HISTORIC AND DESIGN REVIEW COMMISSION

June 20, 2018

HDRC CASE NO:	**2018-274**
ADDRESS:	504 KING WILLIAM
LEGAL DESCRIPTION:	NCB 749 BLK 8 LOT 9,10, NW IRR 28.2FT OF 1 & NW 61.2 FT OF 2
ZONING:	RM-4, HS
CITY COUNCIL DIST.:	1
DISTRICT:	King William Historic District
LANDMARK:	Steves, Albert - House
APPLICANT:	Jim Poteet/Poteet Architects, LP
OWNER:	Laurel Heights Family Irrevocable Trust
TYPE OF WORK:	Rehabilitation, exterior modifications, construction of an addition to connect two, rear accessory structures and two small additions to a separate accessory structure
APPLICATION RECEIVED:	June 01, 2018
60-DAY REVIEW:	July 31, 2018

REQUEST:

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

1. Rehabilitate the two existing accessory structures on the lot.
2. Install a standing seam metal roof on the southwest accessory structure.
3. Construct a second story addition to the southwest accessory structure's rear façade.
4. Construct a window bay on the southwest accessory structure's side façade.
5. Construct a rear addition on the southeast accessory structure's rear façade.
6. Construct an addition to connect the two rear accessory structures.

APPLICABLE CITATIONS:

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

3. Materials: Roofs

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
vi. *Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.

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.

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 historic structure located at 504 King William was constructed circa 1883 and is commonly known as the Albert Steves House. The structure was designed by Alfred Giles. The property currently features rear additions, rear accessory structures and modifications to the historic structure that date to 1900. The structure is found on the 1896 Sanborn Map.
b. PREVIOUS APPROVALS – The applicant received approval to construct a new accessory structure on the property at the March 1, 2017, Historic and Design Review Commission hearing.
c. REHABILITATION – The applicant has noted the rehabilitation of the existing two accessory structures on site. Within the proposed rehabilitation, the applicant has proposed foundation installation, additional second story structural framing and replacement of rotten wood and trim with matching material. The proposed rehabilitative scopes of work are consistent with the Guidelines.
d. ROOF REPLACEMENT – The applicant has proposed to install a standing seam metal roof on the southwest accessory structure, which currently features a red, asphalt shingle roof. The primary historic structure as well as the adjacent accessory structure both feature red standing seam metal roofs. Staff finds the installation of a

standing seam metal roof appropriate for this structure's architecture; however, staff finds that the roof should be colored to match the red of the existing roofs found on site. In addition to the red color, staff finds that seams should feature 18 to 21 inches in width, seams that feature 1 to 2 inches in height and crimped ridge seams.

e. SECOND STORY ADDITION – The applicant has proposed to construct a second story addition to the one story portion of the southwest accessory structure. The proposed addition will feature a ridgeline that matches that of the existing two story portion as well as wood shingles to match those existing. Generally, staff finds the proposed addition to appropriate and consistent with the Guidelines.
f. WINDOW BAY – On the existing two story portion of the accessory structure, the applicant has proposed to construct a window to extend approximately two (2) feet from the existing façade. The applicant has proposed materials that are to match the existing as well as to continue the existing roof slope and profile. Staff finds the proposed window bay to be appropriate.
g. REAR ADDITION – The applicant has proposed to construct a rear addition to the existing, one story accessory structure that previously functioned as a garage. The applicant has proposed setbacks on each façade to differentiate the proposed addition from the existing structure. This is consistent with the Guidelines.
h. CONNECTION ADDITION – Between the two existing additions, the applicant has proposed an addition to connect the garage accessory to the existing, two story accessory. The proposed addition will feature an overall width of approximately sixteen (16) feet, a depth of approximately seventeen (17) feet and a height of approximately twelve (12) feet. The proposed massing of the addition is subordinate to that of both existing accessory structure. Staff finds the proposed massing appropriate.
i. CONNECTION ADDITION – Per the proposed construction documents, the proposed addition will feature setbacks from the front and rear facades of both existing accessory structure. This is consistent with the Guidelines.
j. MATERIALS – The applicant has proposed materials for each addition to match those existing on site. These materials include double hung wood windows, fixed wood windows, a standing seam metal roof and materials to match the existing. Staff finds the proposed materials to be appropriate.

