

02/21/2013

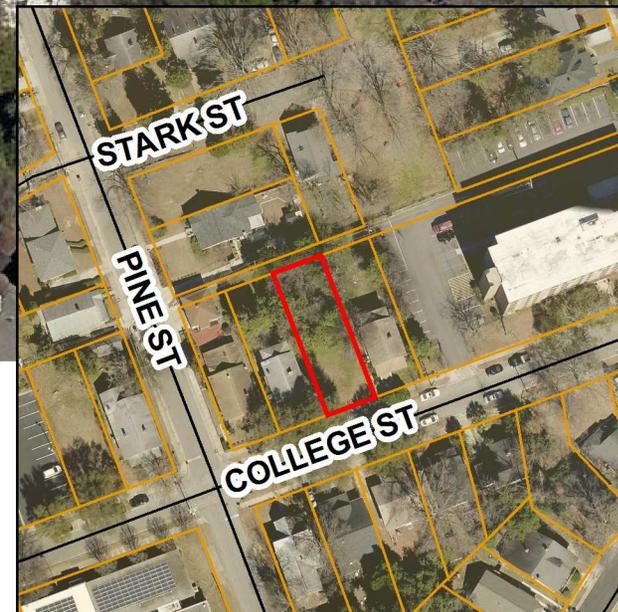


D/DRC Case

2207 College Street

Old Shandon / Lower Waverly Protection Area

TMS: 11409-02-21



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

ADDRESS: 2207 College Street

APPLICANT: Dave Barry, Celtic Property and Development

TAX MAP REFERENCE: TMS#11409-02-21

USE OF PROPERTY: Residential

REVIEW DISTRICT: Old Shandon/Lower Waverly Protection Area

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

FINDINGS/COMMENTS:

This is a request for approval of an alteration to the design of the left side of a new single-family home that was approved with conditions by the D/DRC at their September 2016 meeting.

Conditions of the approval included the installation of full size windows on the right and left elevations. The right side has been modified to comply with the motion by the D/DRC.

The motion for the left elevation stated: “The fenestration on the left side elevation shall be revised to include one additional full-size window near the front on the second floor, and replacement of the diamond window with a full-size rectangular window on the first floor that is compatible with historic buildings, and with a consistent 3/1 pane configuration throughout”

The current proposal is for small windows in the bay near the front, on both floors, instead of full size windows. This leaves only a single full size window on the entire left elevation, with four small windows.

The guidelines below are the only parameters with which the D/DRC may make a determination regarding this proposal. Interior floor plans, lighting concerns or furniture placement are not considerations listed within the guidelines.

Since the only item being requested pertains to the left elevation, guideline items that have already been approved are not subject to additional review and those items have not been included.

PERTINENT SECTIONS FROM GUIDELINES

Section 4-A: *GUIDELINES FOR NEW CONSTRUCTION*

Principles

Within the Old Shandon/Lower Waverly district, there are numerous vacant lots and non-contributing structures. The construction of new or replacement structures on these lots will greatly affect the district by either reinforcing or

undermining existing historic patterns. New construction should be consistent with existing buildings along a street in terms of height, scale, proportion and rhythm of openings, setbacks, orientation and spacing. However, new buildings need not imitate past architectural styles; they may reflect the era of their own construction to carry on the tradition of diversity in building styles present.

Guidelines

1. *Height: Construct new buildings to a height that is compatible with the height of surrounding buildings. New construction shall not vary greatly in height from older buildings in the vicinity*
Not applicable.
2. *Size & Scale: The size and scale of a new building shall be visually compatible with surrounding buildings*
Not applicable.
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.*

On the proposed west (left) elevation, the approval from the D/DRC diverted from the drawings proposed by the applicant. Instead of a diamond window on the first floor and a lack of any opening in the second floor, the D/DRC found that the guidelines supported the installation of two full-size windows toward the façade, one on each floor. This is entirely in keeping with historic patterns on the block or street, especially of the two historic, two-story buildings that flank this lot.

The new proposal for the left side is for two small windows on both floors in the bay closest to the façade. The remainder of this elevation would remain with a single full-size opening on the second floor, near the rear, and two small windows on both floors almost centrally located. The massing that results from four small and one full size window is not compatible with the historic buildings on the block or street. It creates a large amount of wall space (solid) to windows (void), as opposed to the proportions that are created nearby in historic buildings.

For the full size window proposed on the left side, the size is 2'6" x 5' for a total square footage of 12.5. This is already slightly smaller than the full size windows on the façade, which are 3' x 5' in dimension.

The proposed small windows are 2'4" x 3'6" for a total square footage of 8.16 square feet per window.

The left elevation's wall space is approximately 18' x 37' or 666 square feet. With the proposed four small windows (8.16 x 4) and a full size at 12.5 square feet the total area of void created by windows is 45.15 square feet, or about 7 percent of the total wall space.

In contrast, the historic building to the west is two feet less in depth but perhaps about a foot or two taller on wall space. Granting a comparable wall space of 666 square feet on its east elevation, which is closest to the proposed house, and full size windows of a more typical 3' x 5' estimate, this building has 6 full size windows, or 90 square feet of windows, double the proposal by the applicant.

