

02/21/2013



## D/DRC Case

1015 King Street

Old Shandon/Lower Waverly Protection Area

TMS: 11413-01-07



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**DESIGN/DEVELOPMENT REVIEW COMMISSION**  
**DESIGN REVIEW DISTRICT**  
**HISTORIC AGENDA**  
**EVALUATION SHEET**  
Case # 8

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**ADDRESS:** 1015 King Street

**APPLICANT:** Gary Angel, agent/contractor

**TAX MAP REFERENCE:** TMS#11413-01-07

**USE OF PROPERTY:** Vacant

**REVIEW DISTRICT:** Old Shandon/Lower Waverly Protection Area A

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

**FINDINGS/COMMENTS:**

A historic house suffered a fire here several months ago and staff granted approval for its demolition due to the widespread damage in the building. The owner's contractor is proposing to build a new house here that is very similar to what was demolished, although that is not a requirement per the guidelines. Due to Zoning regulations the house may have to be slightly narrower than what is depicted in the attached plans, perhaps by two feet, but that is not a significant difference for design review.

**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 single-story building has a height compatible with buildings adjacent.

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

The proposed house is 27' wide and 45' deep. The scale of the building is visually compatible to structures nearby. The original house was 29 feet wide but Zoning requirements for side yard setbacks and the narrowness of the lot require a few feet to be removed from the width of the proposed house.

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 right (north) side does not have enough windows to be consistent and the façade is likewise lacking in windows, leaving too much solid space versus open spaces for this building to be entirely consistent with the massing of other historic buildings.

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

The siting of the entrance is compatible with the district and with the original house at this location.

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 placement of this building will be the same as the houses on either side; the distance from the street matches those of the adjacent buildings.

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.*

A front porch provides an appropriate sense of entry and the main entry is on the façade, with porch steps aligned with the entry, making this consistent with 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 left (south) side has an acceptable rhythm of openings, with windows that appear appropriately sized and spaced.

The façade is lacking any windows in the right bay, leaving about 15 feet of blank wall on the façade's right half. Although a screened porch is proposed for the right bay, screening is easily removable and depending on the screening, may be easy to see through. Therefore the right bay of the façade needs to have a window opening installed in order to meet this guideline.

The right (north) elevation has only two openings, which is not consistent in pattern with historic buildings nearby, which all seem to have at least three window openings somewhat evenly spaced on side elevations. The window placement is also not consistent; there should be a window closer to the façade on this side. The current proposal has the first window twelve feet from the front corner, on center. Historic patterns have windows within two to six feet from the façade on side elevations. The rhythm of openings on this side needs to be altered in order to meet the guideline.

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 roof is a front gable with a 7/12 pitch covered in asphalt shingles.

This is compatible with existing historic houses on the street.

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: All roof surfaces will be covered in asphalt shingles.

Front Gable: There are wood brackets proposed as decorative items in the front gable; this detail matches what was on the house originally. Likewise there is a vent in the gable, similar to what is found in historic buildings. The proposed vinyl siding that mimics wood shakes in the gable is not like historic buildings nearby. This feature is inconsistent with nearby historic buildings and should be changed to either stucco or horizontal siding; staff can work out an alternative with the applicant.

Windows: The proposed windows are vinyl double hung sashes with a 1/1 configuration. This is visually compatible with simpler windows in the area.

Door: The applicant is proposing a six-panel solid door, which is visually compatible with historic buildings in the area.

Siding: The exterior will be brick, which is what was on the historic house at this lot.

Porch: The engaged front porch is supported by four brick columns, spaced similar to what was on the historic house at this site, but not quite the same. The middle and right bays created by the columns were equidistant in the original building with the left bay slightly smaller to emphasize the entry. The current configuration of the columns makes much more of the front façade visible and makes the rhythm of openings appear incongruent with historic buildings. In order to be more consistent with historic porch patterns, the third column from the left should be moved closer to the left to create more equidistant patterns. The right bay of the porch is going to be screened, which matches an alteration made to the original house. However, screening can easily be removed and should be considered a temporary change to any exterior.

