

## HISTORIC AND DESIGN REVIEW COMMISSION

March 04, 2020

**HDRC CASE NO:** 2020-086  
**ADDRESS:** 311 PEREIDA ST  
**LEGAL DESCRIPTION:** NCB 935 BLK B LOT 23 (PEREIDA HOUSE)  
**ZONING:** RM-4, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**APPLICANT:** Amy Perez/KAI HOMES LLC  
**OWNER:** Amy Perez/KAI HOMES LLC  
**TYPE OF WORK:** Front yard fencing  
**APPLICATION RECEIVED:** February 12, 2020  
**60-DAY REVIEW:** April 12, 2020  
**CASE MANAGER:** Huy Pham

### REQUEST:

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

1. Install a 3-foot tall wood picket fence in the front yard
2. Install a 12-foot wide electric gate crossing the driveway and a 5-foot wide manual gate crossing the walkway
3. Install a 6-foot tall wood privacy fence

### APPLICABLE CITATIONS:

5.Guidelines for Site Elements

2.Fences and Walls

#### 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 fence.
- 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.

#### 6.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 located at 311 Pereida is a 2-story single, family structure built in 1892 and designed by notable architect Alfred Giles. The house was previously located on the Bonham Academy Campus at 114 Cedar Street and received Historic and Design Review Commission (HDRC) approval to be relocated to its present location in 2016.