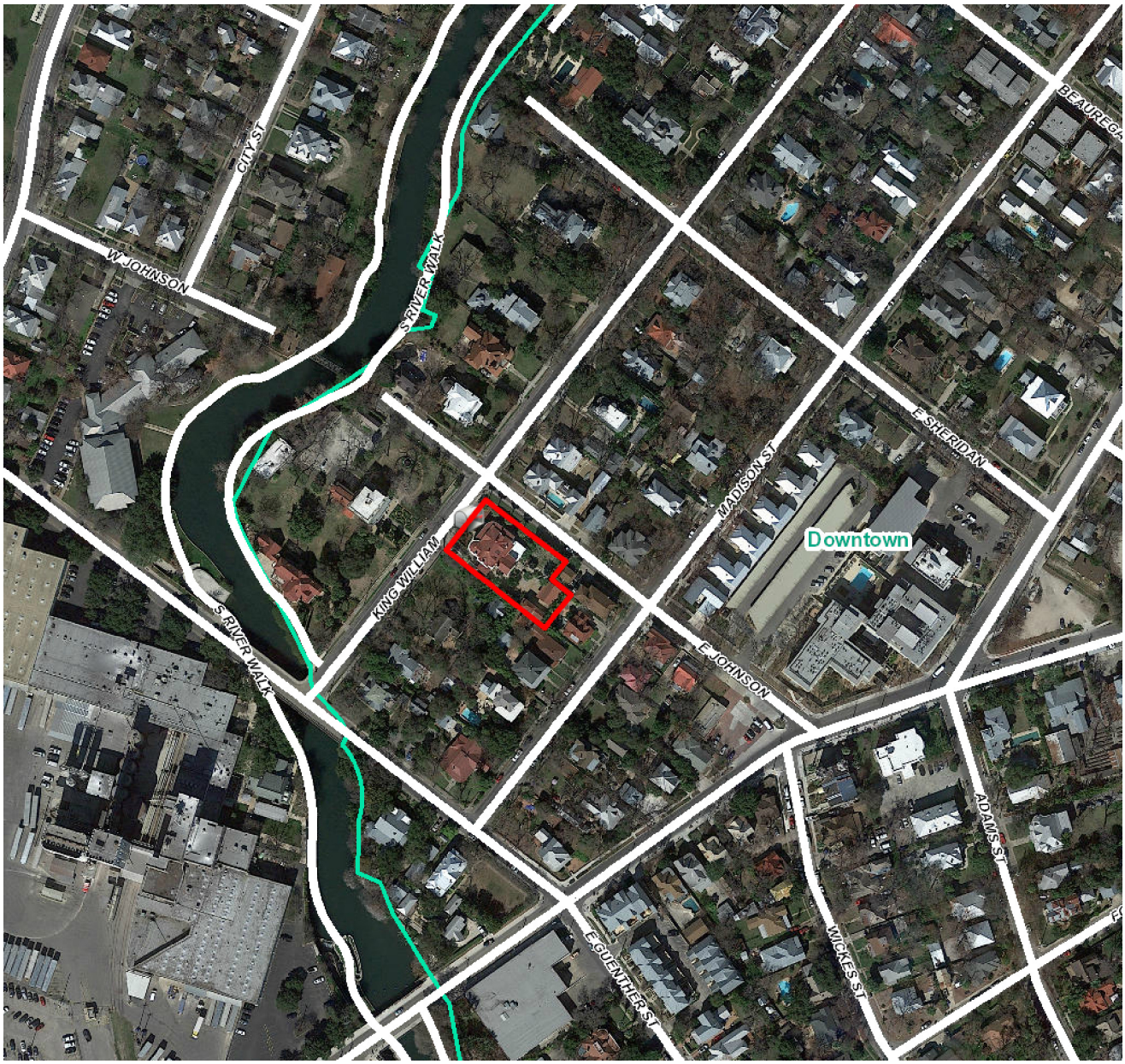
RECOMMENDATION:

Staff recommends approval based on findings a through j with the following stipulations:

i. That the proposed standing seam metal roof be red to match the color of the roofing found on the existing roofs and feature panels that are 18 to 21 inches wide, seams that are 1 to 2 inches in height and a crimped ridge seam.

