

HISTORIC AND DESIGN REVIEW COMMISSION

February 03, 2021

HDRC CASE NO: 2021-023
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: Seth Teel/TEEL AUDRA JANE
OWNER: Seth Teel/TEEL AUDRA JANE
TYPE OF WORK: Construction of a rear accessory structure
APPLICATION RECEIVED: January 06, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Edward Hall

REQUEST:

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

1. Construct a detached, rear accessory structure to feature a footprint of eight hundred (800) square feet. The structure will feature a two-vehicle garage as well as an indoor space.

On November 15, 2017, the Historic and Design Review Commission approved the construction of a rear accessory structure to feature one garage bay and an open air carport with parking for two vehicles, as well as an in-ground pool.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

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.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to construct a rear accessory structure at 113 Lindell Place, located within the River Road Historic District. The installation of an in-ground swimming pool has been approved administratively.
- b. **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 and two stories in height. The proposed accessory structure features a footprint of 800 square feet. While the applicant has proposed a footprint that exceeds that which is recommended by the Guidelines, staff finds the proposed height and general massing to be subordinate to that of the primary historic structure.
- c. **ORIENTATION & SETBACKS** – The applicant has proposed both an orientation and setbacks that are consistent with the Guidelines for New Construction 5.B.
- d. **ARCHITECTURAL DETAILS (Materials)** – 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 composite siding and a standing seam metal roof. Staff finds the use of composite 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. Additionally, staff finds that the composite siding should feature a smooth finish. The applicant has proposed corner trim to relate to that on the primary historic structure. Staff finds this to be appropriate. The proposed standing seam metal roof should feature smooth panels that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a crimped ridge seam or low profile ridge cap and a standard galvalume finish. If a low profile ridge cap is to be used, it is to be submitted to staff for review and approval.
- e. **ARCHITECTURAL DETAILS (Garage door)** – The applicant has proposed for a double wide garage door, but has not specified the materials. Staff finds that double width garage doors are not found historically within the district. Staff finds that two, single width garage doors should be installed to feature wood or metal construction to feature windows.

RECOMMENDATION:

1. Staff recommends approval of item #1, the construction of a rear accessory structure based on findings b through e with the following stipulations:
 - i. That the composite siding feature an exposure of four (4) inches and a smooth finish.
 - ii. That the applicant install two garage doors to feature with wood or metal construction and windows rather than one door, as proposed.
 - iii. 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 or low profile ridge cap and a standard galvalume finish. If a low profile ridge cap is to be used, it is to be submitted to staff for review and approval.



Flex Viewer

Powered by ArcGIS Server

Printed: Nov 03, 2017

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Project Narrative

113 Lindell Pl.

Detached Garage & Pool

History:

In October 2017 we submitted to OHP/HDRC (Case No: 2017-554) our plans for renovation of 113 Lindell Pl. 78212. At that time, we included a detached garage/carport & a swimming pool. A certificate of appropriateness was issued by OHP 11/15/17. We have since completed the renovation of the home and would like to build the garage & swimming pool. We have changed the program of the detached garage/carport to a garage/pool house & workout space. We are requesting approval of the new detached garage design, and affirmation we are still "good" with OHP to construct the swimming pool.

New Scope (Garage/Pool House):

Proposed is a detached garage/pool house to be located at the rear of the yard located at 113 Lindell Pl. San Antonio, TX 78212. This is in the same location where a 2-story detached garage & apartment once stood. I am told by neighbors it was tore down in the 1990's.

The proposed is a 1-story 2-car garage, with attached pool house & gym area. The structure will have a footprint of 40'x 20'. Fifty percent of the structure will function as a 2-car garage and the other fifty percent will function as a pool house & gym area.

Pool:

We are proposing a small rectangular in-ground "plunge pool." The approximate dimensions will be 10' x 20'. At this time we have not determined the pool material (Concrete, Gunite, or Fiberglass).

