



D/DRC Case

3101 Lindsay Street

Earlewood Protection Area

TMS: 09105-18-10

DESIGN/DEVELOPMENT REVIEW COMMISSION
DESIGN REVIEW DISTRICT
HISTORIC AGENDA
EVALUATION SHEET
Case # 8

ADDRESS: 3101 Lindsay Street

APPLICANT: Nathan Schoch, homeowner

TAX MAP REFERENCE: TMS#09105-18-10

USE OF PROPERTY: Residential

REVIEW DISTRICT: Earlewood Protection Area A

NATURE OF REQUEST: Request Certificate of Design Approval for additions

FINDINGS/COMMENTS:

This is a c.1940s one and a half story single-family residence with brick veneer exterior featuring Minimal Traditional influences. It is contributing to the district, and is located on a corner lot. It has a prominent front chimney, small gable above the entrance and a larger gable in the projecting right bay, intersecting with a side gable roof. The topography of this lot has generated a basement foundation, which was extended out to the right side of the house and currently features a covered deck.

The interior staircase is being reconstructed in its current location to meet current code and will require more headroom at the top of the stairs. Therefore, the applicant is requesting a dormer addition on the front plane of the main roof. The second request is for a side addition and screened porch on the right side, about eleven feet wide on the façade and sixteen feet deep for the addition, to replace the current deck and use the existing basement foundation. Due to the location of the existing basement foundation, the addition is being requested as flush with the front plane of the façade. The topography is challenging on this lot and the front basement wall also appears to be acting as a retaining wall given the slope of the property. The proposed roofline for the side addition is a low-pitched shed roof.

Staff has been working with the applicant to try to adjust the proposal to better meet the guidelines and the applicant has responded to staff suggestions. The results have been plans with some alterations as well as some sketches for an alternate roof shape. All of the drawings are at the end of the evaluation with staff's comments. Some of the plans have been cut and pasted so as to present the latest versions of the proposal.

*Please note that exterior changes are not reviewed in this district, so alterations to existing windows or rooflines are not reviewed, only the additions are being reviewed in this request.

PERTINENT SECTIONS FROM GUIDELINES

SECTION 8: ADDITIONS

It is often necessary to increase the space of a building in order for it to continue to adapt to the owner's needs. Over time, a family's space needs change and, in order to accommodate these needs, a building may need to be enlarged. While these additions are permitted, they should serve to reinforce and not detract from the existing architectural form and design of the building.

A. Site additions so that they do not detract from or obstruct important architectural features of the existing building or those around it, especially the principal façade.

The dormer addition is extended to the front plane of the façade, where a small gable above the door currently exists. In earlier drawings this gable above the door was removed but in the latest drawing this gable design is remaining intact. The retention of this important architectural feature moves closer to meeting this guideline, but due to the dormer's extension to the front wall plane this small gable will no longer read as a gable. It will be encased in the wall surrounding it and no longer read as an original architectural feature meant to highlight the main entrance. Therefore, the dormer as proposed does not meet this guideline as it detracts from and obstructs an important architectural feature. If the dormer addition can be reduced in size to leave this feature intact then it would be closer to meeting this guideline, but it appears the interior floorplan as currently proposed would not allow a reduction in size for the dormer.

The side addition detracts from the understanding of the original width and corner of the façade because it is placed flush with the façade. Typically side additions are encouraged to be set back from the façade so that the original building can be understood. However, this building has an existing foundation line that extends past the façade and underneath the siting of the new addition, which is currently a deck. This front wall of the foundation is actually a basement and is somewhat of a retention wall. Moving the wall of the addition back would expose the basement foundation and leave a platform in front of the wall.

Therefore, staff looked at examples in the neighborhood where side porches that have been enclosed appear to mimic what is proposed, with an enclosure/addition flush with the façade. While not intended to give a false sense of development, the addition of a brick "column" on the front right corner of the addition may help continue the façade in a logical way and carry it across the flush addition in a way that is already found on Minimal Traditional homes in Earlewood. The applicant has agreed to this alternative.

The screen porch will be behind the addition and will not be highly visible. It will continue the roofline of the addition. It appears compatible in scale and size with the main house.

B. Design additions using materials and detailing that are compatible with the original structure.

The dormer and side addition will have a horizontal siding material. Brick is the main material on the house, with wood eaves and wood trim, but would not be recommended for a roof dormer. Therefore the side addition will match the siding on the dormer. Both vinyl and cement-fiberboard are products designed to mimic wood siding, which is a typical material found on older additions and enclosures in the area. A traditional style of horizontal siding is compatible with the original structure, which features another traditional building material. If a corner "column" of brick is added to the front right corner this will help the addition utilize a material that actually mimics the material on the original structure.

The original design for the dormer and side addition featured very heavy molding and a pedimented half gable in the front of the side addition. This type of detailing is not found on the original structure. The applicant has removed the additional molding and pedimented half gable in order to simplify this detail and better meet the guideline; the plans submitted do not reflect this change so staff has generated an altered version at the end of the evaluation for conceptual purposes only. This would allow the siding to go up and over the projecting front gable, which is also not a detail that is compatible. An alternative to this issue would be a hip roof.

The roof of the side addition meets two rooflines: the main side gable and the projecting front gable. This presents some problems with the rooflines meeting together in a way consistent with the existing architecture. The proposed pitch is also quite low, at 3/12. The pitches on the original house are about 10/12, according to information supplied by the applicant. The pitch of the shed roof dormer is understandably low at 2/12, in order to get the head height needed at the top of the stairs, but the side addition would need to gain some pitch in order to be more compatible with the original house, especially given the two front gables facing the street which so clearly delineate the pitch. The pitch might be more obscured if the applicant was to alter the roof design from a shed roof to a hip roof; a sketch of this possibility is included in the evaluation.

Another detail in the side addition and dormer that is compatible with the main house is the grouped sash windows, similar to that found on the front of the house.

C. Limit the size and scale of an addition so that it is clearly subordinate to the original structure.

The dormer addition has been reduced from a large gable addition but its required size, which extends it the full length of the front roof plane from the ridge to the front wall, makes it a more dominant feature rather than subordinate. The size and scale of the front dormer addition should be reduced to meet this guideline, but if that is not possible due to the need for headroom at the top of the stairs then the stairs might need to be re-oriented in the opposite direction. This would require the moving of some of the proposed features in the second floor so that the stairs do not open up into the bathroom.

The side addition is a single story and is of a scale and size that is clearly subordinate to the original structure.

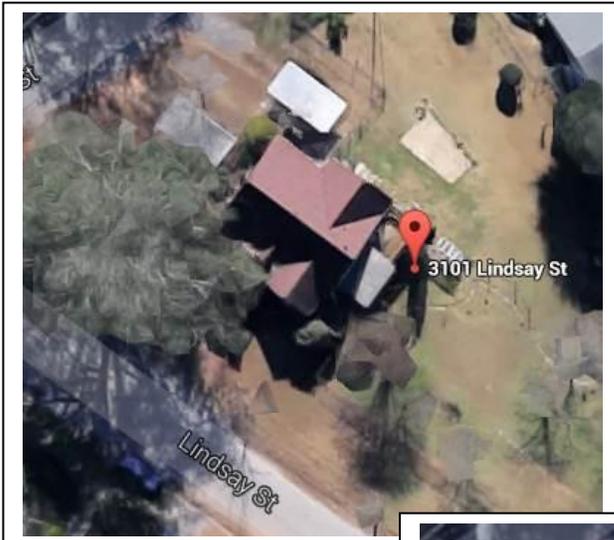
D. Design dormer additions to be subordinate to the overall roof mass and in scale with those that may have been used originally in the neighborhood.

The dormer addition has been reduced in size from a proposed large front gable to a shed roof. However, it is still much larger than dormers found in the neighborhood as it extends all the way from the roof ridge to the front wall plane. Most dormers are much smaller and their footprints do not typically extend this distance. This seems to be necessary when looking at the proposed new floorplan of the second floor, to allow headroom at the top landing for the staircase. Therefore, the interior floorplan may need to be rearranged to minimize this dormer or to generate a dormer on the rear of the house.

