

02/21/2013



D/DRC Case

1420 Hagood Avenue

Melrose Heights / Oak Lawn Architectural Conservation District

TMS: 13902-01-18



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

ADDRESS: 1420 Hagood Avenue

APPLICANT: John McLean, homeowner

TAX MAP REFERENCE: TMS#13902-01-18

USE OF PROPERTY: Residential

REVIEW DISTRICT: Melrose Heights/Oak Lawn Architectural Conservation District

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

FINDINGS/COMMENTS:

This is a part of a lot that will be subdivided from a parcel at 1420 Hagood Avenue, which currently has a non-contributing single-family home. Staff has already approved plans to alter the existing home to include the removal of the north part of the north addition and construct a new north wall. The purpose of removing part of the addition is to allow lot space for the construction of a new house.

The applicant is proposing to construct a highly energy efficient house that will also produce some energy through items like solar panels on the roof. The house will be built from a panel system, which has fixed openings and pre-installed windows from the manufacturer. This limits the flexibility of design options for the building.

While staff certainly applauds energy conscious construction, it should be noted that such efforts do not negate the guidelines that are in place for the historic district. Any new construction in the neighborhood has been held to the standards below and these guidelines are the only items that the staff and the D/DRC are allowed to consider when making a decision on new construction.

Please note that ongoing discussions have resulted in changed plans submitted by the applicant. The latest plans are the first shown.

PERTINENT SECTIONS FROM GUIDELINES

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*

Submitted plans show a total height of 29'9 1/4" from the ground to the peak of the roof. This is a two-story house with a front gable. The height proposed meets the guidelines as it does not appear to vary greatly from older buildings.

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 proposed 30 feet width for 1420 Hagood's new building is smaller than the existing façade widths on the block. The average house width for the block is about 36 feet.

However, there are a few properties on this street with façade widths of approximately 32 feet, so a 30-foot width is not entirely out of scale with nearby buildings.

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.*

Generally the massing is compatible with existing historic buildings, however the large projecting, two-story bay on the south side is unlike any massing detail found on the block or street.

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.*

The applicant desires a setback of 20 feet from the property line. This places the front of the porch about 4-5 feet closer to the street than the majority of houses on the east side of Hagood Avenue, but there are a few examples whose porches extend closer to the street.

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.*

The main entrance and porch are situated on the street façade, which is compatible to surrounding buildings.

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 rhythm of openings is generally visually compatible with historic buildings. The relationship of solids to voids does not seem consistent on the south side in the second bay due to the undersized, square windows used on both floors. At least one of these should probably be enlarged to create a ratio of height to width in the bay that is more visually compatible with historic buildings.

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 proposed front gable and pitch of the roof are visually compatible with historic buildings. Asphalt shingle is proposed for the roof and is consistent with surrounding buildings. Solar panels are proposed for the south plane of the gable; these will be flat on the roof and do not introduce shapes or pitches not found in the area.

8. Outbuildings: *Construct garage and storage buildings so that they reflect the character of the existing house and are compatible in terms of height, scale, and roof shape. Place such buildings away from the primary façade of the building. Do not allow outbuildings to obscure character-defining features of a building.*

The proposal is for a pre-fabricated metal carport, big enough for two cars. This is proposed to be placed behind the house, to minimize visibility, but it would appear that it will be visible along the right side of the house as it will extend past that side several feet. Its visibility is uncertain from the left side, but an abandoned road bed along that side suggests that there is likely some visibility there as well. This proposed carport has a flat roof and thin metal posts, therefore it is not compatible with the house in terms of roof shape.

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 on the first story and hard-coat stucco, painted on part of the second story. While not common in the area, there is a single example of similar mixed materials on the 1100 block of Hagood Avenue, with a wood shake siding and a top floor of stucco, in similar proportions to those proposed for the materials on this building.

Windows: The proposed windows are comprised of a triple-pane vinyl casement window with a single-pane, puttied, wood upper sash only placed in front of the casement. This upper sash will have exterior muntins and will be in front of the casement because the applicant is suggesting this arrangement will both meet his energy concerns and the guidelines, because the top sash will not be on the same plane as the bottom sash. Historic wood windows are composed of top and bottom sash which meet in the middle, they overlap each other to provide a seal, and the top sash is the outermost sash.

The applicant has provided drawings of this arrangement as well as photographs of the proposed window. On the drawing it is clear that there will be a gap between the top sash and the casement; this gap is proposed to be filled in with a wood block directly behind the meeting rail, scribed to the profile of the vinyl window along its stiles. This will make the top sash about twice as thick as a historic wood sash and the PVC bottom sash will appear further inset than on a historic sash. In the drawings submitted the top sash appears to be shorter than the remaining space, suggesting that it does not extend to about halfway down the opening as historic windows do. These details would not be consistent with the scale, profile and relief of details on historic buildings.

Likewise, the proposed vinyl sash, whose bottom half will be visible, has an appearance that is inconsistent with historic windows. It features a gasket and extra frame around the frame and is therefore bulky, especially at the base, making it much taller and more complex in appearance than a historic wood window. This is better shown in photos at the end of the evaluation. An alternative

may be to install an entire wood or aluminum-clad wood window in the opening in front of the casement to disguise it completely, if possible.

The applicant has stated that he is unable to find triple-pane wood or aluminum-clad wood windows with an appearance that would meet the guidelines.

Another item of inconsistency with the proposed windows is that they do not have any mullions between the paired windows. On historic buildings, paired windows have vertical mullions that are typically 4 to 6 inches wide. On the drawings submitted the sashes appear to be conjoined in the pairs, which is not visually compatible with historic windows on the block or street. Because of the panel system comprising this building, the windows cannot be framed independently with two single windows and a mullion.

The windows are sized at 30" wide and 50" tall for the rough opening. There are a variety of window sizes found on the street, and these do not seem out of character in their size.

The small windows are only 30" wide by 36" tall. While it is not unusual to find smaller windows as accent on historic buildings, there are several more of these smaller windows on this proposal than is typical for a historic building. The clear glass is consistent with the area.

There are a number of inconsistencies between the proposal and the guideline regarding the windows. Staff does not find that the proposed window materials and arrangements meet the guideline of being visually compatible with the details of historic buildings, including their scale, profile placement and relief.

Eaves: As part of the energy savings efforts for this house the main roof eaves are oversized, at 3'3" deep. There a number of homes on this street with deep eaves. They may not extend quite to this depth but they are very generous, so this feature seems to be visually compatible with the street. Likewise, the exposed rafter tails are generally compatible. The proposed rafter tails are tapered, going from about 5.5" to 2.5" tall at the outside edge. There are examples of shaped rafter tails on this street that so this item is visually compatible with the block or street.

Gable: The guideline indicates that "*When selecting architectural details, consider the scale, placement, profile, and relief of details on surrounding structures for the basis of design decisions.*" The proposed faux half-timbering does not appear to meet this guideline as it has been expanded to such a degree that it is out of proportion with the scale and placement of historic examples in surrounding structures. This is an item found repeatedly in the area, but only on one and one and a half story houses. It is also only found in small front gables that intersect with a main roof or a side gable; in other words, it is not stretched across an entire façade of a building as proposed. This overly large faux half timbering is not visually compatible with the street.

The proposed vertical slatted vent is similar to other examples in the area, although it is not tucked up into the peak like those historic vents. The purlins in the gable are consistent with historic examples. If the faux half timbering is removed then there could be added trim around the vent to be similar to historic examples.

