

# D/DRC Case

1030 Gregg Street

University Hill Architectural Conservation District

TMS: 11405-14-01

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

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**ADDRESS:** 1030 Gregg Street

**APPLICANT:** Michael Haigler, agent

**TAX MAP REFERENCE:** TMS#11405-14-01

**USE OF PROPERTY:** Residential

**REVIEW DISTRICT:** University Hill Architectural Conservation District

**NATURE OF REQUEST:** Request Certificate of Design Approval for exterior changes

**FINDINGS/COMMENTS:**

This is a c.1930 single-family home that contributes to the University Hill Architectural Conservation District. It is a fine example of Tudor Revival with a highly decorative exterior. The owners previously received approval from the D/DRC for a rear addition. The current request is to replace three vents with windows for an attic that is being converted to living space, and remove the original trim so that the openings can be enlarged. The desire is to add light and ventilation and to seal the area so that it can be conditioned, according to the applicant. All three attic vents are visible to the public right of way due to this building's location on a corner lot.

The applicant previously indicated that this area was to be a playroom in plans submitted to the City. The new request is to use this area as a bedroom. At present, the City's plans examiner has not reviewed this request to ensure that the space can be used as a bedroom, since it would need to meet certain building codes in order to qualify as such. This distinction is important, as a playroom does not have egress requirements. A bedroom does need one source of egress, typically a window, which has a required amount of space for exiting in case of an emergency.

**PERTINENT SECTIONS FROM GUIDELINES**

***6. EXTERIOR SIDING***

***b. Principles • Wood***

*Where original wood siding exists on a structure, it should be retained. If it becomes necessary to replace deteriorated boards, match the replacements to the characteristics of the original. Important characteristics of wood siding that should be considered in its repair or replacement are board size, width of exposure, length, and trim detail such as corner boards.*

*One of the greatest threats to wood siding is the application of non-historical surface coverings such as aluminum and vinyl siding, or stucco. Application of non-historical exterior finishes results in either the removal or covering of historical materials and details. Decorative trim around doors, windows, and under*

*rooflines is frequently removed. Detailing of the wood itself, such as beveling or beading, is also lost. Board width, length, and exposure are generally changed, thus altering the scale and appearance of the building. Artificial siding also frequently damages the fabric underneath. It can trap moisture and encourage decay and insect infestation.*

*In cases where artificial siding is already in place, its removal is not necessary under the guidelines. An owner may retain the material or remove it, but it need not be replaced if only minor repairs are necessary. If, however, more than a third of the material needs to be repaired or removed, it must be replaced with historically appropriate materials. In the case of original asbestos or masonite siding, if its removal is required, masonry, wood, or cement fiberboard siding is an appropriate replacement.*

### **c. Guidelines**

*1. Masonry features that are important to defining the overall historical character of the building such as walls, brackets, railings, cornices, door pediments, steps, and columns, as well as joint and unit size, tooling, and bonding patterns, coatings, and color should be identified, retained and preserved.*

Not applicable.

*2. Masonry surfaces should be cleaned by the gentlest method possible, such as water and detergents and natural bristle brushes. Sandblasting is prohibited.*

Not applicable.

*3. Wooden materials and features to be retained include siding, cornices, brackets, soffits, fascia, window architrave, and doorway pediments. These are essential components of a building's appearance and architectural style which should not be obscured or otherwise covered.*

This building has a variety of decorative wood elements. Each component is integral to the overall design of a very complex exterior. Square and rectangular shapes contrast with sloping features and the focal point of the entrance, an arch. This arch motif is only replicated in the south and east attic vents, and is exaggerated by a heavy shroud of trim made up of wood shingle, matching the exterior siding, with a decorative keystone. One of the most detailed adornments for any openings on the building, these are essential components of the building's appearance. The proposal is to remove the trim and enlarge the vent opening to accommodate a new single lite window and install new trim as shown in the attached drawings. Removal of this original trim would not meet the guideline, which states that such features are to be retained.

