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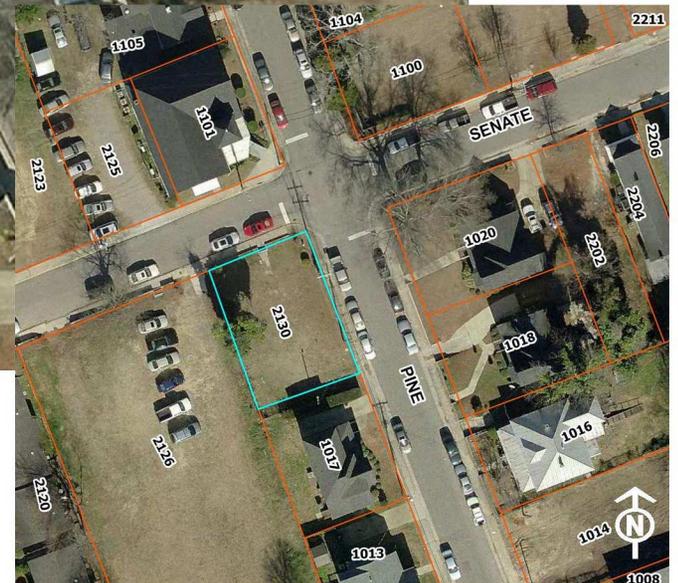


D/DRC Case

2130 Senate Street

Old Shandon/Lower Waverly Protection Area

TMS: 11406-11-10



DESIGN/DEVELOPMENT REVIEW COMMISSION
DESIGN REVIEW DISTRICT
CONSENT AGENDA
EVALUATION SHEET
Case # 3

ADDRESS: 2130 Senate St.

APPLICANT: Malcolm Harris, homeowner

TAX MAP REFERENCE: TMS# 11406-11-10

USE OF PROPERTY: Residential

REVIEW DISTRICT: Old Shandon/Lower Waverly Protection Area

NATURE OF REQUEST: Request Certificate of Design Approval for new construction

FINDINGS/COMMENTS:

***PLEASE NOTE:** This project was approved by the D/DRC at their August 8, 2013 meeting and the same information is presented here. The applicant agreed with the staff recommendations at that time and they were all included in the motion for approval. As approvals expire after one year if no work has been started, this project is back before the D/DRC for a new review.

This is a vacant corner lot at the intersection of Pine and Senate Streets. To the west is a vacant lot, a church is to the north, a vacant lot is to the northeast across the intersection, and new, two-story homes are located to the east and the south. The proposal is for a one-story Bungalow styled single-family home with a short driveway at the rear of the home. The D/DRC approved a very similar project for this lot in June 2012, but the applicant has decided to build a smaller house of a slightly different design.

Please note that the proposal varies from the elevations in regards to the roof shape, window configurations and other minor details. Variations from the drawings are mentioned below.

PERTINENT SECTIONS FROM GUIDELINES

Section 4-A: *GUIDELINES FOR NEW CONSTRUCTION*

Principles

Within the Old Shandon/Lower Waverly district, there are numerous vacant lots and non-contributing structures. The construction of new or replacement structures on these lots will greatly affect the district by either reinforcing or undermining existing historic patterns. New construction should be consistent with existing buildings along a street in terms of height, scale, proportion and rhythm of openings, setbacks, orientation and spacing. However, new buildings need not imitate past architectural styles; they may reflect the era of their own construction to carry on the tradition of diversity in building styles present.

Guidelines

1. *Height: Construct new buildings to a height that is compatible with the height of surrounding buildings. New construction shall not vary greatly in height from older buildings in the vicinity*

The proposed building is a one story structure approximately 17' feet in height from the foundation, with an approximately 2' tall crawlspace. Single-story buildings and two-story buildings are prevalent nearby and the height is appropriate.

