

# D/DRC Case

2619 Lee Street

Old Shandon/Lower Waverly Protection Area A

TMS: 11316-02-07

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**DESIGN/DEVELOPMENT REVIEW COMMISSION**  
**DESIGN REVIEW DISTRICT**  
**HISTORIC AGENDA**  
**EVALUATION SHEET**  
**Case #11**

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**ADDRESS:** 2619 Lee Street

**APPLICANT:** Maurice Karl Bouie, owner/contractor

**TAX MAP REFERENCE:** TMS#11316-02-07

**USE OF PROPERTY:** Residential

**REVIEW DISTRICT:** Old Shandon/Lower Waverly Protection Area A

**NATURE OF REQUEST:** Request Certificate of Design Approval for new construction

**FINDINGS/COMMENTS:**

The applicant is proposing to construct a 1-story, 1,538 square foot single family residence on a vacant parcel. The applicant's proposed design features a 6/12 pitch, front gabled roofline with a full-façade engaged front porch with post-on-pier columns. The house will feature architectural shingles, vinyl siding and vinyl 6/6 windows. As proposed, the house is 32' wide and 45' deep. The parcel is 50' wide, which will easily allow a 5' setback on one side and a 12' wide driveway on the other. The driveway will need to be at least 32' in length to satisfy off-street parking requirements.

Staff recommends revising the fenestration on the left side elevation to include one additional full-size window near the front and changing the fixed window to a smaller double hung unit. Staff also recommends changing the chimney material from siding to brick, and simplifying the window/door crowns to typical Craftsman headers.

**PERTINENT SECTIONS FROM GUIDELINES**

**Section 4-A: *GUIDELINES FOR NEW CONSTRUCTION***

**Principles**

*Within the Old Shandon/Lower Waverly district, there are numerous vacant lots and non-contributing structures. The construction of new or replacement structures on these lots will greatly affect the district by either reinforcing or undermining existing historic patterns. New construction should be consistent with existing buildings along a street in terms of height, scale, proportion and rhythm of openings, setbacks, orientation and spacing. However, new buildings need not imitate past architectural styles; they may reflect the era of their own construction to carry on the tradition of diversity in building styles present.*

**Guidelines**

1. *Height: Construct new buildings to a height that is compatible with the height of surrounding buildings. New construction shall not vary greatly in height from older buildings in the vicinity*

The proposed house is 1-story with a roof pitch and height that appear to be compatible with surrounding buildings.

2. *Size & Scale: The size and scale of a new building shall be visually compatible with surrounding buildings*  
The proposed house is 32' wide and 45' deep. The scale of the building is compatible to structures nearby.
3. *Massing: Arrange the mass of a new building (the relationship of solid components [ex. walls, columns, etc.] to open spaces [ex. windows, doors, arches]) so that it is compatible with existing historic buildings on the block or street.*  
The massing is appropriate to historic buildings on the street. The general relationships between solid and open spaces work well on the left and right sides, but staff recommends adding one window on the left side elevation and changing the fixed window to a smaller double hung unit to be more compatible with historic fenestration patterns found in the district.
4. *Directional Expression: Site the entrance of the building so that it is compatible with surrounding buildings.*  
The entrance to the proposed house is centered in the façade, which is compatible with a number of historic homes in the district.
5. *Setback: Locate the new building on the site so that the distance of the structure from the right of way is similar to adjacent structures.*  
The placement of this building on the parcel will be similar to the average setbacks of existing buildings on the street. Staff recommends placing the building in line with the adjacent houses.
6. *Sense of Entry: Place the main entrance and the associated architectural elements (porches, steps, etc.) so that they are compatible to surrounding structures. The main entrance shall be constructed with covered porches, porticos or other architectural forms that are found on historic structures on the block or street.*  
The sense of entry on the proposed house features an engaged front porch with a centered half-glass over two-panel door. The porch is supported by four tapered wood columns resting on brick piers with simple wood rails and pickets in between. The front porch floor will be poured concrete and the steps will be constructed of brick and concrete. This is compatible to surrounding historic homes in the area.
7. *Rhythm of Openings: Construct new buildings so that the relationship of width to height of windows and doors, and the rhythm of solids (walls) to voids (door & window openings) is visually compatible with historic buildings on the block or street. Maintain a similar ratio of height to width in the bays of the façade.*  
The windows and doors create an acceptable rhythm of openings that is visually compatible with historic buildings nearby. As stated above in #3, staff recommends adding one window on the left side elevation and changing the fixed window to a smaller double hung unit.
8. *Roof Shape: Use roof shapes, pitches, and materials that are visually compatible with those of surrounding buildings. (ex. when a majority of the buildings in an area use a hip or gable roof form, a hip or gable roof should be used). Do not introduce roof shapes or pitches that are not found in the area.*  
The proposed roof is a front gable with a 6/12 pitch covered in architectural shingles.  
This is compatible with existing historic houses on the street.
9. *Materials, Texture, Details Use materials, textures, and architectural features that are visually compatible with those of historic buildings on the block or street.*

Roof Materials: All roof surfaces will be covered in architectural shingles.

- Windows: The proposed windows are vinyl double hung sashes with a 6/6 configuration. Staff recommends simplifying the façade windows to typical Craftsman headers and trim, and applying this treatment to all elevations to be more visually compatible with historic examples in the district.

Door: The applicant is proposing a half-glass over two-panel door design, which is appropriate for the district. Although the applicant has not specified the details for the door, wood or high quality fiberglass doors are permitted.

Siding: Smooth horizontal vinyl siding will be used, which is visually compatible with the wood sided houses in the district.

Porch: The engaged front porch is supported by four tapered wood columns resting on brick piers with simple wood rails and pickets in between. The front porch floor will be poured concrete and the steps will be constructed of brick and concrete.

Foundation: The house will feature piers with a crawlspace on the main portion while a 4" poured concrete slab on fill will be used for the porch and the rear patio. A brick veneer perimeter wall will be used to make the foundation more visually compatible with the historic buildings in the district.

Trim: The cornice and eaves are proposed to be boxed with a combination of wood and vinyl fascia boards. All other trim details will be visually compatible with other historic buildings on the street or block.

### ***DRIVEWAYS/PARKING***

*New driveways or parking areas located in the front or the secondary front yard setback are to be no wider than 10' as measured with a straight line running parallel to the street from which access is gained.*

The current city ordinance allows for 12' wide driveways in historic districts. The driveway will need to be a minimum of 32' deep in order to accommodate two off-street parking spaces. Details for the driveway have not been submitted but staff would be happy to work with the applicant as site improvements can be approved at staff level.