STAFF RECOMMENDATIONS:

Staff finds that the proposal only meets a few of the guidelines from Section 8, and would only recommend for approval with the following conditions:

- *that the dormer addition be reduced in overall size in order to be subordinate and to mimic typical dormer patterns found in the district
- *that if the dormer cannot be reduced to a design compatible with the guidelines, then staff can work with the applicant on a rear dormer option
- *that the side addition have the roof pitch raised to at least 4/12 and altered to a hip roof
- *that the side addition gain brick veneer “column” on the front right corner that is two bricks wide
- *all details deferred to staff



Roof images of 3101 Lindsay Street, Google

Right: red line is rough outline of proposed dormer on front roof plane







Rear of house,
Google image



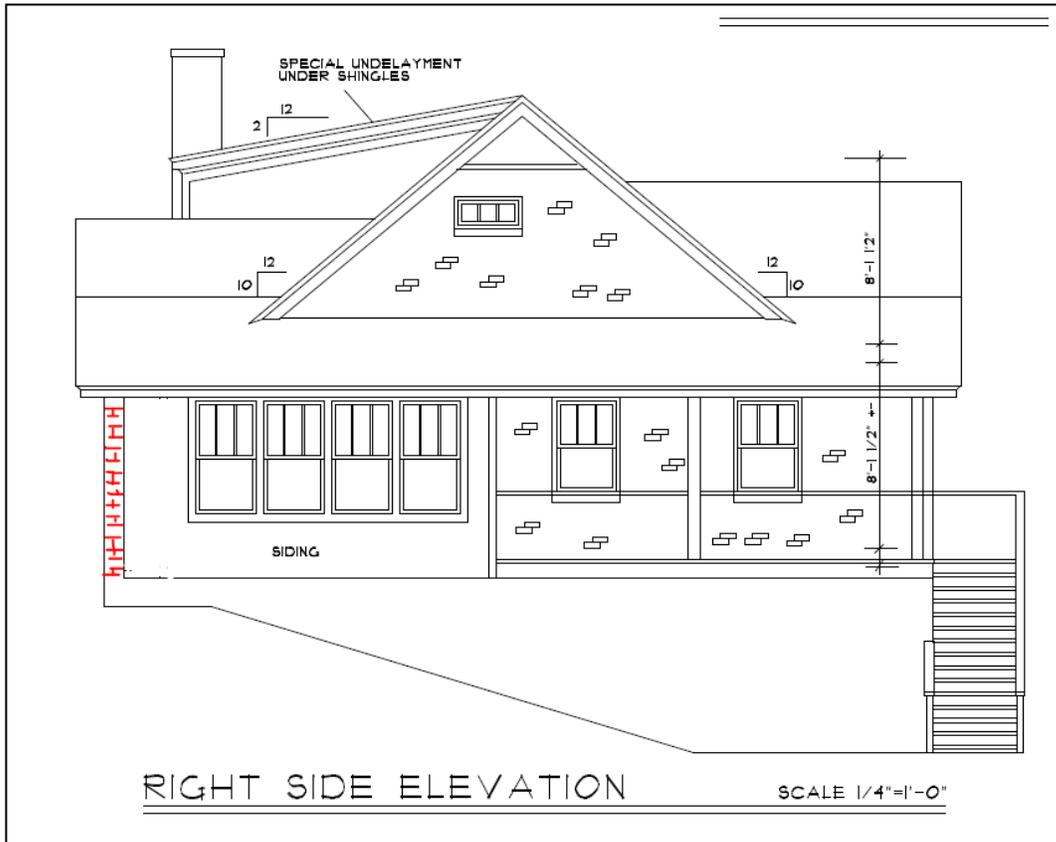
Dormers and side porch, corner of Oconee and Gadsden Streets, Google image



Left: Enclosed side porch with brick corner column, Corner of Oconee and Lincoln Streets , Google image

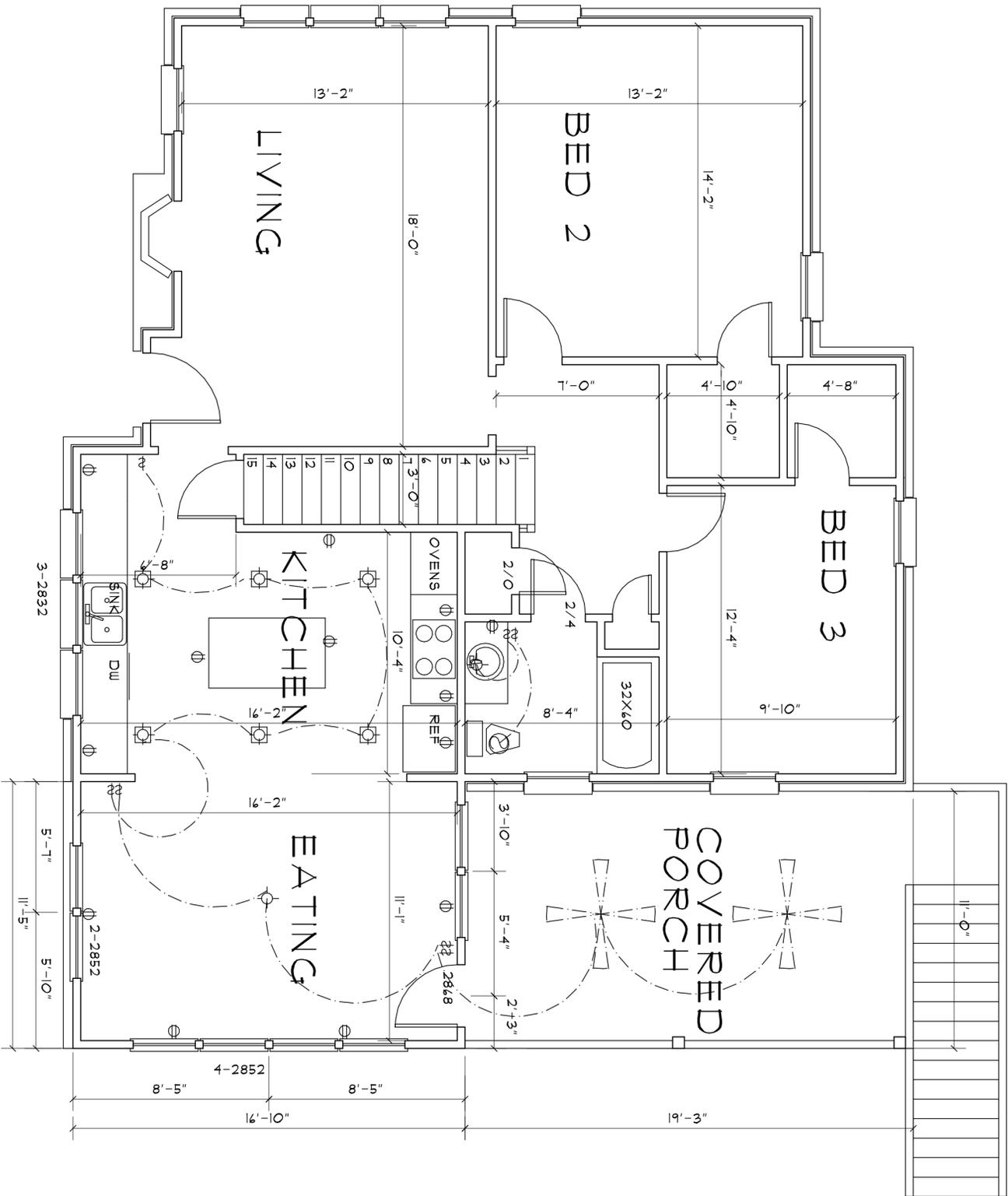


Altered proposal removing heavy molding in side addition gable and replacing with siding (Staff alteration). Unaltered version is attached.



Altered proposal putting side addition back flush with façade (per applicant’s preference) and adding brick corner “column” (Staff alteration). Unaltered version is attached. Proposed dormer is unaltered.

ADDITIONAL INFORMATION PROVIDED BY APPLICANT



FLOOR PLAN

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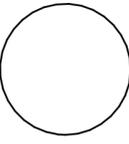
HEATED 1282 SF COVERED PORCH 210 SF

CONTRACTOR AND/OR OWNER SHALL VERIFY ALL DIMENSIONS, DRAWINGS AND DETAILS. EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THESE DRAWINGS TO AVOID ERRORS OR MISTAKES. SQUARE ONE DESIGN WILL NOT BE HELD LIABLE FOR ERRORS ONCE CONSTRUCTION BEGINS.