Projecting Bay: The south wall features a projecting 2-story bay that is approximately a foot deep and a single bay wide. This is not a feature found on the block or street, and therefore does not

seem visually compatible with historic buildings. It may be found on examples with a similar style in other areas of Columbia, but the guidelines are specific to the block or street in order to harmonize new construction with existing and to acknowledge that neighborhoods gained identity through their own interpretations of styles.

Doors: The only visible door will be the front door, which is proposed to be a Craftsman-influenced blind panel over two vertical panels and a width of 4 feet. This width is not visually compatible with historic door openings found on the street. Given the rather narrow façade of this building, which will be the narrowest among its neighbors, an oversized door would seem that much more out of proportion with historic front door widths nearby, which are probably around three feet wide.

Columns and Railing: The proposed porch columns and railing are brick with a limestone or cast stop top. This is a feature found on a number of historic buildings on the street, although it is most common with brick buildings. The height of the wall and the width of the columns seem visually compatible with historic examples nearby.

Porch Roof: The proposed shed roof has open, or visible, framing; this is found on a few examples on historic porch roofs on Hagood Avenue, including one almost directly across the street.

Trim: The trim will be fiber cement. It is shown as having a typical width of 3.5 to 5.5 inches around the windows, but is shown as narrower on the front door. The trim between the cement fiberboard and the stucco siding seems consistent with the scale found on the historic building where this similar feature is found.

Foundation: The foundation is disguised by a continuous brick curtain wall. While most brick foundations on the street are broken up by piers or vents, some are rather plain so this is visually compatible in material appearance with other houses. However, the foundation as proposed sticks out further than the siding, almost the full thickness of the brick since cement-fiberboard is so thin. The reason for this is because there is a continuous wall of insulation that will go to the ground, so the siding and brick veneer for the foundation are being applied to the same plane. The applicant is proposing a curve in the base of the wall to gradually push the siding out over the brick, but this design is not found on the street or anywhere in the district and would not be visually compatible with historic buildings. The applicant may need to pursue a thinner brick veneer, a stamped stucco, or some other feature to allow the siding, or an applied skirt board, to keep the wall slightly proud of the brick foundation. This is what historic wood-sided houses have and it is an integral part of keeping water shedding off the wood and not puddling on a projecting brick shelf that is the foundation wall.

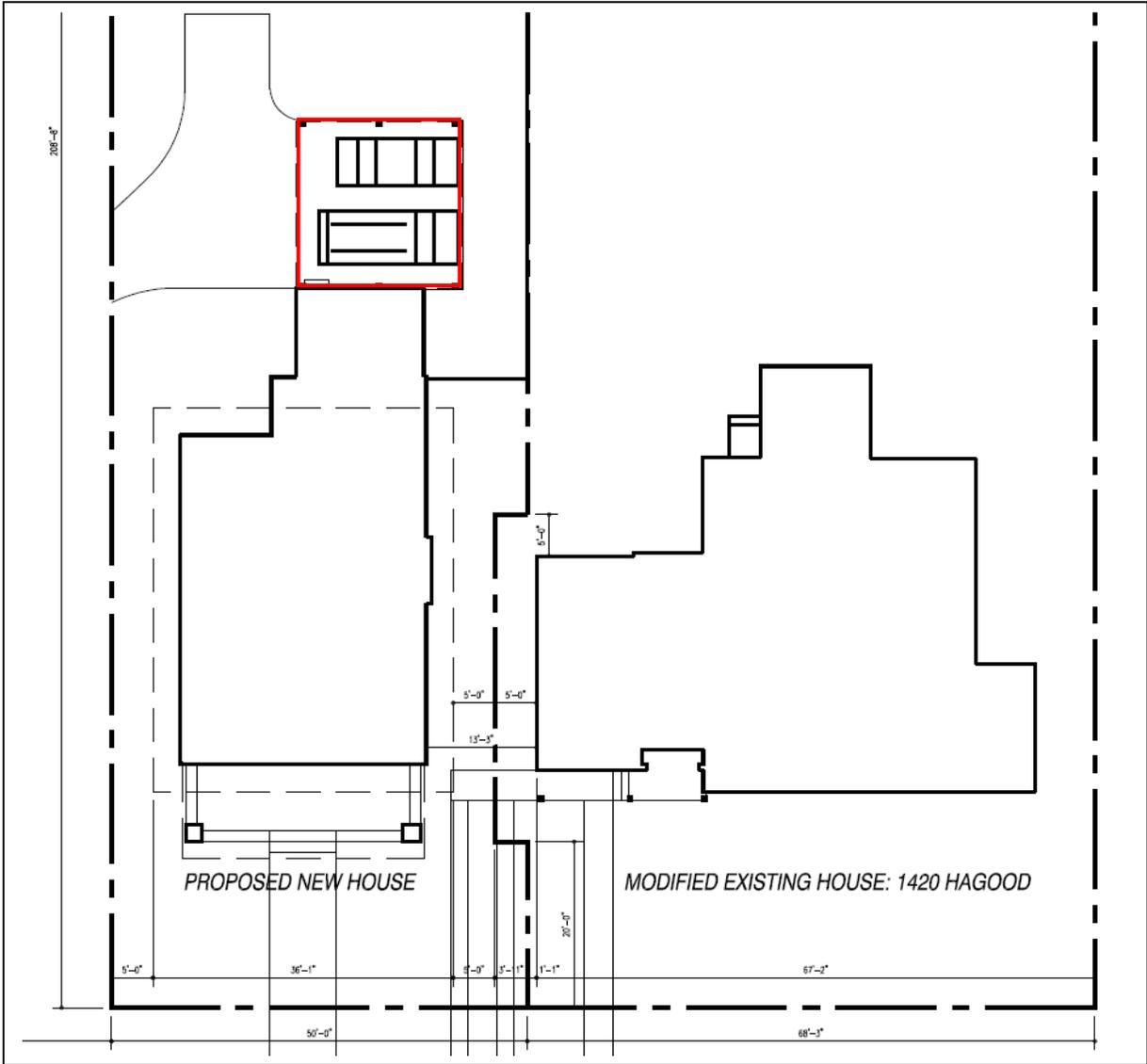
STAFF RECOMMENDATION:

Staff finds that the proposal generally meets Section 5 of the guidelines and Section 17-674(f) of the City ordinance and recommends approval with the following conditions:

