

HISTORIC AND DESIGN REVIEW COMMISSION

October 18, 2017

HDRC CASE NO: 2017-516
ADDRESS: 317 PEREIDA ST
LEGAL DESCRIPTION: NCB 935 BLK A LOT 9 & 10 OR A11
ZONING: RM-4, HS
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
LANDMARK: Huth House
APPLICANT: Lewis Fisher, AIA/Fisher Heck Architects
OWNER: Jeff Beckstead
TYPE OF WORK: Construction of a garage addition and construction of a primary residential structure

REQUEST:

The applicant is requesting conceptual approval to:

1. Construct a two-car, attached garage and driveway for the house at 317 Pereida
2. Construct a two story, single family residential structure with attached carport at the rear of the lot totaling 2,125 square feet.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

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

B. SCALE, MASSING, AND FORM

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

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

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

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

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

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

B. INAPPROPRIATE MATERIALS

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

C. REUSE OF HISTORIC MATERIALS

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

4. Architectural Details

A. GENERAL

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

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

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

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 nonresidential

building types are more typically flat and screened by an ornamental parapet wall.

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 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.

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

v. Garage doors—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

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.
- Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

B. NEW FENCES AND WALLS

- i. Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
- ii. Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.
- iii. Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.
- iv. Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.
- v. Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

3. Landscape Design

A. PLANTINGS

- i. Historic Gardens*—Maintain front yard gardens when appropriate within a specific historic district.
- ii. Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.
- iii. Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.
- iv. Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.
- v. Maintenance*—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

B. ROCKS OR HARDSCAPE

- i. Impervious surfaces*—Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.
- ii. Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible, and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.
- iii. Rock mulch and gravel* - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

D. TREES

- i. Preservation*—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.
- ii. New Trees* – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

- i. Maintenance*—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.
- ii. Replacement materials*—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.
- iii. Width and alignment*—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.
- iv. Stamped concrete*—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.
- v. ADA compliance*—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS

- i. Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.
- ii. Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

7. Off-Street Parking

A. LOCATION

- i. Preferred location*—Place parking areas for non-residential and mixed-use structures at the rear of the site, behind primary structures to hide them from the public right-of-way. On corner lots, place parking areas behind the primary structure and set them back as far as possible from the side streets. Parking areas to the side of the primary structure are acceptable when location behind the structure is not feasible. See UDC Section 35-310 for district-specific standards.
- ii. Front*—Do not add off-street parking areas within the front yard setback as to not disrupt the continuity of the streetscape.
- iii. Access*—Design off-street parking areas to be accessed from alleys or secondary streets rather than from principal streets whenever possible.

B. DESIGN

- i. Screening*—Screen off-street parking areas with a landscape buffer, wall, or ornamental fence two to four feet high—or a combination of these methods. Landscape buffers are preferred due to their ability to absorb carbon dioxide. See UDC Section 35-510 for buffer requirements.

ii. Materials—Use permeable parking surfaces when possible to reduce run-off and flooding. See UDC Section 35-526(j) for specific standards.

iii. Parking structures—Design new parking structures to be similar in scale, materials, and rhythm of the surrounding historic district when new parking structures are necessary.

FINDINGS:

- a. The historic structure located at 317 Pereida Street, commonly known as the Huth House was constructed circa 1895 and feature a limestone façade and an L-Plan design. The structure features a standing seam metal roof, bay windows capped by a canopy and molded gable returns.
- b. **GARAGE ADDITION** – At the rear of the primary historic structure that applicant has proposed to construct a garage addition. The Guidelines for Additions 1.A. states that additions should be sited to minimize visual impact from the public right of way, should be designed to be in keeping with the historic context of the block, should utilize a similar roof form and should feature a transition between the old and the new. The applicant has proposed to site the addition at the rear and to the side of the massing of the primary historic structure, has proposed a hipped roof and has proposed a transition in the form of a different façade material. The Guidelines for Additions 1.A.ii. notes that new residential additions should be designed to be in keeping with the existing, historic context of the block. The historic development pattern in the King William Historic District features detached garages.
- c. **GARAGE ADDITION** –Staff finds that the installation of overhead rolling garage doors and architectural elements that cater the attached garage are not appropriate for the historic structure nor are they consistent with the Guidelines and development pattern found throughout the district. Staff finds that a structure specific to parking should be detached, consistent with historic carriage houses and detached garages found throughout the district.
- d. **MATERIALS** – The applicant has proposed materials which include a standing seam metal roof and siding to match the siding of the existing rear addition. Staff finds the proposed materials appropriate. The standing seam metal roof should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height, a crimped ridge seam and a standards galvalume finish.
- e. **NEW CONSTRUCTION** – At the rear of the lot, the applicant has proposed to construct a two story, primary residential structure to feature 2,125 square feet. This structure will be constructed on a separate rear lot, which the applicant has noted will be divided from the existing lot.
- f. **SETBACKS & ORIENTATION** – 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. Additionally, the orientation of new construction should be consistent with the historic example found on the block. The applicant has proposed a setback that is consistent with the historic structure to the north. Staff finds that the proposed new construction should feature a greater setback than its neighboring historic structures.
- g. **ENTRANCES** – The applicant has proposed an entrance to be orientated toward Mission Street. The proposed entrance is proposed to feature a porch. Adjacent to the front porch, the applicant has proposed an open air, two car carport. Front loading carports that are located near the primary street façade are not found historically in historic districts. Staff finds the proposed carport placement to be inappropriate.
- h. **SCALE & MASS** – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. The applicant has proposed a two story structure on a lot that is surrounded by one story historic structures. While the structure will be located on a separate lot, the proposed new construction, from Pereida, will be viewed as an accessory structure of the primary historic structure at 317 Pereida. The proposed massing of the new construction is neither appropriate nor consistent with the Guidelines.
- i. **SCALE & MASS** – The applicant has proposed a tower element that features a top plate height of approximately 28 feet. This height does not include the roof height. Staff does not find the proposed height to be appropriate.
- j. **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. The applicant has not noted the proposed foundation heights.
- k. **ROOF FORM** – The applicant has proposed roof forms that include both gabled and hipped roofs. Both forms are found historically in the district. The use of these roof forms is consistent with the Guidelines.
- l. **WINDOW & DOOR OPENINGS** – Per the Guidelines for New Construction 2.C.i., window and door openings with similar proportions of wall to window space as typical with nearby historic facades should be incorporated

into new construction. The applicant has featured window openings that feature historic heights and widths as well as window groupings that are found historically throughout the district. This is consistent with the Guidelines.

