HISTORIC AND DESIGN REVIEW COMMISSION

August 16, 2017

HDRC CASE NO:	**2017-395**
ADDRESS:	217 CEDAR ST
LEGAL DESCRIPTION:	NCB 2963 BLK 11 LOT N 52.52 FT OF 1
ZONING:	RM-4 , H
CITY COUNCIL DIST.:	1
DISTRICT:	King William Historic District
APPLICANT:	Jim Poteet/Poteet Architects
OWNER:	Jim and Mary Poteet
TYPE OF WORK:	Construction of a rear addition, porch column replacement, exterior modifications

REQUEST:

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

1. To install fiberglass columns to replace the existing porch columns.
2. To install composite tongue and groove porch decking.
3. Reconstruct an existing, rear 1940's porch enclosure to match the current footprint.
4. Construct a rear addition to feature approximately 84 square feet.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations

7. Architectural Features: Porches, Balconies, and Porte-Cocheres

A. MAINTENANCE (PRESERVATION)
i. Existing porches, balconies, and porte-cocheres—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
ii. Balusters—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
iii. Floors—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. Front porches—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
ii. Side and rear porches—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
iii. Replacement—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
iv. Adding elements—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.
v. Reconstruction—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)
i. Openings—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air

conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
ii. Doors—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.

7. Architectural Features: Porches, Balconies, and Porte-Cocheres

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Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL
i. Minimize visual impact—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
ii. Historic context—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
iii. Similar roof form—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
iv. Transitions between old and new—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM
i. Subordinate to principal facade—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
ii. Rooftop additions—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
iii. Dormers—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
iv. Footprint—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
v. Height—Generally, the height of new additions should be consistent with the height of the existing structure. The

maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

3. Materials and Textures

A. COMPLEMENTARY MATERIALS
i. Complementary materials—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
ii. Metal roofs—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.
iii. Other roofing materials—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

B. INAPPROPRIATE MATERIALS
i. Imitation or synthetic materials—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

C. REUSE OF HISTORIC MATERIALS
i. Salvage—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

4. Architectural Details

A. GENERAL
i. Historic context—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.
ii. Architectural details—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.
iii. Contemporary interpretations—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

FINDINGS:

a. The structure at 217 Cedar Street was constructed circa 1910 in the Folk Victorian Style. The structure features a modified L-plan, a wraparound porch, a brick chimney, a standing seam metal roof and two street facing entrances. The rear of the structure features a porch that was enclosed as a screened porch circa 1940.
b. PORCH COLUMNS – The applicant has noted that the existing, historic porch columns have been previously coated with stucco which has trapped moisture within the columns causing irreparable damage. The applicant has also noted that the original wood bases were previously discarded and replaced with concrete pavers.. The Guidelines for Exterior Maintenance and Alterations 7.B.iii. notes that columns should be replaced with columns that are compatible in scale, massing and detail while materials should match in color, texture, dimensions and finish, when repair is not possible.
c. PORCH COLUMNS – At this time, the applicant has proposed to install replicas of the tapered Tuscan columns that are made of fiberglass. While the proposed columns will feature fiberglass materials, the applicant has provided product specifications and examples of existing installations of the proposed fiberglass columns which notes appropriate scale, massing and details. Staff does not find the installation of fiberglass columns to be consistent with the Guidelines. Staff recommends the applicant first attempt to locate original columns to install. If this is not possible, staff finds that the proposed composite columns may be appropriate.
d. PORCH DECKING – The applicant has noted that the existing porch decking is yellow pine and has sustained

damage including rot. The applicant has proposed to replace the existing porch decking with composite porch decking that is to feature a profile which matches that of historic tongue and groove porch decking. The Guidelines for Exterior Maintenance and Alterations 7.A. notes that original wood porch floors should be preserved. The Guidelines for Exterior Maintenance and Alterations 7.B. notes that porch floors should be replaced in kind with materials that are compatible in scale, massing and detail while materials should match in color, texture, dimensions and finish, when repair is not possible. Staff finds the installation of a composite decking material appropriate based on evidence provided by the applicant.

