

## HISTORIC AND DESIGN REVIEW COMMISSION

October 07, 2015

Agenda Item No: 31

**HDRC CASE NO:** 2015-394  
**ADDRESS:** 609 E GUENTHER ST  
**LEGAL DESCRIPTION:** NCB 940 BLK 3 LOT 6  
**ZONING:** UZROW  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**LANDMARK:** Davis, Ross - House  
**APPLICANT:** Celia Mendoza  
**OWNER:** Camilo & Maureen Gonima  
**TYPE OF WORK:** Final approval of partial demolition of an existing addition and new addition  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to selectively demolish a non historic rear addition and construct a new, second story addition to the rear of the historic structure. The new addition is to be located above the non historic portion of the house.

### APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 3, Guidelines for Additions*

#### 1. Massing and Form of Residential Additions

##### A. GENERAL

- i. 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.
- ii. 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.
- iii. Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- iv. 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

- i. Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- ii. 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.
- iii. 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.
- iv. 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.
- v. 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

- 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.

#### **FINDINGS:**

- a. The primary historic structure at 609 E Guenther currently features a non historic rear addition that the applicant has proposed to selectively demolish. Staff finds this request appropriate.
- b. The applicant has proposed to construct a new second story addition to the rear of the primary historic structure to be located above the existing non historic addition. Given its location at the rear of the property and the existing heights of roof located throughout the King William Historic District, staff finds this request appropriate and consistent with the Guidelines for Additions 1.A.i. and ii. Staff finds that the proposed addition's height in relationship to the original structure's height may appear over dominating and requests that the applicant provide a line of site study regarding the height of the rear addition to that of the original structure.
- c. The applicant has proposed for the addition to feature a rear gabled roof as well as various transitions between the primary historic structure and the proposed addition. This is consistent with the Guidelines for Additions 1.A.iii and iv.
- d. Generally, the applicant's proposal is consistent with the Guidelines for Additions 1.B. in the fact that the applicant has proposed an addition whose façade is subordinate to that of the primary historic structure, has located the addition at the rear, has proposed an appropriate footprint and has a height which staff finds appropriate.
- e. The applicant has proposed materials consisting of salvaged wood lap siding, new wood board and batten siding a composition shingle roof and aluminum clad wood windows. Generally, these materials are consistent with the Guidelines for Additions, however, staff recommends that the applicant install wood windows to be consistent with the window materials found throughout King William.
- f. According to the Guidelines for Additions 4.A., additions should be designed to reflect their time while incorporating contemporary interpretations of traditional architectural elements. Staff finds that the applicant has proposed siding, a façade arrangement and architectural forms that are consistent with the Guidelines for Additions 4.A.

#### **RECOMMENDATION:**

Staff does not recommend final approval at this time. Staff recommends conceptual approval with the stipulation that the applicant provide a line of site study to ensure that the proposed addition's roofline will not be superior to that of the original house when viewed from the public right of way.

