

HISTORIC AND DESIGN REVIEW COMMISSION

June 03, 2015

Agenda Item No: 15

HDRC CASE NO: 2015-214
ADDRESS: 426 ADAMS ST
LEGAL DESCRIPTION: NCB 2879 (DIAZ SUBDIVISION), BLOCK 004 LOT 19 08) PER PLAT 9578/44
ZONING: RM4 H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Charles Shubert
OWNER: Dre & Billy Jo Gutierrez
TYPE OF WORK: New construction
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

Construct a new, single-family residence with a building footprint of approximately 2,777 square feet. The house will feature an office and guest room above a detached two car garage. Materials are to include limestone, board and batten siding, plaster, a standing seam metal roof, wood doors and windows and a decomposed granite driveway.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION

i. *Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.

2. Building Massing and Form

A. SCALE AND MASS

i. *Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.

iii. *Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

B. ROOF FORM

i. *Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on non-residential building types are more typically flat and screened by an ornamental parapet wall.

C. RELATIONSHIP OF SOLIDS TO VOIDS

i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.

3. Materials and Textures

A. NEW MATERIALS

- i. *Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.
- iv. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.

4. Architectural Details

A. GENERAL

- ii. *Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

- i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.

B. SETBACKS AND ORIENTATION

- i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
- ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

5. Sidewalks, Walkways, Driveways, and Curbing

B. DRIVEWAYS

- i. *Driveway configuration*—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.
- ii. *Curb cuts and ramps*—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

FINDINGS:

- a. This request is for a currently vacant lot which was once addressed as 430 Adams. Since receiving the conceptual approval of this design on April 2, 2014, this property has been readdressed to 426 Adams.
- b. In regards to façade orientation and setbacks, the applicant has proposed to maintain the historic precedent along Adams by aligning the proposed setback to be consistent with those of the existing houses. This is consistent with the Guidelines for New Construction 1.A.i.
- c. Regarding building mass and form, the Guidelines for New Construction 4.A. states that new construction should feature a similar height and scale to the historic structures throughout the neighborhood. At approximately twenty (20) feet in height featuring one floor of residential space, the proposed house is consistent with the Guidelines. At the same height, but featuring two floors, the proposed rear, detached garage is also consistent with the Guidelines 5.A. in regards to its massing and form, orientation and setback.
- d. The applicant has proposed a side gable roof and a galvalume finish standing seam metal roof. This is consistent with the Guidelines for New Construction 2.B.i. and 3.A.iv.
- e. According to the Guidelines for New Construction 3.A.i., materials that complement the type, color and texture of materials found traditionally in the district should be used during new construction. The applicant has proposed

materials that include limestone, board and batten siding, plaster, wood doors and wood windows. The applicant's proposed materials are consistent with the Guidelines.

- f. A stipulation for the conceptual approval of the new construction was for the applicant to provide more information to staff regarding the proposed driveway materials and their permeability. The applicant has proposed for the driveway to be paved with decomposed granite. This is consistent with the Guidelines for Site Elements 5.B.i. and 5.B.ii.

RECOMMENDATION:

Staff recommends approval as submitted based on findings a through f.

CASE COMMENT:

The final construction height of an approved fence may not exceed the maximum height as approved by the HDRC at any portion of the fence. Additionally, all fences must be permitted and meet the development standards outlined in UDC Section 35-514.

CASE MANAGER:

Edward Hall



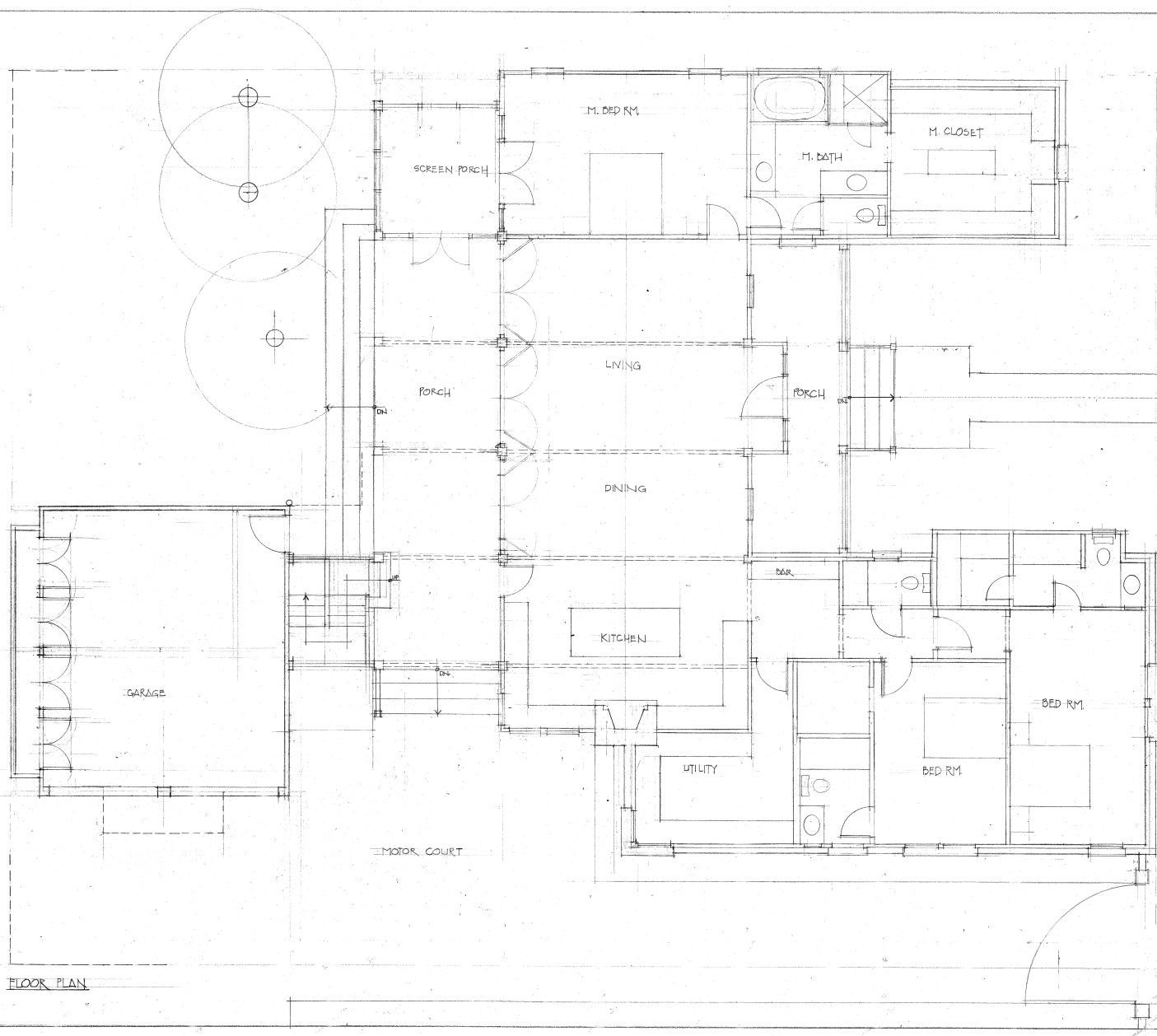


Flex Viewer

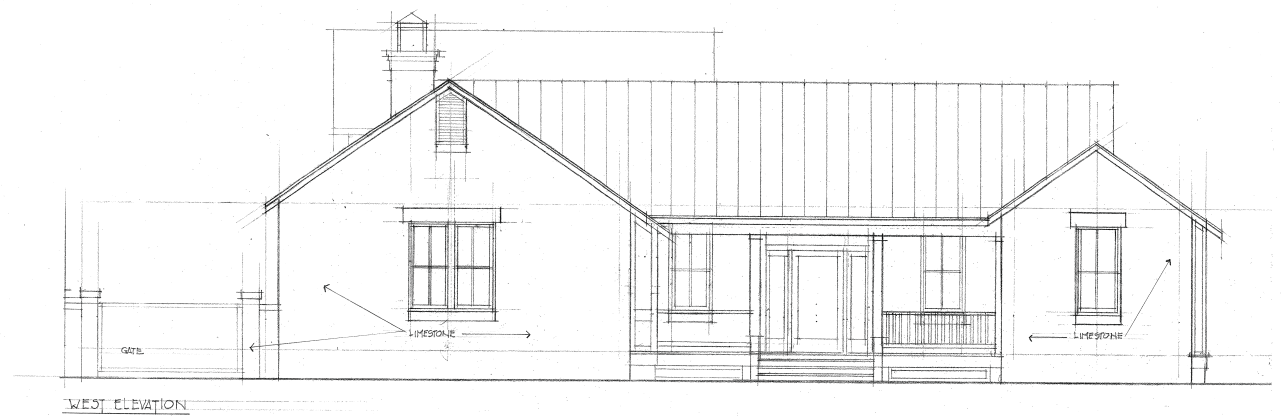
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