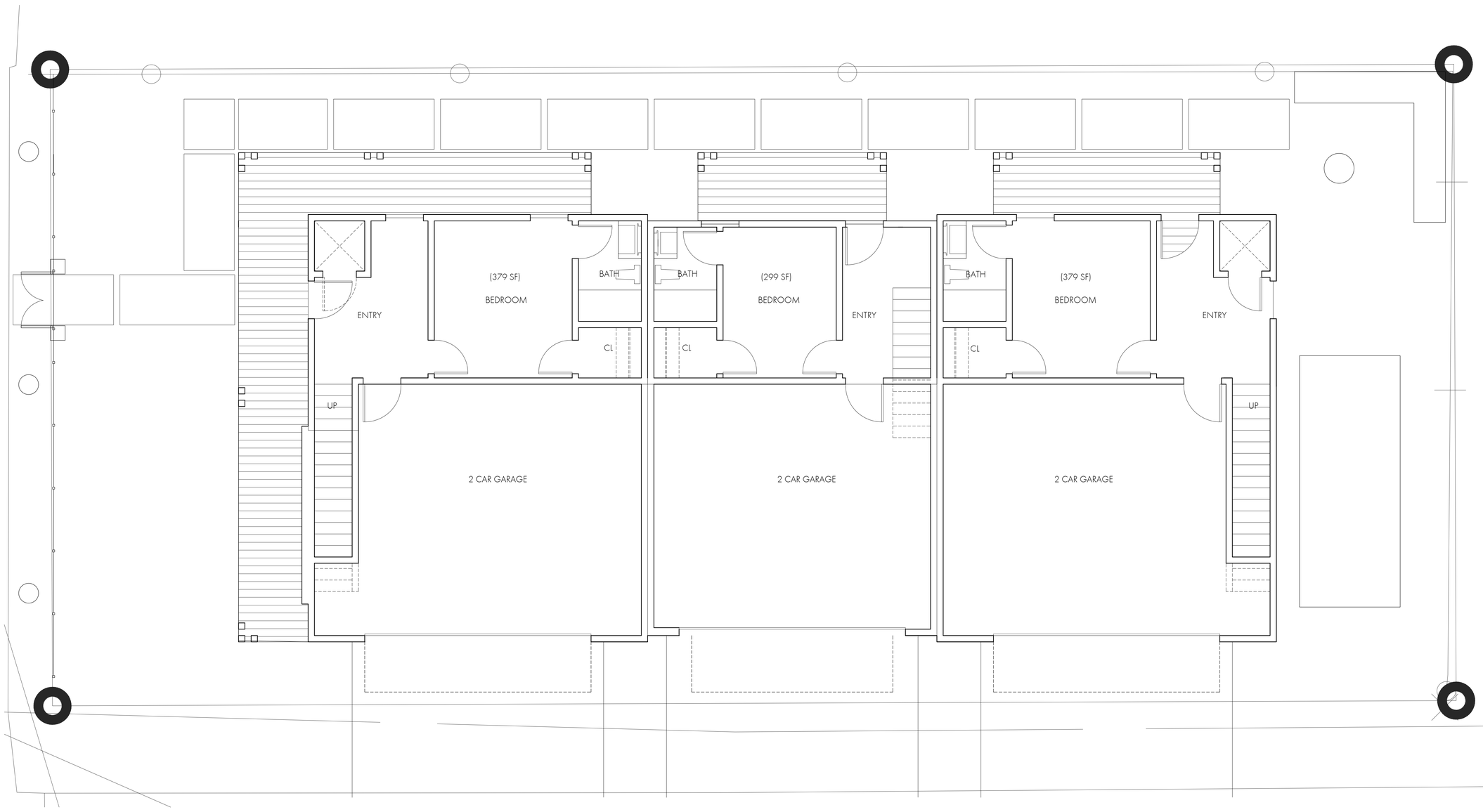
JMS architects
2115 Archer Dr. SUITE C
SAN ANTONIO, TEXAS 78213
210.738.2505 | ms@msarchitects.com
www.jmsarchitects.com