#### **CASE MANAGER:**

Edward Hall





## Flex Viewer

Powered by ArcGIS Server

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East Elevation



Southeast view

609 East Guenther, 78210



South Elevation



South Elevation

609 East Guenther, 78210



West Elevation



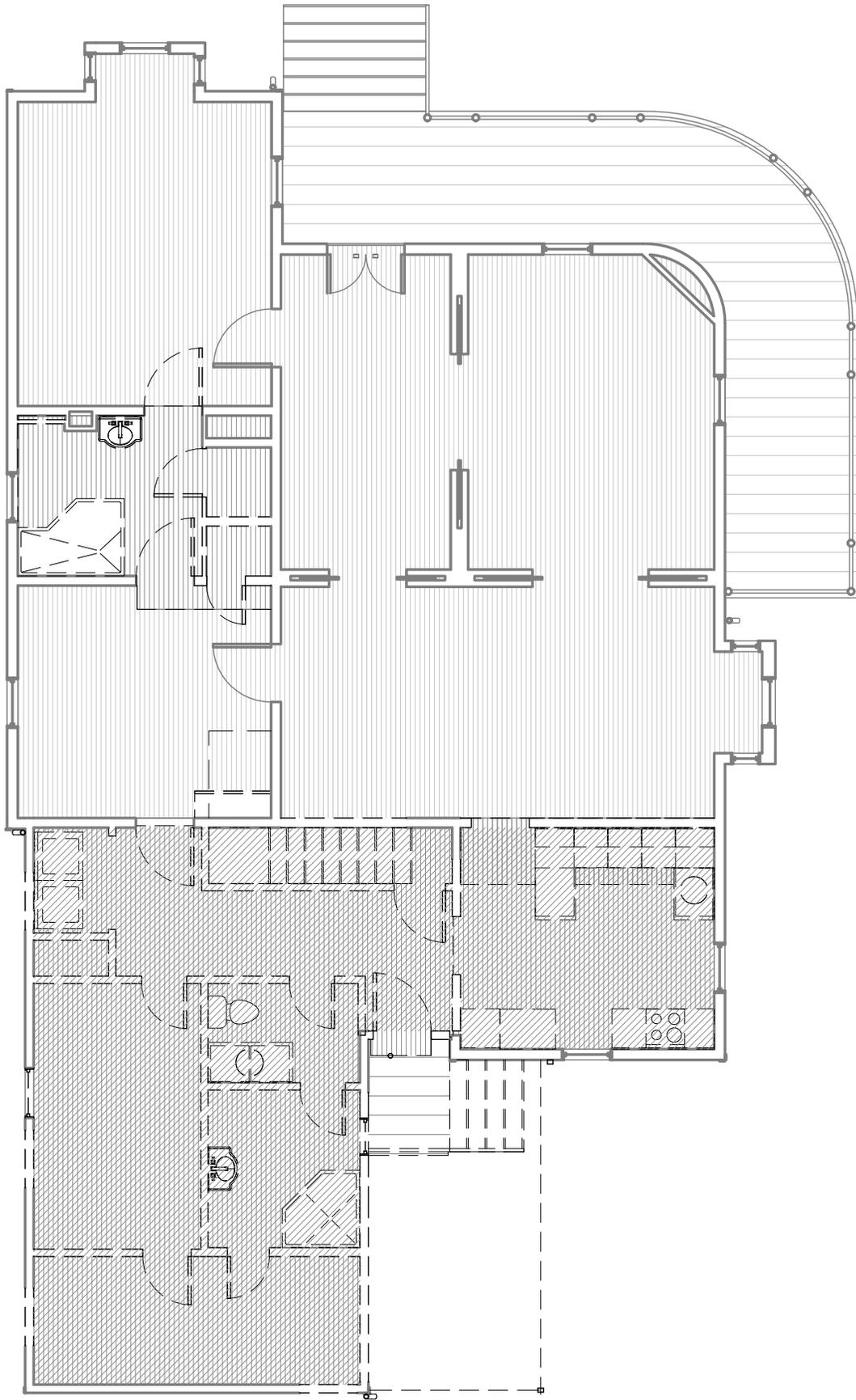
