

02/21/2013



D/DRC Case

3230 Devereaux Road

Melrose Heights/Oak Lawn Architectural Conservation District

TMS: 13901-10-08



DESIGN/DEVELOPMENT REVIEW COMMISSION
DESIGN REVIEW DISTRICT
HISTORIC AGENDA
EVALUATION SHEET
Case # 9

ADDRESS: 3230 Devereaux Road

APPLICANT: DCG Properties LLC, owner

TAX MAP REFERENCE: TMS#13901-10-08

USE OF PROPERTY: Residential

REVIEW DISTRICT: Melrose Heights/Oak Lawn Architectural Conservation District

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

FINDINGS/COMMENTS:

This is a c.1947 single-family, brick veneer, Minimal Traditional style home that contributes to the Melrose Heights/Oak Lawn Architectural Conservation District. It appears to have had two changes before the district was created, the replacement of windows and painting of the brick. Staff received information that the porch was being enclosed without approval and without a permit and contacted the new owner to inform them about the historic district. The applicant is applying to enclose the side porch and build a rear addition.

As this building is on a corner lot the front, side and rear walls are very visible to the public right of way. The proposed addition is 20 feet in depth along the side wall and 31.7' in width, matching the existing width of the house.

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 obstruct or detract from important architectural features.

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

The addition will be compatible

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

The size and scale does not compromise the original structure as it is a single story and follows the width of the original building.

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

See below

SECTION 5: NEW CONSTRUCTION PRINCIPLES

Within the Melrose Heights/Oak Lawn 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 to be successful infill; they may reflect the era of their own construction while using significant themes, such as height, materials, roof form, massing, set-back, and the rhythm of openings to insure that a new building blends with its context. It is hoped that the new construction of today will be contemporary and contextual so that it will be worthy of the affection and designation of future residents.

GUIDELINES

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 height is compatible with the 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 with the existing house.

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 is somewhat compatible with the building but there is a large expanse of wall that is unlike the house on the east side of the addition. This is the side facing Princeton Street and it is very visible. An additional opening along this elevation would allow the massing to meet this guideline. If the interior floor plan does not accommodate a window, then the wall could be finished out on the interior of the window so that the exterior still shows the proper massing.

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) 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. Do not introduce incompatible façade patterns that upset the rhythm of openings established in surrounding structures.*

On the new rear wall of the addition, the proposed new construction has a rhythm of openings that is compatible with the historic house and with other historic buildings nearby. On the wall facing Princeton Street (east wall) the rhythm is not compatible in the new wall, as there is only a single opening in a 20-foot wall. The established pattern on the historic east wall has grouped openings in a fairly regular rhythm. An additional opening toward the back wall on the new east will would be a recommendation for meeting this guideline.

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 pitch is to match the existing pitch on the house, and the hip roof form is compatible with surrounding buildings.

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.*

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. 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.*

Eaves: The existing house has a wood frieze board and boxed eave. The addition will match the house eave and fascia details, according to the drawing. However, the proposal includes the use of vinyl clad trim in this area. As vinyl trim does not have characteristics visually compatible with historic buildings this detail does not meet the guideline. Products that better match the visual qualities of historic buildings include wood and cement fiberboard.

Windows: The proposed windows are aluminum-clad wood in a 1/1 pattern to match the existing non-original windows in the building.

Door: A new doorway is proposed within the addition. The location and size are appropriate to historic buildings and the proposed door is half glass with rectangular glazing. This type of secondary door is appropriate to the area; the glass should be clear to be consistent with historic patterns.

Stoop: A new stoop will and stairs will be built leading up to the new side door. This is a minimal addition and mimics the stairs that led up to the side porch. The metal railing from the side porch will be relocated to this side stoop.

Section 7: PORCHES

a. Principles

Porches serve as a covered entrance to buildings and a transitional space between the interior and exterior and are an important design feature on a house. They are often the principal location for ornamentation and detailing, such as brackets, posts and columns, and balustrades. Size, style, ornateness or simplicity, sense of openness, and detailing are all important attributes of porches. Such features should be preserved during the course of rehabilitating a building. Because they are open to the elements, porches also require frequent maintenance and repair.

Deteriorated porch features should be repaired rather than replaced. If replacement proves necessary, replacement features and materials should approximate the originals as closely as possible. If wholesale replacement is required, the new porch should be rebuilt based on historical research and physical evidence. If a porch or individual features of it are missing and no documentation or physical evidence is available, a new porch design that is compatible with the scale, design, and materials of the remainder of the building is appropriate. It is appropriate in the Melrose Heights/Oak Lawn district to replace missing or deteriorated features with compatible ones found on similar structures in the district.

