

02/06/2011



# D/DRC Case

1107 Shirley Street

Melrose Heights/Oak Lawn Architectural Conservation District

TMS: 13901-18-09



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**DESIGN/DEVELOPMENT REVIEW COMMISSION**  
**DESIGN REVIEW DISTRICT**  
**CONSENT AGENDA**  
**EVALUATION SHEET**  
**Case # 2**

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**ADDRESS:** 1107 Shirley Street

**APPLICANT:** Arin Cook, homeowner

**TAX MAP REFERENCE:** TMS#13901-19-09

**USE OF PROPERTY:** Residential

**REVIEW DISTRICT:** Melrose Heights/Oak Lawn Architectural Conservation District

**NATURE OF REQUEST:** Request Certificate of Design Approval for addition and Request for Preliminary Certification for the Bailey Bill

**FINDINGS/COMMENTS:**

This is a c.1936 single-family, brick-veneer home that contributes to the Melrose Heights/Oak Lawn Architectural Conservation District. It is a Minimal Traditional style with a front porch highlighted by arched openings and a stoop along the left bay of the façade. The exterior has minor maintenance items and the new owner plans to make repairs to the brick veneer and wood trim and to repair the existing historic windows, along with replacing the roof, all of which are qualifying expenses towards meeting the Bailey Bill ordinance.

The owner is also applying for a rear addition, which will be minimally visible along the left (south) side of the building.

**PERTINENT SECTIONS FROM GUIDELINES**

***SECTION 6: ADDITIONS***

***A. PRINCIPLES***

*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.*

*Additions should not significantly alter original distinguishing qualities of buildings such as the basic form, materials, fenestration, and stylistic elements. They should be clearly distinguished from original portions of building and should result in minimal damage to it. Character defining features of the historic building should not be radically changed, obscured, damaged, or destroyed in the process of adding new construction. The size and scale of the new addition should be in proportion to the historic portion of the building and clearly subordinate to it. Additions should be attached to the rear or least conspicuous side of the building. They should be constructed so that if removed in the future, the essential form and integrity of the building will be unimpaired.*

## B. GUIDELINES

1. *Site additions so that they do not detract from or obstruct important architectural features of the existing building or others around it, especially the principle façade.*

The addition is located on the rear of the building and does not detract from or obstruct important architectural features. Only the left (south) wall of the addition will be visible.

2. *Design additions to be compatible with the original structure in materials, style and detailing.*

The addition will have to be compatible with the building as it retains the same wall height, it repeats a hip roof which is already found on the rear, repeats a projecting bay already on the south side, and will replicate the dimensions of the eaves found on the original house. The siding is a horizontal cement fiberboard, which does not match the house but is typical for additions both historically and currently. The gables of this house utilize brick instead of an alternate material such as siding or stucco so the only other exterior material is trim boards around the eaves.

3. *Limit the size and scale of additions so that the integrity of the original structure is not compromised.*

This addition is not highly visible; it is of a size and scale that does not compromise the integrity of the original structure.

4. *Additions are also subject to the guidelines for new construction*

See below.

## SECTION 5: NEW CONSTRUCTION

1. *Height: The characteristic height in Melrose Heights/Oak Lawn is 1 to 2 stories. Construct new buildings to a height that is compatible with the height of surrounding historic buildings. New construction shall not vary greatly in height from older buildings in the vicinity*

The addition will be a single story and not vary in height from the original building.

2. *Size & Scale: The size and scale of a new building shall be visually compatible with surrounding buildings. Do not construct buildings that disrupt the existing scale of the area.*

The size and scale is compatible.

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. Breaking up uninteresting boxlike forms into smaller, varied masses is essential to maintaining the character of the streetscape. Do not construct single, monolithic forms that are not relieved by variations in massing.*

The massing of the addition is broken up by a projecting bay, which is compatible with a massing feature already found on the building.

4. *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. In Melrose Heights/Oak Lawn, the characteristic setback is between 10-20'. Do not violate the existing setback pattern by placing buildings in front of or behind existing façade lines.*

Not applicable.

5. *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. Do*

*not construct facades without a strong sense of entry.*

Not applicable.

*6. 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) are visually compatible with historic buildings on the block or street. Maintain a similar ratio of height to width in the bays of the façade. Do not introduce incompatible façade patterns that upset the rhythm of openings established in surrounding structures.*

The only visible opening will be a single window; its location is compatible with the rhythm of openings already established on the south side of this building.

*7. Roof Shape: Use roof shapes, pitches, and materials that are visually compatible with those of surrounding buildings. Nearly all of the buildings in Melrose Heights/Oak Lawn have pitched roofs, with gable, hip or a combination thereof as the predominant style. Do not introduce roof shapes or pitches that are not found in the area.*

The addition has a hip roof, which maps a hip roof already on the rear of the house.

*9. Materials, Texture, and Details: Use materials, textures, and architectural features that are visually compatible with those of historic buildings on the block or street. When selecting architectural details, consider the scale, placement, profile, and relief of details on surrounding structures for the basis of design decisions. If horizontal siding is to be used, consider the board size, width of exposure, length, and trim detail such as corner boards on adjacent historic structure for specifications of the new material.*

Siding: The proposed siding is cement fiberboard. This is a material that is visually compatible with historic buildings as it is an approximation of wood siding.

Windows: Only one window will be visible in the addition, it is a small, single window that is generally the same dimensions as another small window on the original house on the same elevation. The window will be wood and will have exterior muntins, similar to those on the house.

Eaves: In the drawings provided the eaves are similar in depth and design as those found on the historic building.

Foundation: The block pier foundation has a brick curtain that will be at the same height as the existing foundation on the house.

## **BAILEY BILL ORDINANCE**

### ***Sec. 17-698. - Eligible rehabilitation.***

*(a) Standards for rehabilitation work. To be eligible for the special tax assessment, historic rehabilitations must be appropriate for the historic building and the historic district in which it is located. This is achieved through adherence to the following standards:*

*(1) The historic character of a property shall be retained and preserved; the removal of historic materials or alterations of features and spaces that characterize each property shall be avoided.*

Façade: The historic features that remain will be retained and restored.

*(2) Each property shall be recognized as a physical record of its time, place and use; changes that create a false sense of historical development shall not be undertaken.*

Not applicable.

*(3) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

Not applicable.

*(4) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property should be preserved.*

The exterior brick and wood have several areas of disrepair that will need repointing, wood repair and replacement. These repairs will preserve historic material.

*(5) Deteriorated historic features shall be repaired rather than replaced; where the severity of deterioration requires replacement of a distinctive feature, the new should match the old in design, color, texture, and other visual qualities and, where possible, materials; replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

Historic windows, wood trim and brick veneer are being repaired rather than replaced. It does not appear that these features need replacement except for some areas of wood trim in the eaves.

