HISTORIC AND DESIGN REVIEW COMMISSION
March 06, 2019

HDRC CASE NO:	**2019-079**
ADDRESS:	112 LINDELL PLACE
LEGAL DESCRIPTION:	NCB 6204 BLK 5 LOT 1
ZONING:	MF-33, H, RIO-1
CITY COUNCIL DIST.:	1
DISTRICT:	River Road Historic District
APPLICANT:	Jim Bailey/Alamo Architects
OWNER:	Asher Reilley
TYPE OF WORK:	Amendments to a previously approved design including the reconstruction of original walls
APPLICATION RECEIVED:	February 15, 2019
60-DAY REVIEW:	April 16, 2019

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to amend a previously issued Certificate of Appropriateness in regards to the historic structure at 112 Lindell Place. The applicant has proposed to deconstruct and rebuild a portion of the exterior clay unit walls due to deterioration that has rendered them structurally unsound.

APPLICABLE CITATIONS:

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

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

FINDINGS:

a. The historic house at 112 Lindell Place was constructed prior to 1951 and has been substantially modified over time. On November 18, 2015, the Historic and Design Review Commission issued a Certificate of Appropriateness for the rehabilitation of the existing structure and the construction of an adjacent multi-family residential structure. The rehabilitation scope included removal of two additions, window and door replacement, and porch replacement. Additional approval for the in-kind replacement of the deteriorated roof structure was issued administratively on December 12, 2018.
b. Following the removal of the roof structure, it was determined that the existing clay unit walls were unfit to receive the new roof load due to substantial buckling and structural deterioration that has occurred at some of the exterior walls. At the recommendation of a structural engineer, the applicant has proposed to deconstruct and rebuild the sections of the exterior walls limited to the south (right) façade and the east (rear) façade using matching materials. A new interior frame will be constructed to support the roof load and will not affect the exterior appearance. Staff finds this proposal to be consistent with the Historic Design Guidelines for rehabilitation and reconstruction of historic masonry.

RECOMMENDATION:

Staff recommends approval based on findings a and b with the stipulation that the proposed reconstructed walls match the original in appearance (profile, dimension, texture).

CASE MANAGER:

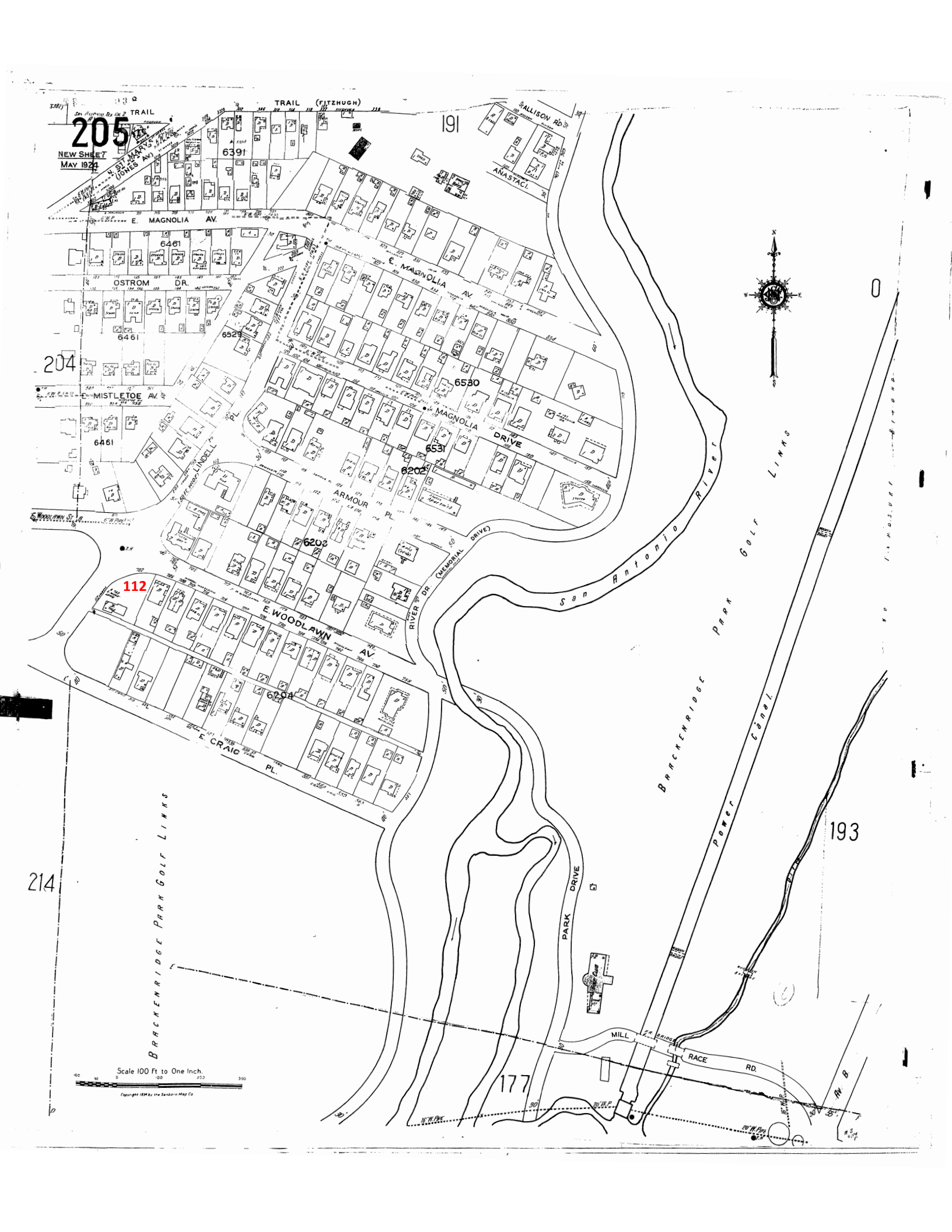
Edward Hall

N

lex Viewer

we ed by ArcGIS Server

Printed:Feb 2 , 2019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NEW SHEET
MAY 1924
TRAIL (FITZHUGH)
TRAIL
N. ST. MARYS (JONES AV.)
E. MAGNOLIA AV.
ALLISON RD.
ANASTACI
OSTROM DR.
E. MISTLETOE AV.
MAGNOLIA DRIVE
ARMOUR PL.
E. WOODLAWN AV.
E. CRAIG PL.
RIVER DR. (MEMORIAL DRIVE)
San Antonio River
BRACKENRIDGE PARK GOLF LINKS
Power Canal
PARK DRIVE
MILL
RACE RD.
Scale 100 Ft. to One Inch.
Copyright 1924 by the Sanborn Map Co.
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January 24, 2019

Mr. Chip Collins
Alamo Architects, Inc.
1512 South Flores Street
San Antonio, Texas 78204

RE: Engineer's Opinion Statement
112 Lindell Place
San Antonio, TX

Dear Mr. Collins:

We issued the original sealed drawings for the project located at the above address on November 23, 2015. As part of the project a single standalone residence was to be remodeled and refurbished as rental units and a new two story unit.

Our scope in the standalone residence structured new openings along the exterior walls, widening and creating new interior wall openings and removing various interior load bearing walls along with new foundation footings at the proposed opening posts.

During the renovations, a majority of the roof and floor system was not repairable and both the roof and floor system was deconstructed to leave the exterior walls free standing. The exterior load bearing wall system is a hollow clay unit system mortared at the joists with grouted and reinforced lintels at the various openings. The project team requested us to visit the site to review the condition of the exterior walls and their structural capacity, as many of the clay units were fractured and cracked upon discovery.

On Monday, January 21, 2019, Stephen G. Urias PE, visited the site in the presence of the Owner's contractor, Blaine Bybee of Robare Custom Homes, to observe the state of the exterior wall system.

Based on our experience and our site observations, the degradation and cracking of the clay unit walls was extensive and has compromised the load carrying capacity. The clay units are very fragile and many have cracked/broken beyond repair. Some of the walls exhibit a buckling failure at base of the wall and diagonal fractures through the wall body. The conditions below grade are still unknown but likely similar or worse due to their contact with wet soils. Due to the extensive degradation of the walls we deem them not safe for the public and therefore we recommend all walls be deconstructed and rebuilt to similar or like conditions.

Photographs are attached showing the current conditions and the state of the clay unit walls.