e. REAR PORCH ADDITION – The rear of the historic structure currently features an enclosed porch that has significant structural damage. The applicant has proposed to reframe and reconstruct this enclosed porch with six of the original ten wood windows and board and siding. The removal of the corner windows will allow for proper framing. Per the Guidelines for Exterior Maintenance and Alterations 7.B.ii., original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch. Staff finds the proposed reframing and removal of four windows inappropriate as it would remove character defining features of the existing, enclosed porch.
f. REAR ADDITION – At the rear of the primary historic structure and to the right (west) of the existing porch, the applicant has proposed to construct a rear addition of approximately 84 square feet. The proposed addition will feature an attached porch, materials to include board and batten siding to distinguish it from the original structure. The applicant has noted the installation of a standing seam metal roof and shiplap skirting. The details of the standing seam metal roof should match those of the primary historic structure, including seams that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a crimped ridge seam and a color to match the original. The proposed skirting is to match the profile of that of the original skirting.

RECOMMENDATION:

Staff does not recommend approval of item #1, the installation of fiberglass replacement columns. Staff recommends that the applicant first attempt to locate historic, replacement columns.

Staff recommends approval of item #2, the replacement of the existing porch decking.

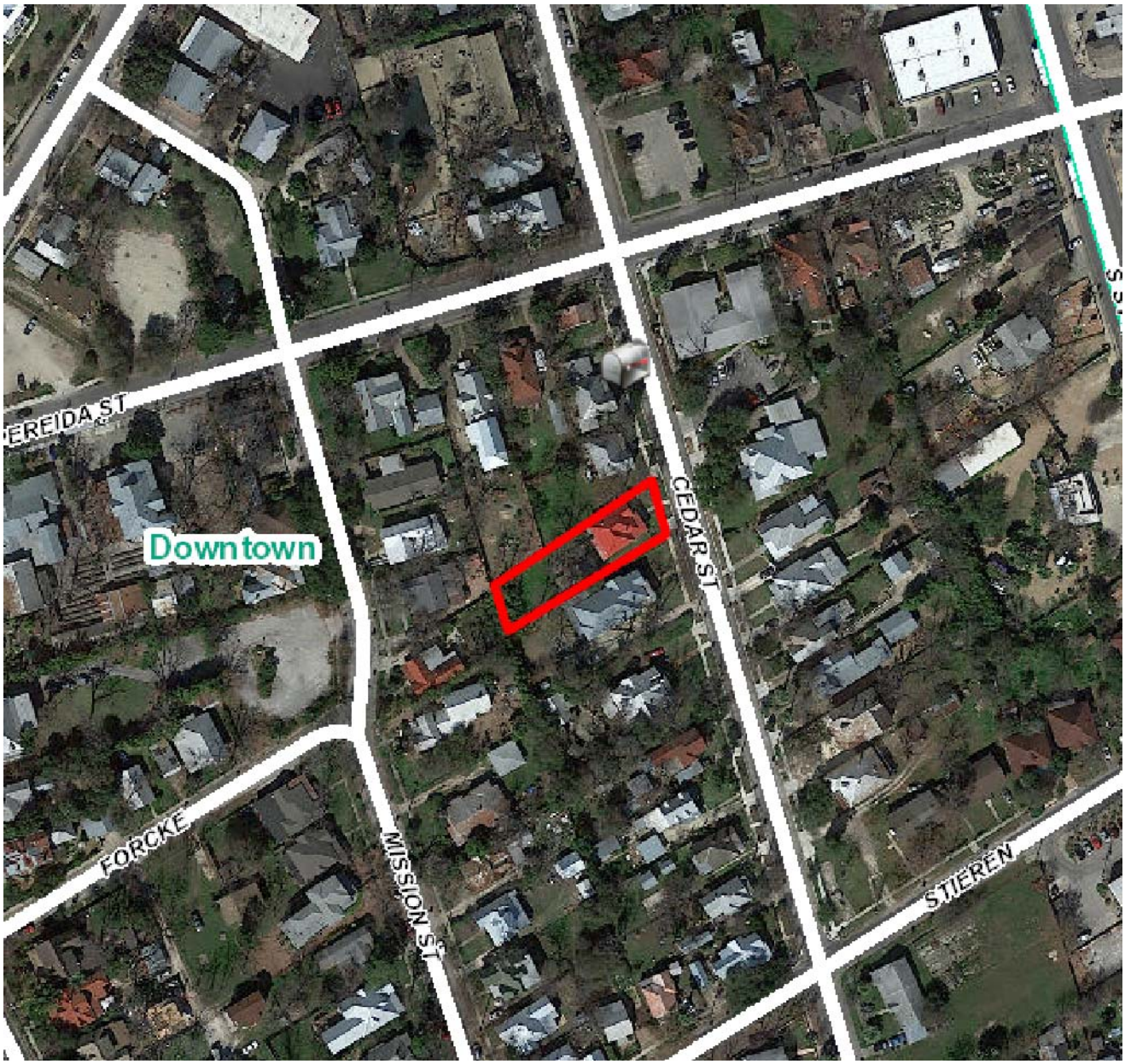
Staff does not recommend approval of items #3, the reframing of a rear addition.