### **STAFF RECOMMENDATIONS:**

*Staff finds that the proposal generally complies with Section 4-A: Guidelines for New Construction of the guidelines and **recommends granting a Certificate of Design Approval** for a new one-story single-family residence at 2619 Lee Street with the following conditions:*

- Setback of the house shall be in line with existing adjacent houses
- The fenestration on the left side elevation shall be revised to include one additional full-size window near the front and changing the fixed window to a smaller double hung unit
- The chimney material shall be changed from siding to brick
- All elevations shall feature simplified Craftsman window headers and trim
- The front steps shall be constructed of brick and/or concrete
- All details deferred to staff.



2619 Lee Street - Proposed site for new construction



2611 Lee Street – Left side of 2619 Lee Street  
*October 2014 Google image*



2625 Lee Street – Right side of 2619 Lee Street  
*October 2014 Google image*

**NOTIFICATION**

151106-2619LeeSt-1

2/15/04/0/9 07/02/2015 14:56:38:627  
 Fee:\$10.00 County Tax:\$0.00 State Tax:\$0.00

Plat Oversized 11 x 17

2015049079 John T. Hopkins II Richland County R.O.D.

LINE TABLE		
LINE	LENGTH	BEARING
L1	3.42'	N 83°52'20" W
L2	2.33'	N 85°27'52" W
L3	5.56'	S 83°02'42" E

You are hereby advised that you are required to provide water and/or sewer services to any new lots created as a result of this subdivision at no cost to the City of Columbia.

**NOW OR FORMERLY**  
**James Andrew Sawyer**  
 TMS#11316-02-01

**NOW OR FORMERLY**  
**Bethel A.M.E. Church**  
 (Remainder)  
 TMS#11413-14-02

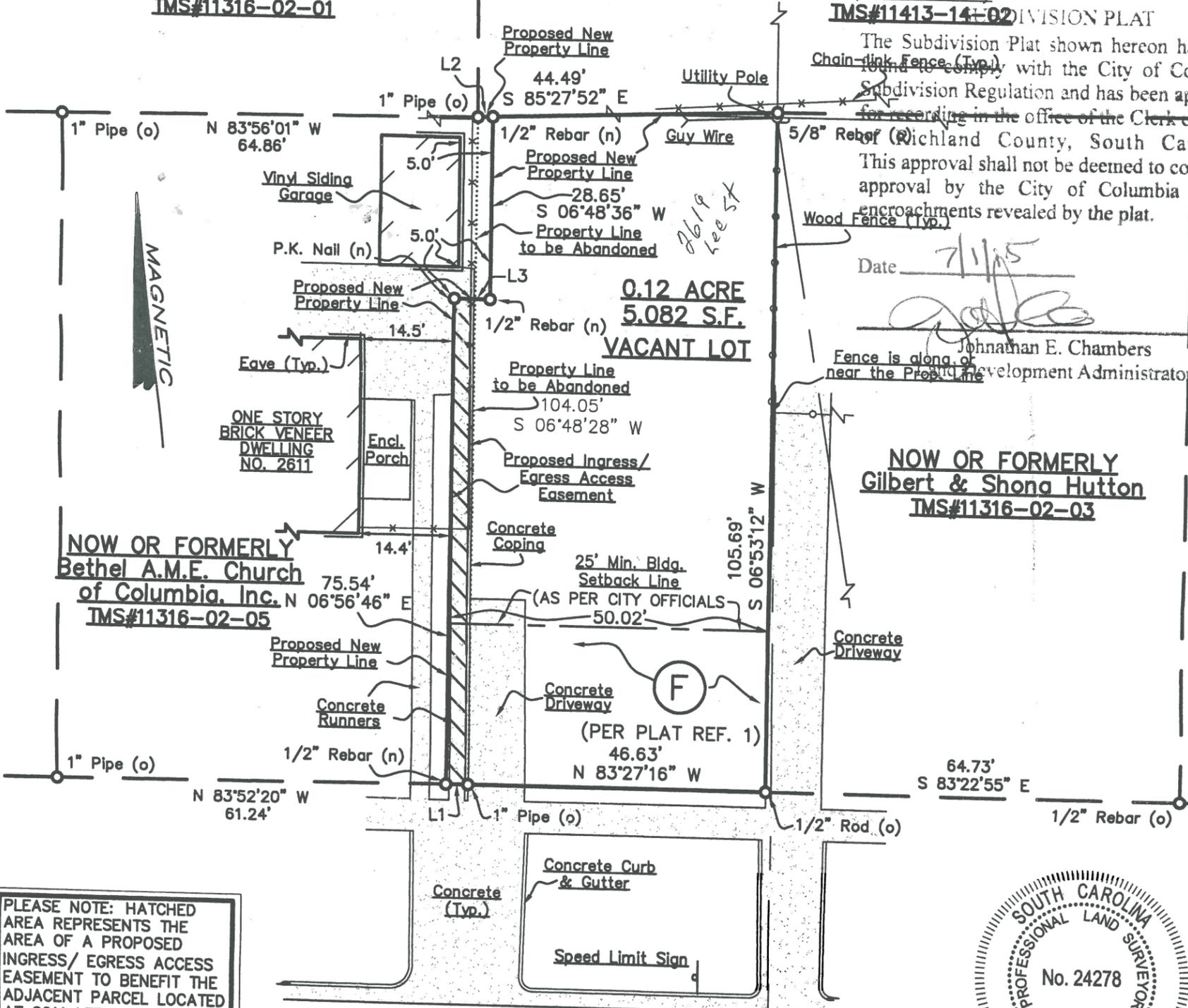
**DIVISION PLAT**  
 The Subdivision Plat shown hereon has been found to comply with the City of Columbia Subdivision Regulation and has been approved for recording in the office of the Clerk of Court (Richland County, South Carolina). This approval shall not be deemed to constitute approval by the City of Columbia of the encroachments revealed by the plat.

Date 7/1/15

Johnathan E. Chambers  
 Development Administrator

**NOW OR FORMERLY**  
**Gilbert & Shona Hutton**  
 TMS#11316-02-03

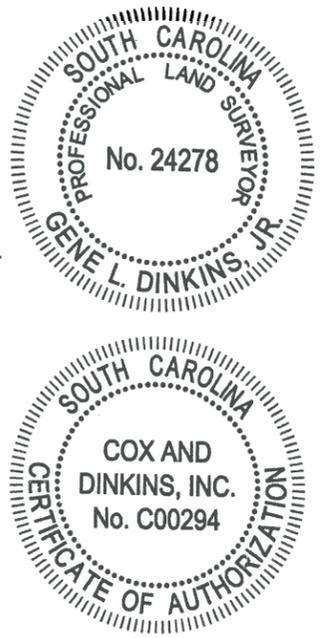
COPYRIGHT © 2015 COX AND DINKINS, INC. ALL RIGHTS RESERVED.  
 THIS SURVEY IS NOT VALID WITHOUT AN ORIGINAL SIGNATURE.