Foundation: The house will feature piers with a crawlspace and brick curtain wall. This is consistent with historic buildings nearby.

Trim: The cornice and eaves are proposed to be boxed with a combination of wood and vinyl products, which are visually compatible with the street. All other trim details will be visually compatible with other historic buildings on the street or block.

### ***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. The driveway will need to be a minimum of 32' deep in order to accommodate two off-street parking spaces. Details for the driveway have not been submitted but staff would be happy to work with the applicant as site improvements can be approved at staff level.

**STAFF RECOMMENDATIONS:**

Staff finds that the proposal meets Section 4 of the guidelines and recommends approval with the following conditions:

- That the front gable be changed from a “wood shake” appearance to stucco or regular vinyl siding
- That a full size window be added to the front façade in the right bay
- That a window be added to the north elevation and that the window closest to the façade be moved closer and not more than 8 feet away from the front façade
- That the third porch column from the left be moved to the left to create equidistant central and right bays
- That driveway material and details be worked out with staff
- All details be deferred to staff







House to the south



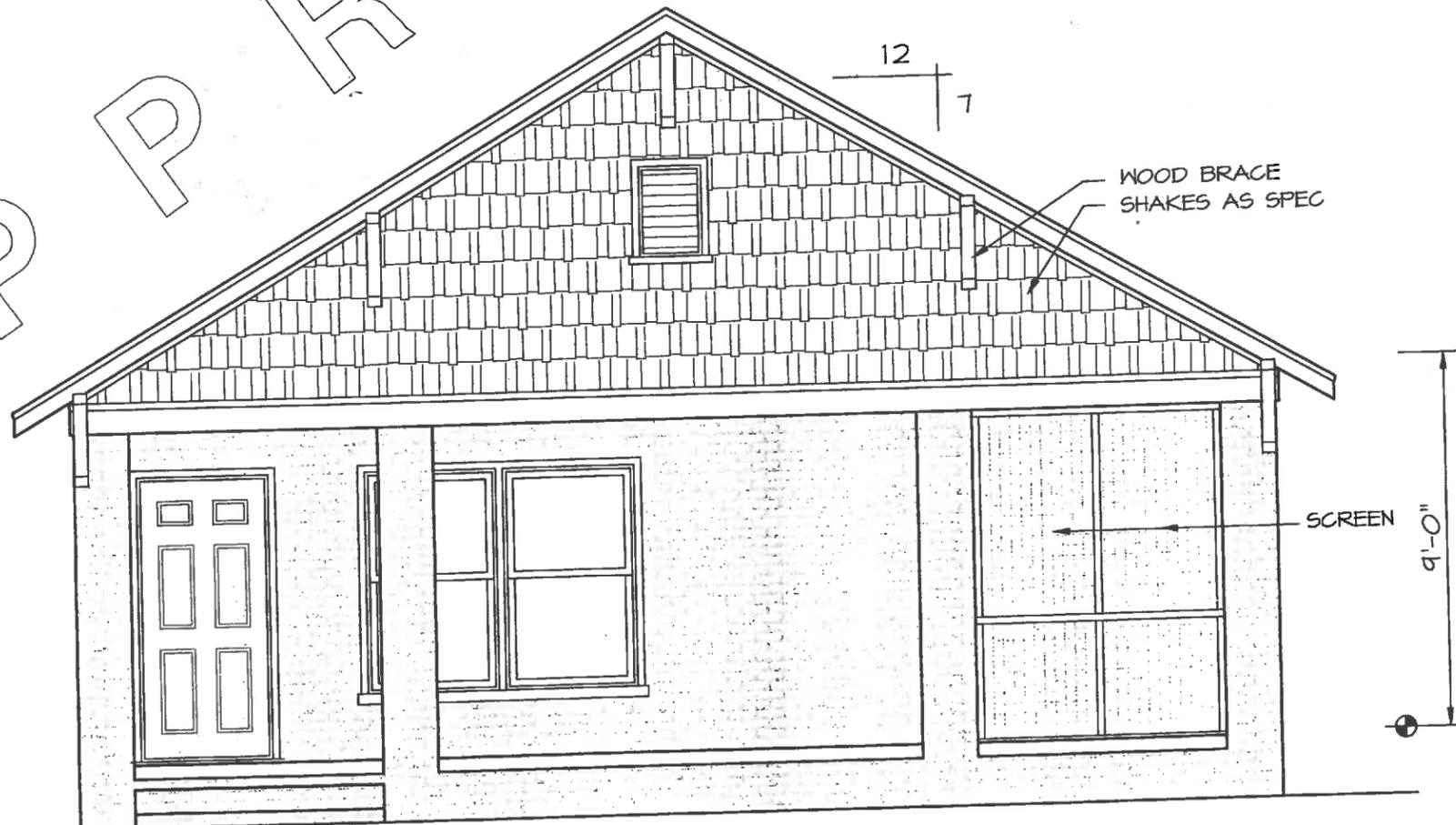
House to the north

ACCESS  
DOOR

REAR ELEVATION

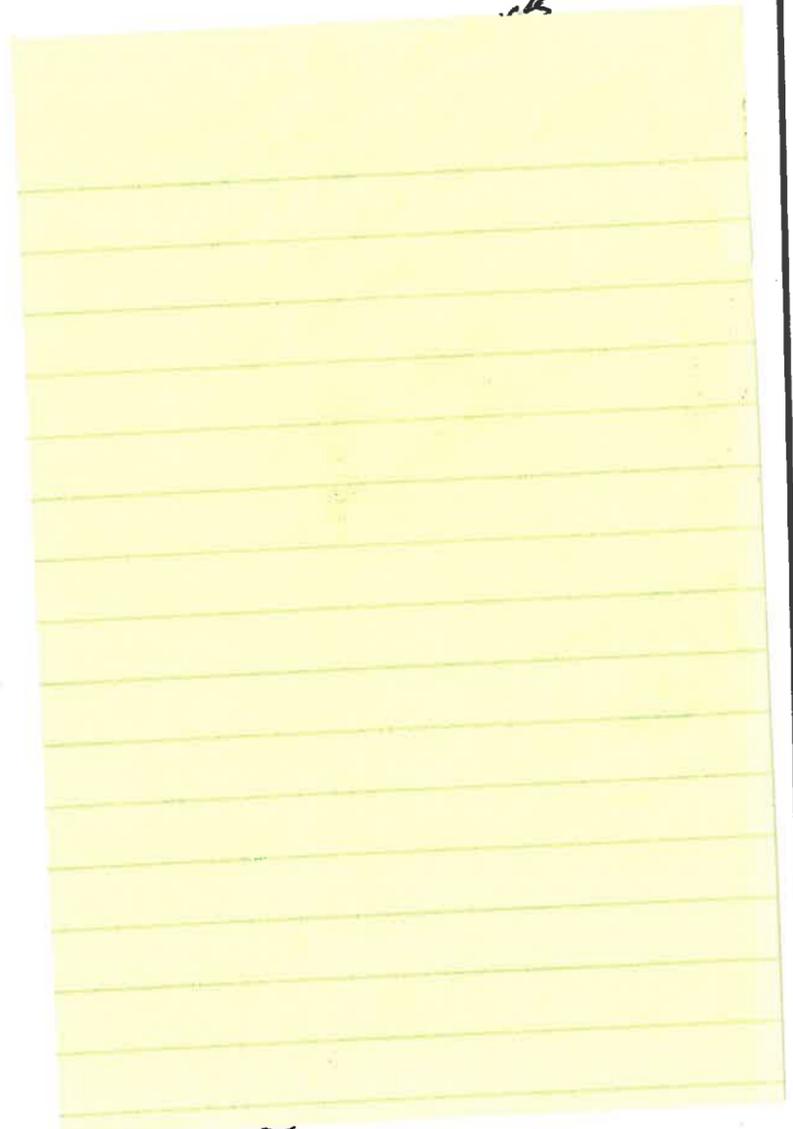
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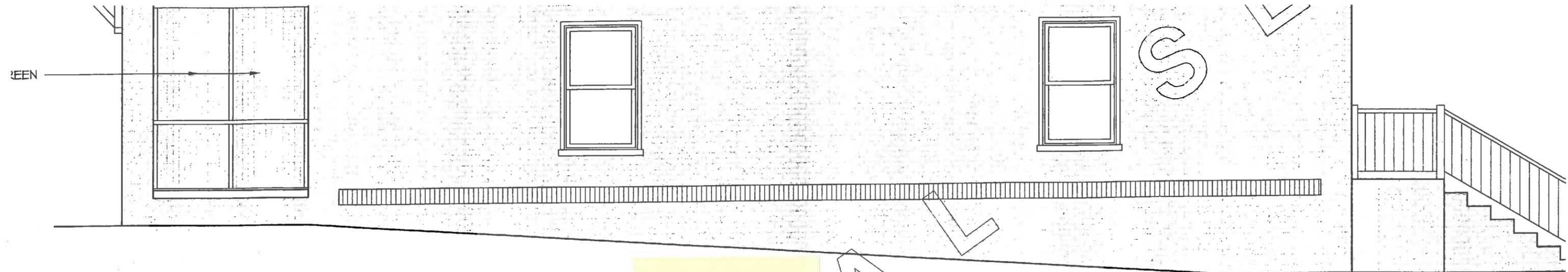
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FRONT ELEVATION