Staff recommends approval of item #4, the construction of a rear addition based on finding f with the following stipulations:

i. That the standing seam metal roof match that of the primary historic structure, including seams that are 18 to 21 inches in width, seams that are 1 to 2 inches in height, a crimped ridge seam and a color to match the original. The applicant must contact staff 24 hours prior to installation in order to schedule an inspection to verify that metal roofing specifications are met.
ii. That the foundation skirting match the profile of that of the original skirting.

CASE MANAGER:

Edward Hall



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Flex Viewer

Powered by ArcGIS Server

Printed:Aug 08, 2017


217 Cedar Street
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217 Cedar Street
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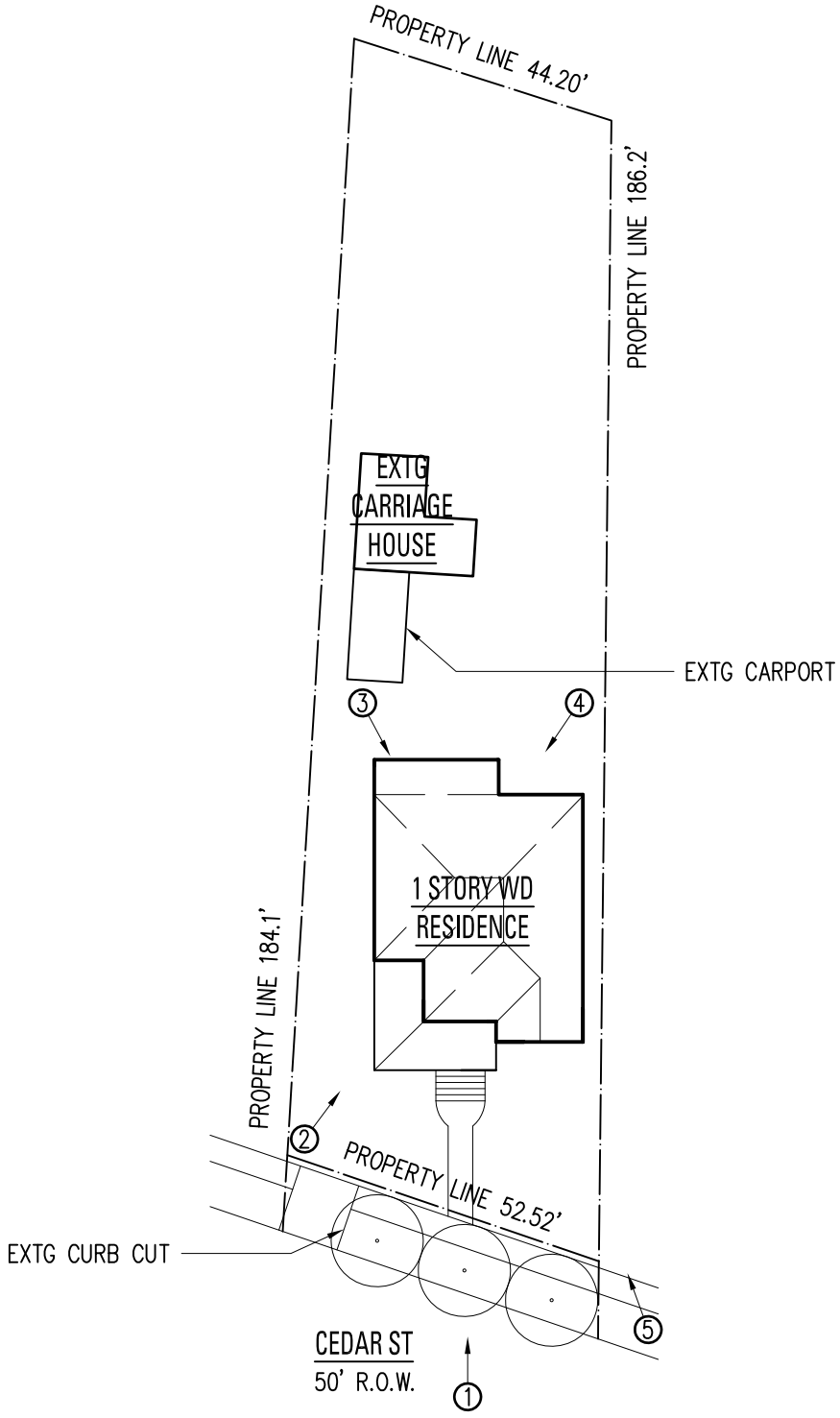
Note: Work at this address was previously approved administratively. Work proposed here is in addition to work previously approved.