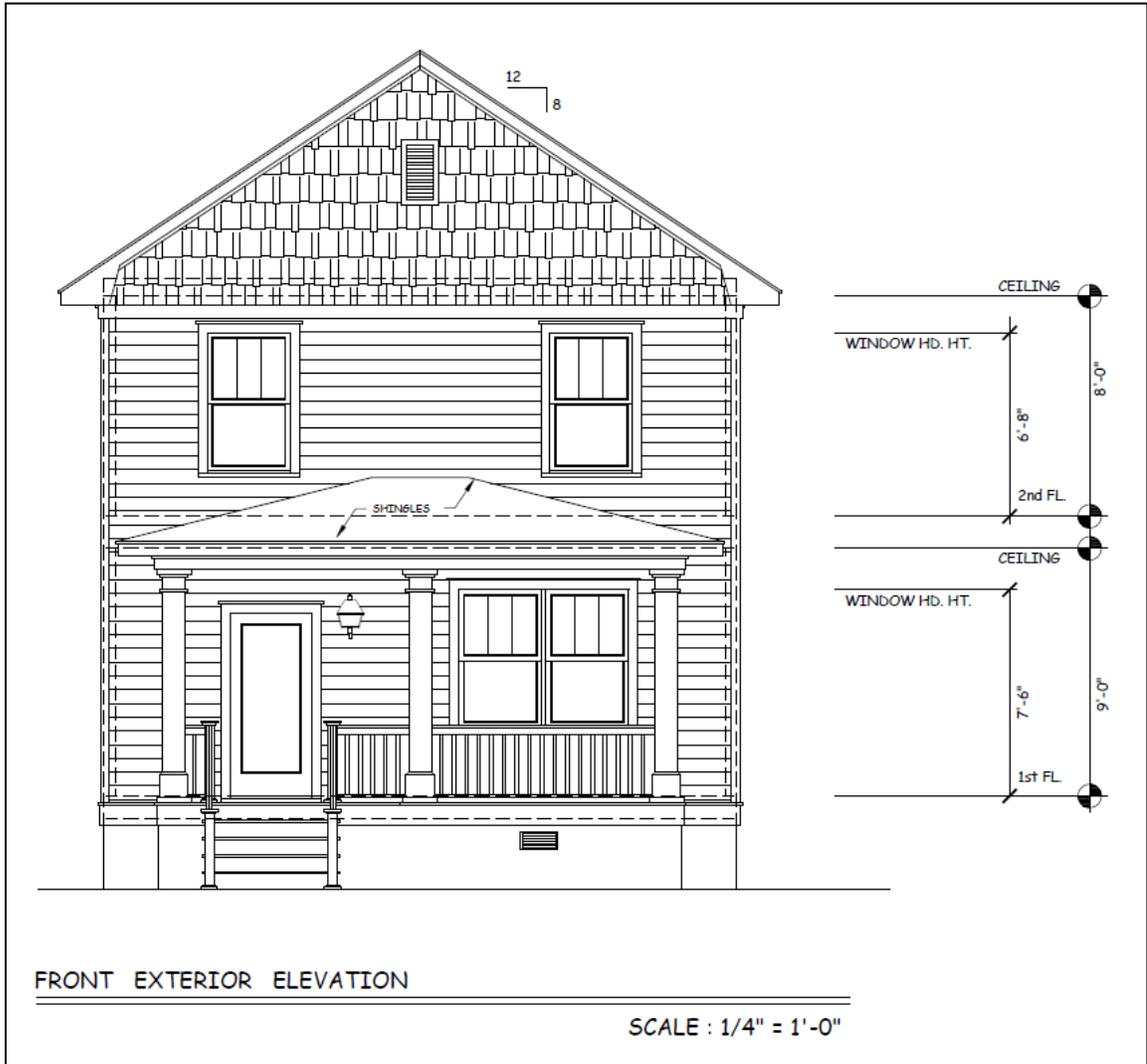
4. *Directional Expression: Site the entrance of the building so that it is compatible with surrounding buildings.*
Not applicable.
5. *Setback: Locate the new building on the site so that the distance of the structure from the right of way is similar to adjacent structures.*
Not applicable.
6. *Sense 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.*
Not applicable.
7. *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) is visually compatible with historic buildings on the block or street. Maintain a similar ratio of height to width in the bays of the façade.*
The location of the proposed openings on the left bay is consistent with the rhythm found on historic buildings, but undersized windows do not give a width to height ratio consistent with the windows that dominate the historic buildings nearby, as they are predominantly full size. On every historic building on the block or street, full size windows are consistently used on side elevations. Small or undersize windows are not used in great number on side elevations and certainly do not outnumber the full size windows on historic side elevations.
8. *Roof Shape: Use roof shapes, pitches, and materials that are visually compatible with those of surrounding buildings. (ex. when a majority of the buildings in an area use a hip or gable roof form, a hip or gable roof should be used). Do not introduce roof shapes or pitches that are not found in the area.*
Not applicable.
9. *Materials, Texture, Details Use materials, textures, and architectural features that are visually compatible with those of historic buildings on the block or street.*

Windows: On the left side elevations there is only one full size rectangular window and four small windows. This is not visually compatible with historic buildings, which feature full size vertically oriented rectangular windows in side elevations.

There are some examples of smaller, vertical, rectangular windows in the area, but they are not found in numbers exceeding regularly sized windows on side elevations, so their use here should be proportionate.

