

D/DRC Case

15 Gibbes Court

University Hill Architectural Conservation District

TMS: 11405-16-06

DESIGN/DEVELOPMENT REVIEW COMMISSION
DESIGN REVIEW DISTRICT
CONSENT AGENDA
EVALUATION SHEET
Case # 3

ADDRESS: 15 Gibbes Court

APPLICANT: Matthew Richardson, owner

TAX MAP REFERENCE: TMS#11405-16-06

USE OF PROPERTY: Residential

REVIEW DISTRICT: University Hill Architectural Conservation District

NATURE OF REQUEST: Request Certificate of Design Approval for garage demolition and new construction

FINDINGS/COMMENTS:

This is a c.1912 single-family home with what appears to be a c.1940s garage that is in disrepair. The proposal is to demolish the existing one-story garage and construct a two-story garage/apartment/studio in the same location. This new building is not highly visible to the public right of way as it is located at the rear of a lot that is partially hidden from view by a tall garden wall along the front of the property.

PERTINENCT SECTION FROM CITY ORDINANCE
SECTION 17-674

(e) Criteria for review of requests for demolition permits. The following criteria shall be used as a guideline by the DDRC or its staff for review of all requests for demolition permits. The commission may require the applicant to provide certain information dealing with the criteria. The type of information which may be required is detailed in the commission's rules and regulations; however, only that information which is reasonably available to owners may be required.

(1) The historic or architectural significance of a building, structure or object;

The garage is not original to the construction of the house and does not have architectural or historic significance.

(2) A determination of whether the subject property is capable of earning a reasonable economic return on its value without the demolition, with consideration being given to economic impact to the property owner of the subject property;

No information provided.

(3) The importance of the building, structure or object to the ambience of a district;

This property has had a tall brick garden wall across the front since at least the 1960s. This wall has restricted the view of the house and the garage is located in a rear corner of the property. It is not important to the ambience of the district.

(4) *Whether the building, structure or object is one of the last remaining examples of its kind in the neighborhood, the city or the region;*

This is likely not the last remaining example of its kind in the area.

(5) *Whether there are definite plans for reuse of the property if the proposed demolition is carried out, and what the effect of those plans on the character of the surrounding area would be;*

There are plans to reuse the location with a new building; the effect on the historic district would be minimal due to the location of the building and its limited visibility from the public right of way.

(6) *The existing structural condition, history of maintenance and use of the property, whether it endangers public safety, and whether the city is requiring its demolition*

The applicant has submitted a structural engineer's report which suggests that the building is not structurally stable. The City is not requiring its demolition.

(7) *Whether the building or structure is able to be relocated, and whether a site for relocation is available; and*

No information provided.

(8) *Whether the building or structure is under orders from the city to be demolished due to severe structural deficiencies, and this criterion shall have added significance in comparison to the criteria mentioned in subsections (1) through (7) of this subsection.*

The building is not under orders from the City to be demolished.

PERTINENT SECTIONS FROM THE GUIDELINES

SECTION 6: NEW CONSTRUCTION

A. PRINCIPLES

The character of the UACD is determined by its historical and stately residences. There are relatively few noncontributing structures and there are very few vacant lots available for new construction. Each new or replacement structure can affect the character of the neighborhood positively or negatively and therefore must be undertaken with great sensitivity to the existing buildings on a block or street in terms of height, scale, proportion and rhythm of openings, setbacks, orientation, spacing and ground elevation relative to the street and surrounding development. New construction should be sympathetic to the architecture of an earlier period, and must take into account significant themes, such as height, materials, roof form, massing, set-back, and the rhythm of openings to insure that any new building blends with its context.

B. GUIDELINES

1. Height: *The characteristic height in UACD is two stories. New buildings must be constructed to a height compatible with the height of surrounding buildings.*

The proposed building will be two stories; the adjacent house is a full two stories and the height is typical for the area.