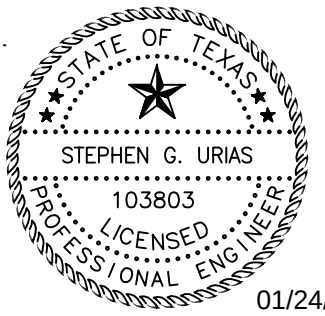
As denoted by the engineering seal on the construction and on this letter, we believe we have fulfilled our obligations as an engineer under the Texas Engineering Practice Act pursuant to its requirements to protect the public health and welfare in the practice of engineering.

Please contract us if there are any questions or concerns in this matter.

Sincerely yours,

DATUM ENGINEERS, INC.

Stephen G. Urias, PE
Associate



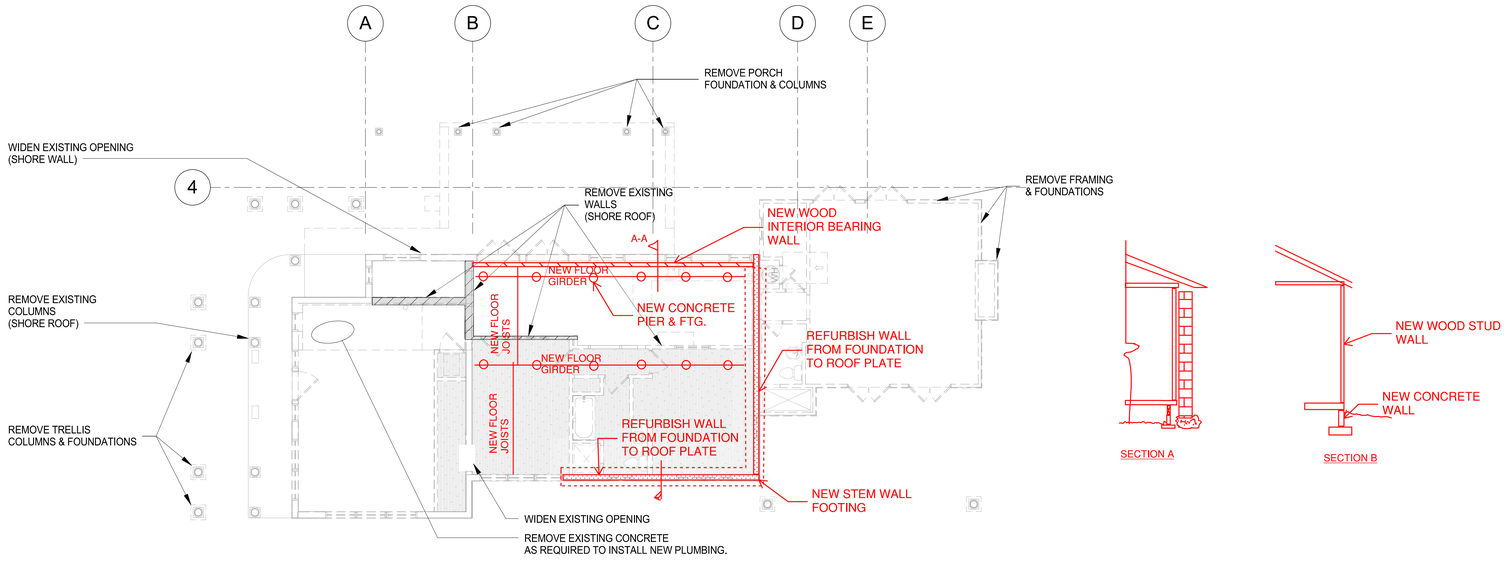
01/24/2019

1. Base of wall buckled.

2. Diagonal crack through wall body.

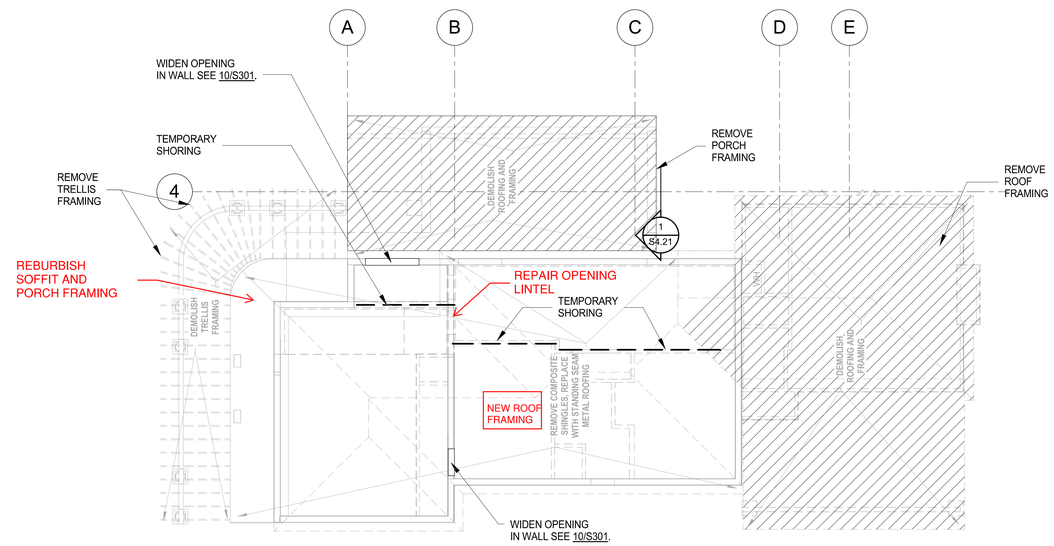
3. Horizontal Crack through wall.

4. Typical lintel construction.



1 EXISTING GROUND FLOOR RENOVATIONS

1/8" = 1'-0"



2 EXISTING ROOF RENOVATIONS

1/8" = 1'-0"

1512 South Flores Street
San Antonio, TX 78204