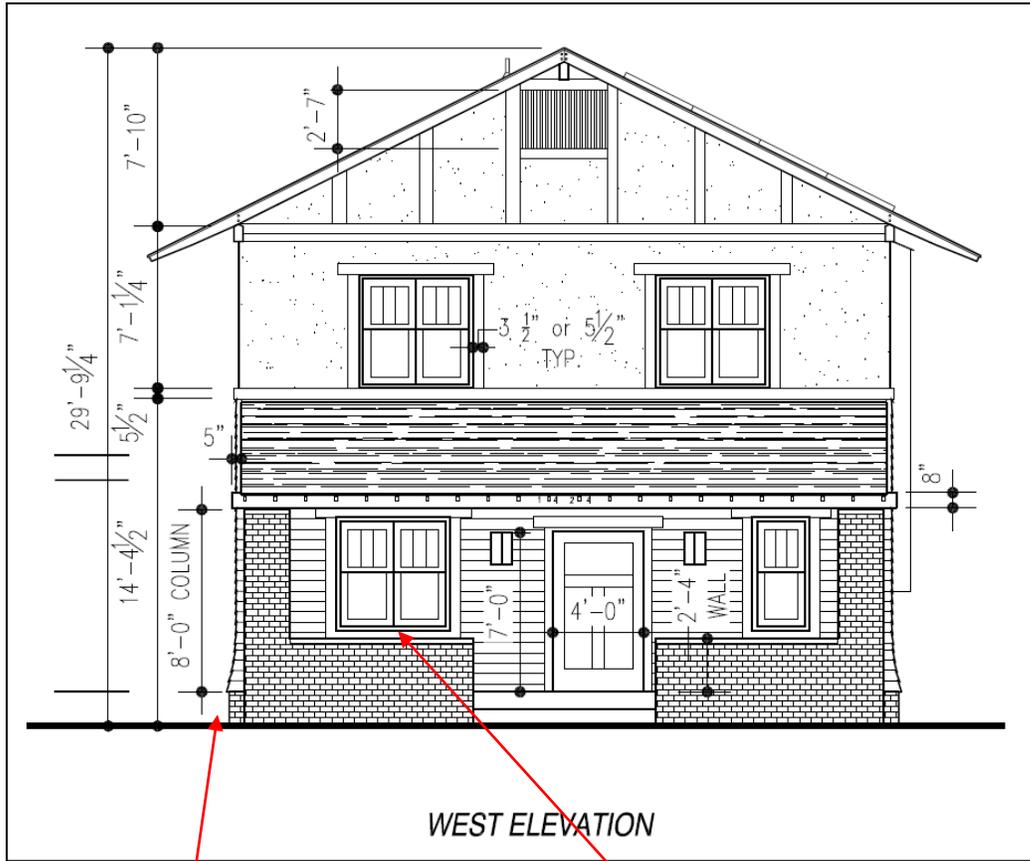
-That the carport is excluded from approval and that it be deferred to staff so that staff can determine visibility from the public right of way and make a decision for approval

- That the proposed vinyl windows either be replaced with a window consistent with the guidelines or that they be concealed entirely by an exterior window that meets the guidelines, as determined by staff
- That the paired windows gain a mullion between them
- That at least one of the small windows is either removed or enlarged to a full size on the south wall
- That the gable's faux half timbering be removed
- That any new gable vent detail must be reviewed by staff
- That the projecting bay be removed
- That the front door be narrowed to a width similar to historic doors
- That the curve at the base of the walls be removed
- That the foundation retain a brick appearance but be minimized in depth in order to allow the siding or a skirt board to overlap the foundation in a way that is consistent with historic buildings
- That all details be deferred to staff

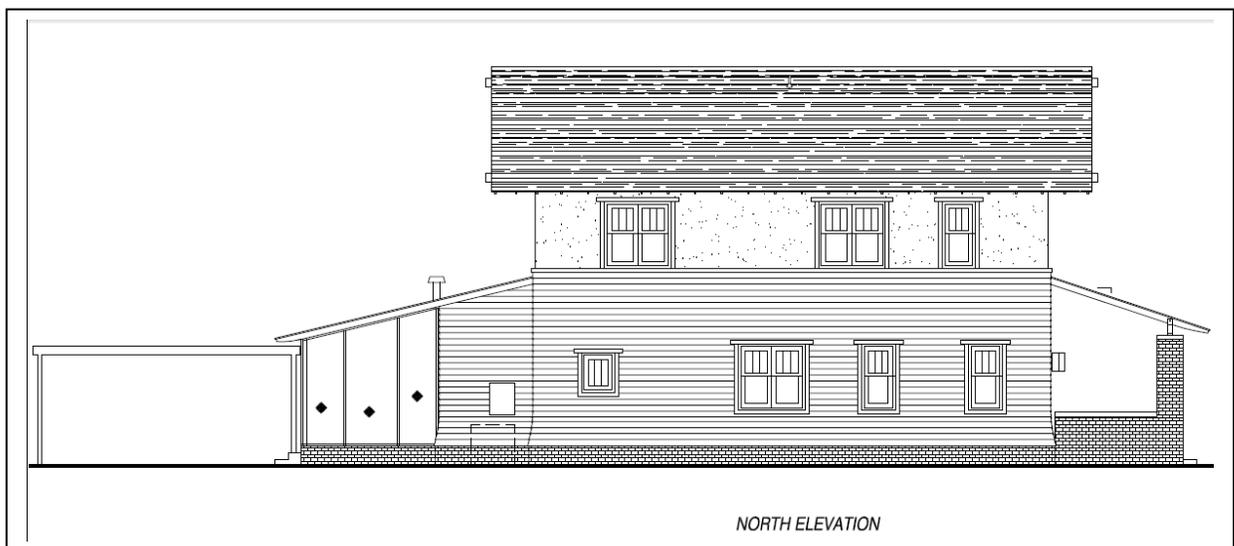
Red outline of carport is shown

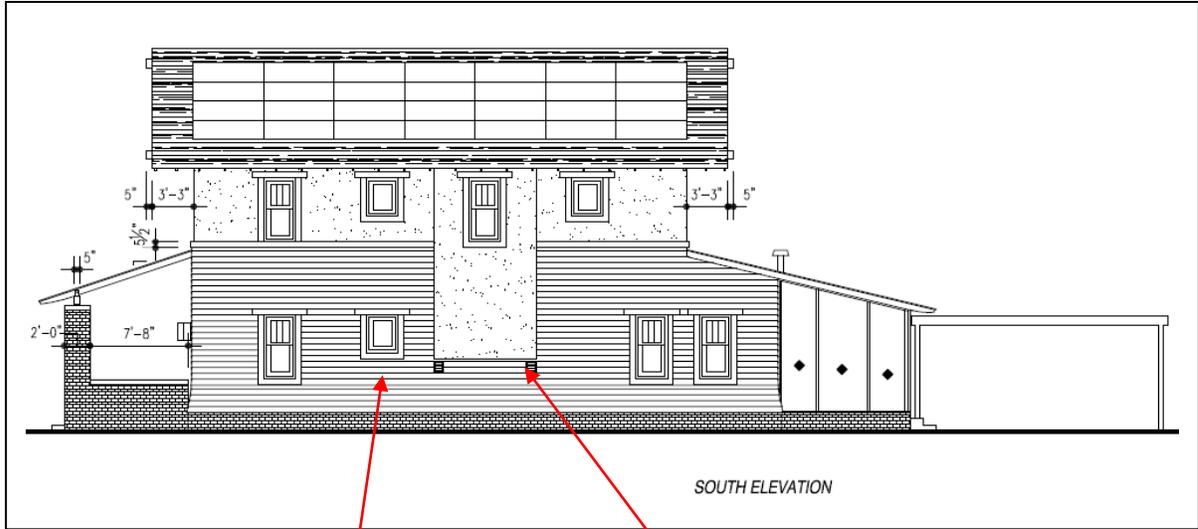


Proposed House (see attached plans for larger detail)



Curve at base of wall is not consistent with area; paired windows should have a muntin; the proposed front door is overly wide





Small windows are too numerous

Projecting bay on south elevation is unlike anything found on the block or street.

