

02/21/2013

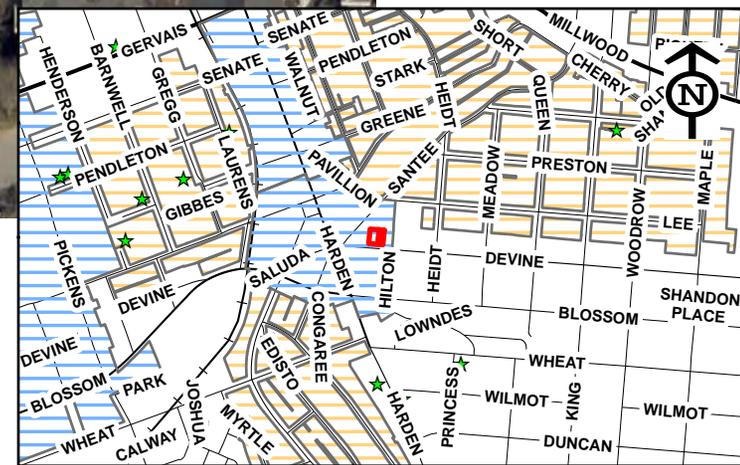


# D/DRC Case

2127 and 2133 Devine Street

Five Points Urban Design District

TMS: 11312-02-12 and -14



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**DESIGN/DEVELOPMENT REVIEW COMMISSION  
DESIGN REVIEW DISTRICT  
EVALUATION SHEET  
Case # 1**

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**ADDRESS:** 2127, 2133 Devine Street

**APPLICANT:** Brandon Petersen, Owner

**TAX MAP REFERENCE:** 11312-02-12,14

**USE OF PROPERTY:** one existing retail building and one existing residential building, both vacant

**REVIEW DISTRICT:** Five Points Urban Design District

**NATURE OF REQUEST:** Request for Certificate of Design Approval for new construction of a 5,000+ SF Student Ministries Center for Shandon Baptist Church.

**FINDINGS/COMMENTS:**

**Section 1: Building Mass and Organization**

*1. 1 Respond to the neighborhood context. Develop an architectural concept and compose the major building elements to reinforce desirable urban features existing in the Five Points area.*

There are a variety of styles within the District. The primary features of the one-story building with a hip roof and brick and glass façade are found commonly in the area.

*A. Respond to existing physical conditions, such as nearby buildings which have employed distinctive and effective massing compositions, sites that are non-standard shapes, edge conditions, and roof shapes.*

The building's simple modern façade of glass and brick panels does draw some reference from the adjacent Bank of America branch to the west. The wide eaves are consistent with the strong horizontal lines of the building and are also found in the District, such as the police station across Devine Street.

*B. Address the public realm, with the physical design as well as the program of the building*

The building has glass along the street edge, providing transparency into the space. The wide steps at the corner provide a clear opening to the outdoor activity area and the entrance to the building from the public sidewalk.

*C. Respond to immediate context regarding building height, massing, and scale.*

Most of the buildings in the immediate area are 1-2 stories, with the exception of one office building which does not represent the context of the area.

*1.2 Reinforce the positive urban form and unique features of the District*

*A. Reinforce the desirable patterns of massing and façade composition found in the surrounding area. Consider complementing the following: scale and proportions; expressed structural bays and modulations, fenestration patterns and detailing, exterior finish materials and detailing; roof forms.*

The scale and proportions are appropriate to the context of the District. The portion of the District

on the Devine Street corridor is largely 1-2 story brick buildings, spaced apart more generously than within the heart of the District. The fenestration pattern and detailing is not consistent in the immediate context.

*C. Use materials that are consistently used throughout the district: brick and stucco facades; aluminum or wood storefront trim; glass with at least 80% transparency*

The primary materials of brick and glass storefront are found in throughout the District; the

### **1.3 Create a transition in bulk and scale**

*Height limits and upper setback requirements are outlined in the City zoning ordinance. However, these maximums do not take into account the context of individual parcels. Buildings requiring design review should compose the massing of the building to create a transition to the height, bulk, and scale of development on adjacent lots and in neighboring districts.*

The one story building does not require a transition.