CASE MANAGER:

Edward Hall



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Flex Viewer

Powered by ArcGIS Server

Printed:Jun 08, 2018


504 King William St


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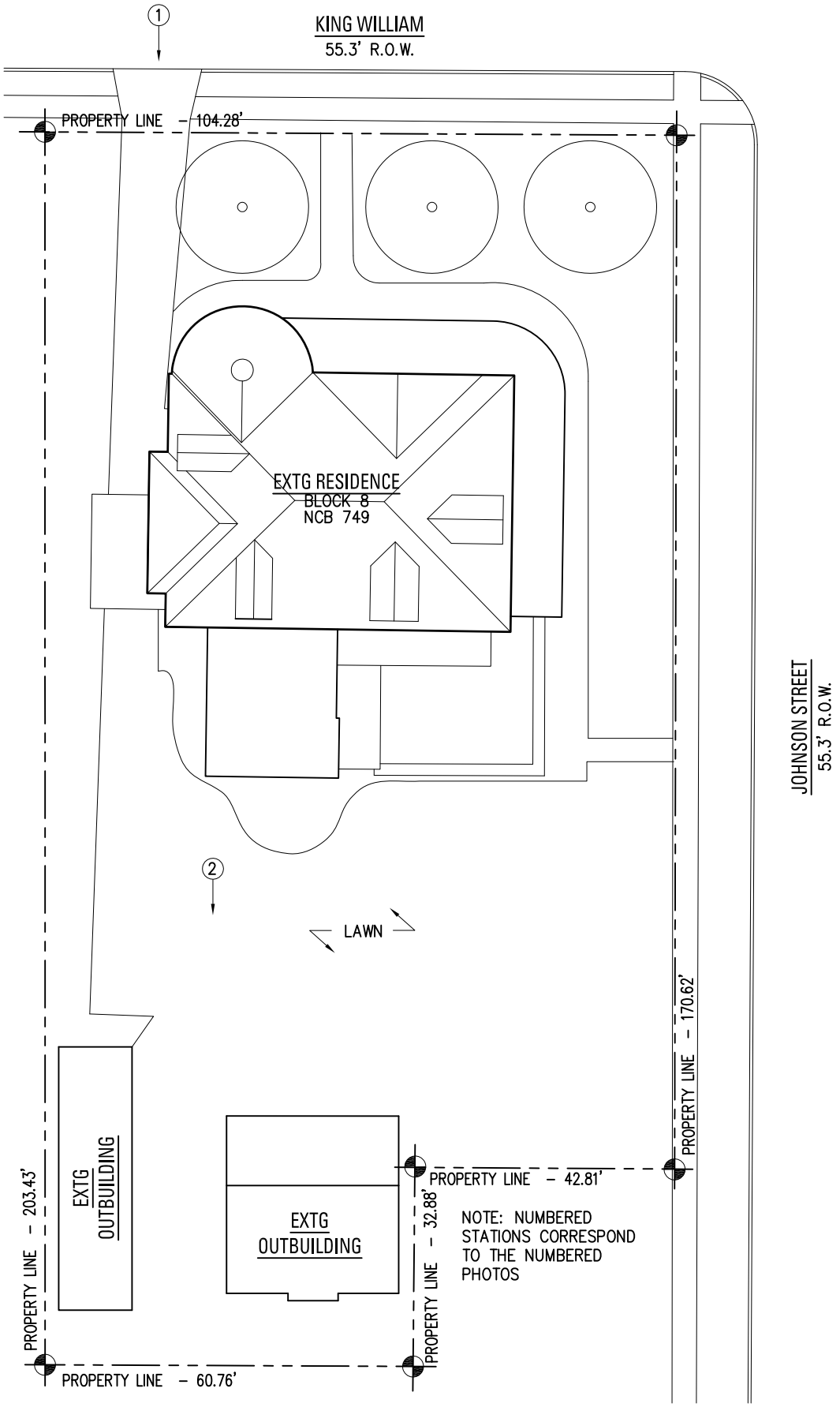
Google Earth