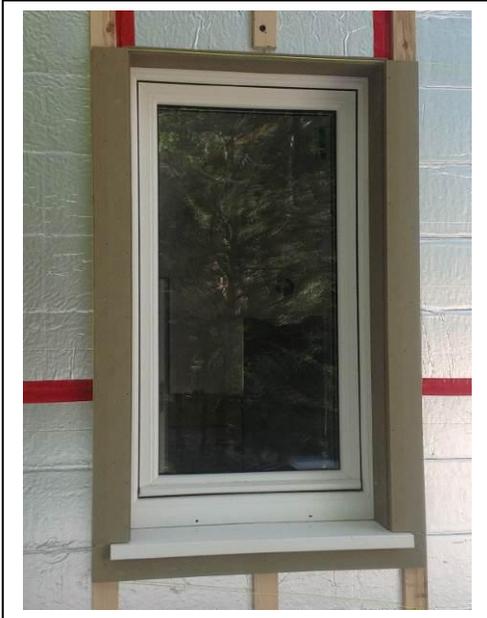


House across the street on Hagood Avenue with some of the elements proposed: open framing on porch roof, grouped windows, brick wall and column. Note that the faux half timbering is limited to small gables, with a rectangular vent.

Two-Story Houses on Hagood Ave.



Window proposed by applicant



Historic wood windows

Note thickness of sash, inset of bottom sash, lack of extra framing or gaskets around edges of sashes, and simple bottom rail



New construction in the district, note mullion between windows



House on Hagood

Note mullions between windows and skirt board proud of brick foundation



Other houses on Hagood with faux half timbering or stucco, note they are one story and brick



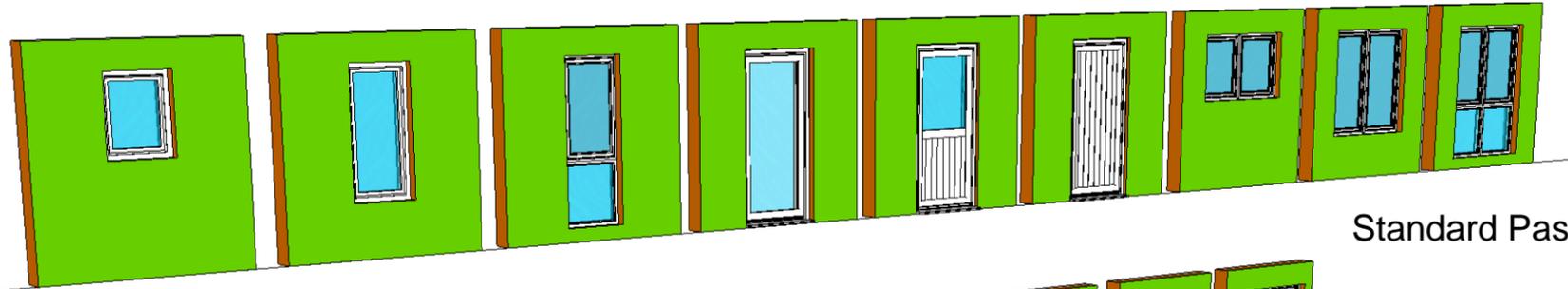
Information Provided by Applicant

**Latest Plans
Latest Site Plan
Window Cut Sheet**

**Photographs of Neighborhood
Photographs of Proposed Windows**

Passiv Structures Modular Wall Components

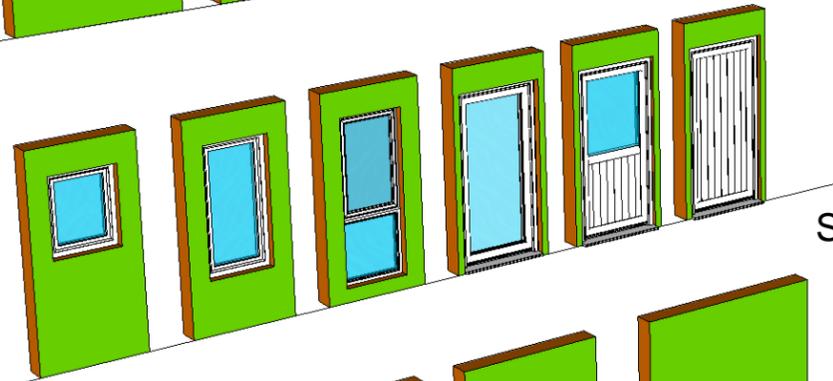
Available in 8' and 9'



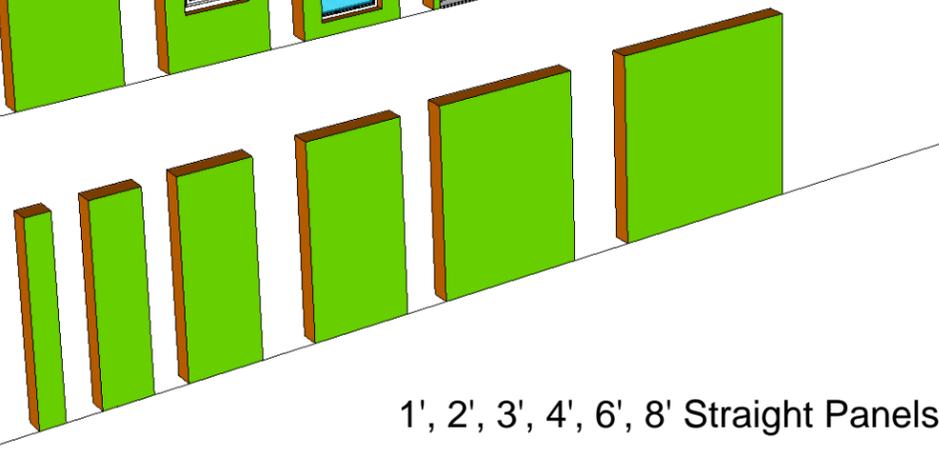
Standard Passivhaus Certified Single & Twin Windows and Doors in 8' Panel



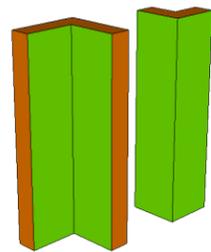
Standard Passivhaus Certified Single & Twin Windows and Doors in 6' Panel



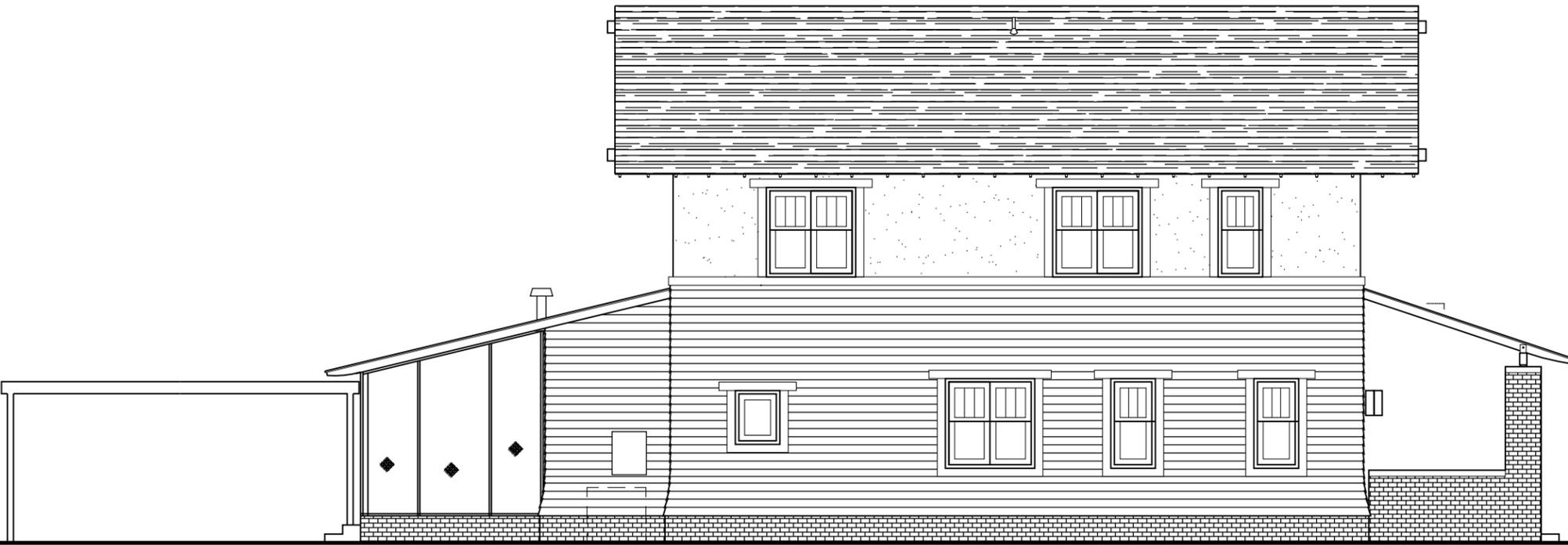
Standard Passivhaus Certified Single Windows and Doors in 4' Panel