PLEASE NOTE: HATCHED AREA REPRESENTS THE AREA OF A PROPOSED INGRESS/ EGRESS ACCESS EASEMENT TO BENEFIT THE ADJACENT PARCEL LOCATED AT 2611 LEE STREET. EASEMENT IS OVER THE AREA FROM THE WESTERN SIDE OF THE CONCRETE COPING TO THE PROPOSED NEW PROPERTY LINE.

INGRESS/ EGRESS ACCESS EASEMENT TO BENEFIT THE ADJACENT PARCEL LOCATED AT 2611 LEE STREET.

NOTE:  
 THE PURPOSE OF THIS PLAT IS TO COMBINE A 0.11 ACRE (4,831 SQ. FT.) PORTION OF TMS#11413-14-02 AND A 0.01 ACRE (251 SQ. FT.) PORTION OF TMS#11316-02-05 TO FORM A NEW PARCEL TOTALING 0.12 ACRE (5,082 SQ. FT.). A 67 S.F. PORTION OF TMS#11413-14-02 WILL BE COMBINED WITH TMS#11316-02-05. THE PROPOSED NEW VACANT LOT IS 50.02' WIDE AT THE 25' MINIMUM FRONT BUILDING SETBACK.

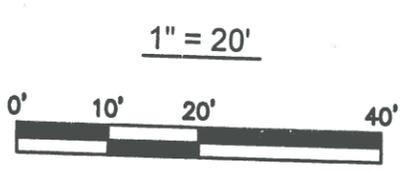


**PLAT PREPARED FOR**  
**BETHEL A.M.E. CHURCH**  
 RICHLAND COUNTY, COLUMBIA, S.C.

- REFERENCES:
- 1) PLAT PREPARED FOR BETHEL A.M.E. CHURCH, BY COX AND DINKINS, INC., DATED APRIL 24, 2007.
  - 2) PLAT PREPARED FOR NEW AGE, INC., BY COX AND DINKINS, INC., DATED FEBRUARY 9, 1990.
  - 3) DEED RECORDED IN RICHLAND COUNTY DEED BOOK 1278, PAGE 781.
  - 4) PLAT PREPARED FOR SHANDON BAPTIST CHURCH, BY MCMILLAN ENGINEERING COMPANY, DATED OCTOBER 15, 1963, REVISED SEPTEMBER 13, 1957, AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR RICHLAND COUNTY IN PLAT BOOK "X", PAGE 332.

APRIL 30, 2015

REVISIONS:  
 1. 06.30.2015  
 TO CHANGE THE PROPOSED NEW PROPERTY LINES

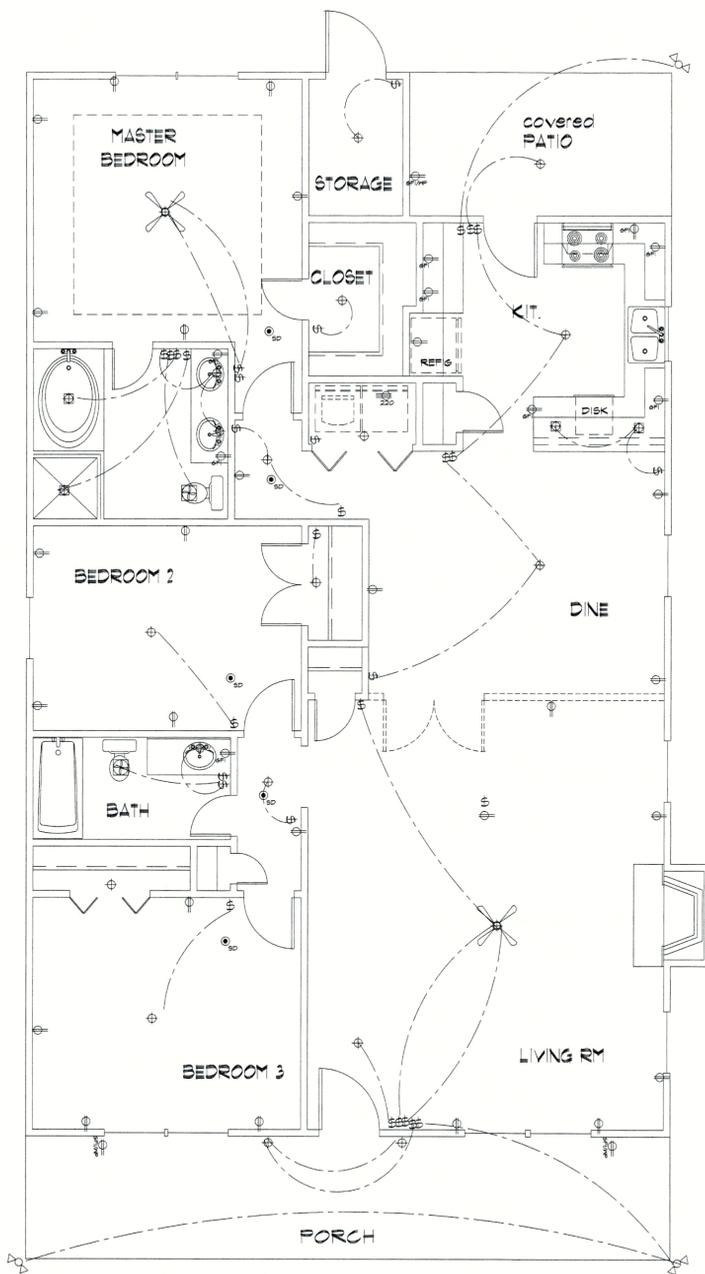


COX AND DINKINS, INC.  
 724 BELTLINE BLVD.  
 COLUMBIA, SOUTH CAROLINA 29205  
 803-254-0518 Fax: 803-765-0993  
 Email: cdinc@coxanddinkins.com

I hereby state that to the best of my professional knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of the Standards of Practice Manual for Surveying in South Carolina, and meets or exceeds the requirements for a Class B survey as specified therein; also there are no visible encroachments or projections other than shown.

*[Signature]*  
 PROF. LAND SURVEYOR NO. 24278  
 GENE L. DINKINS, JR.