The horizontal wood slats of the three attic vents are also components of the exterior wood materials that should be retained. Historic wood vents help to show the observer how the building's interior space was originally configured and how its utilitarian elements such as venting were incorporated into the architectural design, which is done particularly well on this building. Often overlooked, historic vents are also elements that can help date a building, as they changed shape and location as styles evolved over time. According to the guideline, these elements should be retained. The proposal for single lite windows with no grids in these openings is in stark contrast to the existing historic vents and does not meet this guideline.

Should the City's plans examiner conclude that the attic space can be converted to bedroom space and therefore require a means of egress, then only one is required, meaning not all three vents would need to be converted. The most logical location for a conversion would

be the rectangular vent in the rear shed roofed dormer, which faces the street. This opening is already larger than the two arched vents. The vent could be retrofitted to hinge out for egress and an interior window behind the vent could be attached to the hinge mechanism or installed independently.

To achieve a sealed space for heating and cooling, glass panels could also be inserted behind the existing vents. These would be invisible from the public right of way and would allow the original vents and trim to remain intact.

*4. Repair or replacement of deteriorated material must duplicate the original in size, shape, and texture as closely as possible. Original characteristics such as board width, length, exposure, and trim detailing when selecting a replacement material should be considered.*

If any original materials are damaged during the renovation process they should be replaced in kind to meet this guideline.

*5. Artificial replacement siding over wood or brick is not permitted.*

Not applicable.

*6. Where a structure has asbestos or masonite as original siding, it may be replaced with wood, brick, or cement fiberboard.*

Not applicable.

**STAFF RECOMMENDATIONS:**

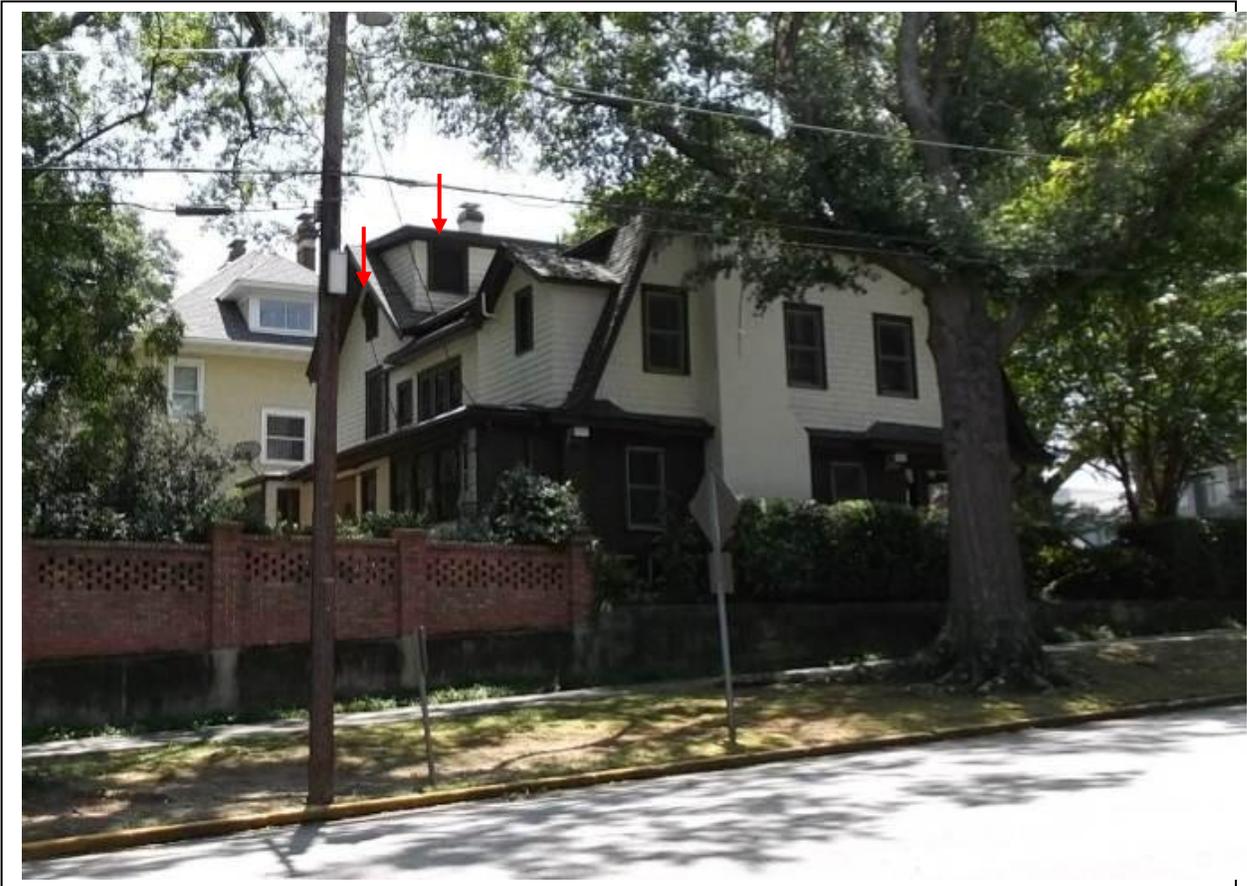
Staff finds that the proposal to remove original vents and trim, enlarge openings and install visible windows does not meet Section 6 of the guidelines and recommends that the request be denied.