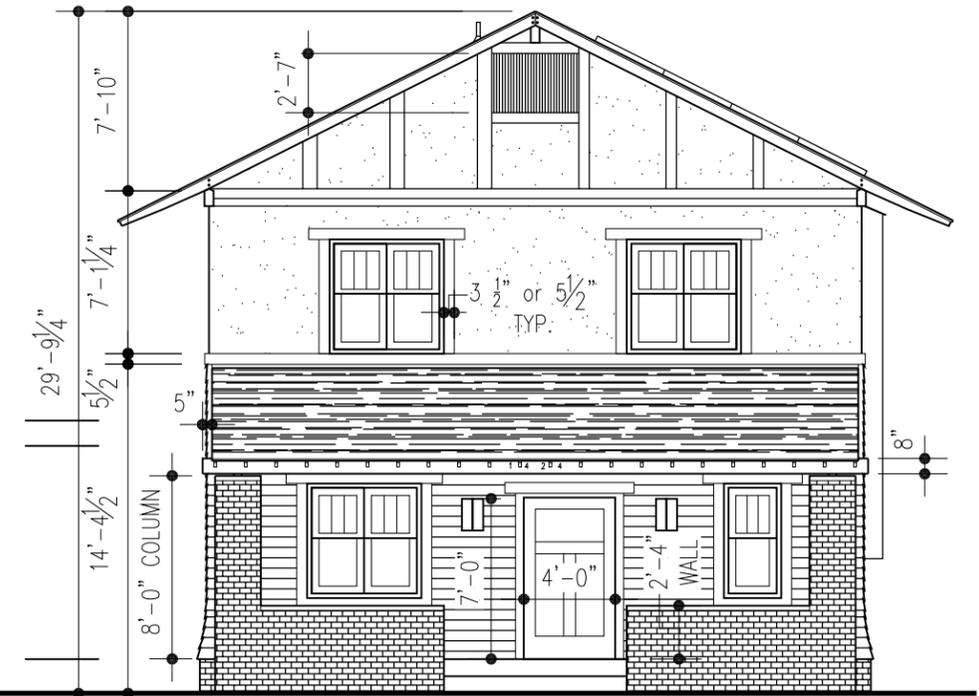
1', 2', 3', 4', 6', 8' Straight Panels



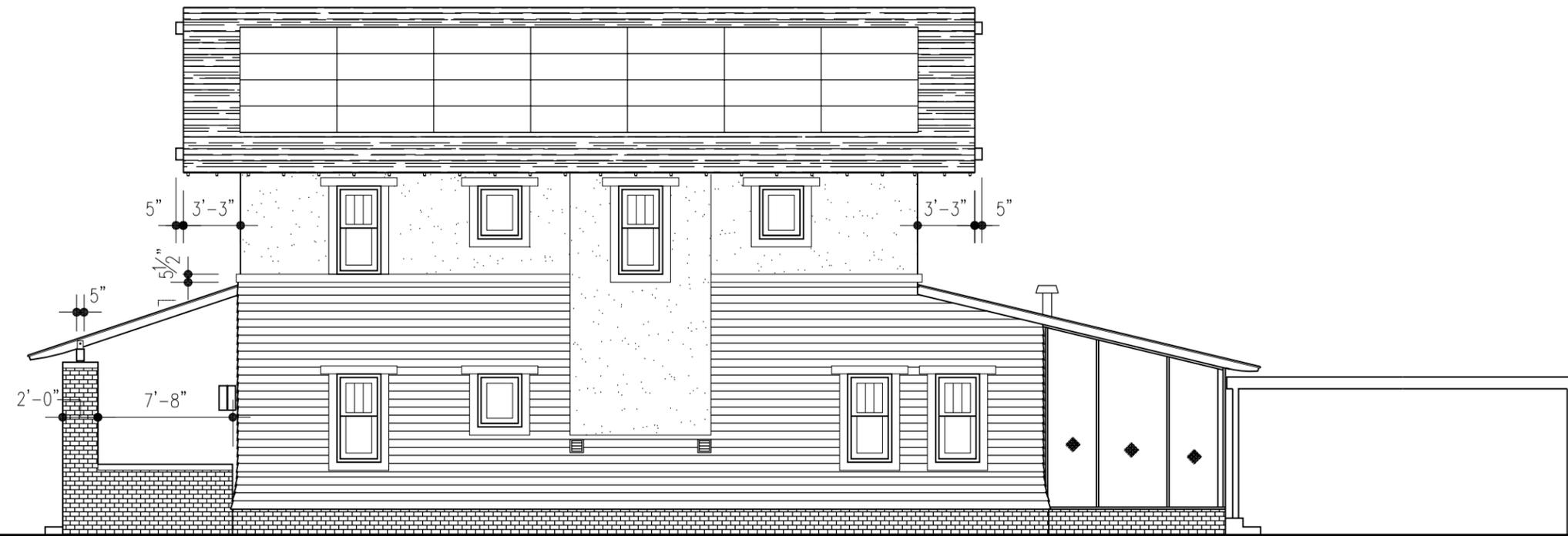
2' Inside and Outside Corners



NORTH ELEVATION



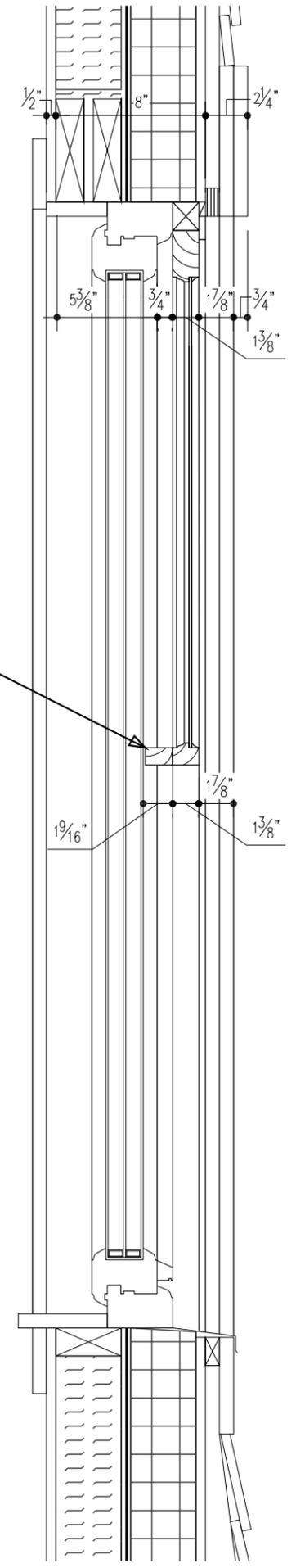
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