SCHOCH REMODEL
 SQUARE ONE DESIGN SERVICE
 GILBERT SC 803 957 0445

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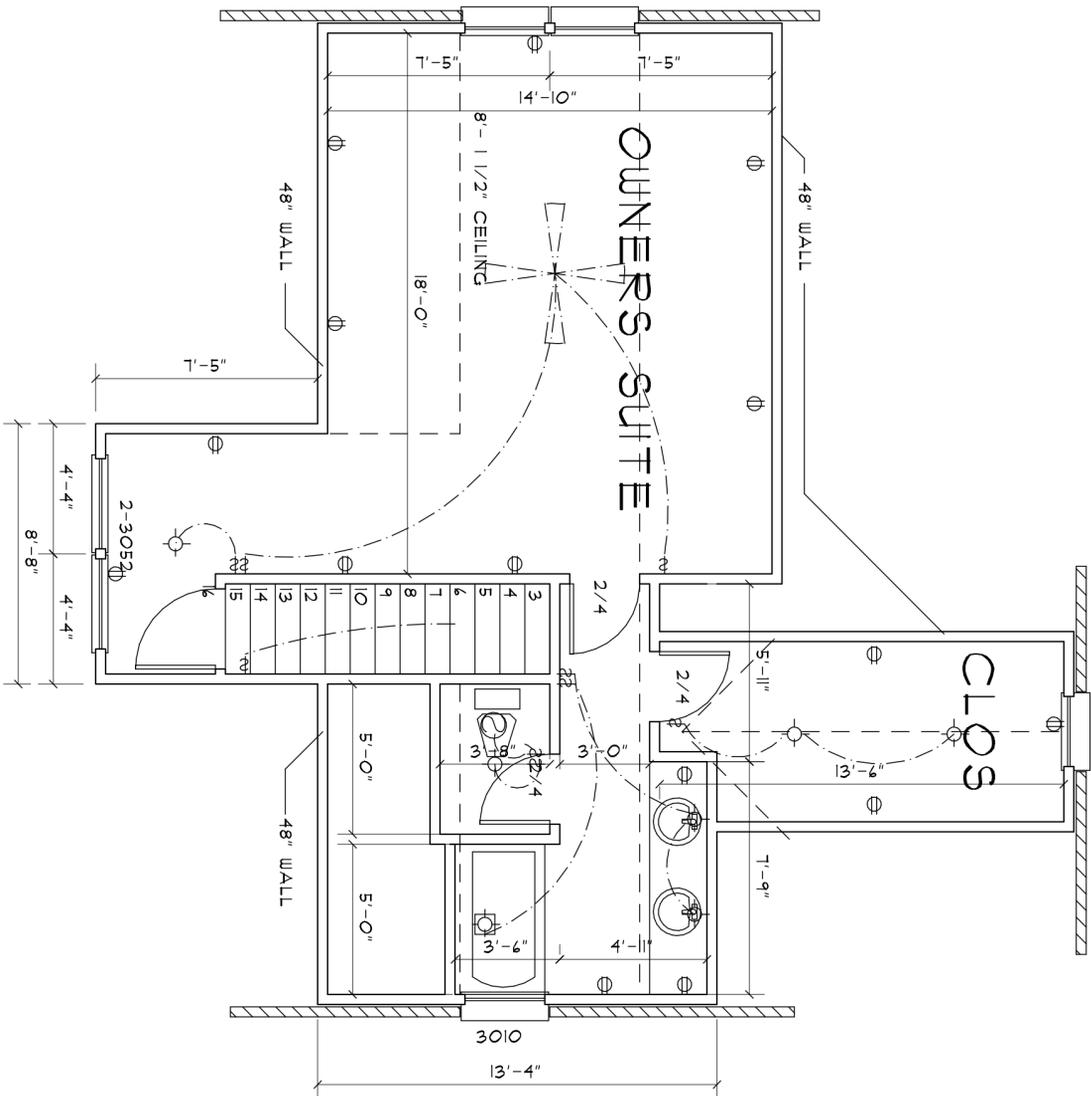


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SECOND FLOOR PLAN

HEATED 628 SF

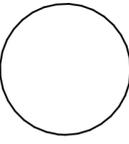
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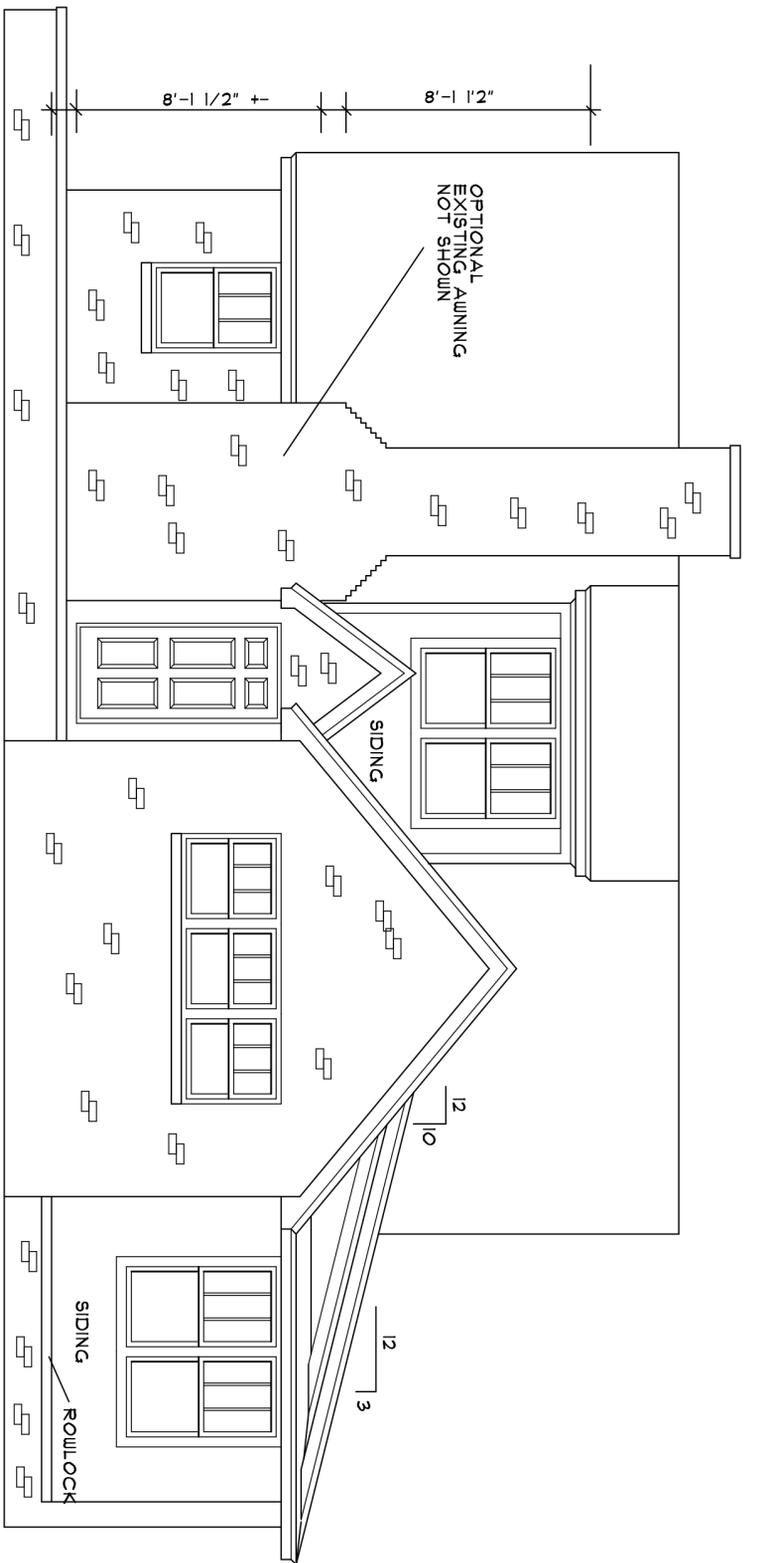