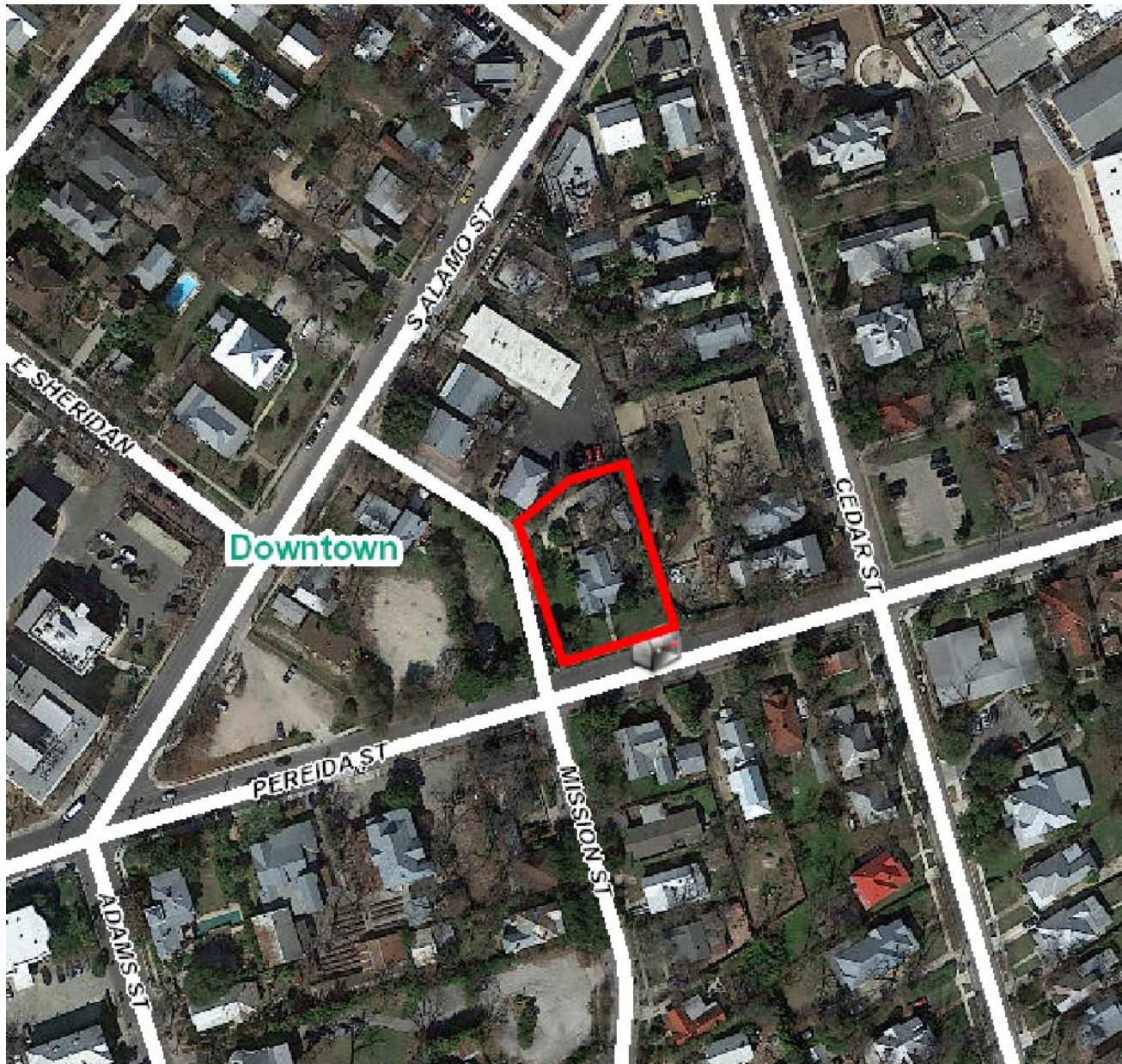
- m. LOT COVERAGE – The building footprint for new construction should be no more than fifty (50) percent of the size of total lot area. The applicant has noted that the proposed lot area is 4,888 square feet. The proposed footprint of the new construction is 2,125. This is consistent with the Guidelines.
- n. MATERIALS – The applicant has noted materials that include standing seam metal roofs and Hardi siding. Staff finds that the Hardi siding should feature a smooth finish and an exposure of four inches.
- o. WINDOW MATERIALS – At this time, the applicant has not provided information regarding window materials. Staff finds that wood or aluminum clad wood windows should be installed. White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
- p. 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 natural and should not detract from nearby historic structures. As noted in findings i and j, staff does not find the proposed massing and height to be appropriate for the lot nor is the proposed massing and height consistent with the Guidelines.

RECOMMENDATION:

Staff does not recommend conceptual approval of items 1 and 2, the construction of a rear garage addition and the construction of a two story, single family residential structure based on findings a through q. Staff recommends that a detached garage located entirely to the rear of the historic home be considered instead. Staff also recommends that the applicant address inconsistencies with the proposed massing, height, and parking configuration of the proposed new construction.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Oct 11, 2017

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Pereida St

Pereida St

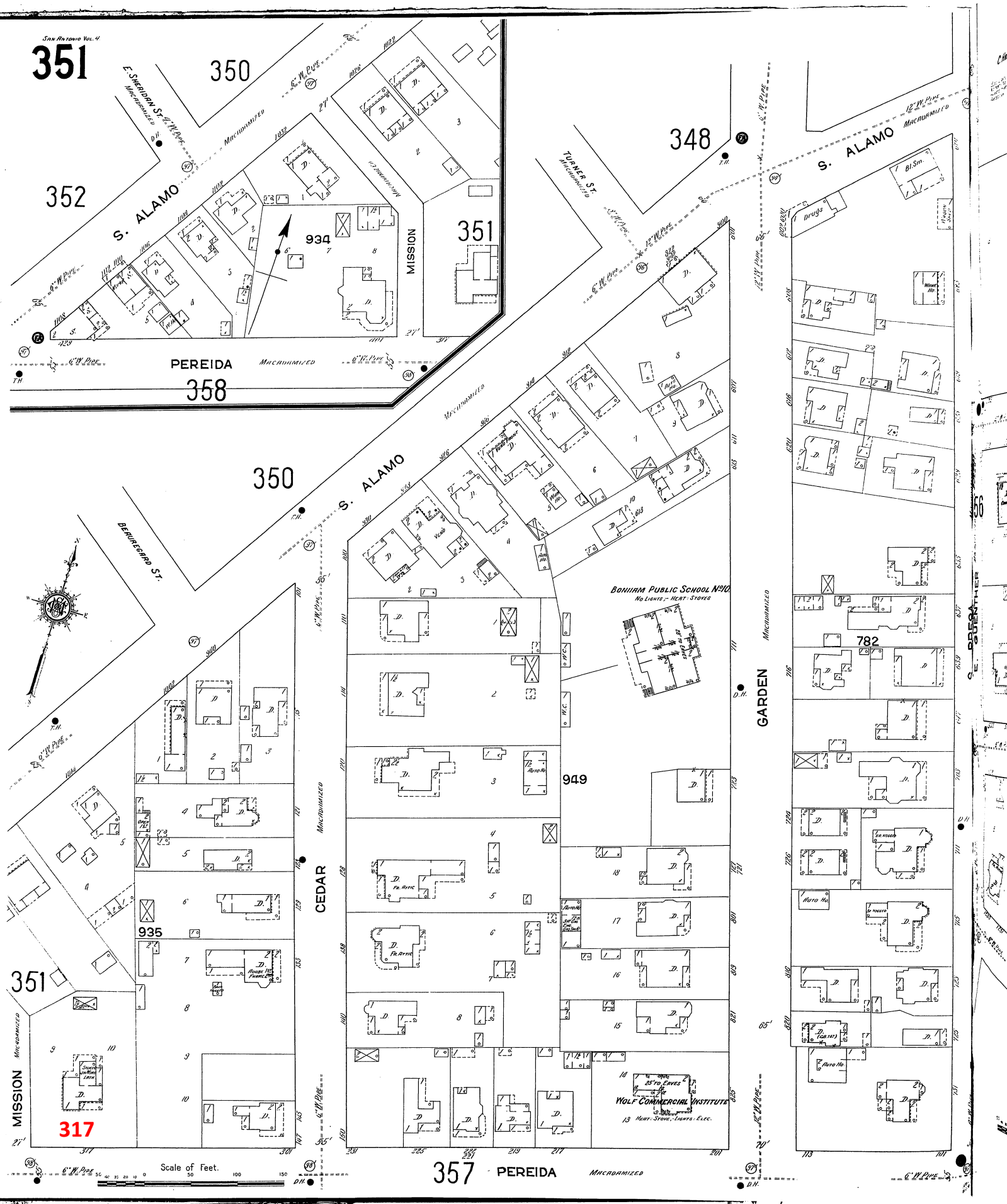
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CITY OF SAN ANTONIO
**OFFICE OF HISTORIC
PRESERVATION**

**Historic and Design Review Commission
Design Review Committee
Report & Recommendation**

DATE: OCTOBER 10, 2017 HDRC Case# 2017-516

ADDRESS: 317 PEREIDA Meeting Location: 1901 S ALAMO

APPLICANT: LEWIS FISHER, FISHER HECK ARCHITECTS

DRC Members present: MICHAEL GUARDINO, EDUARDO A GARZA, JOHN LAFFOON

Staff present: EDUARDO HALL, CODY EDWARDS

Others present: _____

REQUEST: NEW CONSTRUCTION

COMMENTS/CONCERNS: LE: OVERVIEW OF PROPOSED NEW CONSTRUCTION/
SCOPE OF WORK. MG: ATTACHING THE GARAGE TO THE PRIMARY HISTORIC
STRUCTURE IS INCONSISTENT WITH THE HISTORIC PATTERN; SEPARATE
STRUCTURE WOULD BE MORE APPROPRIATE. JL: THE CURRENT PROPOSED
SITE LAYOUT (ATTACHED GARAGE) PRESENTS A SUBURBAN APPLICATION.
MG: QUESTIONS REGARDING EXISTING PROPERTY LINES, PROPOSED SETBACKS.
PROPOSED HEIGHT AND NARROW SETBACK IS INAPPROPRIATE; CONCERNS
REGARDING MASSING. EG: PROPOSED NEW CONSTRUCTION DOES ATTEMPT
TO REMOVE MASSING FROM THE STREET, BUT IS VERY AMBITIOUS.
COMMITTEE RECOMMENDATION: APPROVE [] DISAPPROVE []
APPROVE WITH COMMENTS/STIPULATIONS:

Committee Chair Signature (or representative)

10/10/17
Date

EG: NEW CONSTRUCTION ATTEMPTS TO BLEND WITH SURROUNDINGS,

JL: CONCERNS REGARDING SCALE.