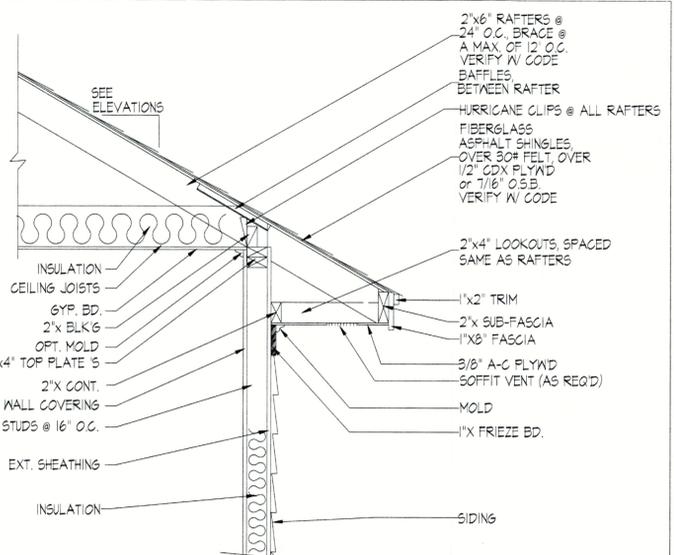
ORDER NO. 31043



**ELECTRICAL SCHEDULE**

⊖	SWITCH
⊕	OUTLET
⊕	GROUND FAULT OUTLET
⊕	WEATHERPROOF OUTLET
⊕	220V OUTLET
⊕	EXHAUST FAN
⊕	LIGHT
⊕	RECESSED LIGHT
⊕	DBL FLOODLIGHT
⊕	SMOKE DETECTOR
—	CONDUIT

\*NOTES:  
 1) ELECTRICIAN TO INSTALL LIGHT FIXTURE WITH PULL SWITCH IN ATTIC AND CRAWL SPACE.  
 2) ELECTRICIAN TO INSTALL REQUIRED ELECTRICAL CONNECTIONS FOR HVAC EQUIPMENT.



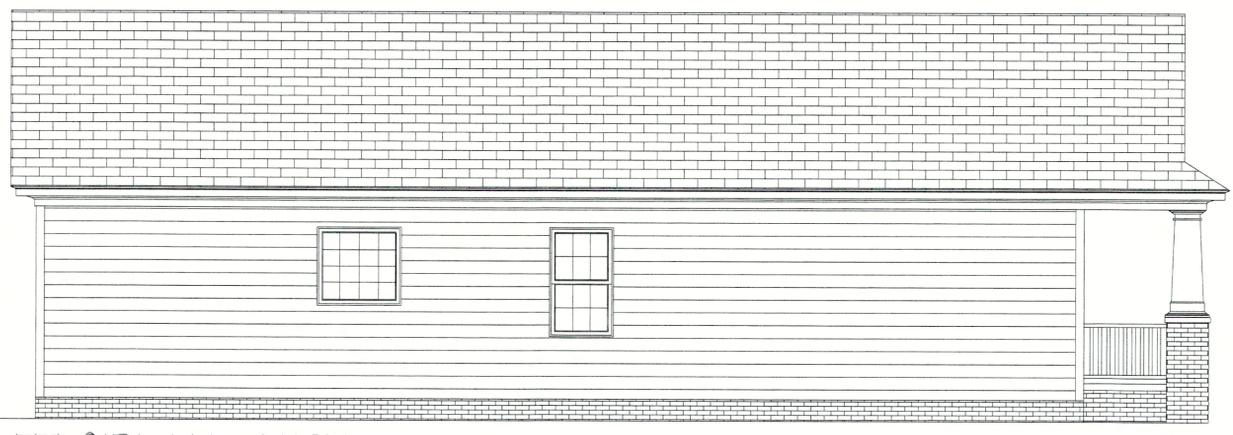
**TYP. CORNICE DETAIL**  
 SCALE: 3/4"=1'-0"