2. Size & Scale: *The size and scale of a new building shall be visually compatible with surrounding buildings.*

Only a portion of the façade is going to be visible to the public right of way. This portion is visually compatible in size and scale with the nearby buildings.

3. Massing: *The mass of a new building (the relationship of solid components (e.g., walls, columns, etc.) to open spaces (e.g., windows, doors, arches)) shall be arranged so that it is compatible with existing buildings on*

the block or street.

The massing is compatible with the existing buildings on the visible façade.

4. Setback: *New building shall be located on the site so that the distance of the structure from the right-of-way is similar to other structures on the block; new structures may be set back 5' from the existing average of the front yard setbacks on the structure's block and immediately adjacent blocks.*

The setback is appropriate for a secondary building on this lot.

5. Sense of Entry: *The main entrance and the associated architectural elements (porches, steps, etc.) shall be designed so that they are compatible with surrounding structures. The main entrance shall be constructed with covered porches, porticoes, or other architectural forms that are found on historical structures on the block or street. Façades shall have a strong sense of entry.*

The main entrances visible to the public right of way are large garage doors, which are consistent with the garage that is being removed and with older garage patterns.

6. Rhythm of Openings: *New buildings shall be constructed 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 buildings on the block or street, with a similar ratio of height to width in the bays of the façade. Incompatible façade patterns that upset the rhythm of openings established in surrounding structures shall not be allowed.*

The rhythm of openings is consistent with the nearby home. The garage doors on the first floor are consistent with the typical rhythm for the area and a central doubled window in the upper floor of the façade is the only fenestration that will be visible to the public right of way. It will not be highly visible but it is appropriate for the area.

7. Roof Shape: *Roof shapes, pitches, and materials shall be visually compatible with those of surrounding buildings. Most structures in the UACD have pitched roofs, with gable, hip or a combination thereof as the predominant style. Roof shapes or pitches not found in the district should not be used.*

The roof is a front gable shape, which is compatible with the area.

8. Outbuildings: *Garage and storage buildings shall reflect the character of the existing house and be compatible in terms of height, scale, and roof shape. Such buildings shall be placed away from the primary façade of the building. Outbuildings may not obscure character-defining features of a building.*

The height, scale and roof shape are appropriate for the outbuilding. It is located away from the primary façade of the building and does not obscure character-defining features.

9. Signage: *Signage material will be compatible with the prominent materials in the neighborhood. It shall be illuminated only externally (if lighting is needed at all) and it should be appropriately incorporated into the architecture of a structure or located appropriately on the property.*

Not applicable.

10. Materials, Texture, Details: *Materials, textures, and architectural features shall be visually compatible with the scale, placement, profile, and relief of details on surrounding structures on the block or street. The most commonly found exterior cladding in the neighborhood is wood siding, though there are a number of structures made of solid brick. The DDRC may evaluate other materials based upon their compatibility within the district, the block on which the structure sits, and the materials found therein. Horizontal siding must harmonize with the board size, width of exposure, length, and trim detail such as corner boards on adjacent structures. Plastic, vinyl, or aluminum siding for new construction is not permitted. Indeed, since vinyl,*

plastic, and aluminum are not acceptable replacement materials for any features of existing structures, they are not acceptable materials for any part of new construction with the exception of well-profiled aluminum-clad wood windows.

Entire house: All structural, architectural, and trim components for the proposed addition and garage will be constructed of wood or smooth cement fiberboard. All painted surfaces will use traditional paint. No ceramic coating systems or liquid sidings of any type will be used. Plastic, vinyl or PVC products are not permitted for any architectural feature.

Windows: The two front, visible windows in the garage will be wood or aluminum-clad with no muntins, to match the existing historic windows on the house.

Walls: The garage siding shall be horizontal cement fiberboard. The applicant did not specify the reveal of the siding, but staff would recommend a reveal consistent with historic wood siding in the district.

Door: The only visible doors will be the two garage doors in the façade, which appear to be a design consistent with era of the associated house.