Staff can work with the applicant to pursue hidden window features behind the vents should they wish to pursue that option.



Red arrow indicates vent and trim that are proposed to be removed.

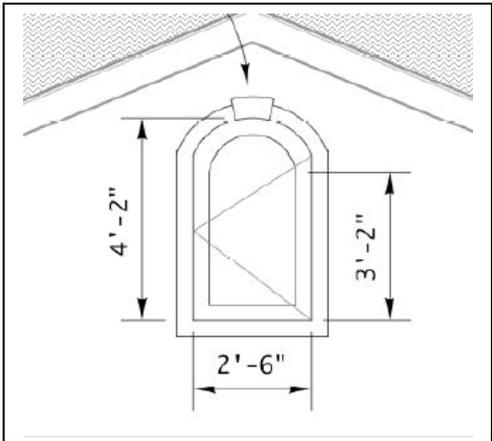
Staff photos



Red arrows point to vents proposed to be converted to windows, Staff photo



Google streetview image



Proposed replacement trim and new window in arched vents, drawing by applicant

Project: **Kuo-Means Residence**  
 1330 Craig St  
 Columbia, SC

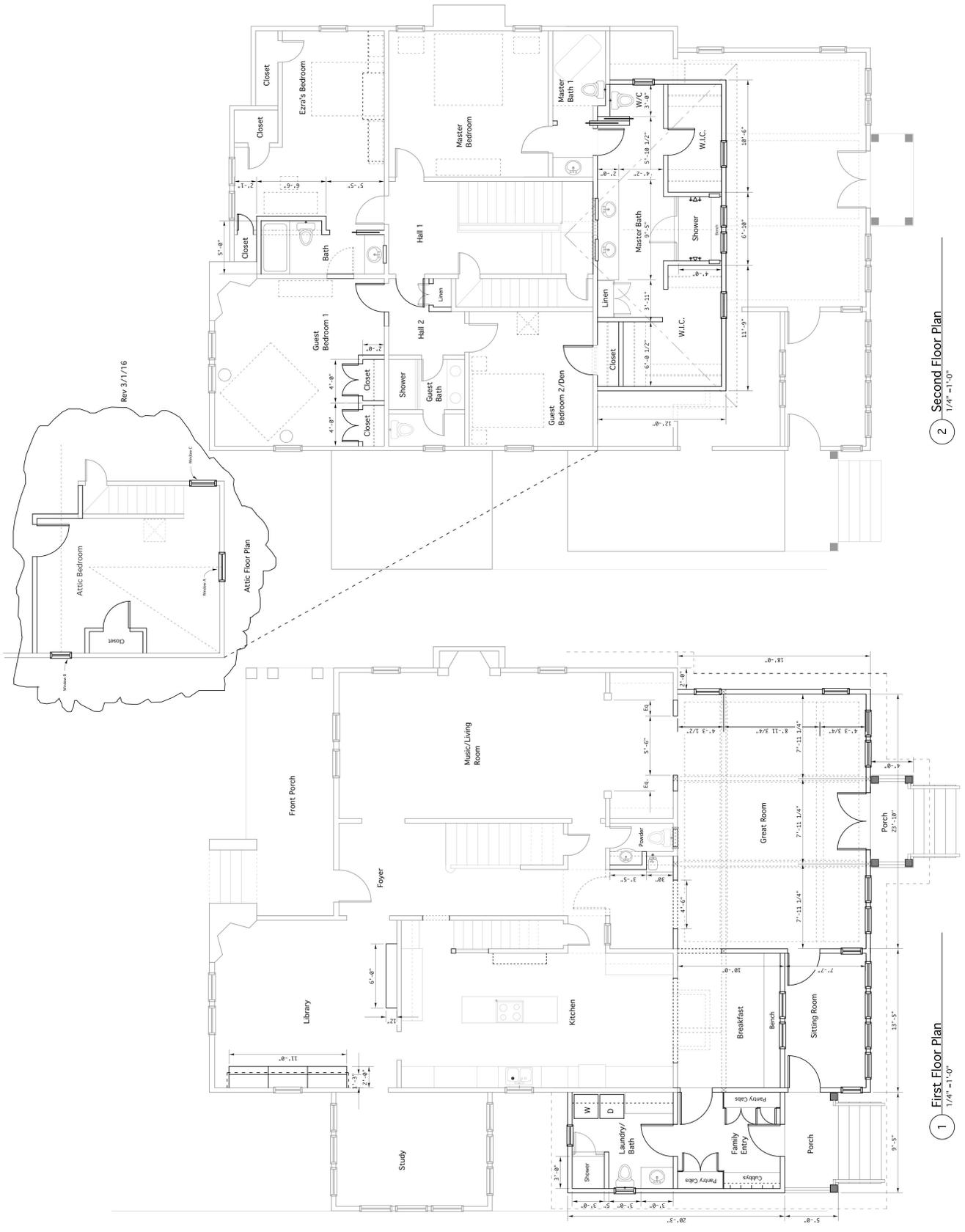
Sheet Title: **Floor Plans**

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 Date: **8/21/15**  
 Revisions: **3/11/16**

Sheet **A2.0**  
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Rev 3/7/16

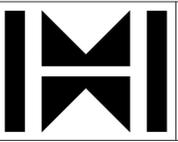
2 Second Floor Plan  
 1/4" = 1'-0"

1 First Floor Plan  
 1/4" = 1'-0"

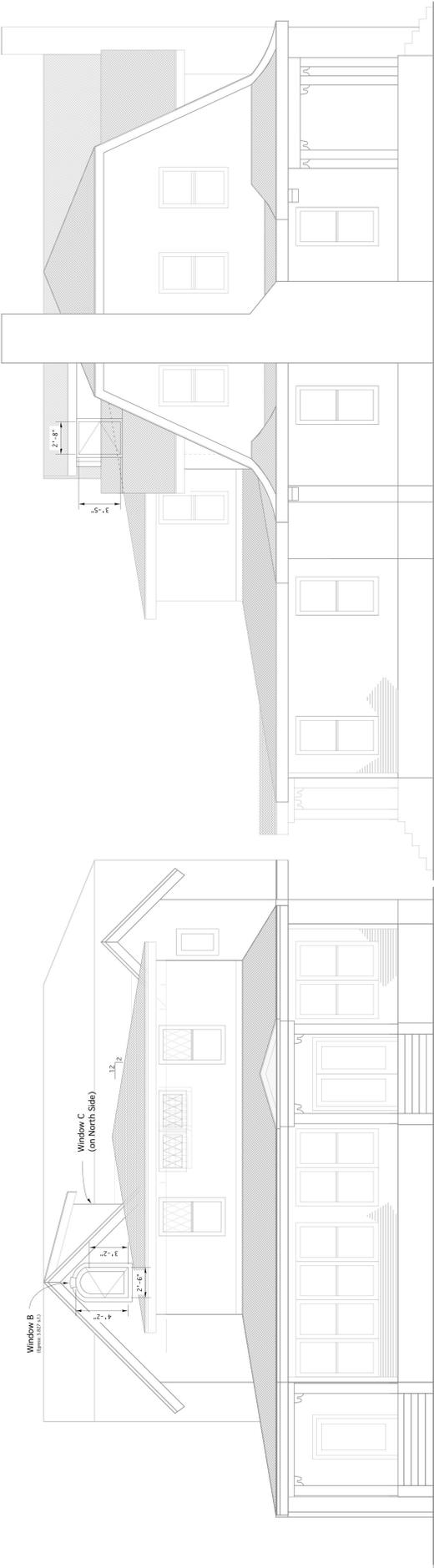
Project: Kuo-Means Residence  
 100 Craig St  
 Columbia, SC