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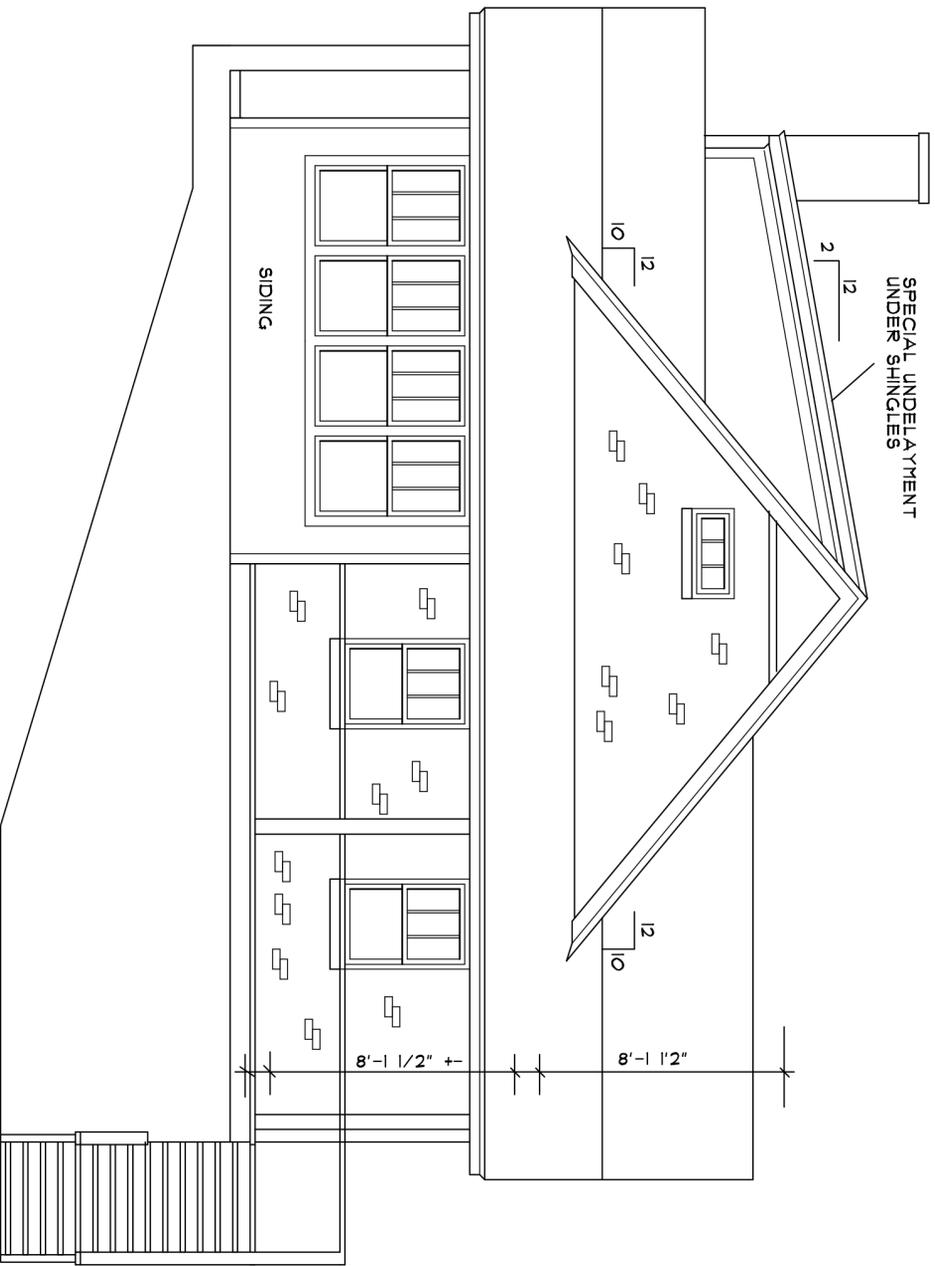
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FRONT ELEVATION

SCALE 1/4"=1'-0"



RIGHT SIDE ELEVATION

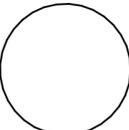
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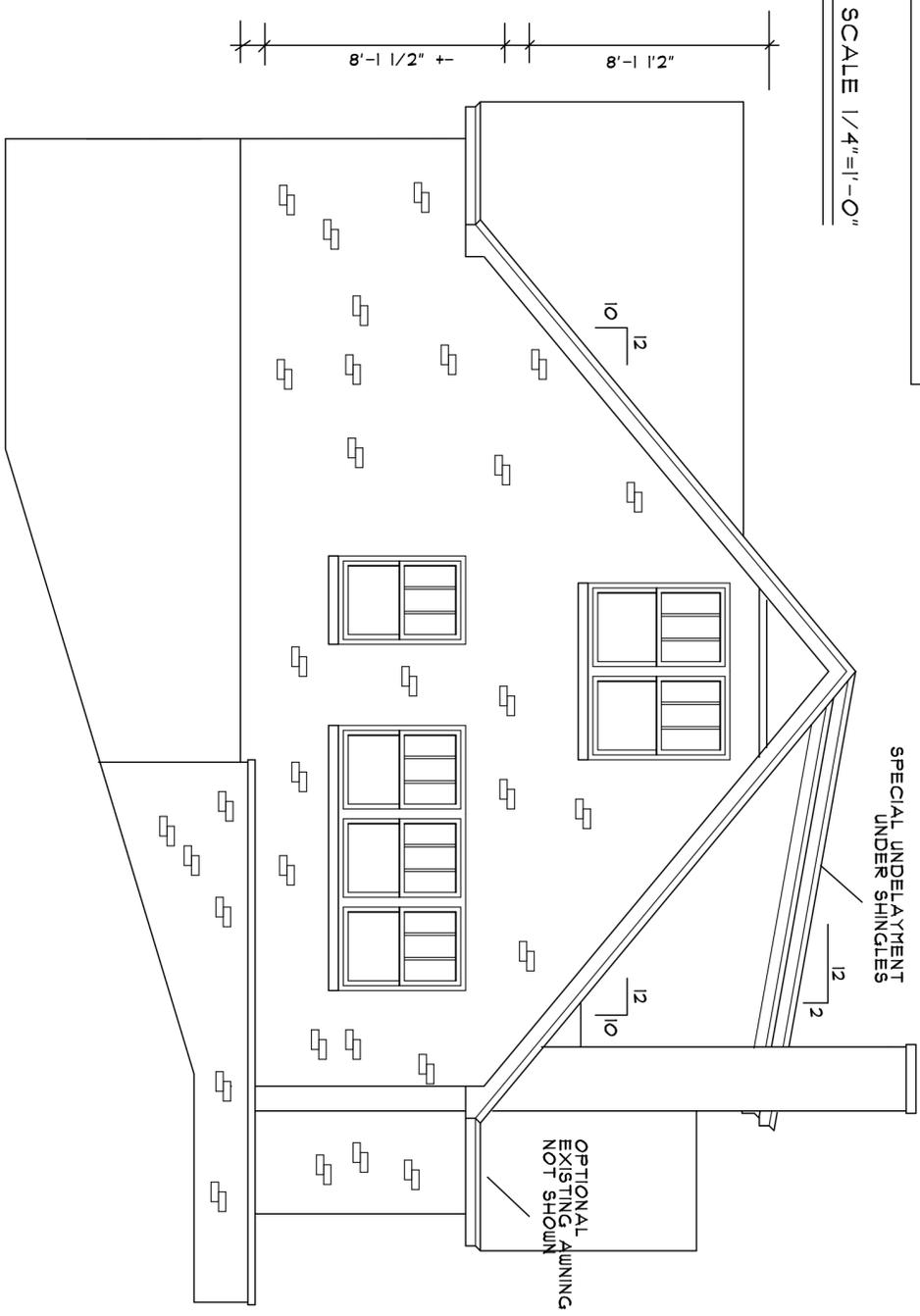
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REAR ELEVATION

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LEFT SIDE ELEVATION

SCALE 1/4"=1'-0"

SPECIAL UNDELAYMENT
UNDER SHINGLES

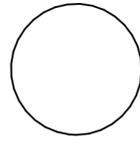
OPTIONAL
EXISTING
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NOT SHOWN