EXPIRES: 12.31.17

THESE DRAWING ARE INCOMPLETE- NOT FOR PERMIT OR BIDDING.
JOSEPH M. SMITH, #15214

06.15.2018

THE CLOISTERS AT TOBIN HILL
416 KENDALL ST.
SAN ANTONIO, TEXAS.78212



01.firstlevel.FloorPLAN
SCALE: 1/4" = 1'-0"

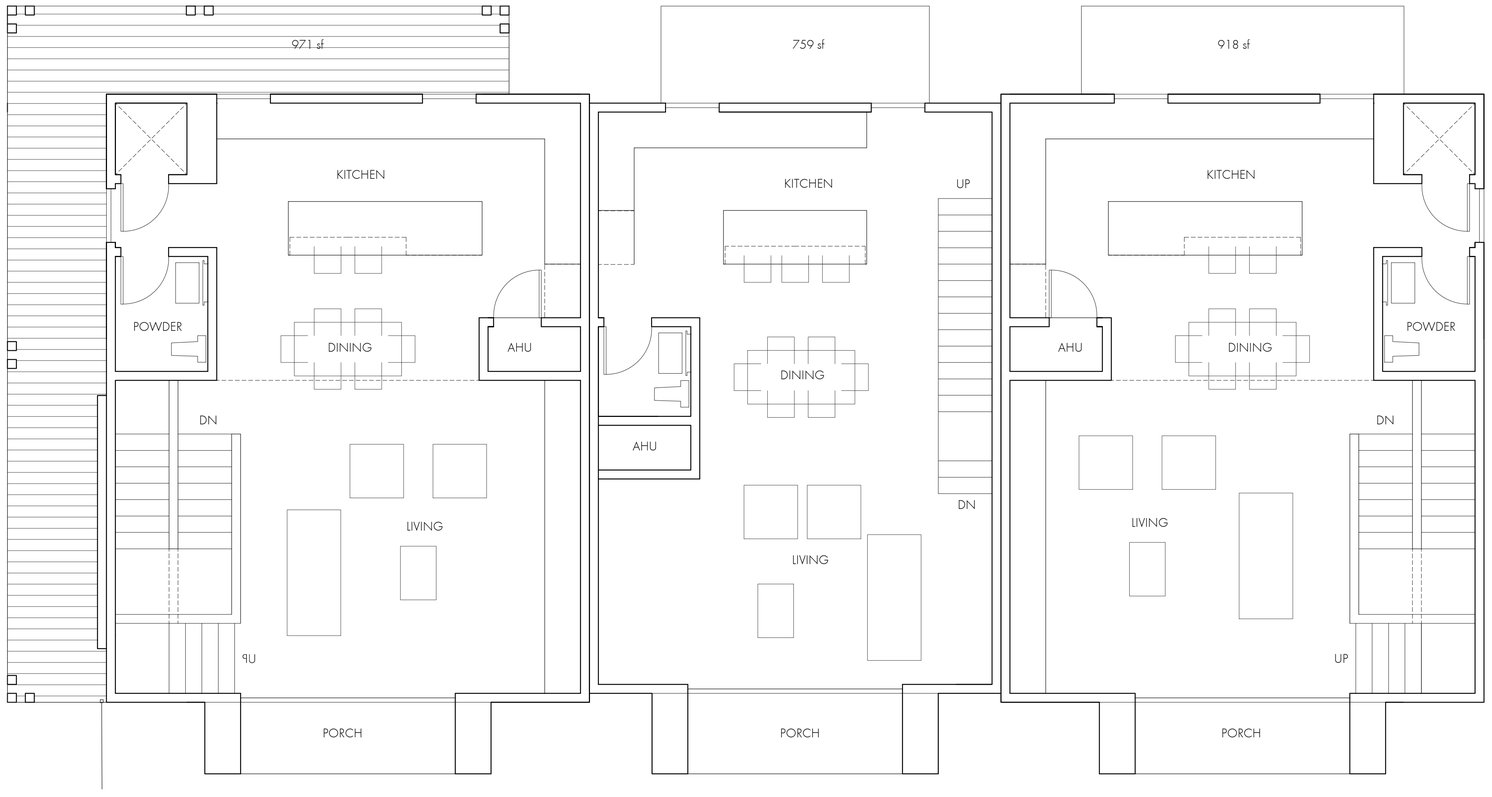
DRAWN	STAFF
CHECKED	JMS
DATE	11.10.2018
PROJECT NO.	2526