*PAINTED WOOD TRIM PIECE SCREWED TO BOTTOM
RAIL OF FIXED UPPER SASH AND SCRIBED TO
PROFILE OF INNER WINDOW TO CLOSE GAP*



East side of Hagood



East side of Hagood



East side of Hagood

REMOVE THIS
PORTION



East side of Hagood
1420 Hagood shown



East side of Hagood



East side of Hagood



East side of Hagood



West side of Hagood



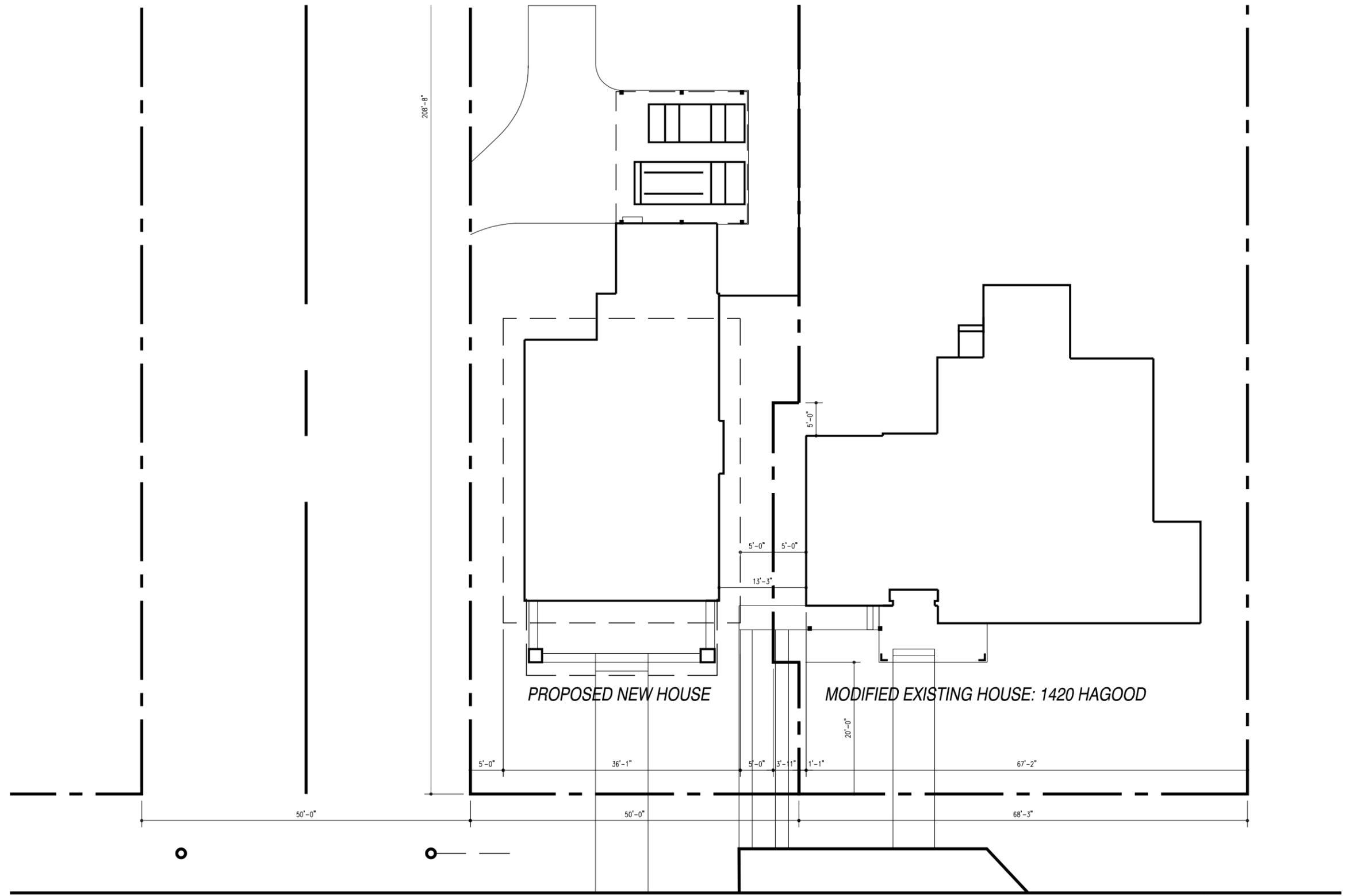
West side of Hagood



West side of Hagood



West side of Hagood



1424/1420 HAGOOD AVE 1/16"=1'-0" N



1420 Hagood

New Construction - Proposed Materials List

1. Unpainted modular brick; grade to +/- 1.5', columns and low wall at front porch
2. Limestone/cast stone; topping at columns and low brick wall at front porch
3. Painted 6" fiber cement siding; 1.5' to +/- 13' topped with projected horizontal band formed of fiber cement trim (trim at doors and windows)
4. Painted hard-coat stucco; 13' to underside of trim at roof projections, entire surface of projection on south at stair
5. Painted 2x dimensional lumber; exposed rafters, framing at back screened porch
6. Asphalt shingles; all roofs
7. Solar panels; south roof as shown
8. Painted traditional upper sash wood window w/ putty glazed single pane clear glass set as fixed sash exterior of inner operable window, 1/2" muntins to form 3 over 1
9. PVC triple-glazed, triple-gasketed high-performance in-swing casement (only the lower half of this window would be visible from the exterior, glazing set back from fixed upper sash to simulate appearance of a double hung window)
10. Stained wood stile-and-rail door, street-facing front door
11. PVC triple-glazed, triple-gasketed high-performance door; back door to screened-in porch (not visible from the street at all) Window sizes are rough opening; all are 2'-6" wide, most are 5'-0" tall but smaller kitchen/bath windows are 3'-0" tall.
12. Pre-manufactured aluminum carport
13. Black fiberglass mesh insect screen; screened in porch at back
14. Painted or stained concrete at steps and front porch floor
15. Solar panels

Precedent Houses Showing Informing Textures, Patterns and Details Proposed

- | | |
|--------------------------------------|---|
| 1. Mitered outside corners at siding | 1107 Fairview & 2725 Kirby |
| 2. Stucco walls | 1110 Hagood, 2827 Hagood & 1319 Gladden |
| 3. Half timbering with stucco infill | 1403 Hagood, 1501 Gladden & 1319 Maple |
| 4. Deep roof overhangs | 1110 Hagood & 2827 Hagood |
| 5. Low brick porch walls | 1301 Hagood, 1403 Hagood & 1401 Shirley |
| 6. 3 over 1 window pattern | 1427 Hagood, 1501 Hagood & 2915 Kershaw |
| 7. Attic vent design | 1402 Maple |
| 8. Window head trim extensions | 1319 Gladden |