STAFF RECOMMENDATIONS:

Staff supports the previous motion of the DDRC for full size windows in the left elevation. Staff also finds that the proposal for small windows does not comply with Section 4-A: Guidelines for New Construction and **recommends denial.**



Above: Plan of façade, full plans are also included Below: Google view of lot





Historic house to the west, note symmetrical bays on façade and side elevation





Historic house to east of project, below is survey photo from 1993





Two-story houses found in the historic district, most are one or two blocks away

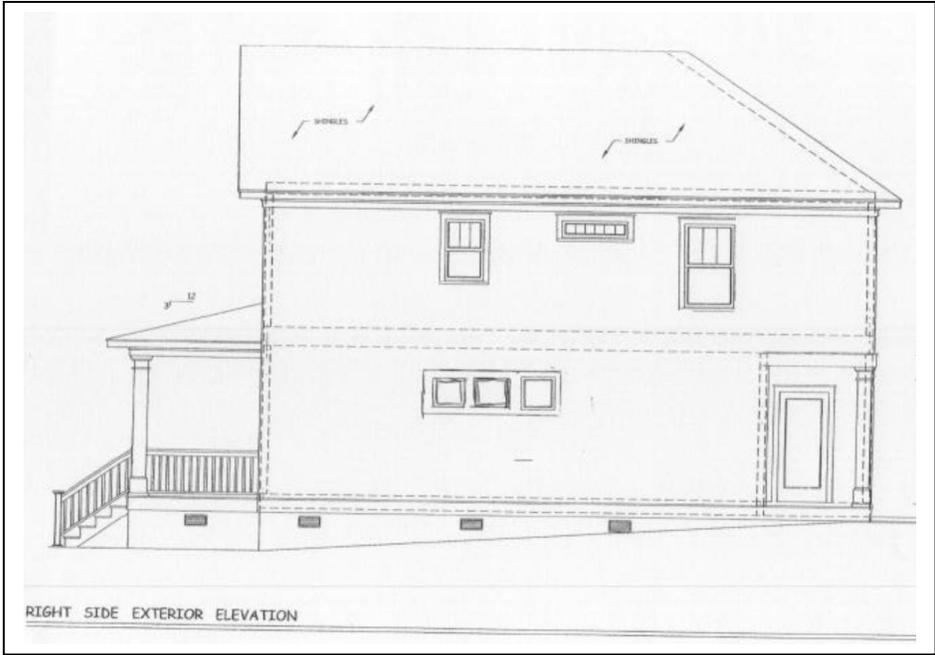


Some houses on Greene St. have small windows, square shaped, but wall is dominated by normal sized windows or the window is an accent within an architectural feature

