

HISTORIC AND DESIGN REVIEW COMMISSION

October 21, 2015

Agenda Item No: 21

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. This request was heard by the Historic and Design Review Commission on October 7, 2015, where it was referred to the Design Review Committee after commissioners voiced concern over the proposed massing and roof form of the addition. At the October 14, 2015, DRC meeting concerns regarding the proposed structures roof interfering with the historic structure's roof was noted as well as concerns regarding the north façade's dormer being out of place. The applicant was advised to provide a drainage diagram for the HDRC's review.
- c. 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.
- d. The applicant has provided staff with a line of sight study as requested to ensure that the proposed addition's roofline will not be superior to that of original house. Staff finds that the applicant's proposal will not be viewable from the public right of way.
- e. 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.
- f. 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.
- g. 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.
- h. 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 recommends final approval with the stipulation that the applicant provide the HDRC with the requested drainage diagram to ensure that the addition's roof forms do not produce water drainage that will damage the original house's roof structure.

CASE MANAGER:

Edward Hall





Flex Viewer

Powered by ArcGIS Server

Printed: Oct 16, 2015

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CITY OF SAN ANTONIO
OFFICE OF HISTORIC
PRESERVATION

Historic and Design Review Commission
Design Review Committee
Report & Recommendation

DATE: 10/14/2015 HDRC Case# _____

ADDRESS: 609 E GWENTHER Meeting Location: 1401 S ALAMO - TRAINING ROOM

APPLICANT: LELIA MENBOZA

DRC Members present: DANIEL LAZARINE

Staff present: EDWARD HALL

Others present: _____

REQUEST: REAR SECOND LEVEL ADDITION TO PRIMARY HISTORIC
STRUCTURE.

COMMENTS/CONCERNS: AL: POSSIBLE CONCERNS WITH ADDITION'S ROOF
INTERFERING WITH THE HISTORIC STRUCTURE'S ROOF. POTENTIALLY MOVE
PROPOSED DORMER TO THE REAR TO PROVIDE A CLEAR DISTINCTION
BETWEEN THE NEW AND OLD; SHOULD NOT INTERSECT HISTORIC ROOF.
DORMER AREA IS AWKWARD; VISUALLY DORMER IS OFF BALANCE.
POSSIBLE TO MIRROR DORMER'S STREET SIDE VS. REAR SIDE.

COMMITTEE RECOMMENDATION: APPROVE [] DISAPPROVE []
APPROVE WITH COMMENTS/STIPULATIONS:

APPLICANT WAS ADVISED TO SHOW DRAINAGE DIAGRAM & TO LOOK

@ VIEWING NORTH FACADE @ THE DORMER

Daniel Lazarine

Committee Chair Signature (or representative)