*(6) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used; the surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

No cleaning is proposed; if it is undertaken it should avoid sandblasting or anything that would harm the brick and wood.

*(7) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property; the new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the historic property and its environment.*

The addition is not going to destroy historic materials that characterize the property and will be differentiated by the use of horizontal siding. It respects the size, scale and massing of the historic building.

*(8) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The addition meets this guideline as it does not compromise the essential form and integrity of the historic building.

*(b) Work to be reviewed. The following work will be reviewed according to the standards set forth above:*

*(1) Repairs to the exterior of the designated building.*

Already delineated above.

*(2) Alterations to the exterior of the designated building.*

Already delineated above.

*(3) New construction on the property on which the building is located.*

Not applicable.

*(4) Alterations to interior primary public spaces.*

Not applicable.

*(5) Any remaining work where the expenditures for such work are being used to satisfy the minimum expenditures for rehabilitation.*

There are a number of other repairs going on in the building, including sill beam replacement from water and termite damage, hardwood floor and plaster wall and ceiling repair from water damage, roof replacement, plumbing replacement, etc.

**STAFF RECOMMENDATIONS:**

Staff finds that the addition meets Sections 5 and 6 and recommends a Certificate of Design approval for the addition as proposed, with all details deferred to staff.

Staff finds that the proposal meets Section 17-698 of the Bailey Bill City Ordinance and recommends preliminary certification, with the following conditions:

- the project meeting or exceeding the 20% investment threshold requirements for qualified rehabilitation expenses
- All work meeting the standards for work as outlined in Section 17-698
- All details deferred to staff