1. Wood front porch columns were coated with stucco over 12 years ago to address cosmetically their already advanced rot. This trapped moisture and accelerated the rot. The wood bases were discarded and replaced with concrete pavers. We propose replacing the irreparable columns with replicas of the tapered Tuscan style originally present (see catalog cut) and still present at 303 Cedar next door (see image). These columns will be made of fiberglass and painted. The existing porch floor boards are yellow pine. They are rotted through at all column locations. Propose replacing with composite T&G porch floor (Aeratis) in gray.
2. When the interior wall finish was removed, the walls of the rear porch addition (c. 1940) were found to be unstable and understructured to support the ganged windows present. Propose that this area be reframed and six of the original windows returned, leaving sufficient room at the corners for adequate structure. New board and batten siding will distinguish this work from the original house and suggest its origins as a screen porch.
3. We propose to extend the existing four foot addition the full length of the rear façade and add a covered deck and steps from a new back door. The full length of this shed addition will be reroofed in standing seam metal roofing to match existing. The main house's existing roof will remain.

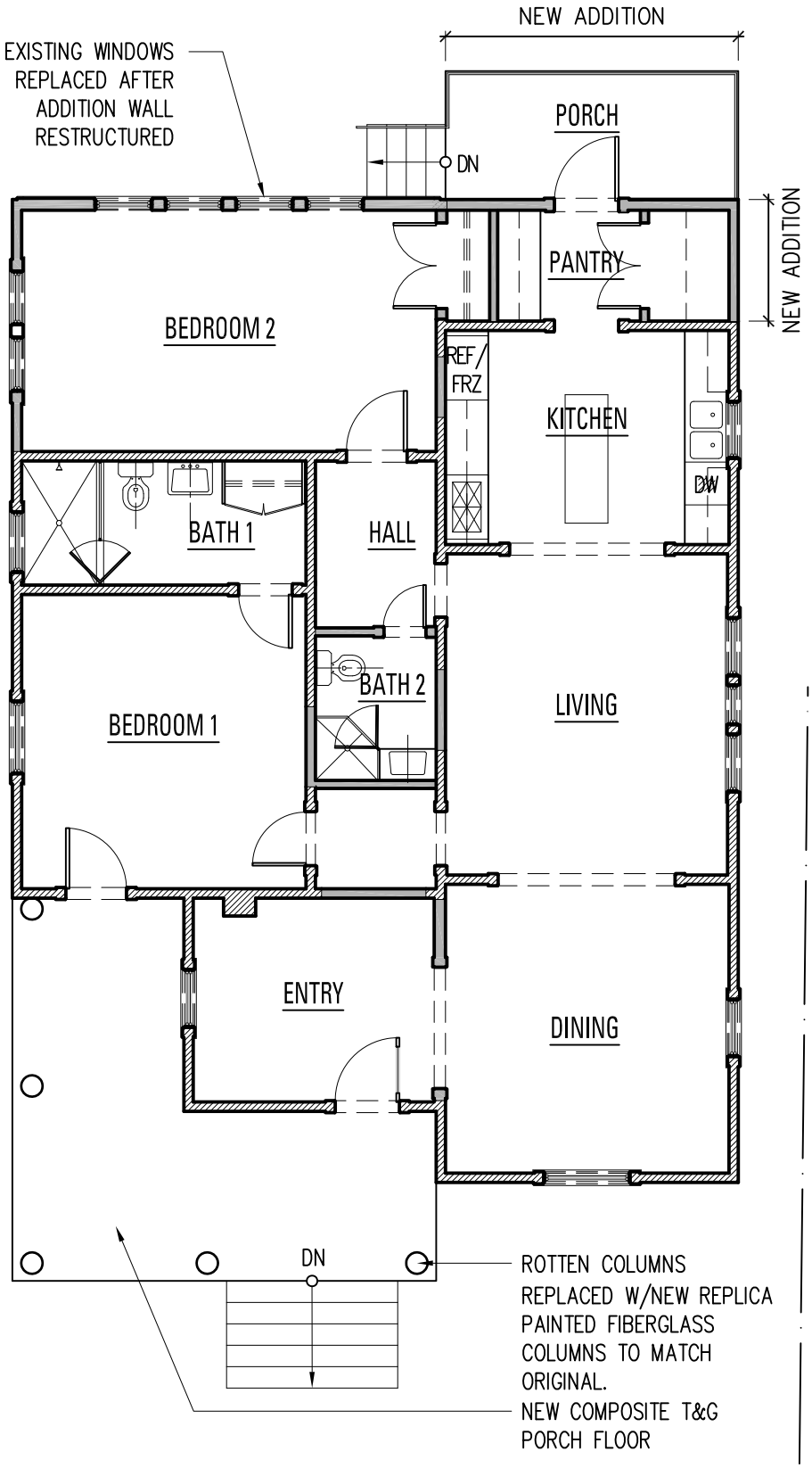


NOTE: NUMBERED STATION POINTS CORRESPOND TO ATTACHED IMAGES

SITE PLAN: EXTG

SCALE: 1" = 30'-0"