Materials:

The proposed structure will have a concrete slab foundation, wood frame walls, & a standing seam metal roof (Gavalume). We plan to use James Hardie fiber cement lap siding for the exterior siding. The garage space will not be conditioned. The pool house & gym area will be conditioned by a ductless mini-split HVAC system. The awning will have standing seam metal roof & bracing will be cedar. Exterior paint colors will match that of the home: SW 6193 – Privilege Green for the siding, & SW 6385 – Dover White for the trim.



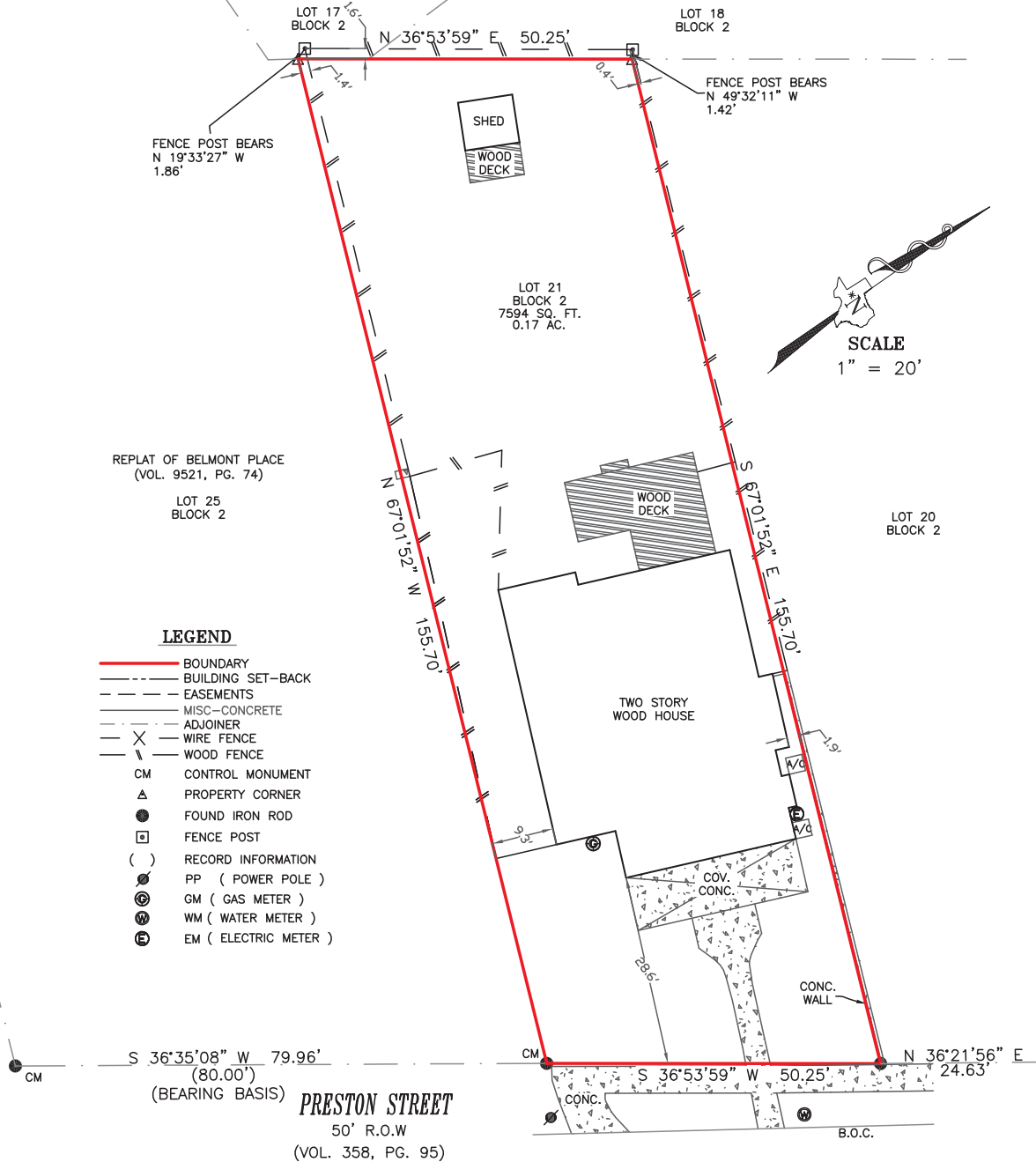
13300 Old Blanco Rd #301
San Antonio, TX 78216
(210)369-9509