Foundation: The building will have a concrete slab foundation. This is not consistent with the area but this detail will not be highly visible.

11. Finished Floor Height and Site Grading: *Extensive site grading that would alter the natural street and structure rhythm of sloping sites is highly discouraged. First-floor finished floor elevations shall maintain the existing grades as reasonably as possible and in all cases site grading must be focused on maintaining the existing characteristics of the street while respecting existing contours.*

Not applicable.

STAFF RECOMMENDATIONS:

Staff recommends granting approval for the demolition of the garage based on Section 17-674(e) of the City Ordinance as it does not appear to have historic or architectural significance, it is not important to the ambience of the district, and the proposed reuse of the property will not have a negative effect on the district.

Staff recommends approval of the new construction as it complies with Section 6 of the guidelines, with all details deferred to staff.



Photos by staff





Garage to be demolished and replaced.

Staff photo



Summary
Structural Evaluation
of
15 Gibbes Court
Columbia, SC



Prepared by

Chao and Associates, Inc.

April, 2015





April 14, 2015

Mr. Matthew Richardson
15 Gibbes Court
Columbia, SC

RE: Structural Evaluation of 15 Gibbes Court, Columbia, SC
C&A Project No. 583787 -15

Dear Mr. Richardson:

As requested, Chao & Associates, Inc. (Chao) performed an initial visual observation of the above referenced site on March 24, 2015. You were present to provide access and background information.

For description purposes, the directions used in this report are based on the view of a person standing in front of the garage door.

GENERAL INFORMATION

The garage is a one-story, wood-framed, wood-siding building with concrete slab and a hip styled roof. The garage is approximately 510 square feet. The roof framing was noted to have had previous repairs. The exterior stud wall was noted to consist of 3x4 members with various spacing. There were numbers of structural deficiencies that have raised your concern over the structural integrity of the garage.

SCOPE OF SERVICE

Chao was engaged to conduct a cursory, field evaluation of the garage condition.

This report is based on visual observations and information that was provided or was made available during the visual field evaluation. It represents the professional opinion and judgment of a Licensed Professional Engineer. No material testing or uncovering were performed and are beyond the scope of service. If further information is provided or becomes available, the initial findings will be reviewed which may result in the need to modify the opinion rendered initially.

This report is solely for the benefit of the client to whom it is addressed. Any reuse of this report without the expressed written consent of Chao & Associates Inc. is strictly prohibited.



FIELD OBSERVATIONS AND RECOMMENDATIONS

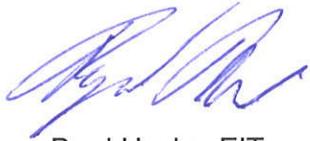
During the visual observation the following items were observed:

1. Numerous areas of termite damage were noted. Those locations are noted to be but not limited to the stud wall at the right rear (See photos 1 and 2), the top front corner of the window at the left side (See photo 3), the top front corner of the window at the right side (See photo 4) and at the top of the window at the right side. (See photo 5).
2. There were no collar ties noted on the existing roof rafters. There are a few rafter tie members noted, however, some of them were not connected properly to the existing rafters. Numerous roof rafters were noted to not have the required rafter and collar tie connections (See photos 6 and 7).
3. The existing roof rafters at the front of the hip were noted to have new pieces of timber scabbed to the sides of the original rafters to be an extension. It appears that the original rafter may have had problems in the past, which required a scab repair and extension (See photo 8).
4. (2) Wooden beams, which were noted lying on their flat face, were used to shore the existing roof rafters. (See photos 9 and 10). Severe sagging/deflection was noted at the shoring locations along the flat beam (See photo 11).
5. No hold downs or hurricane ties were noted. (See photos 12 – 15)
6. Numerous holes were noted in the existing wood siding. These locations were noted but not limited to the middle bottom of the left wall (See photos 16 and 17), the middle of the rear wall (See photo 18), the left rear corner (See photo 19), the right rear corner (See photo 20), the middle of the right wall (See photo 21) and the front right corner (See photo 22).
7. A hole was noted in the roof at the front of the ridge. (See photos 23 and 24)
8. A large hole was noted at the overhang at the right rear of the garage. It was reported by the owner that a tree grew through the roof and was previously removed. (See photo 25)
9. The window at the right side of the garage was noted to have multiple gaps around the frame. (See photos 26 and 27)
10. A warped 3x stud was noted at the rear area of the right wall. (See photo 28)