1110 Hagood



2827 Hagood



1301 Hagood



1334 Hagood



1403 Hagood



1130 Maple



1318



1318 Maple



1319

1319 Maple



1402 Maple



1308 Woodrow



1107 Fairview



2725 Kirby



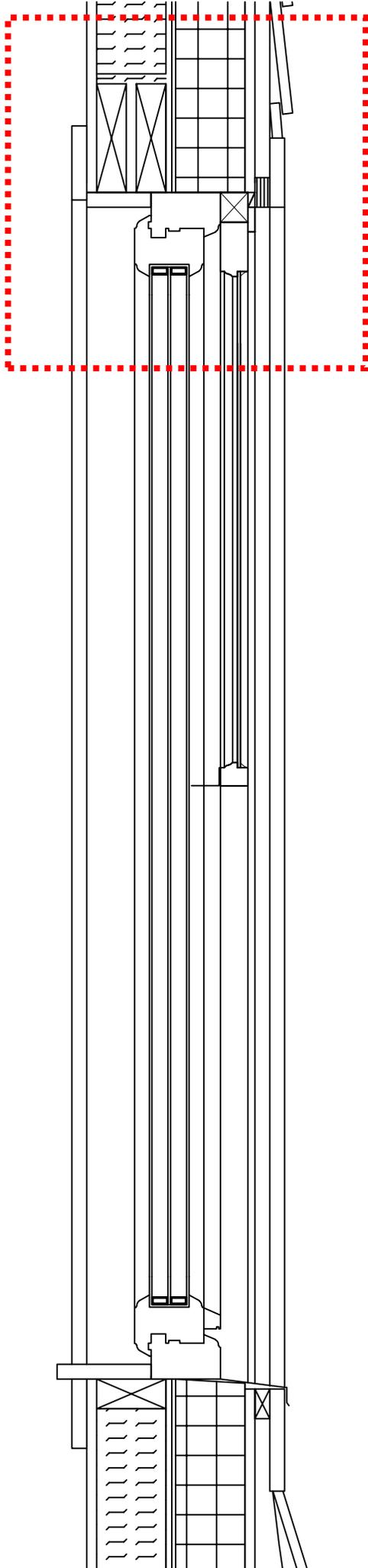
1409 Fairview



1319 Gladden



1501 Gladden

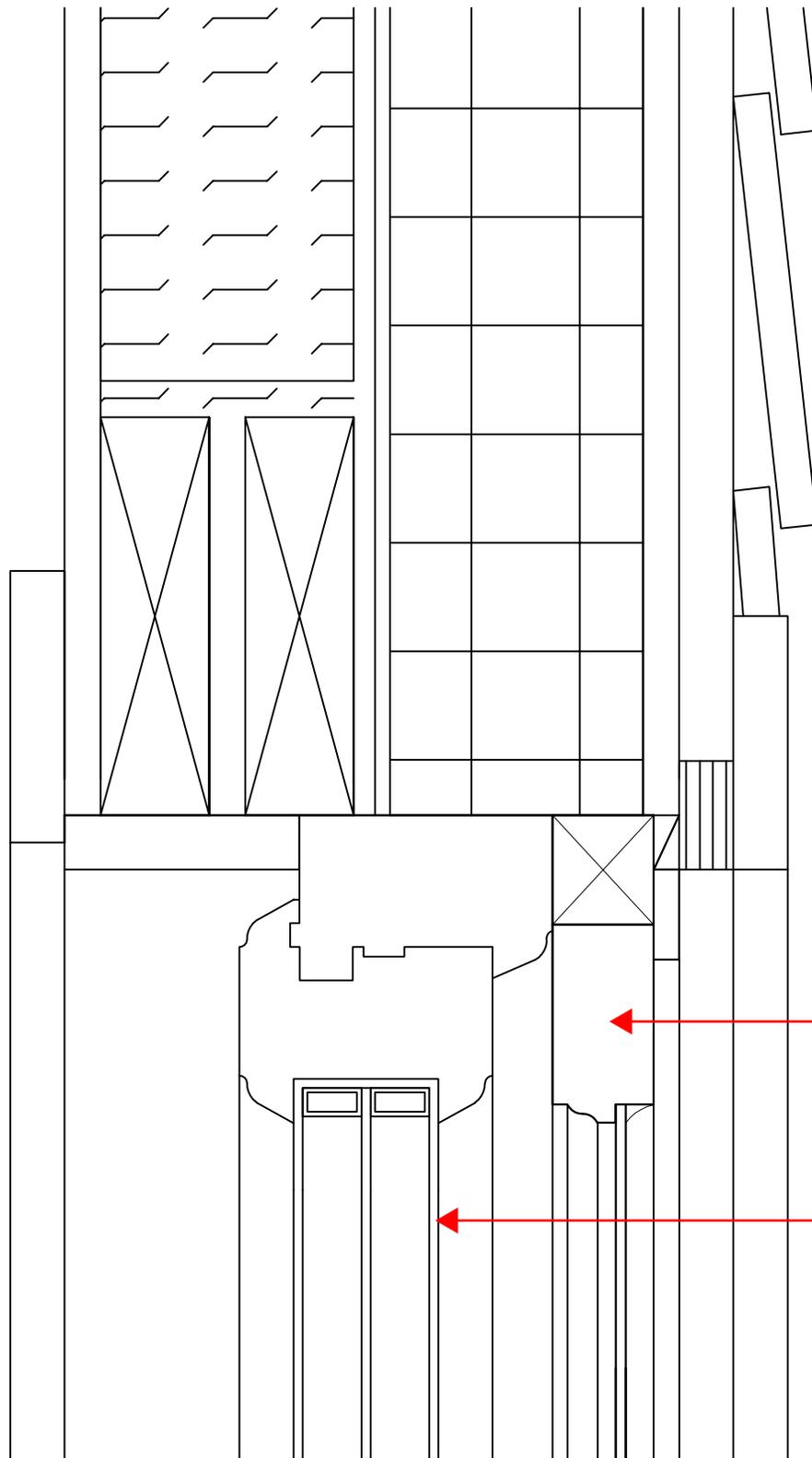


SEE HEAD DETAIL
NEXT SHEET

INSIDE

OUTSIDE

INSIDE



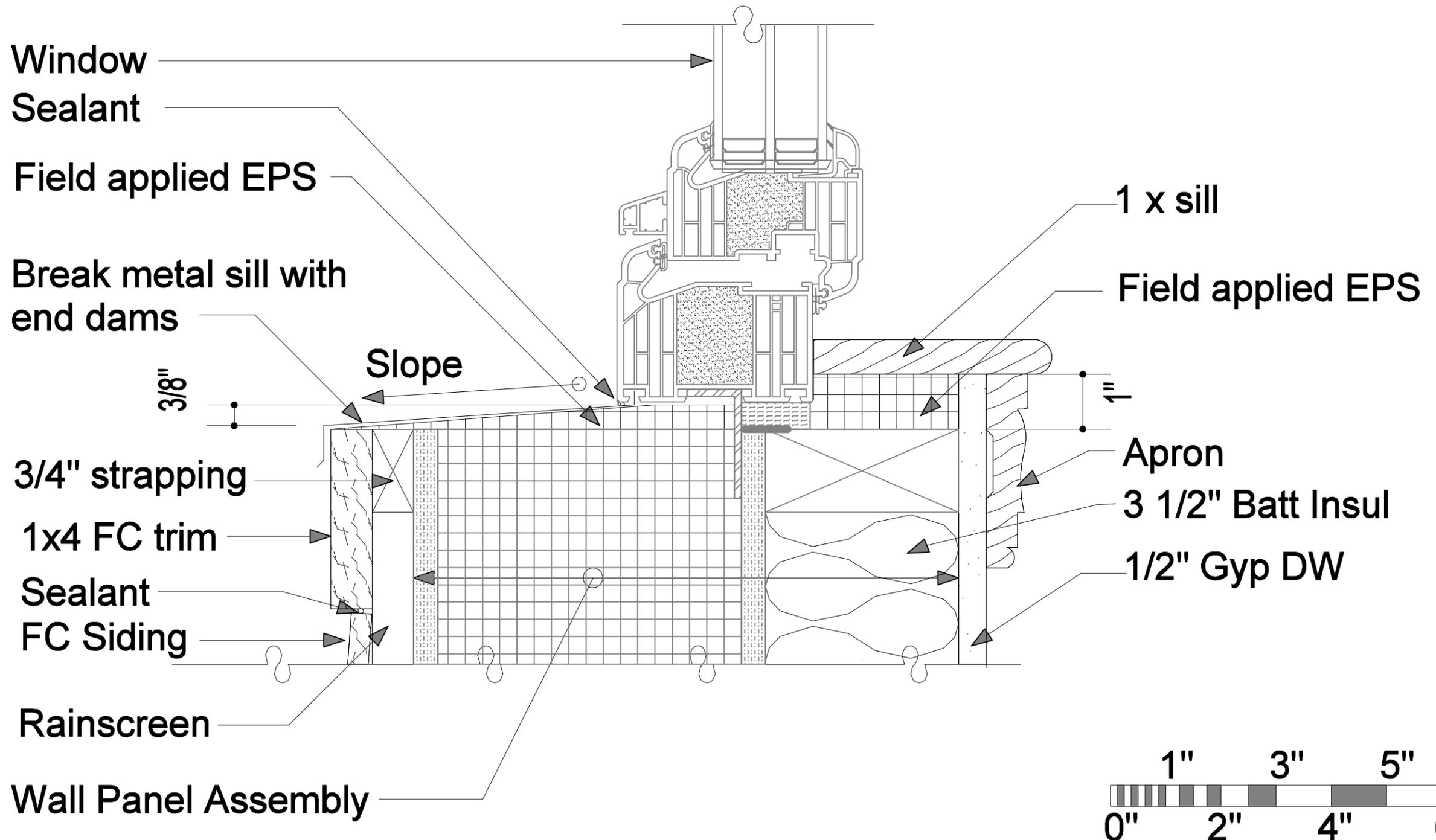
OUTSIDE

Fixed Wood Top Sash

PVC operable in-swing window

OUTSIDE

INSIDE



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Window Detail @ Sill
Date: 15-0305

Revisions	Date