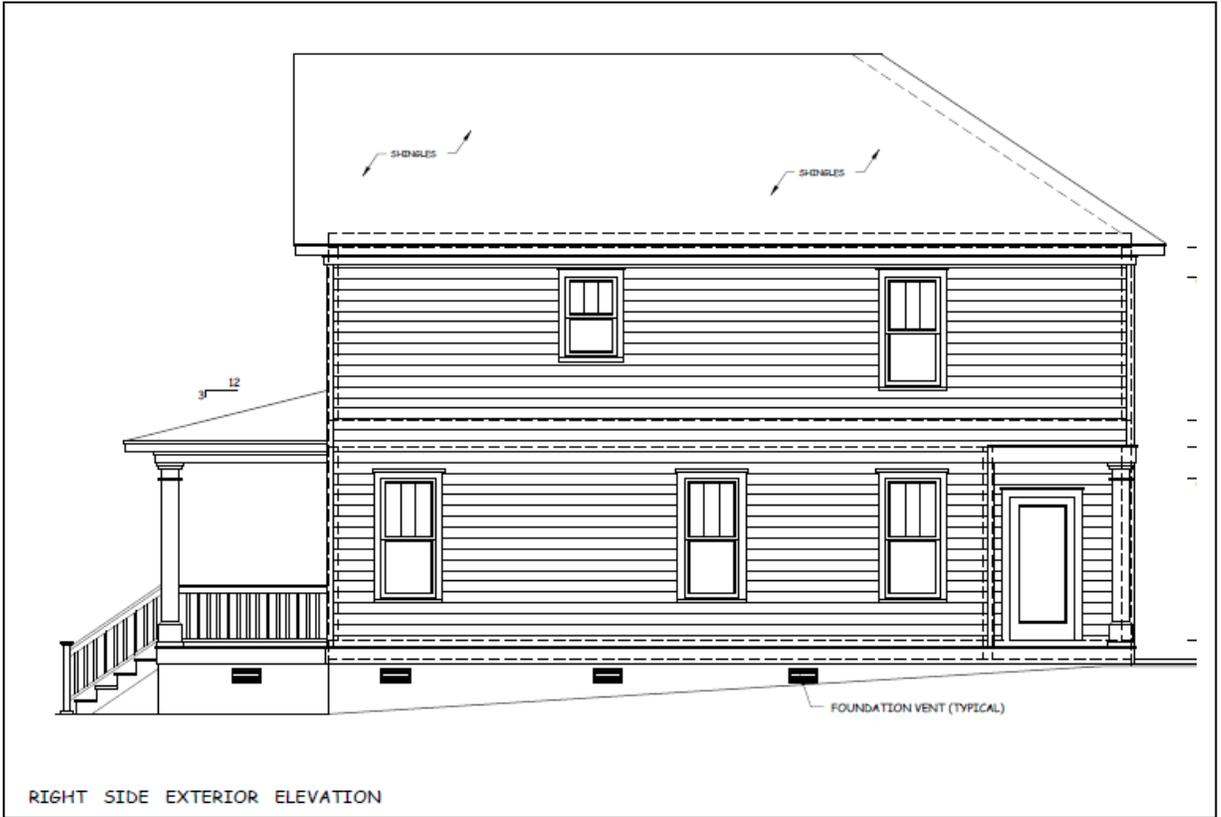


Houses across the street

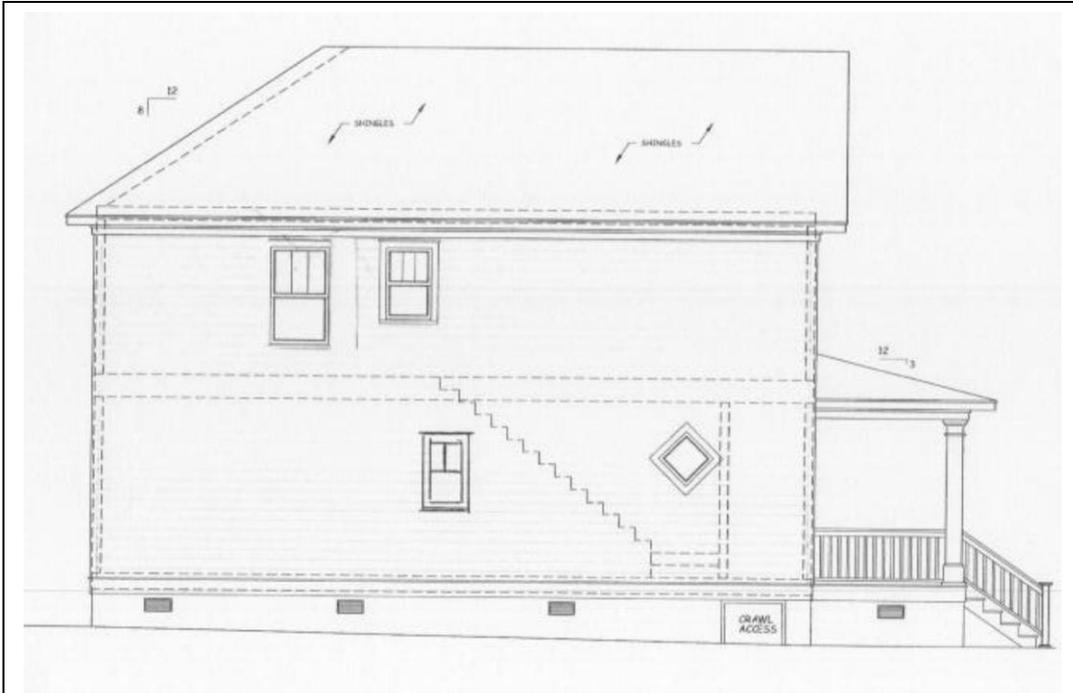




Right Side: Proposal from applicant at previous DDRC meeting

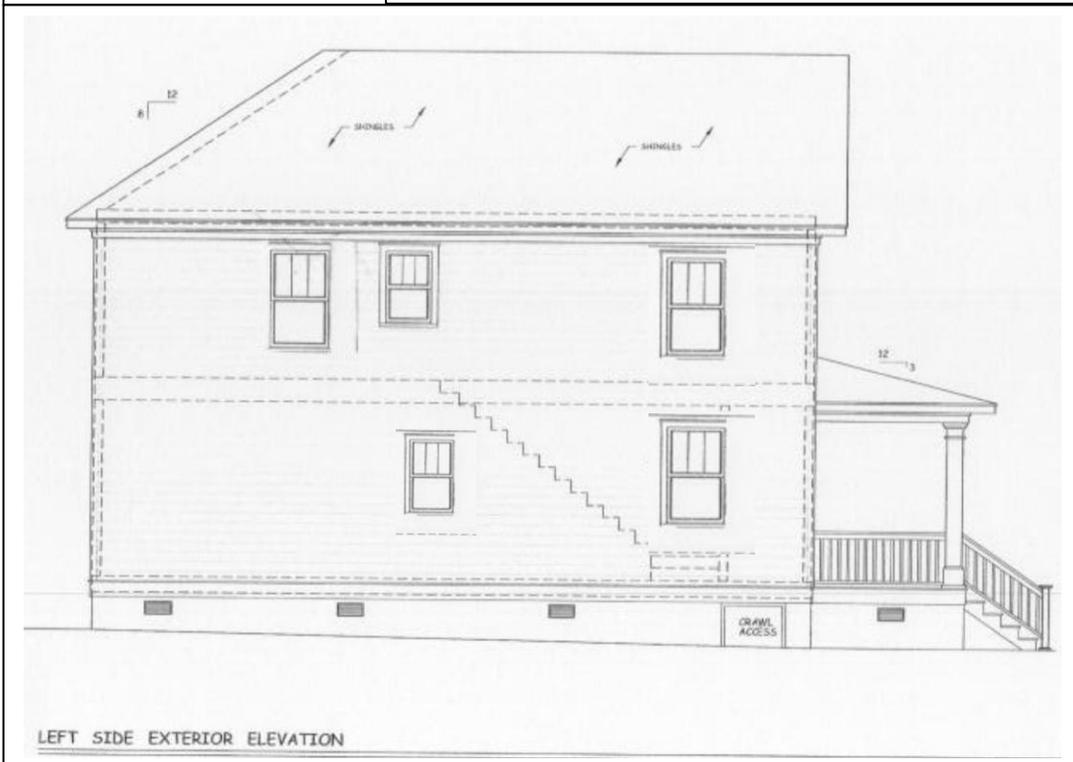


New drawing of right side submitted by applicant, featuring 4 full size windows and one small window