ISSUE DATES

01.26.2018 IDZ SUBMITTAL
04.23.2018 PRELIM. HDRC
05.08.2018 PRELIM. HDRC
05.21.2018 PRELIM. HDRC
06.13.2018 PRELIM. HDRC

SHEET TITLE:
FloorPLAN

SHEET NO.
A2.0



JMS architects
2115 Anchor Dr. SUITE C
SAN ANTONIO, TEXAS 78213
210.738.2065 jms@jmsarchitects.com
www.jmsarchitects.com

EXPIRES: 12.31.17

THESE DRAWING ARE INCOMPLETE- NOT FOR PERMIT OR BIDDING.
JOSEPH M. SMITH, #15214

06.15.2018

THE CLOISTERS AT TOBIN HILL
416 KENDALL ST.
SAN ANTONIO, TEXAS.78212

DRAWN	STAFF
CHECKED	JMS
DATE	11.10.2018
PROJECT NO.	2526

ISSUE DATES

01.26.2018 IDZ SUBMITTAL
04.23.2018 PRELIM. HDRC
05.08.2018 PRELIM. HDRC
05.21.2018 PRELIM. HDRC
06.13.2018 PRELIM. HDRC

01.secondlevel.FloorPLAN
SCALE: 1/4" = 1'-0"