217 CEDAR	
DATE: JUNE 26, 2017	
POTEET ARCHITECTS, LP	PAGE 1 OF 4



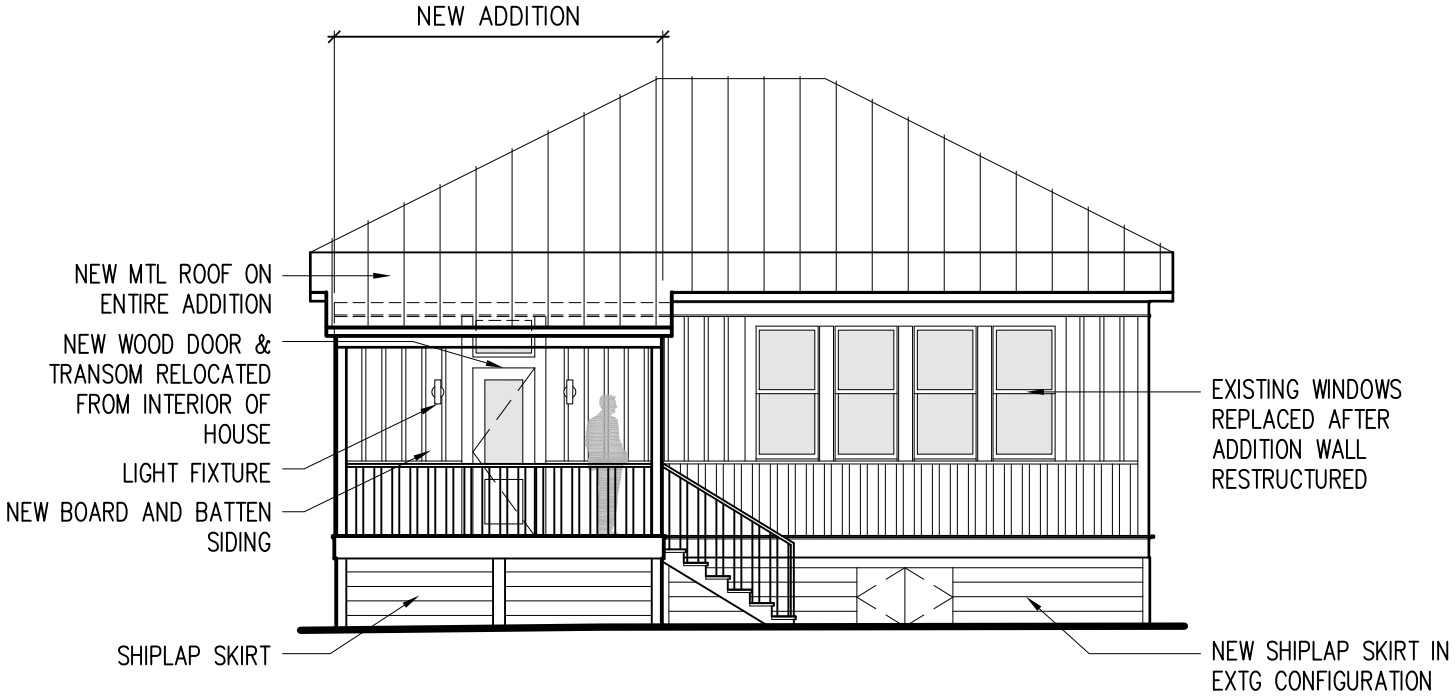
FLOOR PLAN: PROPOSED