DESCRIPTION OF PROJECT

317 Pereida, San Antonio, TX 78210

The Owners are asking for conceptual approval for the following items:

1. Request conceptual approval to repair and renovate the historic house at 317 Pereida Street, and to add a two-car garage addition to the rear northwest corner of the house. The garage will be one-story with a hipped roof with standing seam metal roofing. It is attached to the house where earlier porches were enclosed to create interior rooms. The exterior walls of the garage will be painted siding to match the walls of the enclosed porches. The driveway to the garage will be accessed from Mission Street.

The King William Design Committee has reviewed the preliminary plans for the garage. After studying several locations for the garage, the Design Committee approved this location because it did not block the view of the west wall (the original masonry construction of the home). Also, this driveway layout was preferred to an earlier "circular" driveway proposal.

2. Request conceptual approval to build a new single-family dwelling on the rear of the two lots occupied by the historic house. The existing two lots (totaling 19,151 sq. ft.) will be re-platted into two new lots. The proposed lot for the historic house will be 14,262 sq. ft. and the lot for the new house will be 4888 sq. ft. Both lots will exceed the minimum lot size of 4000 square feet for the existing zoning of RM-4. The Owner will not be asking for IDZ overlay zoning or a zoning change. The new house will have a footprint of approximately 2125 square feet and will be designed within the setbacks required of RM-4 zoning.

The house will have a double-gallery front porch facing Mission Street and a double gallery porch in the rear. The attached carport will be accessed from Mission Street and will be setback from the front wall by approximately six feet. (Since Mission Street is one-way in this block, the carport will not be visible by on-coming cars.) The house will be two-stories with an enclosed stairway leading to roof decks. The new house will have hipped roofs of standing seam metal. The walls will be covered with painted Hardie siding. The King William Design Committee has reviewed the preliminary plans for the new house.