10/14/2015

Date



East Elevation



Southeast view

609 East Guenther, 78210



South Elevation



South Elevation

609 East Guenther, 78210



West Elevation



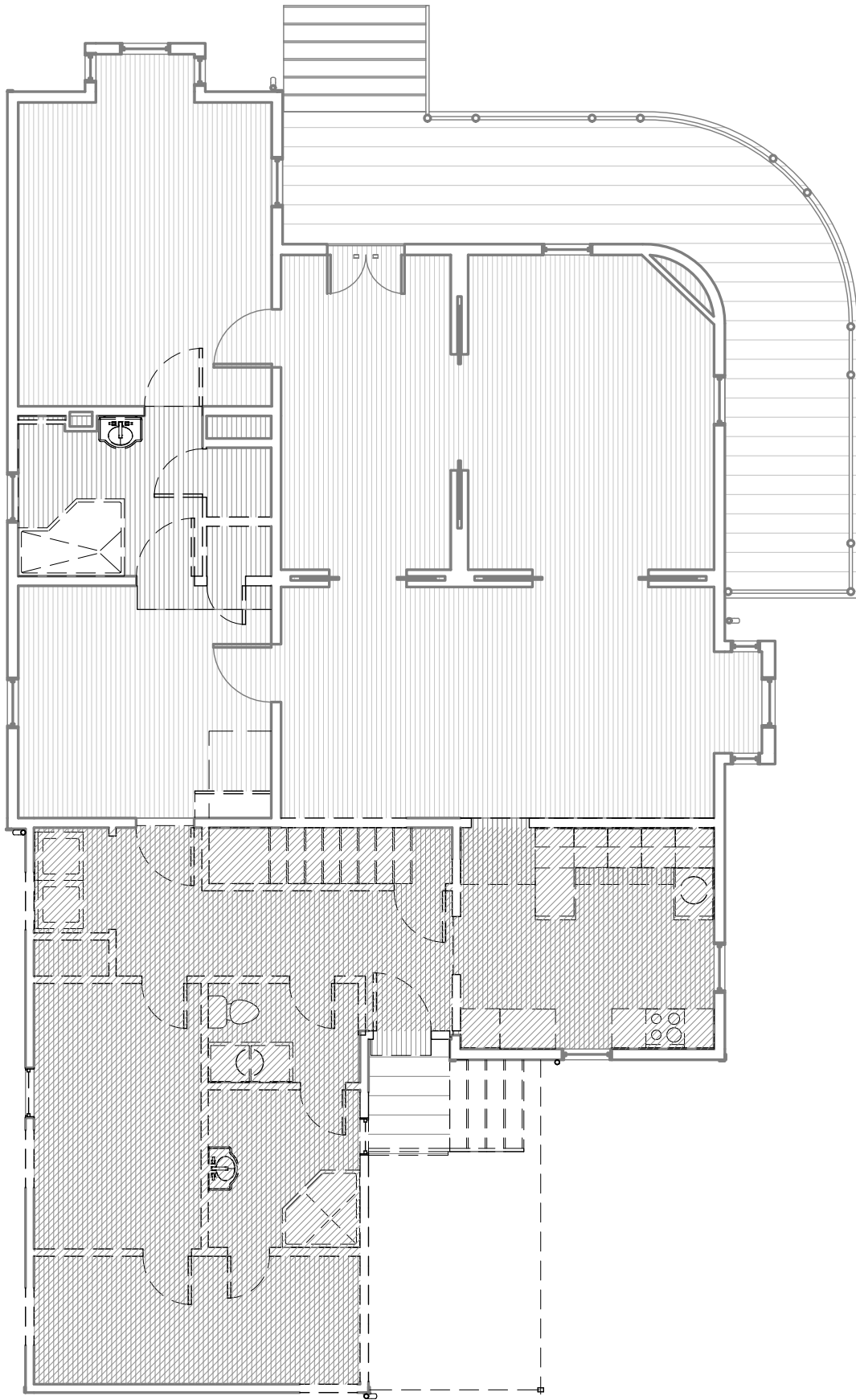