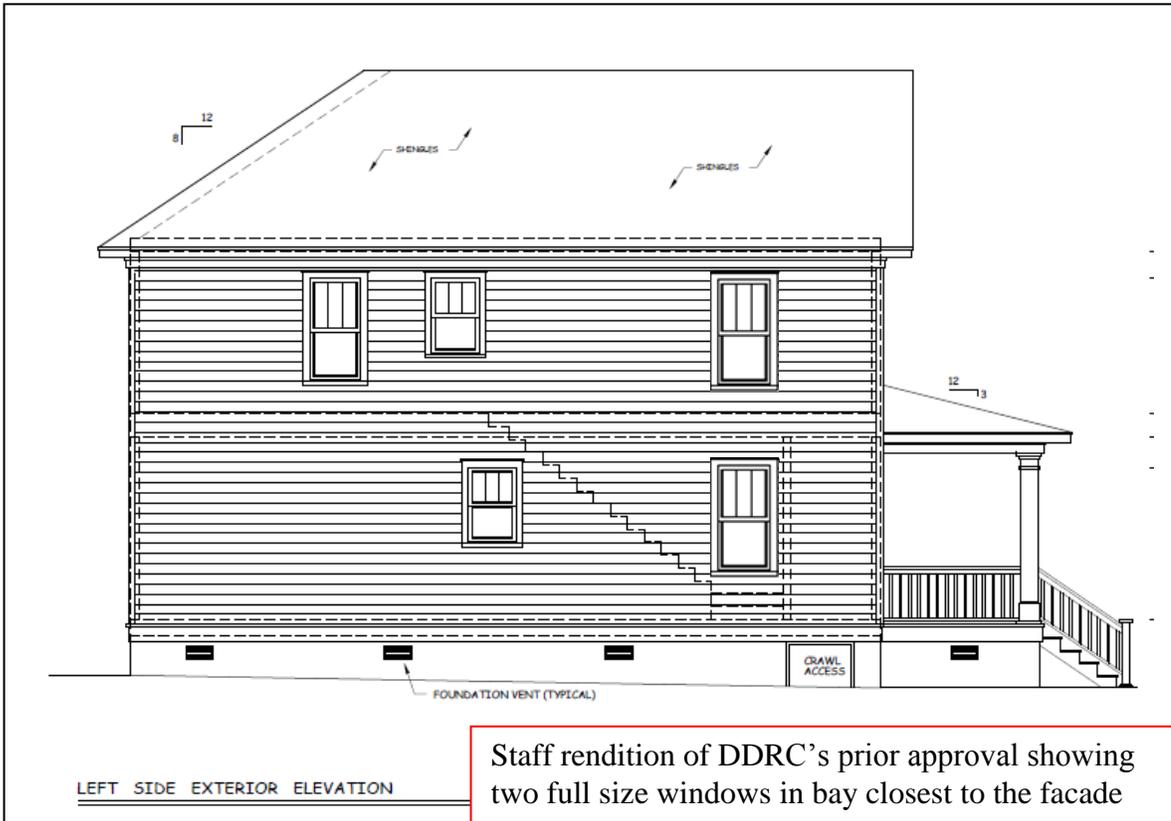
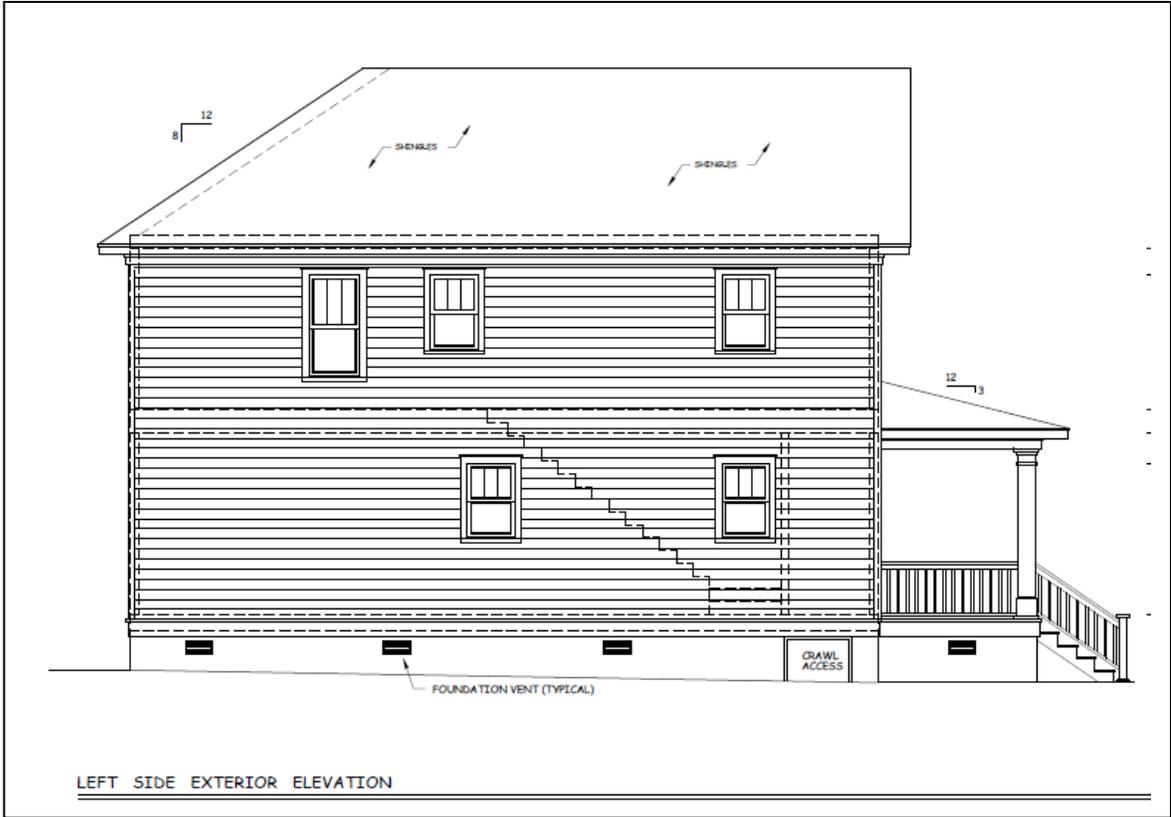
LEFT SIDE EXTERIOR ELEVATION