West Elevation

609 East Guenther, 78210



North Elevation

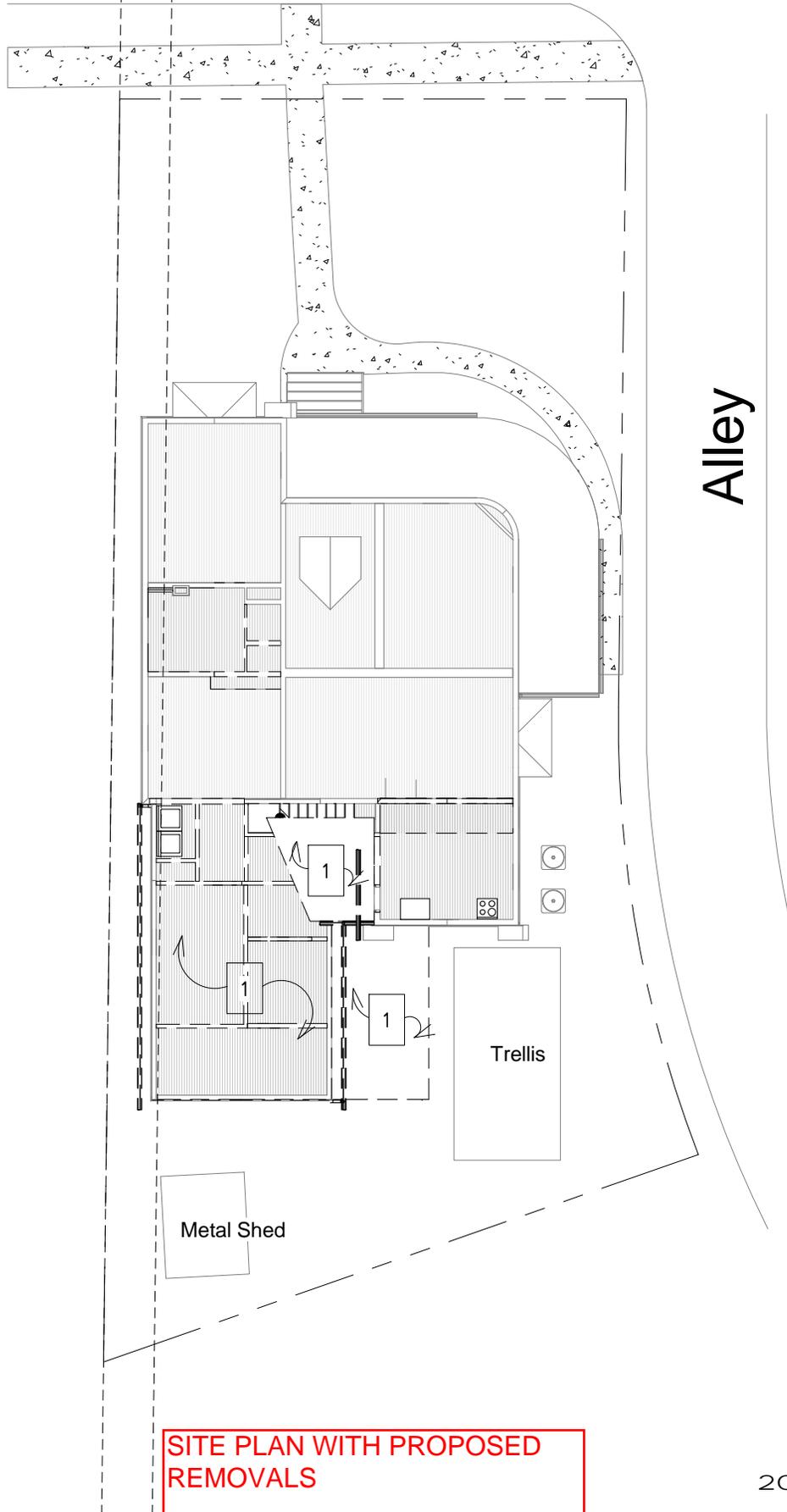
609 East Guenther, 78210



EXISTING FLOOR PLAN WITH  
PROPOSED REMOVALS

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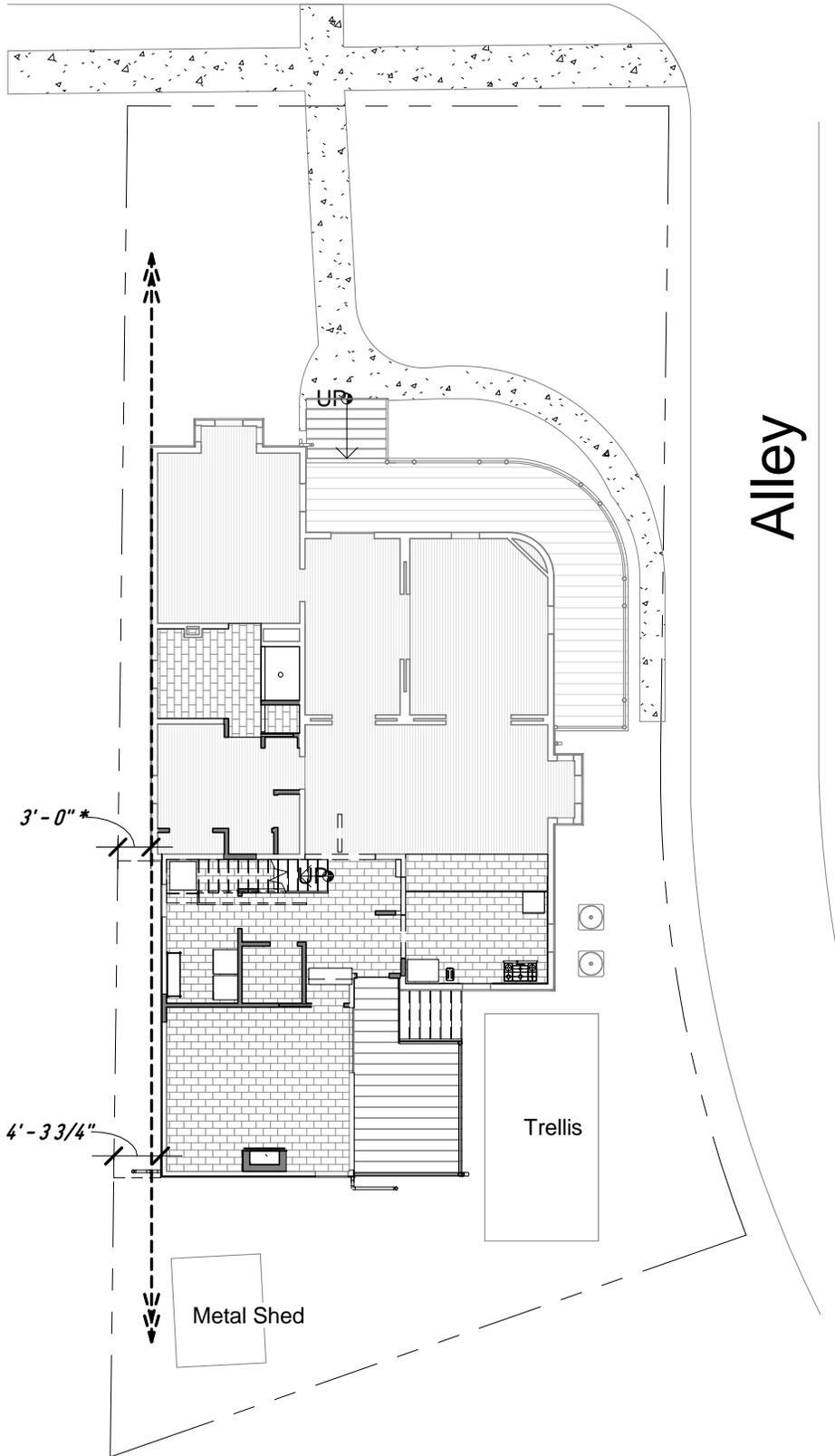
# E. Guenther St.