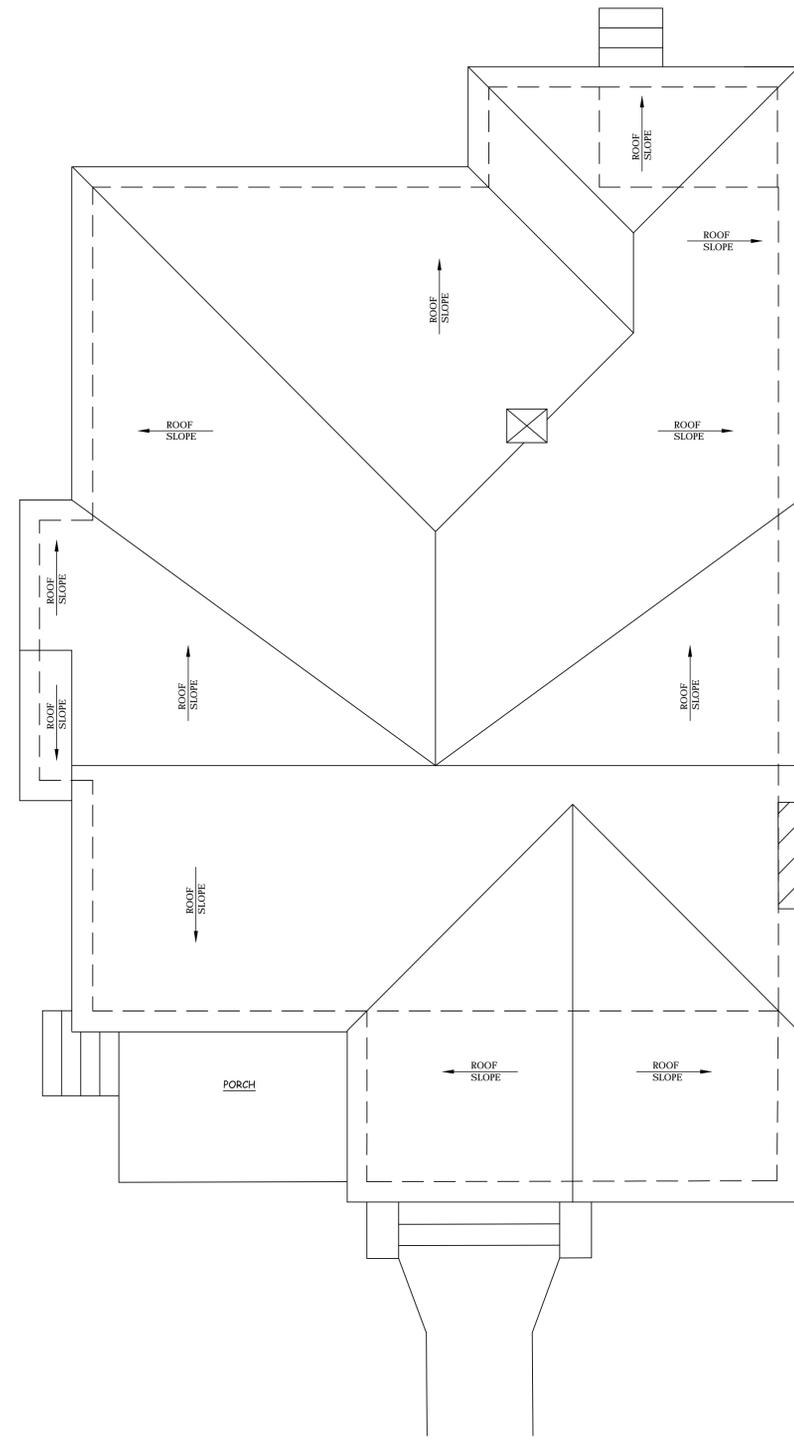


Location of addition

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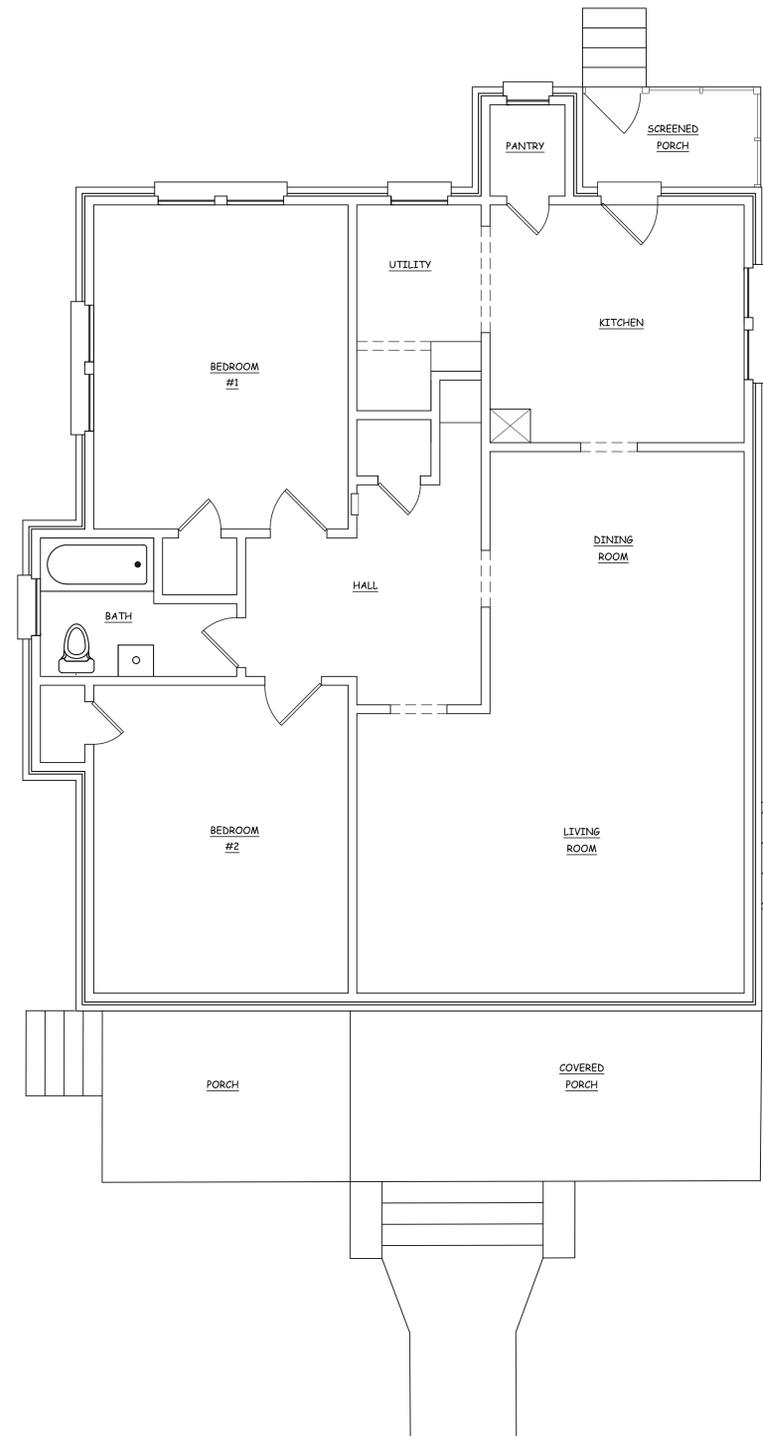
**\*The following information was provided by the applicant**





EXISTING ROOF PLAN

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



EXISTING FIRST FLOOR PLAN

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

DATE:  
JULY 15, 2016

PROJECT NO:  
2016-68

REVISIONS :

**PALMETTO HOME DESIGNS**  
Columbia, South Carolina  
tonya@palmettohomedesigns.com  
(T) 803-622-7255

PROJECT :  
COOK RESIDENCE  
1107 SHIRLEY STREET  
COLUMBIA, SOUTH CAROLINA  
EXISTING FLOOR PLAN & EXISTING ROOF PLAN

SHEET NO.

**A.1**

DATE:  
JULY 15, 2016

PROJECT NO:  
2016-08

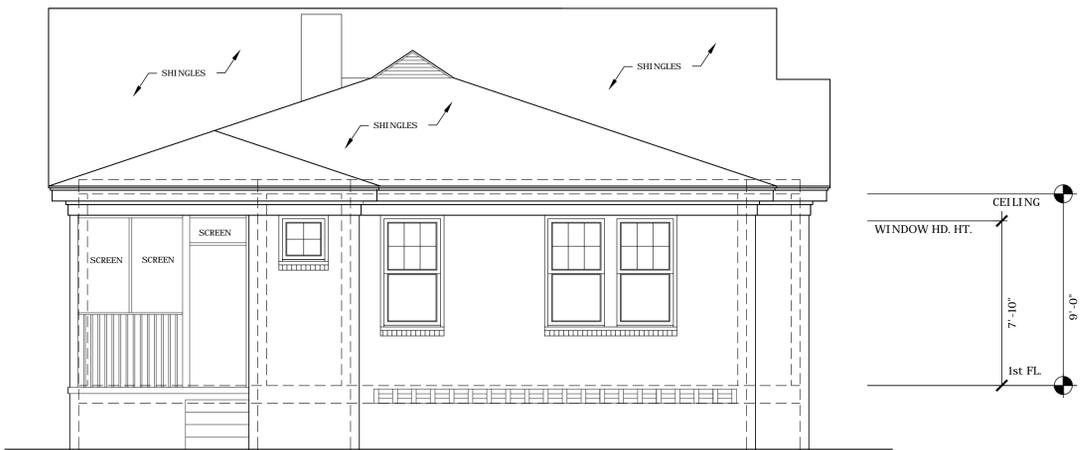
REVISIONS :

**PALMETTO HOME DESIGNS**  
Columbia, South Carolina  
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(T) 803-622-7255

