

HISTORIC AND DESIGN REVIEW COMMISSION

August 03, 2016

Agenda Item No: 3

HDRC CASE NO: 2016-202
ADDRESS: 800 E GUENTHER ST
LEGAL DESCRIPTION: NCB 2916 BLK 5 LOT 1
ZONING: RM4 H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Michael Schroeder/Insite Architects, Inc
OWNER: Ralph Laborde
TYPE OF WORK: Rehabilitation and addition
REQUEST:

The applicant is requesting a Certificate of Appropriateness for the following:

1. Rehabilitate the original portions of the primary historic structure.
2. Demolish a non-contributing addition and construct an addition in its place.
3. Demolish two non-contributing additions to the existing carriage structure.
4. Construct an addition to the rear carriage structure.
5. Connect the primary historic structure and the carriage structure through the construction of a screened porch.

APPLICABLE CITATIONS:

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

1. Materials: Woodwork

A. MAINTENANCE (PRESERVATION)

- i. Inspections—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
- ii. Cleaning—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or stripping methods that can damage the historic wood siding and detailing.
- iii. Paint preparation—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
- iv. Repainting—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See General Paint Type Recommendations in Preservation Brief #10 listed under Additional Resources for more information.
- v. Repair—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Façade materials—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
- ii. Materials—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.
- iii. Replacement elements—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

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 right-of-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.
- vi. Replacement glass—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.
- vii. Non-historic windows—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
- viii. Security bars—Install security bars only on the interior of windows and doors.
- ix. Screens—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
- x. Shutters—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

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 facade 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.

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 structure at 800 E Guenther constructed circa 1915, features craftsman elements, features an existing addition constructed circa 1952 and features a rear carriage structure that also features two additions, both constructed circa 1952.
- b. At the June 15, 2016, HDRC Hearing, the applicant received conceptual approval for the rehabilitation of the primary historic structure, the demolition of a non-contributing addition, the construction of a rear addition, the demolition of two non-contributing additions to a carriage structure, an addition to the rear of the carriage structure and the construction of a screened porch to connect the primary historic structure to the carriage structure.
- c. **PRIMARY STRUCTURE** – The applicant has proposed to rehabilitate and restore the original elements of the primary historic structure including all wood siding, rafter tails, brackets, fascias, door and window frames, doors and windows, window screens and all other wood trim elements, in kind with like materials. This is consistent with the Guidelines for Exterior Maintenance and Alterations.
- d. **PRIMARY STRUCTURE** – At the rear (north) of the primary historic structure, the applicant has proposed to demolish an existing, non-original addition constructed circa 1952. Staff finds that the removal of this non-contributing addition is appropriate, however, staff recommends the applicant salvage all wood windows and siding.
- e. **ADDITION** – To replace the demolished addition, the applicant has proposed to construct a new addition to cover the existing footprint of the demolished addition as well as to extend to the west 7' – 10" from the original footprint of the primary historic structure. The Guidelines for Additions 1.A. states that additions should be sited to minimize visual impact from the public right of way, should be designed to be in keeping with the historic context of the block, should utilize a similar roof form and should feature a transition between the old and the new. The applicant has proposed for the addition to feature a side gable matching those of the primary historic structure. Typically, additions feature an inset from the wall plane of the primary historic structure. The applicant has proposed the addition to feature a bump out. While this is atypical, staff finds it an appropriate way to accomplish the differentiation of old from new.
- f. **SCALE, MASSING & FORM** – Regarding scale, massing and form, the applicant has proposed for the addition to feature matching foundation heights and comparable floor to ceiling heights as the primary historic structure. This is consistent with the Guidelines for Additions 1.A.
- g. **MATERIALS** – The applicant has noted that materials for the proposed addition will include a standing seam metal roof, wood siding and wood windows, all to match those of the primary historic structure. This is consistent with the Guidelines for Additions. The applicant has noted that the new roof will feature panels that are eighteen to twenty-one inches in width, crimped seams that are one to two inches in height, a low profile ridge cap and a galvalume finish.
- h. **SCREENED PORCH** – At the rear of the primary historic structure, the applicant has proposed to construct a screened porch that is to connect to the rear carriage structure. The applicant has proposed materials consistent with those of the primary historic structure and has proposed a low roof. Staff finds this porch appropriate.
- i. **CARRIAGE STRUCTURE** – The property currently features a rear carriage structure that also features two additions, both constructed circa 1952. The applicant has proposed to remove the two non-original additions and construct the a new addition featuring a matching footprint, but additional height in the form of a second level. The applicant has proposed for the addition's plate heights to be consistent with those of the screened porch and will feature materials, windows and a massing that are appropriate for the context of the lot and district and are consistent with the Guidelines.
- j. **HISTORIC TAX CERTIFICATION** – At this time, the applicant has not applied for Historic Tax Certification. Staff recommends the applicant apply for the historic tax incentive which lasts a total of ten (10) years.