3. Request permission to demolish the existing garage, carport and driveway.



EXISTING PHOTOS











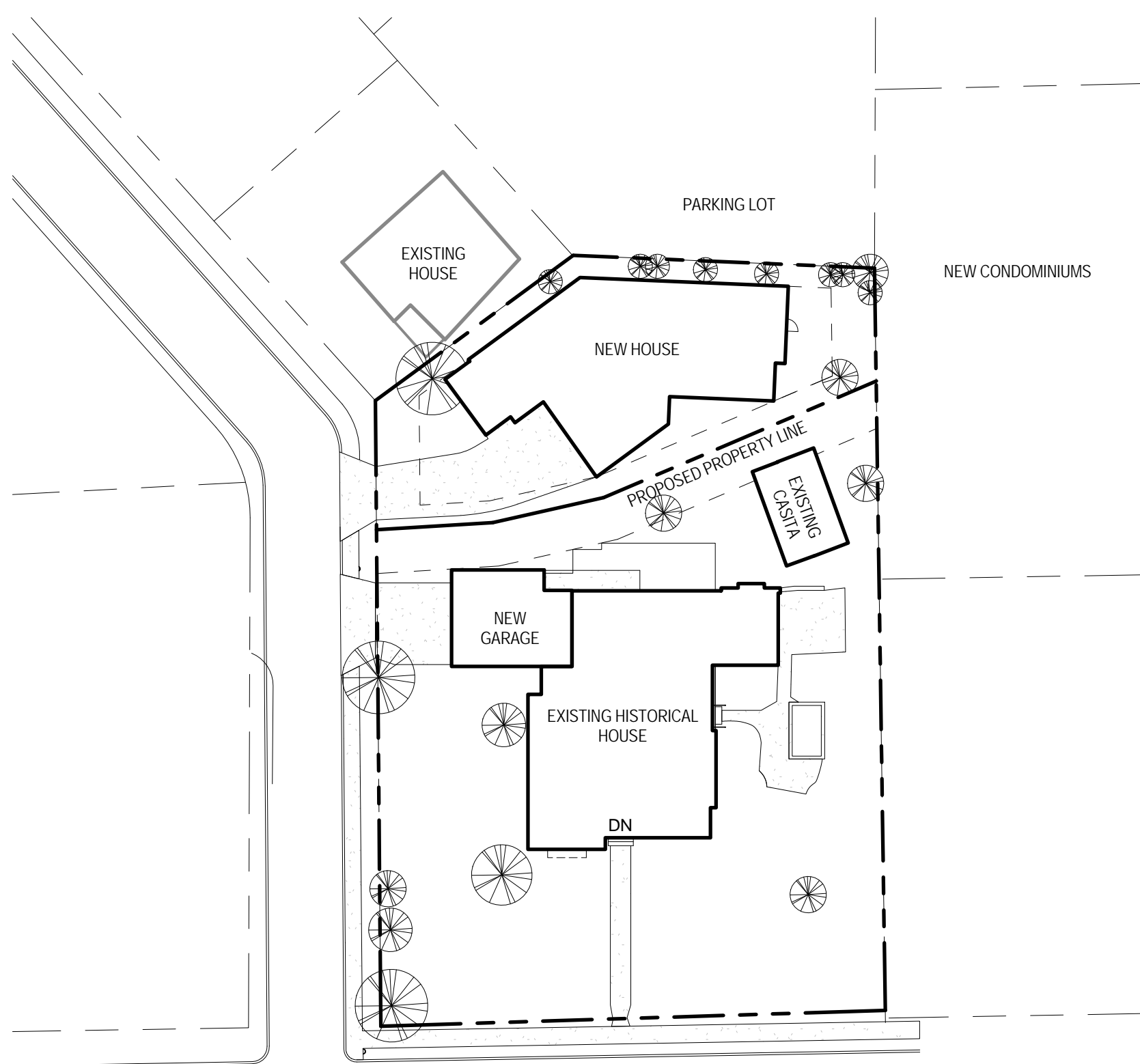






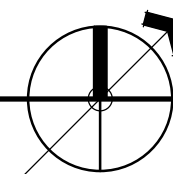






1 SITE PLAN

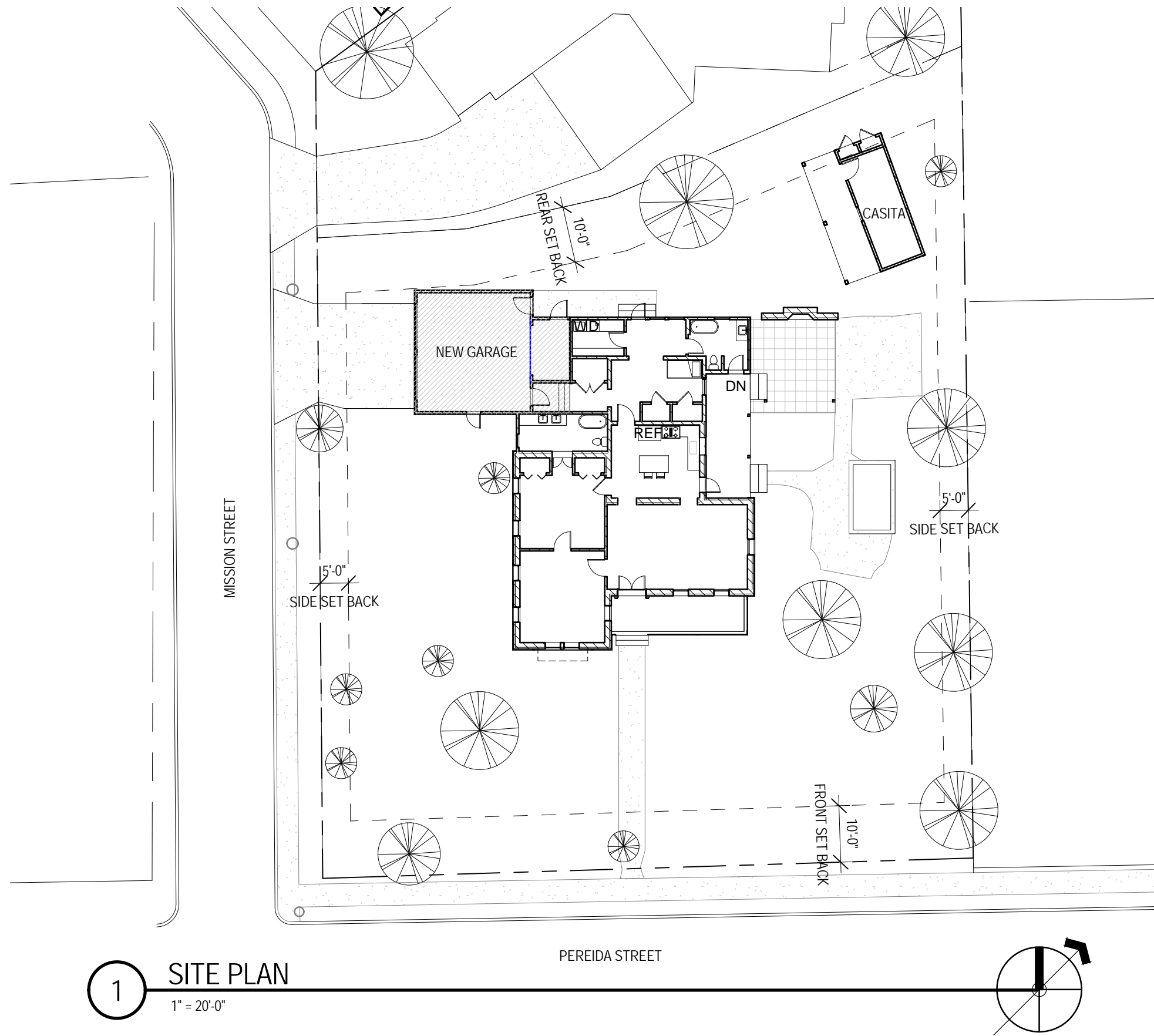
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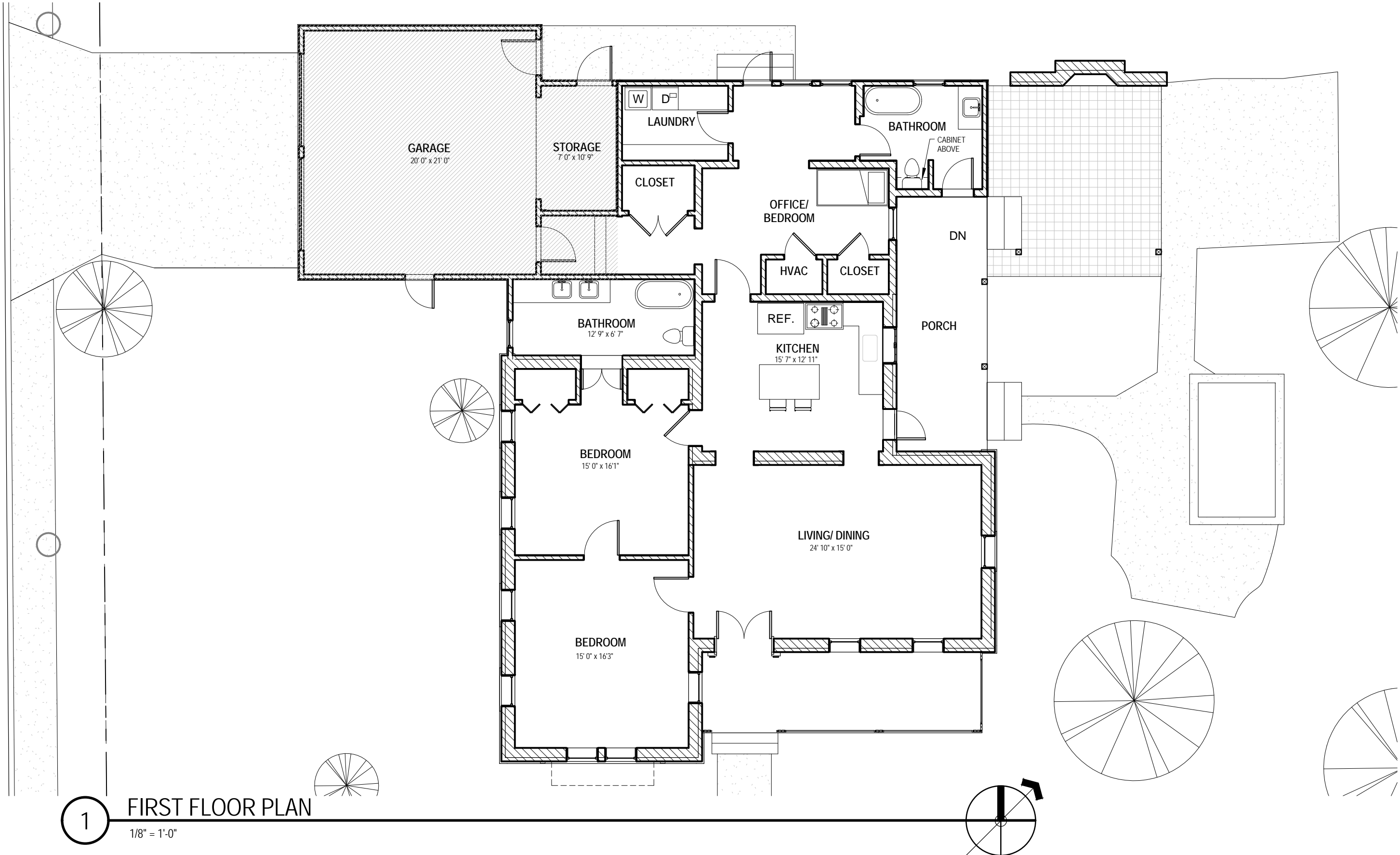


