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January 18, 2016

Historic and Design Review Commission
1901 S Alamo St
San Antonio, Texas 78204

Re: Case #2016-1346: 114, 133, 139 & 223 Cedar St., 311 Pereida – *King William Historic District*
Certificate of Appropriateness - Townhomes

Dear HDRC Commissioners,

The King William Association Architectural Advisory Committee met with Steve Yndo, developer, and Jim Bailey, Architect, to review the project and endorses the OHP staff recommendation for approval.

During the course of our discussion the applicant and architect agreed to the following adjustments to the design that will be reflected in the 100% construction documents or separate submittal:

1. The designs for all privacy fencing boards, metal fence pickets and railings will have a vertical orientation.
2. The windows in the west wall of the corner unit A-3 will be at least 5' tall with a sill height of no higher than 36" above the floor.
3. An increase in the roof pitch on Building A will be studied for implementation into the design.
4. A landscape and planting plan will be submitted to the HDRC for approval in a separate application.

The KWA-AAC appreciates the cooperation from Mr. Yndo and Mr. Bailey on the design of this project.

Best Regards,

Mickey Conrad, AIA
Chair, Architectural Advisory Committee

Harry Shafer
President, KWA Board of Directors