RECOMMENDATION:

Staff recommends approval as submitted based on findings a through i. Staff recommends the applicant apply for Historic Tax Certification.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Jun 07, 2016

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800 East Guenther Street

San Antonio River

LABORDE RESIDENCE
800 E. GUENTHER STREET

FOR FINAL APPROVAL

Detailed description of the project:

1. The rehabilitation and restoration of the original portions of the wood frame house at 800 E. Guenther, built before 1919; the demolition of a non-contributing addition; replacement of the existing addition plus new addition with elements compatible with the original house. The lot is 50' wide by 116' deep.

An 8'-6" addition was added to the house after 1952 when it was converted into a duplex. A shed roof was extended from the eave of the existing house. While an effort to was made to match materials and reutilize existing windows, the addition is of poor quality with inadequate foundation and exposed plumbing on the exterior. The west (Barbe Street) elevation of the house is adversely affected by the addition.

- a. All exterior wood elements will be restored and new will match existing with in-kind size, shape, and material—siding, rafter tails, brackets, fascias, door and window frames, doors and windows, window screens, and all other wood trim items
 - b. Replacement of the existing asphalt shingle roofing with a new standing seam metal roof.
 - c. Demolition of the existing non-contributing rear addition.
 - d. Reconstruction of the addition on the existing foot print plus the construction of a new addition projecting from the west side of the house which will align with the porch. Elements of the additions to match the original house include the vent, brackets, windows and screens, flared skirt. A wood siding compatible with the original house but indicating the extent of the new addition will be utilized. Gabled roof on the addition will match other existing gabled projections and will tie into an extended hip roof over the main body of the house.
2. Restoration/rehabilitation of the original 12' x 17' foot garage structure. Demolition of the two post 1952 non-contributing additions to the garage and replacement with wood framed garage adjacent to the original with a two-story addition on the rear of the building.

