HISTORIC AND DESIGN REVIEW COMMISSION

May 01, 2020

HDRC CASE NO:	**2020-156**
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:	Construction of a detached garage
APPLICATION RECEIVED:	March 26, 2020
60-DAY REVIEW:	May 25, 2020
CASE MANAGER:	Rachel Rettaliata

REQUEST:

The applicant is requesting a Certificate of Appropriateness to construct a detached 1-car garage at the end of the existing driveway.

APPLICABLE CITATIONS:

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.

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.
B. REUSE OF HISTORIC MATERIALS

Salvaged materials—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

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
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 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. The property is contributing to the King William Historic District.
b. FOOTPRINT – The applicant has proposed to construct a detached 1-car garage at the rear of the property, where the driveway terminates. The proposed detached 1-car garage will be 200 square feet. Guideline 5.A.ii for New Construction states that new outbuildings should be no larger than 40 percent of the principal historic structure footprint. The primary structure is approximately 2,800 square feet; therefore, staff finds the proposal consistent with the Guidelines.
c. ORIENTATION AND SETBACK – The applicant has proposed to construct a detached 1-car garage toward the rear of the property. The garage entry will be oriented south toward Pereida and will meet the end of the existing ribbon driveway. The detached garage will be set back 5 feet from the east property line and will be set back 11 feet from the rear property line. Guideline 5.B.i for New Construction states that new garages introduced to the property should match the predominant garage orientation found along the block. Do not introduce front-loaded garages where rear or alley-loaded garages were historically used. Guideline 5.B.ii for New Construction stipulates that new construction for garages and outbuildings should follow historic setback patterns of similar structures along the streetscape or district. In some instances, historic setbacks are not

consistent with UDC requirements and a variance may be required. Existing structures adjacent to 311 Pereida feature driveways off of Pereida. The historic property at 308 Pereida features a front-loading carport located toward the rear of the property and the historic property at 318 Pereida features a front-loading 2-car garage located toward the rear of the property. Staff finds the proposal consistent with the Guidelines.

d. SCALE & MASS – The applicant has proposed to construct a detached 1-car garage at the rear of the property. Guideline 5.A.i for New Construction states that new garages should be designed to be visually subordinate to the principal historic structure in terms of height, massing, and form. The principal historic structure at 311 Pereida is a 2-story structure. The proposed detached garage will have a ceiling height of 9 feet and a total height of 13 feet. Staff finds the proposal consistent with the Guidelines.
e. ROOF – The applicant has proposed to construct a detached 1-car garage at the rear of the property with a pyramidal roof. Guideline 5.A.i for New Construction stipulates that new garages should be designed to be subordinate to the principal historic structure in form. Guideline 5.A.ii stipulates that new garages should relate to the period of construction of the principal building on the lot through simplified architectural details. As the roof of the principal historic structure is a modified pyramidal form, staff finds that the proposed simplified pyramidal form on the proposed garage is consistent with the Guidelines.
f. MATERIALS – The applicant has proposed to construct a detached 1-car garage at the rear of the property with a composition shingle roof with Owens Corning Oakridge Onyx Black Shingles to match the roofing material on the primary structure and 1 x 6 yellow pine siding painted white to match the cladding on the primary structure. The applicant has proposed to install a carriage door for the garage door. Guideline 5.A.iii for New Construction stipulates that applicants should relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials. Guideline 5.A.v for New Construction states that new garages should incorporate garage doors with similar proportions and materials as those traditionally found in the district. Staff finds that the proposal is consistent with the Guidelines, but final accurate product specifications are required prior to approval.
g. ARCHITECTURAL DETAILS – The applicant has proposed to construct a detached 1-car garage at the rear of the property, which will feature composition shingles and wood siding to match the principal historic structure on the property. The proposed garage will not feature any windows, but will feature a roof overhang, stucco skirting, a wooden carriage door, and lantern lights flanking the garage door. Guideline 4.A.ii for New Construction states that new construction should 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 structure. Architectural details that are more ornate or elaborate than those found within the district are inappropriate. Staff finds the proposal consistent with the Guidelines.