West Elevation

609 East Guenther, 78210

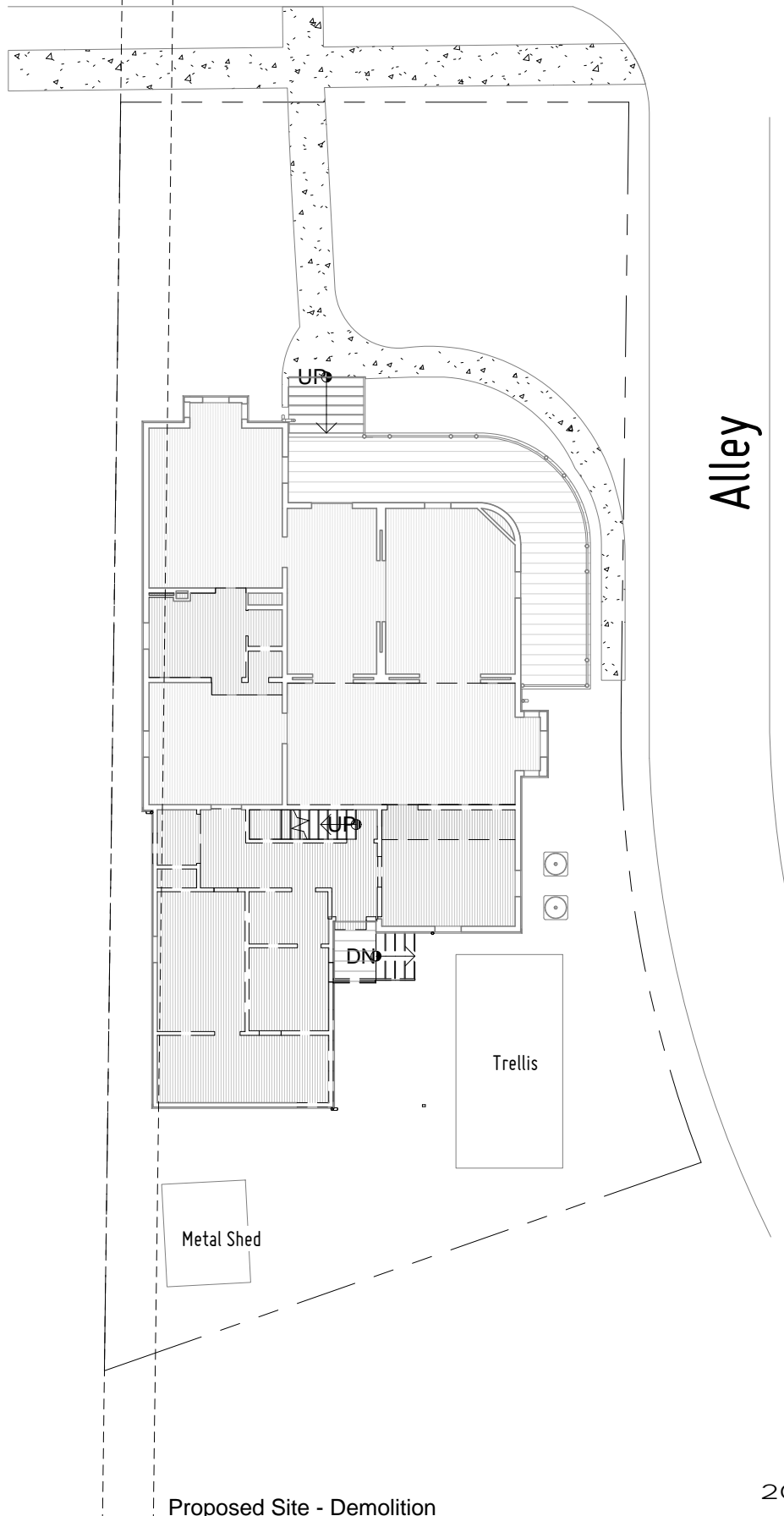


North Elevation

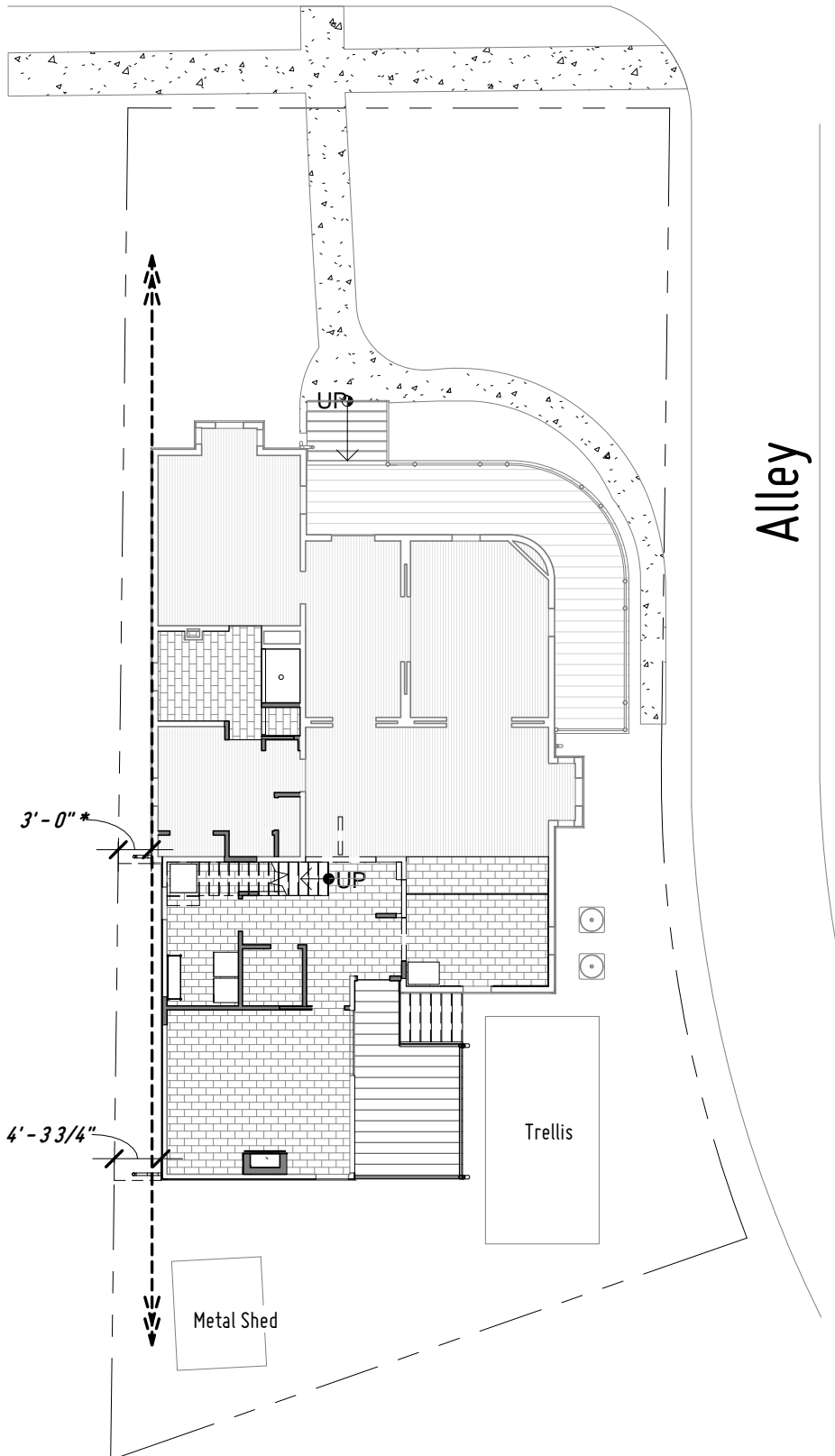
609 East Guenther, 78210



E. Guenther St.