Previous submittal at Sept. 2016 DDRC meeting



LEFT SIDE EXTERIOR ELEVATION

Staff changes to updated drawing from applicant and reflection of DDRC approval

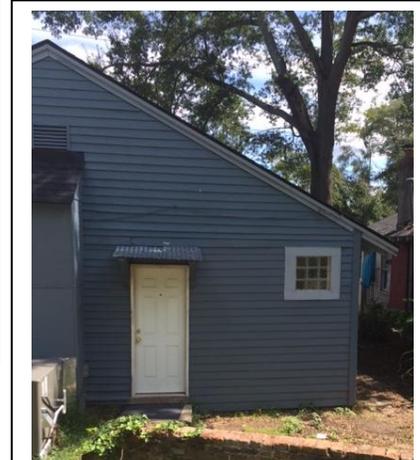


Examples provided by applicant of foundation and windows in the area to support request for transom and diamond window; comments by Staff are below the photographs



Examples of painted concrete block foundations

Square window, not on same street, perhaps on rear wall?



Glass block window is a later alteration to an addition

Transom type window in dormer is unique to size and location; this is not found on a side wall

Not original, trim and glass block do not match house



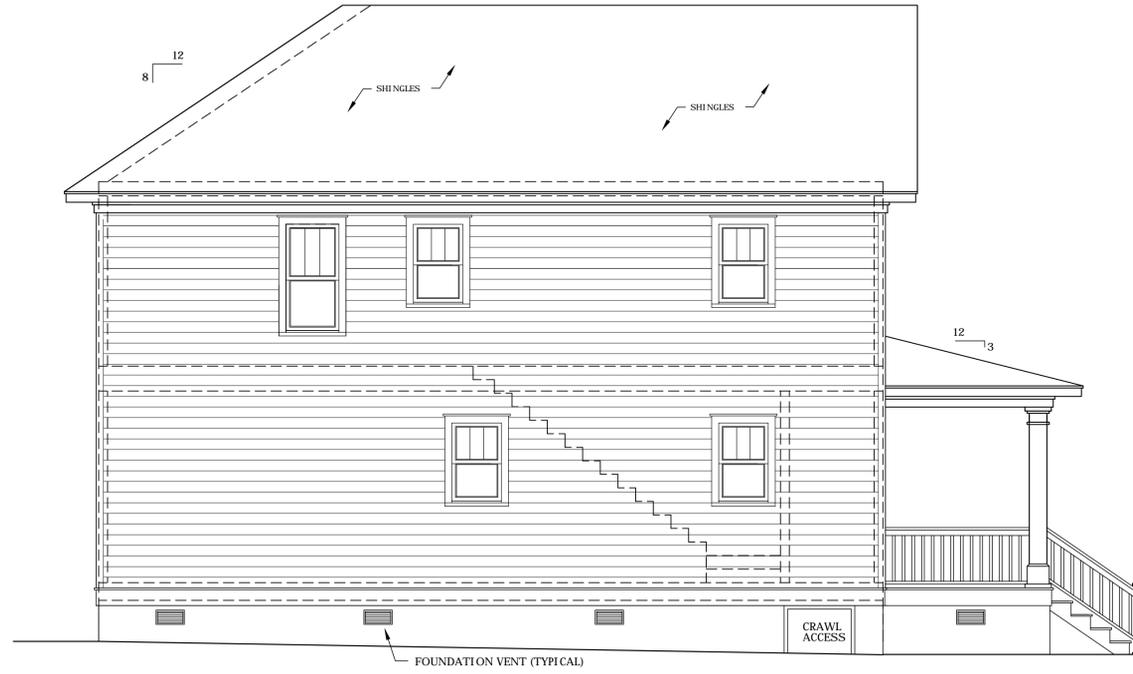
Is not dominant on the wall