Clean up dimensions	14-1230

OUTSIDE

INSIDE

Window

Sealant

2x2 blocking (Field Installed)

1x FC Return

1x4 FC trim

3/4" strapping

Sealant

FC Siding

Rainscreen

Wall Panel Assembly

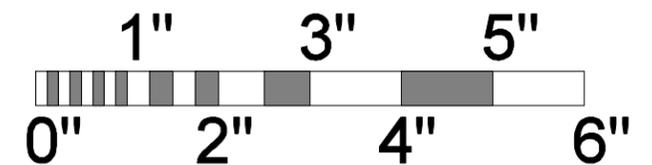
1x jamb

Field applied EPS

Trim

3 1/2" Batt Insul

1/2" Gyp DW



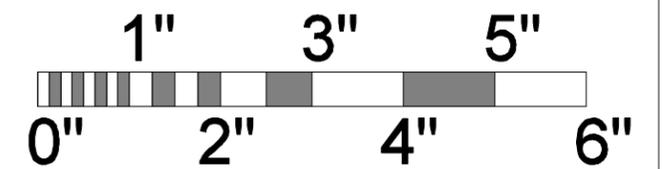
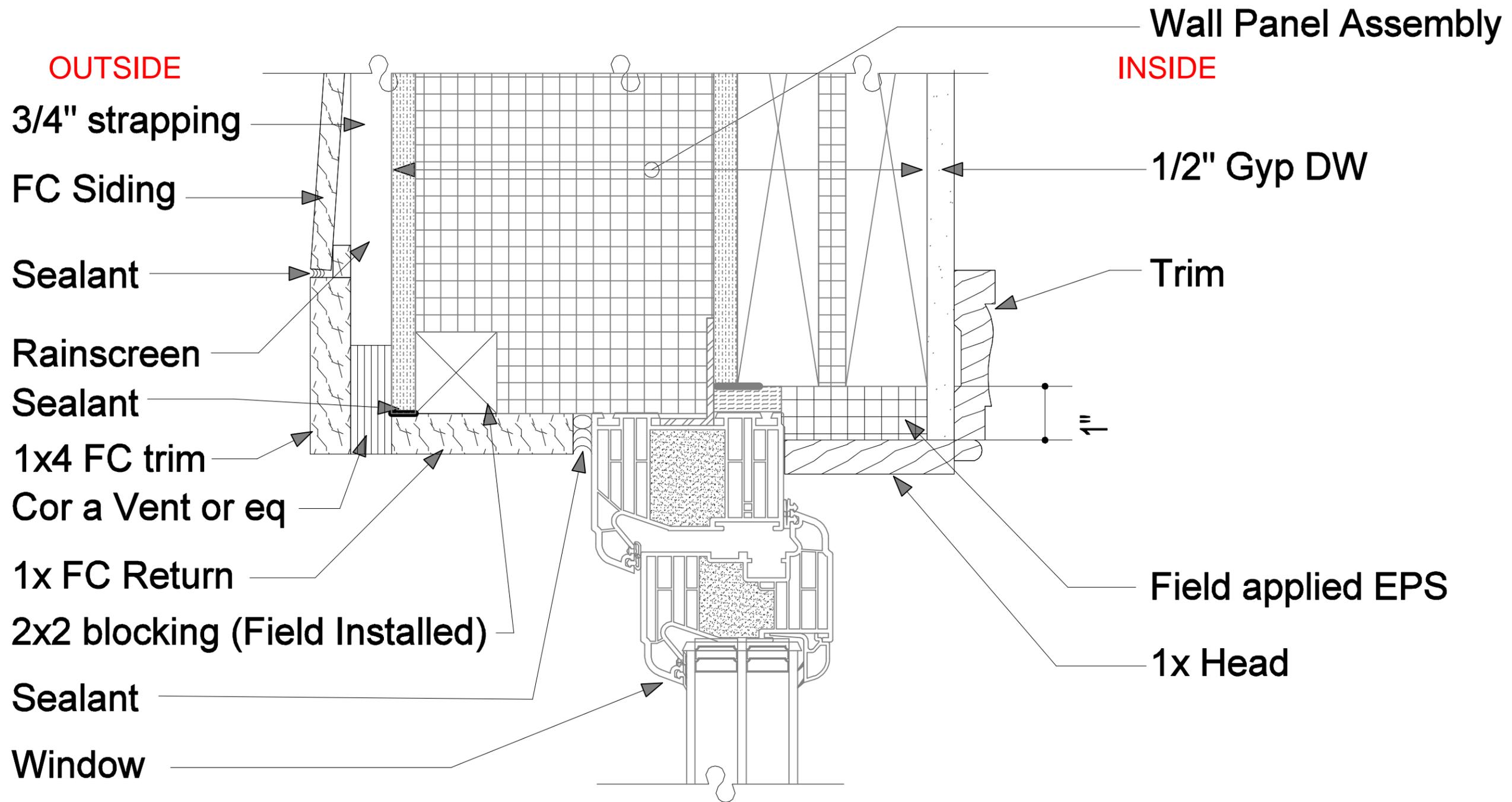
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Window Detail @ Jamb
Date: 15-0305

Revisions	Date



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Window Detail @ Head
Date: 15-0305

Revisions	Date