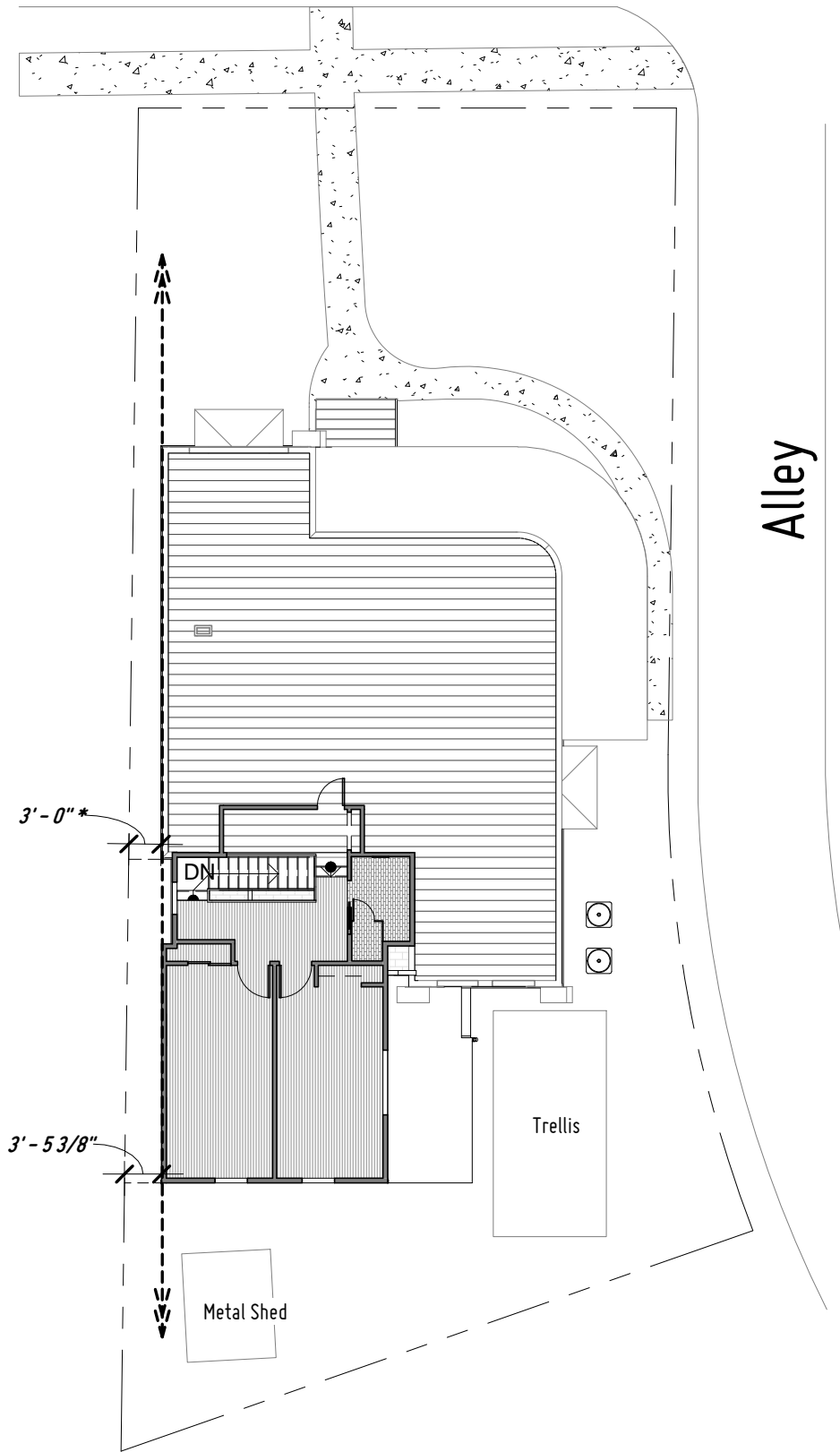
E. Guenther St.



Proposed Site - First Floor

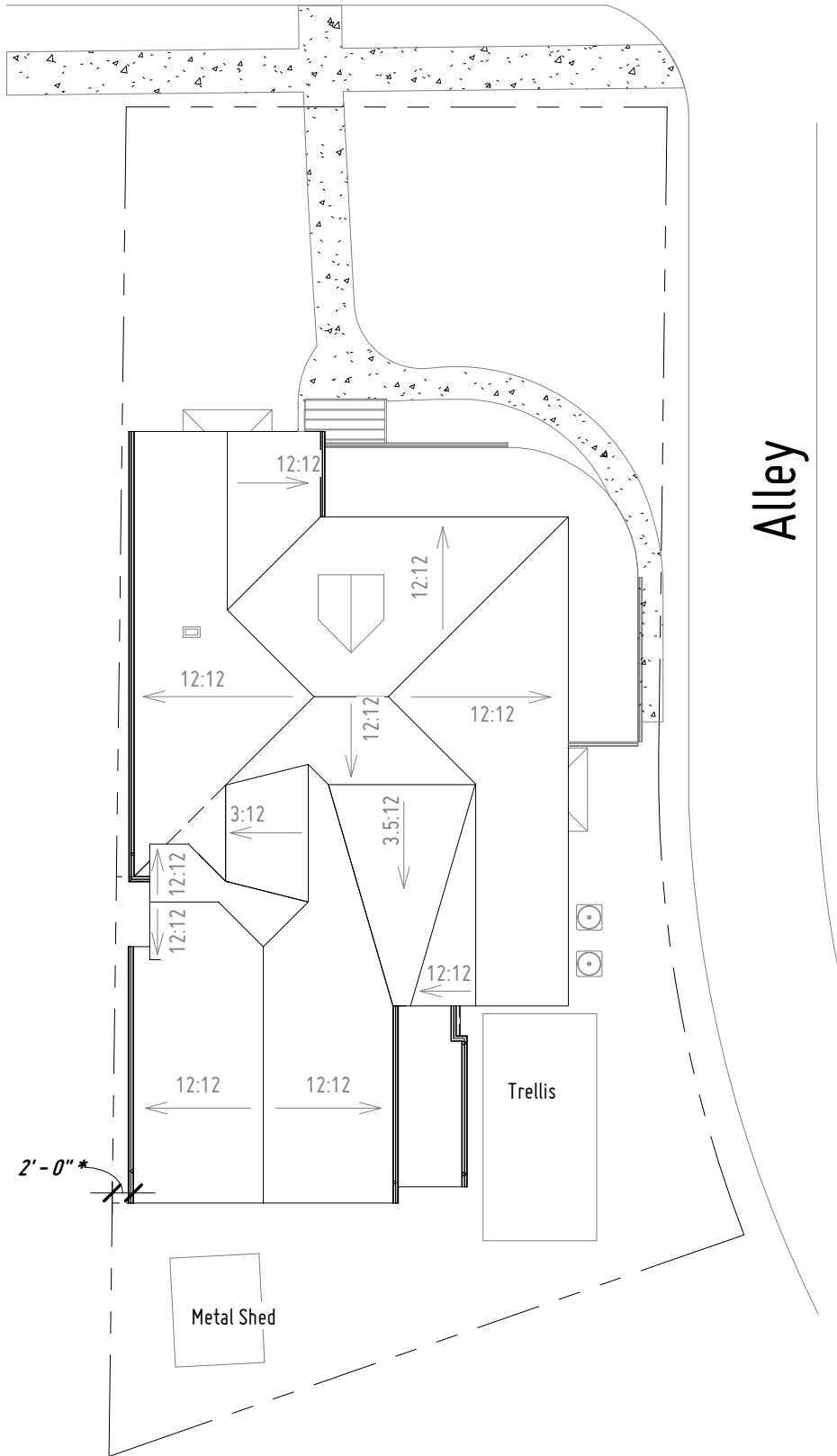
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E. Guenther St.