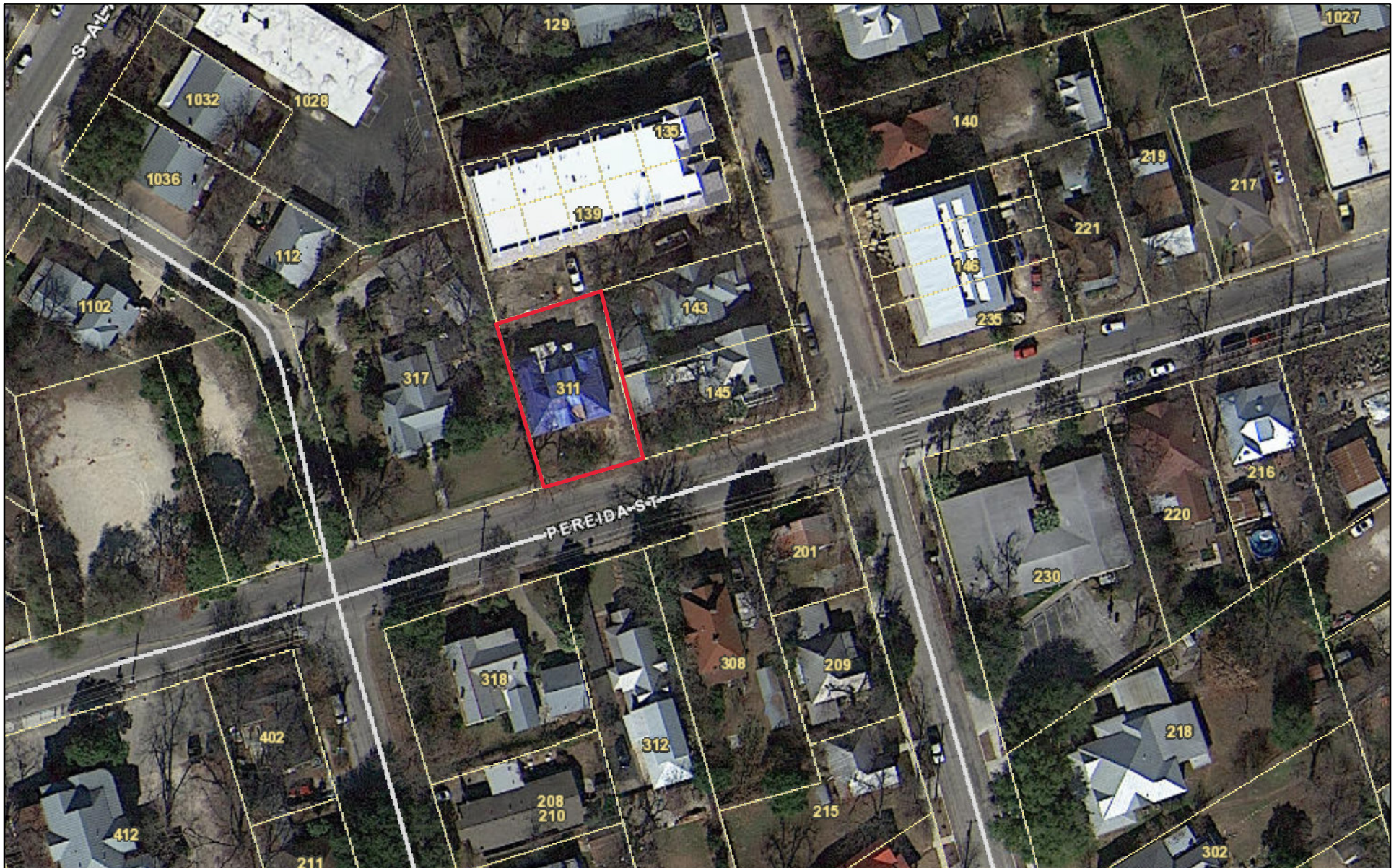
- b. FENCE – The applicant has proposed to install a 3 foot-tall, painted wood picket front yard fence, including a pedestrian gate at the walkway and a vehicle gate spanning across the front driveway. The applicant has also proposed to install a 6 foot tall, wood privacy fence, which is typically eligible for administrative approval.
- c. DESIGN – The proposed fence features a traditional wood picket design as depicted in the example photo. Per the Guidelines for Site Elements 2.B.i., new fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character, and respond to the design and materials of the main structure. Staff finds that a wood picket fence is typical to similarly styled houses on the immediate block and is generally appropriate. If a motorized driveway gate is approved, equipment should be minimally visible behind the gate.
- d. LOCATION – Per the Guidelines for Site Elements 2.B.ii., new front yard fences should not be introduced within historic districts that have not historically had them. Staff finds that front yard fences are found on Pereida and within the King William Historic District. Additionally, per the Guidelines 3.ii., privacy fences should not be used in the front yard. Staff finds that the front yard fence should turn at the driveway, instead of spanning across the front, and meet at the front corner of the front façade. The driveway gate should be set behind the front façade plan of the house and be incorporated into the privacy fence design – or removed from the fence plan.
- e. HEIGHT – The applicant has proposed to install a fence with a height of 3-feet at its tallest point at the pedestrian and driveway gate. Per the Guidelines for Site Elements 2.B.iii., limit the height of new fences and walls within the front yard to a maximum of four feet. Staff finds that the proposed height of 3-feet is appropriate and relates to existing neighboring front yard fences. If the driveway gate is relocated behind the front façade plane of the house, it may feature a maximum height of 6-feet.
- f. PRIVACY FENCE – The applicant has proposed to install a 6 foot tall wood privacy fence. Staff finds that the request is generally appropriate and typically eligible for administrative approval. If the applicant relocates the driveway gate behind the front façade plane of the house, the gate should be limited to 6 feet in height and be incorporated into the design of the wood privacy fence.

