HISTORIC AND DESIGN REVIEW COMMISSION

December 18, 2024

HDRC CASE NO:	**2024-403**
ADDRESS:	422 PEREIDA ST
LEGAL DESCRIPTION:	NCB 932 BLK 1 LOT 6,7, & E 125 OF 9
ZONING:	C-3, H
CITY COUNCIL DIST.:	1
DISTRICT:	King William Historic District
APPLICANT:	Jonathan Smith/smithdish architecture
OWNER:	David Uhler/BEETHOVEN MAENNERCHER INC
TYPE OF WORK:	Construction of a side addition and window replacement
APPLICATION RECEIVED:	November 25, 2024
60-DAY REVIEW:	January 24, 2025
CASE MANAGER:	Edward Hall

REQUEST:

The applicant is requesting conceptual approval to:

1. Construct an addition to feature approximately 313 square feet in size to be located to the immediate south of the primary, historic mass of the historic structure. The proposed addition will feature a significant setback from the front façade of the primary massing on site.
2. Replace six (6), non-original windows with new, double-hung wood windows.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations

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 rightof-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.

Replacement Window Standards

- MATERIALS: If full window replacement is approved, the new windows must feature primed and painted wood exterior finish. Clad, composition, or non-wood options are not allowed unless explicitly approved by the commission.
- SASHES: Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- DEPTH: There should be a minimum of 2" 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.
- TRIM: Original trim details and sills should be retained or repaired in kind. If approved, new window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- GLAZING: Replacement windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- COLOR: Replacement windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- INSTALLATION: Replacement windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.

Historic Design Guidelines, Chapter 3, Guidelines for Additions

A. GENERAL

i. *Historic context*—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.
ii. *Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.
iii. *Similar roof form*—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.
iv. *Subordinate to principal facade*—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.
v. *Transitions between old and new*—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area 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

i. *Height*—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.
ii. *Total addition footprint*—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

3. Materials and Textures
A. COMPLEMENTARY MATERIALS
i. *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.

FINDINGS:

a. The primary historic structure at 422 Pereida was constructed circa 1885 and is commonly known as the Piper House and Beethoven Maennerchor. The historic structure features coursed limestone facades and front and side gabled roofs. The historic structure features a number of modifications and additions, including a real Halle in 1922, a bowling alley in 1927 and a second story addition in 1957. The historic structure and its additions are contributing to the King William Historic District.
b. The applicant is requesting conceptual approval to construct an addition to feature approximately 313 square feet and to replace six (6), non-original windows.
c. ADDITION – The applicant has proposed to construct an addition to feature approximately 313 square feet in size to be located to the immediate south of the primary, historic mass of the historic structure. The proposed addition will feature a significant setback from the front façade of the primary massing on site.
d. ADDITION – The Guidelines for Additions note that additions should be sited to the side or rear of the historic structure, should be designed in keeping with the historic context of the block, should feature a similar roof form and should feature a transition between the historic structure and new addition. Additionally, the Guidelines note that additions should feature similar architectural details and materials as the historic structure on the block and should not feature a footprint so large as to double the historic structure's footprint. Generally, staff finds the proposed addition to be appropriate and consistent with the Guidelines.
e. ADDITION (Materials) – The applicant has proposed materials that includes a stucco façade, a standing seam metal roof, and fire rated doors. Generally, staff finds the proposed materials to be appropriate. Staff finds that the proposed stucco façade should feature a smooth, traditional finish. The proposed standing seam metal roof should feature smooth panels measuring 18 to 21 inches in width, a standard galvalume finish, and a crimped or munch ridge seam. Lastly, staff finds that the proposed double doors should be painted to match trim and other windows and doors on site.
f. ADDITION (Architectural Details) – Generally, staff finds the proposed addition's architectural details to be appropriate and consistent with the Guidelines. The applicant has proposed details that are in keeping with the architectural character of the historic structure, the addition will feature an inset in wall plane from the historic structure, and the addition will feature both massing and form that are in keeping with that of the historic structure.
g. WINDOW REPLACEMENT – Within the Halle, the applicant has proposed to replace six (6), non-original windows with new, double-hung wood windows. The applicant has noted that the existing, casement windows were installed in the 1980's or 1990's. The applicant has proposed to replace these non-original windows with

wood, four-over-four windows. The applicant has noted that the existing framed openings will not change. Staff finds the proposed window replacement to be appropriate. Staff finds that the proposed replacement windows should adhere to the adopted standards for window replacement.

RECOMMENDATION:

1. Staff recommends conceptual approval of item #1, the construction of an addition based on findings c through f, with the following stipulations:
    i. That the proposed stucco façade feature a smooth, traditional finish.
    ii. That the proposed standing seam metal roof feature smooth panels measuring 18 to 21 inches in width, a standard galvalume finish, and a crimped or munch ridge seam.
    iii. That the proposed double doors should be painted to match trim and other windows and doors on site.

2. Staff recommends conceptual approval of item #2, non-original window replacement, based on finding g, with the following stipulation:
    i. That the proposed replacement windows adhere to the adopted standards for window replacement, as noted in finding g. The standards are noted above in the applicable citations.