**SITE PLAN WITH PROPOSED  
REMOVALS**

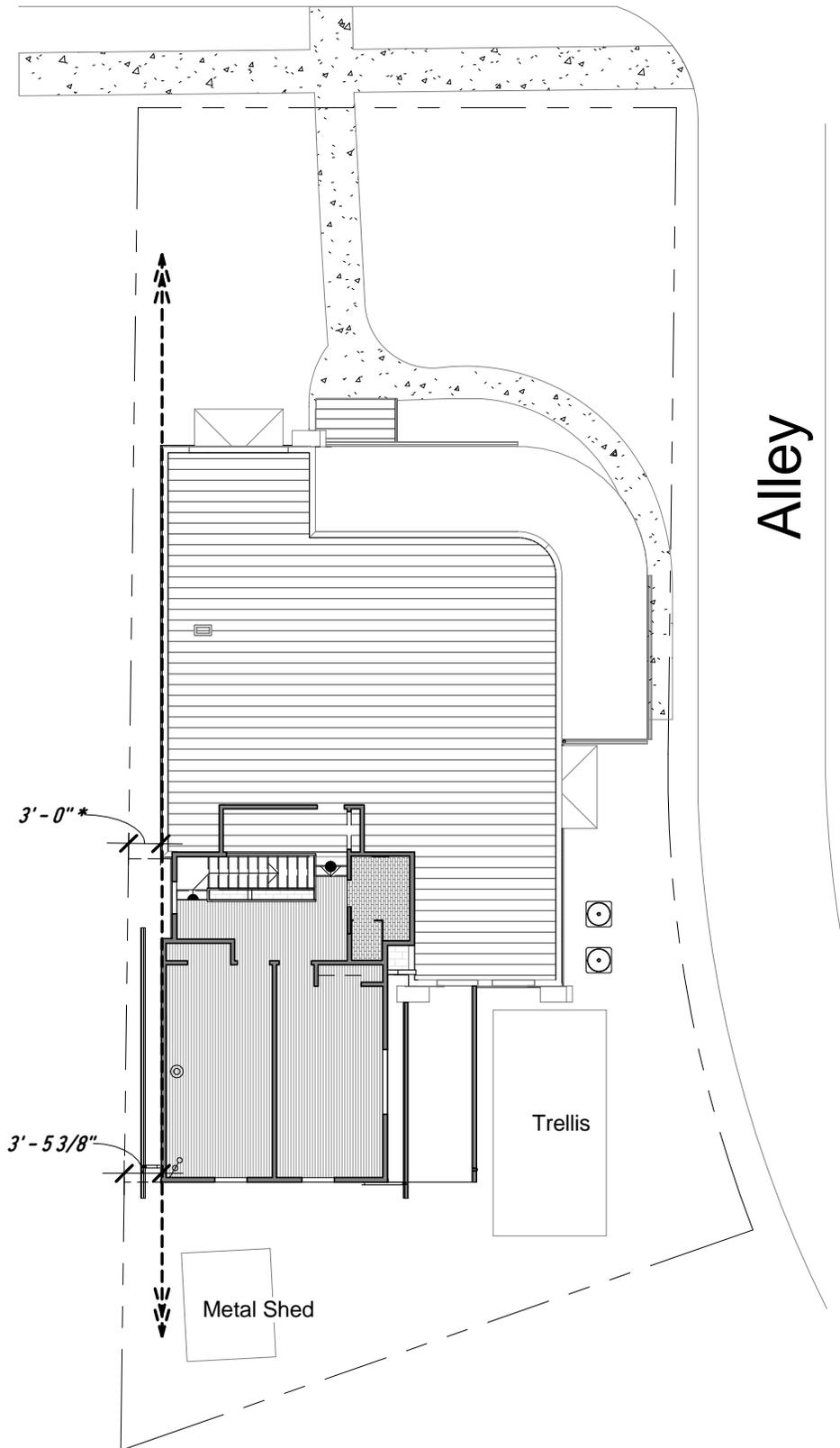
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# E. Guenther St.