RECOMMENDATION:

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

i. That the garage is constructed of materials that match the roofing and cladding materials on the principal historic structure. The applicant must submit final product specifications that match the primary structure to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
ii. That the proposed carriage door is fully wood or an appropriate material that is consistent with the architectural character of the principal historic house. The applicant must submit final materials specifications for the garage door to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

City of San Antonio One Stop

March 31, 2020

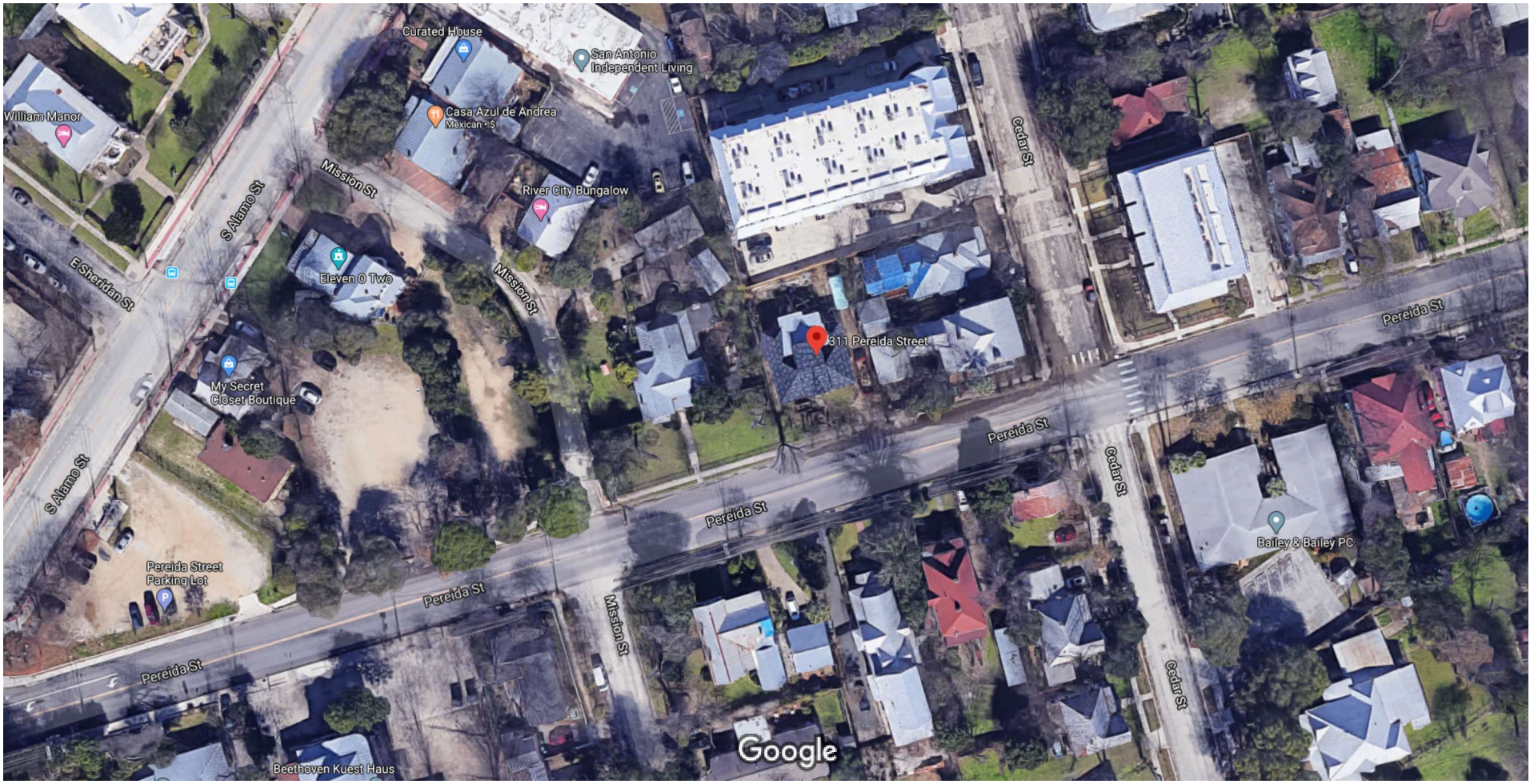
User drawn lines

1:2,000

0 0.015 0.03 0.06 mi

0 0.0275 0.055 0.11 km

Google Maps 311 Pereida St



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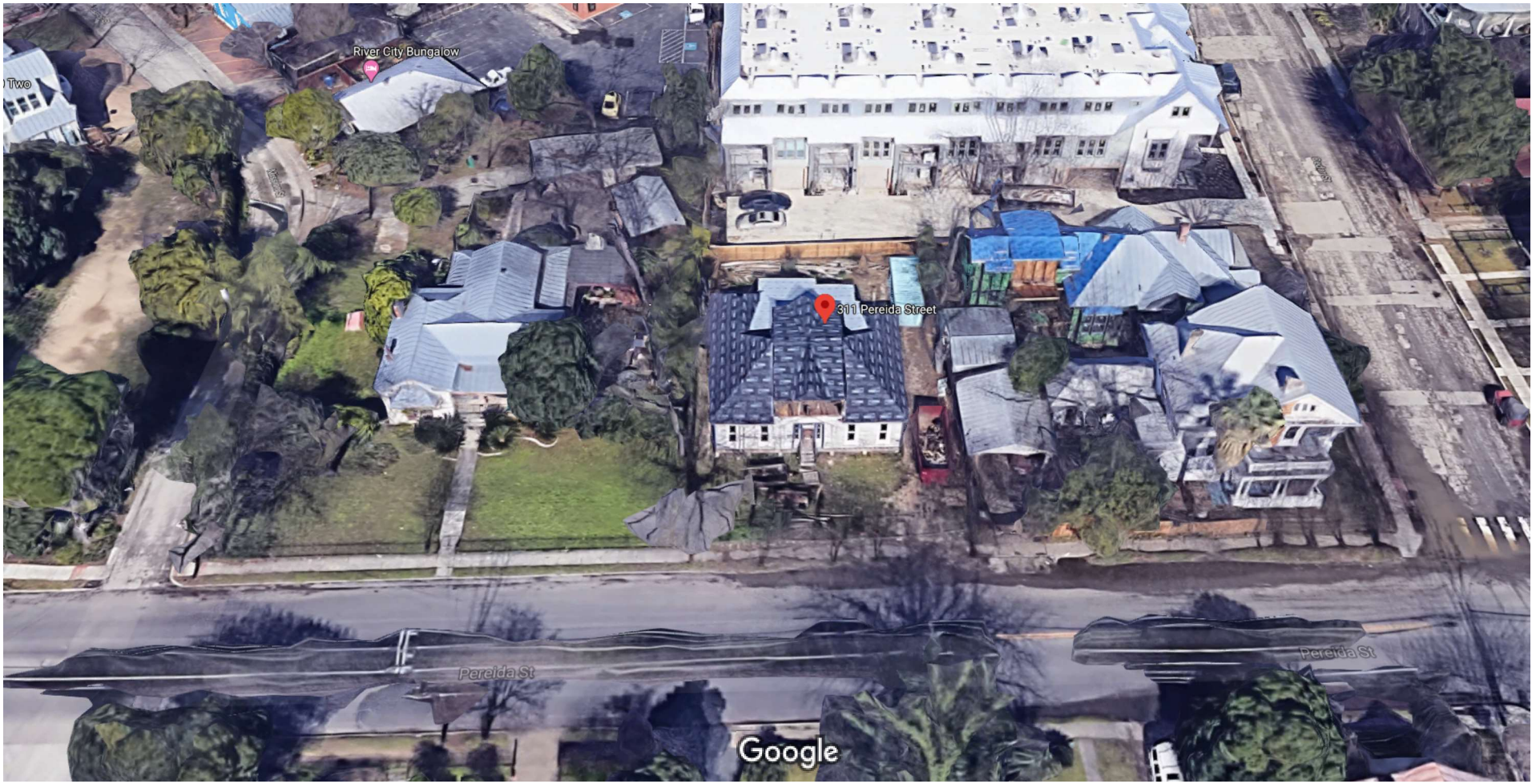
Google Maps 311 Pereida St