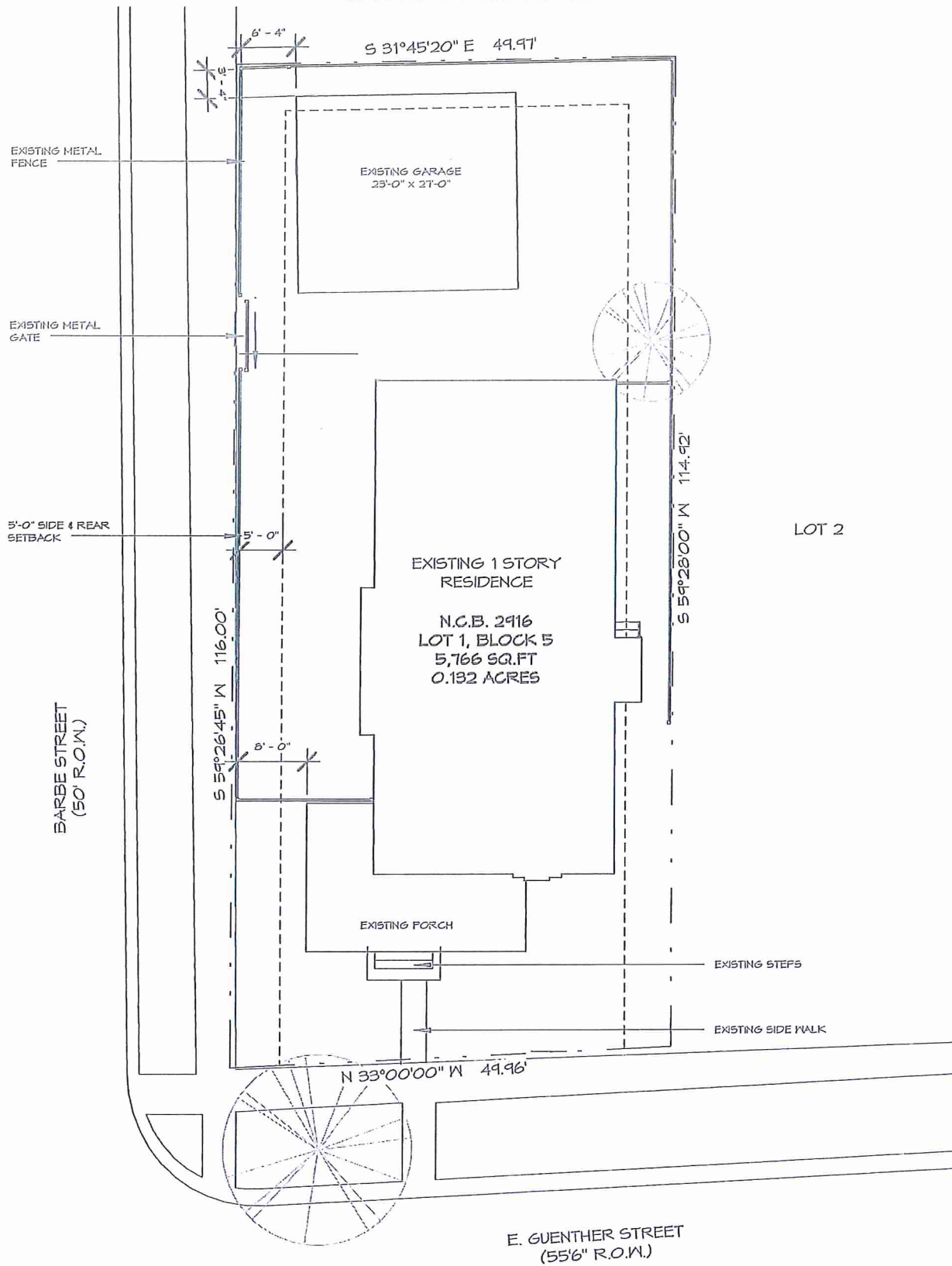
The original portion of the garage, a 12' x 17' structure, was constructed after the original house and does not appear on the 1919 Sanborn maps. The garage is wood framed with board and ogee batten siding on 1'-0" centers, corrugated metal roofing, dirt floor and swinging double doors. It is a quality structure with nice detailing. The garage will remain as originally positioned on the lot; it is within the current 5'-0" back set-back.

Two later additions were made to the original garage. The first, an 11' x 17' wood framed addition, has a shed roof extending from the eave of the original garage structure, crude horizontal lap siding, dirt floor, and swinging double doors. The second wood framed addition, 10' x 23', was across the back of both garage structures and has salvaged corrugated metal siding and roofing, salvaged windows, and dirt floor. Neither additions appear on the 1952 Sanborn maps and are non-contributing to the historic district.

- e. Demolition of the two non-contributing garage additions.
- f. Rehabilitation of the original garage structure. The plate height will be raised from 7'-3" to 8'-6" to allow use as a garage with a plinth wood base added to the exterior to indicate that the structure has been raised; a new concrete foundation for the original garage and new additions. The original board and batten siding will be retained and restored. The corrugated metal roof will be replaced with standing seam metal roof.
- g. Replacement of the first addition with a new garage structure set back 6" from the façade of the original, shed roof with standing seam metal roofing, horizontal wood siding compatible with the siding used on the addition of the house. Wood sectional roll up doors will be utilized.
- h. Replacement of the second addition with a new 2-story structure with the upstairs to serve as a guest room. Board and batten siding with a lesser spacing than the original garage will be utilized. Wood windows proportionally similar to the existing house will be utilized. Exterior wood stairs will provide access to the second floor. The garage will receive a new standing seam metal roof. A new concrete drive will be poured to provide access to the garage.
- i. The existing metal fence will remain but turn back to the garage at the rear and side of the property.
- j. A screened porch with low roof will connect the garage to the house.