SCALE: 1/8" = 1'-0"

NEW WALL

EXTG WALL

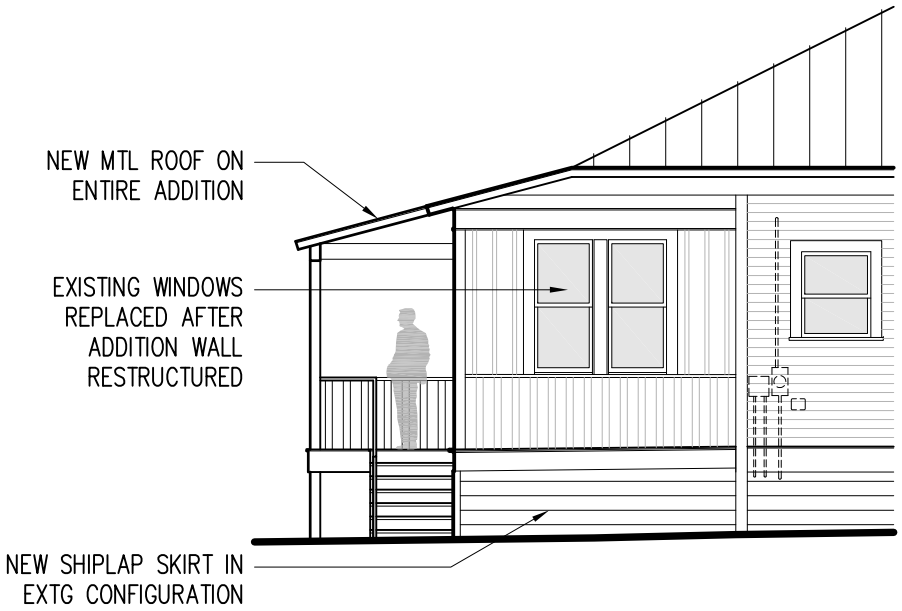
217 CEDAR	
DATE: JUNE 26, 2017	
POTEET ARCHITECTS, LP	PAGE 2 OF 4