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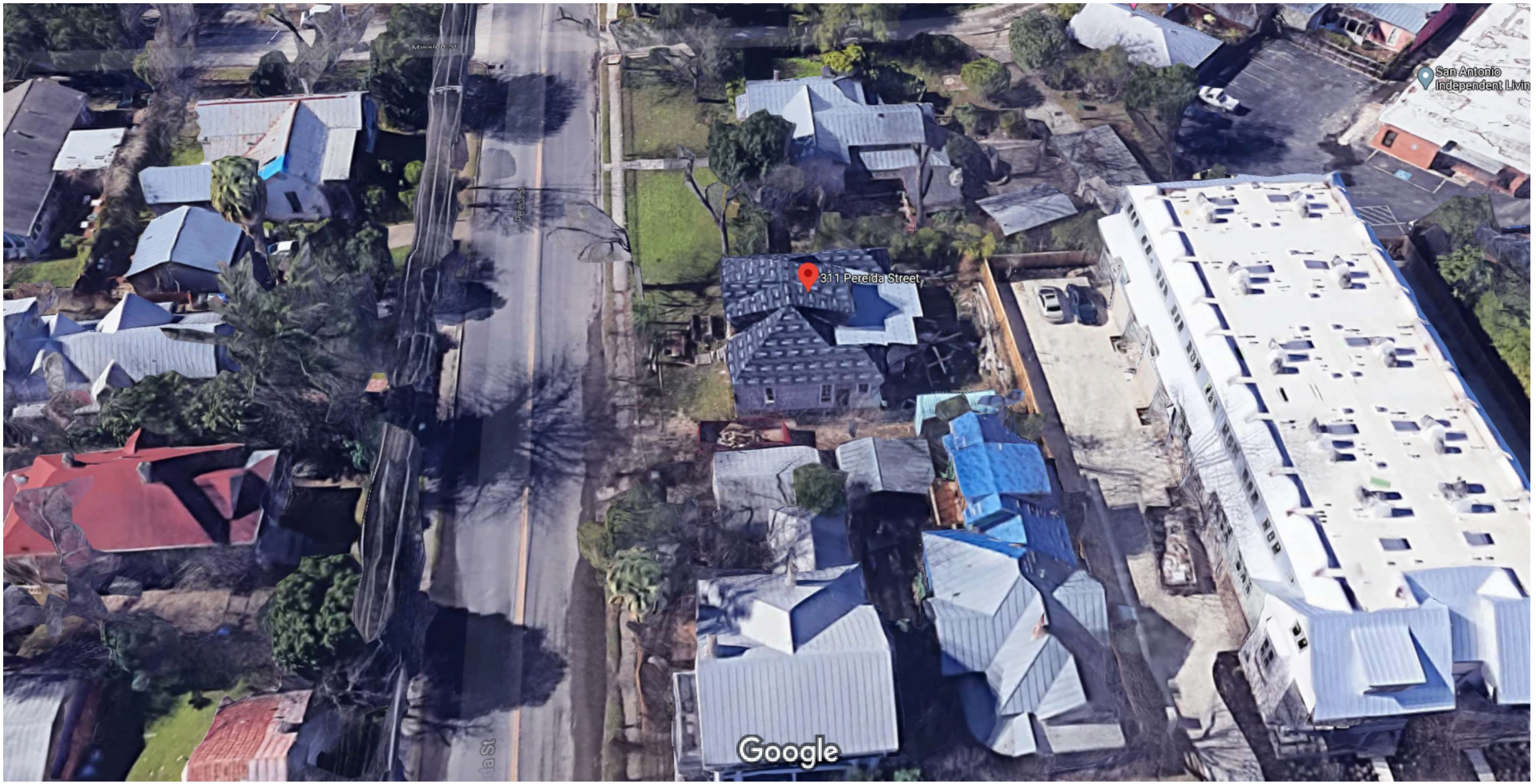
Google Maps 311 Pereida St