800 E. GUENTHER ST

EXISTING CONDITIONS



4.29.2016



1 SITE PLAN
1/16" = 1'-0"

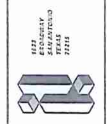
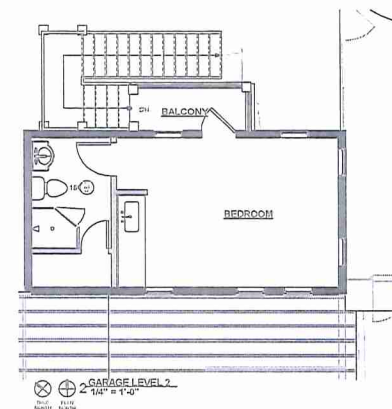
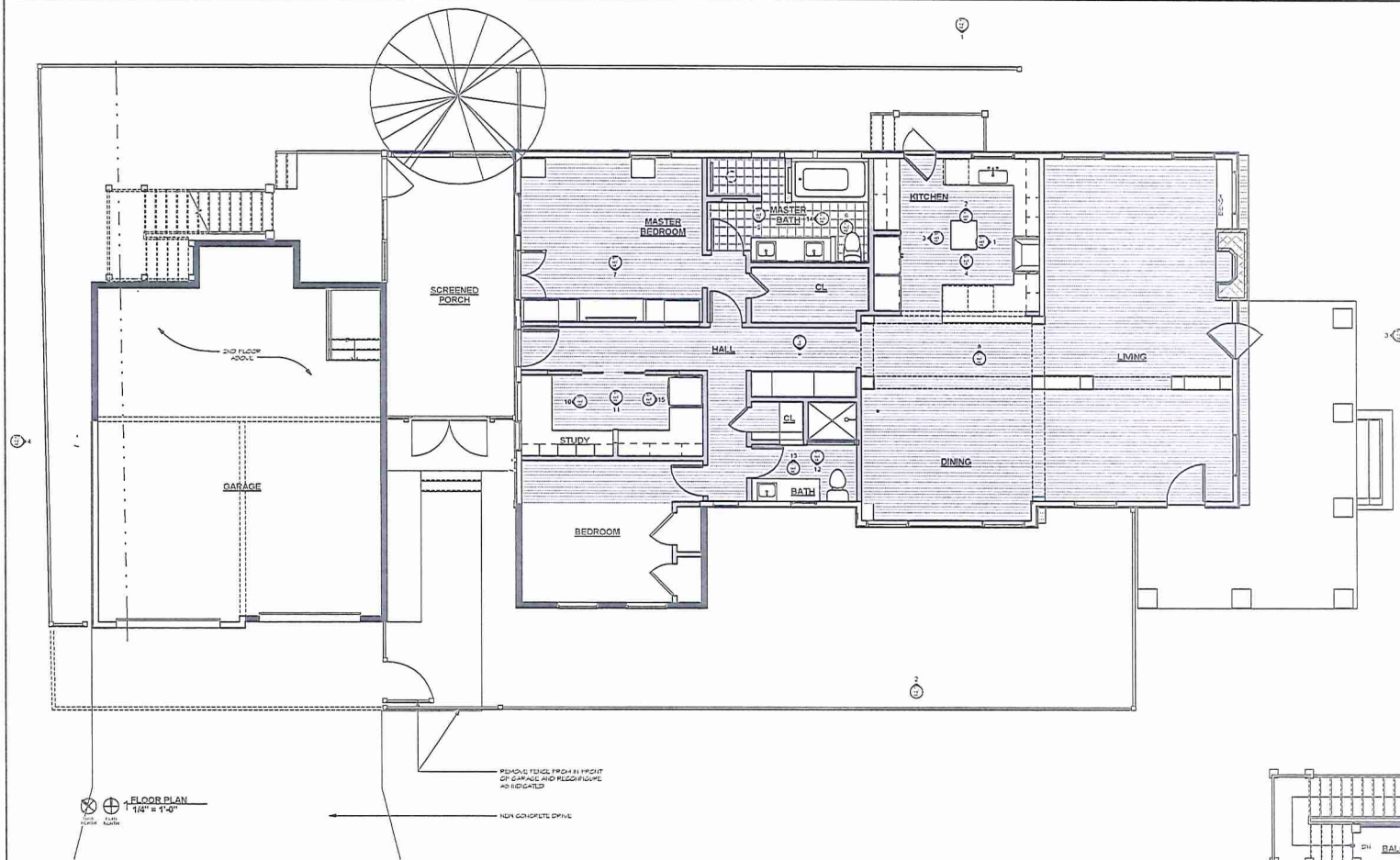
800 E GUENTHER ST, SAN ANTONIO, TX 78210