1896 SANBORN MAP

504 King William
Back House Renovation

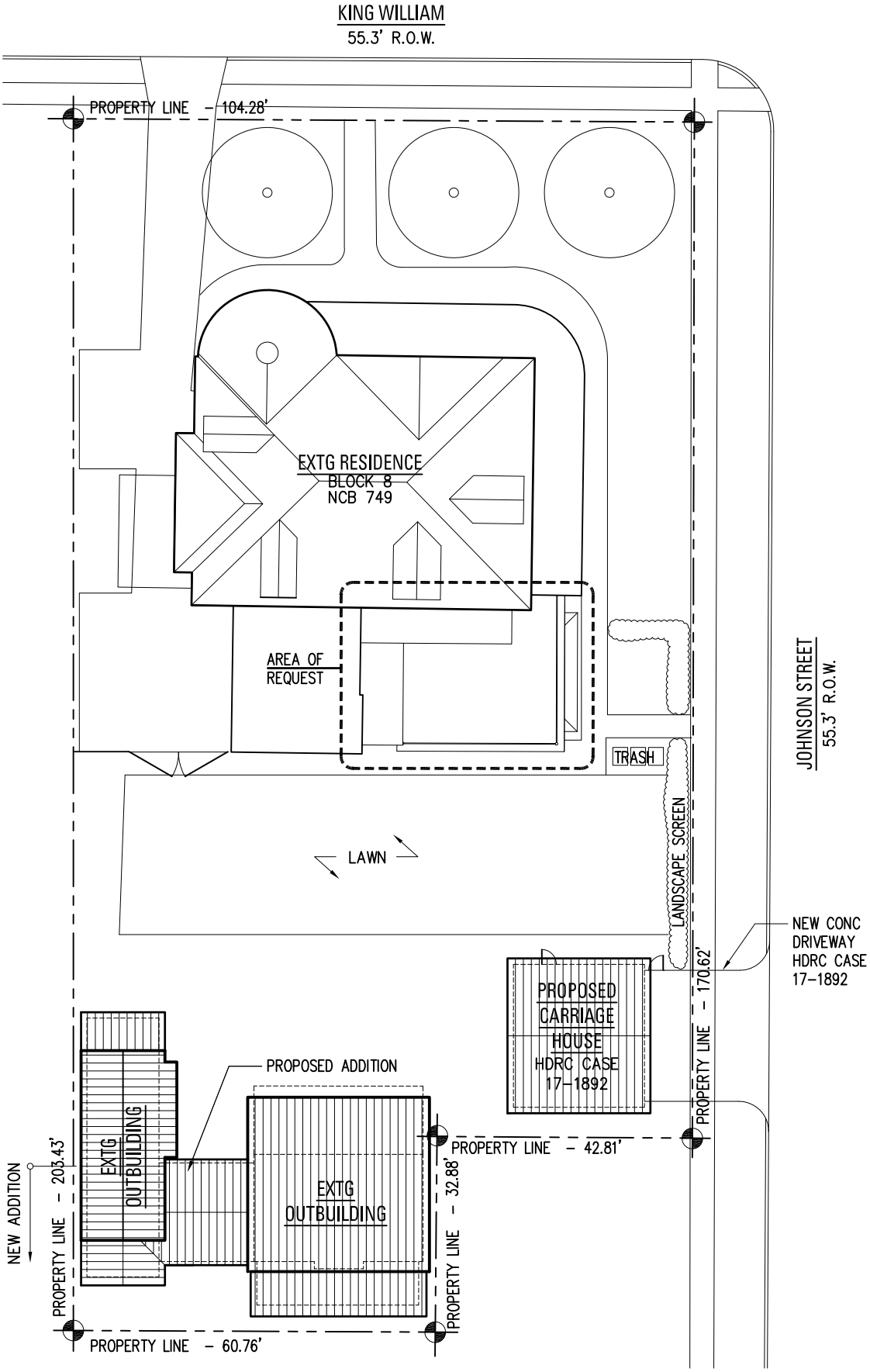
Scope of rehabilitation of the Southwest Structure:
New Foundation
New second floor framing (existing is understructured per Structural Engineer)
Other structural improvements as directed by Engineer.
Replacement of all rotted wood siding and trim with matching material.
New painted wood windows: Three double-hung to match existing in configuration.
Two small fixed single-hung.
New Standing seam metal roof to match that on other adjacent outbuilding.
All other adjacent materials to match adjacent existing (fish scale shingles, trim, drop siding).