P. 210.227.2612 / F. 210.227.9457

CLIENT
Reilly Brothers Property Company
1100 NE Loop 410, Ste. 400
San Antonio, TX 78209
Tel: 210.841.3213

Datum Engineers Incorporated
WWW.DATUMENGINEERS.COM | CO-REG. NO. F-3919
Dallas 214-358-0174 | Austin 512-459-9490 | San Antonio 210-858-2869
Datum Project No. 15099

CIVIL ENGINEER
Big Red Dog
5710 W. Hausman Road, Suite 115
San Antonio, TX 78249
Tel: 210.860.9224

LANDSCAPE ARCHITECT
Bury Inc.
922 Isom Road, Suite 100
San Antonio, TX 78216
Tel: 210.530.2525

MECHANICAL ENGINEER
Raymond Engineering
32938 Tamina Rd., Suite 101
Magnolia, TX 77354
Tel: 210.440.7211

ISSUE DESCRIPTION:
DATE:
NUM:

PROJECT NAME

LINDELL APARTMENTS

112 LINDELL
SAN ANTONIO, TX, 78212

NOT FOR CONSTRUCTION

SEAL

PROJECT NUMBER:	2014-49
DRAWN BY:	BV, EP
APPROVED BY:	LR
PERMIT DATE:	
BID DATE:	
CONSTRUCTION DATE:	