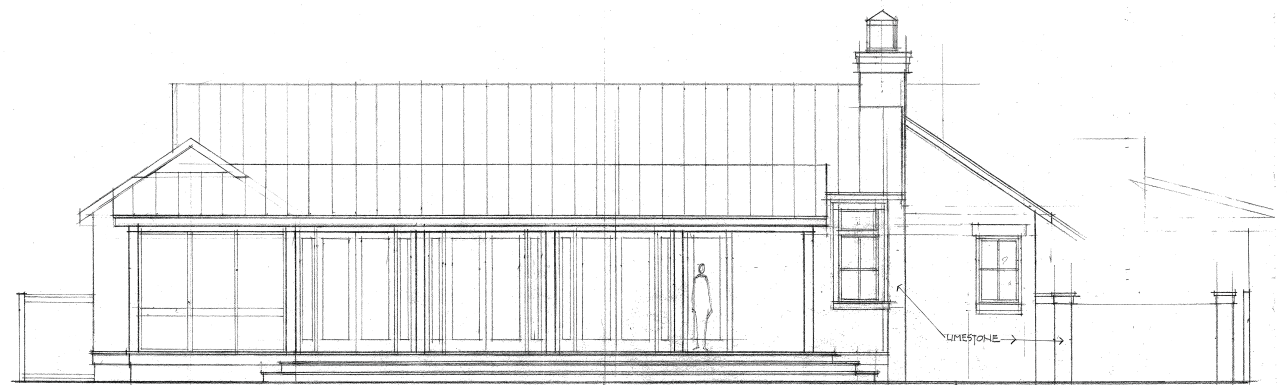
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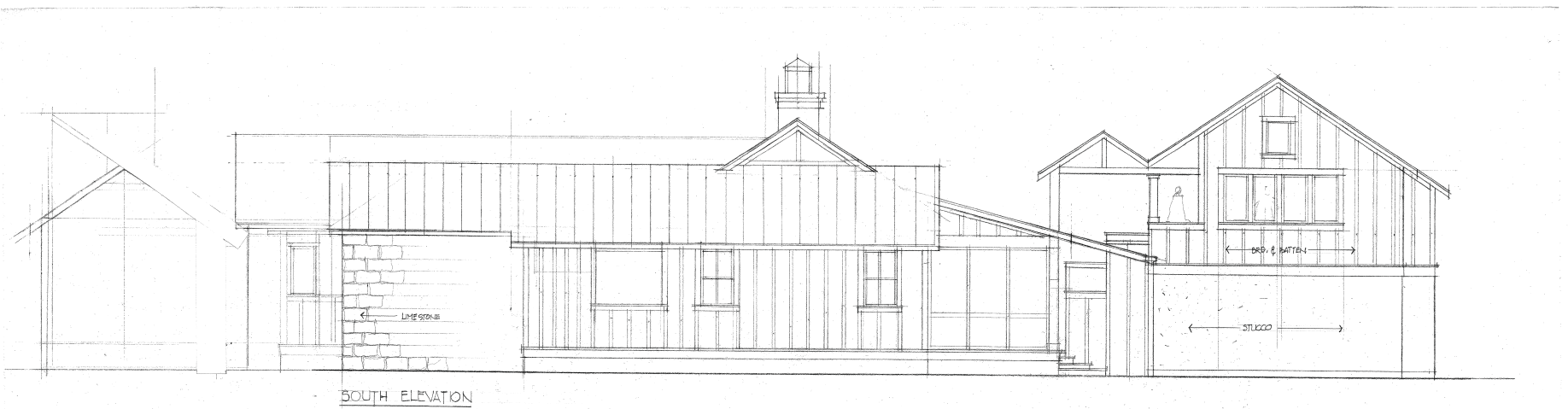
FLOOR PLAN