City of San Antonio One Stop

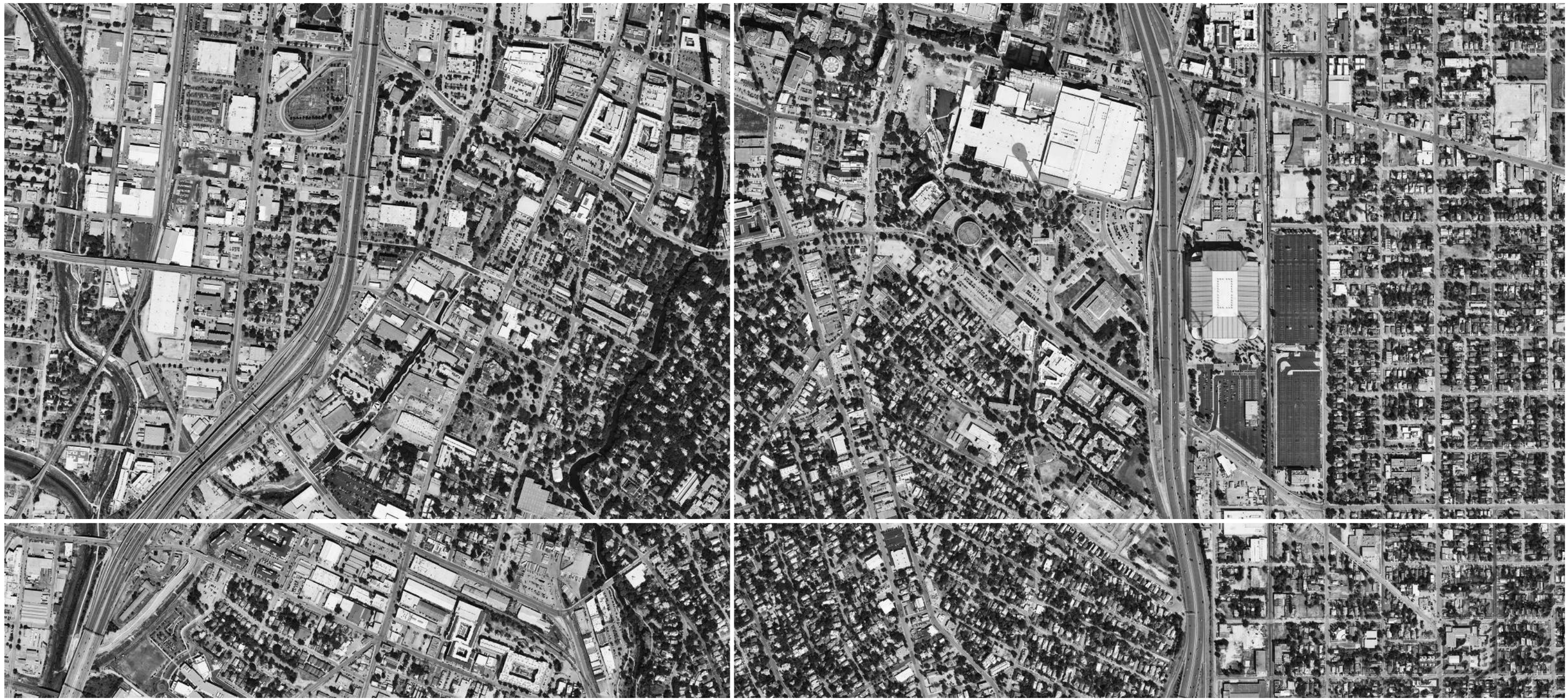
December 6, 2024

1:1,000

0 0.0075 0.015 0.03 mi

0 0.0125 0.025 0.05 km

25 Nov 2024



BEETHOVEN HALLE RENOVATION concept

422 Pereida Street

smithdish
ARCHITECTURE

Preliminary Project Timeline:

Oct 29	Informal HDRC review
Nov 10	Approval from immediate neighbor 430 Pereida St.
Nov 17	Approval from KWA AAC
Dec	HDRC conceptual review
	Board of Adjustment for setback
Winter	Construction Documents
	HDRC final approval
	Construction Begins

01 Authentic.

- Should not feel suburban or fake.
- Intervention should fit within Beethoven's campus.
- Interventions should embrace the history.
- Whenever possible utilize on-site resources (old materials, historical photos, portraits of Beethoven)

02 Welcoming & Flexible.

- Halle should be welcoming to members and non-members alike.
- Halle should be flexible for multiple event types (choir practice, wedding receptions, meetings, movie nights etc.)

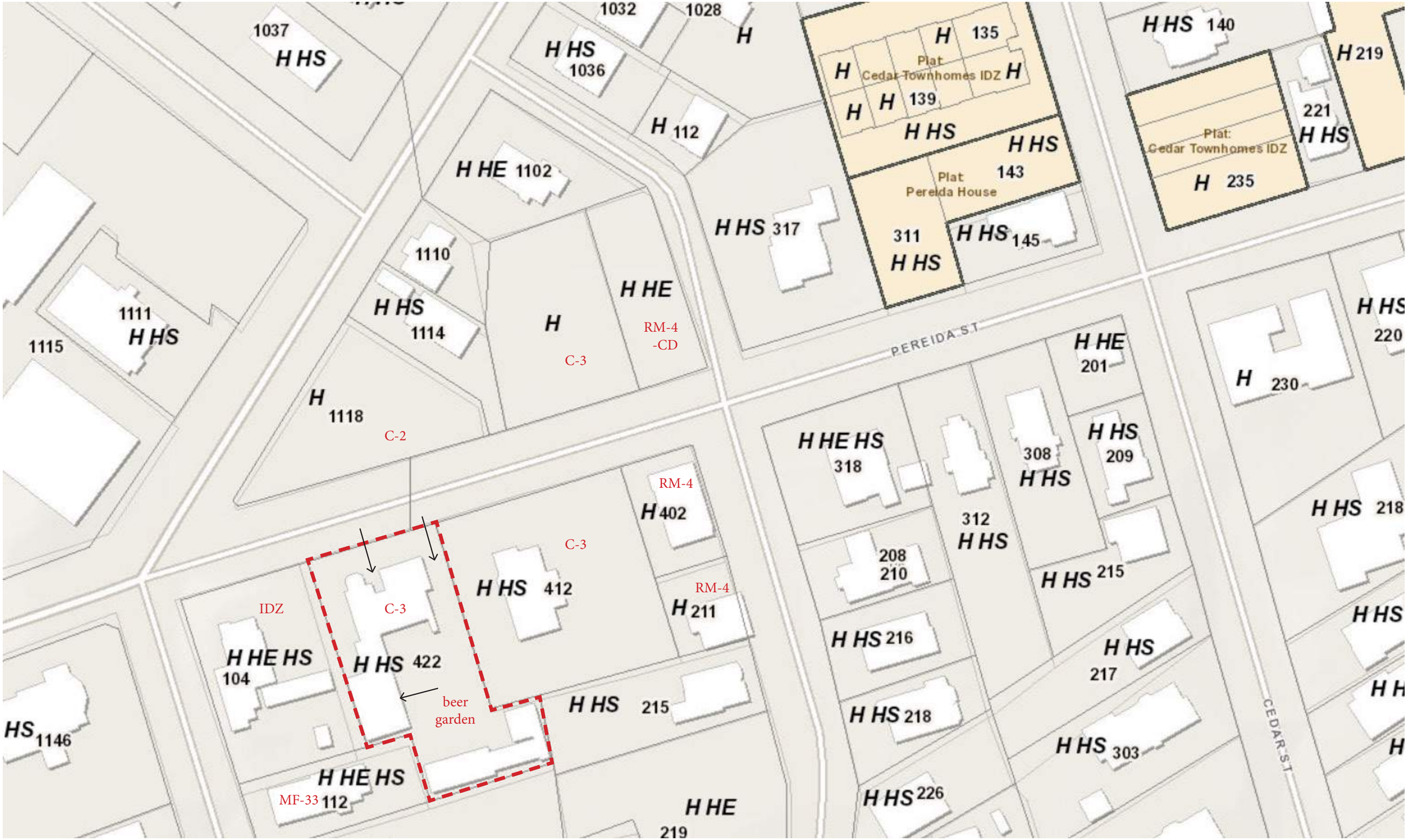
03 Great Acoustics.

- The halle should have excellent acoustics for its main use: choir.
- Modern acoustical and technological treatments should be hidden and not your first impression in the space.

The renovated Beethoven Halle will....

.....be a welcoming flexible event space for revenue generating event rentals while still being a great space for the maennerchor.

