

HISTORIC AND DESIGN REVIEW COMMISSION

April 03, 2019

HDRC CASE NO: 2019-140
ADDRESS: 217 PEREIDA ST
LEGAL DESCRIPTION: NCB 949 BLK S PT 3 LOT 17 1/2 & W 20.6 FT OF 13
ZONING: RM-4,H,HS
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
LANDMARK: House
APPLICANT: Gilbert Alonzo
OWNER: Gilbert Alonzo
APPLICATION RECEIVED: March 15, 2019
60-DAY REVIEW: May 14, 2019
REQUEST:

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

1. Install a driveway gate at the front of the property.
2. Replace the original wood decking on the front porch with Aeratis brand composite decking.
3. Replace the existing composition shingle roof with a standing seam metal roof.
4. Replace a non-original window on a side elevation with a wood window.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

3. Materials: Roofs

A. MAINTENANCE (PRESERVATION)

i. *Regular maintenance and cleaning*—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.

ii. *Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.

iii. *Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.

iv. *Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.

v. *Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.

vi. *Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.

vii. *Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.

ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.

- iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- iv. *Screens and shutters*—Preserve historic window screens and shutters.
- v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
- v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
- vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
- vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
- viii. *Security bars*—Install security bars only on the interior of windows and doors.
- ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
- x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

7. Architectural Features: Porches, Balconies, and Porte-Cocheres

A. MAINTENANCE (PRESERVATION)

- i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
- ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
- iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
- ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
- iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
- iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.
- v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

2. Fences and Walls

A. HISTORIC FENCES AND WALLS

- i. *Preserve*—Retain historic fences and walls.

- ii. *Repair and replacement*—Replace only deteriorated sections that are beyond repair. Match replacement materials (including mortar) to the color, texture, size, profile, and finish of the original.
- iii. *Application of paint and cementitious coatings*—Do not paint historic masonry walls or cover them with stone facing or stucco or other cementitious coatings.

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.

C. PRIVACY FENCES AND WALLS

- i. *Relationship to front facade*—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.
- ii. *Location* – Do not use privacy fences in front yards.

FINDINGS:

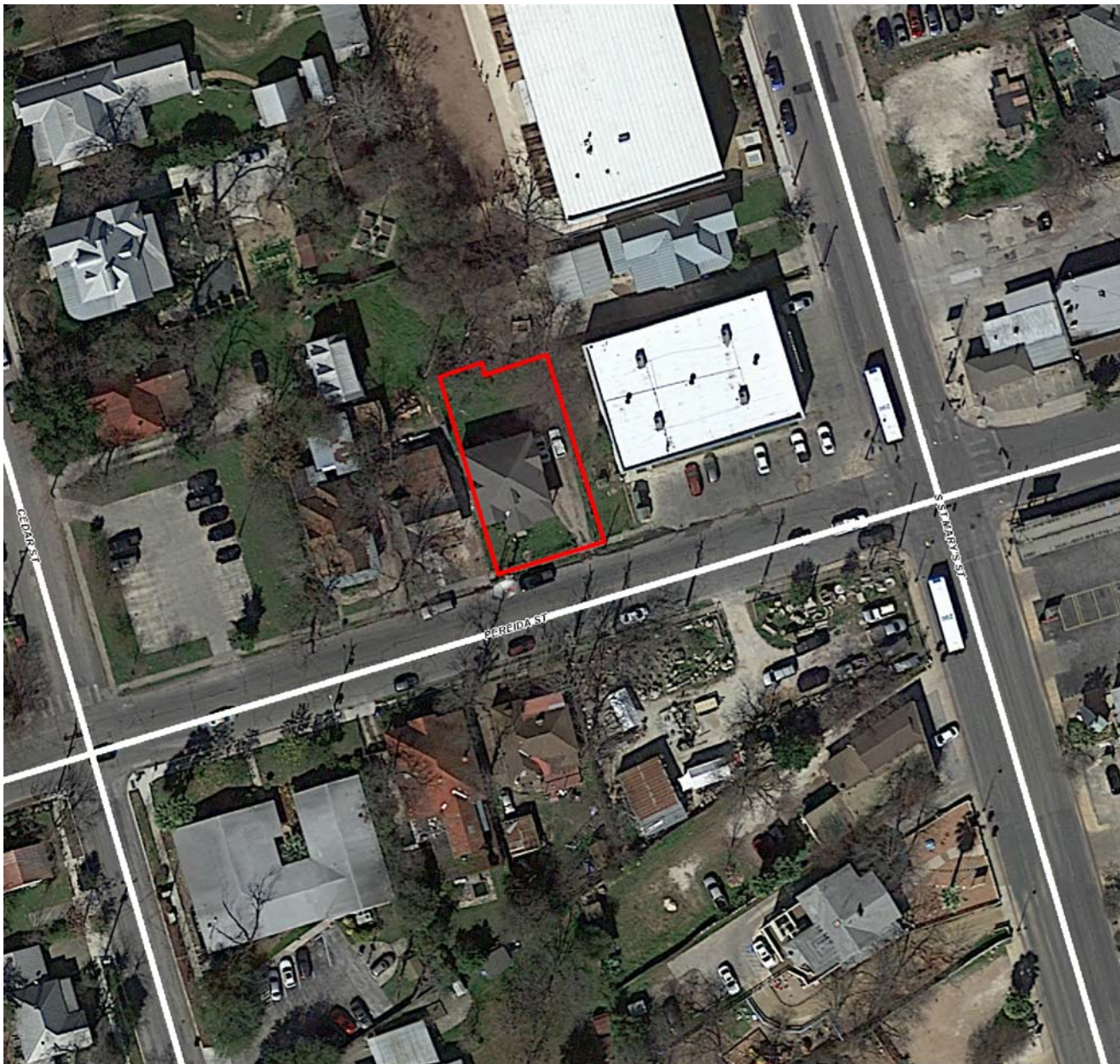
- a. The primary structure at 217 Pereida is a one-story single-family residence constructed in c. 1910 in the Folk Victorian style. The structure features an asymmetrical front façade composition, front porch with Doric columns, and combination gable and hipped roof. The home is a local landmark and contributing structure to the King William Historic District.
- b. **DRIVEWAY GATE** – The applicant has proposed to install a driveway gate at the front of the property. The property currently features a chain-link fence driveway gate at the front property line. According to the Historic Design Guidelines, fences should be set back from the front façade of the building, rather than being aligned with the front façade of the structure, to reduce their visual prominence. While the proposal is not consistent with the Guidelines, staff finds that a new wrought iron gate is appropriate based on site specific considerations, including the current presence of a chain-link fence at this location and the edge conditions of the property.
- c. **PORCH DECK** – The applicant has proposed to replace existing deteriorated wood decking on the front porch with Aeratis brand composite decking. The existing decking appears to be original. Staff conducted a site visit on March 26, 2019 to examine the exterior conditions of the property and found the decking to be substantially deteriorated. According to the Historic Design Guidelines for Exterior Maintenance and Alterations, porch floors should be replaced in-kind when deteriorated beyond repair or, if not feasible, replaced with a material that is compatible in color, texture, dimensions, and finish. Aeratis brand composite decking is a historically compatible replacement and staff finds its use acceptable.
- d. **ROOF REPLACEMENT** – The applicant has proposed to replace the existing composition shingle roof with a standing seam metal roof. According to the Historic Design Guidelines, metal roofs should only be used where a metal roof is appropriate for the style or construction period. Staff finds, per Sanborn maps, that the house originally featured a wood shingle roof. However, staff finds that the proposed metal roof is appropriate for the Folk Victorian style of the home.
- e. **WINDOW REPLACEMENT** – The applicant has proposed to replace a non-original window on the side (east) elevation with a wood window. According to Guideline 6.B.vii for Exterior Maintenance and Alterations, non-historic incompatible windows should be replaced with windows that are typical of the architectural style of the building. Staff finds a wood replacement window consistent with the Guidelines.

