

HISTORIC AND DESIGN REVIEW COMMISSION

June 19, 2019

HDRC CASE NO: 2019-352
ADDRESS: 1021 N PALMETTO
LEGAL DESCRIPTION: NCB 1369 BLK 6 LOT N 46 FT OF 8 & 9 ARB A-1
ZONING: R-4,H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: James Benfield/BENFILED REAL ESTATE LLC & G6 HOMES LLC
OWNER: James Benfield/BENFILED REAL ESTATE LLC & G6 HOMES LLC
TYPE OF WORK: Amendment to previously approved siding specifications
APPLICATION RECEIVED: May 16, 2019
60-DAY REVIEW: July 15, 2019
CASE MANAGER: Stephanie Phillips
REQUEST:

The applicant is requesting a Certificate of Appropriateness for an amendment to allow for the use of faux wood Hardie siding in lieu of the previously approved smooth Hardie siding on the new construction located at 1021 N Palmetto.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

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.
- ii. *Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.
- iii. *Roof materials*—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.
- 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.
- v. *Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

B. REUSE OF HISTORIC MATERIALS

Salvaged materials—Incorporate salvaged historic materials where possible within the context of the overall design of the new structure.

4. Architectural Details

A. GENERAL

- i. *Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.
- 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.
- iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest

while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

FINDINGS:

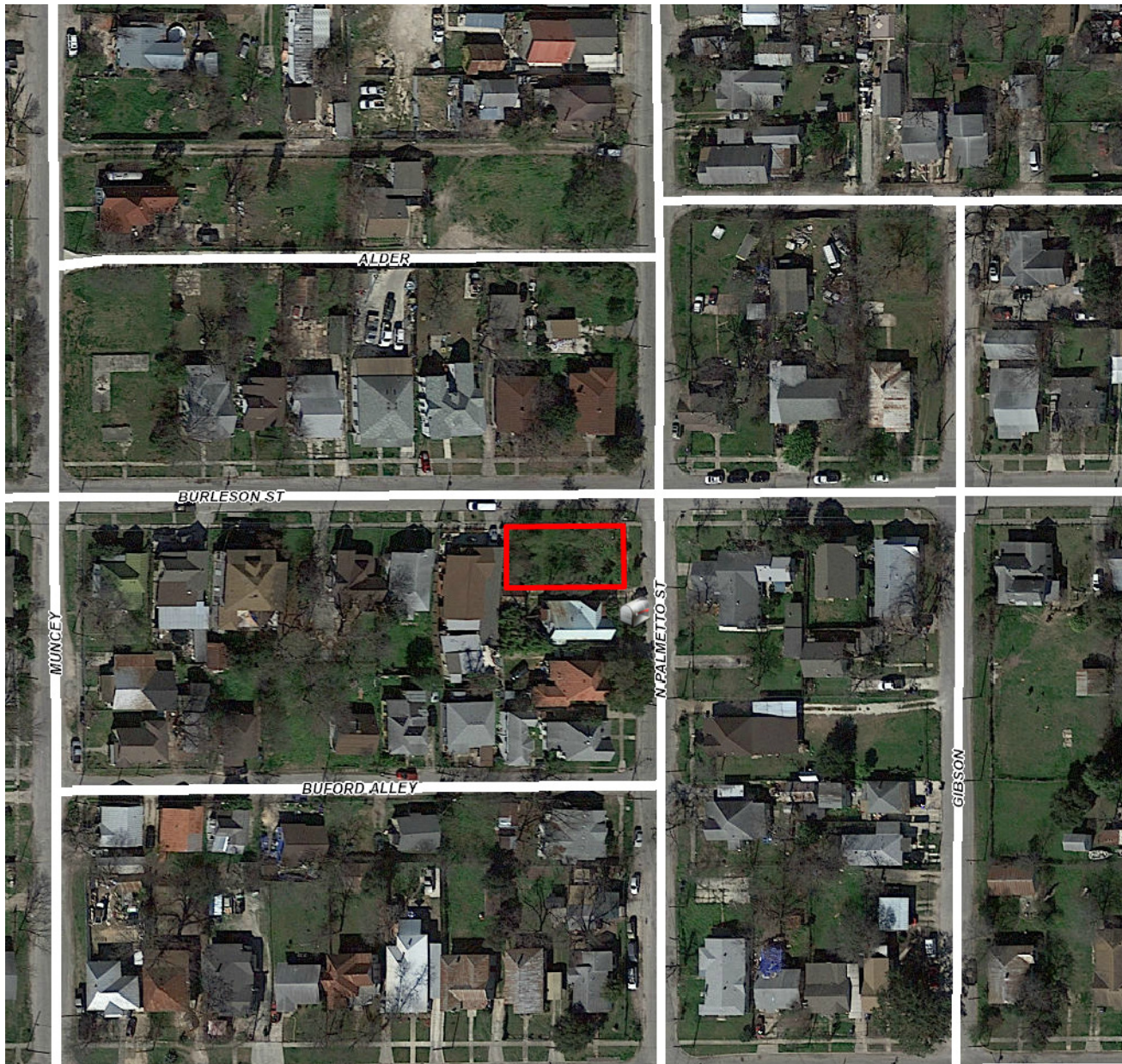
- a. The applicant received approval from the Historic and Design Review Commission on March 21, 2018, to construct a 2-story single family home to feature approximately 2,000 square feet on the vacant lot at 1021 N Palmetto, located on the eastern boundary of the Dignowity Hill Historic District.
- b. SIDING – At the time of final approval, the applicant requested to use a combination of cedar woodlap siding and smooth composite Hardie siding with a maximum reveal of 6 inches, as noted in staff's report and recommendation. The request to utilize these siding materials was approved by the HDRC. The requirement to use the smooth side of the board for composite siding was also communicated to the applicant several times over the course of project development, including by staff and through various Design Review Committee (DRC) meetings. On April 30, 2019, a Notice of Investigation was posted on the property due to the use of faux grain Hardie siding, which was inconsistent with the final approval for new construction. Staff does not find the use of the faux grain appropriate. Staff finds that the applicant should comply with the Certificate of Appropriateness and staff recommendation as issued on March 21, 2018.