Appears to be new, trim does not match, glass block used



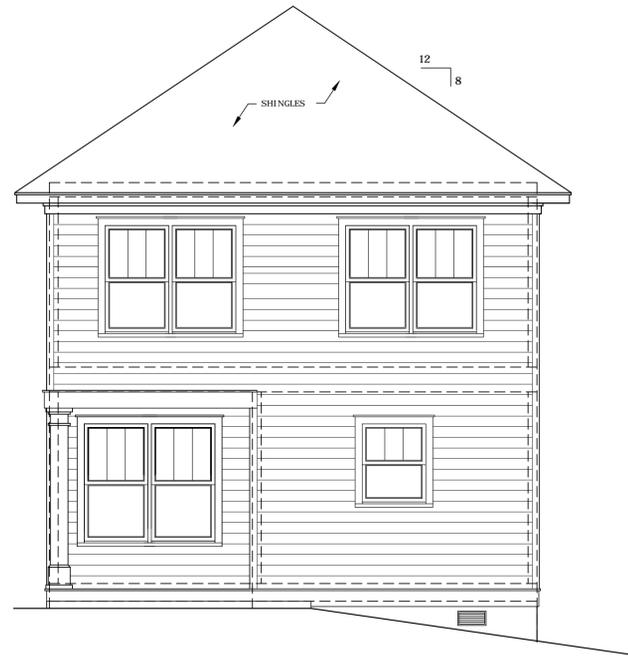
FRONT EXTERIOR ELEVATION

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



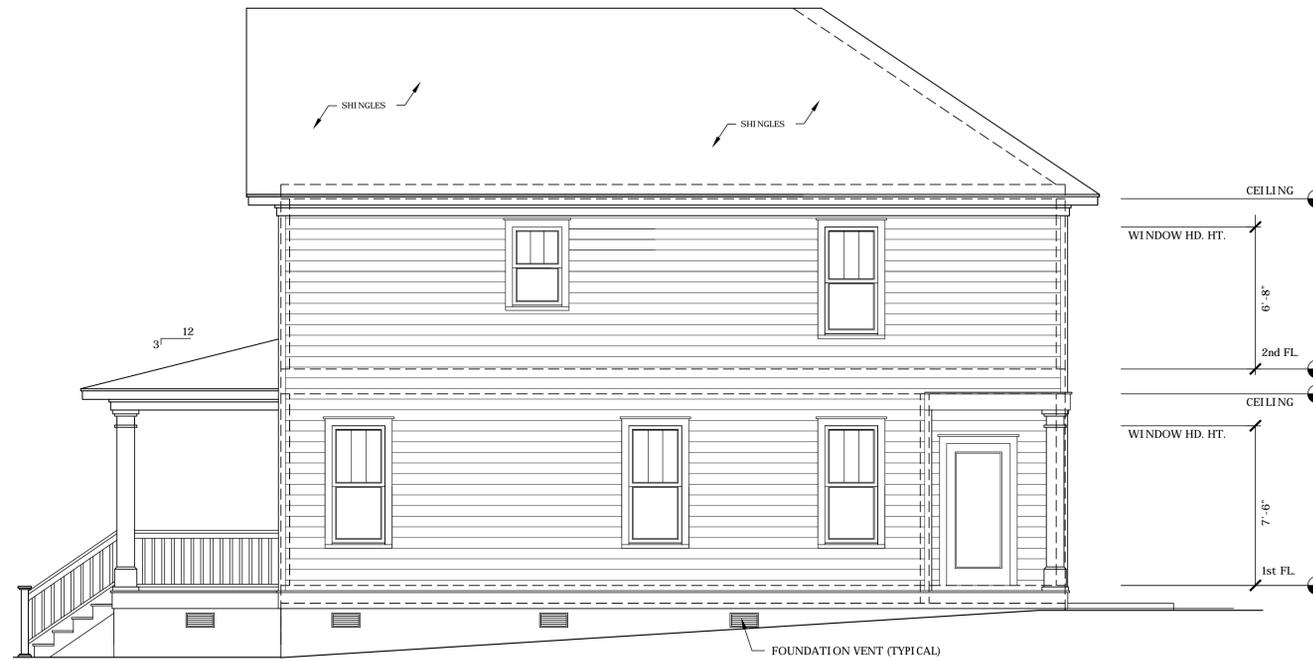
LEFT SIDE EXTERIOR ELEVATION

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



REAR EXTERIOR ELEVATION

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



RIGHT SIDE EXTERIOR ELEVATION

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

DATE:
AUG. 12, 2016

PROJECT NO:
2016-52

REVISIONS :
SEPT 14 2016

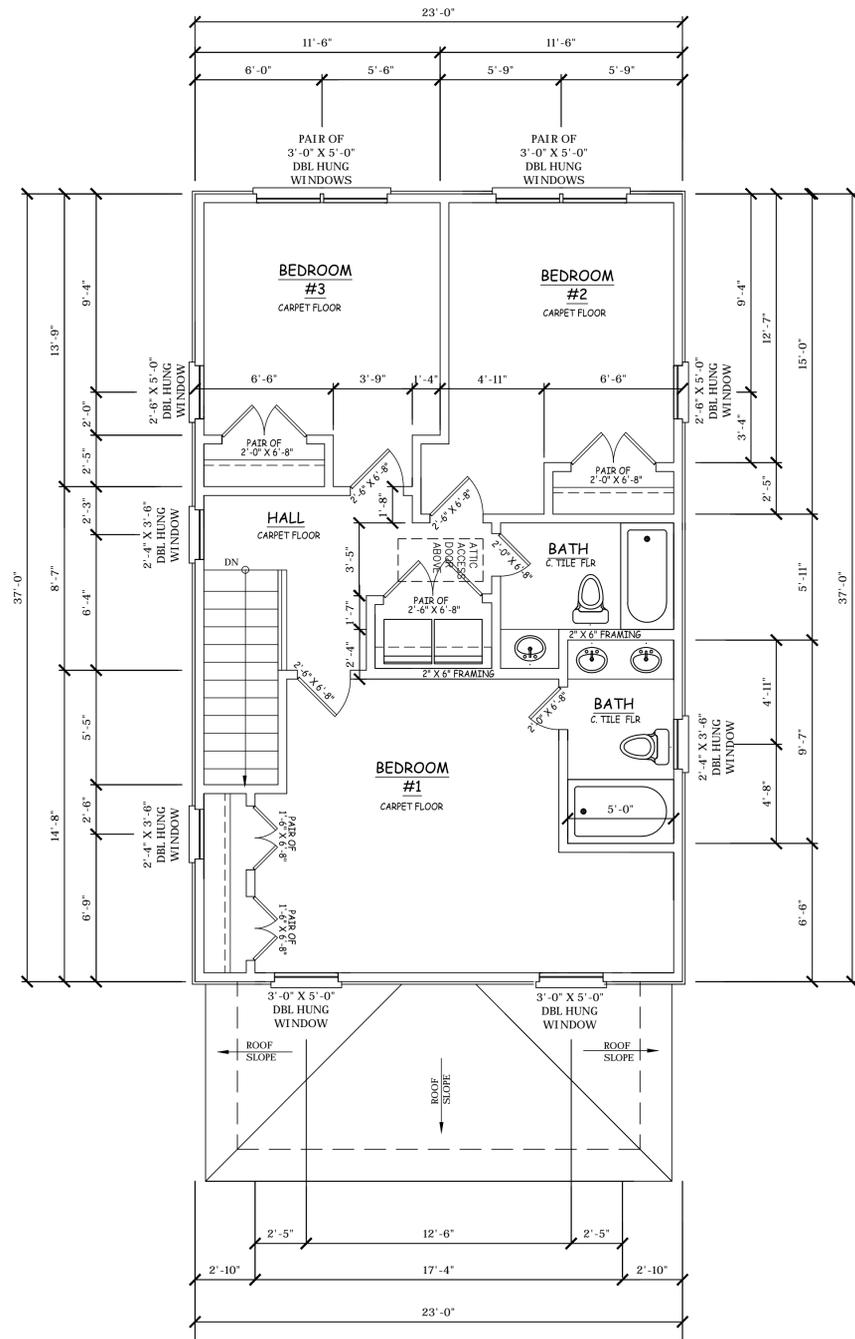
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PROJECT :
CELTIC WORKS
2207 COLLEGE STREET
COLUMBIA, SOUTH CAROLINA
EXTERIOR ELEVATIONS