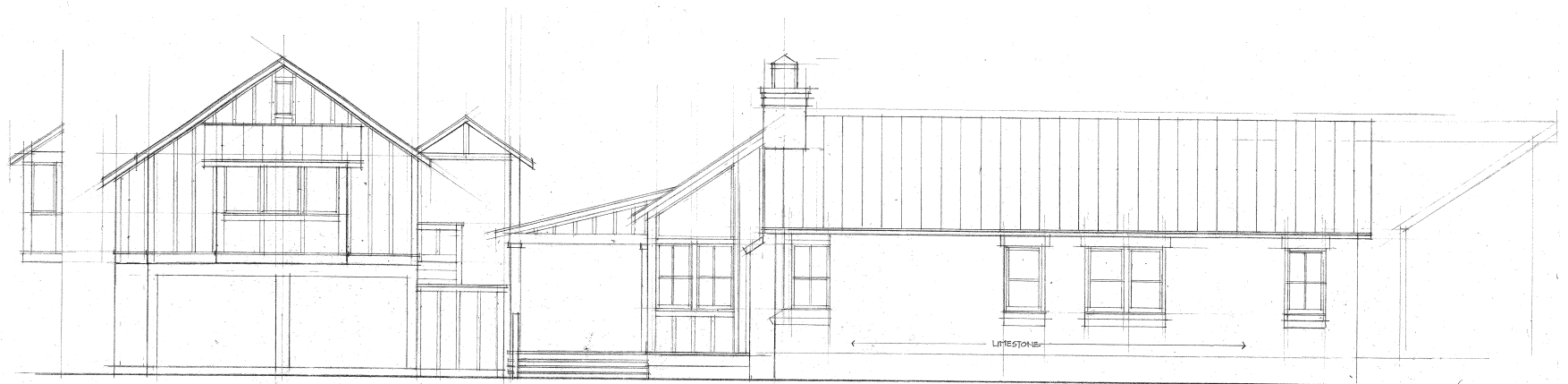




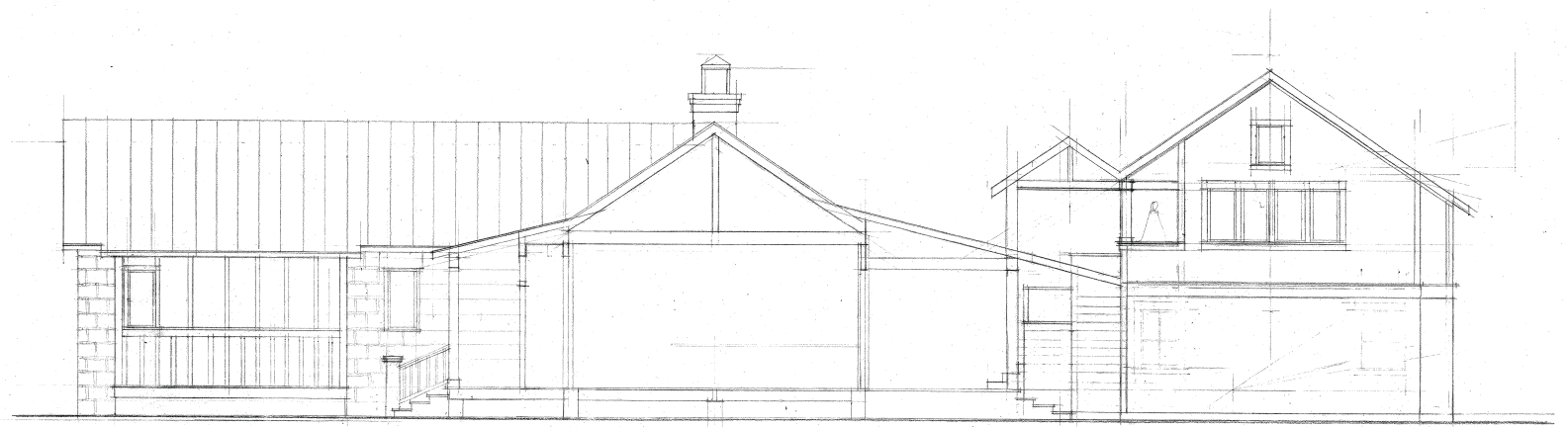
EAST ELEVATION

LIMESTONE → →

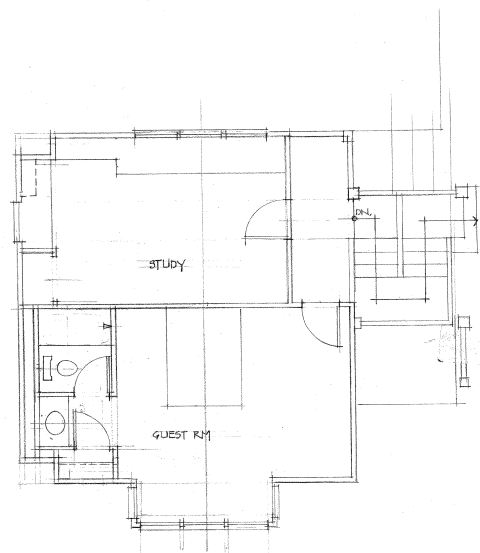




NORTH ELEVATION



SECTION



SECOND FLOOR