BORROWER/OWNER: SETH TEEL AND AUDRA TEEL
ADDRESS: 113 LINDELL PLACE
CITY, STATE, ZIP: SAN ANTONIO, TX 78212
TITLE COMPANY: CHICAGO TITLE INSURANCE COMPANY
GF NUMBER: SCT-61-4300271700647-KB



LEGAL DESCRIPTION

LOT 21, BLOCK 2, NEW CITY BLOCK 6201, BELMONT PLACE, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 368, PAGE 95, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



NOTES

1. BEARINGS AND DISTANCES BASED ON THE ADJOINING RECORDED PLAT IN VOLUME 9521, PAGE 74, DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS.

B1) THIS LOT IS SUBJECT TO THE RESTRICTIONS RECORDED IN VOLUME 368, PAGE 95 OF THE DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

B-10) NO RESTRICTION LISTED UNDER SCHEDULE B-10.

This survey is based on a title report issued by the title company listed above. Commitment No./GF No. # shown above. This survey is hereby acknowledged and accepted as is

X
X

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DATE: 10/13/17 JOB NO. 171003320 FIELD: O.P. BOUNDARY: S.B. DRAWN: S.B. REVIEW: C.G. REVISION DATE: --- TEXAS FIRM #10194244

113 LINDELL GARAGE ADDITION

CODE ANALYSIS

BUILDING CODES:
2018 INTERNATIONAL RESIDENTIAL
CODE AND LOCAL AMENDMENTS

2018 INTERNATIONAL FIRE CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL MECHANICAL CODE
2017 NATIONAL ELECTRICAL CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE

INDEX OF DRAWINGS

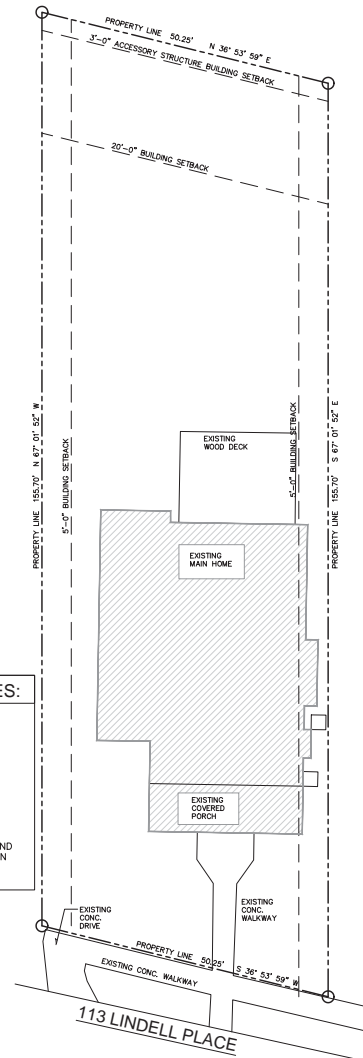
A1 EXISTING/ NEW WORK SITE PLAN
A2 FLOOR PLAN/ EXTERIOR ELEVATIONS
A3 ELECTRICAL/ ROOF PLAN