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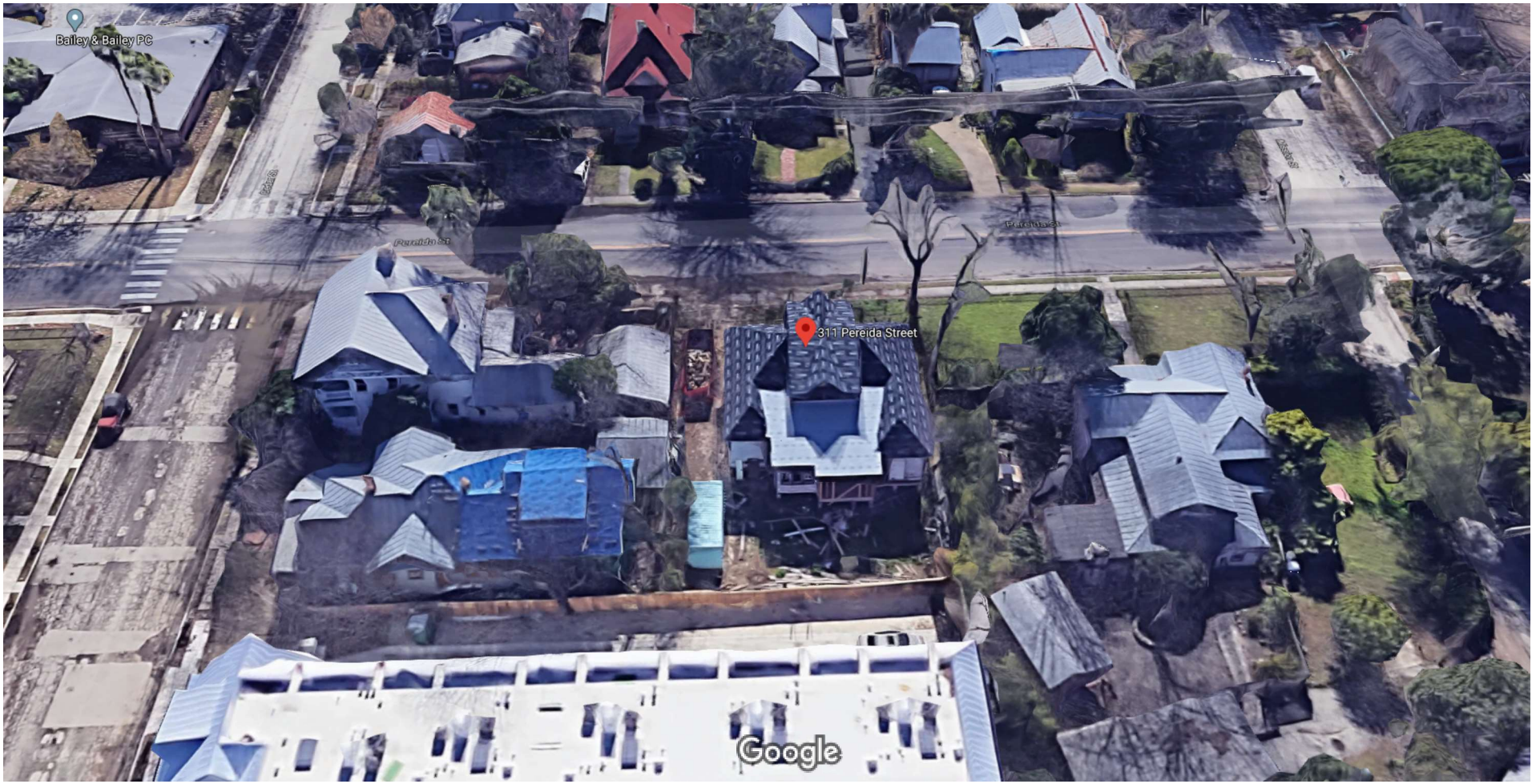
Google Maps 311 Pereida St