Sheet Title: Exterior Elevations

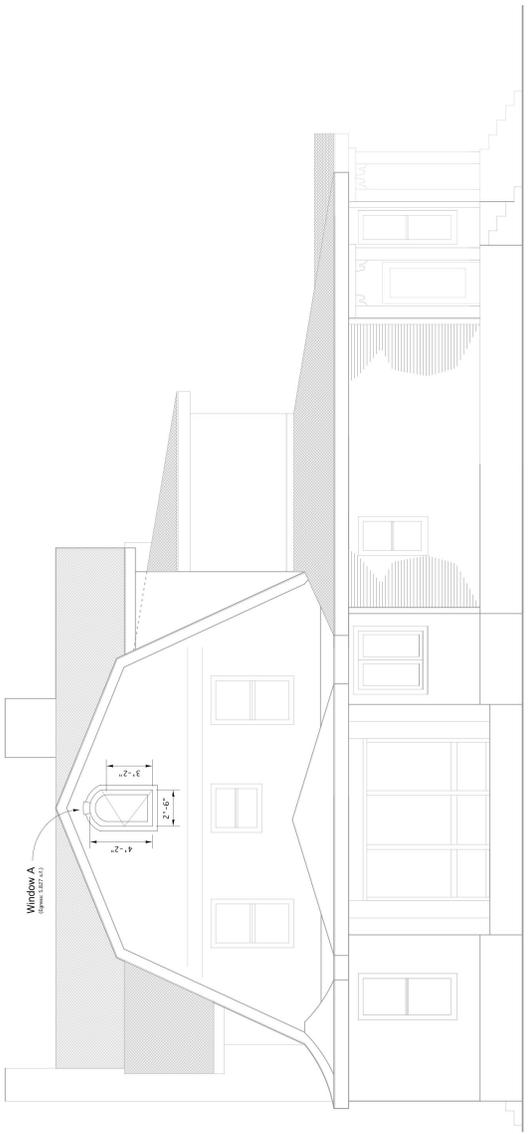
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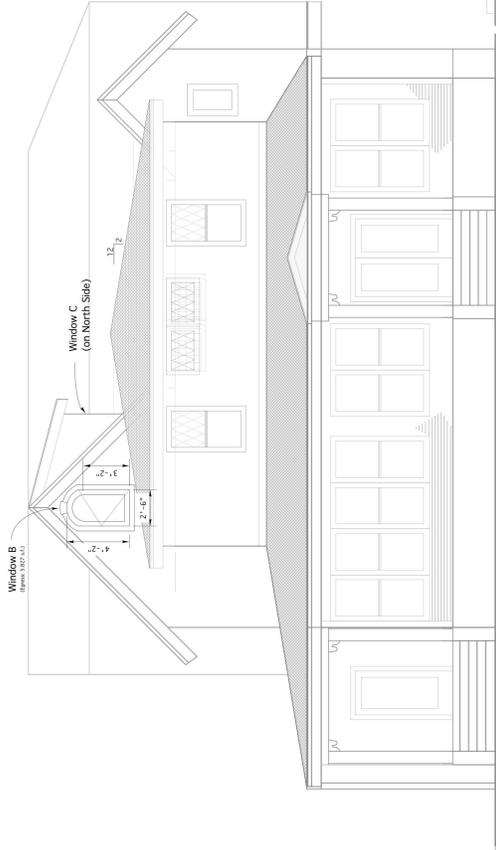
Drawn by: MMH  
 Date: 8/21/15  
 Revisions: 2/10/16  
 Sheet **A1.0**  
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2 North Side Elevation  
 1/4" = 1'-0"



1 South Side Elevation  
 1/4" = 1'-0"



1 Rear Elevation  
 1/4" = 1'-0"