### **1.4 Design a well-proportioned and unified building**

*Compose the massing and organize the interior and exterior spaces to create a well-proportioned building that exhibits a coherent architectural concept. Design the architectural elements and finish details to create a unified building so that all components appear integral to the whole.*

*When composing the massing, consider how the following can contribute to create a building that exhibits a coherent architectural concept: Setbacks, reveals, projections, and open space, relative sizes and shapes of distinct building volumes, roof heights and forms.*

The building presents a coherent architectural concept in form and with its reveals and projections.

*When developing the architectural elements and program of the building, consider how the following can contribute to create a building that exhibits a coherent architectural concept: Façade modulation and articulation, window and fenestration patterns, corner features, streetscape and open space features, building and garage entries, building base and top*

(see below)

*When designing the architectural details, consider how the following can contribute to create a building that exhibits a coherent architectural concept: exterior finish materials, architectural lighting and signage, shadow patterns.*

The simplicity of the brick and glass support the streamlined concept of the building form. The hardi-plank siding detracts slightly from this concept, however is used as a secondary material that does not appear on the primary façade.

The division of the wall plane into vertical sections on the western elevation with the change in materials detracts slightly from the architectural concept but maintains brick as the primary material. This is a more significant issue on the north (rear) façade, but that will not be visible from the street.

The east elevation does not contribute to the architectural concept in that it lacks fenestration, it does not incorporate brick into the façade, and does not continue any of the horizontal articulation found on the other elevations.

## **Section 2: The Streetscape**

### **2.1 Promote pedestrian interaction**

*Buildings should have entrances from the public sidewalk*

The building's primary entrance is at the southwest corner, announced by the tower element and

the wide angled steps to the public sidewalk.

## **2.2 Provide active street-facing facades**

*Buildings should not have blank, unarticulated street wall facades*

The street wall is a simple series of glass and brick panels that presents a strong concept along the street edge.

*Provide windows at street level to allow visibility into the building interior. (50-75% of street facing façade).*

The street-facing windows are clear glass which allows visibility into the building.

## **2.3 Design for personal safety and security**

*Provide adequate lighting*

Lighting plans have not been provided

*Retain clear lines of sight into and out of entries*

Both entrances on the front of the building have clear site lines to the public sidewalk.

*Use landscaping that maintains visibility*

The landscaping is designed to maintain visibility around entrances and outdoor patio space.

## **Section 3: Parking and Service Areas**

### **3.1 Minimize curb cuts and driveways**

*Minimize the number of curb cuts, and locate them away from street intersections*

There is one existing curb cut that will remain.

*Provide specialty paving where the driveway crosses the sidewalk.*

There are concrete pavers across the driveway, adjacent to the entrance to the building. Staff will work with applicant to see if these pavers can be expanded to include the sidewalk crossing.

### **3.2 Minimize the visual impact of parking**

*Surface parking:*

*Locate surface parking at the rear of the lot, behind the building*

The parking is located to the rear of the building and screened from view by the building.

*Provide shade trees within the parking lot in islands, and also along the street edge*

There are shade trees near the parking spaces; the project will also meet the City's Landscape Ordinance.

### **3.3 Minimize the presence of service areas**

*Plan service areas for less visible locations on the site*

*Screen service areas to be less visible*

There is not a vehicular service entry or dumpster.

## **Section 4: Signage**

### **4.1 Promote pedestrian oriented signage that complements the architecture and the district**

*Signs should be in scale with the building and compatible with the architecture*

The sign is a flat brick monument sign that helps to direct pedestrians into the entrance; this form fits into the architectural concept of the building.