Fisher Heck
ARCHITECTS
DESIGNING COMMUNITY

BECKSTED RESIDENCE MISSION STREET

SITE PLAN OF RE-PLATTED PROPERTY

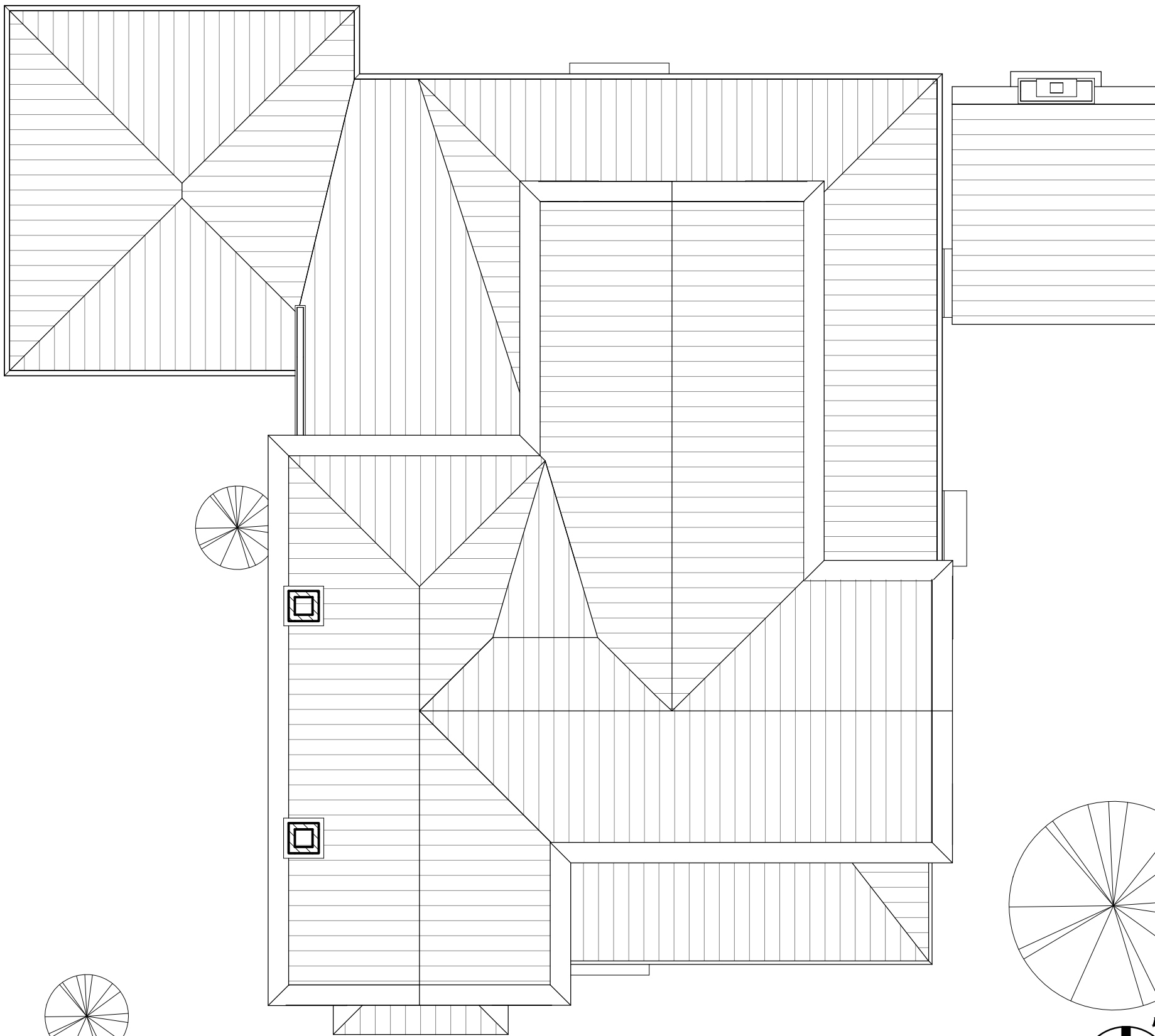




1

FIRST FLOOR PLAN

1/8" = 1'-0"



1 ROOF PLAN
1/8" = 1'-0"

Fisher Heck
ARCHITECTS
DESIGNING COMMUNITY

BECKSTED RESIDENCE
317 PEREIDA STREET

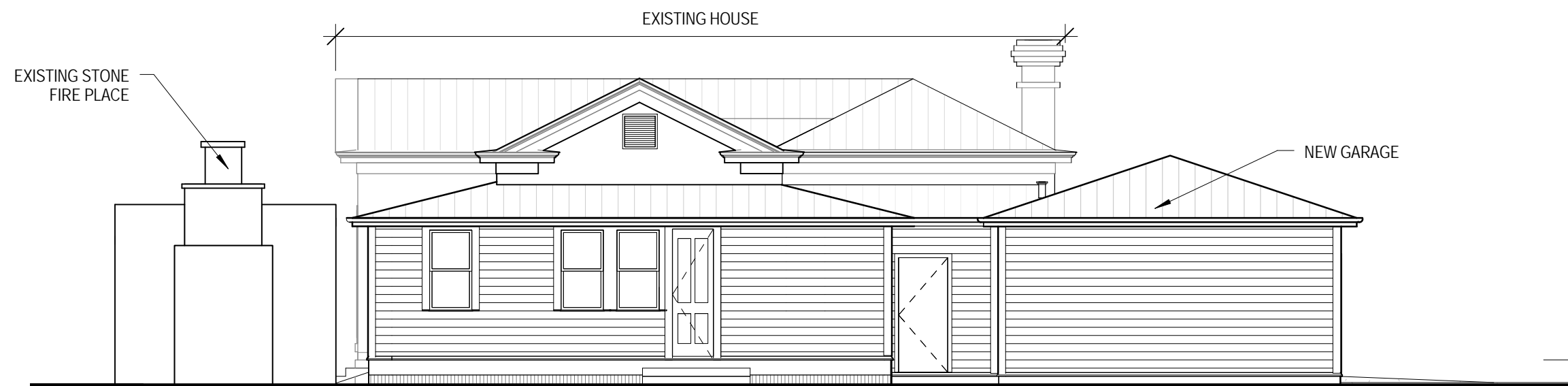
ROOF PLAN

9/27/2017

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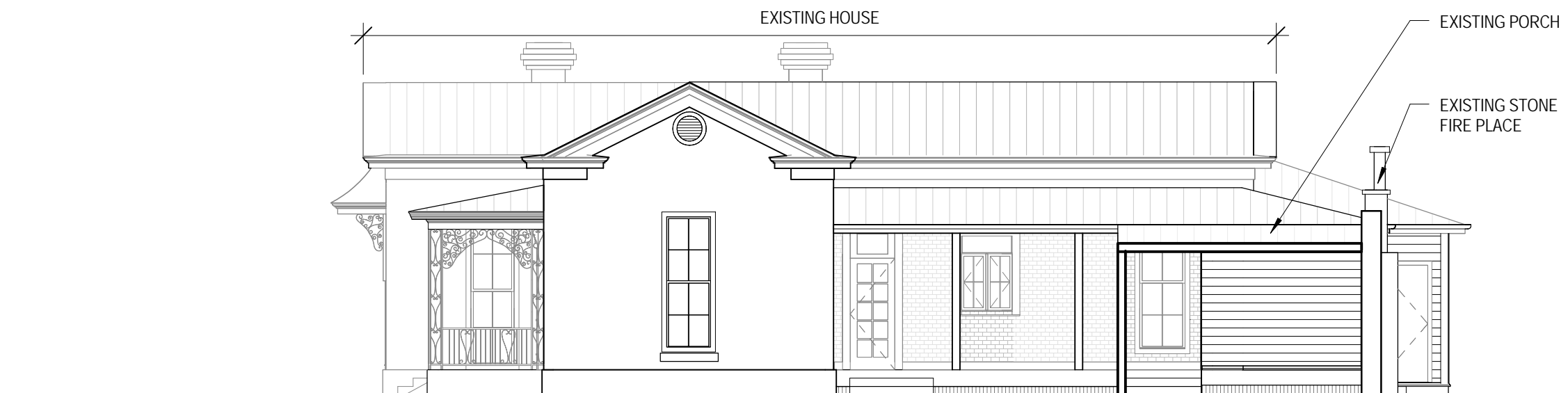
1 FRONT ELEVATION
1/8" = 1'-0"



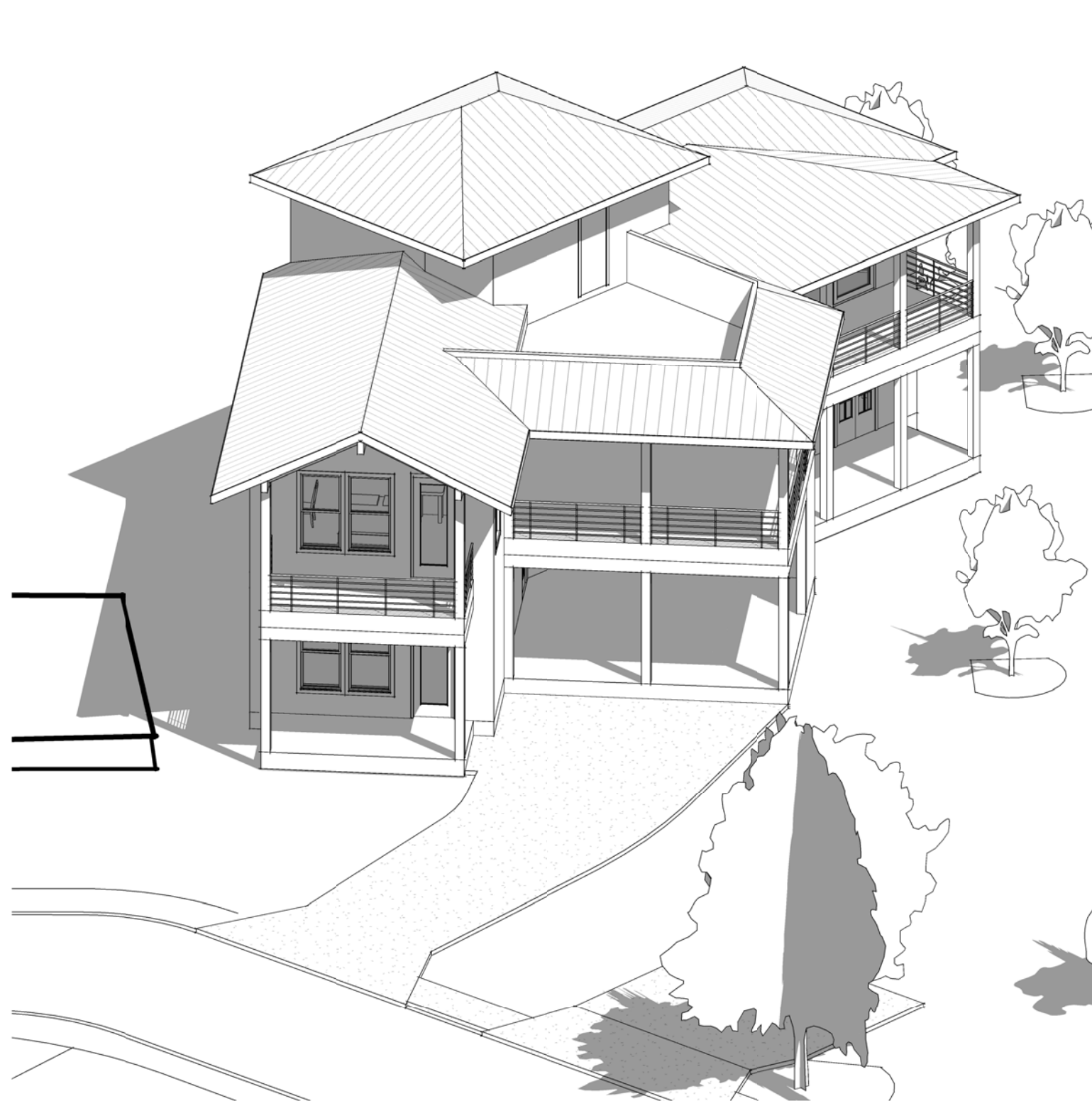
2 BACK ELEVATION
1/8" = 1'-0"