**RECOMMENDATION:**

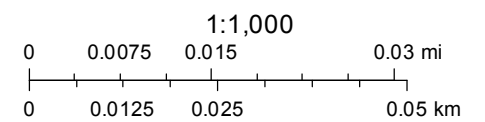
Staff recommends approval of items 1 through 3 based on stipulations b through f with the following stipulations:

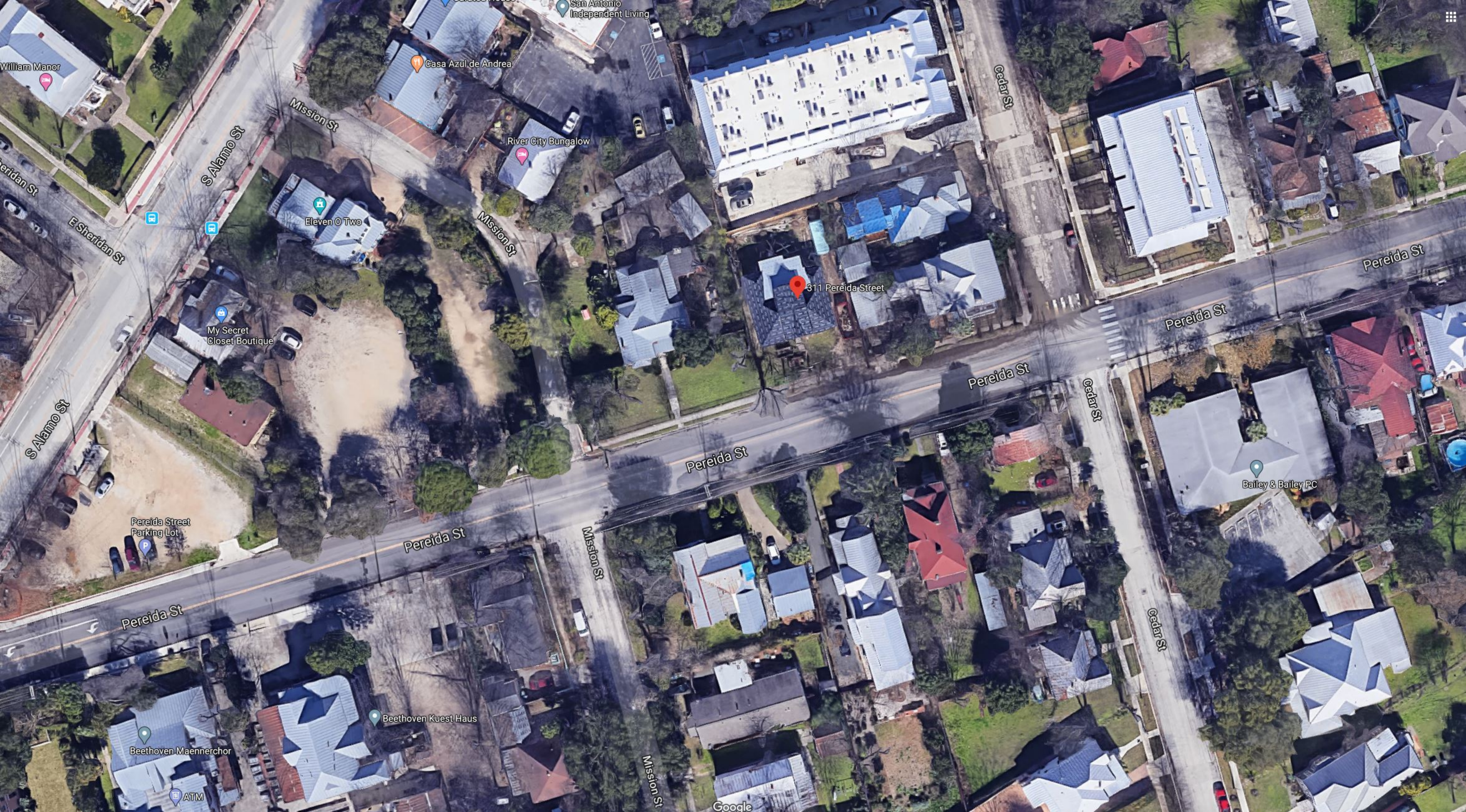
- i. That the front yard fence turn and follow the driveway rather than spanning across the driveway in the proposed fence plane. Additionally, the proposed gate should not feature a location that is forward of that of the historic structure's front façade plane.
- ii. That the driveway gate is set behind the front façade plane of the house and is incorporated into the privacy fence design – or removed from the fence plan. If a motorized driveway gate is approved, equipment should be minimally visible behind the gate.
- iii. That the front yard fence is limited to 3 feet in height and the rear yard fence is limited to 6 feet in height as proposed.