SCOPE OF WORK

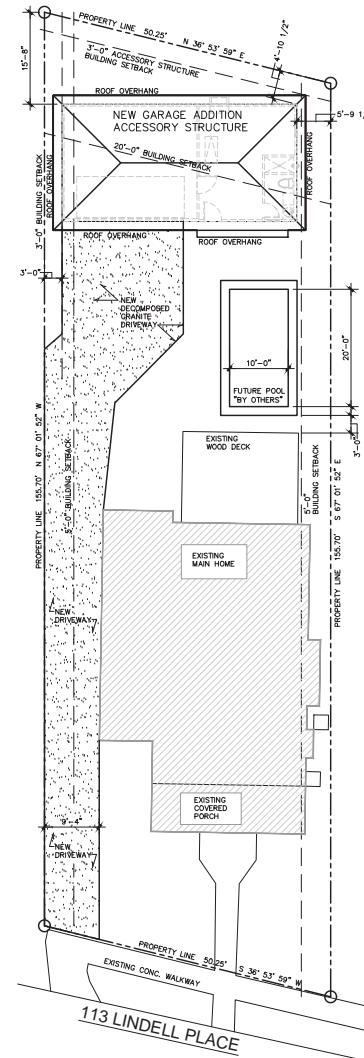
PROJECT WORK INCLUDES TO ADD ANEW
DRIVEWAY ACCESS TO NEW DETACHED
GARAGE/ ACCESSORY STRUCTURE

GENERAL SITE PLAN NOTES:

1. SITE PLAN BASED ON SURVEY DRAWING PROVIDED BY CLIENT.
PROPERTY DESCRIPTION:
LOT 21, BLOCK 2, NCB 6201
BELMONT PLACE, SAN ANTONIO,
BEXAR COUNTY, TEXAS
ACCORDING TO PLAT RECORDED IN
VOLUME 368, PAGE 95
DEED AND PLAT RECORDS OF
BEXAR COUNTY, TEXAS
2. BUILDER TO VERIFY BUILDING SETBACKS AND UNDERGROUND UTILITIES BEFORE CONSTRUCTION BEGINS.



EXISTING SITE PLAN
SCALE: 1" = 10'



NEW WORK SITE PLAN
SCALE: 1" = 10'

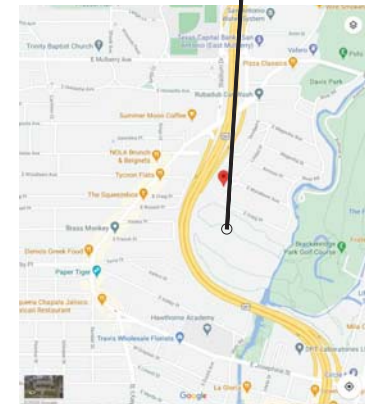
SQUARE FOOT CHART:

STUDIO:	340 sq. ft.
GARAGE:	460 sq. ft.
TOTAL AREAS:	800 SQ. FT.

GENERAL REQUIREMENTS

1. contractor shall verify all existing dimensions and conditions at the job site, any discrepancies and/or inconsistencies shall be brought to the attention of the design company BRC Design Studio LLC prior to the execution of the work.
2. any and all deviations and/or changes from the plans shall be approved by the design company BRC Design Studio LLC prior to execution.
3. contractor shall verify locations of, and protect all existing utilities during all operations.
4. contractor shall comply with all laws, codes and ordinances applicable to this project, contractor shall obtain and pay for all permits required in connection with the execution and completion of the project. contractor shall pay all taxes and fees required. contractor is responsible and liable for securing any and all inspections required.
5. provide any necessary preparation, blocking, substrate, etc. required to properly install and finish the work.
6. contractor shall provide temporary security fencing and any other necessary barriers around the entire area of operations. coordinate extent and location of fencing with owner.
7. all work shall comply with all applicable local building codes and regulations.
8. Do not scale drawings, all dimensions indicated shall govern any larger scale details of lesser scale drawings.
9. site access and hours/days of construction shall be coordinated with the owner.
10. contractor shall be responsible for restoring to its original, or better condition any damage done to existing buildings, utilities, fences, pavement, curbs or drives.
11. contractor shall be responsible for coordinating with all necessary utility companies for providing temporary utility services during construction.
12. contractor shall be responsible for acquiring all permits, tests, approvals and acceptances required to complete construction of this project.
13. Structure per Engineer Design.