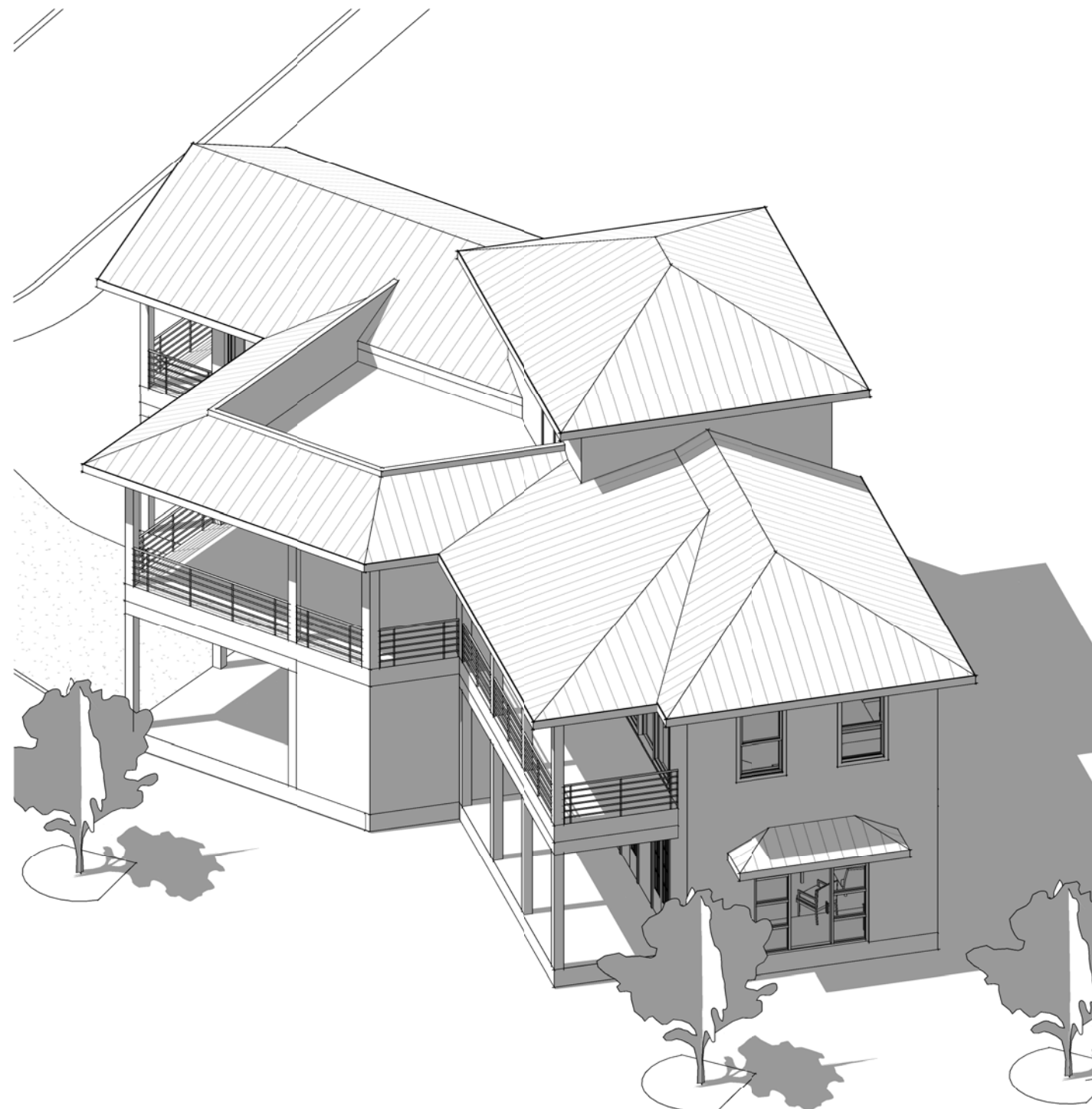
1 SIDE ELEVATION
1/8" = 1'-0"



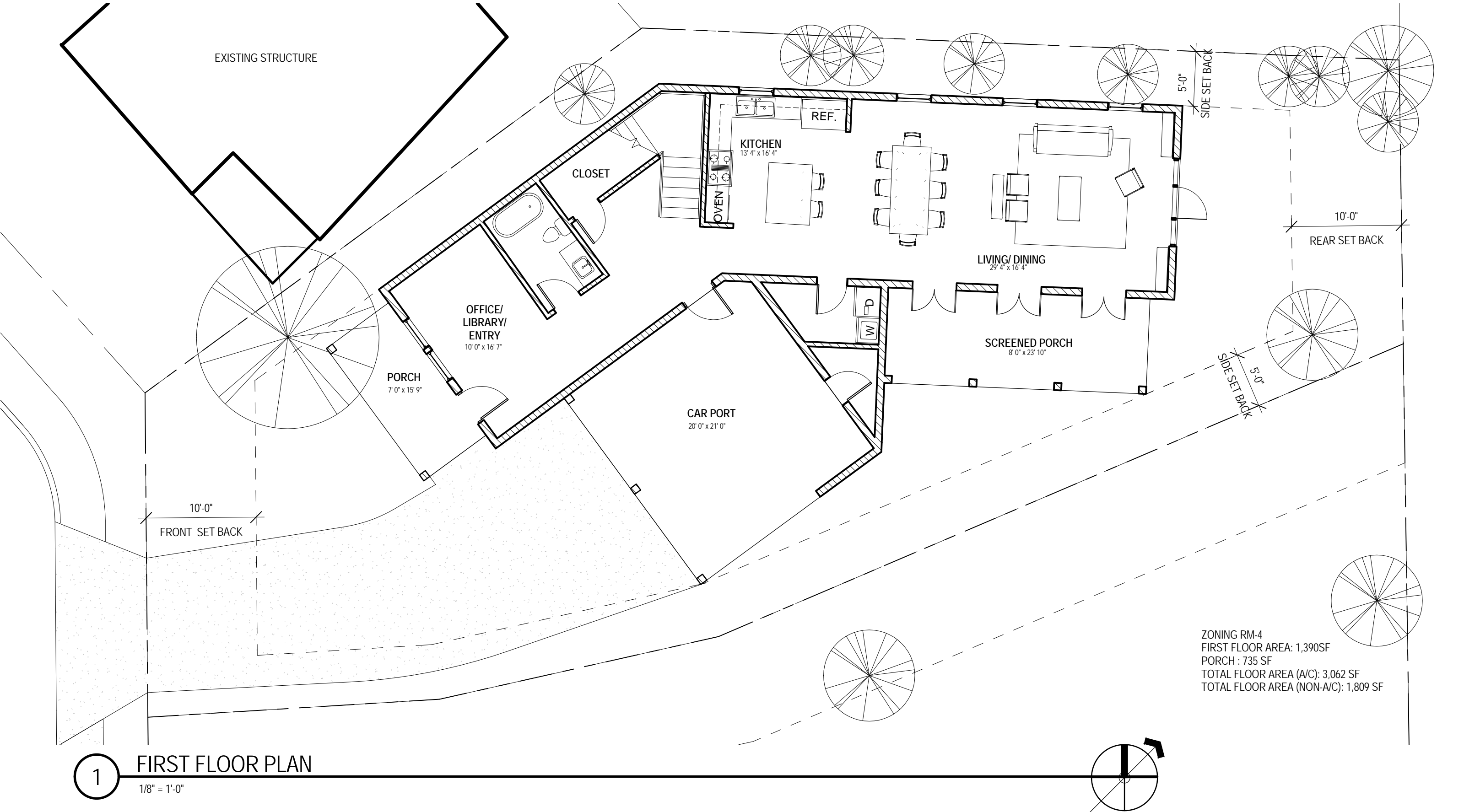
2 SIDE ELEVATION
1/8" = 1'-0"