# 311 Pereida



February 25, 2020





William Manor

Sheridan St

E Sheridan St

S Alamo St

S Alamo St

Mission St

Mission St

River City Bungalow

Eleven O Two

My Secret Closet Boutique

Pereida Street Parking Lot

Pereida St

Beethoven Maennerchor

ATM

Beethoven Kuest Haus

Pereida St

Mission St

Mission St

Google

Pereida St

311 Pereida Street

Pereida St

Cedar St

Cedar St

Bailey & Bailey PC

Pereida St

Pereida St

Cedar St



Curated House

San Antonio  
Independent Living

Casa Azul de Andrea

River City Bungalow

311 Pereida Street

Eleven O Two

Pereida St

Mission St

Mission St

Pereida St

Pereida St

Pereida St

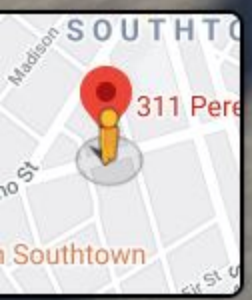
Pereida St

Cedar St

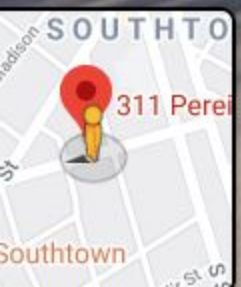
Cedar St

Cedar St

Google







# Home Prior to Move



Home had a picket fence when it was at 114 Cedar

# Current Fences

Left

2 Different Fence Heights



# Current Fences

Right

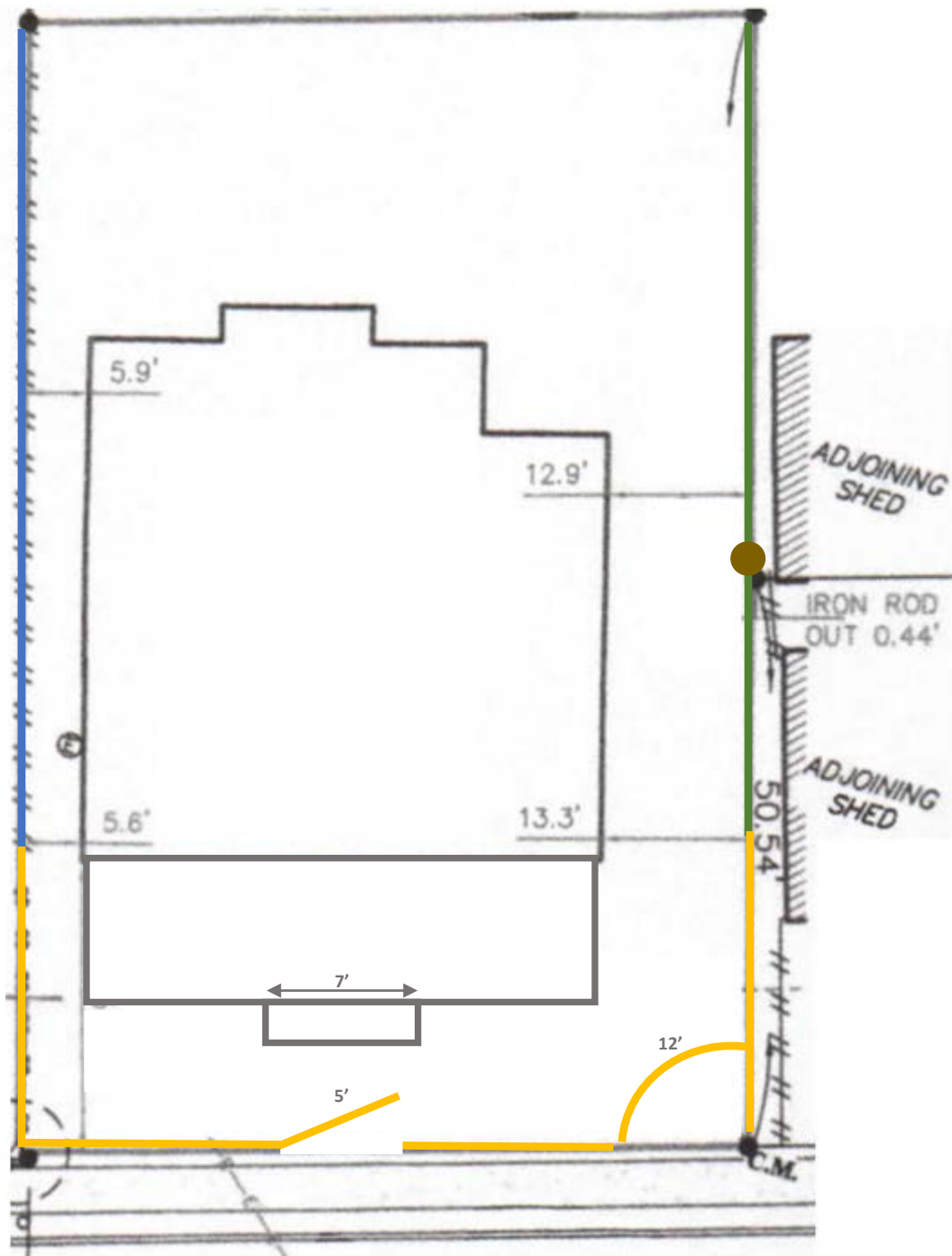
5 Different Fence Lines with Privacy Height to the Street