PROJECT :  
COOK RESIDENCE  
1107 SHIRLEY STREET  
COLUMBIA, SOUTH CAROLINA

EXISTING EXTERIOR ELEVATIONS

SHEET NO.  
**A.2**



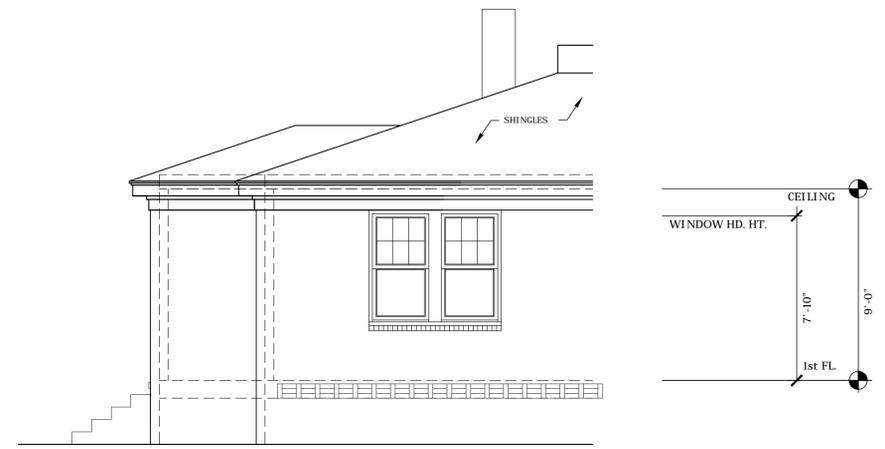
EXISTING REAR EXTERIOR ELEVATION

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



EXISTING RIGHT SIDE EXTERIOR ELEVATION

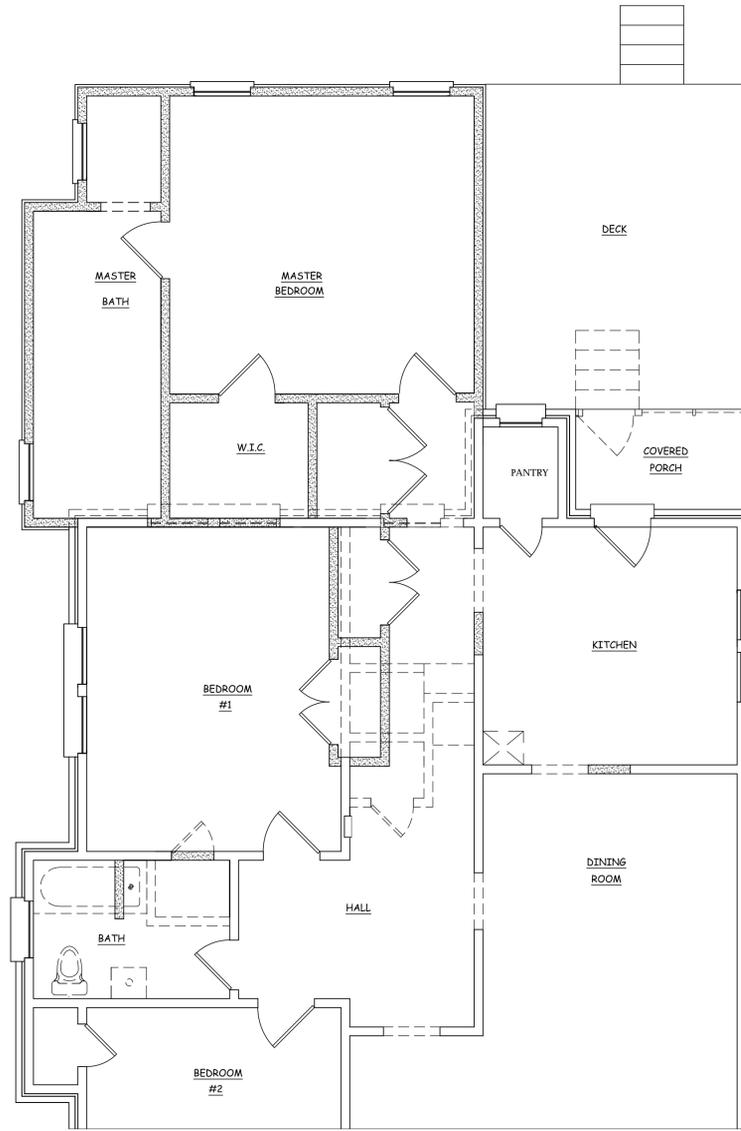
SCALE : 1/4" = 1'-0"



EXISTING LEFT SIDE EXTERIOR ELEVATION

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

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FIRST FLOOR RENOVATION PLAN

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

DATE:  
JULY 15, 2016

PROJECT NO:  
2016-68

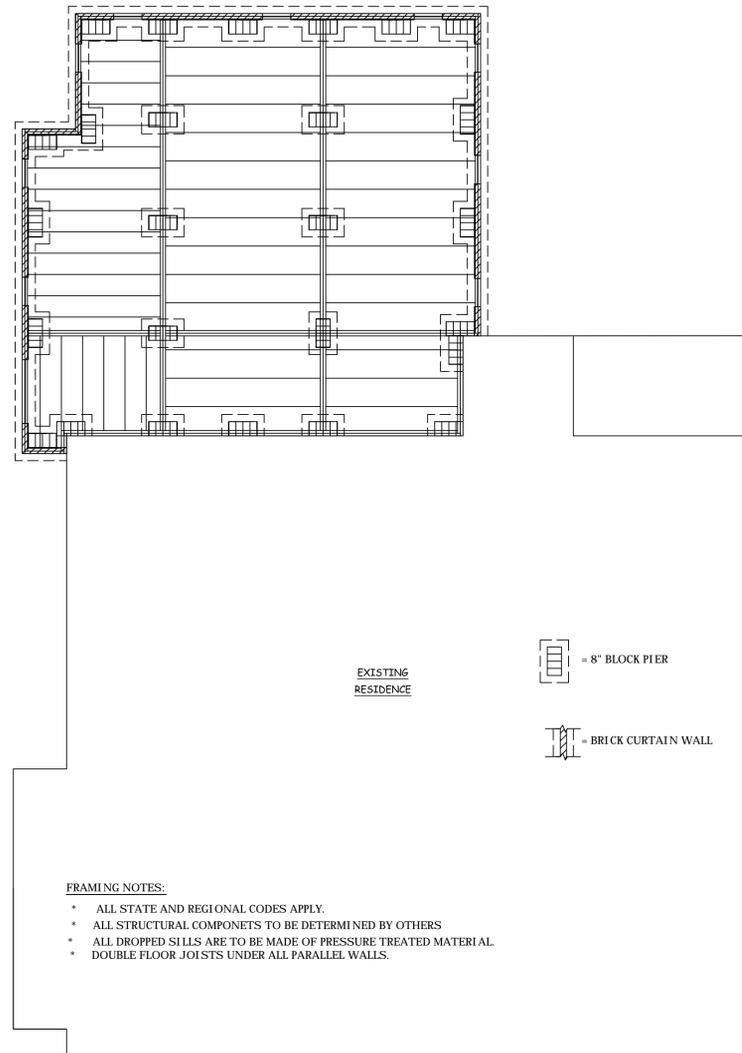
REVISIONS :