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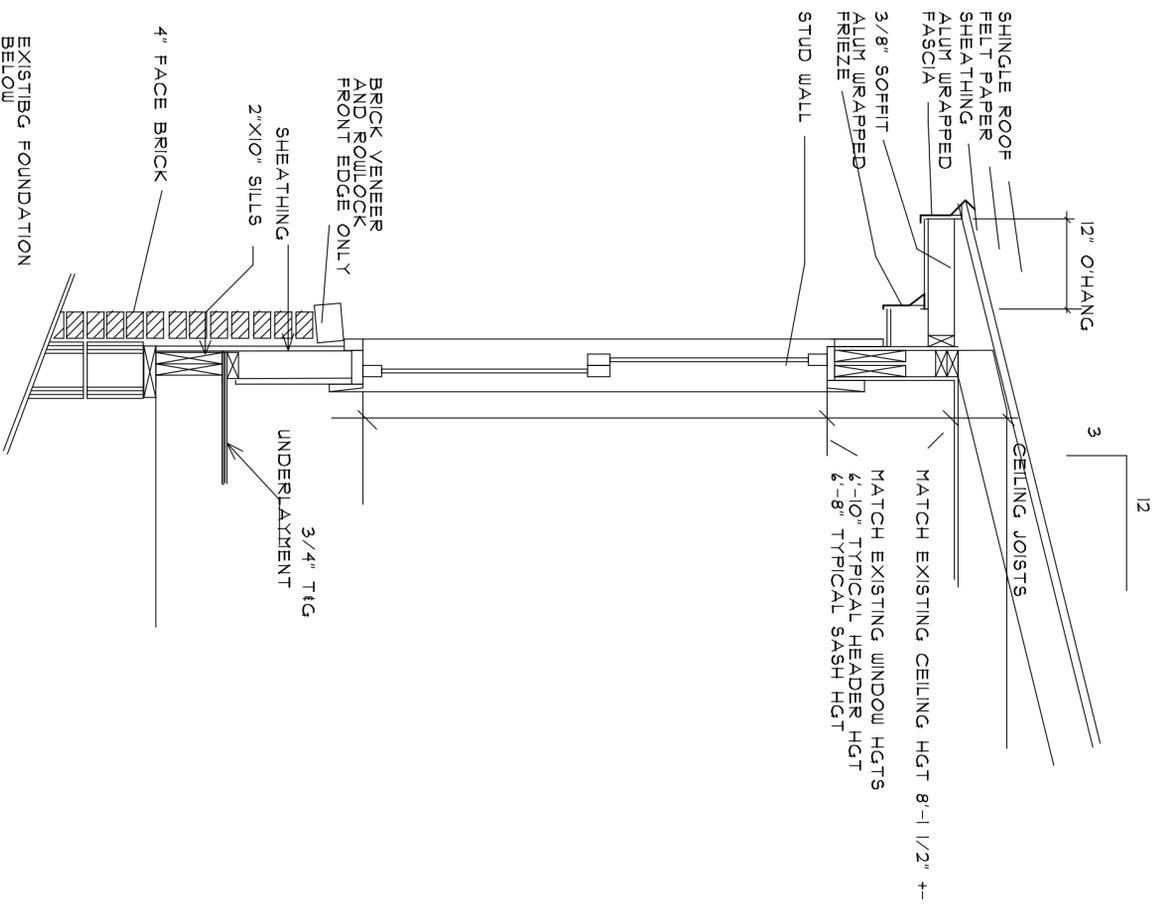


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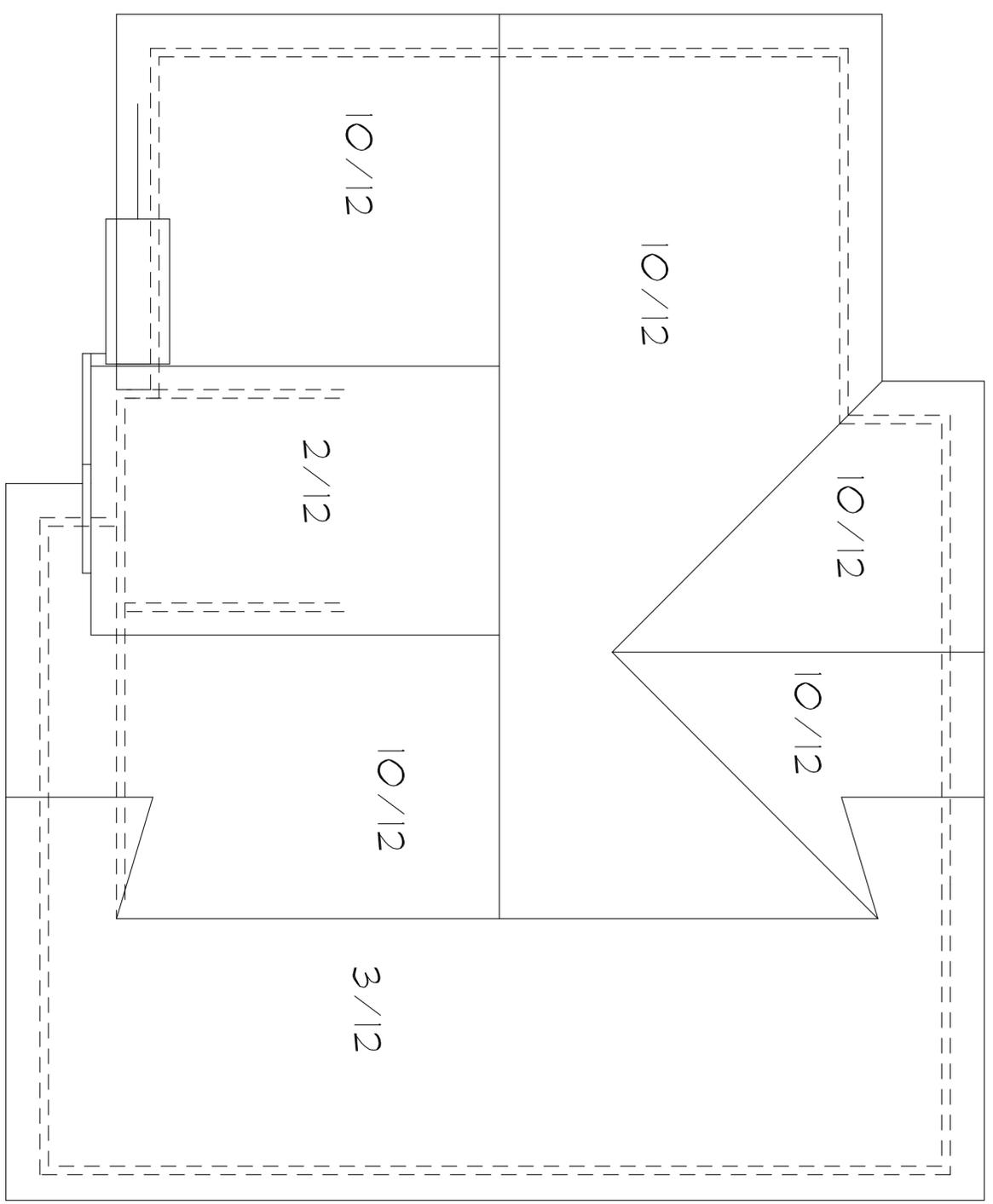
FRAMING DETAILS MAY ADJUST DUE TO CONTRACTOR/FRAMER INPUT



WALL DETAIL

SCALE 3/4"=1'-0"

ROOF PLAN



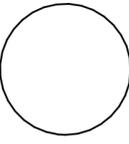
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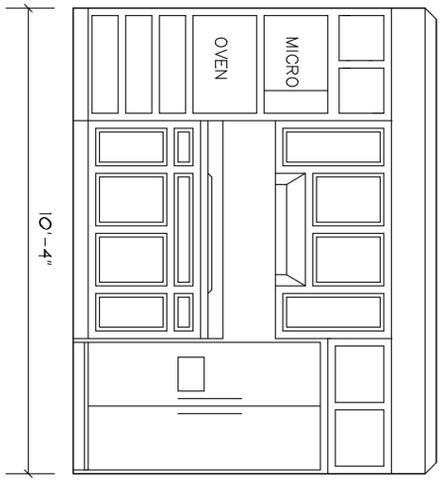
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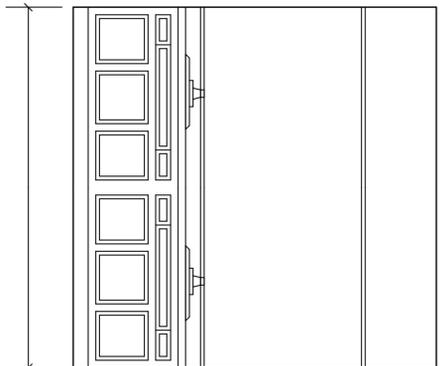
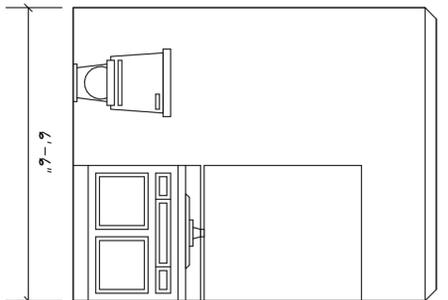
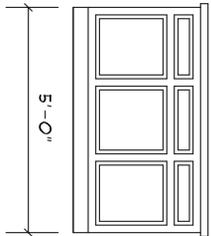
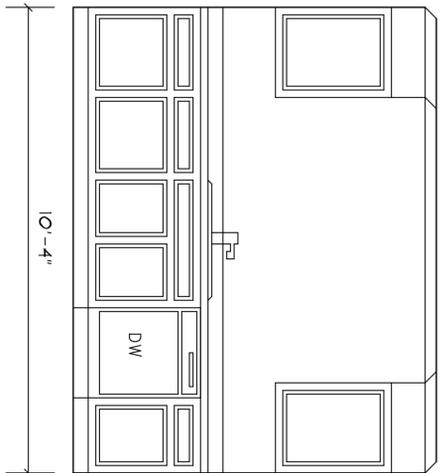
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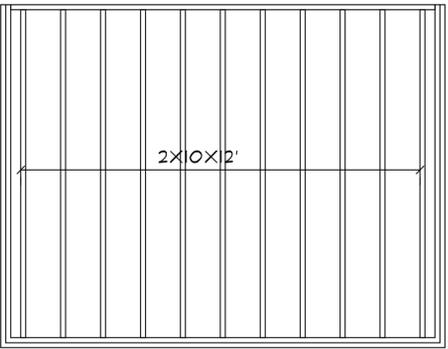
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CABINET DETAILS