# 311 Pereida

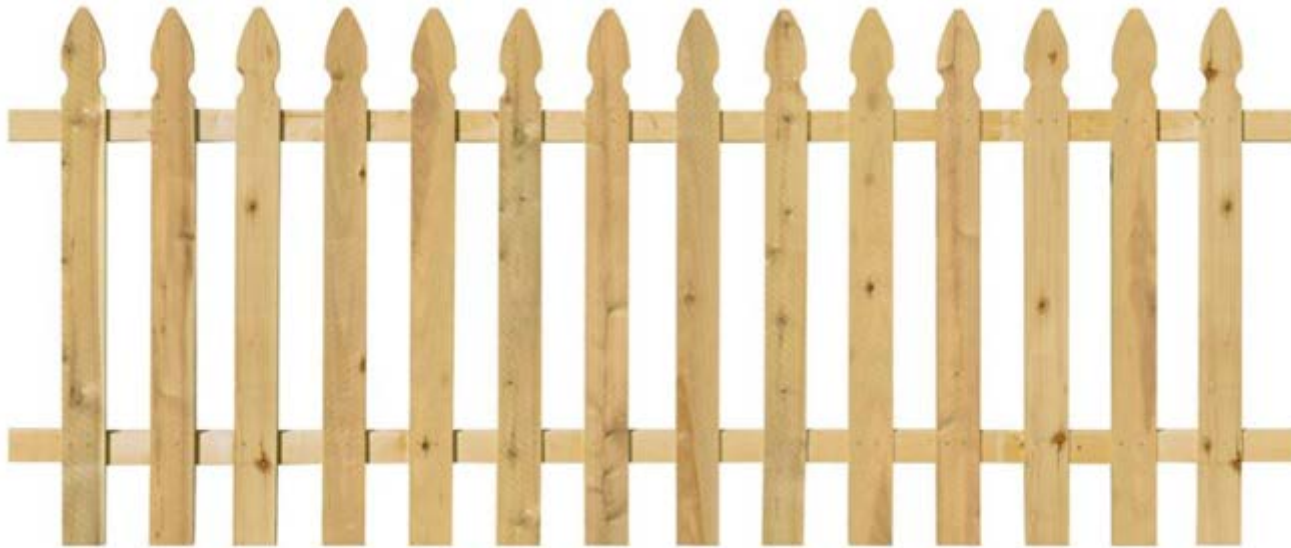
## Fence Request

- Tree
- Replace existing 6 ft wood privacy fence
- Install new 6 ft wood privacy fence
- Install 3 ft tall picket fence with electric driveway gate and manual walkway gate