**PALMETTO HOME DESIGNS**  
Columbia, South Carolina  
tonya@palmettohomedesigns.com  
(T) 803-622-7255

PROJECT :  
COOK RESIDENCE  
1107 SHIRLEY STREET  
COLUMBIA, SOUTH CAROLINA  
FIRST FLOOR RENOVATION PLAN

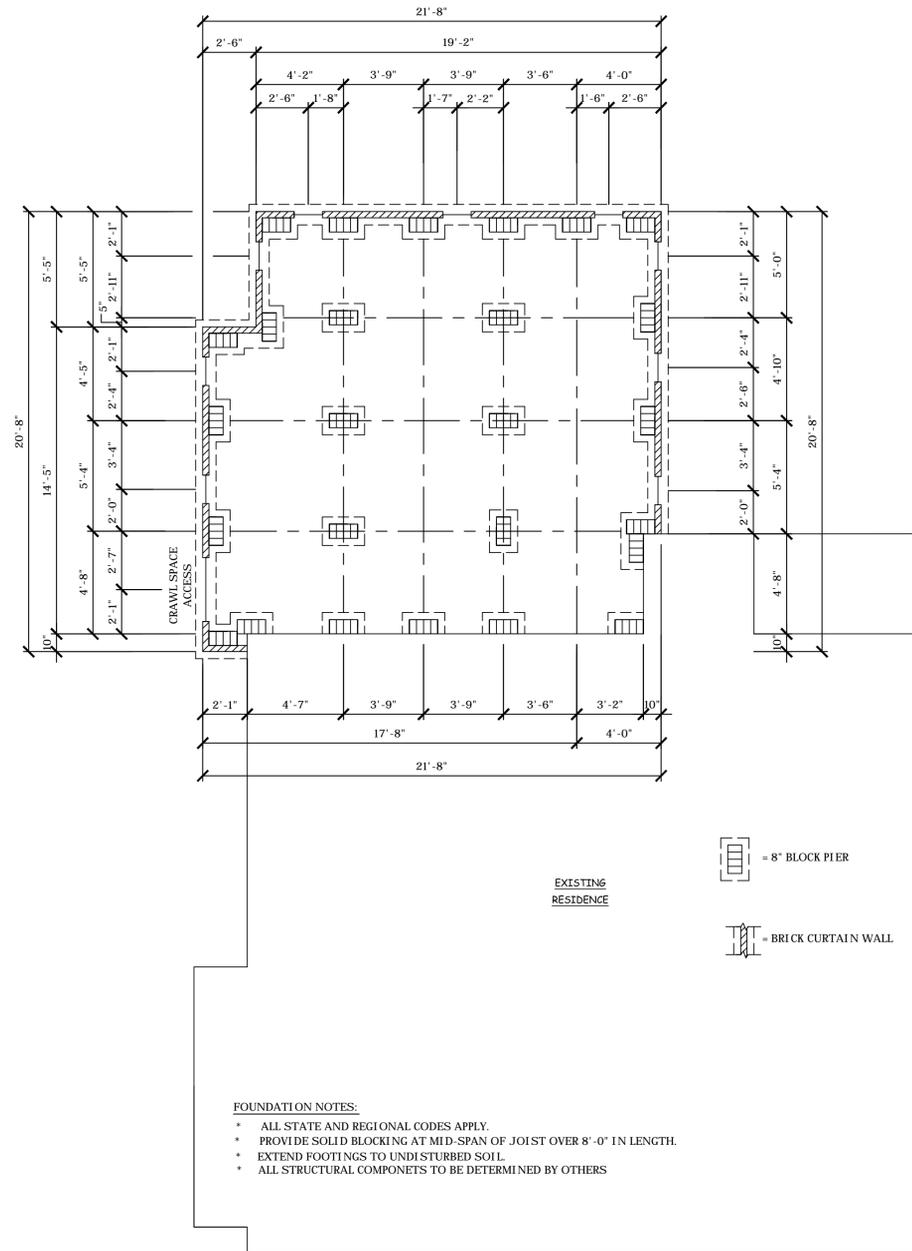
SHEET NO.

**R.1**



FRAMING PLAN

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



FOUNDATION PLAN

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

DATE:  
JULY 15, 2016

PROJECT NO:  
2016-68

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PROJECT :  
COOK RESIDENCE  
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COLUMBIA, SOUTH CAROLINA

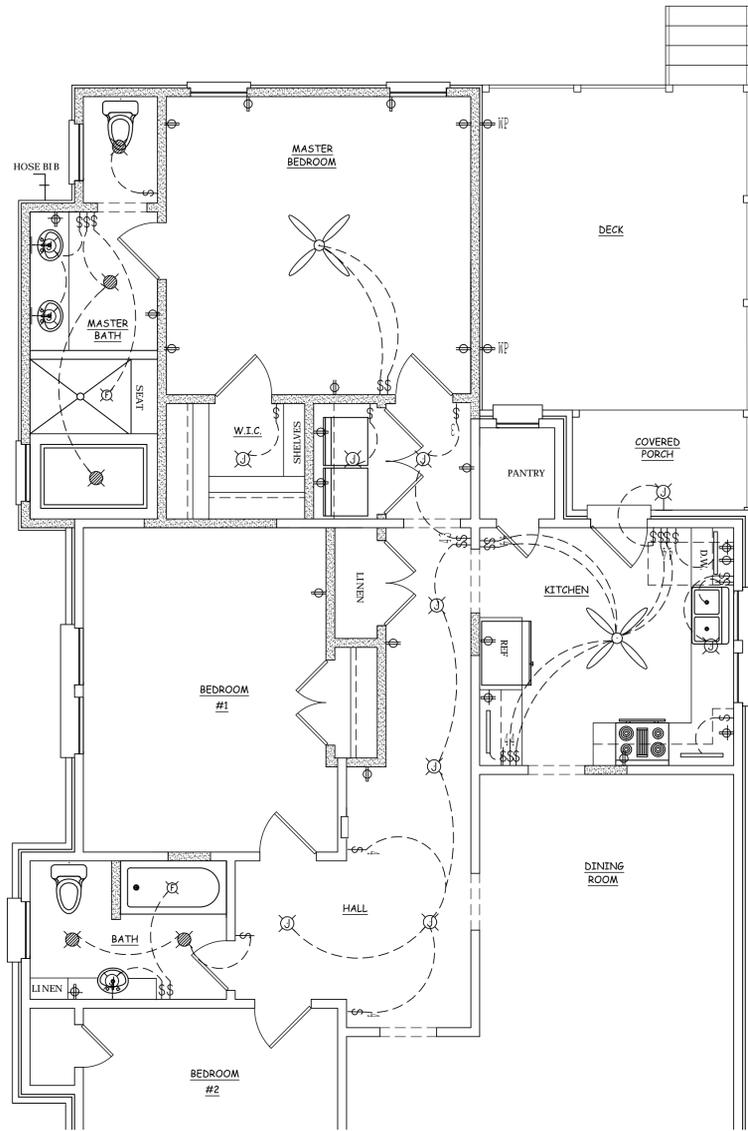
FOUNDATION & FRAMING PLAN

SHEET NO.