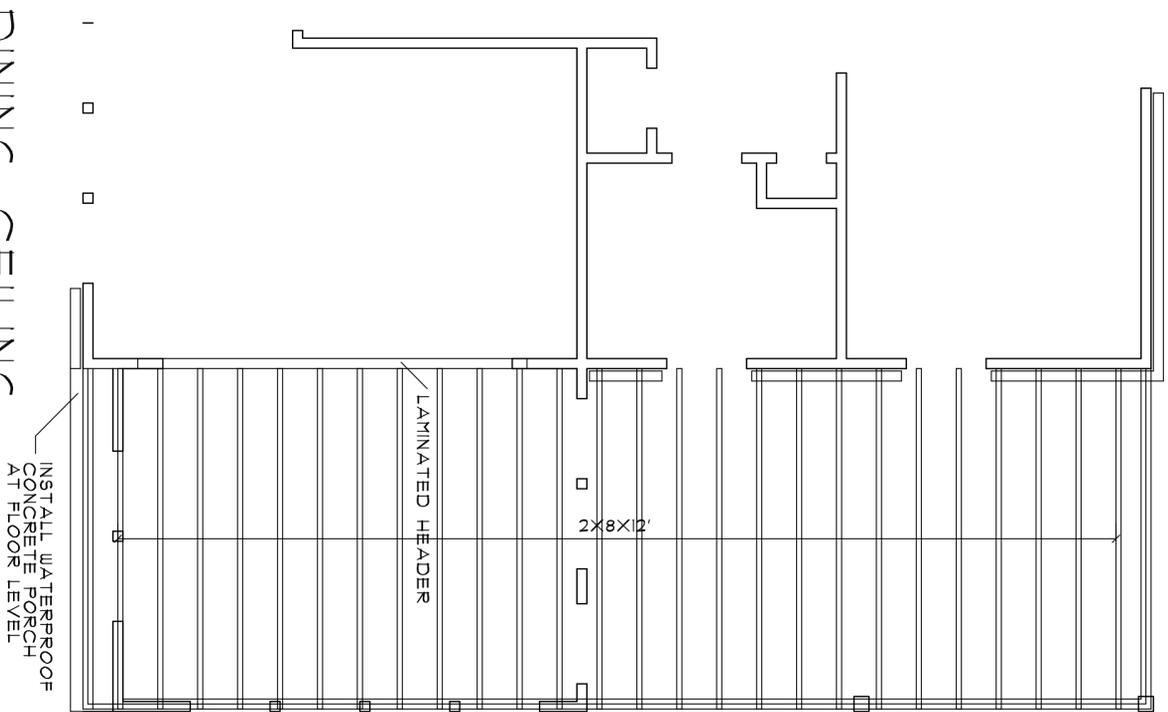


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DINING FLOOR

SCALE 1/4"=1'-0"



DINING CEILING

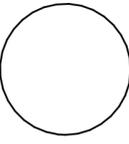
SCALE 1/4"=1'-0"

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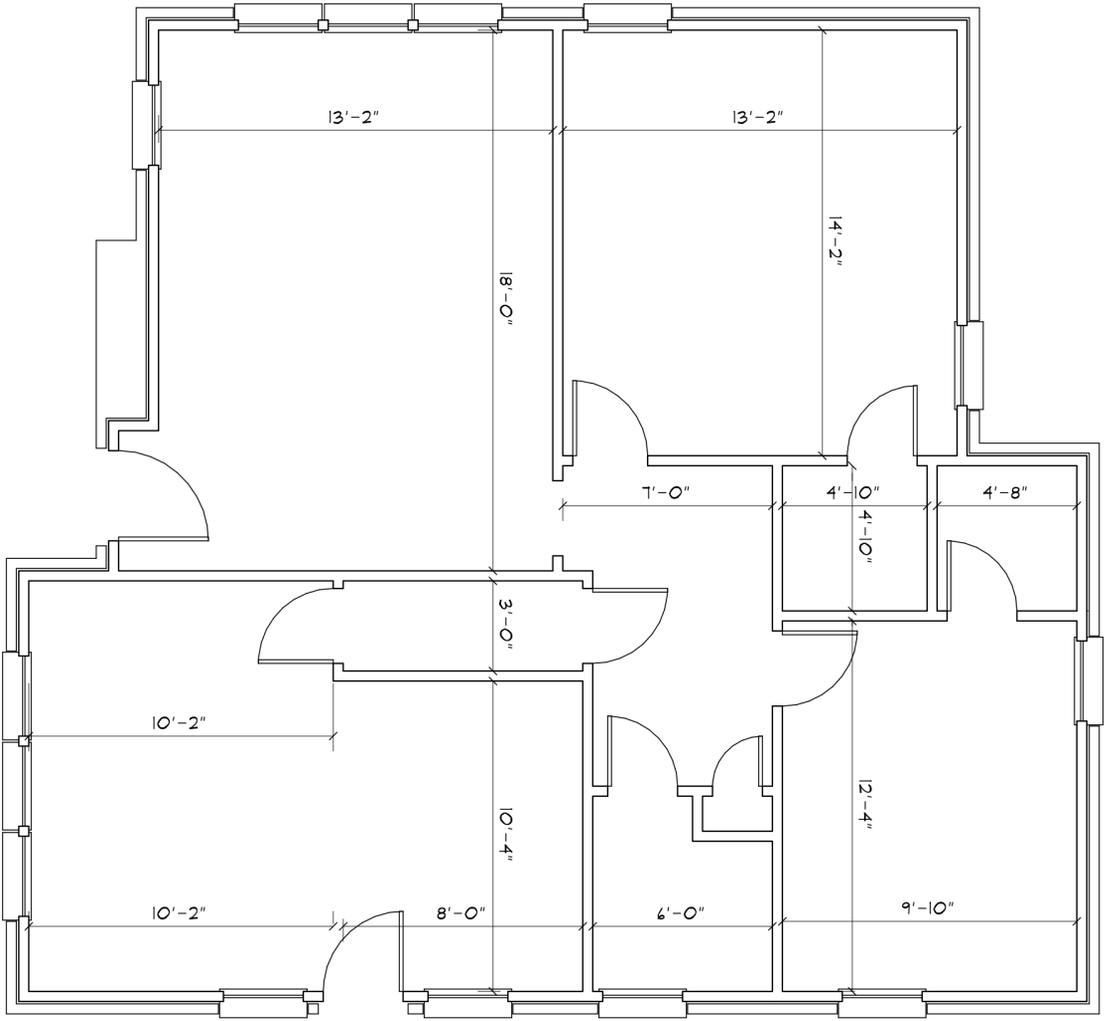
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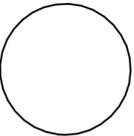
EXISTING PLAN