RECOMMENDATION:

Staff recommends approval based on findings a through e with the following stipulations:

- i. The final construction height of an approved fence may not exceed the maximum height as approved by the HDRC at any portion of the fence. Additionally, all fences must be permitted and meet the development standards outlined in UDC Section 35-514.

- ii. That the new standing seam metal roof not include a ridge cap. The new roof should feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, a crimped ridge seam and a standard galvalume finish. An inspection is to be scheduled with OHP staff prior to the installation of roofing materials to insure an inappropriate ridge cap is not installed. The applicant is also required to submit updated specifications that reflect this change to staff for review and approval prior to receiving a Certificate of Appropriateness.
- iii. That the applicant submit a final window specification for the proposed replacement wood window to staff for review and approval. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". 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 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.



Flex Viewer

Powered by ArcGIS Server

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217 Pereida Street

Family Dollar

Pereida St

Pereida St

Trailer-Studio
Carlos Cortes

Southtown

Pereida St

Back yard

EXISTING 3'x5' WOOD
WINDOWS

PROPOSED CONCRETE
CURB EDGING OR EDGING
DETERMINED BY
HISTORIC PRESERVATION

Item 2
EXISTING
GATE AND
CHAINLINK
FENCE

items 5
Remove
EXISTING
ALUMINUM
WINDOW

PROPOSED
NEW GRAVEL
PRIVILEY

Item 1
PROPOSED
NEW GATE
LOCATION
(DASHED)

Item 2

EXISTING
CHAINLINK
FENCE

TO BE REMOVED
AND REPLACED
WITH NEW 4'-0" TALL
WROUGHT
IRON FENCE

Item 3

PORCH

4'-6"

10'-0"

4'-6"

6'-0"

EXISTING
WALKWAY

— SCALE: $\frac{3}{32}'' = 1'-0''$ —

217 PEREIRA RESIDENCE

Driveway – 217 Pereida



Item 1

King William



Install gravel driveway with border on each side, style,
Design or type determined by Historic preservation, if allowed

Item 4

Porch – 217 Pereida



item 3



Remove existing weather rotted porch deck; install new porch deck and railing, style, type or design determined by Historic Preservation

item 4
~~217 Pereida~~

Roof – 217 Pereida ***



217 Pereida



Neighbors

Remove existing roof shingles, install standing seam metal roof.

Items
EXISTING
ALUMINUM
WINDOW →



Windows – 217 Pereida



Removal, repair and reinstall existing wood windows. Remove existing aluminum windows and install matching wood windows.