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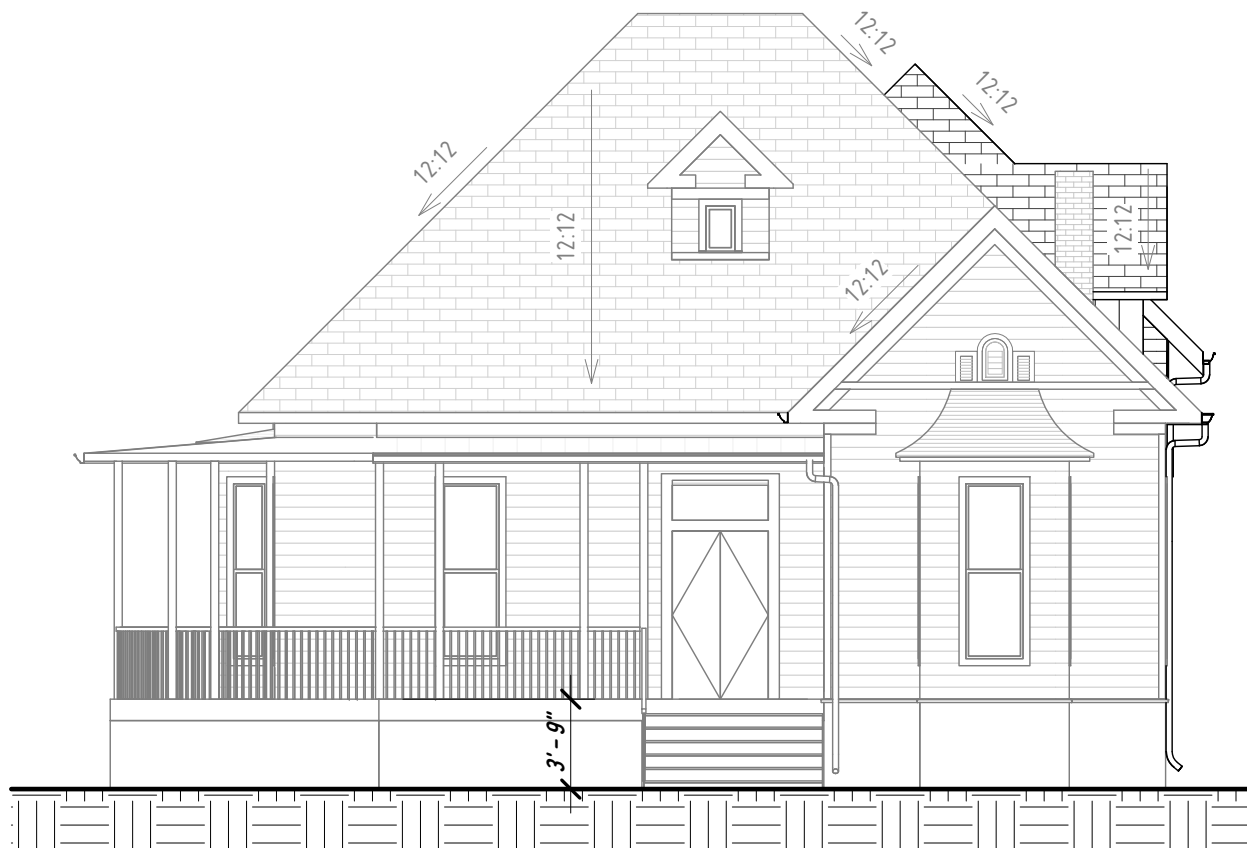
E. Guenther St.



Proposed Roof Plan



Proposed North Elevation



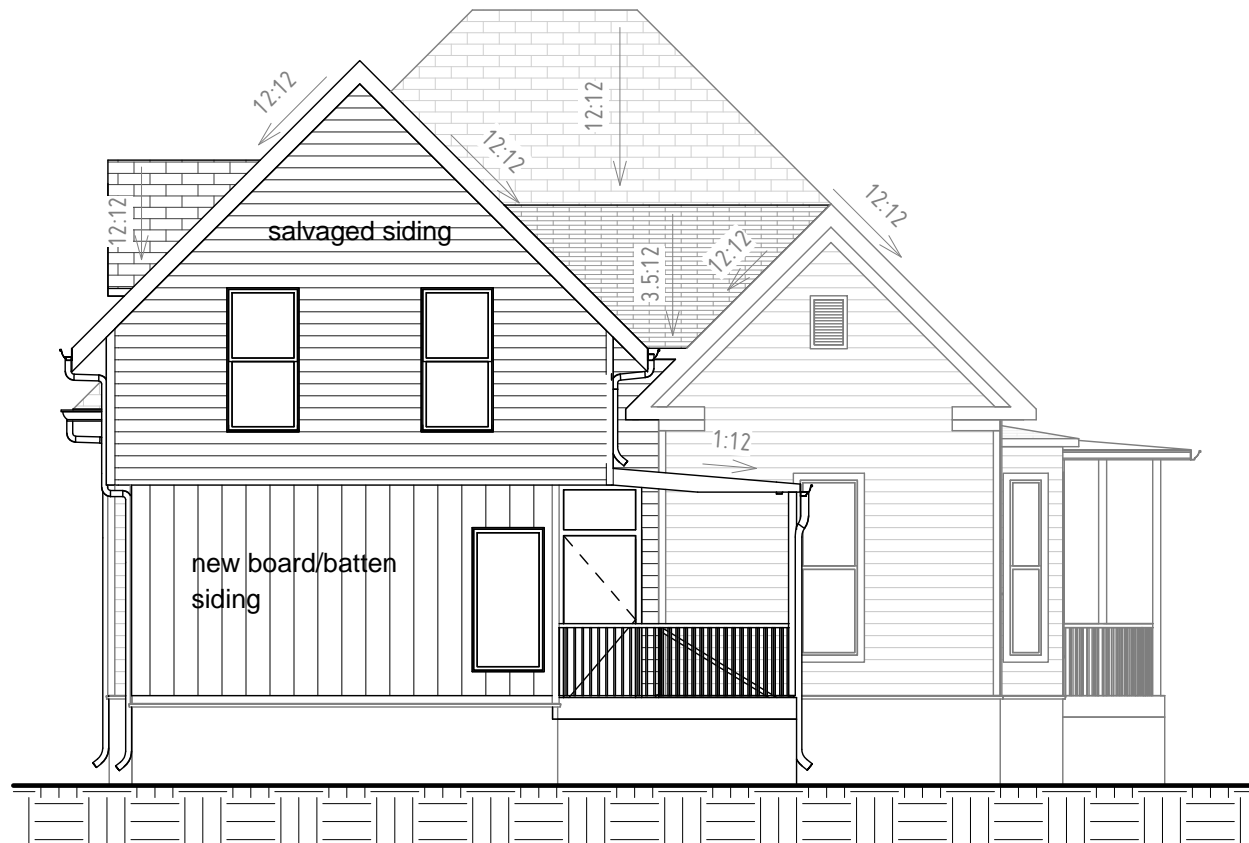
Proposed East Elevation

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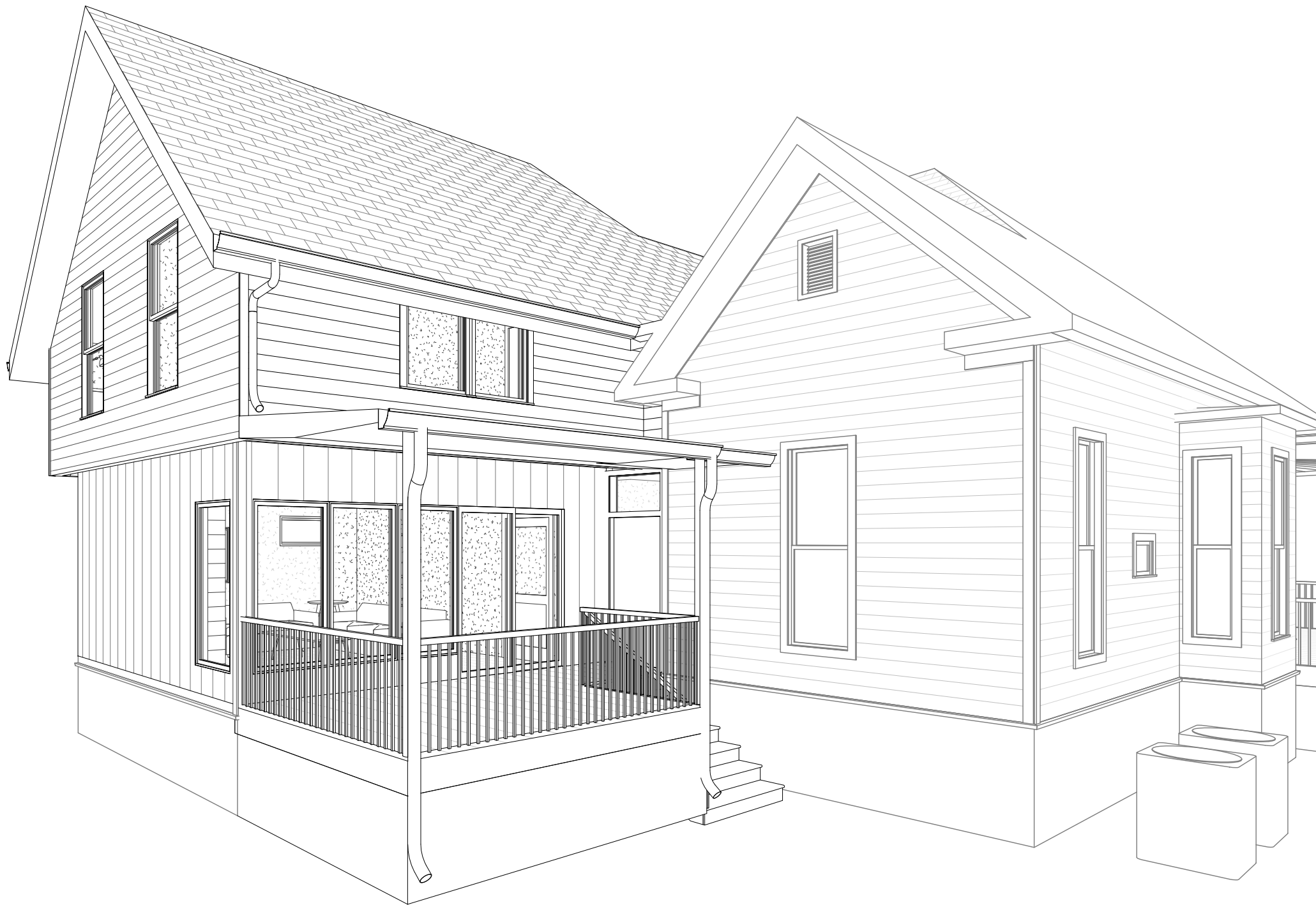