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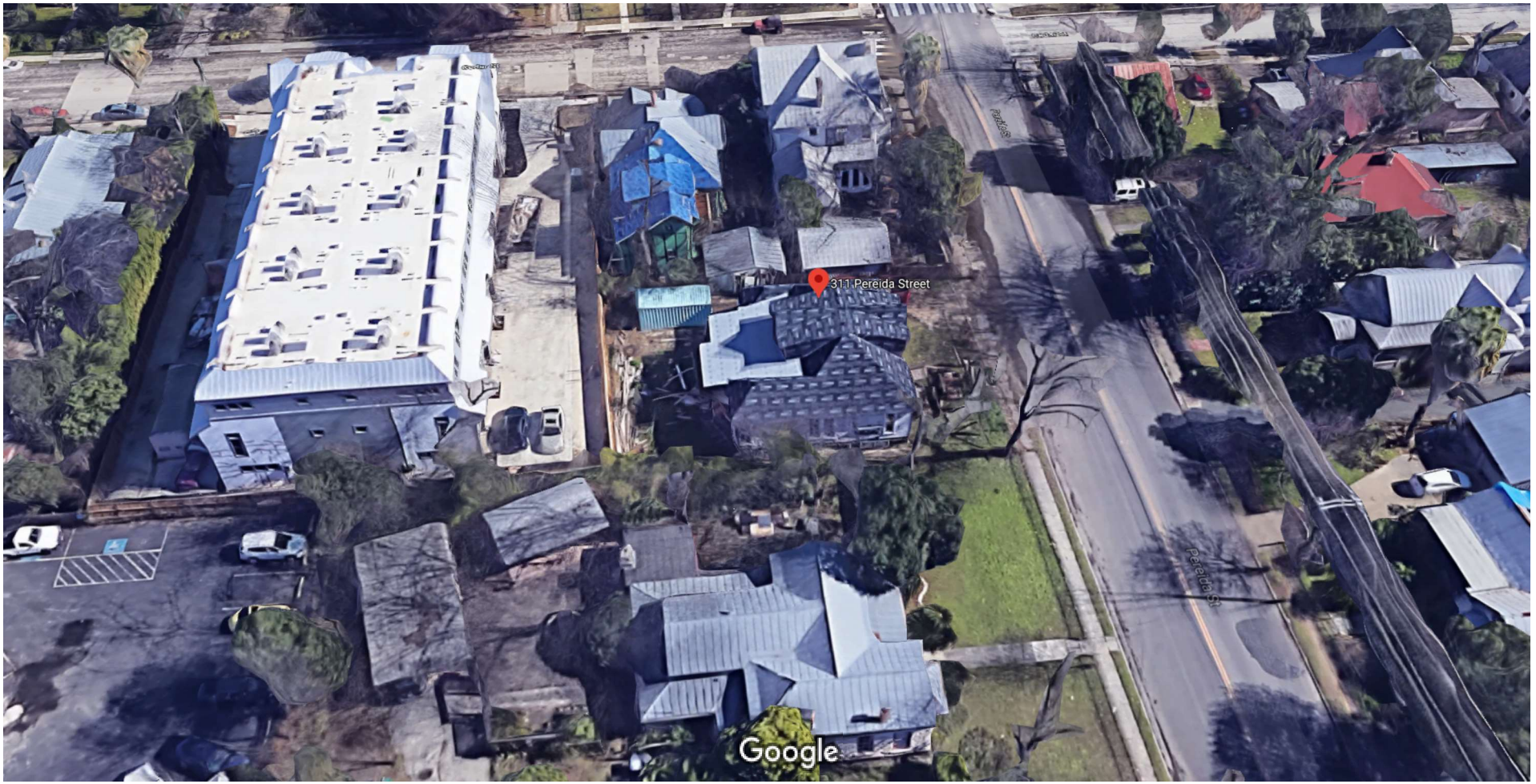
Google Maps 311 Pereida St