2. *Size & Scale: The size and scale of a new building shall be visually compatible with surrounding buildings*

The façade of this building is 28 feet wide and the length is 38 feet plus a front porch of about 8 feet in depth. This length and width is within the average range for this area. The scale of the building is compatible to structures nearby. It fits in well with the average scale of historic buildings along Pine and Senate Streets and maintains the rhythm of the average scale on these streets.

3. *Massing: Arrange the mass of a new building (the relationship of solid components [ex. walls, columns, etc.] to open spaces [ex. windows, doors, arches]) so that it is compatible with existing historic buildings on the block or street.*

The massing is appropriate to historic buildings on the street, the proportion of the porch is correct to the façade and general relationships between solid and open spaces works well.

4. *Directional Expression: Site the entrance of the building so that it is compatible with surrounding buildings.*

The entrance to this building is situated at the center of a symmetrical façade. A number of historic homes in this district feature central entries, so this placement is compatible with the guidelines.

5. *Setback: Locate the new building on the site so that the distance of the structure from the right of way is similar to adjacent structures.*

The applicant proposes the same setback as originally proposed, of approximately 20' from the front sidewalk on Senate and about 18' from the sidewalk along Pine Street. The average of setbacks on Pine Street from the approximate sidewalk location is about 24 feet. On Senate Street's 2200 block the residential buildings range from about 10' to 30' setbacks. Therefore, the location of this building will be similar to the average setbacks, even though the setback of adjacent structures varies widely.

6. *Sense of Entry: Place the main entrance and the associated architectural elements (porches, steps, etc.) so that they are compatible to surrounding structures. The main entrance shall be constructed with covered porches, porticos or other architectural forms that are found on historic structures on the block or street.*

The sense of entry on this building is attained by an appropriately sized front porch on the façade and a central door, which will be approached by a set of wood or brick stairs in front of the porch. This is compatible to surrounding historic homes in the area.

7. *Rhythm of Openings: Construct new buildings so that the relationship of width to height of windows and doors, and the rhythm of solids (walls) to voids (door & window openings) is visually compatible with historic buildings on the block or street. Maintain a similar ratio of height to width in the bays of the façade.*

The windows and doors create an acceptable rhythm of openings that are visually compatible with historic buildings nearby on most of the elevations. However, since this is a corner lot the rear elevation will be visible. It has a single window in a span of 28 feet of wall space, it is recommended that another window be added to maintain an acceptable

rhythm of openings; if this is unacceptable for interior spatial arrangement then the window can be walled in from the inside.

8. *Roof Shape: Use roof shapes, pitches, and materials that are visually compatible with those of surrounding buildings. (ex. when a majority of the buildings in an area use a hip or gable roof form, a hip or gable roof should be used). Do not introduce roof shapes or pitches that are not found in the area.*

The proposed front gable roof with front-gabled porch is visually compatible with surrounding historic buildings. The gables are typical roof shapes for the district. The pitch for the main roof is 6/12 and appears to be within the range for the area.

The renderings show two side cross gables but the applicant is proposing to eliminate those and have a simple single gable roof. The front gable porch roof will remain as drawn.

9. *Materials, Texture, Details Use materials, textures, and architectural features that are visually compatible with those of historic buildings on the block or street.*

Roof Materials: The applicant proposes architectural shingle. While this isn't typical of a historic building of this area, since architectural shingles are meant to replicate a wood shake style, Staff recommends approval due to their minimal visual impact and because of this district's status as a Protection Area. The brackets shown in the roof gables will not be used on the house.

Windows: The proposed windows are 1/1 vinyl double hung sashes. This is different from the drawing, which shows 6/1 windows. Generally the windows are visually compatible with the area. The left side elevation, which will face Pine Street, has two sets of smaller windows, which are above a bathtub and a kitchen sink. When the grids are removed from these windows their unusual size will probably be even more obvious. It is recommended that the kitchen window be changed from what appears to be a sliding or casement window to a 1/1 sash window.