....be authentic to its storied history while modernizing with new infrastructure in a hidden way.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RM-4
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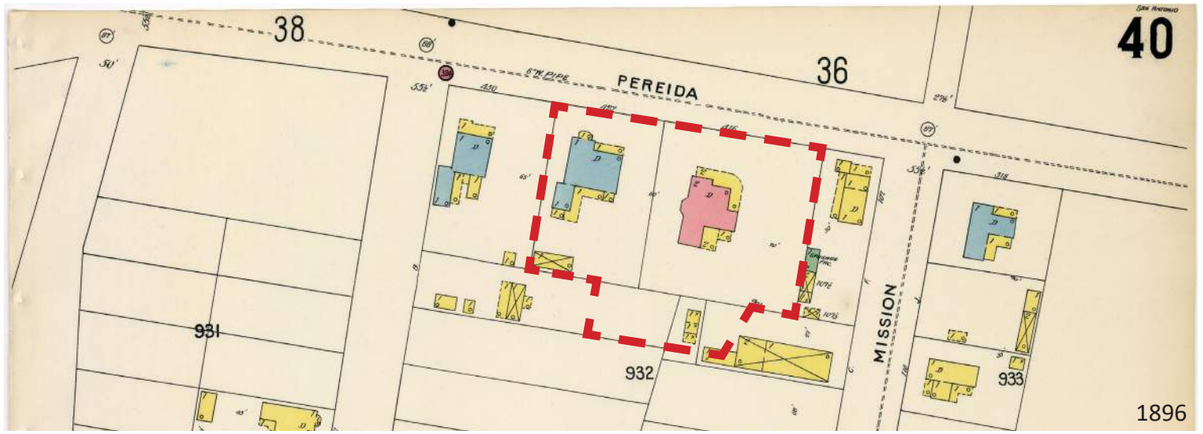
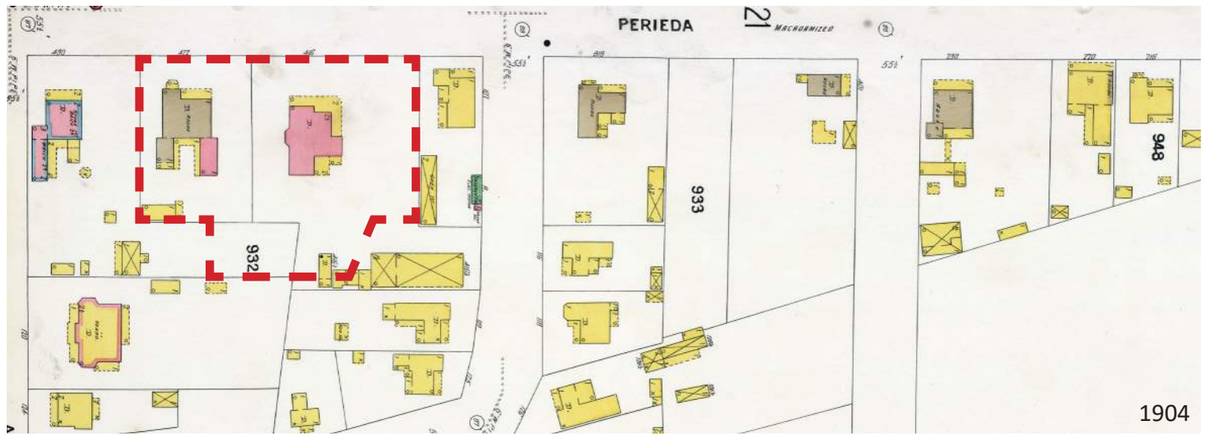
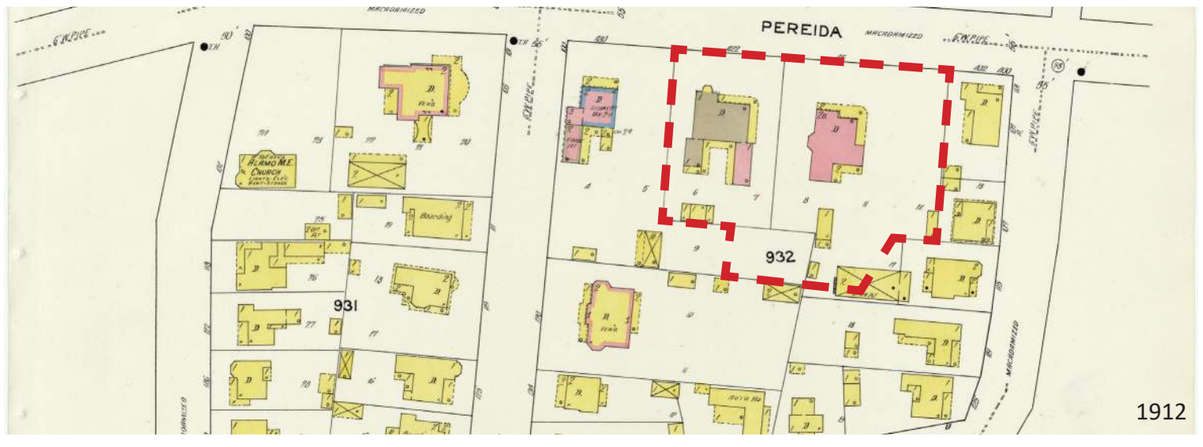
CEDAR ST