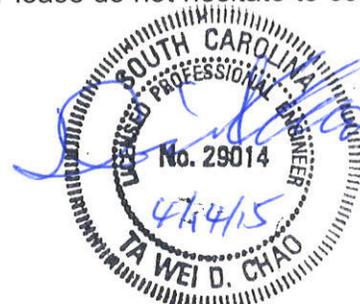
Based on the field observation and the field condition, it is in our opinion that the current garage structure is not structurally sound.

It is a pleasure to provide our engineering service to you. Please do not hesitate to contact us if you have any questions.

Sincerely,
Chao and Associates, Inc.



Brad Hucks, EIT
Senior Structural Designer



T. David Chao, PE
Director of Structural Engineering



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2



5



3



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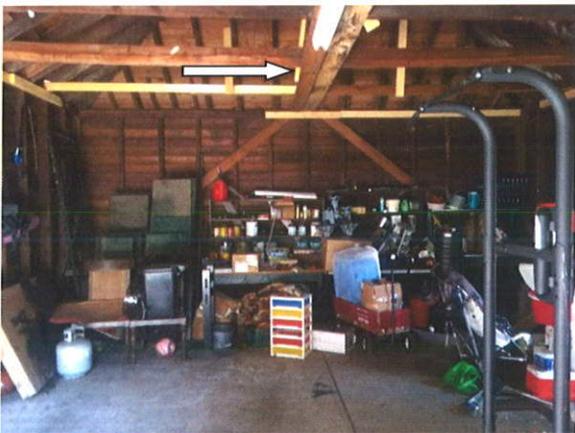
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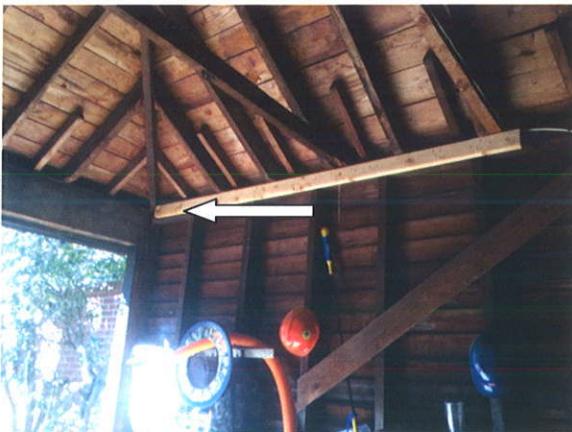
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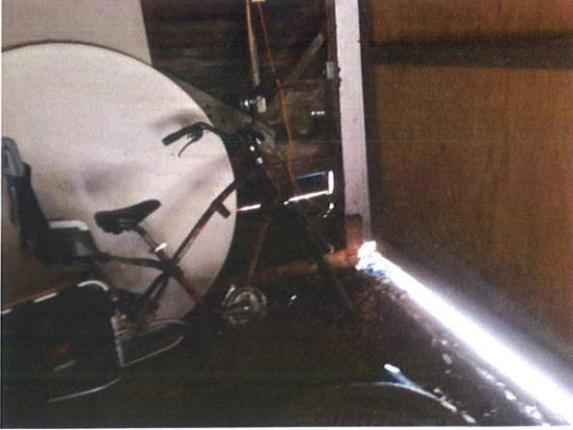
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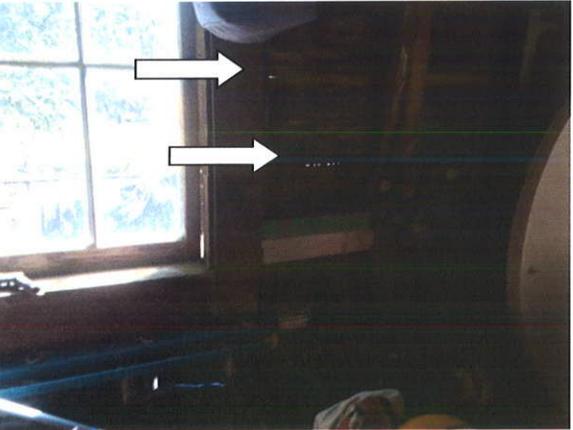
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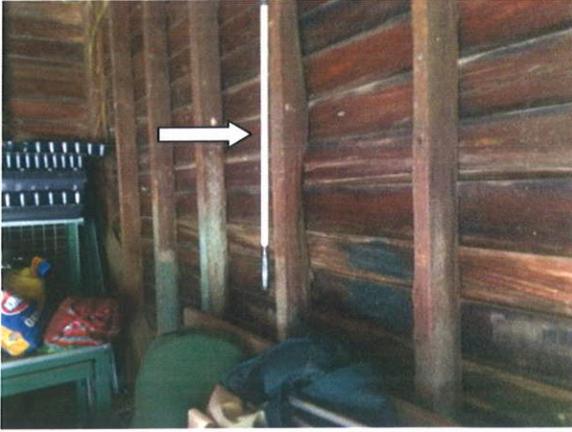
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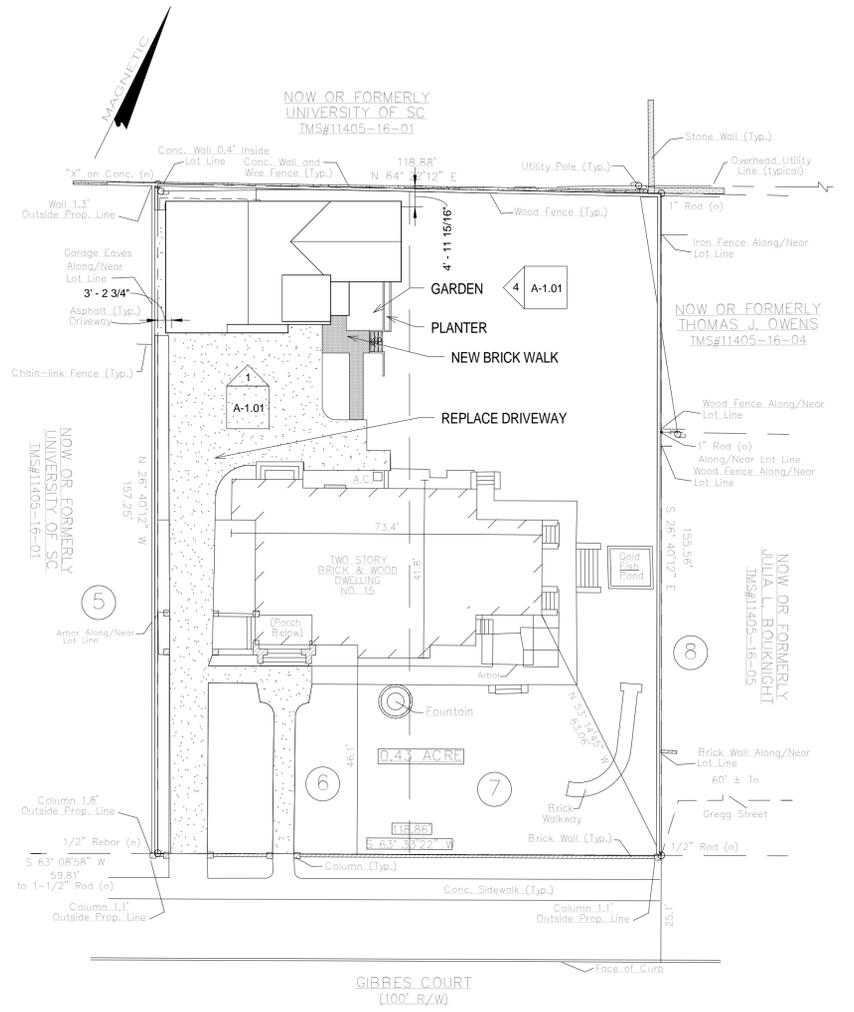