Proposed South Elevation

2015_10_15



Proposed West Elevation



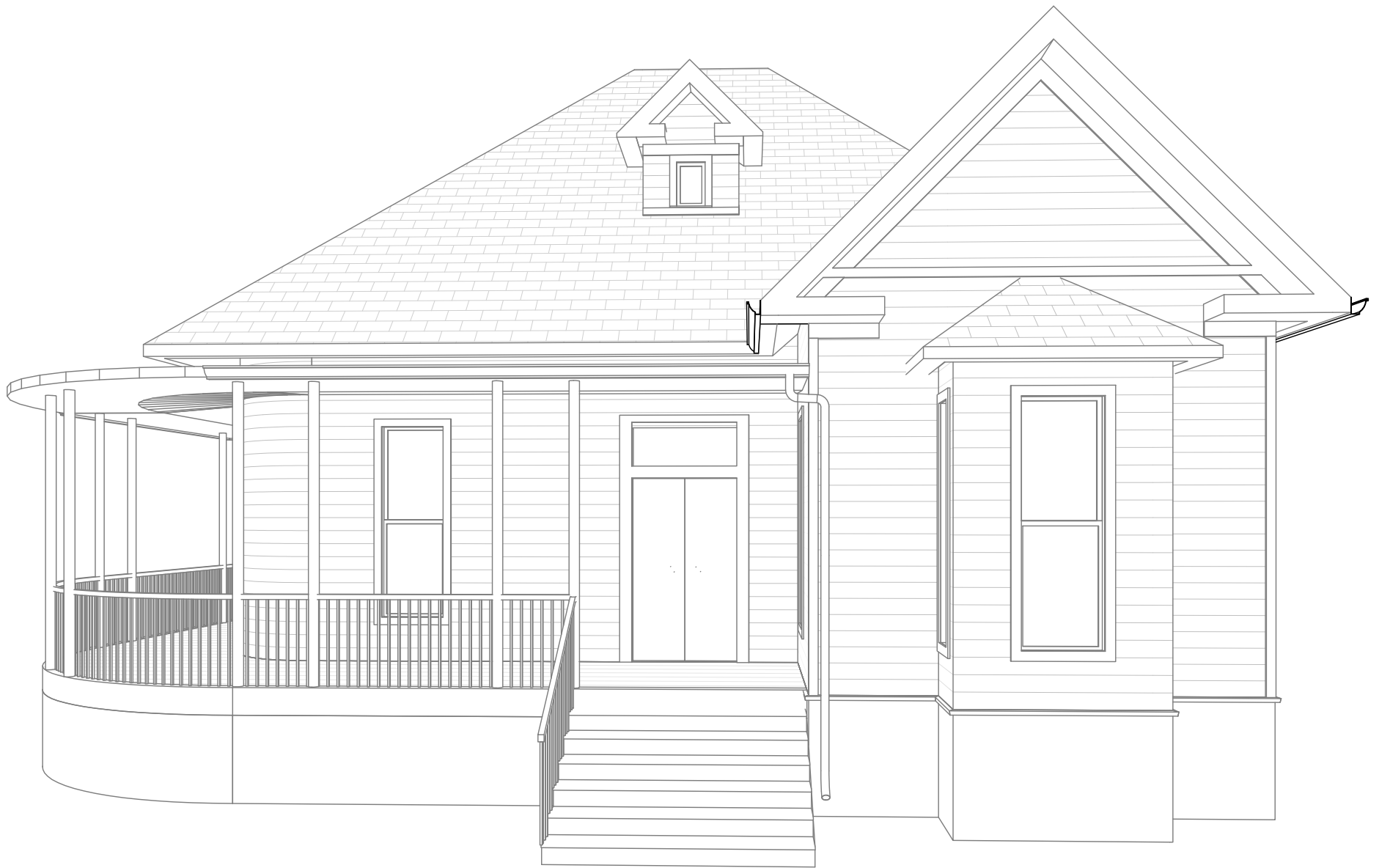
Perspective from Southwest

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① Left View from Property Sidewalk

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① Center View from Property Sidewalk

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① Right View from Property Sidewalk

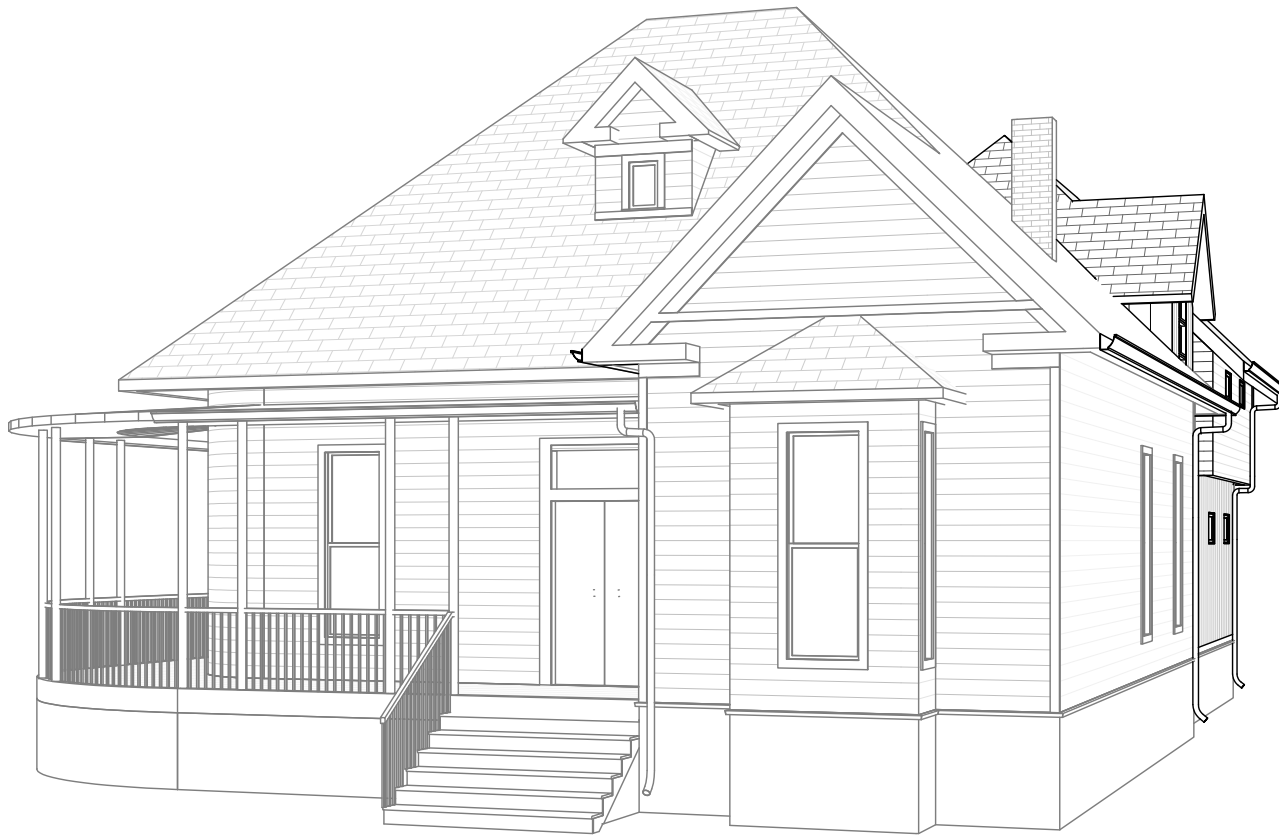
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① Left View form Across Street