1896

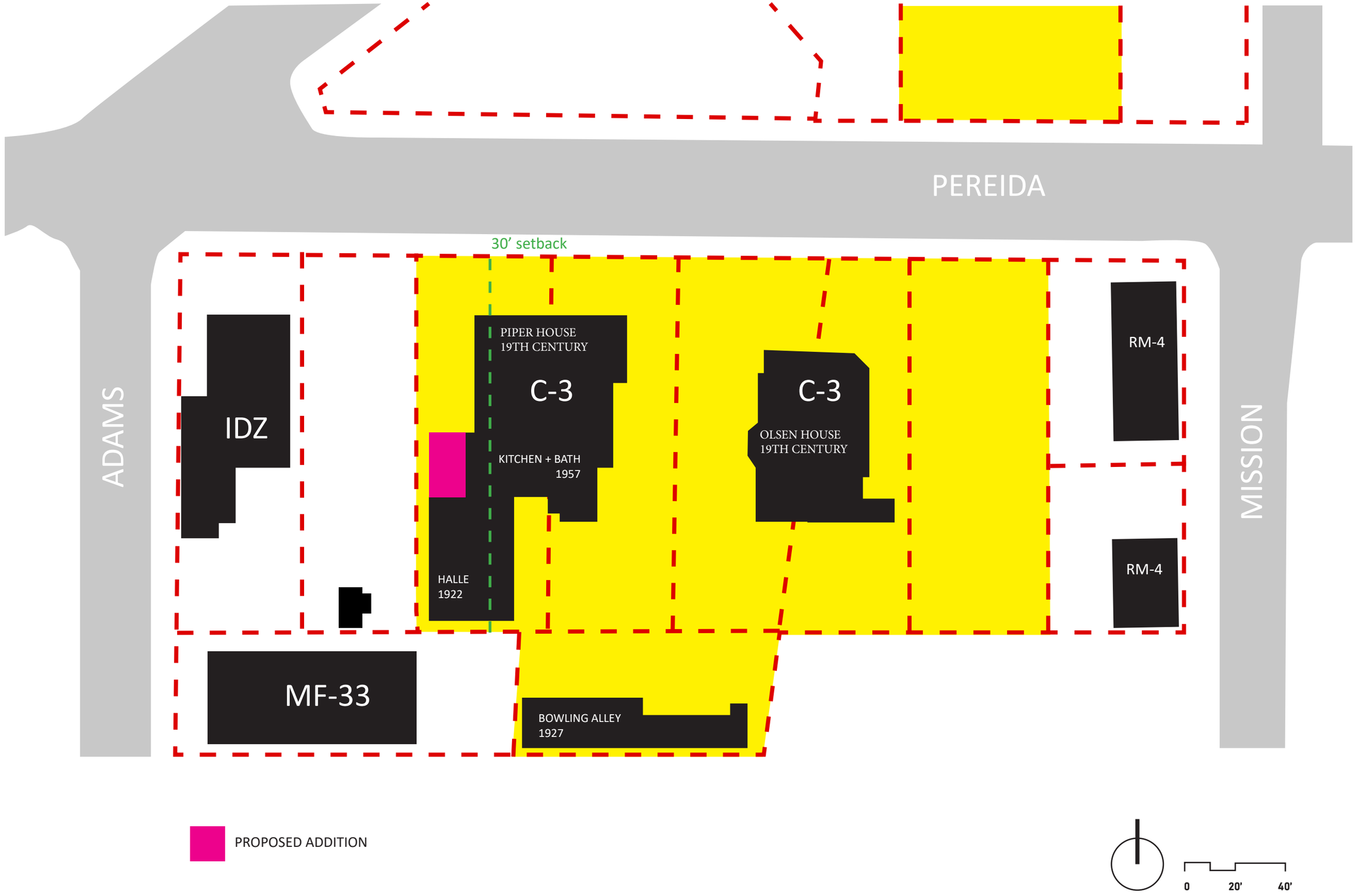


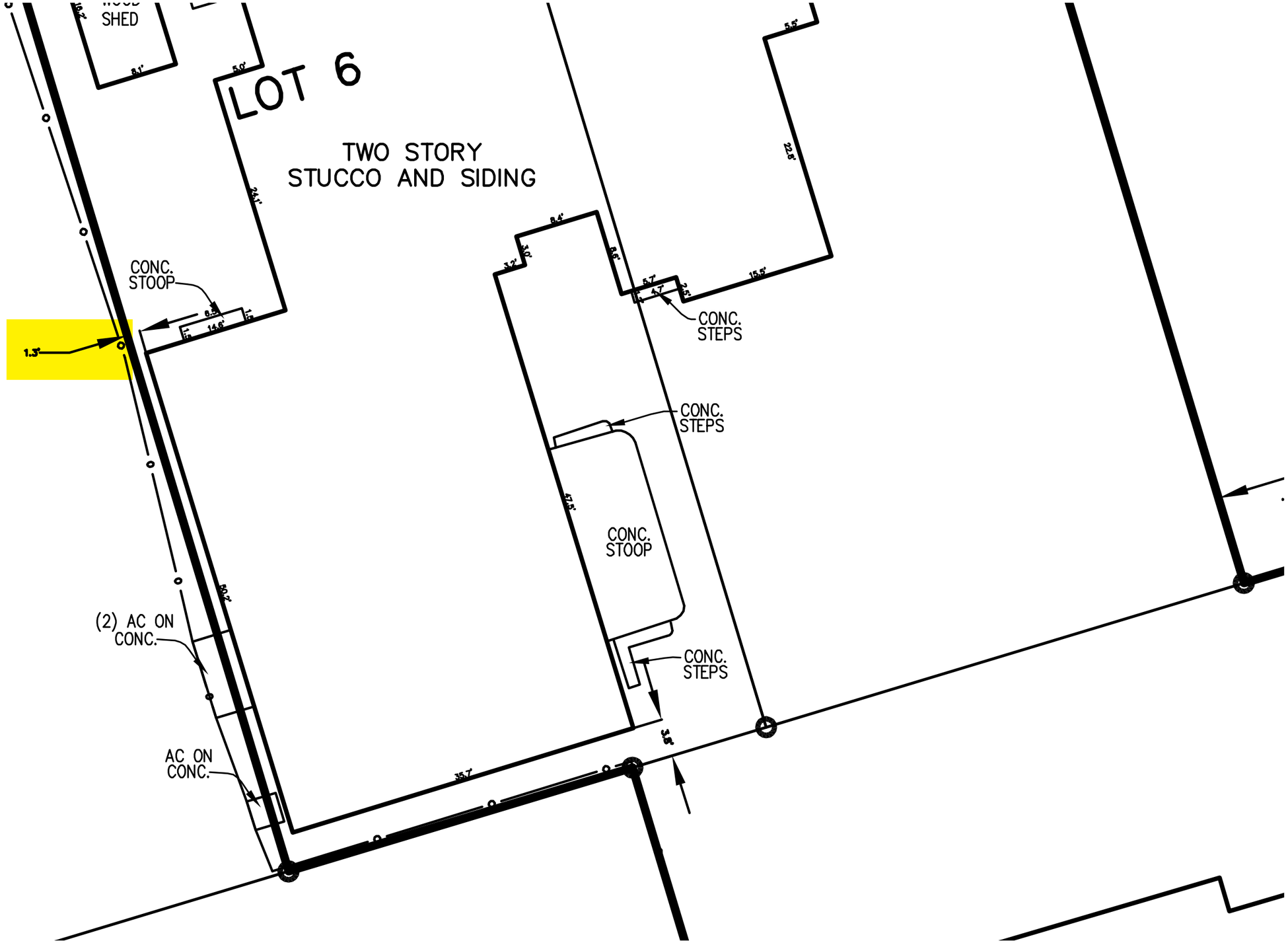
1904



1912

1920 -- Piper House at 422 Pereida St. purchased by Beethoven
1921 -- Beethoven moves into Piper House (built early 1900s)
1922 -- Construction of current Halle (before current 30’ commercial setback exists in the code)
1927 -- Construction of bowling alley
1957 -- Second story added on back of Piper House and construction of breezeway to Halle
1990 -- Purchase and renovation of Olsen House at 412 Pereida St. (built 1880s)
2025 -- Renovation of Beethoven Halle


PEREIDA
ADAMS
MISSION
30’ setback
IDZ
PIPER HOUSE
19TH CENTURY
C-3
KITCHEN + BATH
1957
HALLE
1922
C-3
OLSEN HOUSE
19TH CENTURY
RM-4
RM-4
MF-33
BOWLING ALLEY
1927
PROPOSED ADDITION
0
20’
40’

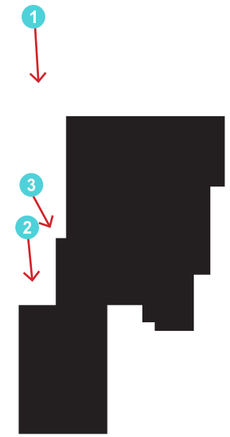

LOT 6
TWO STORY
STUCCO AND SIDING
WOOD SHED
CONC. STOOP
1.3'
CONC. STEPS
CONC. STEPS
CONC. STOOP
CONC. STEPS
(2) AC ON CONC.
AC ON CONC.
5
24.1'
50.2'
35.7'
47.5'
22.8'
15.5'
5.5'
3.6'

Current side setback for a “C-3” against a residential lot is 30-feet.