RECOMMENDATION:

Staff does not recommend approval based on findings a through b.

CASE COMMENT:

On April 30, 2019, a Notice of Investigation was posted on the property by OHP staff due to the use of faux grain Hardie siding, which was inconsistent with the final approval for new construction granted by the HDRC on March 21, 2018. Photographs from the site investigation are included in the exhibits.



Flex Viewer

Powered by ArcGIS Server

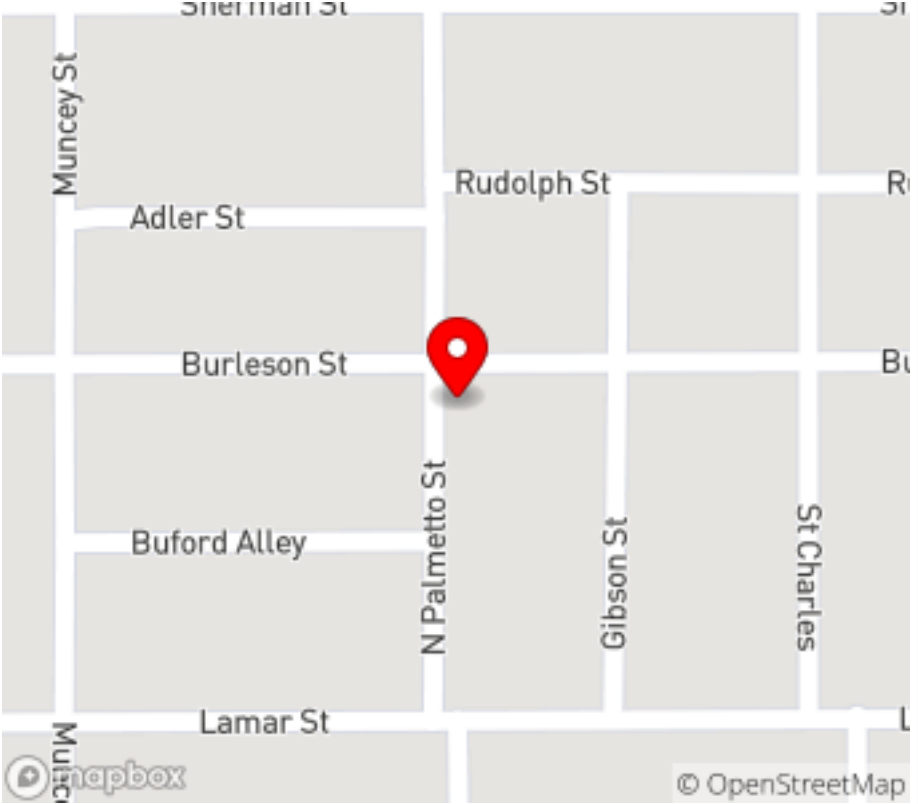
Printed: May 10, 2017

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Investigation Report

Property

Address	1021 N Palmetto
Owner Information	BENFILED REAL ESTATE LLC & G6 HOMES LLC
Location Map	
Lat: 29.4325639334774 Long: -98.4656624703433	

Site Visit

Date	04/30/2019
Time	03:39 PM (-5 GMT)
Context	citizen report
Present Staff	Huy Pham, Edward Hall
Present Individuals	None
Types of Work Observed	New Construction
Amount of Work Completed	50%
Description of work	Installation of siding material inconsistent with approval.