Door: The applicant is not proposing the door shown in the rendering, and Staff is happy to work with the applicant on a door appropriate to the house, including a solid panel door, a Craftsman-influenced door, etc.

Siding: The applicant is proposing the use of vinyl siding on exterior walls. The horizontal siding should not be textured and should have a simple, smooth exterior to mimic wood siding. A wide cornice board will be added to the front and rear elevations to separate the walls from the gables.

The siding in the front porch gable and the front and rear roof gables will be vinyl "shingle" siding. The shingle should have a straight edge along each row and should not be staggered or curved, in order to match the details of the nearby blocks. Other shingles found nearby are only in straight rows.

Porch: There are three porch posts with battered wood columns on brick pedestals. Brick will be used instead of the stone shown in the attached rendering. Craftsman style homes on this street often feature this style. The brackets shown on the plans in the gable will not be used on this building. The doubled cornice board is a good trim detail, and the typical

2"x2" wood pickets on the simple porch balustrade are visually compatible with the street. The brick pedestals go to the ground.

Foundation: The foundation proposed is a concrete block pier system with a brick veneer wall around the exterior. The brick will match that on the porch pedestals.

Trim: The proposed trim includes corner boards, which are appropriate for the street. The cornice and eaves are proposed to be boxed, either with wood or cement fiberboard. Trim around the windows and doors will be approximately 4" wide to better mimic historic trim on the street. A skirt board across the bottom of the siding will also mimic historic buildings and will separate the walls from the foundation.

HVAC: The proposed air condensing units will be visible along Pine Street but will be masked by shrubbery; they will be compact units.

DRIVEWAYS/PARKING

New driveways or parking areas located in the front or the secondary front yard setback are to be no wider than 10' as measured with a straight line running parallel to the street from which access is gained.

The current city ordinance allows for 12' wide driveways in historic districts. Approved materials for protection areas include concrete, which is the proposed material for the driveway. The driveway will extend into the yard at the rear of the house, off of a curb cut that already exists on Pine Street.

STAFF RECOMMENDATIONS:

Staff finds that the proposal is largely in keeping with Section 4-A of the guidelines and **recommends granting a Certificate of Design Approval** for the project as proposed with the following conditions:

- Door design and materials to be approved by Staff
- Kitchen window to be changed to a 1/1 sash window
- An additional window be placed on the rear of the house to maintain an acceptable rhythm of openings
- Any changes to original site plan (besides house measurements) to be submitted to and approved by Staff
- All details deferred to Staff



Top: Current view of property
Above: House across street to east
Top Right: Church across street to north
Above Right: View of lot to west
Right: Houses on 2200 block of Senate
Below: House nearby on Pine St.
Bottom Right: Houses to rear of lot