ELEVATION: WEST, ADDITION

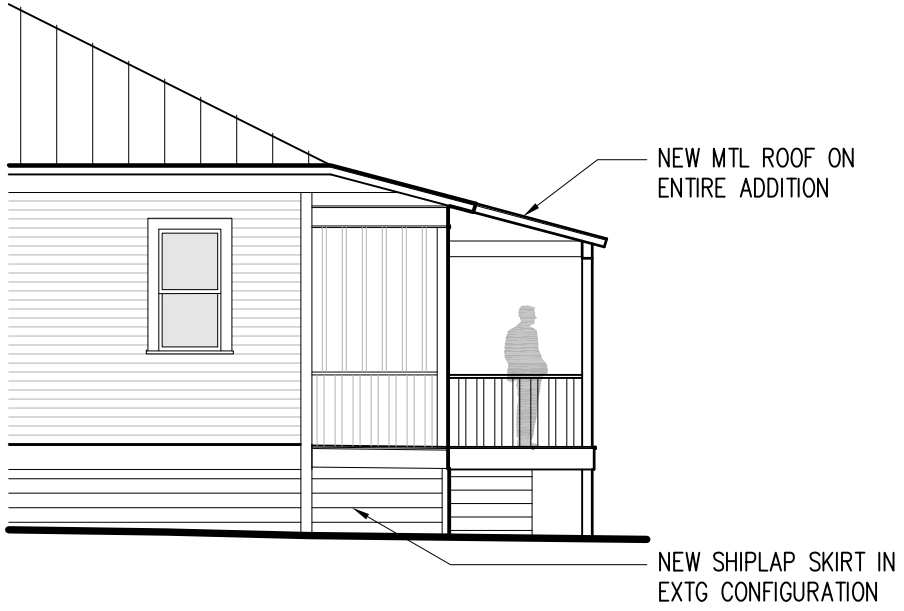
SCALE: 1/8" = 1'-0"

217 CEDAR	
DATE: JUNE 26, 2017	
POTEET ARCHITECTS, LP	PAGE 3 OF 4



ELEVATION: SOUTH, ADDITION

SCALE: 1/8" = 1'-0"



ELEVATION: NORTH, ADDITION

SCALE: 1/8" = 1'-0"

217 CEDAR	
DATE: JUNE 26, 2017	
POTEET ARCHITECTS, LP	PAGE 4 OF 4

1 217 Cedar

217 CEDAR ST	**VIEW**
DATE: JUNE 16, 2017	
POTEET ARCHITECTS	PAGE 1 OF 5

2 217 Cedar

217 CEDAR ST	**VIEW**
DATE: JUNE 16, 2017	
POTEET ARCHITECTS	PAGE 2 OF 5

3 217 Cedar

217 CEDAR ST	**VIEW**
DATE: JUNE 16, 2017	
POTEET ARCHITECTS	PAGE 3 OF 5

4 217 Cedar

217 CEDAR ST	**VIEW**
DATE: JUNE 16, 2017	
POTEET ARCHITECTS	PAGE 4 OF 5

5 217 Cedar

217 CEDAR ST	**VIEW**
DATE: JUNE 16, 2017	
POTEET ARCHITECTS	PAGE 5 OF 5


Extg Column @ 217 Cedar

Spun Cast Fiberglass Columns

Spun cast fiberglass columns from Crown Column are a satisfying combination of modern-day technology and low maintenance care. Each column shaft is manufactured by craftsmen to centuries old standards creating an architectural entasis. Entasis, attributed to ancient Greek architecture, is the slight convex curving of the column shaft resulting in a most pleasing appearance.

Quality, excellence, and aesthetic appeal make Crown Column products an exceptional value.

Contents

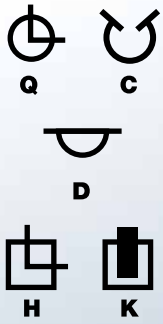
Tapered Spun Cast Fiberglass

Specifications for Round Tapered Spun Cast Columns with Poly Tuscan Capital & Base