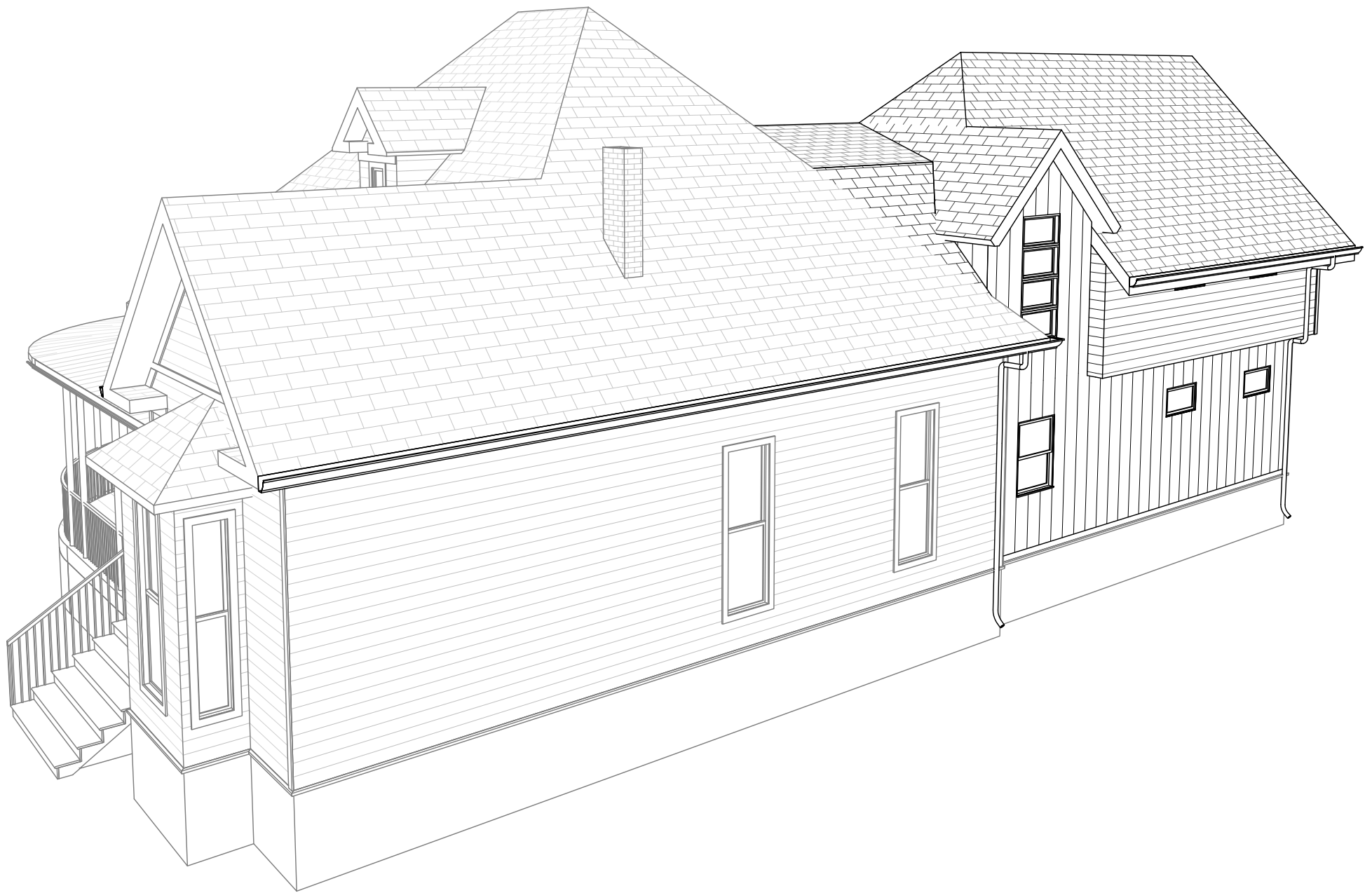


① Center View from Across Street

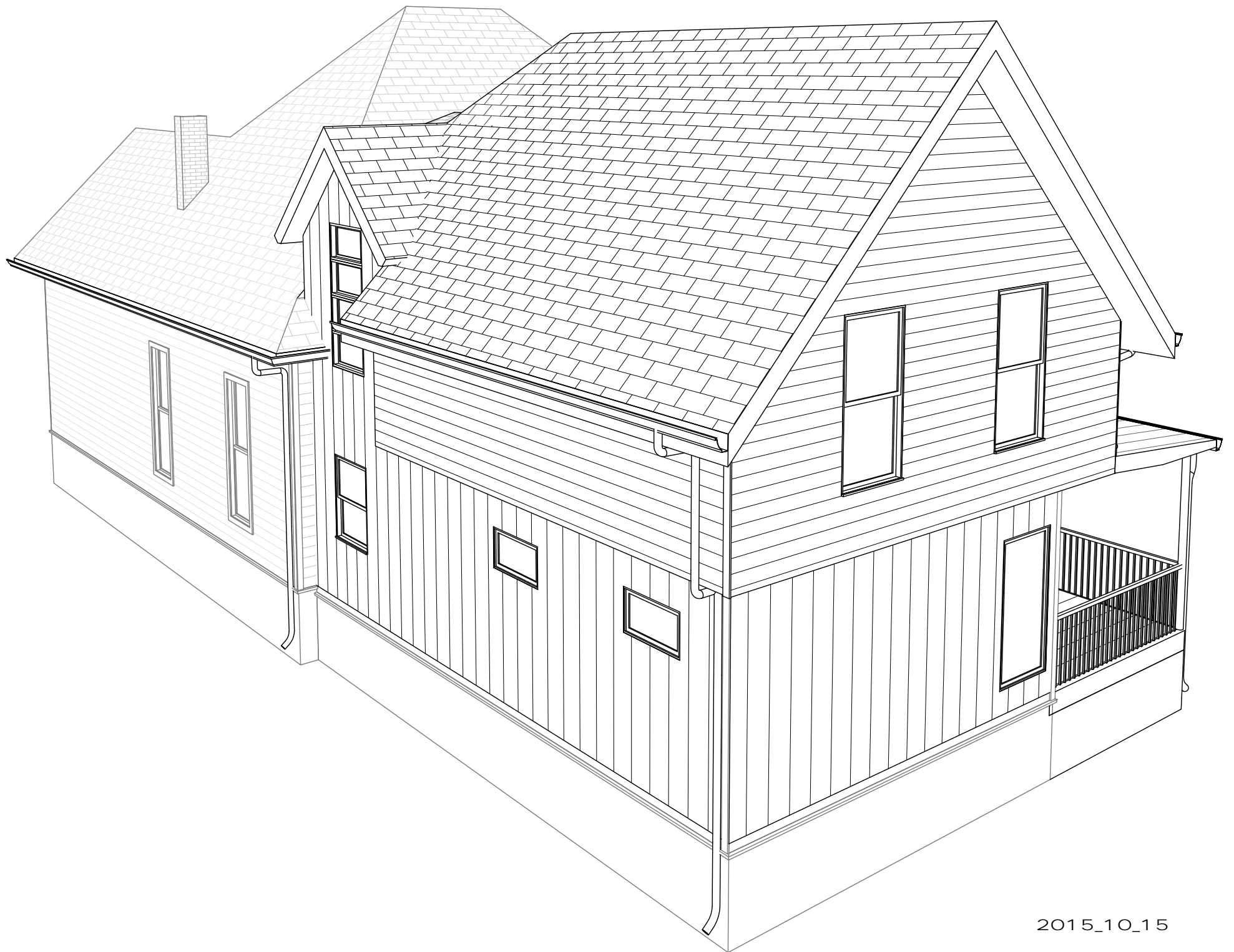


1 Right View from Across Street

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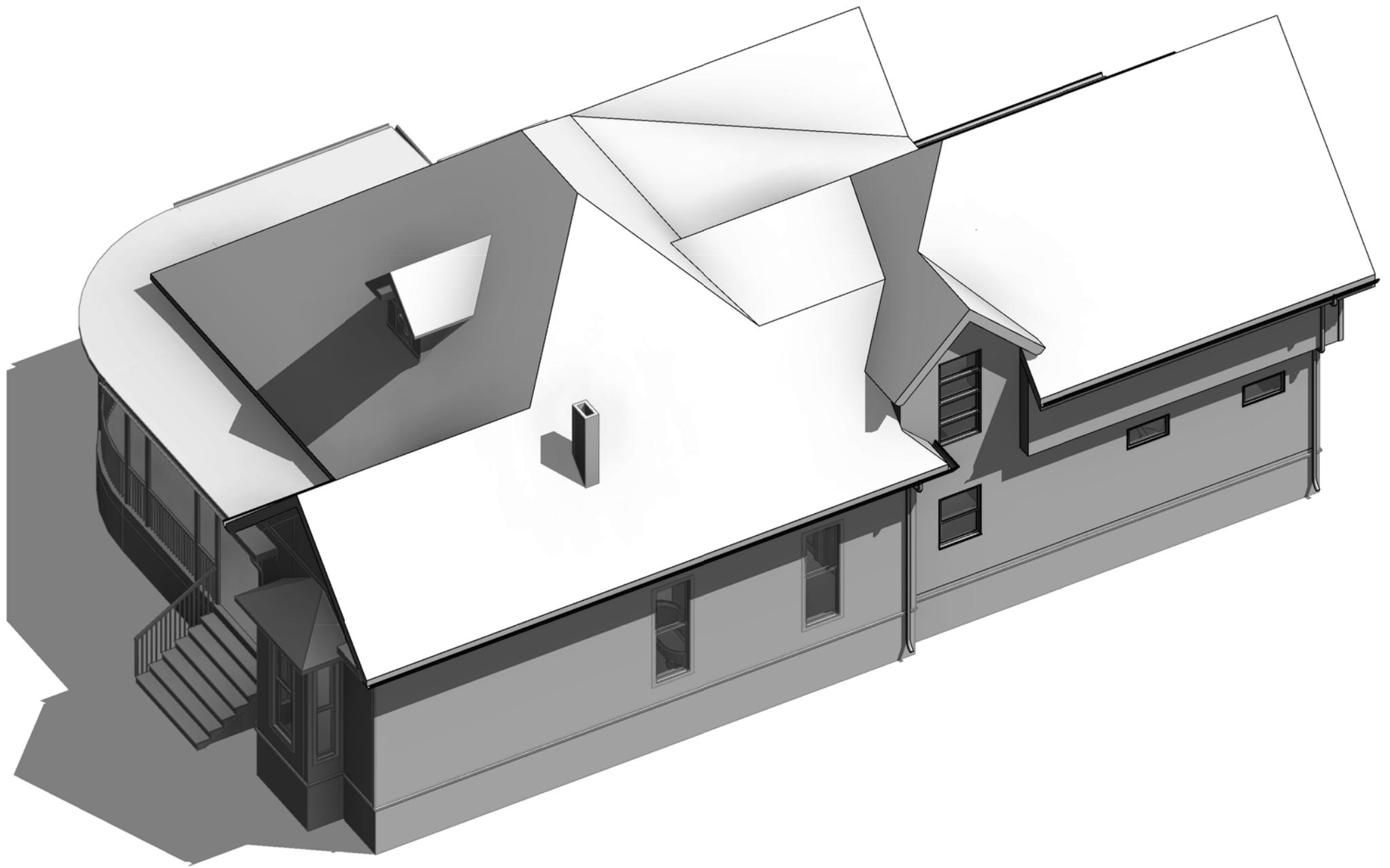