SITE PLAN



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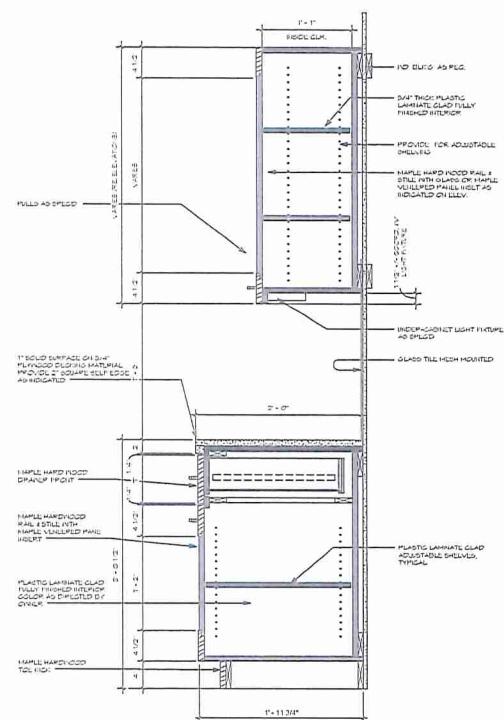
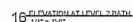
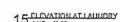
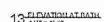
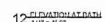
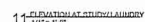
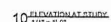
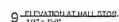
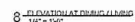
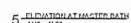
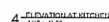
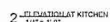
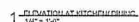


INSITE
ARCHITECTS
INC.
10000 N. LOOP WEST
SUITE 100
DALLAS, TEXAS 75243

LABORDE RESIDENCE
800 E. GUENTHER ST.
SAN ANTONIO, TX 78210


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ARCHITECT	
MICHAEL J. SCHROEDER	
TX. REG. #5594	
INSITE ARCHITECTS	
SHEET TITLE:	
FLOOR PLAN LV-1	
SHEET:	

A2.1



17 DETAIL AT MILLWORK
1 1/2" x 1'-0"

Electrical Fixture Schedule				
PICTURE/APPLIANCE	BRAND	STYLE	MODEL #	DIMENSIONS



1223
BROADWAY
SAN ANTONIO
TEXAS
78215

WILLIAM S. ARCHIE
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1000 W. 10th St., Suite 100
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LABORDE RESIDENCE
800 E. GUENTHER ST.
SAN ANTONIO, TX 78210

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ARCHITECT
MICHAEL J. SCHROEDER
TX. REG. #25504
INSITE ARCHITECTS

SHEET TITLE:
INTERIOR ELEVATIONS

CONCET:

A6.1

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Specification/Documentation of materials:

Metal roofing: Roof panels to be 18" to 21" in width, crimped seams that are one to two inches in height, with a low profile ridge cap. The finish is to be galvalume.

Wood siding: Double teardrop wood siding (117 profile) on the house will be refurbished, replaced with like material if required. The wood siding on the rear addition to be demolished is to be retained and reused on the existing house as required. The siding on the additions to be Hardie Artisan lap siding, smooth, with a 5" exposure to coordinate with the original house siding. The use of the single drop exposure on the Hardie siding will indicate the extent of the new construction.

The board and ogee batten siding which is spaced at 1'-0" o.c. on the original portion of the garage will be refurbished, replaced with like material if required.