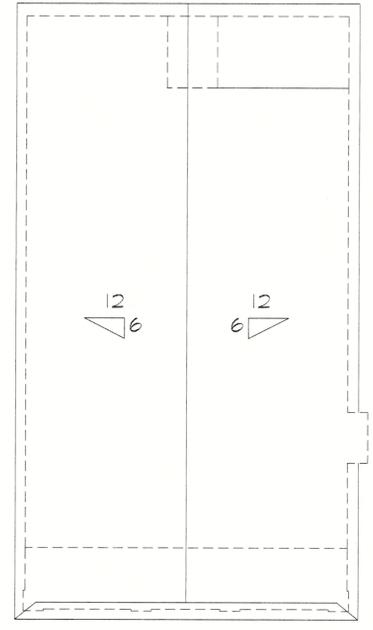
**REAR ELEVATION**



**FRONT ELEVATION**



**LEFT SIDE ELEVATION**



**ROOF PLAN**  
 SCALE: 1/8"=1'-0"



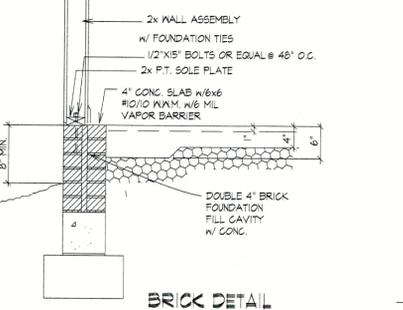
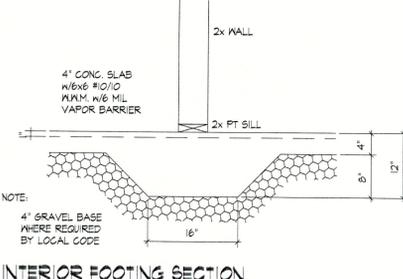
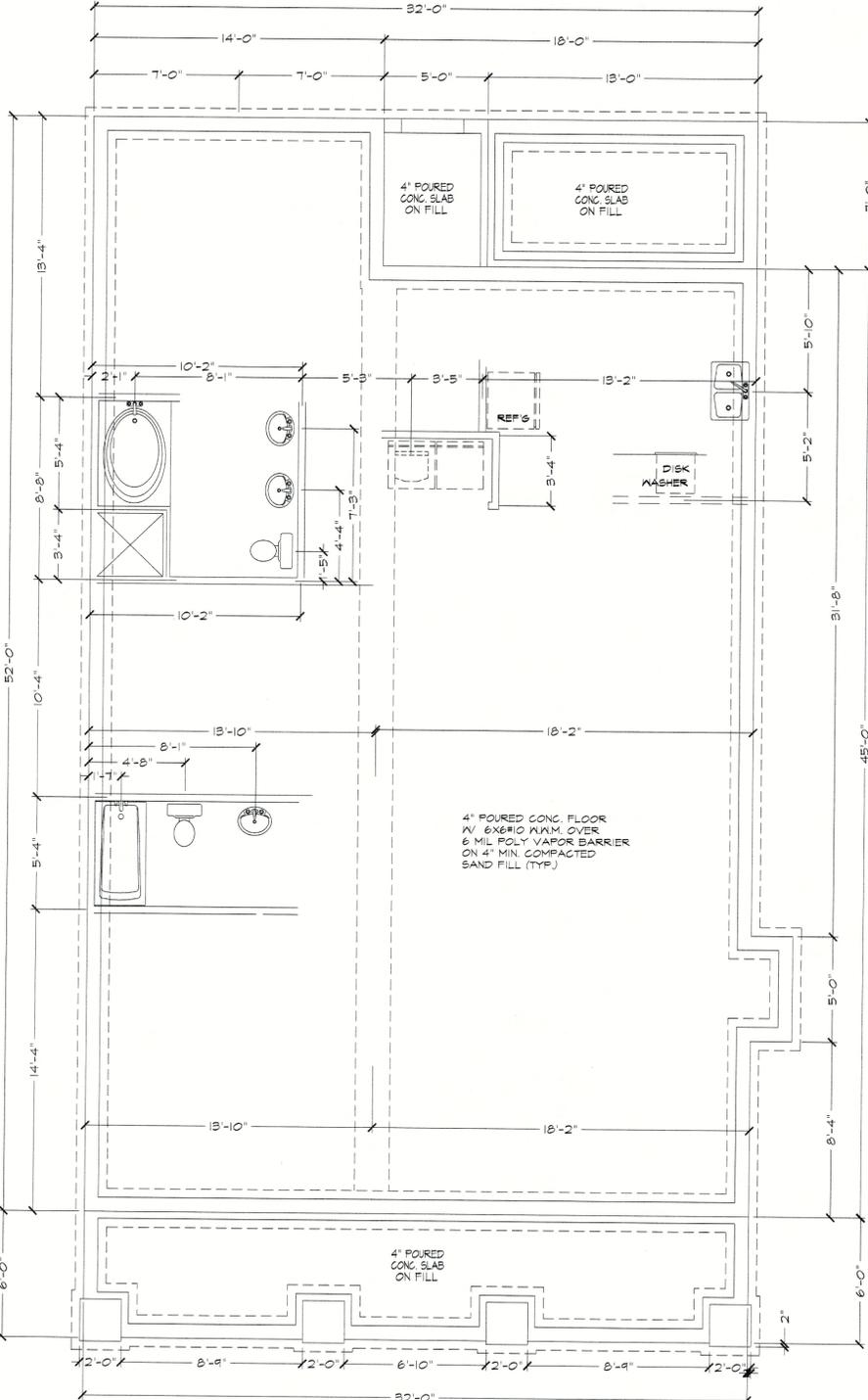
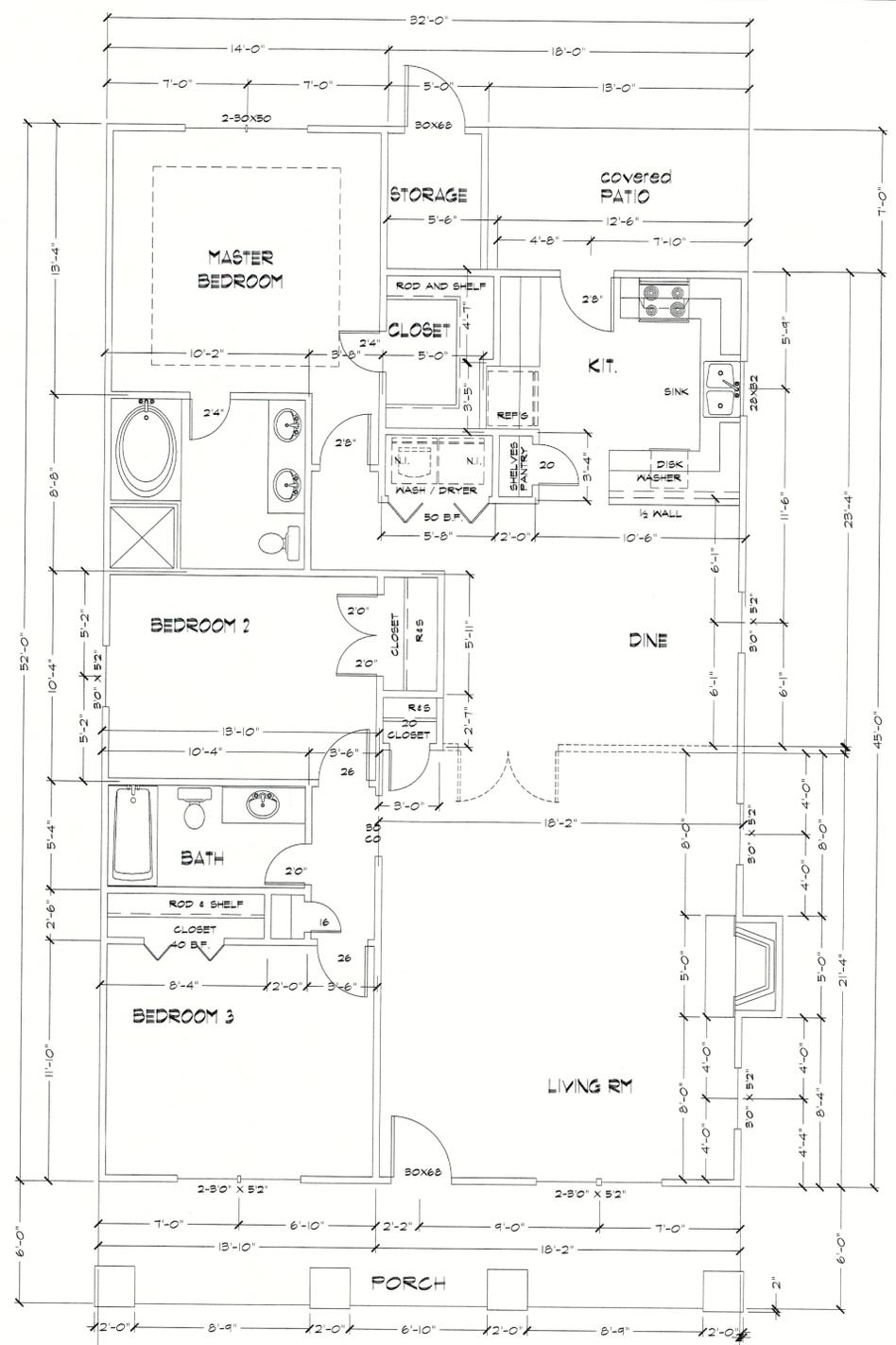
**RIGHT SIDE ELEVATION**