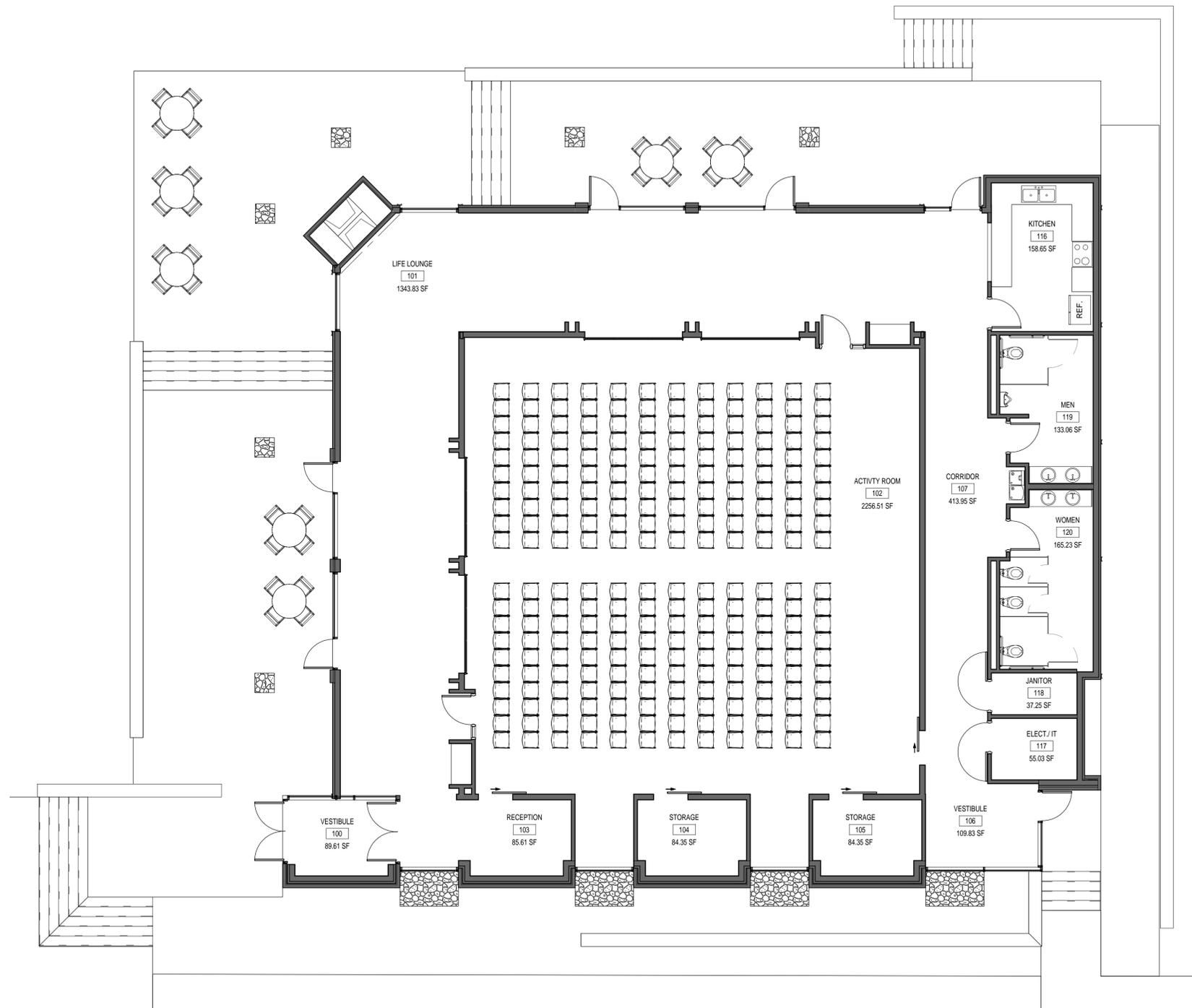
**STAFF RECOMMENDATIONS:**

Staff recommends approval of the request, with the condition that the following items be developed and approved by staff prior to permitting:

- Modifications of the east building elevation to incorporate brick, fenestration, and ensure the architectural concept is carried through this façade;
- A site lighting plan be provided;
- Other architectural and site details be reviewed by staff as they are developed.