SHEET TITLE: FloorPLAN
SHEET NO. A2.1

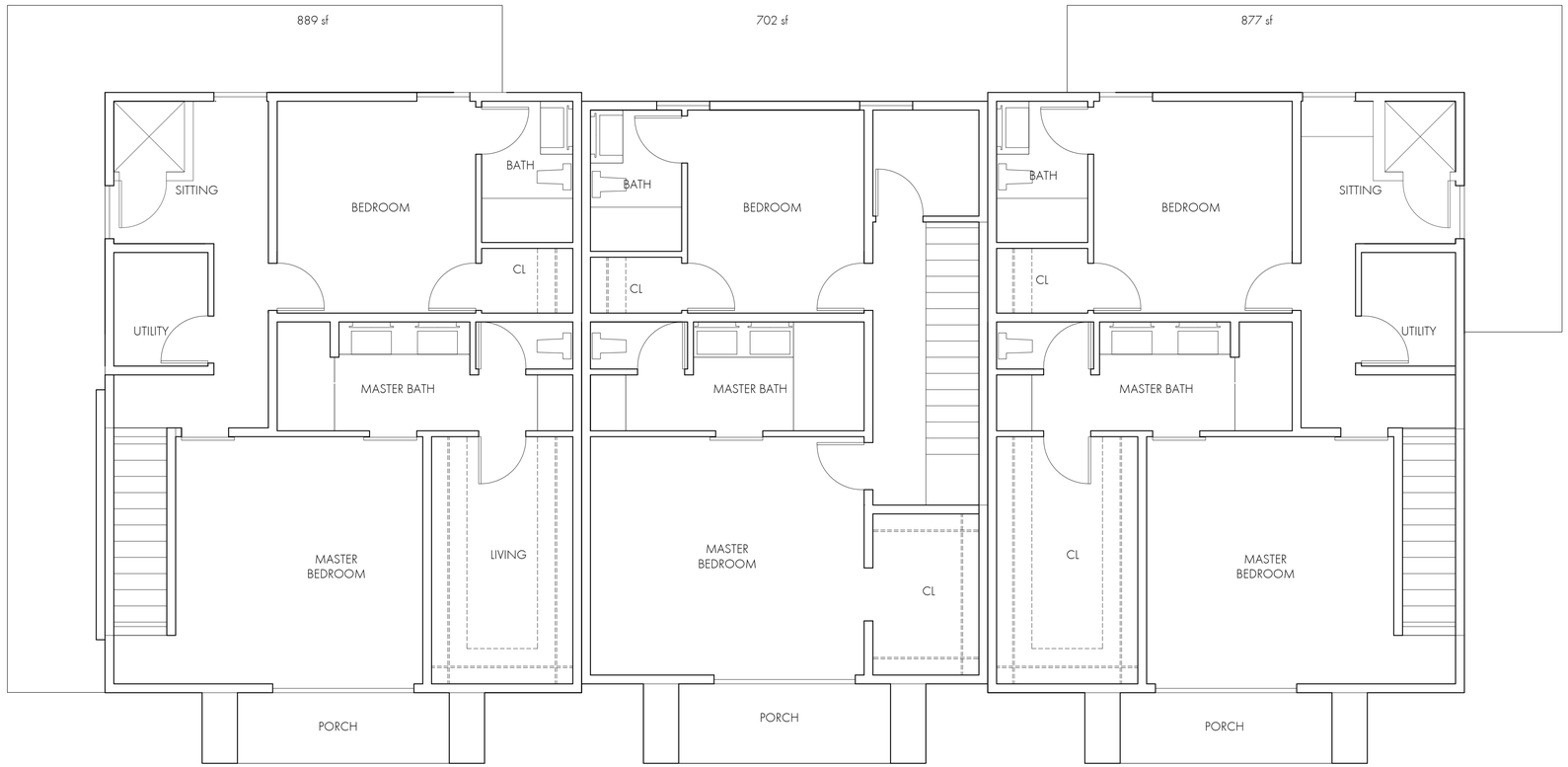
JMS architects
2115 Anchor Dr. SUITE C
SAN ANTONIO, TEXAS 78213
210.738.2001 jms@jmsarchitects.com
www.jmsarchitects.com

EXPIRES: 12.31.17

THESE DRAWING ARE INCOMPLETE- NOT FOR PERMIT OR BIDDING.
JOSEPH M. SMITH, #15214

06.15.2018

THE CLOISTERS AT TOBIN HILL
416 KENDALL ST.
SAN ANTONIO, TEXAS.78212



01. thirdlevel. FloorPLAN
SCALE: 1/4" = 1'-0"