PROJECT SITE LOCATION



SITE LOCATION MAP
SCALE: NOT TO SCALE

113 LINDELL PLACE

REVISIONS

PROJECT FOR:
113 LINDELL GARAGE ADDITION
113 LINDELL PLACE
SAN ANTONIO, TEXAS 78212

CUSTOM HOME DESIGN
HOUSE PLANS
REMODEL
HOME ADDITIONS
BRC DESIGN STUDIO LLC
CIBOLA CANYON REMODEL
PH: 1-210-577-1304
EMAIL: brcdesignstudio@gmail.com

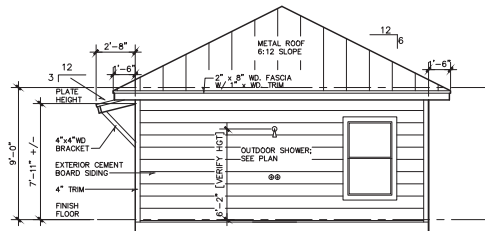
PROJECT:
2020.069

DATE
12 - 17 - 2020

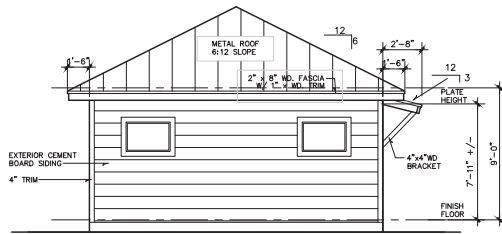
SHEET NO.

A1.0
OF
3 SHEETS

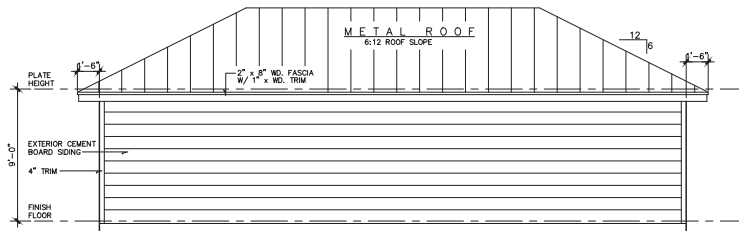
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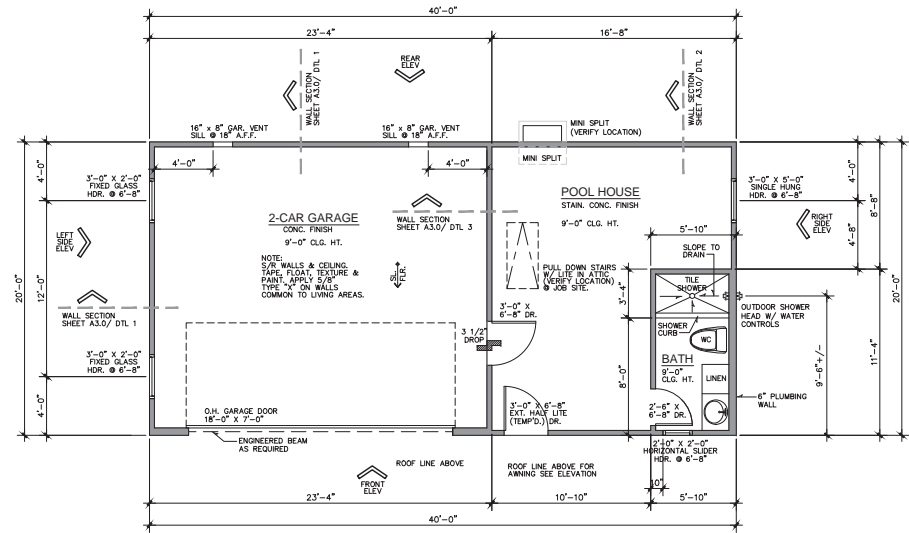
RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