SITE PLAN: EXTG

SCALE: 1" = 25'-0"

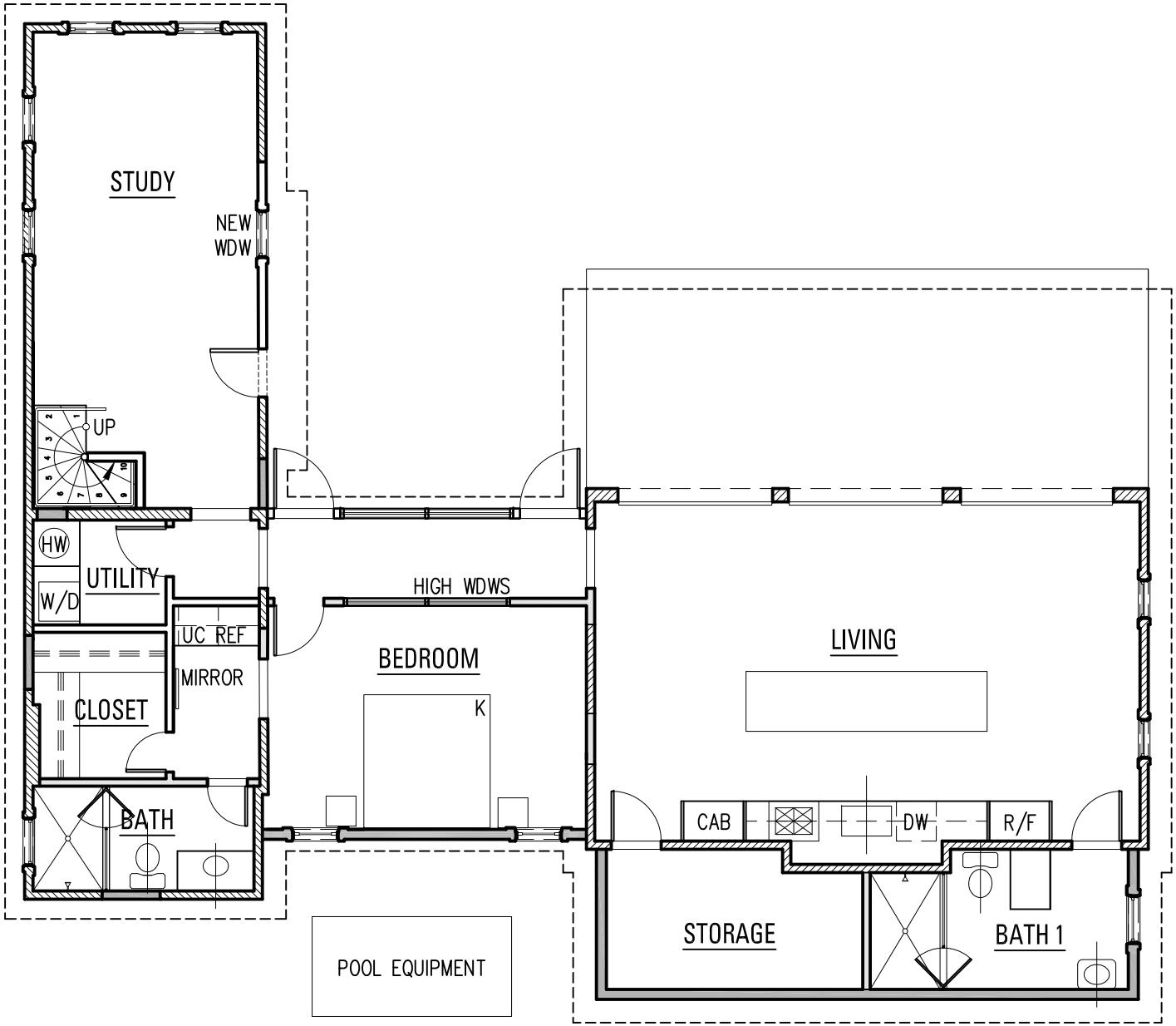
504 KING WILLIAM	A0.1
DATE: JUNE 1, 2018	
POTEET ARCHITECTS, LP	SHT 1 OF 8