DRAWN	STAFF
CHECKED	JMS
DATE	11.10.2018
PROJECT NO.	2526

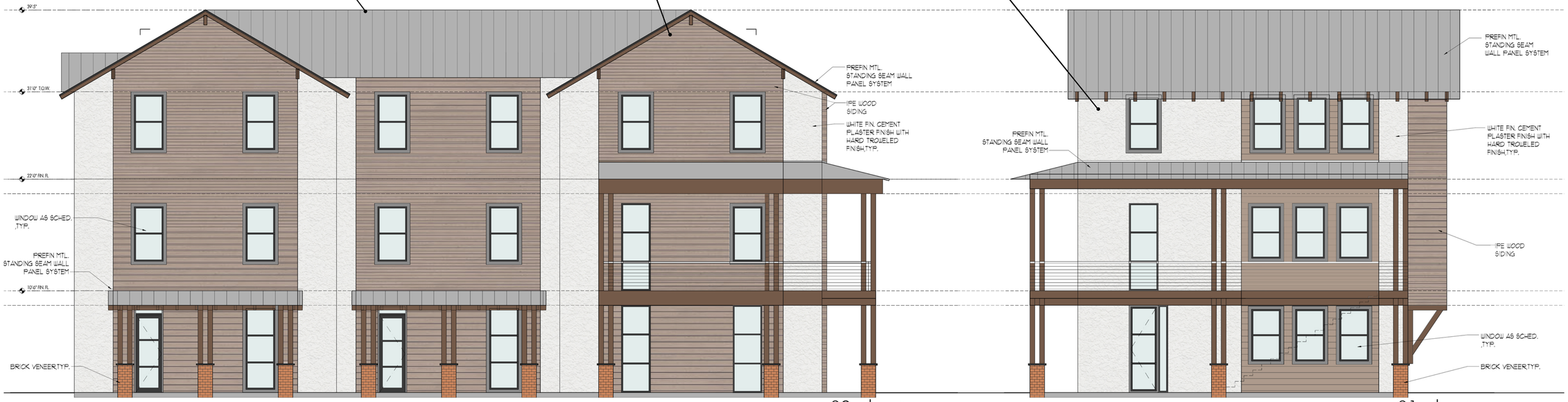
ISSUE DATES

01.26.2018 IDZ SUBMITTAL
04.23.2018 PRELIM. HDRC
05.08.2018 PRELIM. HDRC
05.21.2018 PRELIM. HDRC
06.13.2018 PRELIM. HDRC

SHEET TITLE:
FloorPLAN

SHEET NO.
A2.2

03. elevation
SCALE: 3/16" = 1'-0"



02. elevation
SCALE: 3/16" = 1'-0"

01. elevation
SCALE: 3/16" = 1'-0"

JMS architects
2115 Anchor Dr. SUITE C
SAN ANTONIO, TEXAS 78213
V. 210.737.2200 E. jms@jmsarchitects.com
www.jmsarchitects.com