Size	Bottom Diameter	Neck Diameter	Base Plinth Width	Base Plinth	Base Mouldng	Capital Square Width	Capital Square	Capital Round	Bead	Bottom Flute	Top Flute	Flute Width	Above Bead	Number of Flutes	Lengths Available (ft.)
	A	B	C	D	E	F	G	H	I	J	K	L	M	-	
6"	5⅝"	5½"	8¼"	1½"	1¾"	7⅛"	1⅛"	⅝"	1"	10¾"	1"	5⁄16"	3¼"	16	5, 6, 8, 9, 10
8"	7⅝"	6½"	10¼"	1⅞"	2⅜"	9⁹⁄16"	1⅜"	1"	1"	10¾"	1"	11⁄16"	4¼"	24	5'-6", 6, 8, 9, 10
10"	9⅝"	8½"	12⅞"	2⅜"	2⅞"	11⅞"	1¾"	1¼"	1"	10¾"	1"	⅞"	5⅛"	24	6, 8, 9, 10, 12
12"	11⅝"	10"	15¼"	2¾"	3¼"	14½"	2"	1⅜"	1"	10¾"	1"	1"	5⅞"	24	6, 8, 9, 10, 12, 14, 16
14"	13⅝"	12"	18¾"	3⅜"	4"	17¼"	2⅜"	1⅝"	1⅛"	10¾"	1"	1"	6⅞"	24	8, 9, 10, 12, 14, 16
16"	15⅝"	13½"	21¼"	3⅞"	4½"	19¼"	2¾"	1⅞"	1¼"	10¾"	1"	1¼"	7½"	24	8, 9, 10, 12, 14, 16, 18, 20
18"	17½"	15⅜"	24⅝"	4"	5⅝"	22⅜"	3⅛"	2¾"	1⅛"	10¾"	1½"	1⅜"	8⅞"	24	10, 12, 14, 16, 18, 20, 22, 24, 26
20"	19½"	17³⁄16"	27"	4¾"	6½"	24¹⁵⁄16"	3⅜"	2⅞"	1⁷⁄16"	10¾"	1½"	1⅜"	9"	24	10, 12, 14, 16, 18, 20, 22, 24
22"	21⅝"	19¼"	30¼"	5⅜"	6⅞"	27½"	1⅞"	3¾"	3"	10¾"	1½"	11¹¹⁄16"	10¼"	24	16, 18, 20, 22, 24, 26
24"	23⅝"	21¼"	33½"	5⅞"	7⁷⁄16"	30½"	2³⁄16"	4¹⁄16"	3½"	10¾"	1½"	11¹¹⁄16"	11⁵⁄16"	24	12, 14, 16, 18, 20, 22, 24, 26, 28, 30
28"	28"	24⅛"	38"	6¾"	8¾"	33⅜"	2⅛"	4¾"	3¼"	10¾"	1½"	2"	11¾"	24	20, 22, 24, 26, 28
30"	29⅝"	26½"	41⅛"	6½"	8⅜"	38¼"	3¹⁄16"	4⅝"	4"	10¾"	1½"	2"	14⅞"	24	20, 22, 24, 26, 28, 30

☐ – *Available plain or fluted.*

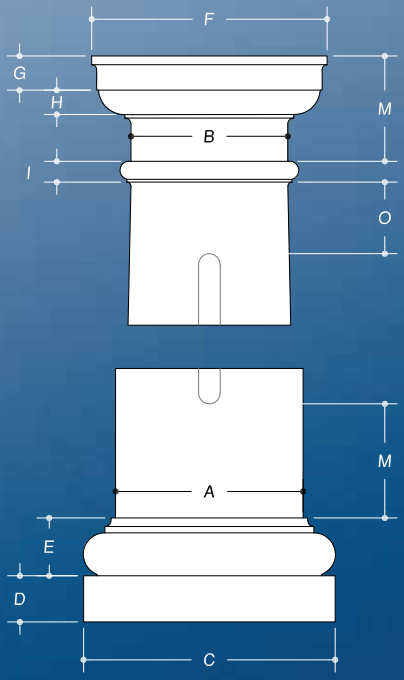
Custom Splitting Options



Columns to Surround Structural Supports

Size	Maximum Round Support	Maximum Square Support
	A	B
6"	3"	2½"
8"	5¼"	3¹¹⁄16"
10"	6⅞"	4¹³⁄16"
12"	8⁷⁄16"	5⅞"
14"	10¹⁄16"	7⅛"
16"	12⅞"	9⅛"
18"	14⅜"	10³⁄16"
20"	16⅝"	11¾"
22"	18¼"	12⅞"
24"	20¼"	14¼"
28"	22"	15½"
30"	25¼"	17¾"

Round Tapered Spun Cast




Column @ 303 Cedar