SITE PLAN: PROPOSED

SCALE: 1" = 25'-0"

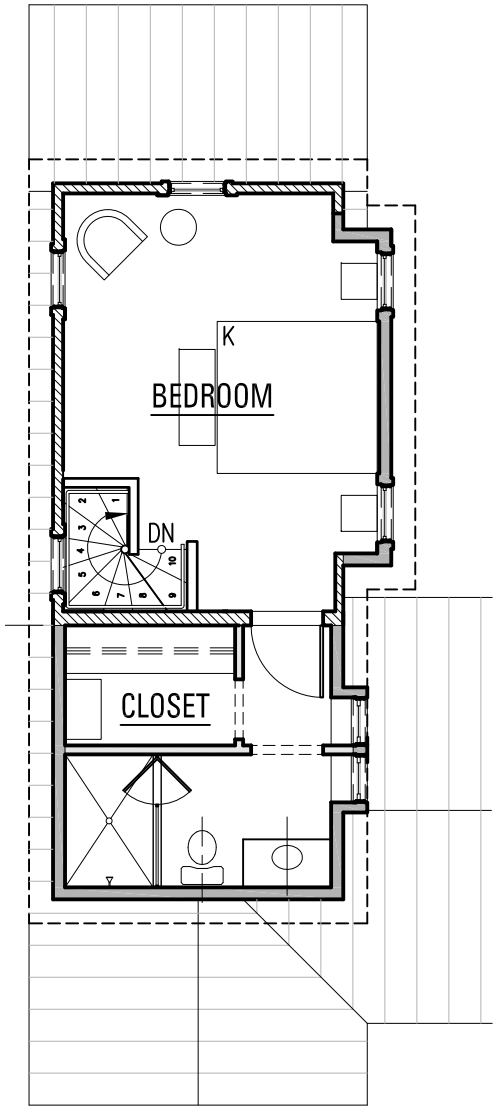
504 KING WILLIAM	A0.2
DATE: JUNE 1, 2018	
POTEET ARCHITECTS, LP	SHT 2 OF 8



FLOOR PLAN: FIRST FLOOR

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

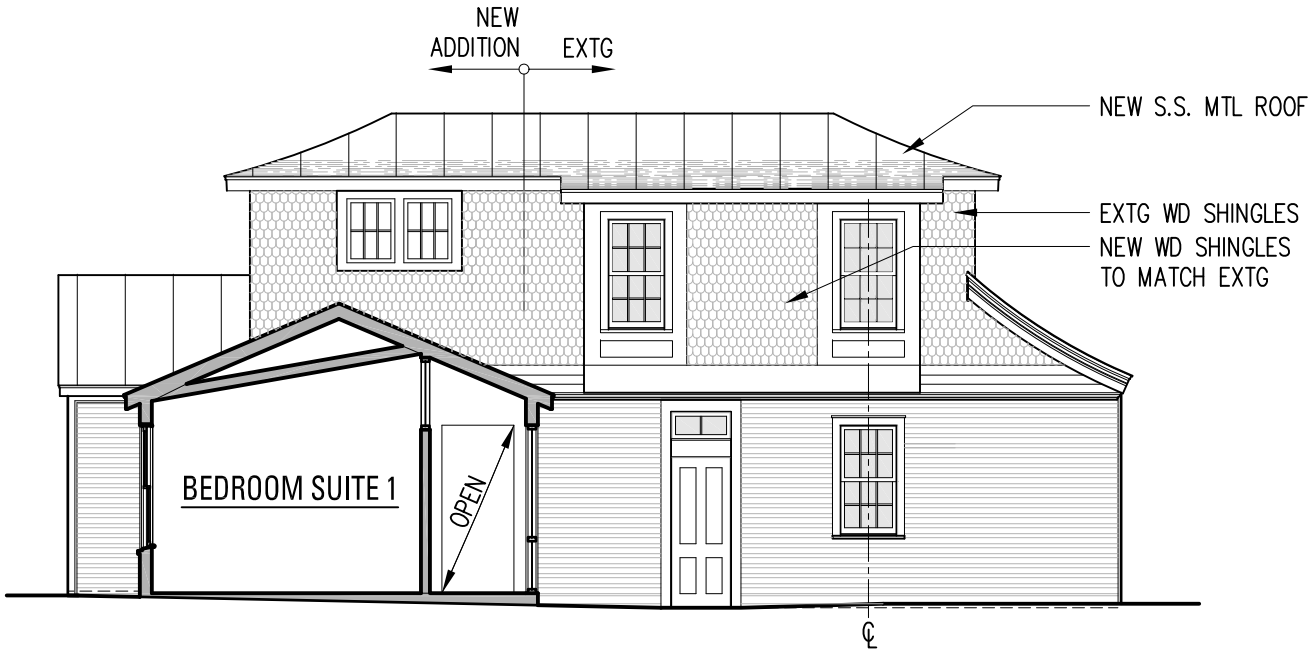
504 KING WILLIAM	A1.0
DATE: JUNE 1, 2018	
POTEET ARCHITECTS, LP	SHT 3 OF 8



