

Griego Residence, 10 W Buena Ventura St.

North End Historic Preservation Design Narrative

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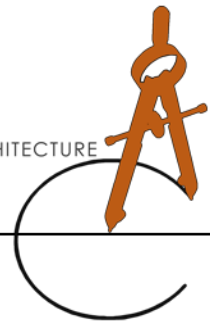
OWNERS: Amanda & Ryan Griego
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The Residence at 10 W Buena Ventura St. is located within the Wood-Cascade subarea of the North End Historic Preservation Overlay Zone. The existing historic residence is designed in a Georgian architectural style, characterized by its balanced proportions, symmetrical façade, and traditional classical detailing. The proposed project consists of a new covered front portico addition at the primary entrance of the residence. The portico has been carefully designed to be compatible with the historic Georgian character of the home using matching materials, colors, roof forms, trim details, and architectural proportions. Exterior finishes will include painted cement board components (wood look), brick elements, and asphalt shingles selected to match the existing residence. The addition remains clearly subordinate to the principal structure and is intended to enhance the functionality of the main entrance while preserving the historic integrity, Georgian architectural character, and visual prominence of the existing home and surrounding historic streetscape.

The proposed design meets the design standards as follows:

A. Distinctive Historic District & Neighborhood Boundaries and Zones

- A.1 The proposed portico does not alter the overall massing, scale, or character of the historic residence. The existing house remains the dominant feature of the property, preserving the historic residential character of the district.
- A.2 The proposed addition maintains the visual integrity of the North End Historic District by preserving the historic architectural character, scale, and relationship of the residence to the surrounding streetscapes in the Cascade/Wood Corridor Subarea.
- A.4 The proposed portico will not interfere with views from the public right-of-way and does not impact the established relationship between the residence and the surrounding neighborhood.
- A.6 The project enhances the formal entrance to the residence by providing a covered entry feature that reinforces the historic pattern of porches, steps, and prominent entrances found throughout the district.
- A.7 The proposed work maintains the visual appearance of the district as a neighborhood of historic single-family homes and does not alter the residential character of the property.



- A.8 The materials selected for the project match the quality, appearance, and detailing of the existing residence, including brick, painted trim, decorative moldings, columns, railings, and asphalt shingles.

B. District Standards

- B.1 The historic architectural features of the existing residence serve as the primary guide for the design of the proposed portico. Existing proportions, trim details, materials, and decorative elements are incorporated into the addition.
- B.2 Building materials have been selected to be compatible with the existing historic residence in size, composition, quality, and appearance. The proposed materials include painted cement board elements, brick, and asphalt shingles designed to match the existing home.
- B.4 The original roofline of the residence remains unchanged. The proposed portico roof is compatible with the existing architecture and preserves the appearance of the historic structure from the public street.
- B.6 The proposed design maintains the horizontal alignment and architectural rhythm of the front façade using compatible roof forms, columns, railings, and trim details.
- B.9 The orientation of the primary façade toward W. Buena Ventura Street remains unchanged, preserving the historic relationship between the residence and the street.
- B.10 The proposed portico reinforces the pattern of formal entrances that characterizes historic residences throughout the district.
- B.11 The addition maintains and enhances the prominence of the front façade by emphasizing the primary entrance while remaining subordinate to the overall structure.
- B.12 The portico incorporates significant historic porch components, including a porch roof, supporting columns, railings, decorative trim, and molding details that are compatible with the existing residence.

C. Subarea Standards - Cascade/Wood Corridor

- C.1.c The proposed project maintains the existing pattern of varied side yard setbacks characteristic of the Cascade/Wood Corridor Subarea and does not alter the established spacing between buildings.
- C.1.f The existing height and scale of the residence remain unchanged. The proposed portico is a minor architectural addition that preserves the stature and prominence of the historic home.
- C.1.g The design of the proposed portico complements the existing irregular massing and architectural composition of the residence, maintaining the visual character typical of historic homes within the Cascade/Wood Corridor Subarea.
- C.1.h The proposed addition preserves and extends the rich architectural detailing of the residence using matching dentil molding, columns, trim, railings, brick elements, and other decorative features consistent with the architectural traditions of the Cascade/Wood Corridor Subarea.

Thank you,
Avrie Tomsik
Compass Architecture