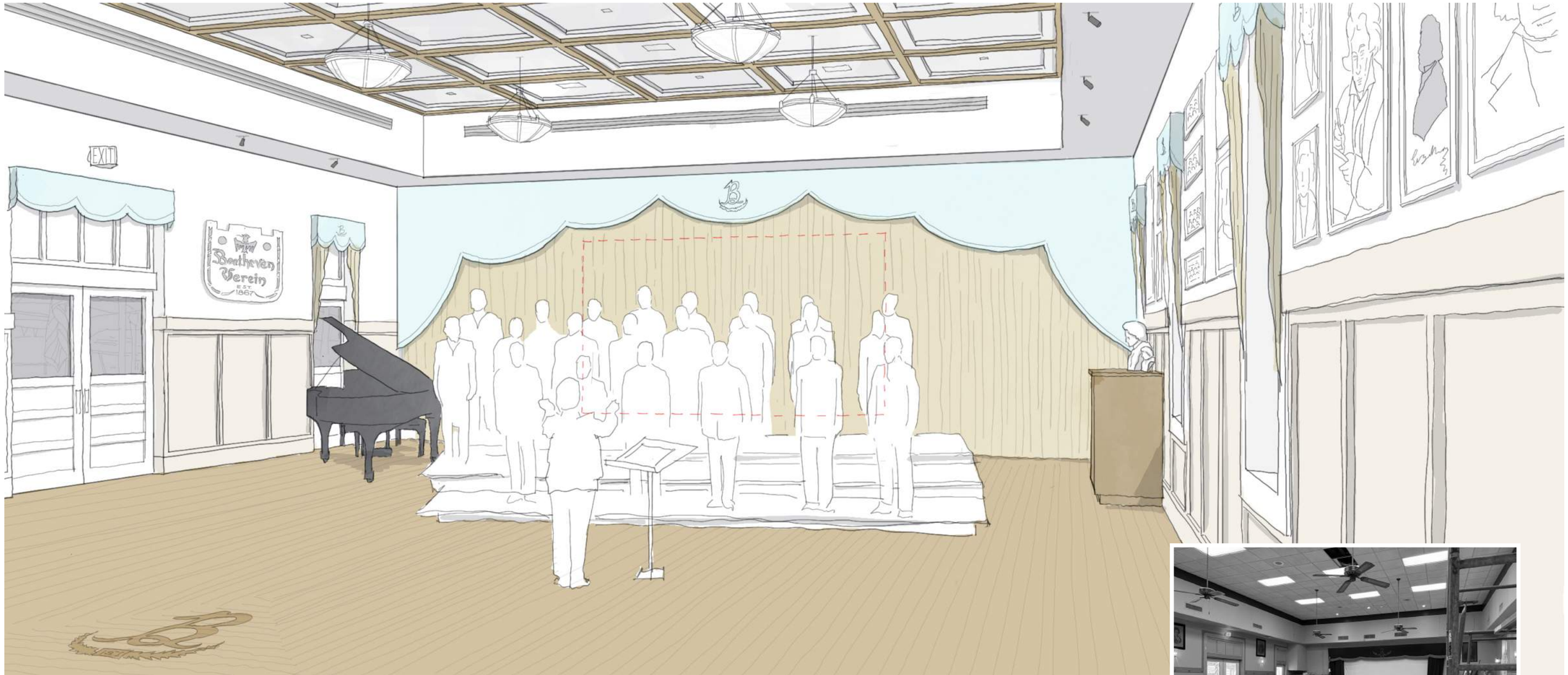
Current setback according to the survey is 1’ - 4”.

While the property to the west is zoned “IDZ” with uses permitted for “C-2” and “RM-6” uses, no commercial certificate of occupancy was found for the property, which would classify it as residential.

If the property to the west was considered non-residential, the setback would be 5-feet.



No storage adjacent to halle.
So halle is always full of chairs and other items.
Renovation aims to provide adjacent storage so the organization can rent the halle to others.