Sheet no <b>N</b>	PLAN NO. <b>15-1538</b>	PLAN FOR <b>BOULE RES</b>	<b>SQUARE FOOTAGE SUMMARY</b> <small>MEASUREMENTS FROM FRAME</small>		THE OWEN PLANNING SERVICE HAS MADE EVERY EFFORT TO AVOID ERRORS AND OMISSIONS IN PREPARING THIS PLAN. WE CAN NOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ALONG WITH OTHER DETAILS AND BE RESPONSIBLE FOR THE SAME.	COPYRIGHT © 2015 OWEN PLANNING SERVICE	<b>OWEN PLANNING SERVICE</b> RESIDENTIAL HOME PLANS 101-C Ministry Drive Irmo, S.C. 29063 803-744-0478

GIRDER SPANS AND HEADER SPAN FOR EXTERIOR BEARING WALLS  
GROUND SNOW LOAD (30 psf)

HEADER SUPPORTING	HEADER SIZE	BUILDING WIDTH (FEET)					
		20		28		36	
		SPAN	NJ	SPAN	NJ	SPAN	NJ
ROOF AND CEILING	2-2X10S	8'5"	2	7'5"	2	6'6"	2
	2-2X12S	8'4"	2	8'5"	2	7'6"	2
	3-2X8S	8'4"	1	7'5"	1	6'8"	1
	3-2X10S	10'8"	1	8'1"	2	8'2"	2
	3-2X12S	12'2"	2	8'5"	2	8'5"	2
ROOF CEILING AND ONE CENTER-BEARING FLOOR	4-2X10S	11'8"	1	10'6"	1	8'5"	2
	4-2X12S	14'4"	1	12'2"	2	10'11"	2
	2-2X12S	8'1"	2	7'1"	2	6'5"	2
	3-2X10S	8'4"	2	7'8"	2	6'11"	2
	3-2X12S	10'2"	2	8'11"	2	8'0"	2
ROOF CEILING AND ONE CLEAR SPAN FLOOR	4-2X10S	10'1"	1	8'10"	2	8'0"	2
	4-2X12S	11'8"	2	10'8"	2	9'3"	2
	3-2X12S	8'10"	2	7'8"	2	6'10"	2
ROOF CEILING AND TWO CENTER-BEARING FLOOR	4-2X10S	8'4"	2	7'7"	2	6'10"	2
	4-2X12S	10'2"	2	8'10"	2	7'11"	2
	3-2X12S	8'5"	2	7'4"	2	6'7"	2

A. TABULATED VALUES ASSUME #2 GRADE LUMBER  
 B. BUILDING WIDTH IS MEASURED PERPENDICULAR TO THE RIDGE. FOR WIDTHS BETWEEN THOSE SHOWN, SPANS ARE PERMITTED TO BE INTERPOLATED.  
 C. NJ - NUMBER OF JACK STUDS REQUIRED TO SUPPORT EACH END, WHERE THE NUMBER OF REQUIRED JACK STUDS EQUALS ONE, THE HEADER ARE PERMITTED TO BE SUPPORTED BY AN APPROVED FRAMING ANCHOR ATTACHED TO THE FULL-HEIGHT WALL STUD AND TO THE HEADER.  
 D. USE 30 psf GROUND SNOW LOAD FOR CASES IN WHICH GROUND SNOW LOAD IS LESS THAN 30 psf AND THE ROOF LIVE LOAD IS EQUAL TO OR LESS THAN 20 psf.



CHECK SOIL COND. AND LOCAL CODE BEFORE POURING CONC. SEE TABLE 401.4.1 PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIAL. TABLE 403.1 MINIMUM WIDTH OF CONCRETE OR MASONRY FOOTINGS IN THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS (2000 EDITION).

SIZE - FOOTING SIZE DEPENDS MAINLY ON SOIL TYPE AND THE BUILDING WEIGHT. THE CHART BELOW SHOWS FOOTING SIZES FOR SOIL WITH BEARING CAPACITIES OF 1500 PSF

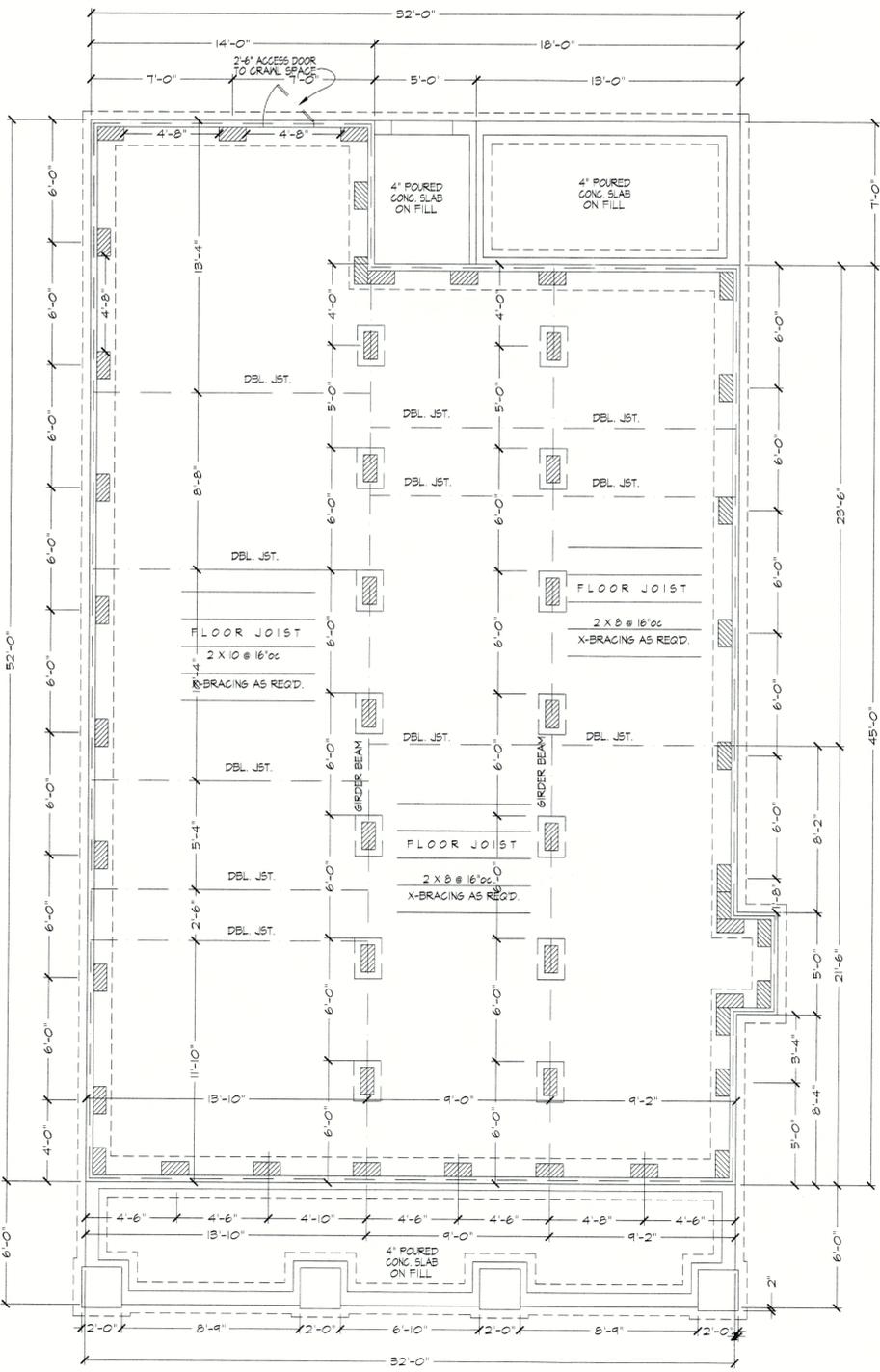
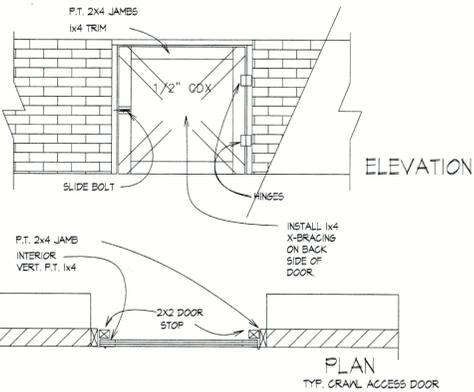
NO. OF STORIES	H	W
1	8 IN.	16 IN.
2	9 IN.	19 IN.
3	10 IN.	22 IN.