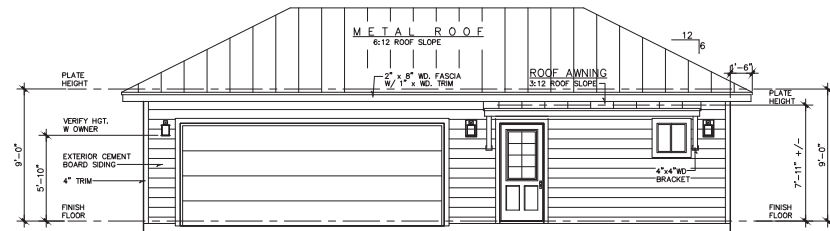
LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



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



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

REVISIONS	

PROJECT FOR
113 LINDELL GARAGE ADDITION
113 LINDELL PLACE
SAN ANTONIO, TEXAS 78212

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BRC DESIGN STUDIO LLC
113 LINDELL PLACE
SAN ANTONIO, TEXAS 78212
PH: 1-210-577-1304
EMAIL: brcdesignstudio@gmail.com

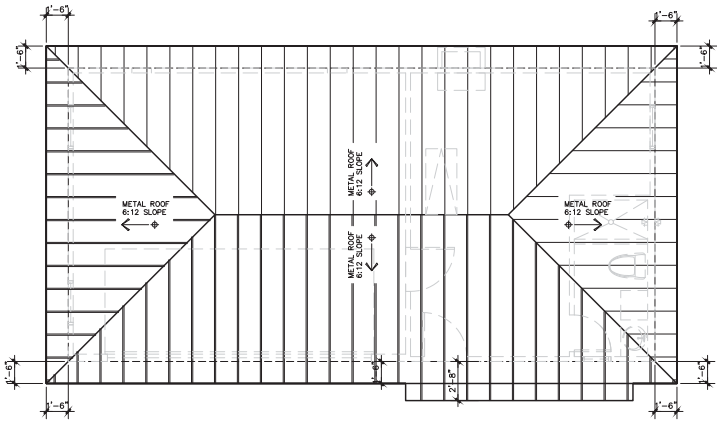
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2020.069

DATE
12 - 17 - 2020

SHEET NO.

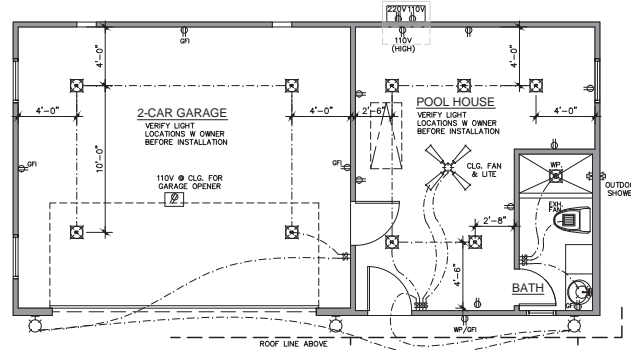
A2.0
OF
3 SHEETS

113 LINDELL PLACE



ROOF PLAN
SCALE: 1/4" = 1'-0"

- ROOF PLAN NOTES:**
1. ROOF CONSTRUCTION TO MEET MINIMUM REQUIREMENTS FOR LOCAL UPLIFT DESIGN REQUIREMENTS BY CURRENT BUILDING CODE.
 2. ALL ROOF CONSTRUCTION COMPONENTS TO PROVIDE WEATHERTIGHT INSTALLATION.
 3. PROVIDE MINIMUM ROOF VENTILATION AS REQUIRED BY CURRENT RESIDENTIAL CODE.

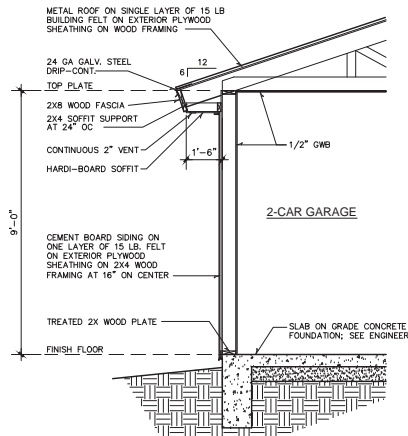


ELECTRICAL FLOOR PLAN
SCALE: 1/4" = 1'-0"