EXIT
Beethoven Verein
EST 1867

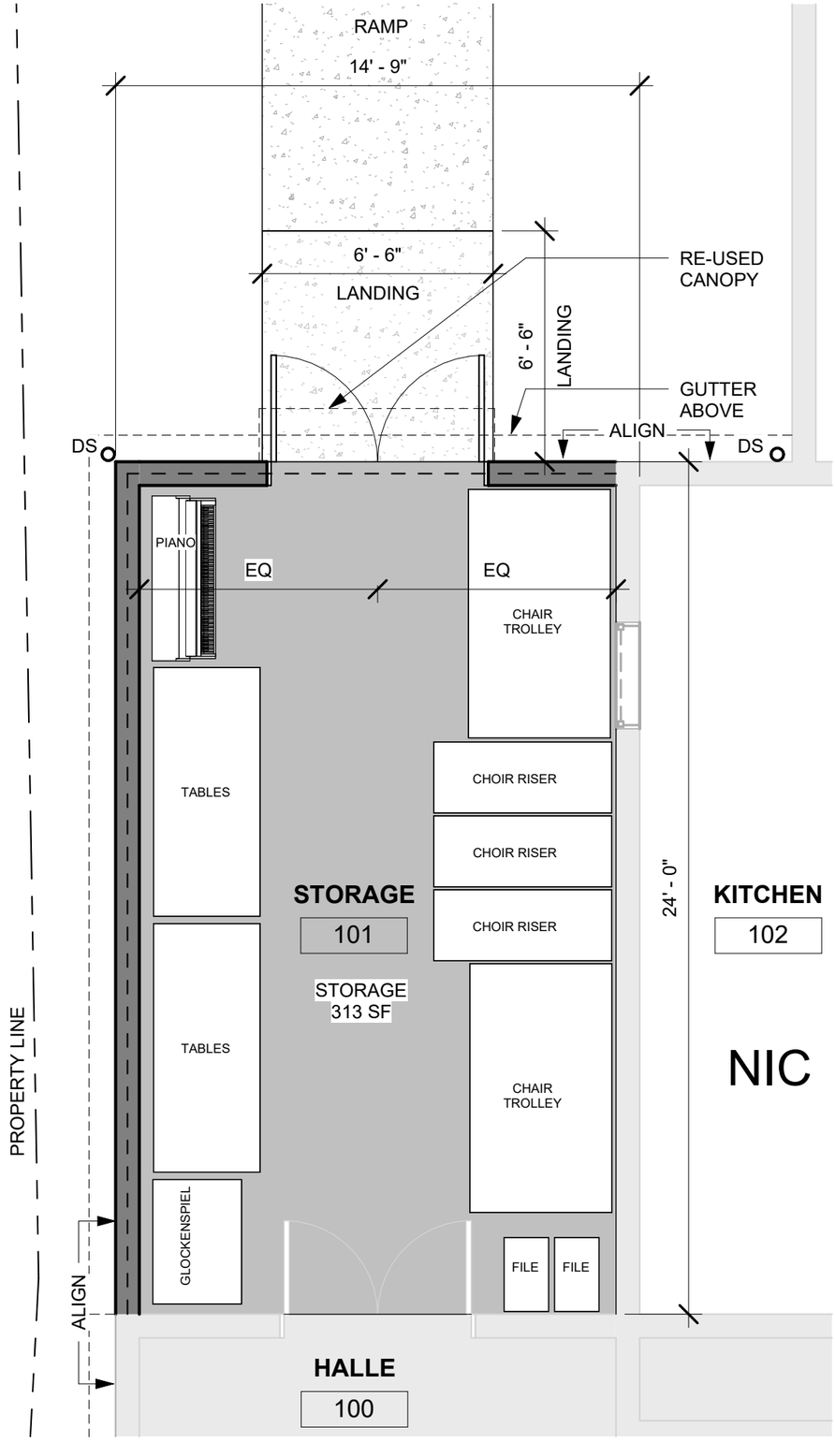
existing condition

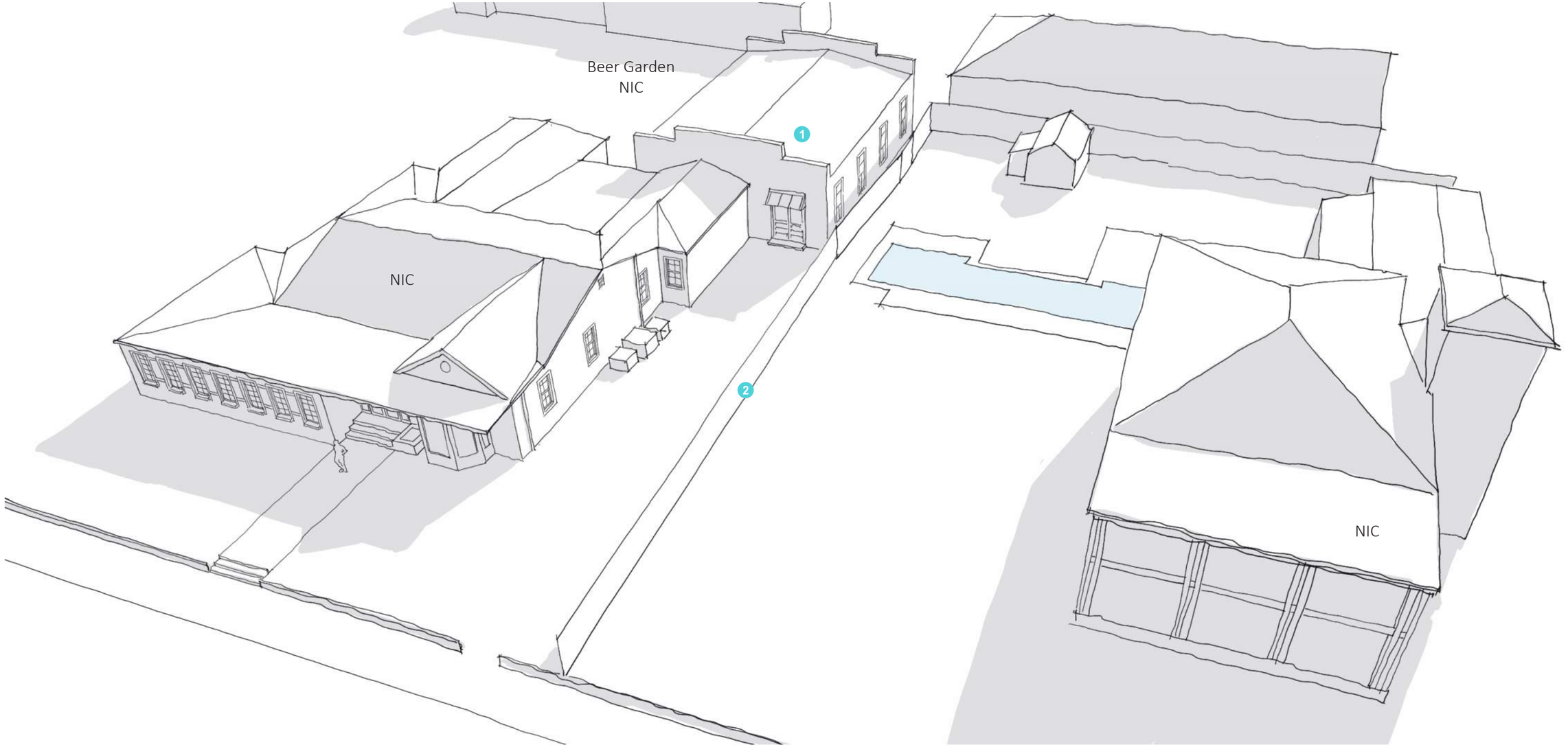
Concept Plan

existing footprint

proposed addition

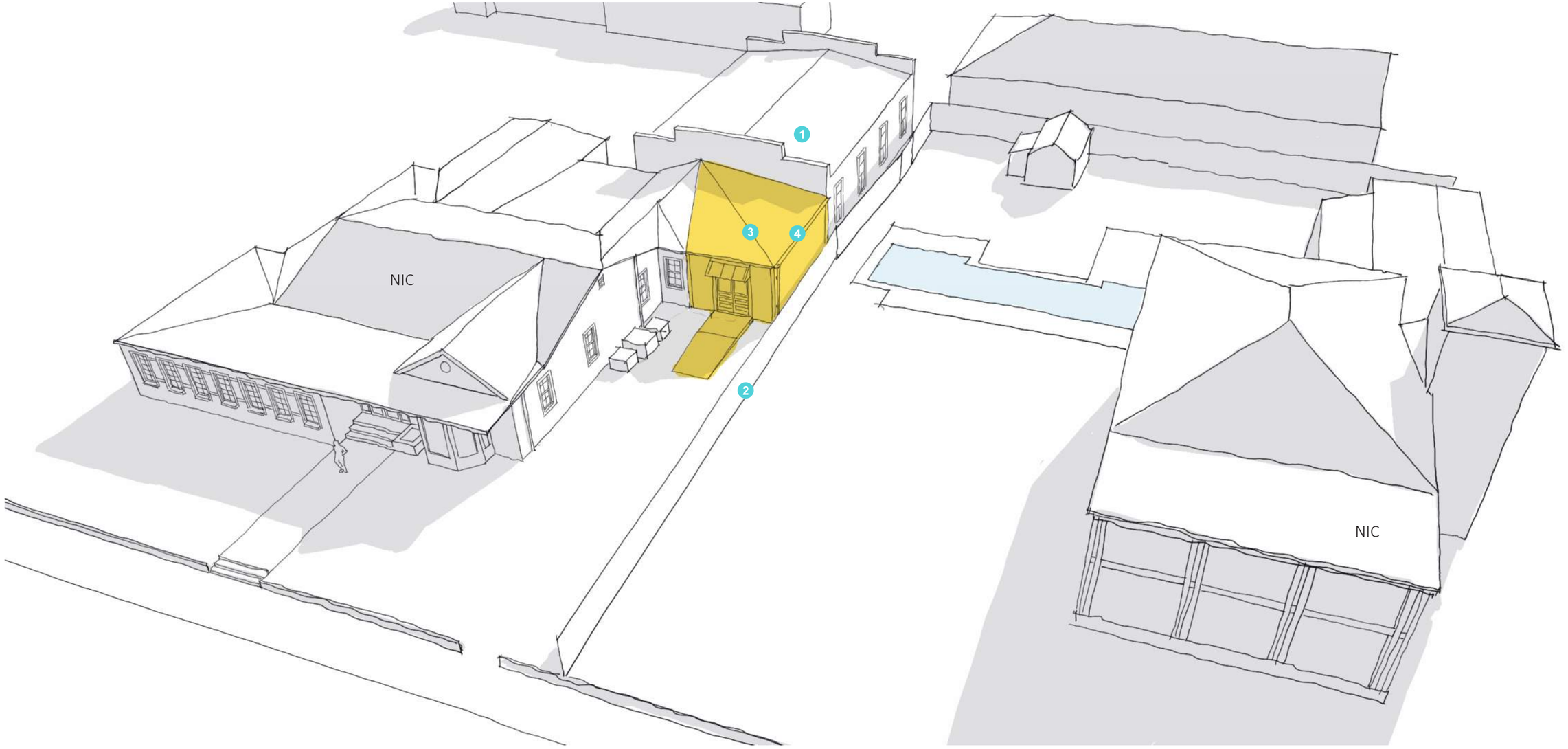
Applicant request the new storage room to be within the 30’ side setback and align with the current western face of the Halle.