FLOOR PLAN: SECOND FLOOR

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

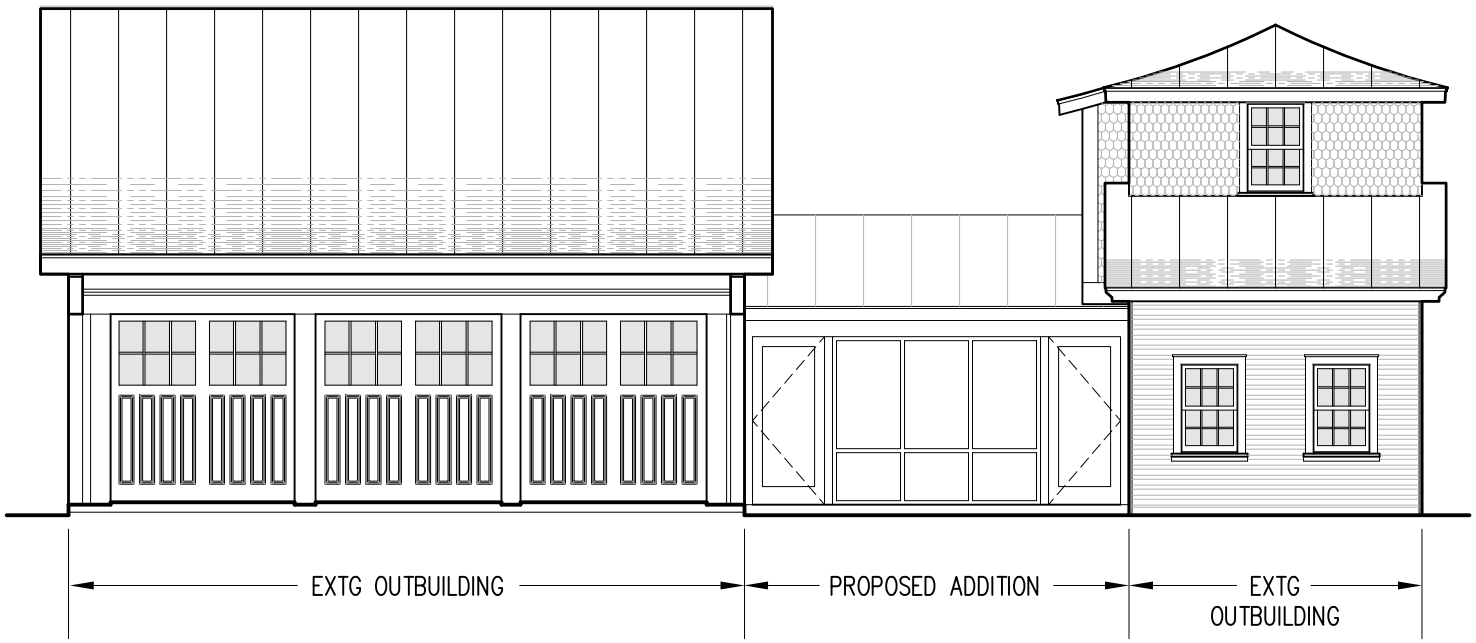
504 KING WILLIAM	A1.1
DATE: JUNE 1, 2018	
POTEET ARCHITECTS, LP	SHT 4 OF 8