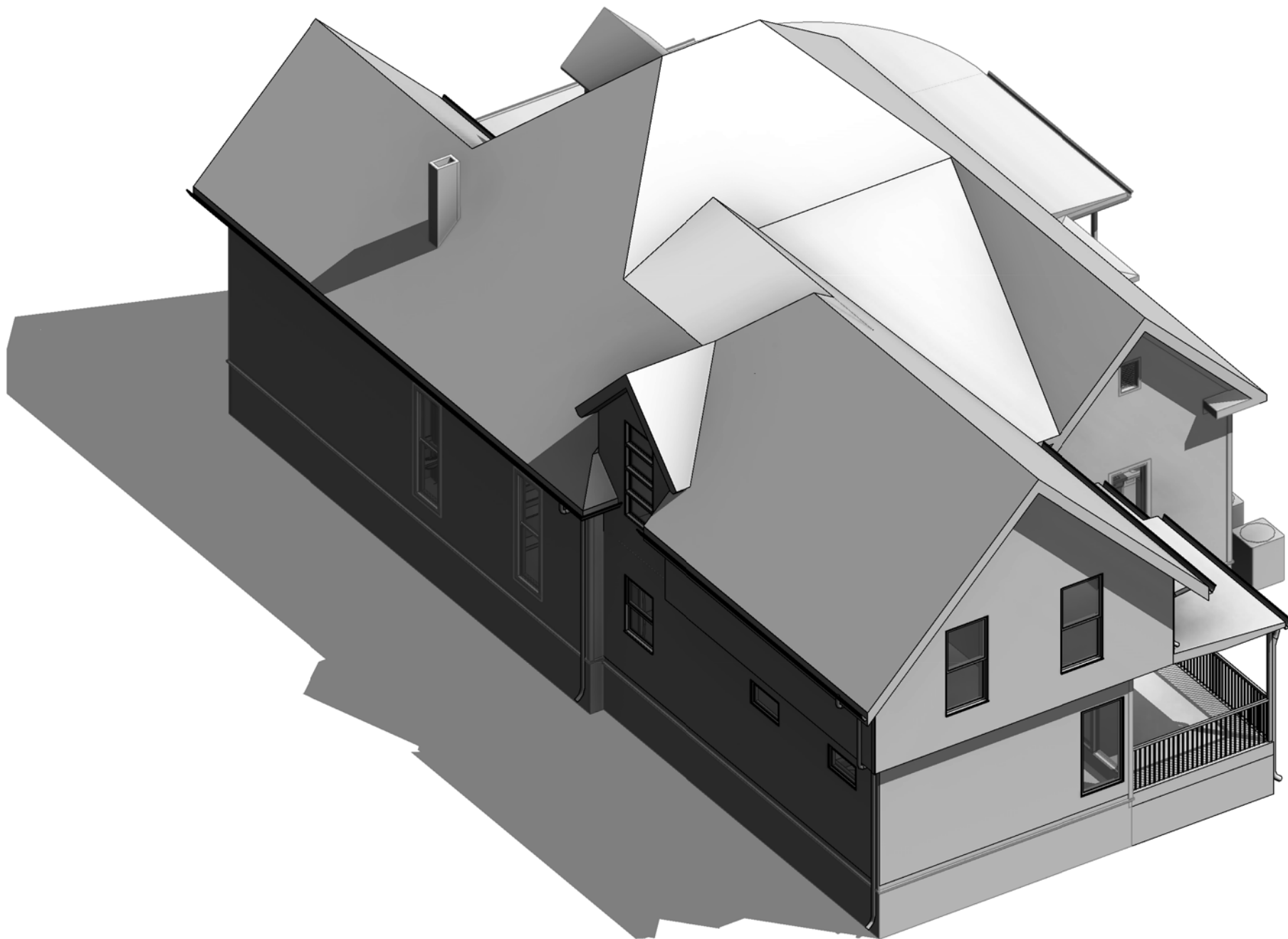
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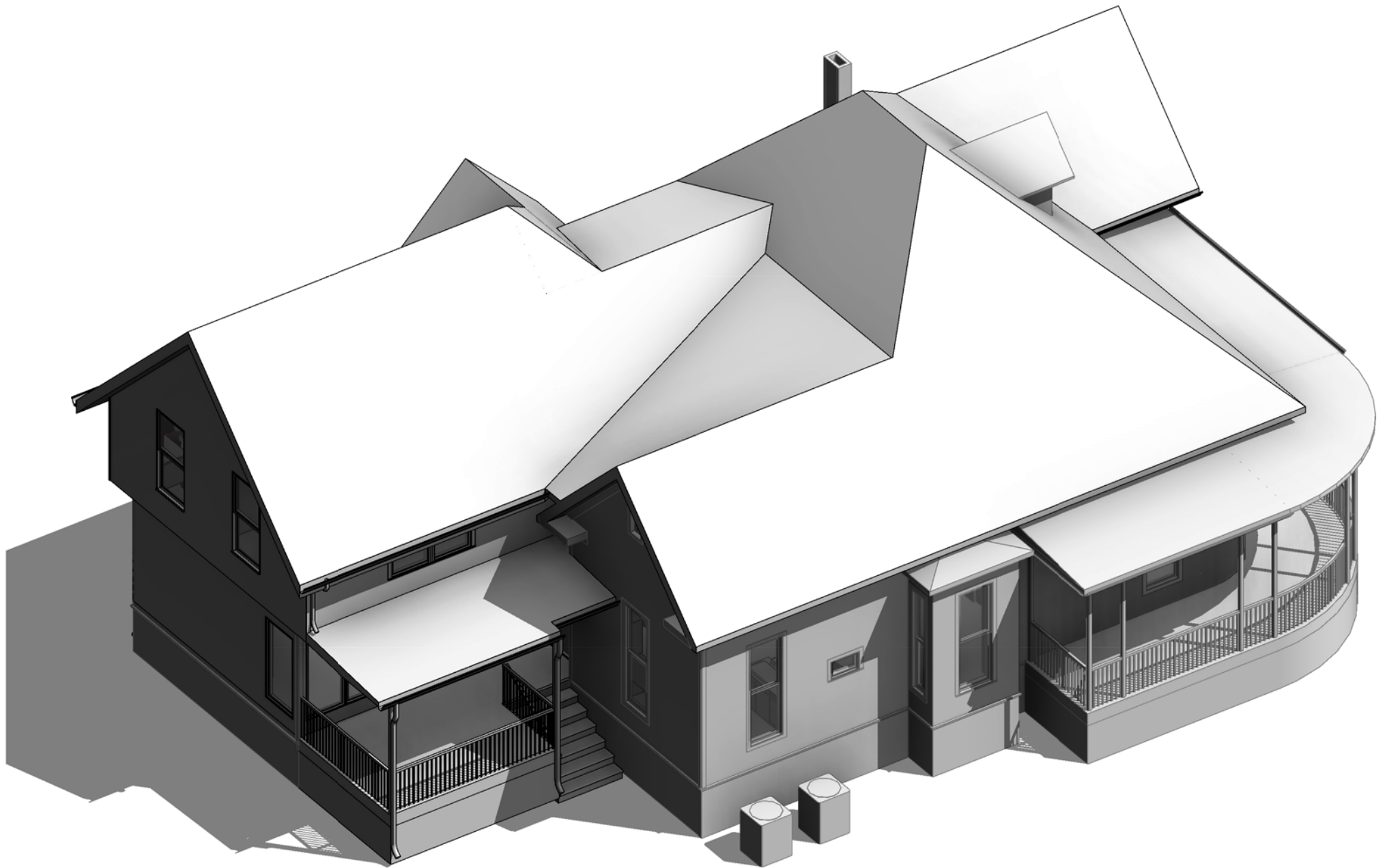
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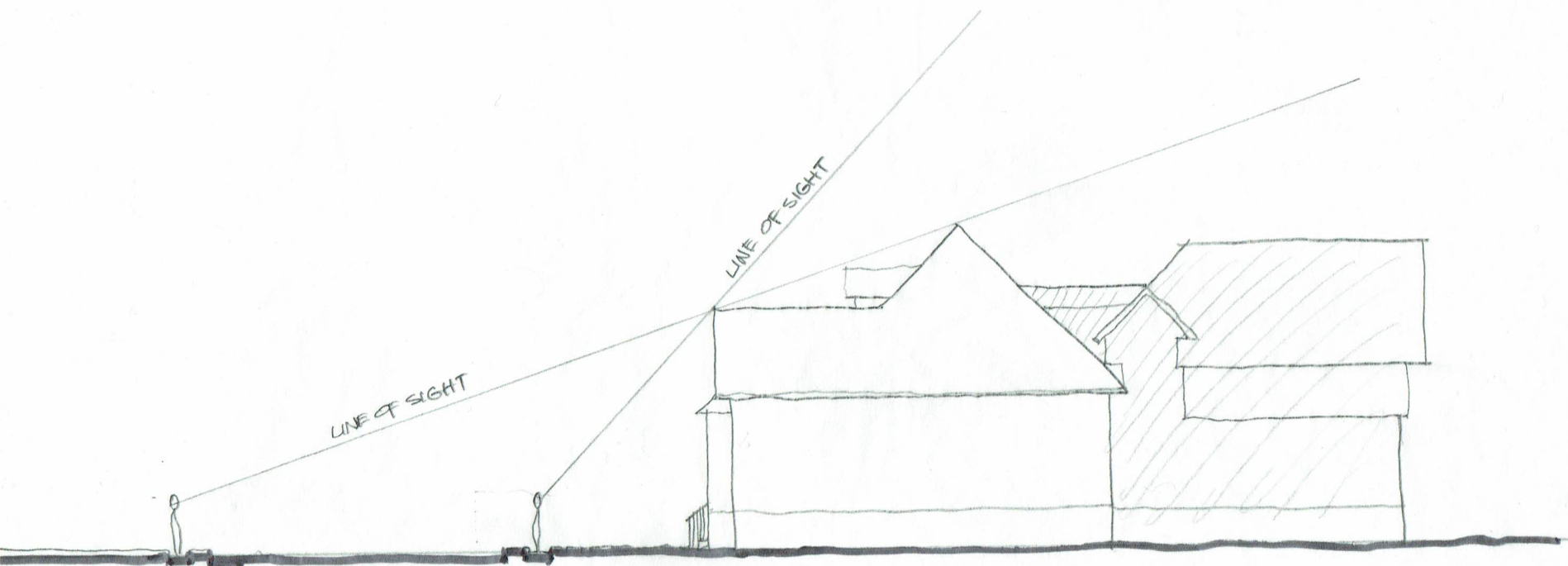




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Oct 7, 2015