Existing Conditions Bird's Eye

1. Halle
2. Fence



Concept Bird's Eye

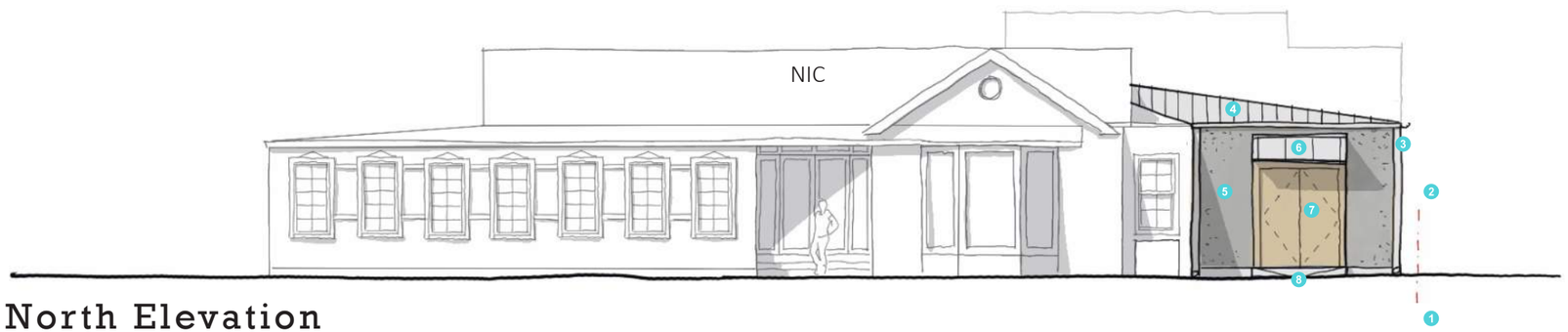
1. Halle (Interior improvements)
2. Fence to remain
3. New storage room
4. New gutter and downspout

Preliminary Project Exterior Palette

EXTERIOR STUCCO

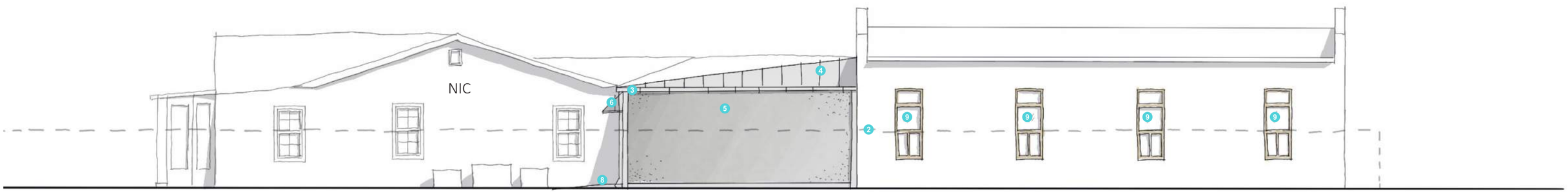
EXTERIOR GUTTER/DS

EXTERIOR ROOFING
STANDING SEAM GALVALUME METAL ROOF DOUBLE-MUNCH; NO RIDGECAPS



North Elevation

0 4 8 16

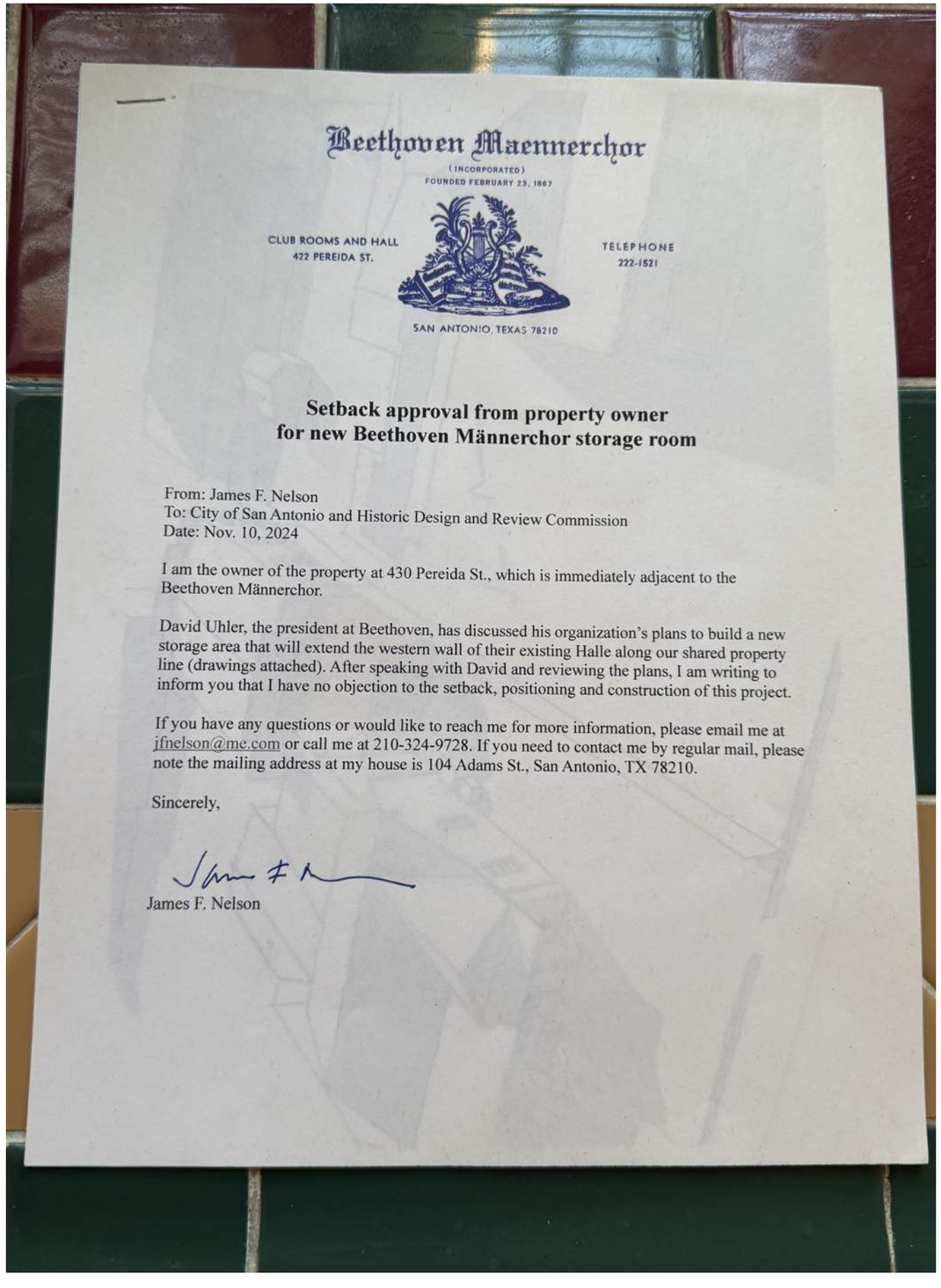


West Elevation

0 4 8 16

Elevation Key

1. Property line
2. Fence to remain
3. New gutter and downspout
4. New metal roof to match existing
5. New stucco cladding on 1hr wall
6. Re-used canopy
7. Fire rated double doors
8. New Ramp
9. New Windows to match historic windows in existing historic window openings: Kolbe Heritage Series



Beethoven Maennerchor

(INCORPORATED)
FOUNDED FEBRUARY 23, 1867

CLUB ROOMS AND HALL
422 PEREIDA ST.