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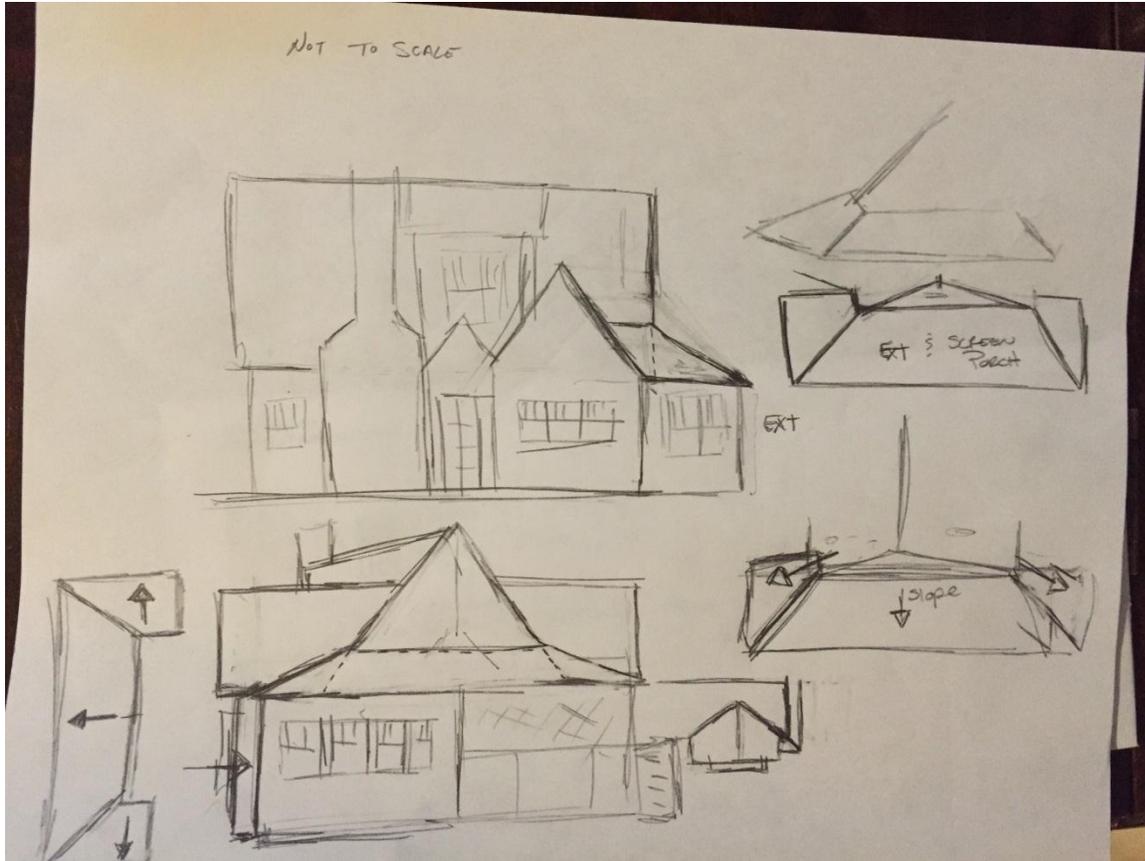
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ALTERNATIVE ROOF FORMS PROVIDED BY APPLICANT



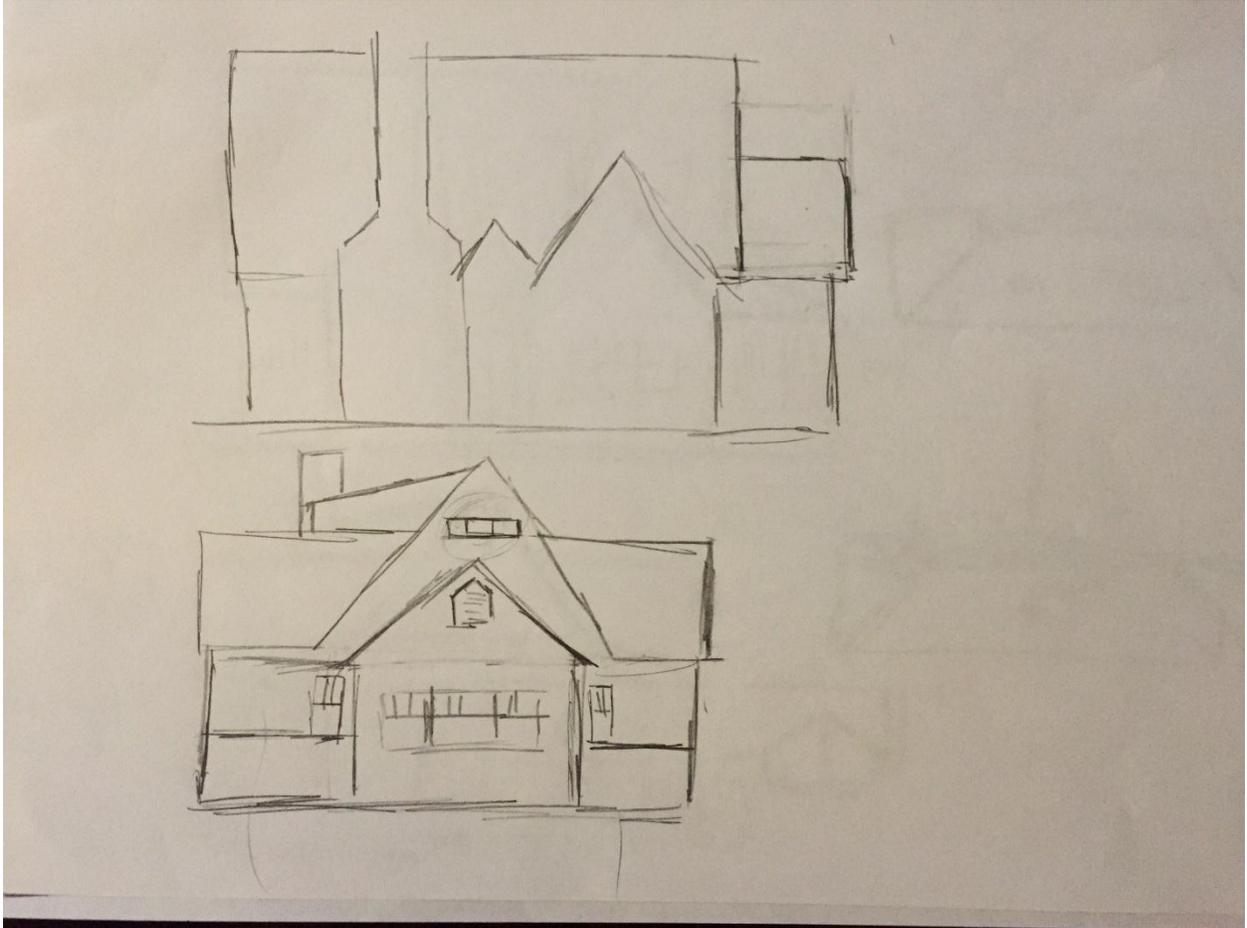
Caption: Have the roofing on the back be somewhat tetrahedral.

columbiasc.net



Caption: Have deck roofing similar to the circled area on the above image, which comes from the pamphlet

ALTERNATIVE ROOF FORMS PROVIDED BY APPLICANT



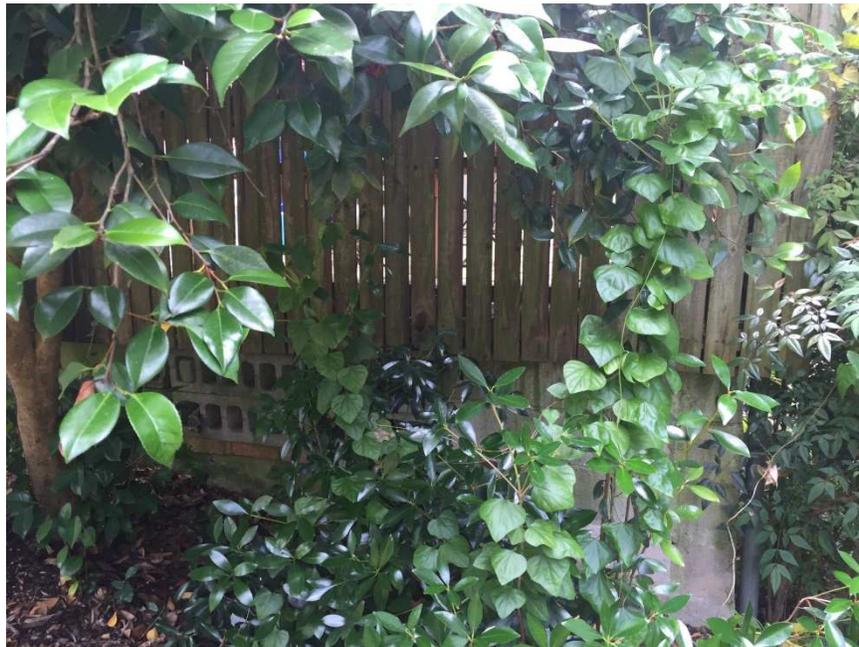
Caption: Alternate option, is to have the addition within the middle of the porch, with decking on either side, almost like a "house nested within a house"