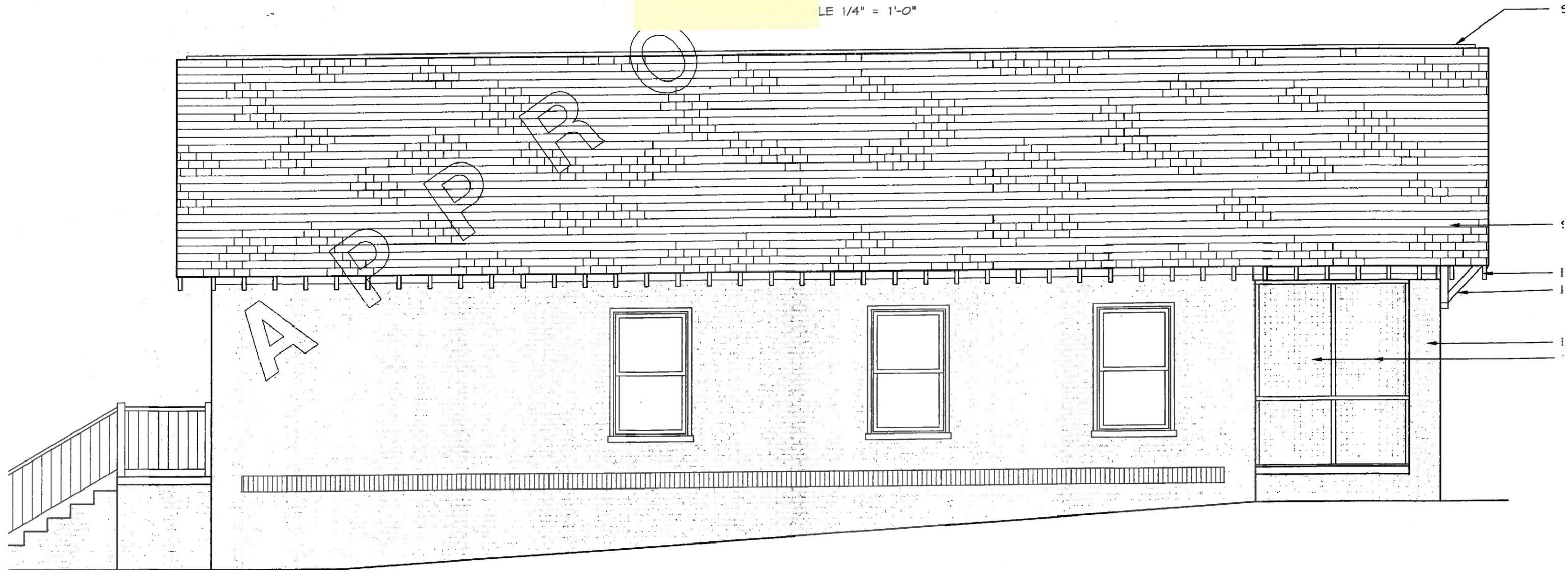
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