**A.3**

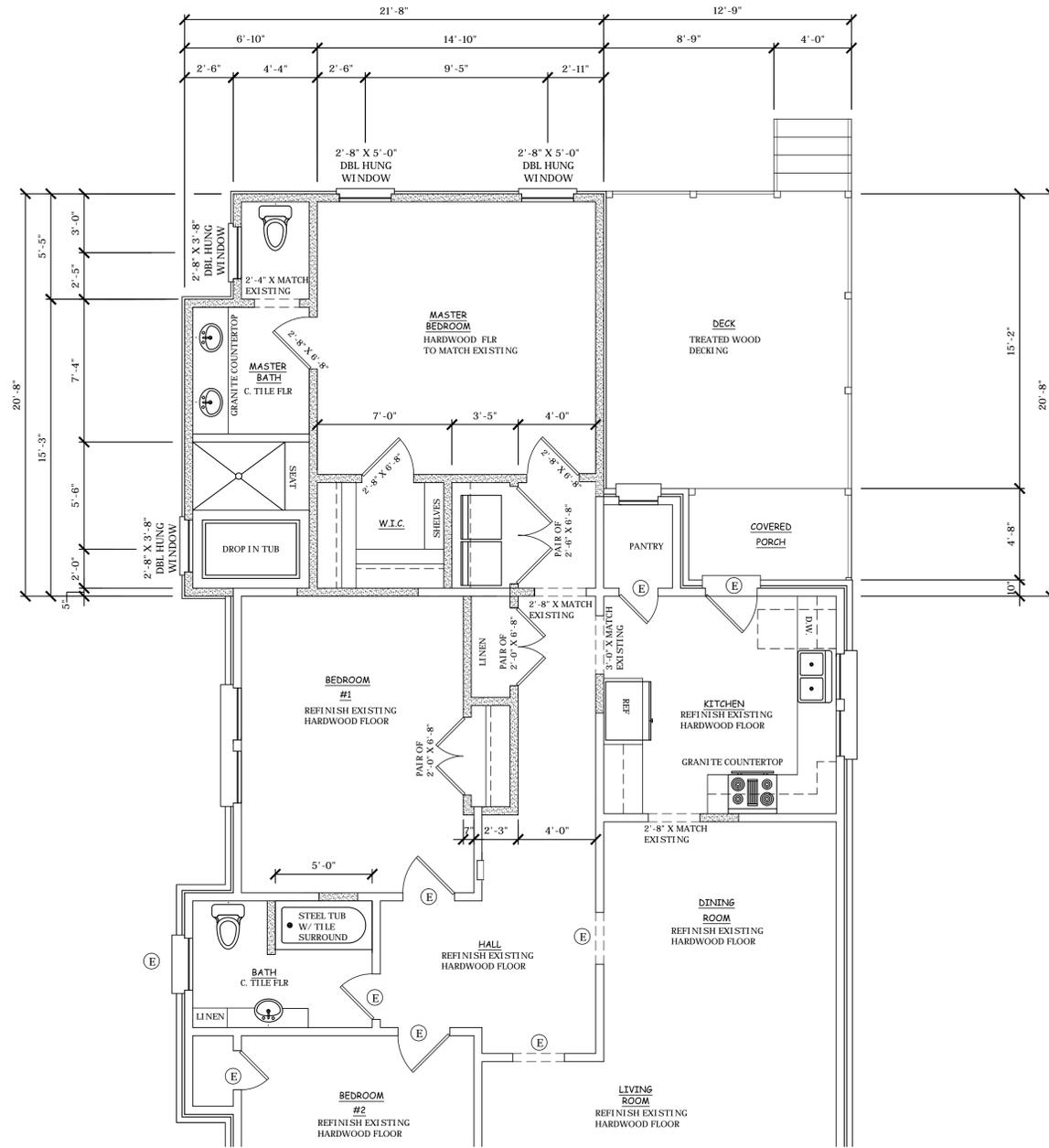
ELECTRICAL LEGEND:			
	DUPLEX RECEPTACLE 110V		INTERCOM SYSTEM
	WEATHER DUPLEX RECEPTACLE 110V		ALARM SYSTEM
	RECEPTACLE 220V		SMOKE DETECTOR
	SWITCHED DUPLEX RECEPTACLE 110V		TELEPHONE OUTLET
	CEILING MOUNTED EXHAUST FAN		ELECTRICAL PANEL
	DUPLEX FLOOR RECEPTACLE 110V		MAIN DISCONNECT
	TELEVISION OUTLET		3 WAY SWITCH
	CEILING FAN		LIGHT FIXTURE - WALL MOUNTED
			FLORESCENT FIXTURE
			2 WAY SWITCH
			SINGLE POLE SWITCH
			LIGHT FIXTURE JUNCTION BOX
			RECESSED LIGHT
			CEILING RECEPTACLE 110V

- GENERAL NOTES:
- \* CONTRACTOR TO PAINT & REPAIR TRIM
  - \* CONTRACTOR TO REFINISH ALL EXISTING HARDWOOD FLOORS
  - \* CONTRACTOR TO INSTALL A NEW 30 YEAR ARCHITECTURAL SHINGLES
  - \* CONTRACTOR TO PAINT INTERIOR
  - \* CONTRACTOR TO MATCH ALL INTERIOR & INTERIOR TRIM
  - \* CONTRACTOR TO RESTORE EXISTING WINDOWS



FIRST FLOOR ELECTRICAL PLAN

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



NEW FIRST FLOOR PLAN

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

DATE:  
JULY 15, 2016

PROJECT NO:  
2016-68

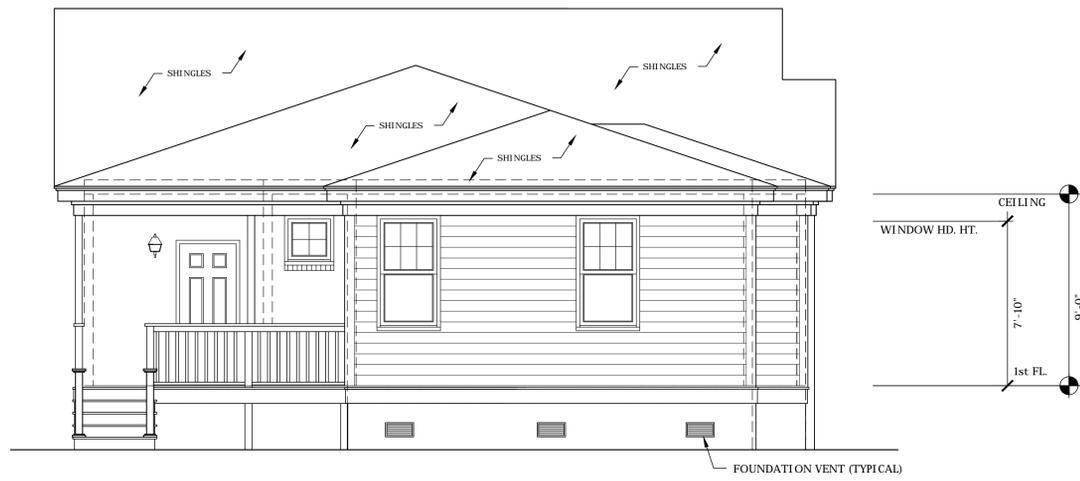
REVISIONS :

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tonya@palmettohomedesigns.com  
(T) 803-622-7255