**1** FLOOR PLAN  
SCALE: 1:74



SHANDON BAPTIST STUDENT CENTER  
SHANDON BAPTIST CHURCH

Stevens & Wilkinson  
ARCHITECTURE ENGINEERING INTERIORS



**NEARBY STRUCTURE**  
POLICE STATION ACROSS DEVINE STREET



**PROJECT SITE**  
2 EXISTING STRUCTURES TO BE DEMOLISHED



**ADJACENT STRUCTURE**  
SMALL BUSINESS



**NEARBY STRUCTURE CONTEXT**  
POLICE STATION - WIDE OVERHANGS



**ADJACENT STRUCTURE**  
BANK OF AMERICA



**2221 DEVINE**  
OFFICE BUILDING



SHANDON BAPTIST STUDENT CENTER  
SHANDON BAPTIST CHURCH



SHANDON BAPTIST STUDENT CENTER

07/21/15

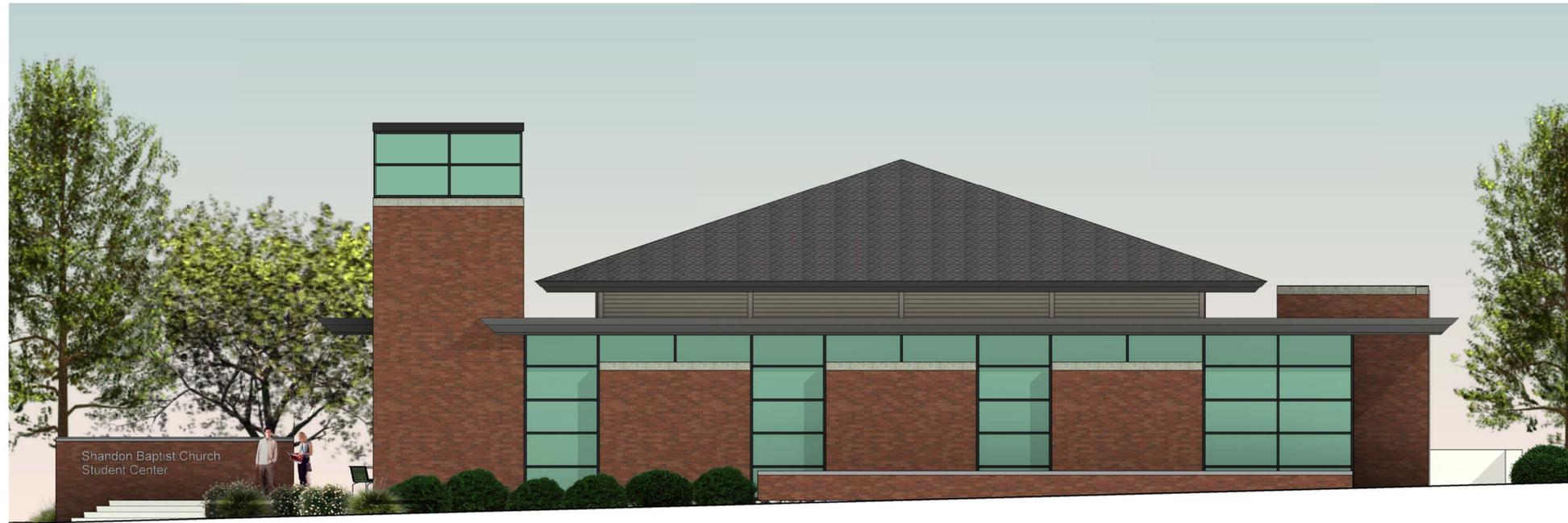
SHANDON BAPTIST CHURCH

A-5 PERSPECTIVE

Stevens & Wilkinson  
ARCHITECTURE ENGINEERING INTERIORS



2 WEST ELEVATION  
SCALE: 3/16" = 1'-0"



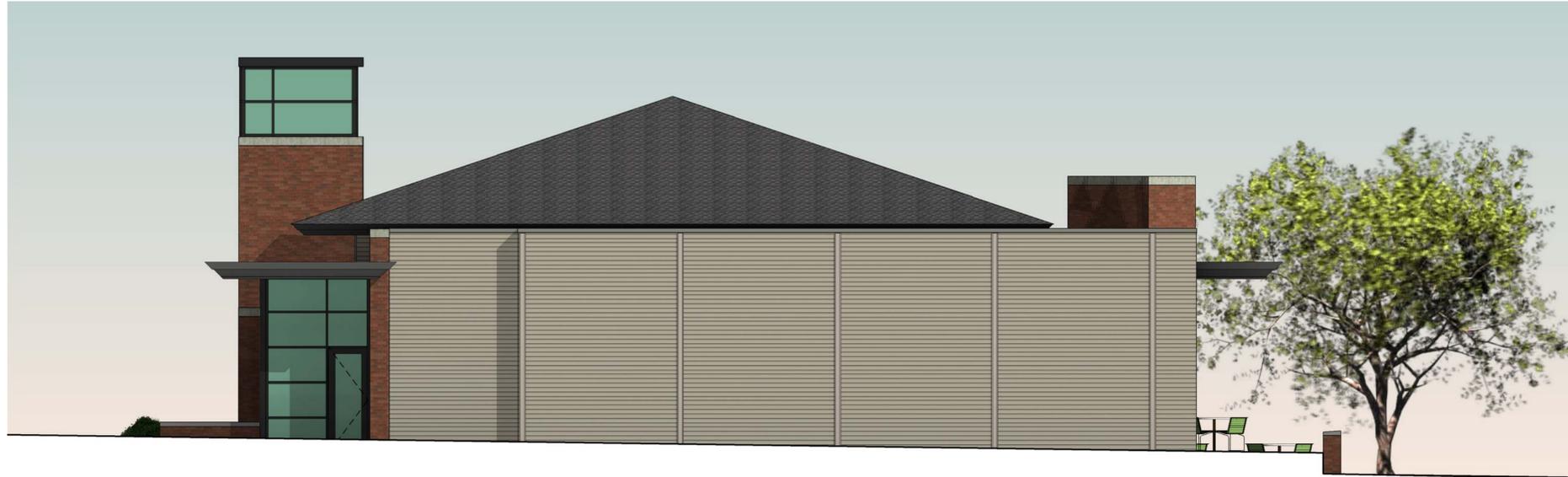
1 DEVINE STREET (SOUTH) ELEVATION  
SCALE: 3/16" = 1'-0"