**TYPICAL FOOTING**  
SCALE: 1/2" = 1'-0"

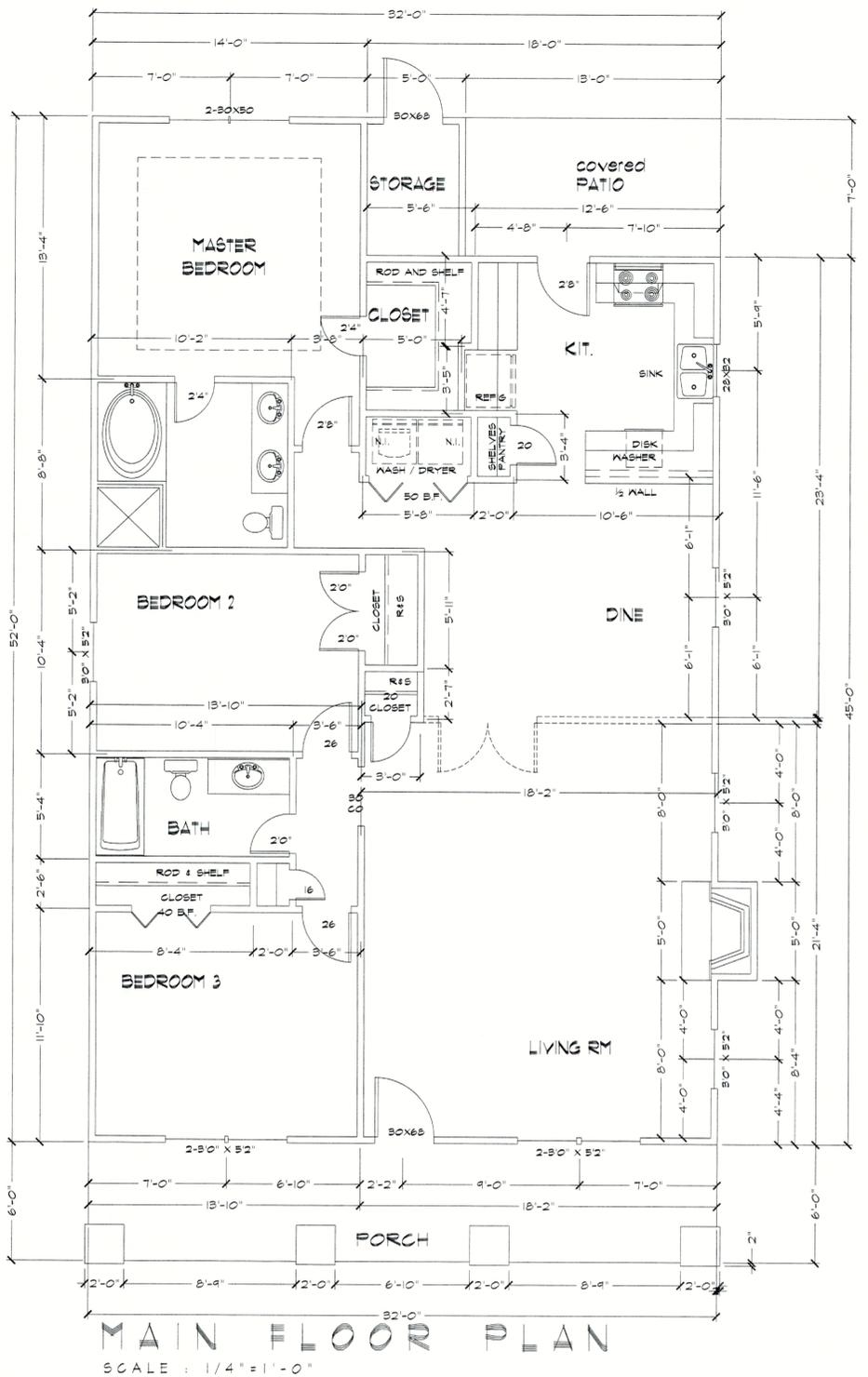
GIRDER SPANS AND HEADER SPAN FOR EXTERIOR BEARING WALLS  
GROUND SNOW LOAD (30 psf)