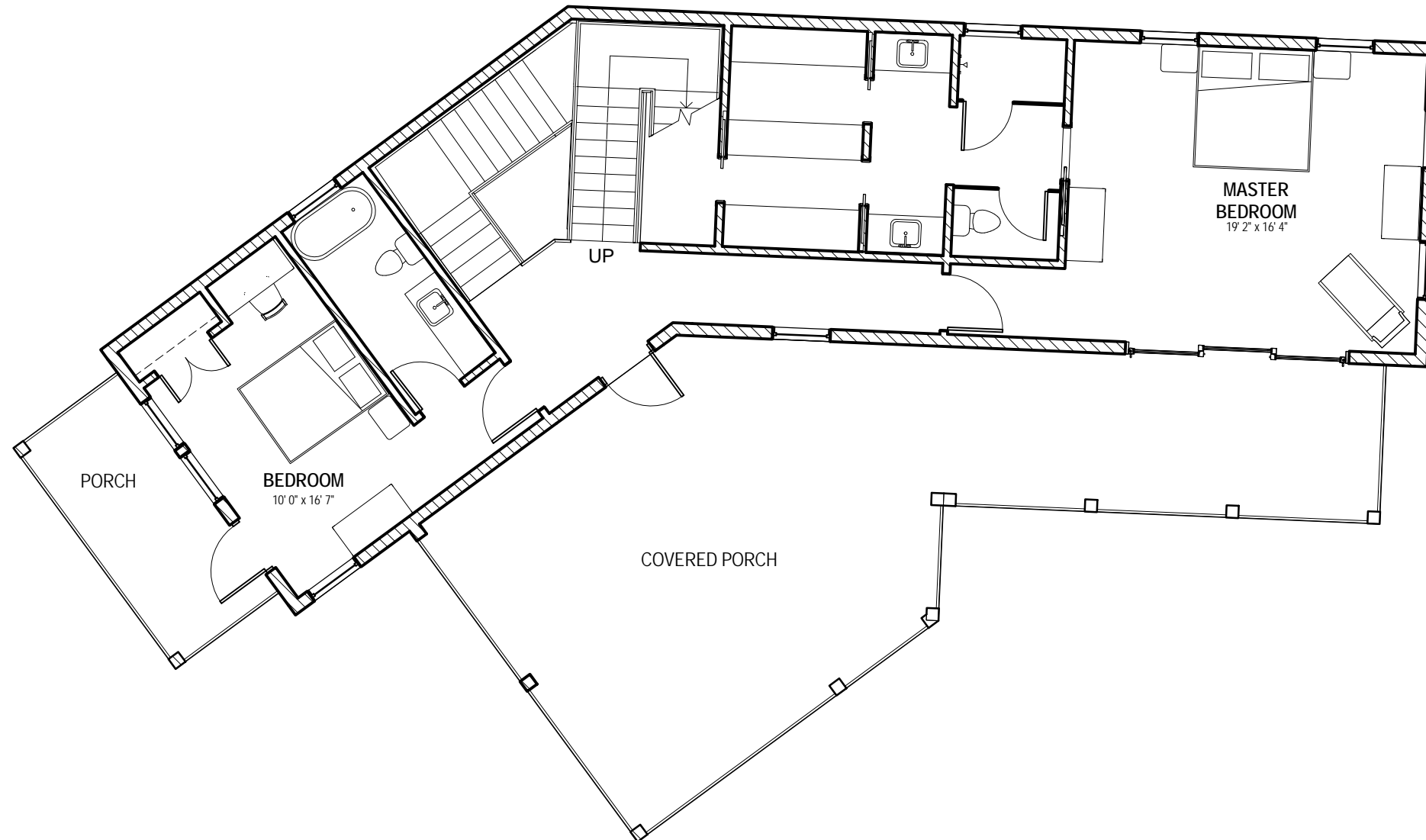


1 MISSION STREET AERIAL VIEW



2 AERIAL VIEW



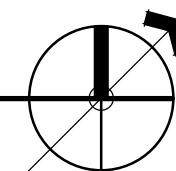


SECOND FLOOR AREA: 1,297SF
 PORCH : 622 SF
 TOTAL FLOOR AREA (A/C): 3,062 SF
 TOTAL FLOOR AREA (NON-A/C): 1,809 SF

1

SECOND FLOOR PLAN

1/8" = 1'-0"

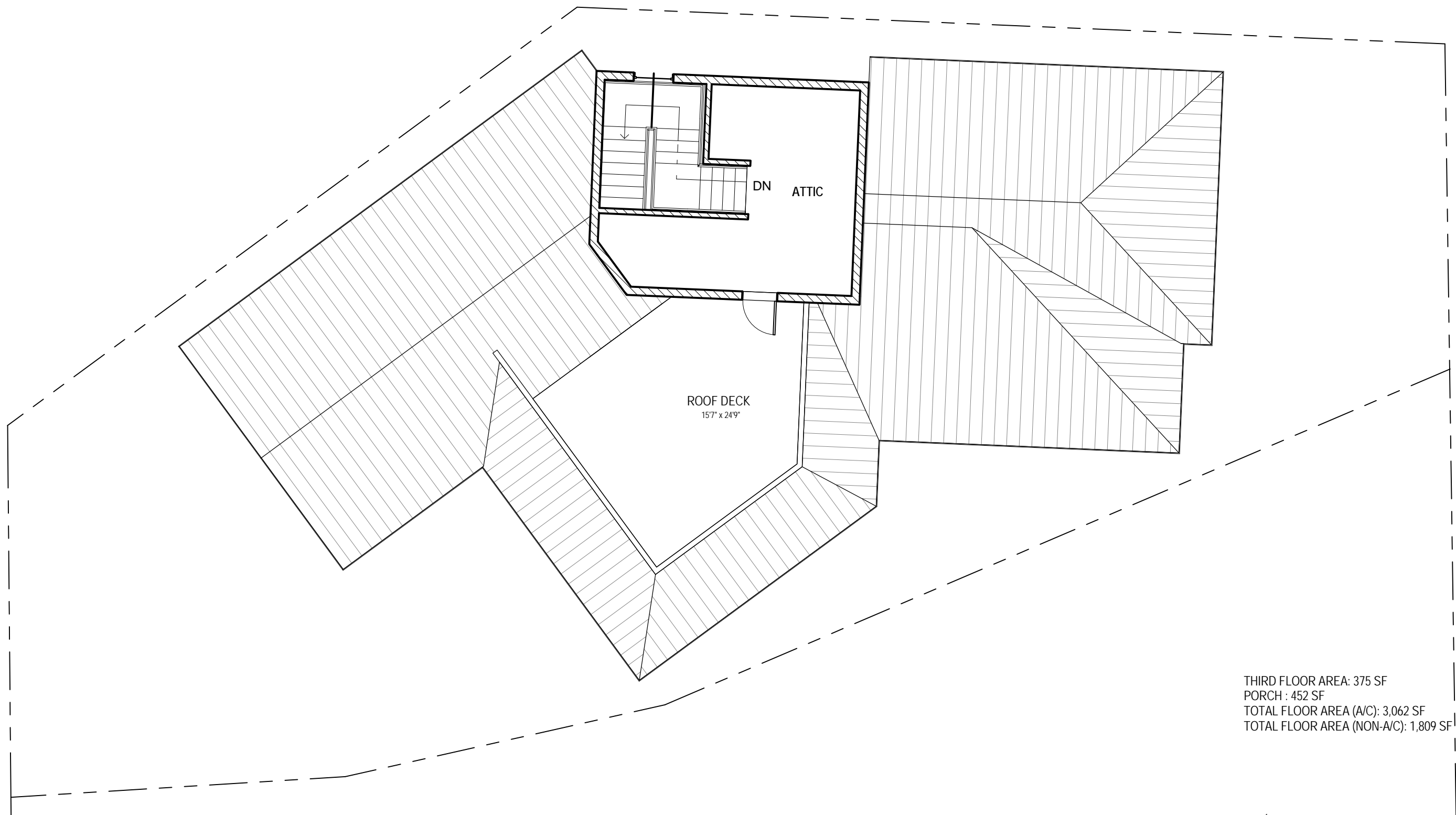


Fisher Heck
 ARCHITECTS
 DESIGNING COMMUNITY

BECKSTED RESIDENCE
 MISSION STREET

SECOND FLOOR PLAN

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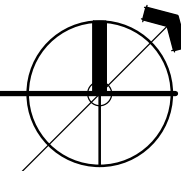