SHANDON BAPTIST STUDENT CENTER

SHANDON BAPTIST CHURCH

Stevens & Wilkinson  
ARCHITECTURE ENGINEERING INTERIORS



2 EAST ELEVATION  
SCALE: 3/16" = 1'-0"



1 NORTH ELEVATION  
SCALE: 3/16" = 1'-0"



SHANDON BAPTIST STUDENT CENTER  
SHANDON BAPTIST CHURCH

A-4 EXTERIOR BUILDING  
ELEVATIONS

Stevens & Wilkinson  
ARCHITECTURE ENGINEERING INTERIORS



**SLOPED ROOF**  
TIMBERLINE MISSION DG3



**BRICK VENEER**  
CONGAREE 551 MODULAR COLUMBIA 2  
BUFF MORTAR



**RAIN CHAINS**



**STOREFRONT FRAMING**  
EFCO THERMAL CLIP - SERIES 960 WALL



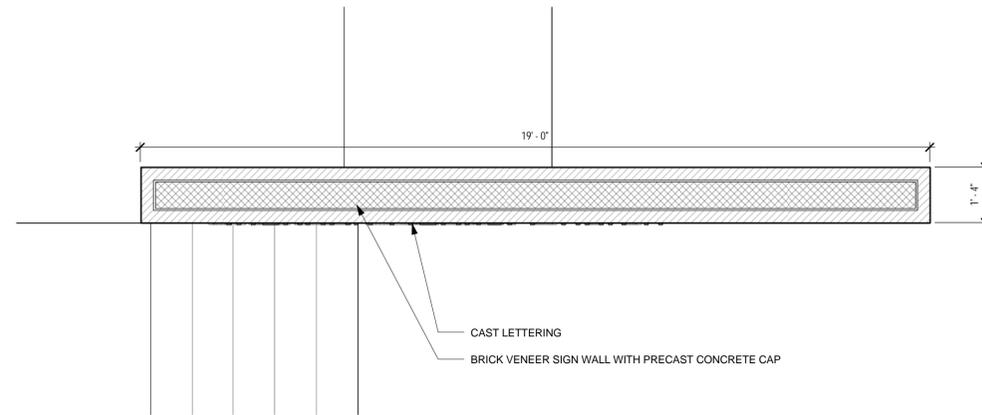
**FIBER CEMENT SIDING**  
HARDIPLANK SMOOTH LAP SIDING



SHANDON BAPTIST STUDENT CENTER

09/09/15

SHANDON BAPTIST CHURCH



**2** SIGN PLAN  
SCALE: 1/2" = 1'-0"



**1** SIGN ELEVATION  
SCALE: 1/2" = 1'-0"



SHANDON BAPTIST STUDENT CENTER  
09/09/15  
SHANDON BAPTIST CHURCH