PROJECT :  
COOK RESIDENCE  
1107 SHIRLEY STREET  
COLUMBIA, SOUTH CAROLINA  
NEW FLOOR PLAN & NEW ELECTRICAL PLAN

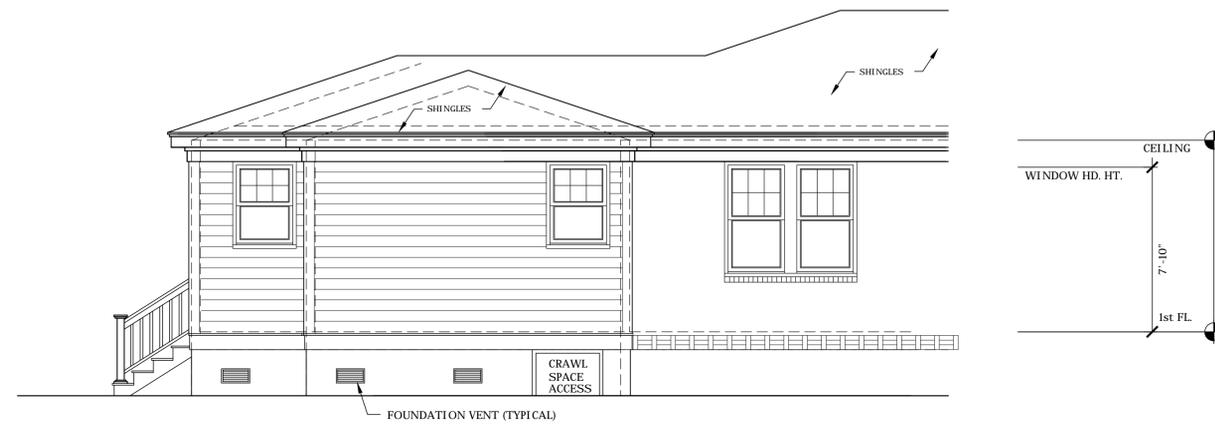
SHEET NO.

**A.4**



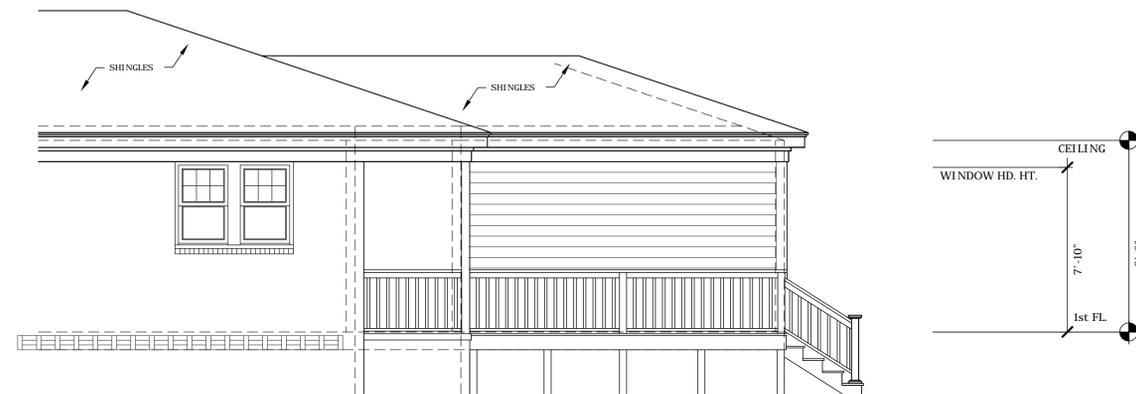
NEW REAR EXTERIOR ELEVATION

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



NEW LEFT SIDE EXTERIOR ELEVATION

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



NEW RIGHT SIDE EXTERIOR ELEVATION

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

DATE:  
JULY 15, 2016

PROJECT NO:  
2016-68

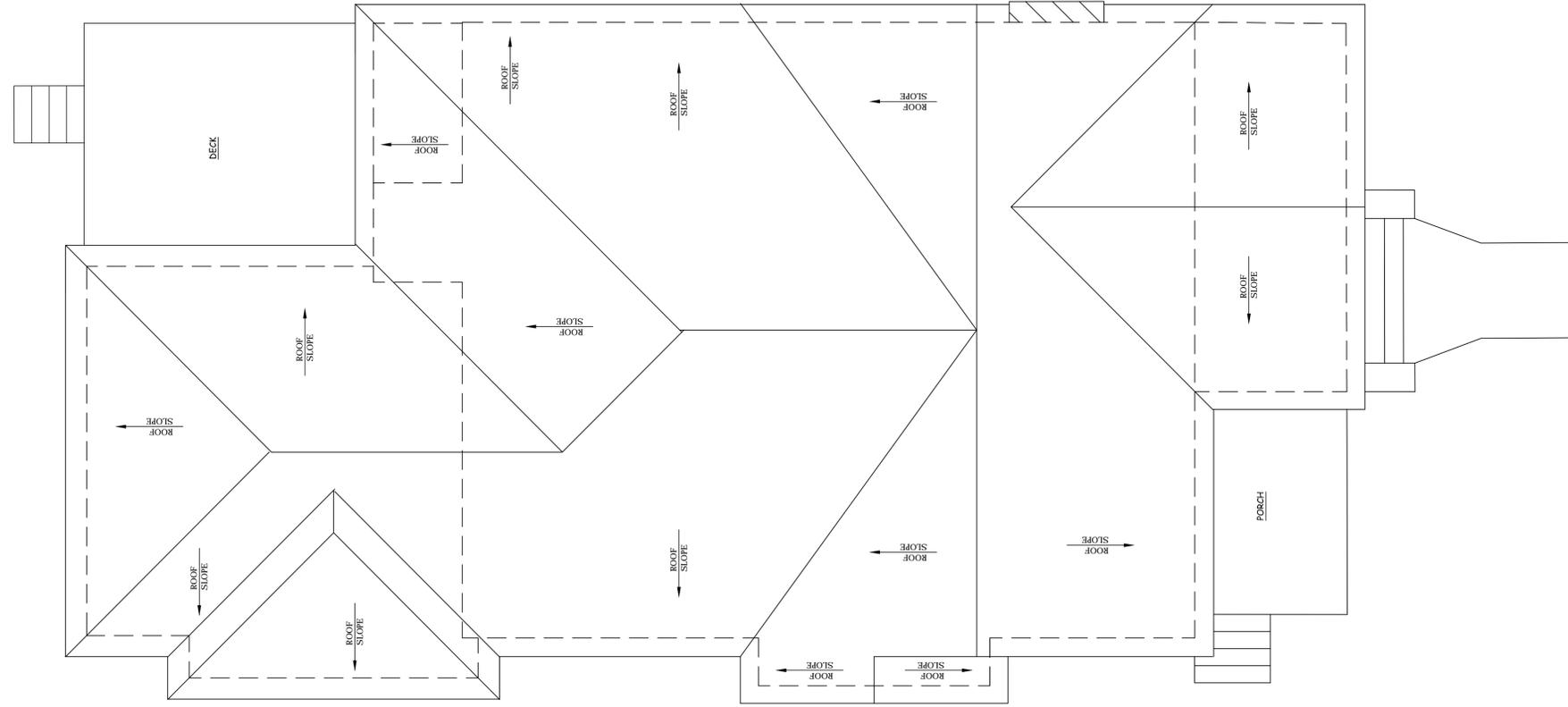
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PROJECT : COOK RESIDENCE  
1107 SHIRLEY STREET  
COLUMBIA, SOUTH CAROLINA  
NEW EXTERIOR ELEVATIONS

SHEET NO.