SHEET NO.

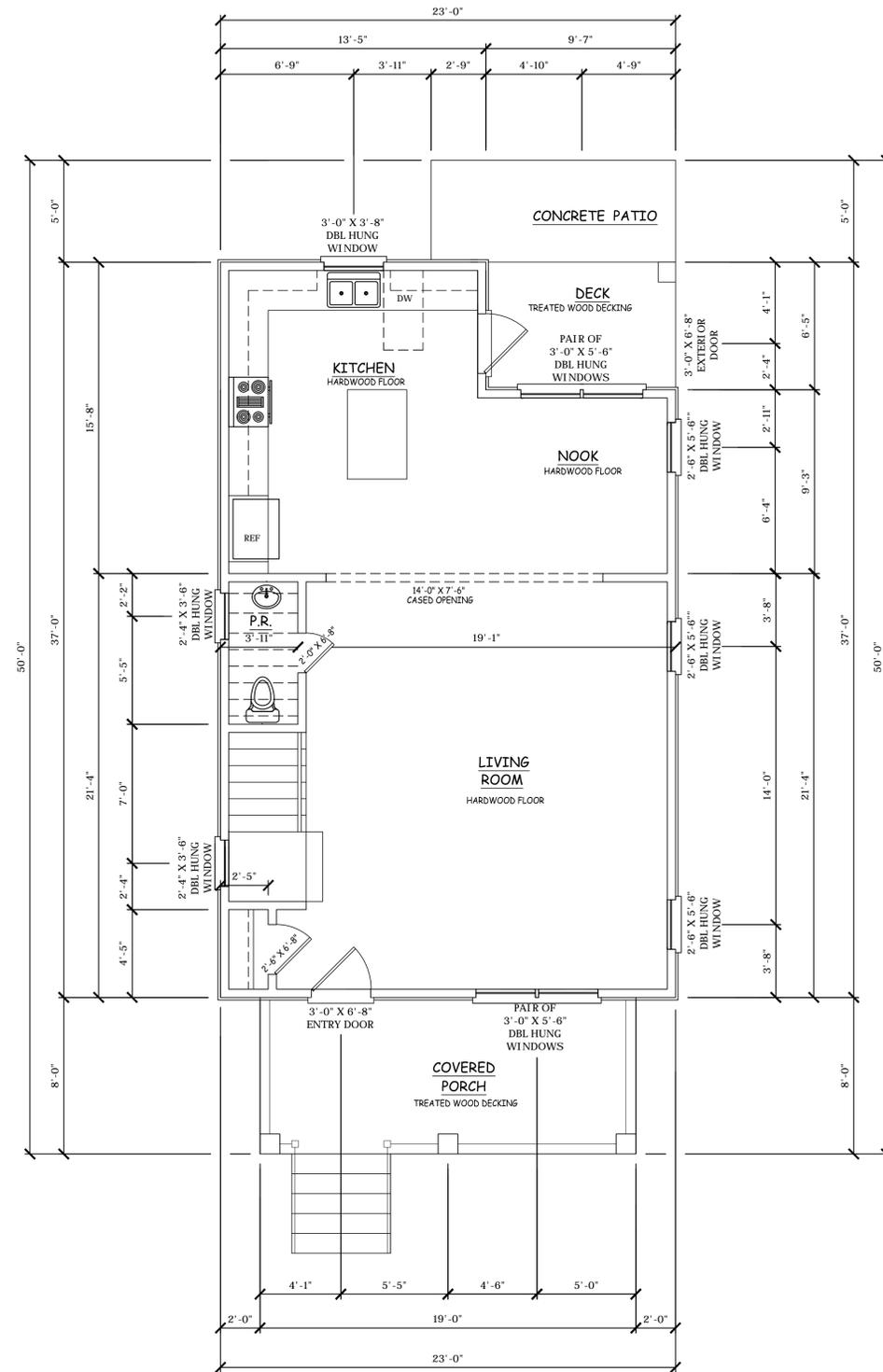
A.3

2207 College Street Columbia, South Carolina



SECOND FLOOR PLAN

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



FIRST FLOOR PLAN

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

DATE:
AUG. 12 2016

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PROJECT:
CELTIC WORKS
2207 COLLEGE STREET
COLUMBIA, SOUTH CAROLINA
FIRST & SECOND FLOOR PLANS

SHEET NO.

A.1