# 3 Foot Picket Fence

Pickets to be 3 feet tall, 3.5 feet wide and spaced 2.5 inches apart

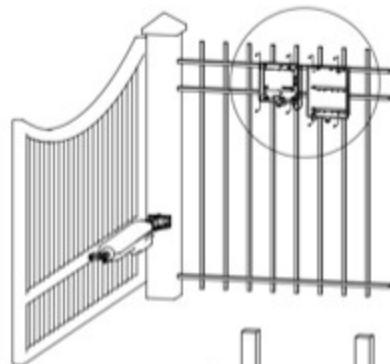
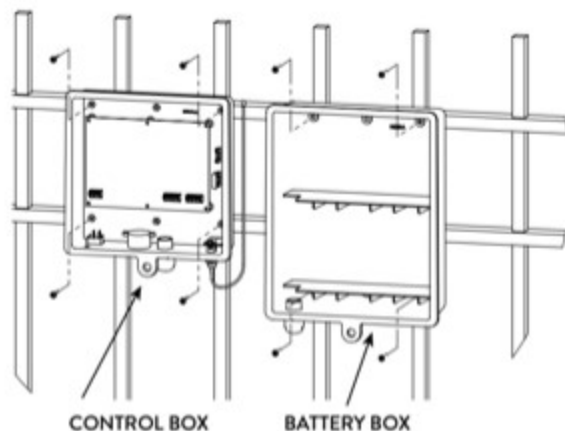


Picket fence will be painted the same Sherwin Williams Historic Collection color as the front porch to contrast against the white of the house

# 6 Foot Privacy Fence Style

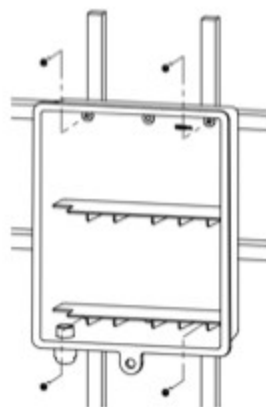


Battery Box Kit must be located within 4 feet of control box and mounted to a solid object such as the fence.



## STEP 2. MOUNT BOX WITH MOUNTING SCREWS

- A.** Pre-drill (4) holes (7/32" drill bit) in backside of battery box, and thru the fencing where you will be securing the battery box to.
- B.** Now use the (4) supplied phillips screws to mount the control box to the fence.







**WARNING**



**CAN CAUSE INJURY OR DEATH**

Automatic gates can close unexpectedly, trapping people or objects between the gate and the ground.

Always use proper gate operation. Do not allow the gate to close on anyone or any object. Do not allow the gate to close on anyone or any object. Do not allow the gate to close on anyone or any object.

**TO MANUALLY OPEN AND CLOSE THE GATE:**

1. Press the gate opener remote or push-button "OFF" button.
2. Disconnect the gate opener from the gate-opening system.
3. Lift the gate manually to the desired position and close the gate.



# Gate Opening Styles



**236 King William**



**429 Madison**

Gate to open automatically and swing fully to the right with discrete electrical gate equipment as shown

# 3 Foot Picket Style



**320 Madison**



**1231 South Alamo**



**128 Adams**

**Picket Style** – Pickets to mirror other King William homes

# 3 Foot Picket Height



**317 Pereida**

**311 Pereida**

**312 Pereida**

**Picket Height** – Individual pickets will be 3 ft in height like neighbors