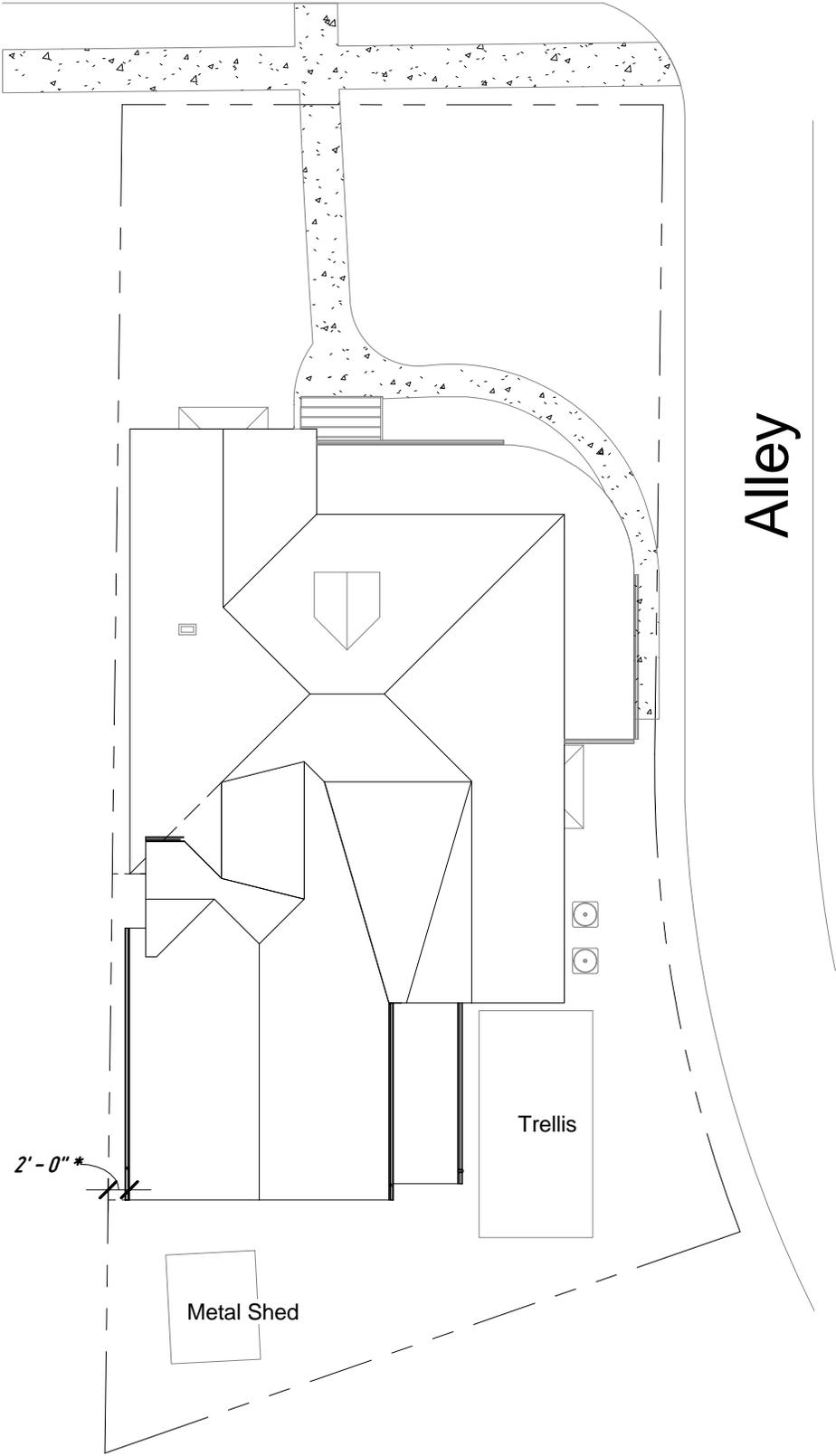
**SITE PLAN WITH PROPOSED RENOVATION, FIRST FLOOR**

# E. Guenther St.

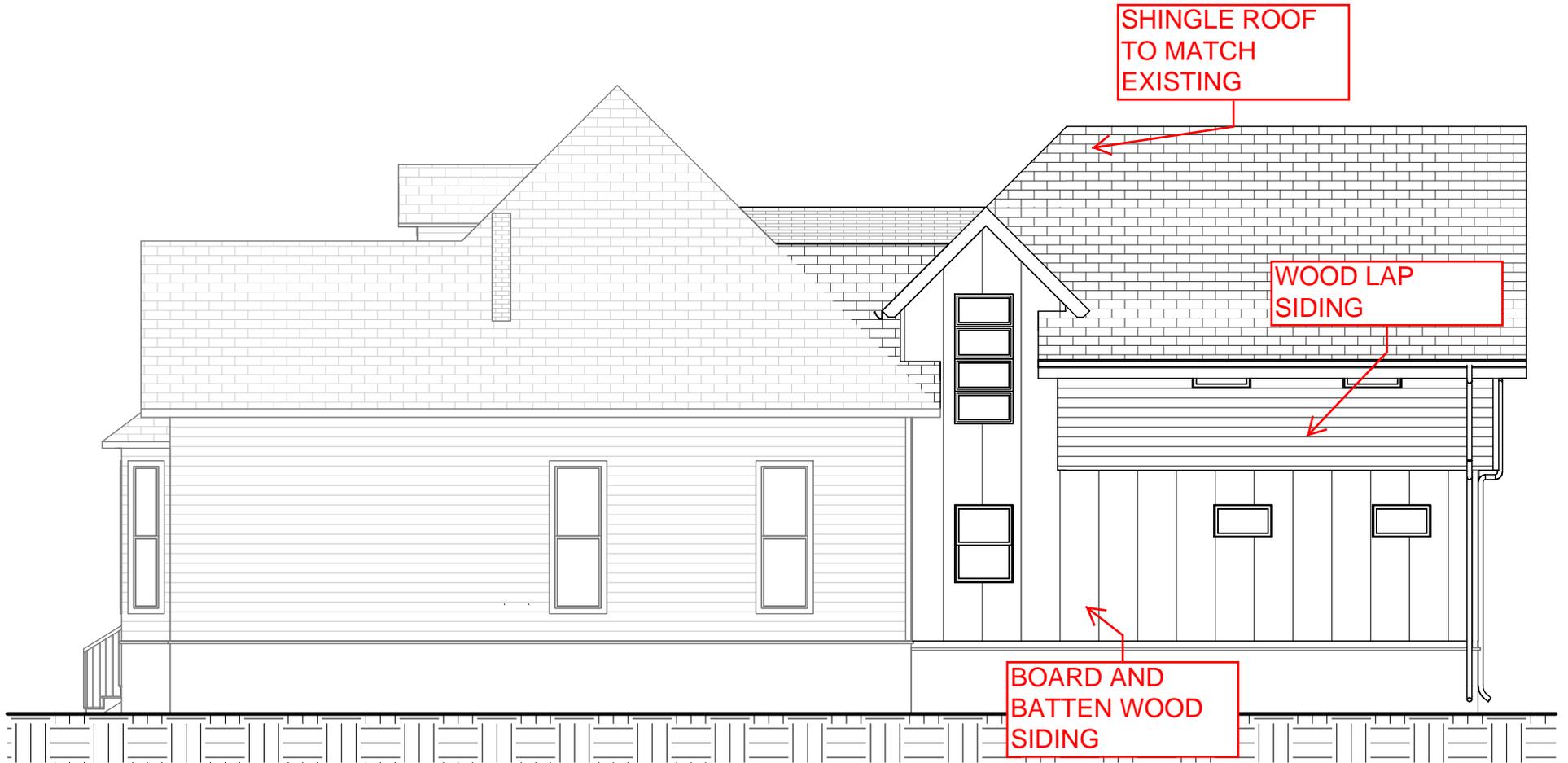


**SITE PLAN WITH PROPOSED  
ADDITION, SECOND FLOOR**