TELEPHONE
222-1521

SAN ANTONIO, TEXAS 78210

Setback approval from property owner for new Beethoven Männerchor storage room

From: James F. Nelson
To: City of San Antonio and Historic Design and Review Commission
Date: Nov. 10, 2024

I am the owner of the property at 430 Pereida St., which is immediately adjacent to the Beethoven Männerchor.

David Uhler, the president at Beethoven, has discussed his organization's plans to build a new storage area that will extend the western wall of their existing Halle along our shared property line (drawings attached). After speaking with David and reviewing the plans, I am writing to inform you that I have no objection to the setback, positioning and construction of this project.

If you have any questions or would like to reach me for more information, please email me at jfnelson@me.com or call me at 210-324-9728. If you need to contact me by regular mail, please note the mailing address at my house is 104 Adams St., San Antonio, TX 78210.

Sincerely,

James F. Nelson

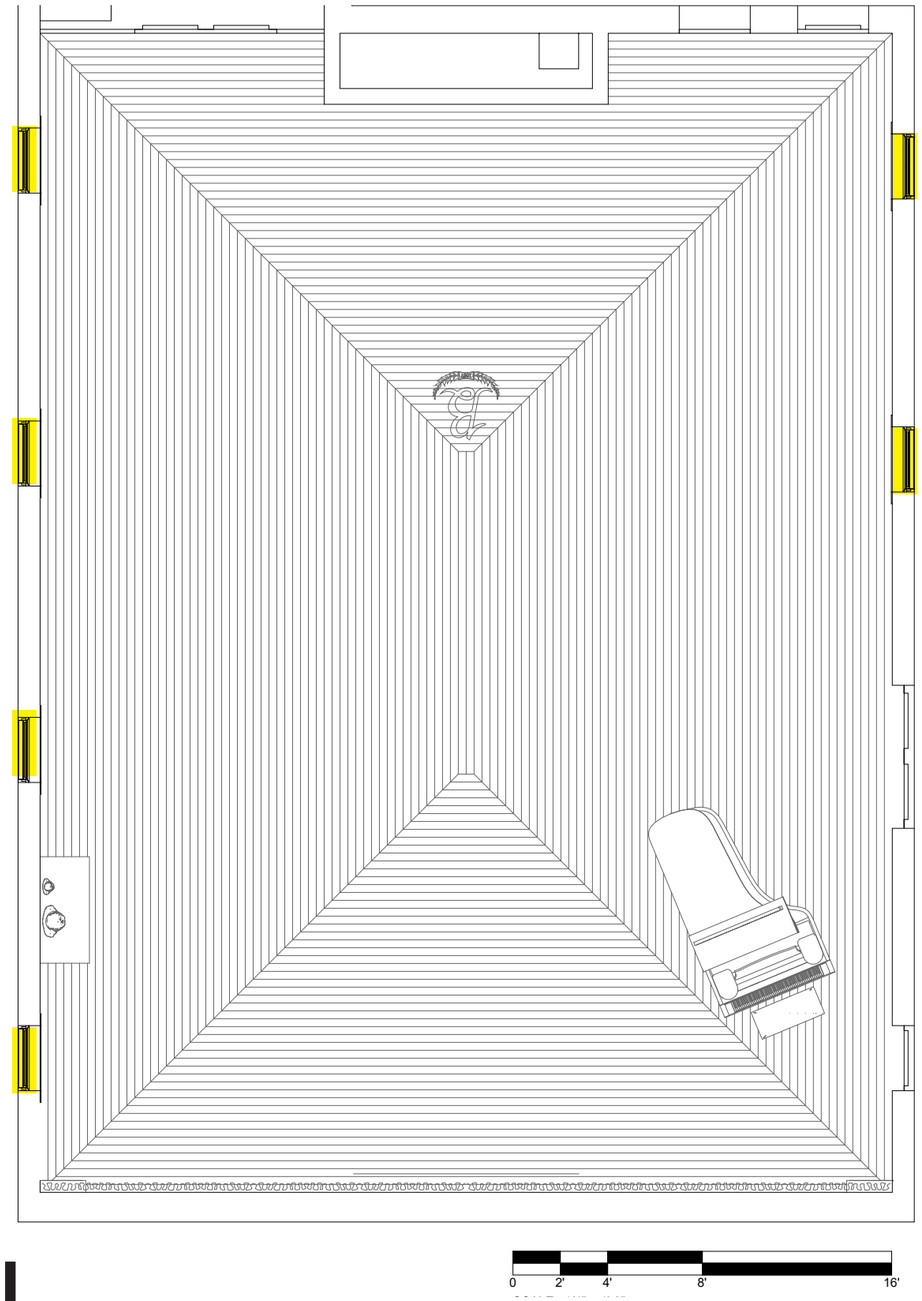
Mickey Conrad Thu, Nov 21, 2:38 PM (4 days ago)
to executive, John, lilliana, Cameron, me

Jonathan,
Thanks for meeting with our AAC to review the plans for the storage room addition to Beethoven Hall. The AAC will endorse the plan a recommend approval of the conceptual design to the HDRC. We will also support the request to the BoA to reduce the setback.
All the best,
Mickey

Beethoven Halle Windows

We are requesting replacement of the existing non-original 1980's or 1990's casement windows.
We are requesting no change to any of the opening sizes.

Photo from 1942 shows what appear to be the original double hung windows.

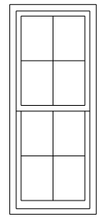


location of windows to be replaced
window rough opening is approx. 2’-9” x 7’-3”

KOLBE WINDOWS & DOORS

HERITAGE SERIES
STERLING/X-L STERLING/TRADITIONAL DOUBLE/SINGLE HUNG - 1-WIDE UNITS - EQUAL & COTTAGE STYLE SASH SPLIT

11/13



DH2636

EXAMPLE ELEVATION OF NEW WINDOW

Kolbe Heritage Series Traditional Double Hung is the basis of design for the new windows in the existing openings.

“Heritage Series are traditional windows and doors with all wood construction. The vast flexibility of wood allows for architecturally intricate details, trim and accessories, as well as K-Kron II factory-applied exterior finish or finishing on the job site.”