SHEET TITLE

EXISTING GROUND & ROOF

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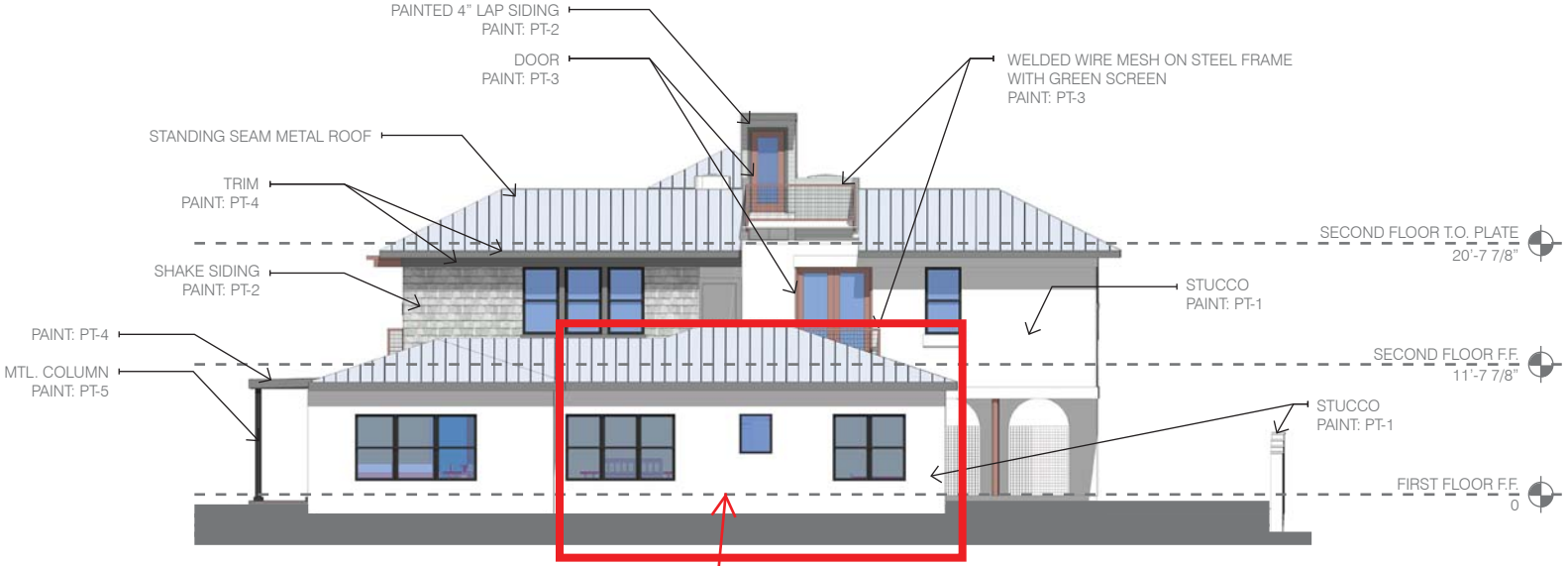
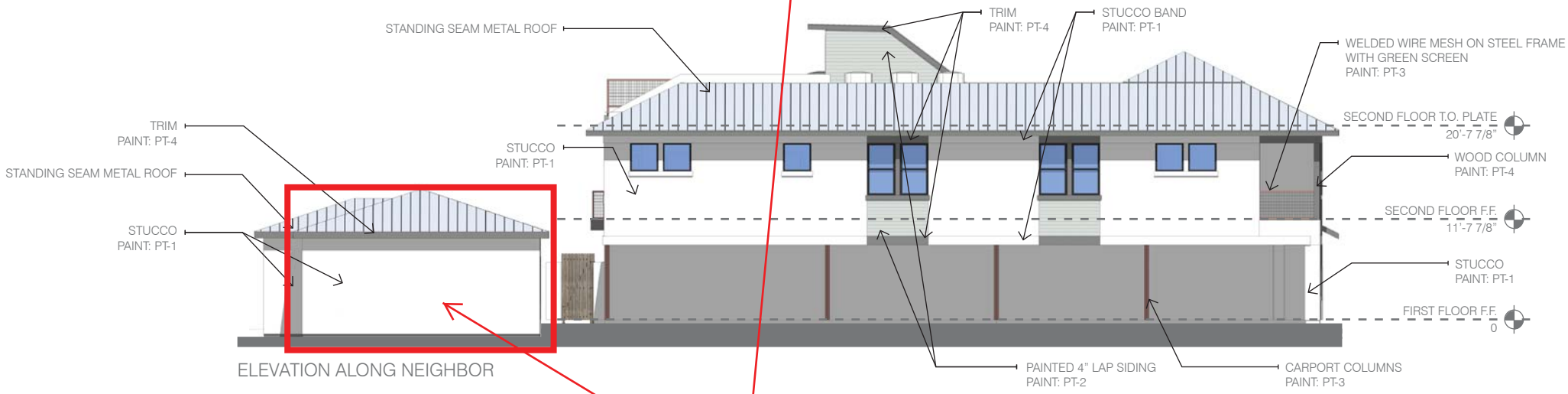


ELEVATION ALONG ALLEY



ELEVATION ALONG NEIGHBOR

WALLS OF THE STANDALONE STRUCTURE TO BE REFURBISHED MASSING AND FORM OF THE EXISTING ELEVATIONS WILL BE MAINTAINED

ELEVATIONS

112 LINDELL
SAN ANTONIO, TX
FEBRUARY 25, 2019

Alamo architects