# E. Guenther St.



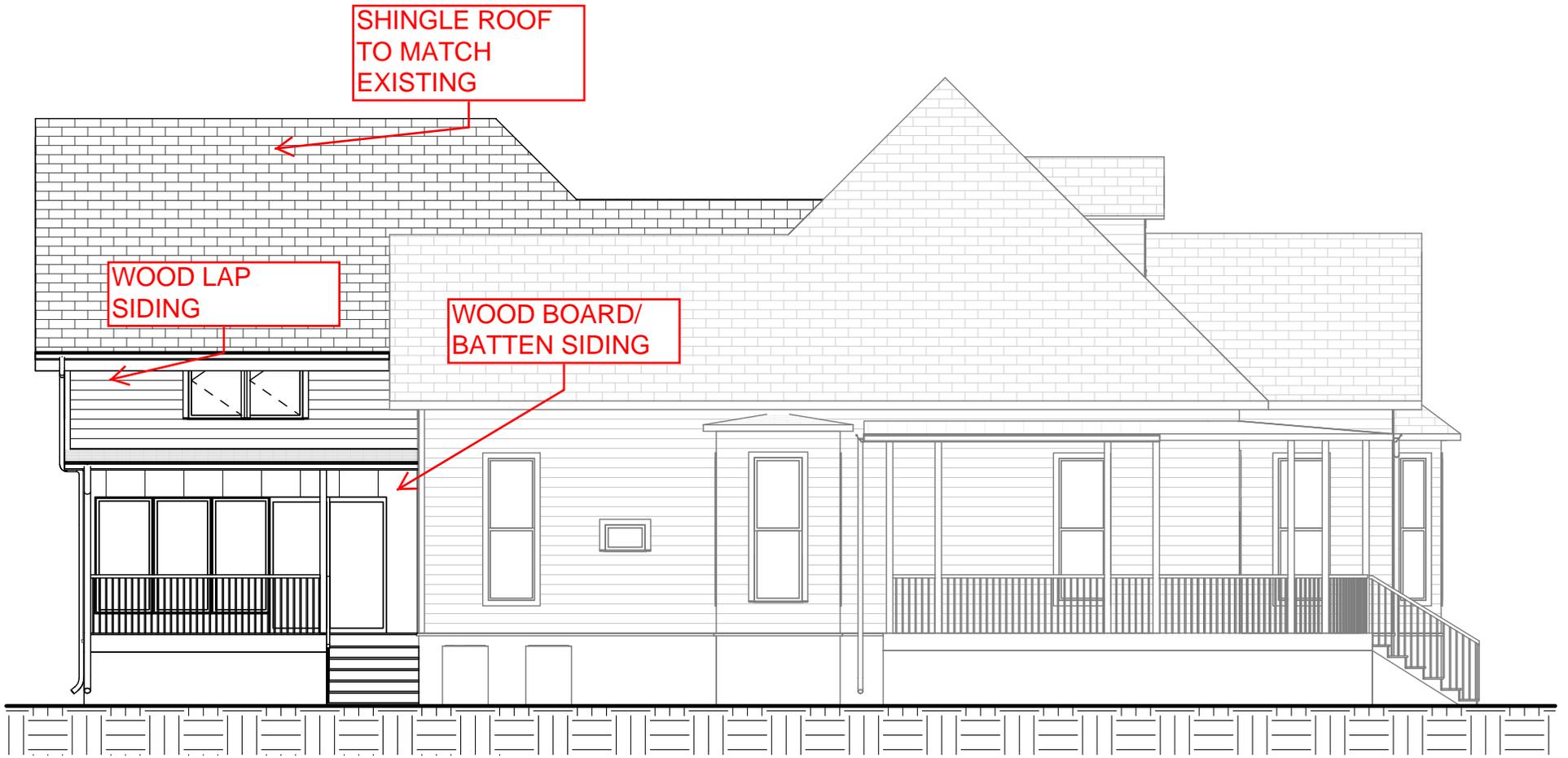
**PROPOSED ROOF PLAN**



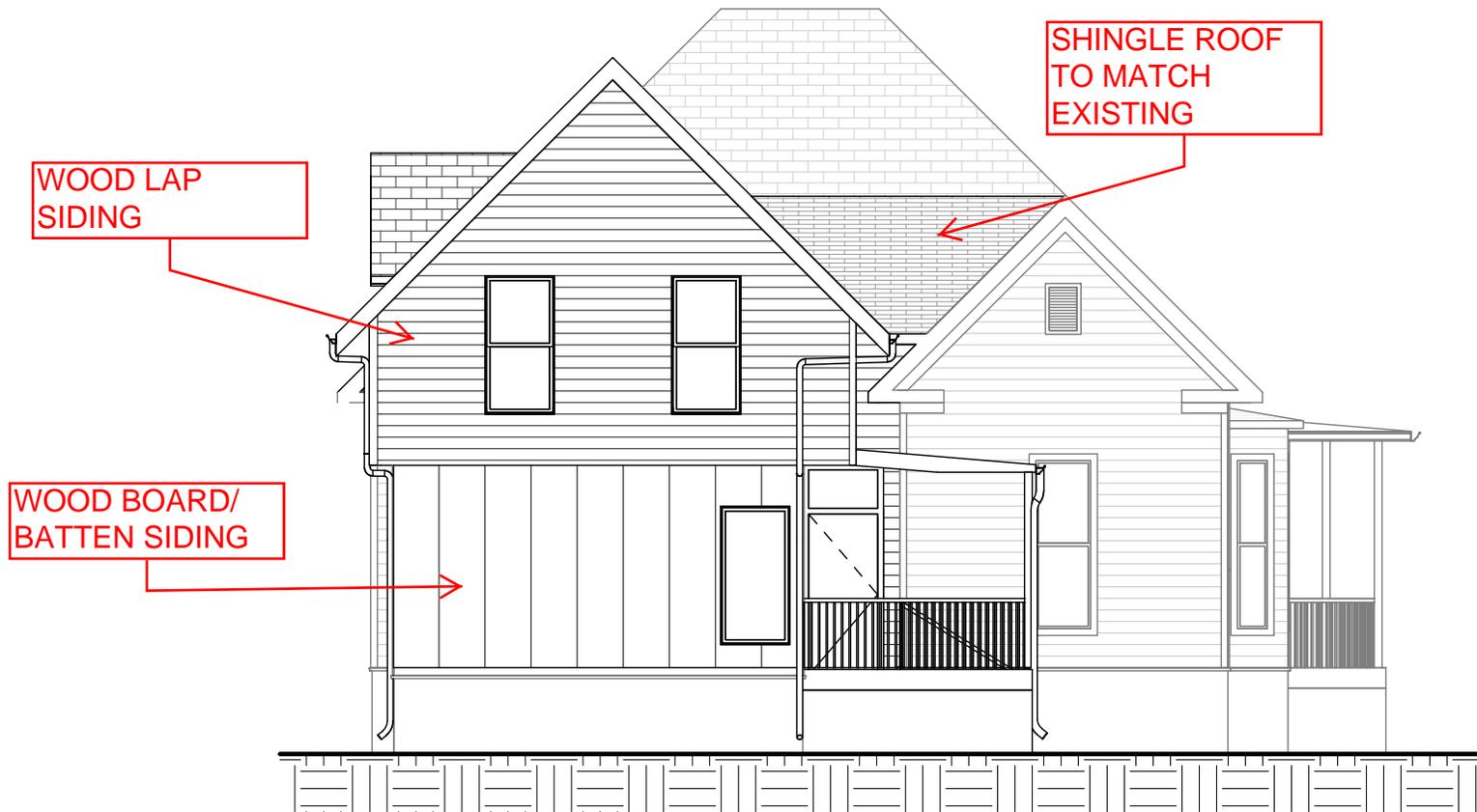
PROPOSED NORTH ELEVATION



PROPOSED EAST  
ELEVATION



PROPOSED SOUTH ELEVATION

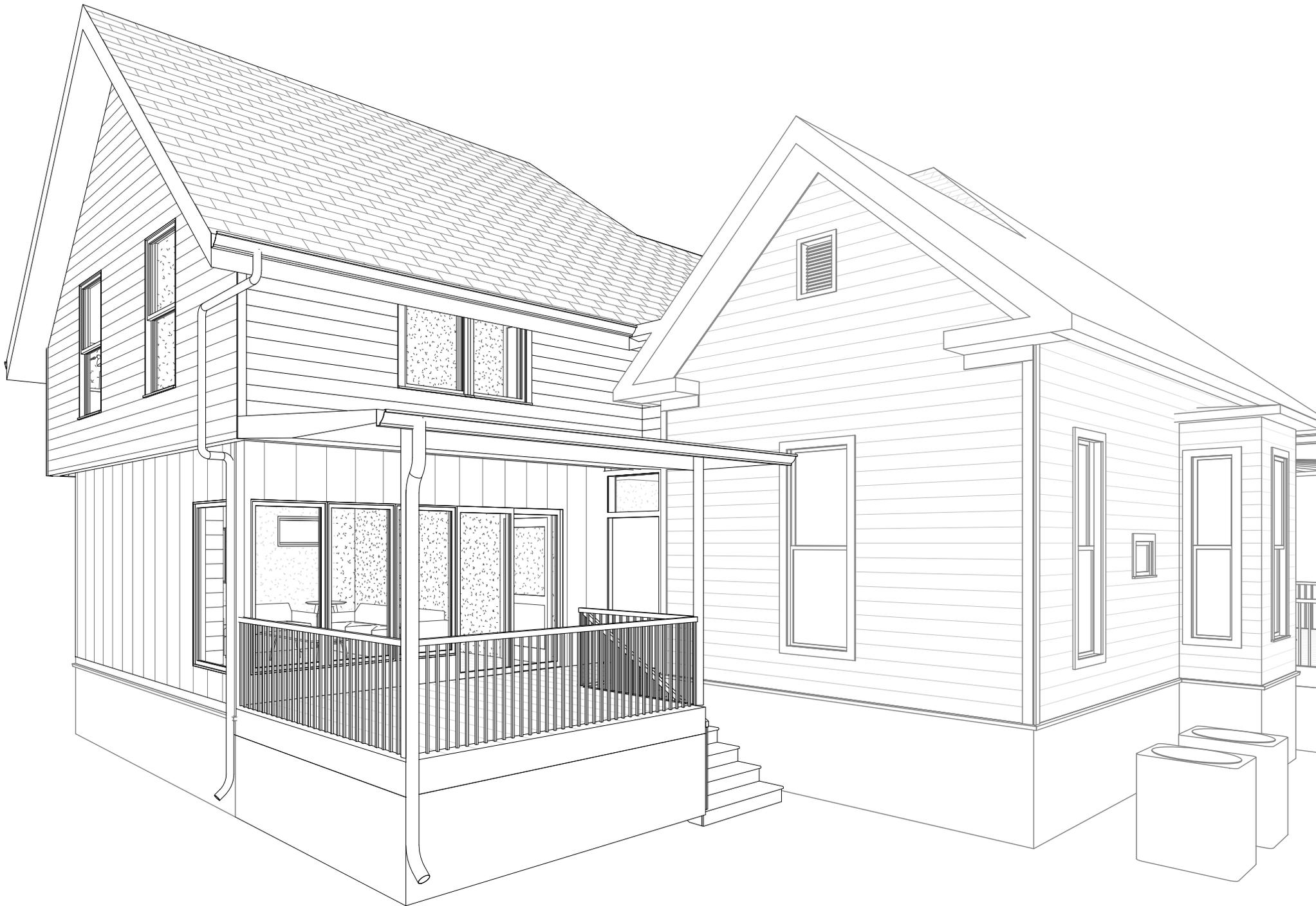


WOOD LAP  
SIDING

SHINGLE ROOF  
TO MATCH  
EXISTING

WOOD BOARD/  
BATTEN SIDING

PROPOSED WEST  
ELEVATION



SOUTHWEST VIEW

2015\_09\_18



1 Left View from Property Sidewalk



① Center View from Property Sidewalk



1 Right View from Property Sidewalk

2015\_09\_18



① Left View form Across Street



① Center View from Across Street



1 Right View from Across Street

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