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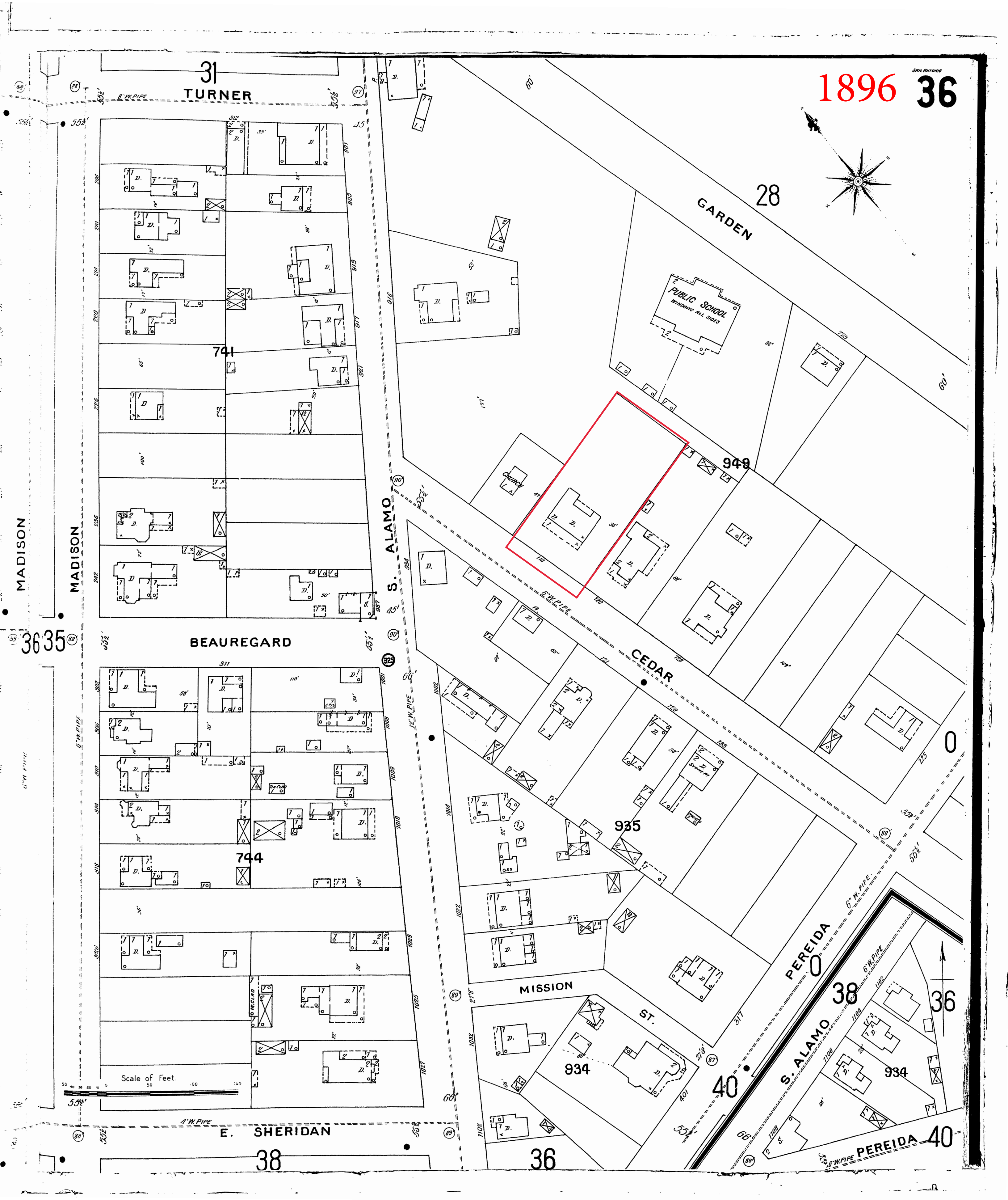
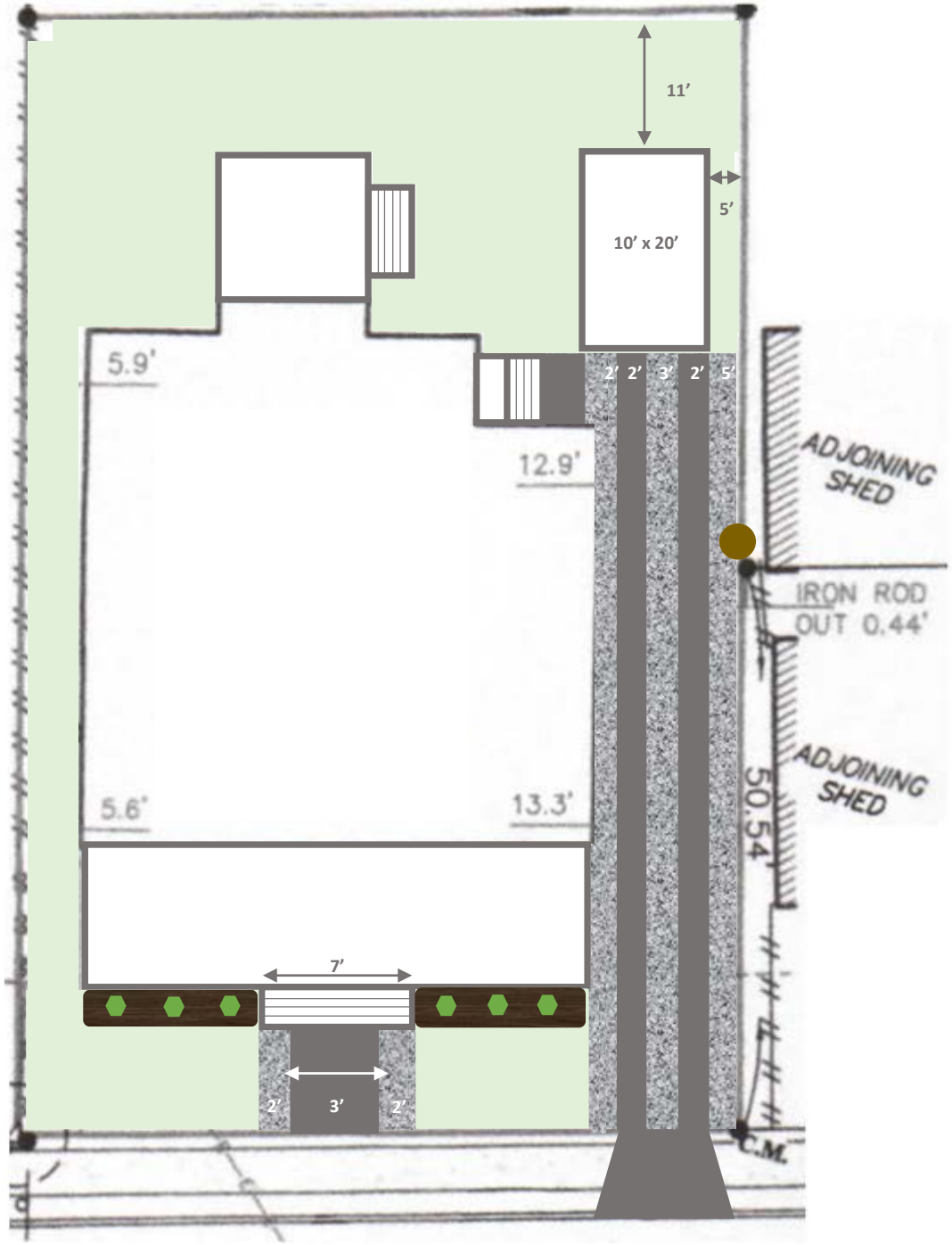