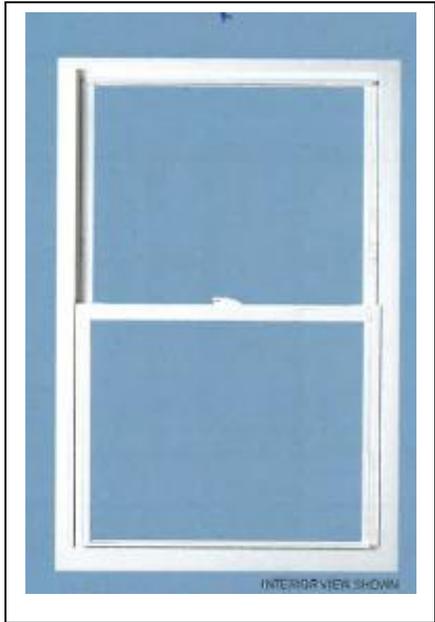
Rendering submitted by applicant

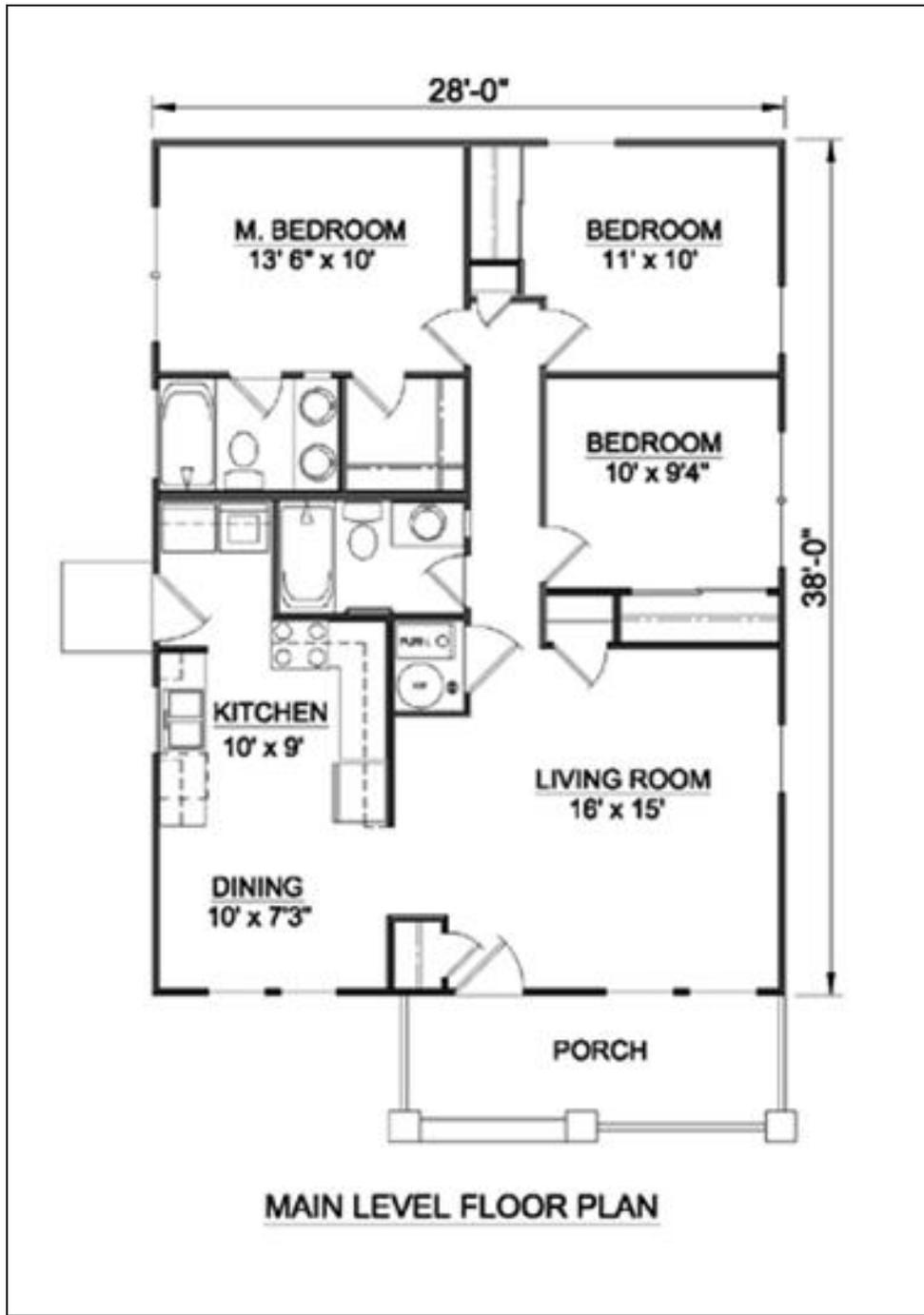


At Left: Mortar and brick proposed for foundation and porch pedestals

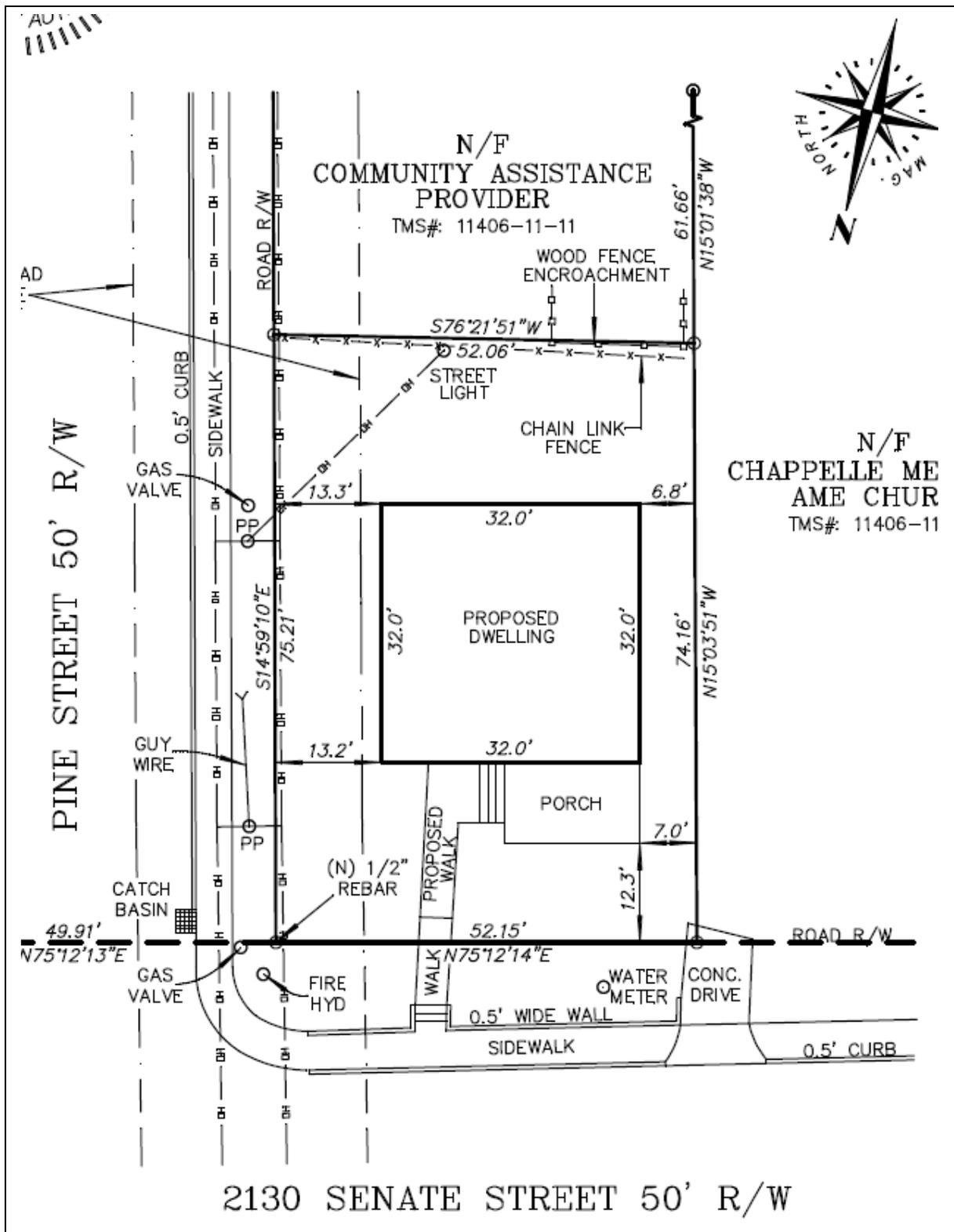
At Right: Vinyl window as proposed by applicant.

Images supplied by applicant.





Submitted by Applicant



PREVIOUS site plan submitted by applicant. Please note that the driveway has not been included and that the new house is four feet narrower and six feet longer.