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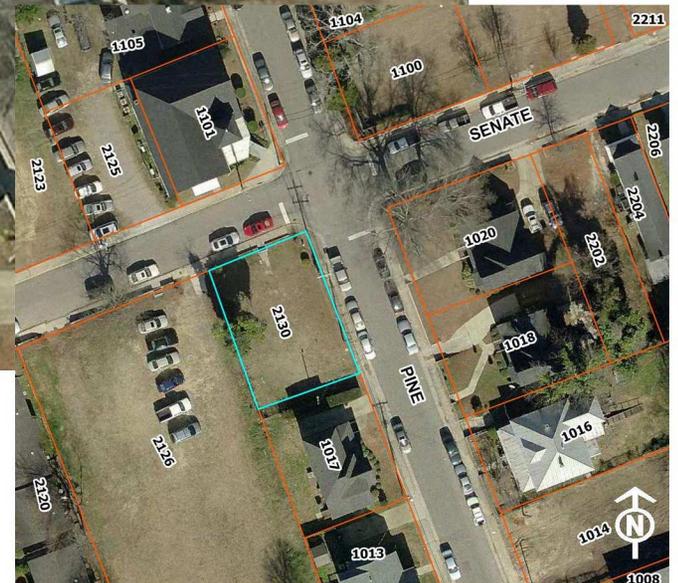


## D/DRC Case

2130 Senate Street

Old Shandon/Lower Waverly Protection Area

TMS: 11406-11-10



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**DESIGN/DEVELOPMENT REVIEW COMMISSION**  
**DESIGN REVIEW DISTRICT**  
**HISTORIC AGENDA**  
**EVALUATION SHEET**  
Case # 7

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**ADDRESS:** 2130 Senate Street

**APPLICANT:** Malcolm Harris, owner

**TAX MAP REFERENCE:** TMS#11406-11-10

**USE OF PROPERTY:** Residential

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

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

**FINDINGS/COMMENTS:**

This is a single family home built in 2016. The applicant received approval for the new construction in 2013 and then again in 2016. At the time of the approval the applicant stated to staff that they would not be including several decorative features that were visible on the plans, such as the side gables, brackets in the front gables and stone on the porch columns. The plans approved included either siding or vinyl “shake” in the porch gable and in general the building was found to be in keeping with historic buildings.

During construction the applicant changed the design of the material in the front porch gable to board and batten. This is not a feature found in the area on historic buildings. Staff offered several alternatives to the applicant that would be in keeping with historic patterns. The applicant is applying to retain the board and batten in the front porch gable.

**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*

Not applicable.

2. *Size & Scale: The size and scale of a new building shall be visually compatible with surrounding buildings*  
Not applicable.

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.*  
Not applicable.

4. *Directional Expression: Site the entrance of the building so that it is compatible with surrounding buildings.*  
Not applicable.

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.*  
Not applicable.

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.*  
Not applicable.

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.*  
Not applicable.

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.*  
Not applicable.

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

The materials used on the exterior are cement fiberboard, which is a visual approximation of wood and therefore compatible with historic buildings. However, the texture and architectural feature of a board and batten siding as installed in the porch gable is not visually compatible with historic buildings in the block or street, or on any nearby historic building. It is found on a non-historic building several blocks down on Pine Street. Front gables on historic buildings feature siding or shingle in this area.

Using a material that is not visually compatible with historic buildings goes against this guideline. The language here is meant to keep new construction consistent with its historic context and to minimize the proliferation of new features that could detract from the district. There are a lot of opportunities for infill in this part of the historic district. Introducing textures and features that do not have any local precedent does not help new construction maintain visual compatibility with historic buildings.

**STAFF RECOMMENDATIONS:**

Staff finds that the proposal does not meet Section 4 of the guidelines and **recommends denial**, and deferral of details to staff to work out a siding or “shake” product for the porch gable to match historic buildings on the street.



Above: Google image of 2130 Senate at left, view to west. Below, view to south





View of 2200 block of Senate Street, Google



View of 2200 block of Senate Street, Google



Left: Finished house



Above: Rendering supplied by applicant with the understanding they would not install the brackets in the gables, would not have the side gables, and would use brick instead of stone on the columns