Action Taken

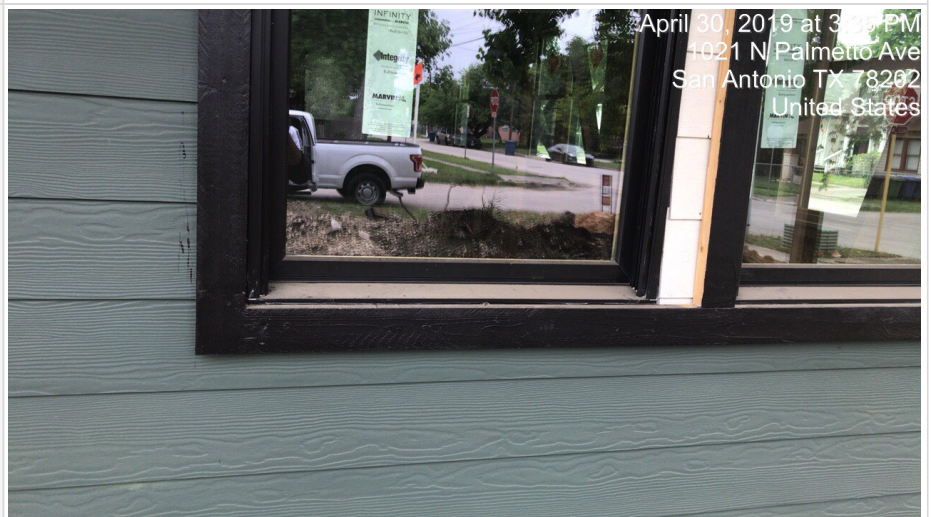
Violation Type	Beyond scope of Certificate of Appropriateness (Code 35-451h)
OHP Action	Posted "Notice of Investigation"
Will post-work application fee apply?	No



Investigation Report

Documentation

Photographs



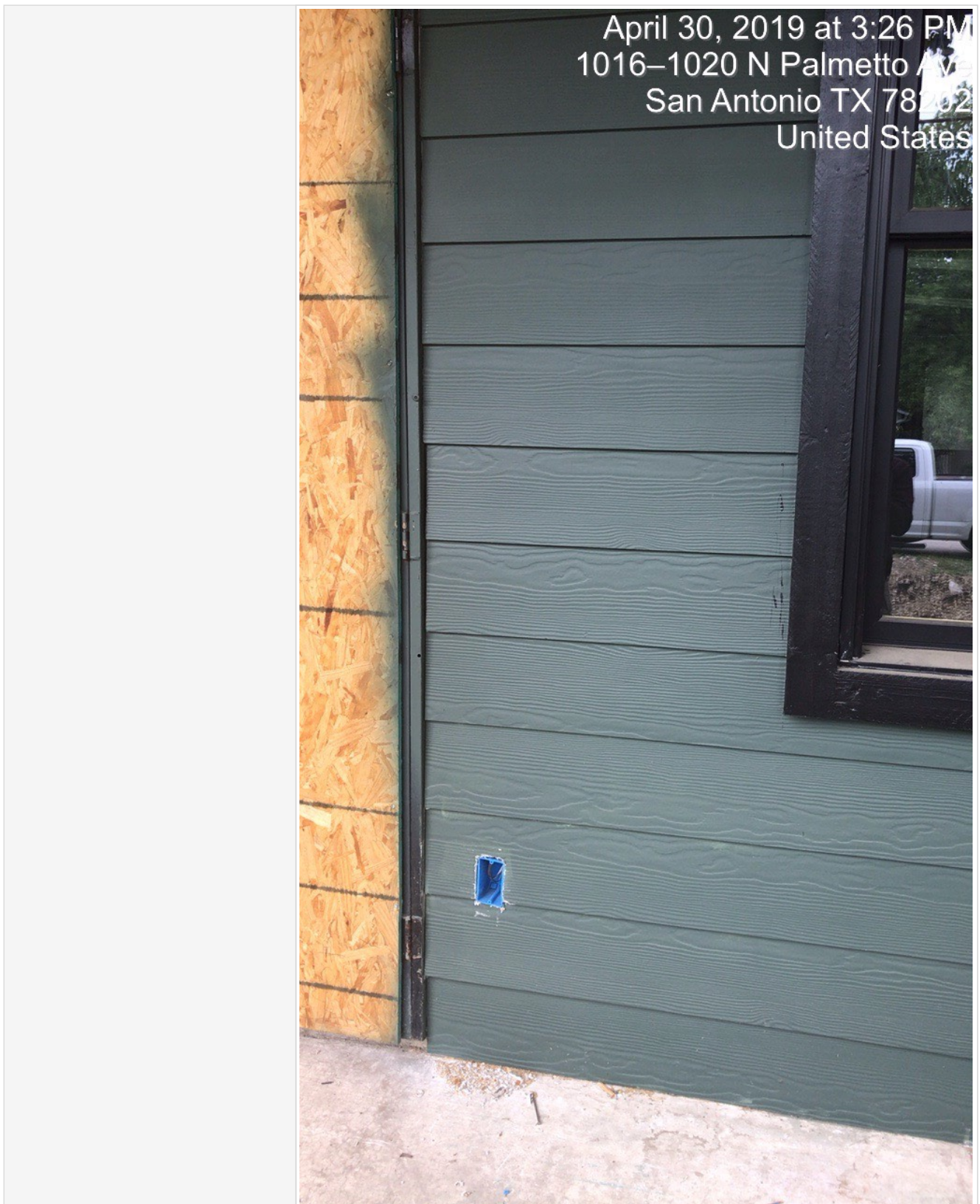


Investigation Report





Investigation Report





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