HEADER SUPPORTING	HEADER SIZE	BUILDING WIDTH ( FEET )			
		20		26	
		SPAN	N <sup>C</sup>	SPAN	N <sup>C</sup>
ROOF AND CEILING	2-2X10S	8'5"	2	7'8"	2
	2-2X12S	8'1"	2	8'5"	2
	3-2X8S	8'4"	1	7'8"	1
	3-2X10S	10'6"	1	8'1"	2
	3-2X12S	12'2"	2	8'5"	2
ROOF CEILING AND ONE CENTER-BEARING FLOOR	4-2X10S	11'8"	1	10'6"	1
	4-2X12S	14'11"	1	12'2"	2
	2-2X12S	8'1"	2	7'1"	2
	3-2X10S	8'1"	2	7'8"	2
	3-2X12S	10'2"	2	8'1"	2
ROOF CEILING AND ONE CLEAR SPAN FLOOR	4-2X10S	10'1"	1	8'10"	2
	4-2X12S	11'1"	2	10'8"	2
	3-2X12S	8'10"	2	7'8"	2
	4-2X10S	8'1"	2	7'1"	2
	4-2X12S	10'2"	2	8'10"	2
ROOF CEILING AND TWO CENTER-BEARING FLOOR	3-2X12S	8'5"	2	7'4"	2
	4-2X10S	8'4"	2	7'4"	2
	4-2X12S	8'8"	2	8'6"	2

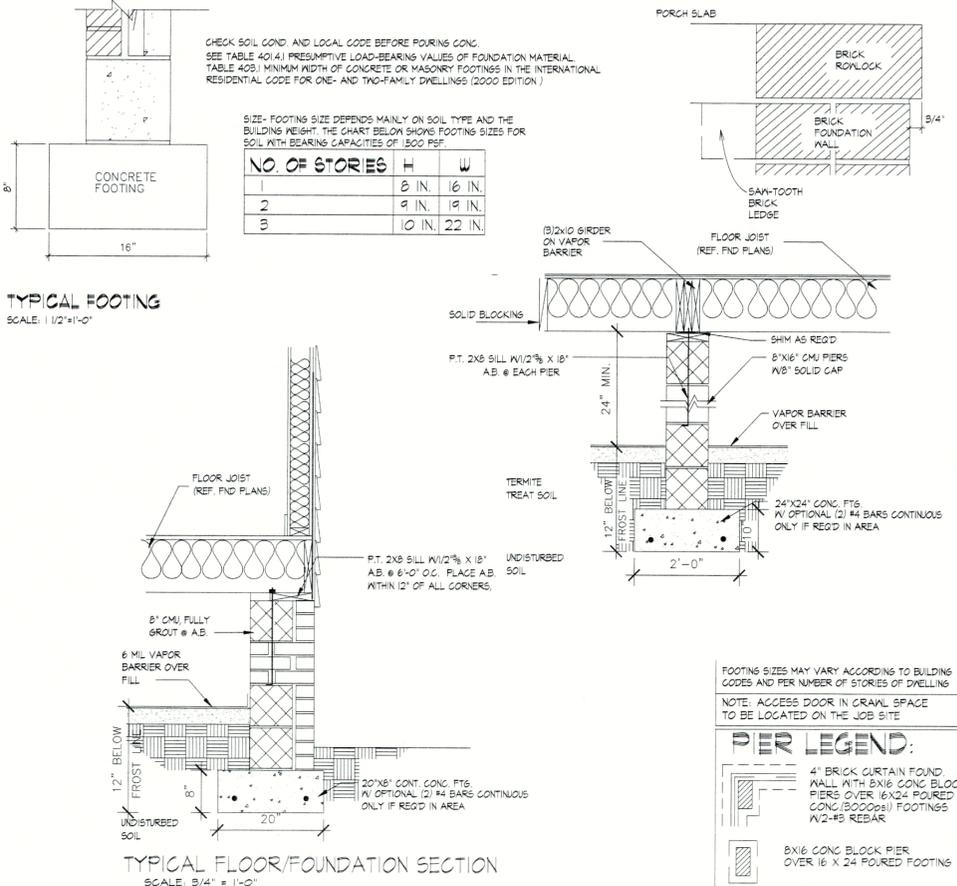
A. TABULATED VALUES ASSUME # 2 GRADE LUMBER  
B. BUILDING WIDTH IS MEASURED PERPENDICULAR TO THE RIDGE. FOR WIDTHS BETWEEN THOSE SHOWN, SPANS ARE PERMITTED TO BE INTERPOLATED.  
C. N<sup>C</sup> - NUMBER OF JACK STUDS REQUIRED TO SUPPORT EACH END. WHERE THE NUMBER OF REQUIRED JACK STUDS EQUALS ONE, THE HEADERS ARE PERMITTED TO BE SUPPORTED BY AN APPROVED FRAMING ANCHOR ATTACHED TO THE FULL-HEIGHT WALL STUD AND TO THE HEADER.  
D. USE 30 psf GROUND SNOW LOAD FOR CASES IN WHICH GROUND SNOW LOAD IS LESS THAN 30 psf AND THE ROOF LIVE LOAD IS EQUAL TO OR LESS THAN 20 psf.



FOUNDATION PLAN  
SCALE: 1/4" = 1'-0"



MAIN FLOOR PLAN  
SCALE: 1/4" = 1'-0"



TYPICAL FOOTING  
SCALE: 1/2" = 1'-0"

TYPICAL FLOOR/FOUNDATION SECTION  
SCALE: 3/4" = 1'-0"

FOOTING SIZES MAY VARY ACCORDING TO BUILDING CODES AND PER NUMBER OF STORES OF DWELLING.  
NOTE: ACCESS DOOR IN CRAWL SPACE TO BE LOCATED ON THE JOB SITE.  
**PIER LEGEND:**  
4" BRICK CURTAIN FOUNDATION WALL WITH 8X16 CONG. BLOCK PIERS OVER 6X24 POURED CONG. (3000psi) FOOTINGS W/2#5 REBAR  
8X16 CONG. BLOCK PIER OVER 16 X 24 POURED FOOTING

Sheet no.	PLAN NO.	PLAN FOR	SQUARE FOOTAGE SUMMARY		THE OWEN PLANNING SERVICE HAS MADE EVERY EFFORT TO AVOID ERRORS AND OMISSIONS IN PREPARING THIS PLAN. WE CAN NOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ALONG WITH OTHER DETAILS AND BE RESPONSIBLE FOR THE SAME.	COPYRIGHT © 2015 OWEN PLANNING SERVICE	<b>OWEN PLANNING SERVICE</b> RESIDENTIAL HOME PLANS 10-C Ministry Drive Irmo, SC 29063 803-744-0979
	15-1538	BOUIE RES	HEATED AREA	MEASUREMENTS FROM FRAME			
			MAIN FLOOR PLAN	1538	FRONT PORCH	124	
					REAR PORCH	91	