26



27

15 Gibbes Court - Carriage House



2
A-1.00
12" = 1'-0"

View From Driveway



3
A-1.00
12" = 1'-0"

View From Back Yard

PROJECT	15 Gibbes Court
SHEET TITLE	Site Plan

SHEET ISSUED	11/09/15
REVISED	
DESCRIPTION	

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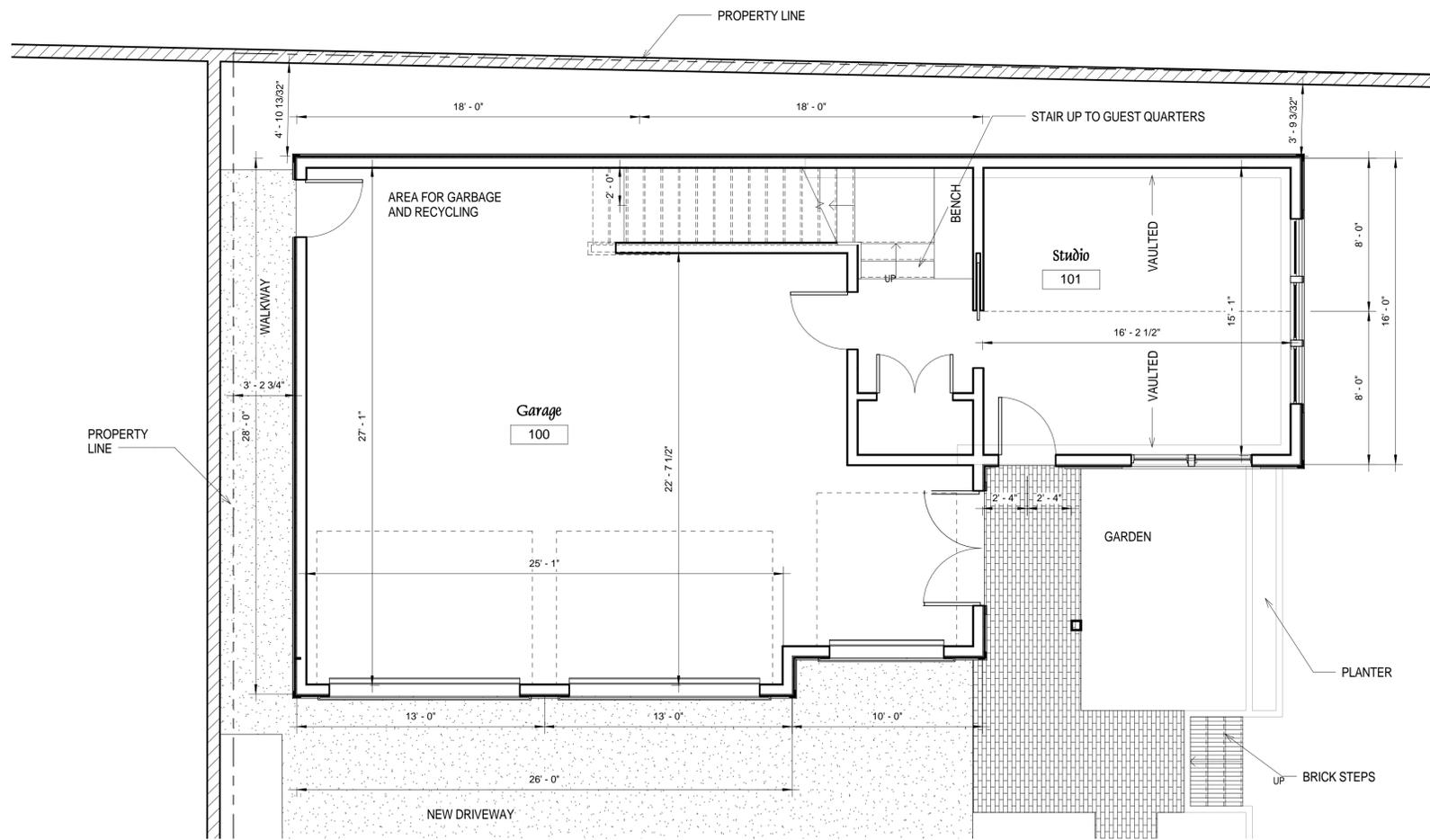