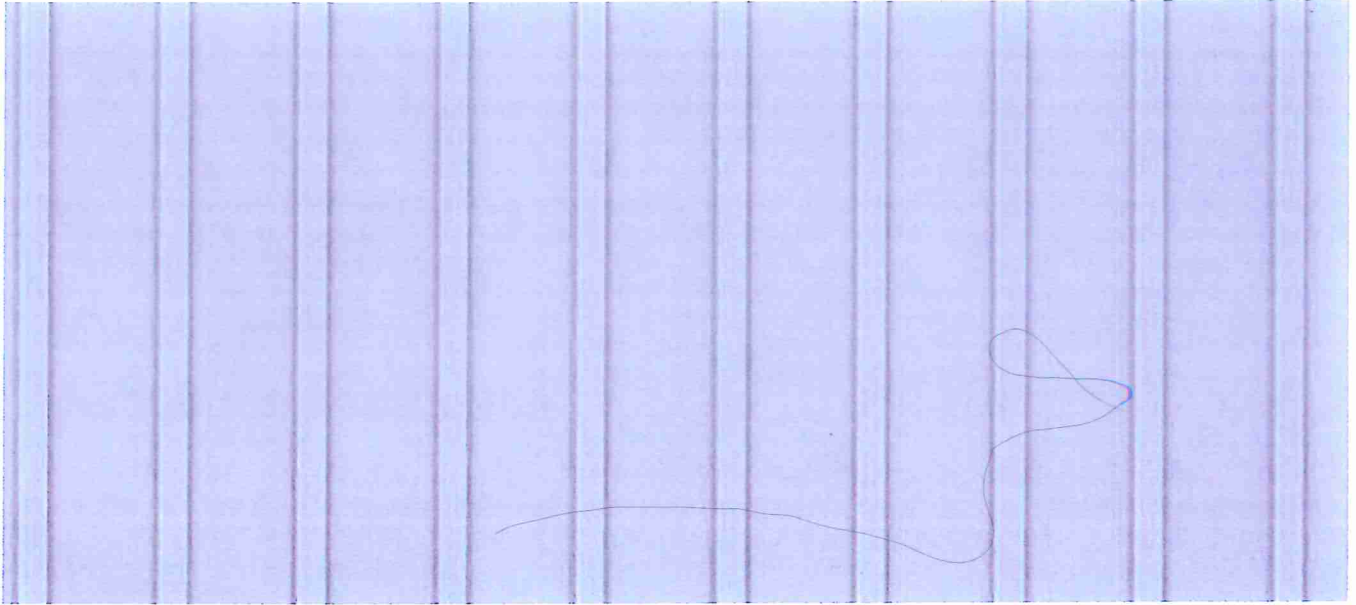
Board and square batten siding utilized on the new additions to the garage structure will be smooth Hardie vertical siding with smooth vertical Hardie battens.

Paint: Paint colors were approved during Conceptual Approval process. .

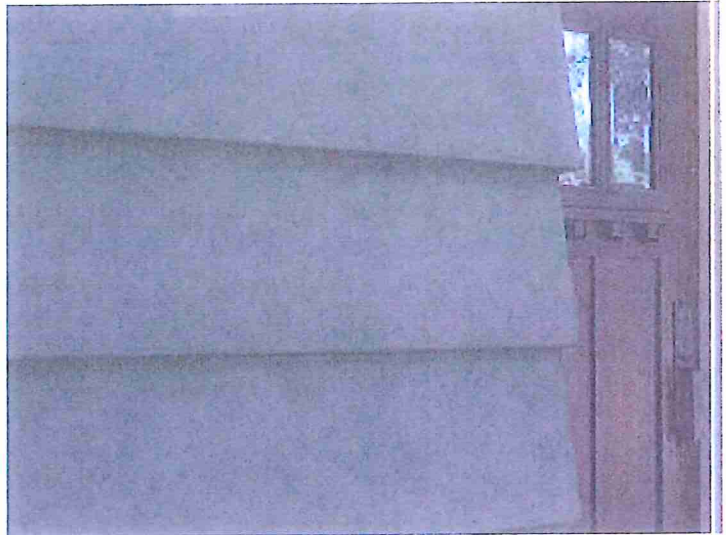
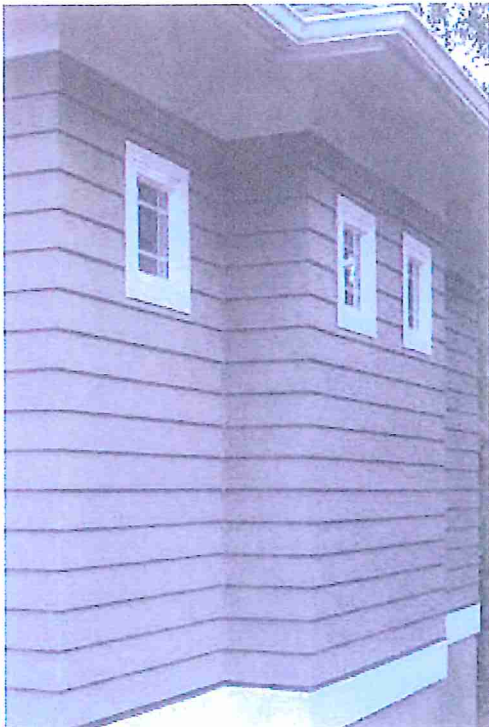
Windows: Existing windows will be refurbished as required; new windows will match existing.

Window Screens: Window screens will be refurbished as required: new screens will match existing.

LABORDE RESIDENCE
800 E. GUENTHER STREET



BOARD & BATTEN SIDING



HARDIE ARMYAN LAP SIDING