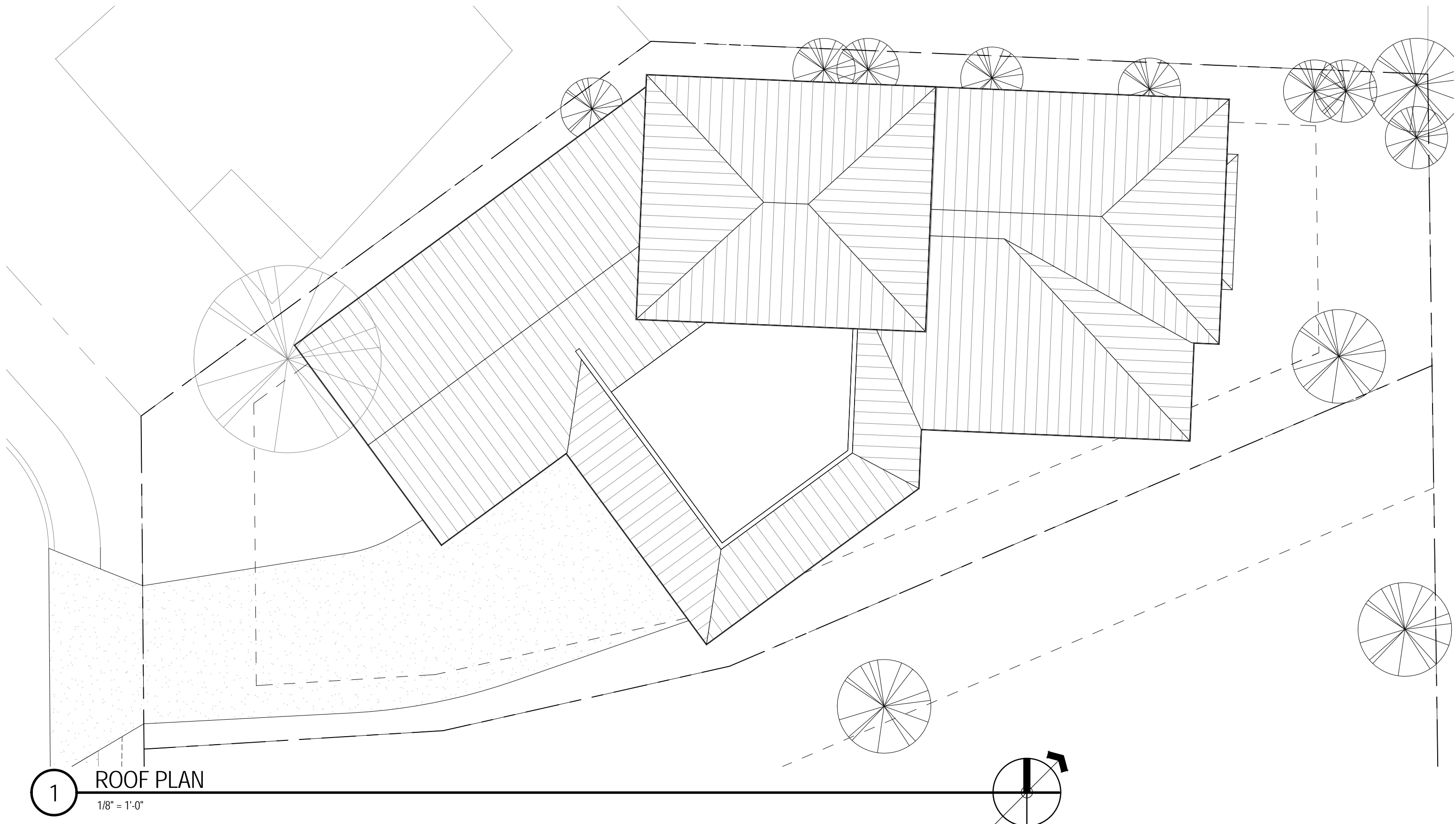
THIRD FLOOR AREA: 375 SF
 PORCH : 452 SF
 TOTAL FLOOR AREA (A/C): 3,062 SF
 TOTAL FLOOR AREA (NON-A/C): 1,809 SF

1

THIRD FLOOR PLAN

1/8" = 1'-0"





1

ROOF PLAN

1/8" = 1'-0"

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MISSION STREET

ROOF PLAN

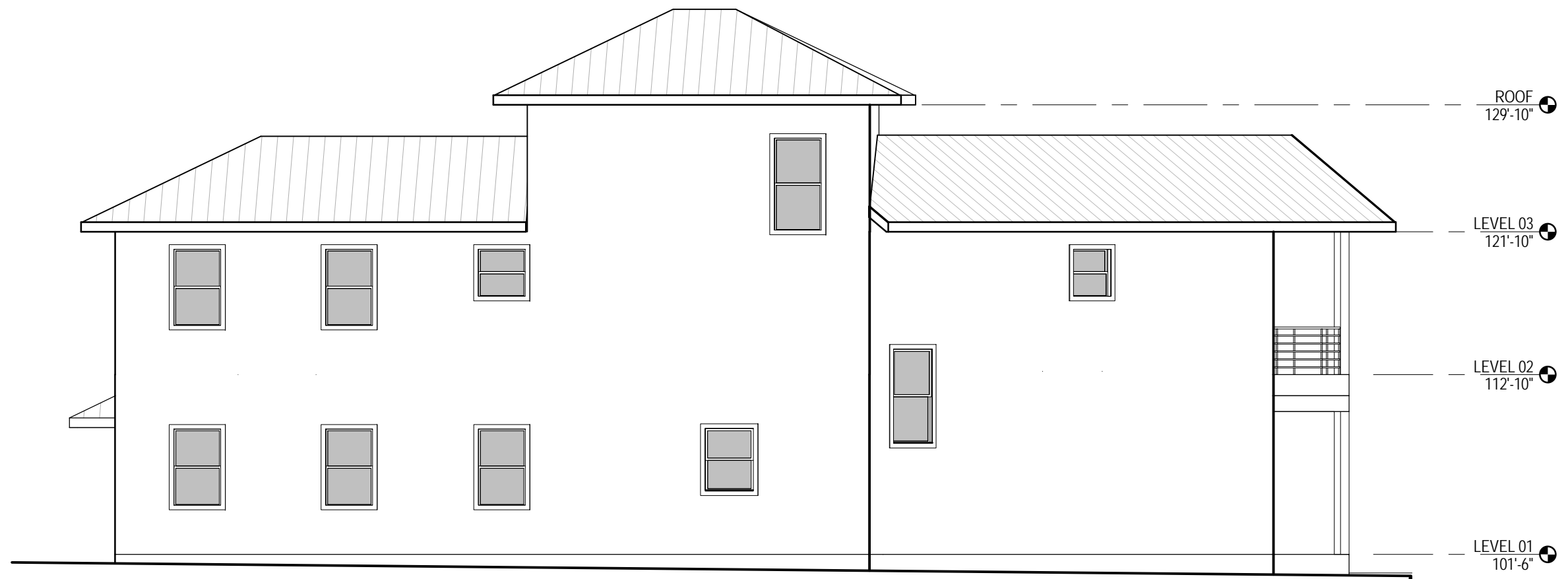
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1 FRONT ELEVATION
1/8" = 1'-0"



2 BACK ELEVATION
1/8" = 1'-0"



1 SIDE ELEVATION
1/8" = 1'-0"



1 SIDE ELEVATION
1/8" = 1'-0"