ELEVATION: PROPOSED

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

504 KING WILLIAM	A2.0
DATE: JUNE 1, 2018	
POTEET ARCHITECTS, LP	SHT 5 OF 8



ELEVATION: PROPOSED

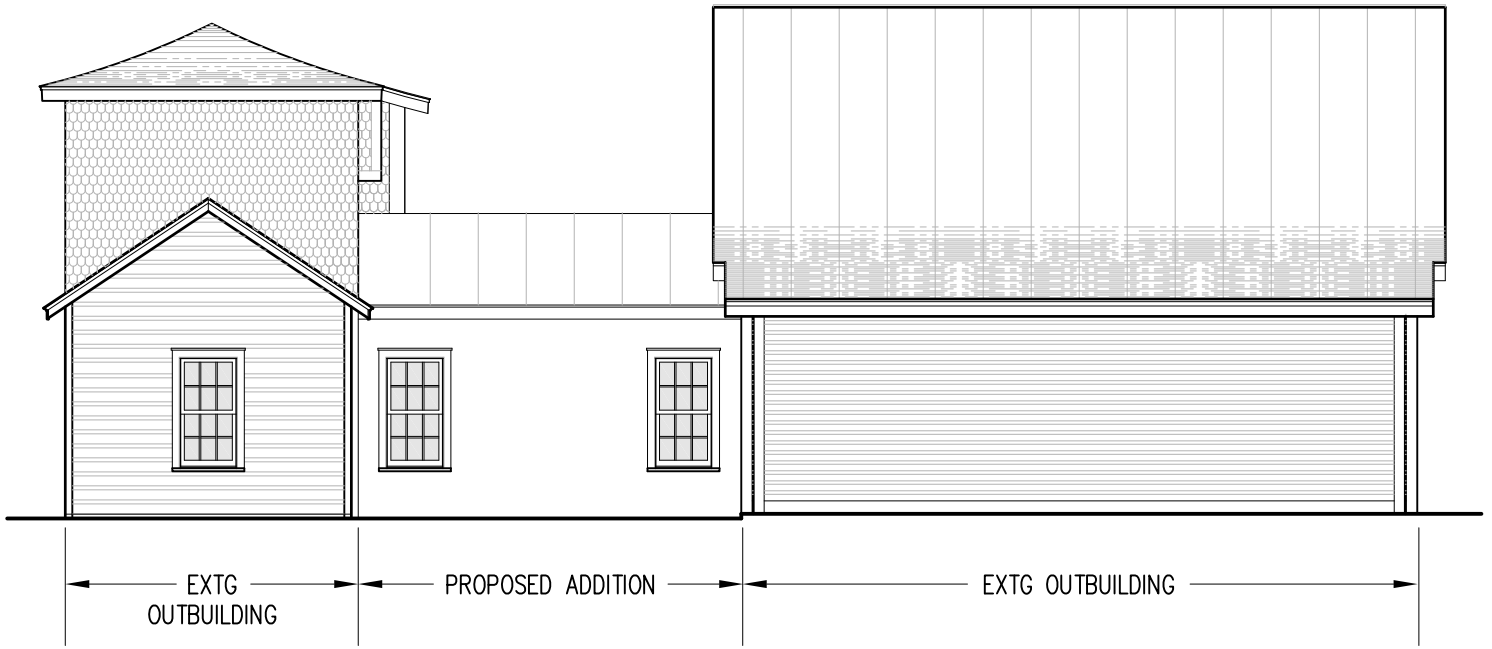
SCALE: 1/8" = 1'-0"

504 KING WILLIAM	A2.1
DATE: JUNE 1, 2018	
POTEET ARCHITECTS, LP	SHT 6 OF 8

ELEVATION: PROPOSED

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

504 KING WILLIAM	A2.2
DATE: JUNE 1, 2018	
POTEET ARCHITECTS, LP	SHT 7 OF 8



ELEVATION: PROPOSED

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

504 KING WILLIAM	A2.3
DATE: JUNE 1, 2018	
POTEET ARCHITECTS, LP	SHT 8 OF 8