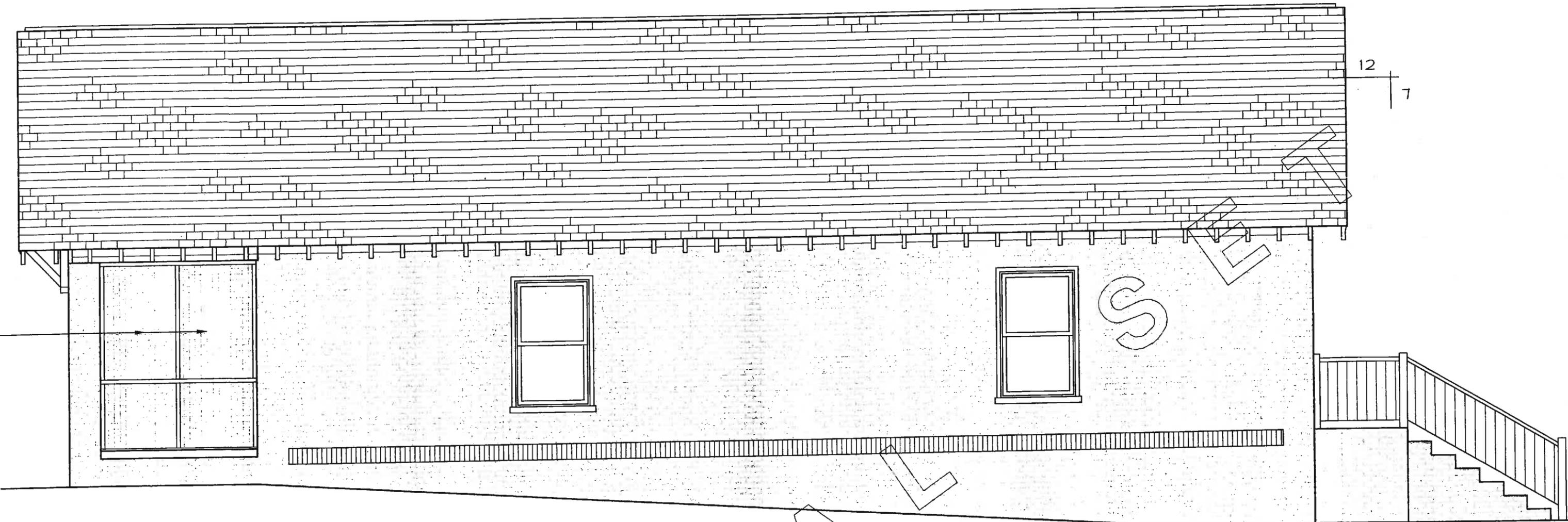




LEFT ELEVATION

SCALE 1/4" = 1'-0"





RIGHT ELEVATION

SCALE 1/4" = 1'-0"