EXPIRES: 12.31.17

THESE DRAWING ARE INCOMPLETE- NOT FOR PERMIT OR BIDDING.
JOSEPH M. SMITH, #15214

06.13.2018

THE CLOISTERS AT TOBIN HILL
416 KENDALL ST.
SAN ANTONIO, TEXAS.78212

DRAWN	STAFF
CHECKED	JMS
DATE	11.10.2018
PROJECT NO.	2526

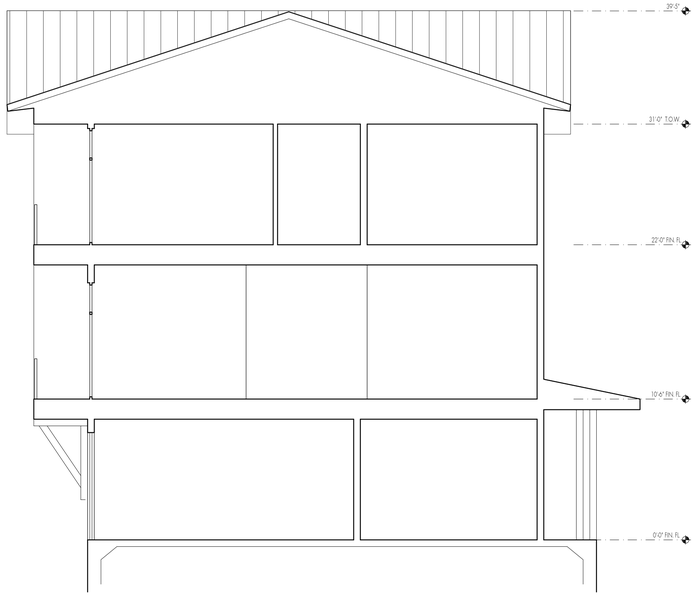
ISSUE DATES

01.26.2018 IDZ SUBMITTAL
04.23.2018 PRELIM. HDRC
05.08.2018 PRELIM. HDRC
05.21.2018 PRELIM. HDRC
06.13.2018 PRELIM. HDRC

SHEET TITLE:
ELEVATIONS

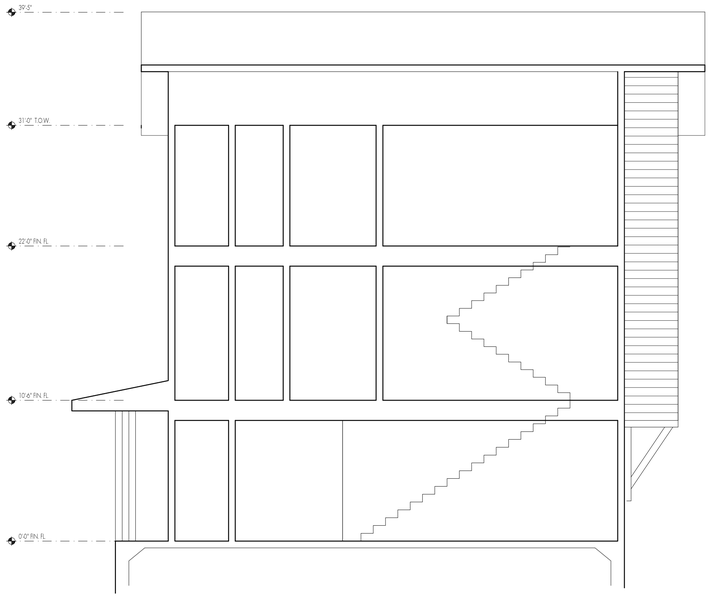
SHEET NO.

A3.0



04. section
SCALE: 3/16" = 1'-0"

03. section
SCALE: 3/16" = 1'-0"



02. section
SCALE: 3/16" = 1'-0"

01. section
SCALE: 3/16" = 1'-0"

JMS architects
2115 Anchor Dr. SUITE C
SAN ANTONIO, TEXAS 78213
210.738.2060 E jms@msarchitects.com
www.jmsarchitects.com

EXPIRES: 12.31.17

THESE DRAWING ARE INCOMPLETE- NOT FOR PERMIT OR BIDDING.
JOSEPH M. SMITH, #15214

06.15.2018

THE CLOISTERS AT TOBIN HILL
416 KENDALL ST.
SAN ANTONIO, TEXAS.78212

DRAWN	STAFF
CHECKED	JMS
DATE	11.10.2018
PROJECT NO.	2526

ISSUE DATES

01.26.2018 IDZ SUBMITTAL
04.23.2018 PRELIM. HDRC
05.08.2018 PRELIM. HDRC
05.21.2018 PRELIM. HDRC
06.13.2018 PRELIM. HDRC

SHEET TITLE:
ELEVATIONS

SHEET NO.
A4.0

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

June 13, 2018

ADDRESS:	611 E MYRTLE
LEGAL DESCRIPTION:	NCB 1743 BLK 16 LOT 1 THRU 5
HISTORIC DISTRICT:	Tobin Hill
PUBLIC PROPERTY:	No
RIVER IMPROVEMENT OVERLAY:	No
APPLICANT:	John Hill -
TYPE OF WORK:	Landscaping/hardscaping/irrigation, Site Furnishings

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to: 1) Install raised wood planters with wrought iron trellis in the rear yard of the church property 2) Install three (3) crepe myrtles in the rear yard and planting strips.

CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION
DATE: 6/13/2018 12:04:41 PM

Shanon Shea Miller
Historic Preservation Officer

A Certificate of Appropriateness (COA) serves as a record of design approval and is valid for 180 days. Work that is not completed in accordance with this certificate may be subject to correction orders and other penalties.

A COA does not take the place of any required building permits nor does it authorize the use of a property beyond what is allowed by the Unified Development Code. Prior to beginning your construction project, please contact the Development Services Department at (210) 207-1111 to ensure that all requirements have been met.

This Certificate must remain posted on the job site for the duration of your project. Modifications to an approved design or an expired approval will require a re-issue of your Certificate of Appropriateness by OHP staff. Please contact OHP Staff at (210) 207-0035 with any questions.

HDRC Case: N/A