**A.5**



NEW ROOF PLAN

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

DATE:  
JULY 15, 2016

PROJECT NO:  
2016-68

REVISIONS :

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PROJECT :  
COOK RESIDENCE  
1107 SHIRLEY STREET  
COLUMBIA, SOUTH CAROLINA  
NEW ROOF PLAN

SHEET NO.

**A.6**

CITY OF COLUMBIA  
 PLANNING DEPARTMENT  
**REHABILITATED HISTORIC PROPERTY APPLICATION**  
**PART A - CONTINUED**

**5. DESCRIPTION OF PROPOSED WORK**

Use the spaces below to describe the proposed work. Architectural features would include items such as: roof; exterior brick or siding; windows; doors; site/landscape features; entrance hall; main stair; parlors; fireplaces/mantles; floors/walls/ceilings; mechanical/ electrical/plumbing; etc. If an application has been submitted for the federal Investment Tax Credits, you may use a copy of the description of the proposed work from the federal form for this section, but your submittal must still include the information in sections 1 through 4.

<p>Architectural feature _____ windows _____                  Approximate date of feature _____ 1936 _____                  Describe feature and its condition</p> <p>15 windows to be restored. Peeling paint, cracked panes, will not open,</p> <p>Photograph No. ___ 3,17 _____ Drawing No. _____</p>	<p>Describe work and impact on feature</p> <p>Strip and repaint windows. Replace cracked window panes.</p>
<p>Architectural feature _____ plaster walls _____                  Approximate date of feature _____ 1936 _____                  Describe feature and its condition</p> <p>Many areas of cracked, damaged plaster. One large hole in wall.</p> <p>Photograph No. ___ 6,11,12,13,14 _____ Drawing No. ___</p>	<p>Describe work and impact on feature</p> <p>Repair many areas of cracked, damaged plaster. Repair large hole in wall.</p>
<p>Architectural feature _____ original hardwood flooring _____                  Approximate date of feature _____ 1936 _____                  Describe feature and its condition</p> <p>Damaged hardwood flooring with stains and discolorations, kitchen hardwoods covered with vinyl flooring</p> <p>Photograph No. _____ 7,8,9,10,27 _____ Drawing No. _____</p>	<p>Describe work and impact on feature</p> <p>Strip, sand, and re-stain hardwood floors. Rip out vinyl in kitchen, restore hardwoods underneath.</p>
<p>Architectural feature _____ Brick face of house _____                  Approximate date of feature _____ 1936 _____                  Describe feature and its condition</p> <p>Missing and cracked mortar</p> <p>Photograph No. ___ 1,18 _____ Drawing No. _____</p>	<p>Describe work and impact on feature</p> <p>Color match and replace mortar. Replace previously mismatched mortar with matching color.</p>

CITY OF COLUMBIA  
 PLANNING DEPARTMENT  
**REHABILITATED HISTORIC PROPERTY APPLICATION**  
**PART A - CONTINUED**

**5. DESCRIPTION OF PROPOSED WORK** (Continued):

(Please feel free to make copies of this sheet. Use as many spaces as necessary to fully describe your project.)

<p>Architectural feature__Roof _____          Approximate date of feature _____          Describe feature and its condition</p> <p>Roof is aging and leaking, with watermarkings on the interior ceilings.</p> <p>Photograph No. ____19__ Drawing No. _____</p>	<p>Describe work and impact on feature</p> <p>Repair the leaking roof and replace with architectural asphalt shingles</p>
<p>Architectural feature___ shingle molding, fascia, and soffits _____          Approximate date of feature _____          Describe feature and its condition</p> <p>Shingle molding, fascia, and soffits are rotting in multiple areas around the house.</p> <p>Photograph No. __2,5,16__ Drawing No. _____</p>	<p>Describe work and impact on feature</p> <p>Will be replaced using identical styles of wood and paint color.</p>
<p>Architectural feature__ sills in crawlspace _____          Approximate date of feature _____          Describe feature and its condition</p> <p>Approximately 35 ft of sills suffering from significant termite damage.</p> <p>Photograph No. _20,24,25,26 Drawing No. _____</p>	<p>Describe work and impact on feature</p> <p>Replace damaged wood, not visible</p>
<p>Architectural feature_____ plumbing _____          Approximate date of feature _____          Describe feature and its condition</p> <p>Old, leaking plumbing contributing to high moisture levels in crawlspace. Some water damage to subflooring in bathroom and kitchen.</p> <p>Photograph No. _21,22,23__ Drawing No. _____</p>	<p>Describe work and impact on feature</p> <p>Replace old damaged pipe; not visible</p>

<p>Architectural feature _____ HVAC _____ Approximate date of feature _____ Describe feature and its condition  Replace ductwork for HVAC, return in floor of hallway    Photograph No. _none_____ Drawing No. _____</p>	<p>Describe work and impact on feature  Replace old ductwork, not visible; move return from floor to wall</p>
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*\*Fair market value means the appraised value as certified to the DDRC by a real estate appraiser licensed by the State of South Carolina, the sales price as delineated in a bona fide contract of sale within six months of the time it is submitted, or the most recent appraised value published by the Richland County Tax Assessor.*

CITY OF COLUMBIA  
PLANNING DEPARTMENT  
**REHABILITATED HISTORIC PROPERTY APPLICATION**  
**PART A - AMENDMENT FORM**

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Use this form to propose changes in project work. Submit the completed and signed form to Planning Department, PO Box 147, 1136 Washington Street, Columbia, SC 29217. Phone: 803.545.3222; fax: 803.733.8647.

---

**Name of Property** (as submitted on Part A form):

\_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_, South Carolina (ZIP) \_\_\_\_\_

**Describe changes in the project work:**

**OWNER INFORMATION**

Name \_\_\_\_\_ Signature \_\_\_\_\_

Address \_\_\_\_\_ Date \_\_\_\_\_

Daytime Telephone \_\_\_\_\_

---

**PLANNING DEPARTMENT USE ONLY**

\_\_\_\_ The work as described in this amendment appears to meet the Standards for Rehabilitation and would receive final approval if completed as described.

\_\_\_\_ The work as described in this amendment would meet the Standards for Rehabilitation if the Special Conditions on the attached sheet are met.

\_\_\_\_ This work as described in this amendment does not appear to meet the Standards for Rehabilitation and is not approved for this property. The attached sheet describes the specific problems with the proposed work.

\_\_\_\_ Secretary to the Design/Development Review Commission

\_\_\_\_ See attached sheets

\_\_\_\_ Authorized Signature

\_\_\_\_ Date





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