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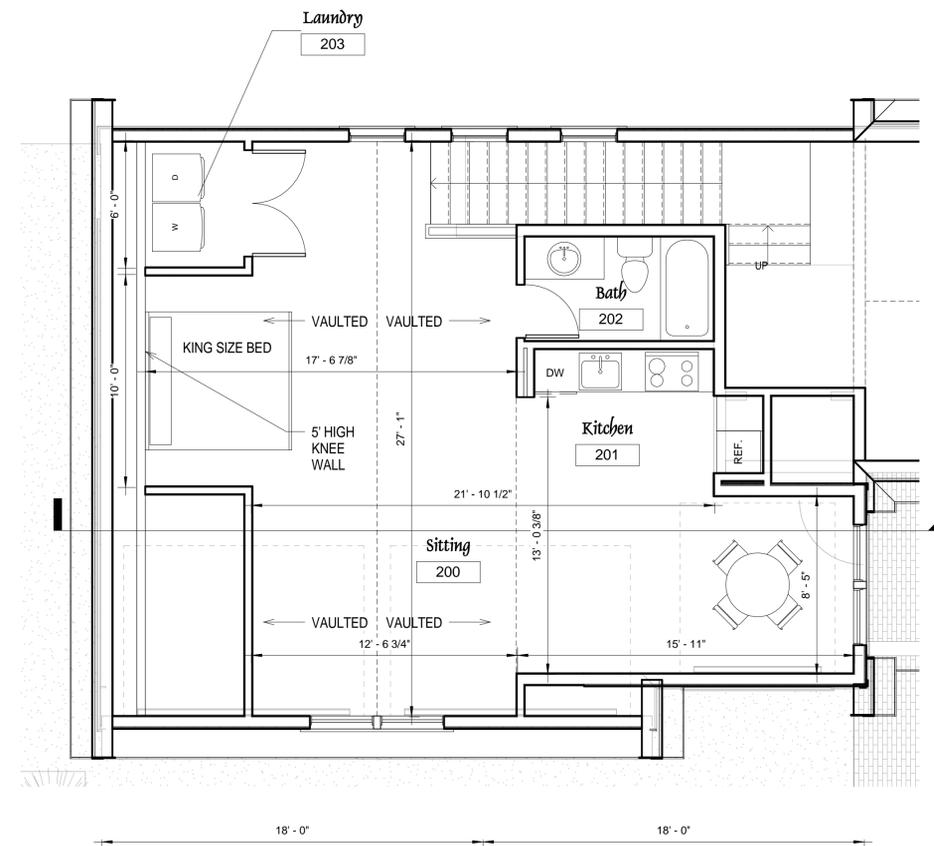
1 Proposed Front Elevation
A-1.01/ 1/4" = 1'-0"



4 Proposed Right Elevation
A-1.01/ 1/4" = 1'-0"



2 Proposed Garage Level
A-1.01/ 1/4" = 1'-0"



3 Proposed Upper Level Plan
A-1.01/ 1/4" = 1'-0"

SHEET ISSUED	REVISION	DESCRIPTION
11/09/15		

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