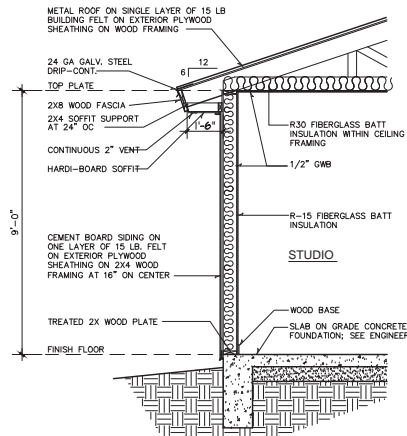
SQUARE FOOT CHART:	
STUDIO:	340 sq. ft.
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TOTAL AREAS:	800 SQ. FT.

ELECTRICAL SYMBOL LEGEND

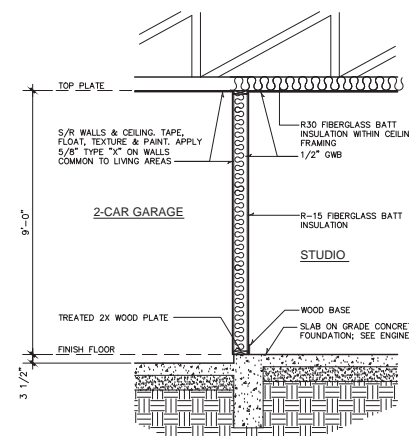
- WALL MTD. LIGHT FIXTURE
 - CEILING MTD. LIGHT FIXTURE
 - WALL MTD. LIGHT SWITCH
 - RECESS LIGHT FIXTURE
 - SMOKE DETECTOR
 - CARBON MONOXIDE DETECTOR
 - 110V WALL OUTLET
 - 110V GFI WALL OUTLET
 - 220V WALL OUTLET
 - EXHAUST VENT & LIGHT
 - EXH. FAN
 - CEILING FAN & LIGHT
 - CEILING FAN
 - WFI CABLE CONNECTION
 - T.V. CABLE CONNECTION
 - CHIMES
 - DOOR BELL CHIME
- NOTE: NOT EVERY SYMBOL MAY BE USED IN THIS PROJECT.



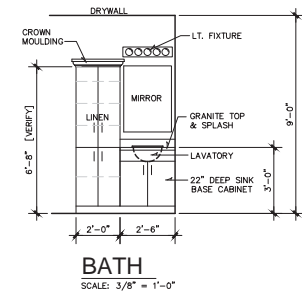
1 WALL SECTION
SCALE: 1/2" = 1'-0"



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



3 WALL SECTION
SCALE: 1/2" = 1'-0"



BATH
SCALE: 3/8" = 1'-0"

REVISIONS

PROJECT FOR
113 LINDELL GARAGE ADDITION
113 LINDELL PLACE
SAN ANTONIO, TEXAS 78212

CUSTOM HOME DESIGN
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BRC DESIGN STUDIO LLC
216 CIBOLA
PH: 1-210-577-1304
EMAIL: brcdesignstudio@gmail.com

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SHEET NO.

A3.0
OF
3 SHEETS

113 LINDELL PLACE

Option #1



Gallery Collection 16 ft. x 7 ft. 6.5 R-Value Insulated White Garage Door with SQ24 Window ,

Internet #204598499

Model #GR1LP_SW_SQ24

Option #2



Gallery Collection 16 ft. x 7 ft. 6.5 R-Value Insulated White Garage Door with SQ22 Window,

Internet #204598475

Model #GR1SP_SW_SQ22

Option #3



Gallery Collection 16 ft. x 7 ft. 18.4 R-Value Intellicore Insulated White Garage Door with SQ22 Window,

Internet #204598409

Model #GR2LU_SW_SQ22

Option #4



Gallery Collection 16 ft. x 7 ft. 6.5 R-Value Insulated White Garage Door with Arch Window,
Internet #204598483

Model #GR1SP_SW_GRLA1





