Caption: Under current deck, height is approximately 82 inches



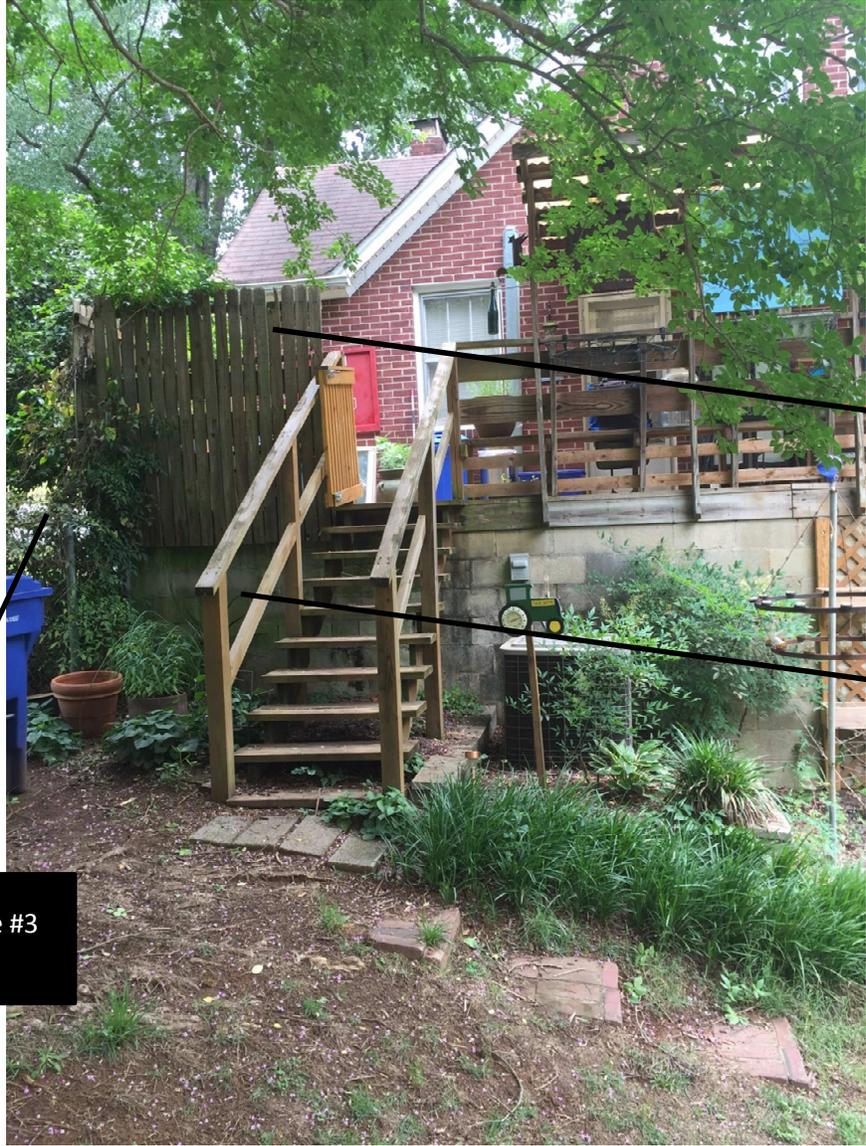
Caption: Current back steps height is approximately 56"



Caption: Current height of deck by front yard, height approximately 24"



Caption: Eave on deck at front of house, is approximately 96" above current flooring & is approximately 54" wide from front of house.



Picture #3

Picture #4

Picture #2

Caption: Notations where pictures were taken

General Description of Proposal:

In the purchasing of this home, I am planning on having the following attributes of the home modified through a renovation and addition to the home. They include the following (the items highlighted in **bold** and underlined are in my understanding what this commission will review):

1. **Room Addition**: Removal of old deck and construction of a new addition off the kitchen on the existing foundation. The addition will be 16 ft x 11 ft, per my draftsman. Note, the existing deck resides on a foundation that is the height of our basement; additional supports will be constructed to bear the additional load. The addition will be clad in siding.
2. **New Dormer**: A new dormer will be added at the front of the house above the front door, replacing the gable that currently exists. This is necessary in the reconfiguration of the stair well that goes the second floor. The current stairs are quite steep, somewhere between 40-45 degrees; the dormer in conjunction with the reworking of the stair well will allow the stair well to be brought up to code.
3. **Window Replacements**: Replacing all current single pane windows with more energy efficient double pane windows, which will resemble current style. Note, our current windows do not have the dividers within each individual window.
4. **Roof Replacement**: The current roof needs to be replaced; it is nearing its life expectancy of 25-30 years.
5. **Screened Porch**: The other half of the foundation that the deck was one, will be enclosed as a screened in porch.
6. **Kitchen Remodel**: The kitchen will be upgraded.
7. **Bathroom Remodels**: The two bathrooms within the house will be upgraded & remodeled.
8. **Basement Stairs**: The basement stairs will be replaced and brought up to code.
9. **Wiring/Plumbing**: There is a need to replace some of the plumbing and upgrade the wiring within the house; some outlets upstairs are still two prong, and the need to have wired smoke detectors.

Submission Materials:



Figure 1: Front of Home - 3101 Lindsay Street



Figure 2: Side of House (Deck)



Figure 3: Current Deck (32x11)



Figure 4: Stair Well



Figure 5: Stair Well (down)



Figure 6: Top of Stairs (Landing)

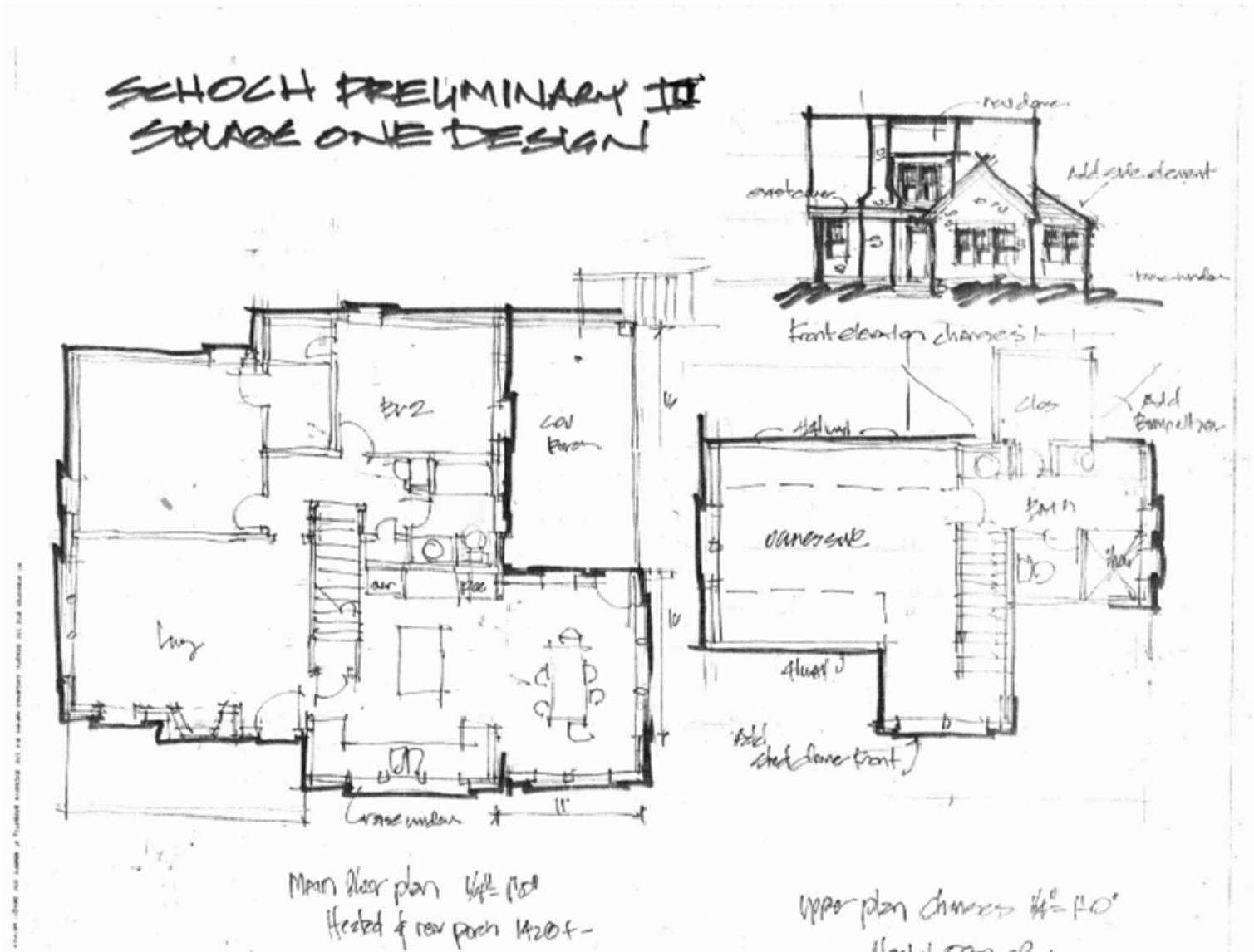


Figure 7: Proposed Sketches