1896
36
TURNER
31
GARDEN
28
PUBLIC SCHOOL
WINDOWS ALL SIDES
CHURCH
949
741
MADISON
MADISON
S. ALAMO
BEAUREGARD
36
35
CEDAR
6" W. PIPE
935
744
PEREIDA
MISSION
ST.
934
S. ALAMO
934
38
36
40
PEREIDA
40
Scale of Feet
4" W. PIPE
E. SHERIDAN
38
36



311 Pereida

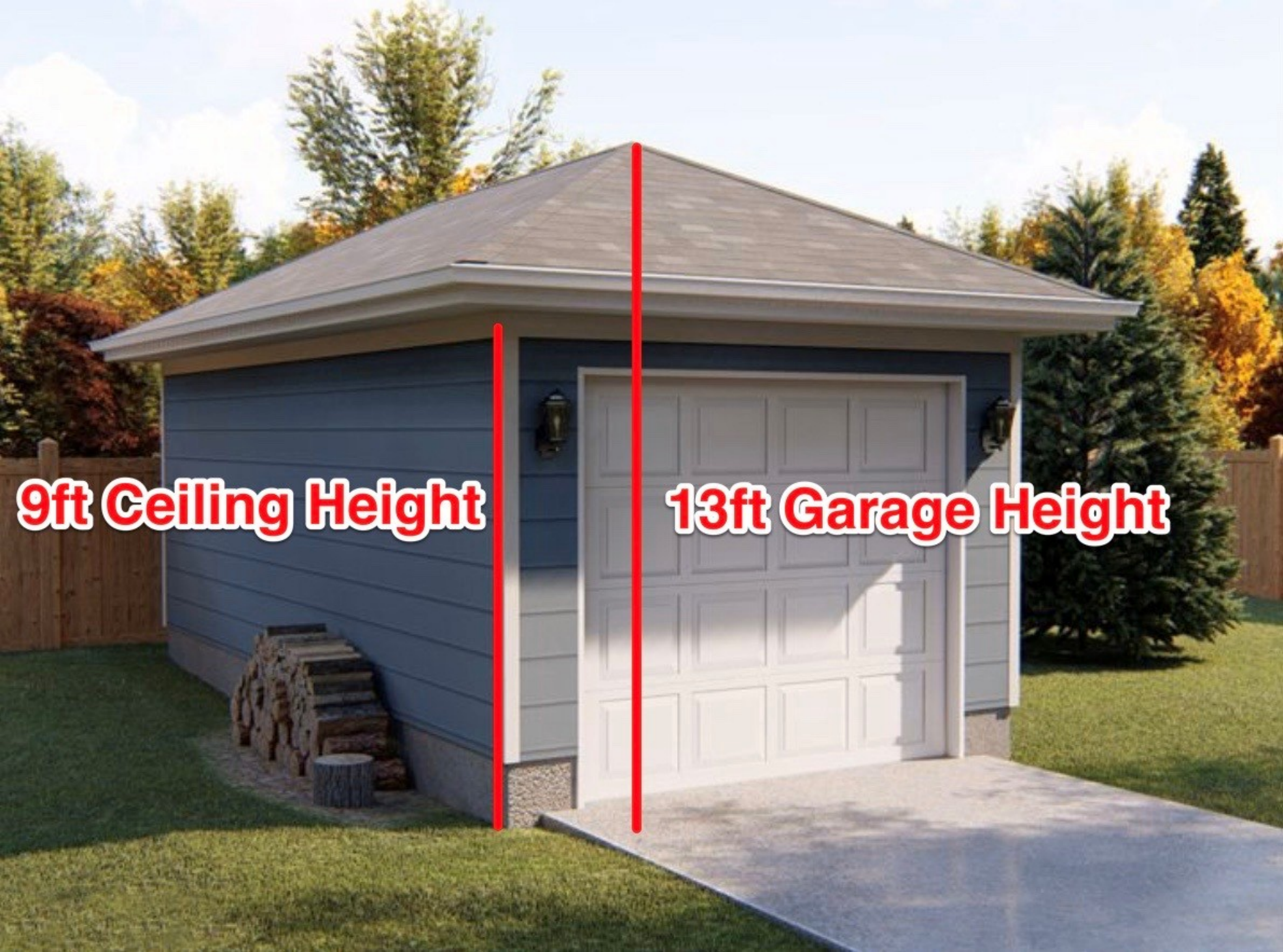
Single-Car Garage Request

- Shingled roof to match main house
- Siding to match main house
- Carriage door

Garage Details

Owens Corning Oakridge Onyx Black Shingles

1 x 6 Yellow Pine Siding Painted White


9ft Ceiling Height
13ft Garage Height