Owners are often tempted to enclose porches for additional year round living space. Although porch enclosures are generally not recommended, they can be done in an appropriate manner. Transparent materials, such as clear glass enclosures or screens that are set behind balustrade and structural systems and maintain the visual openness of a porch are permitted.

b. Guidelines

i. Retain porches and steps that are appropriate to a building.

The steps have already been removed.

ii. If replacing deteriorated or missing features, it is appropriate to use other homes of the same style and period for the design of the new feature, as long as it is compatible with the structure.

Not applicable.

iii. If enclosures are undertaken, maintain the openness of porches through the use of transparent materials such as glass or screens. Place enclosures behind significant detailing, so that the detailing is not obscured.

The porch enclosure appears to meet this guideline on its east wall, which has three windows filling up the opening between the two brick columns over a short base of solid wall clad in cement-fiberboard siding.

The front and back walls of the porch enclosure do not appear to meet this guideline as they introduce a generous amount of solid wall with only a centrally located single window. The additional solid walls in these areas do not appear to maintain the openness of the porch as they use a minimal amount of transparent materials.

To meet this guideline both the front and back wall of the side porch, which is visible due to its location on a street corner, should follow the pattern set on the side wall of the proposed enclosure and use grouped windows to maximize the transparency of the walls.

STAFF RECOMMENDATIONS:

Staff finds that the proposal meets Sections 5, 6 and 7 of the guidelines and recommends a Certificate of Design Approval with the following conditions:

- That the eaves of the addition use wood or cement fiberboard rather than vinyl
- That the addition receive an additional window opening in the east wall
- That the porch enclosure gain additional glazing in the front and rear wall to match the pattern of the east wall and maximize the transparency of the enclosure and remove any proposed walls
- All details be deferred to staff



Above: Image before changes to porch (Google)



Image of porch before unapproved alterations (www.zillow.com)

Below: Current view of property





View of side of house, Google



Current view of house, Staff photo, with staff's interpretation of size and location of proposed single window opening on rear wall of porch



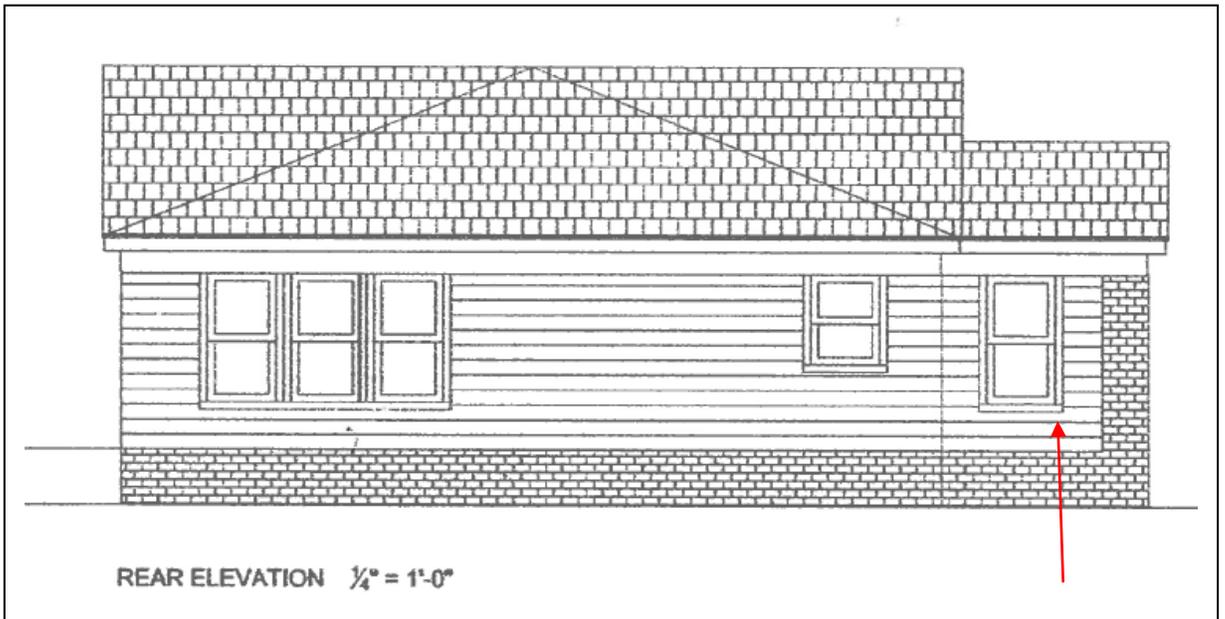
Porch enclosure approved by the D/DRC, one block to the south of project location



Proposed front elevation, submitted by applicant; note the large volume of wall space surrounding the single window

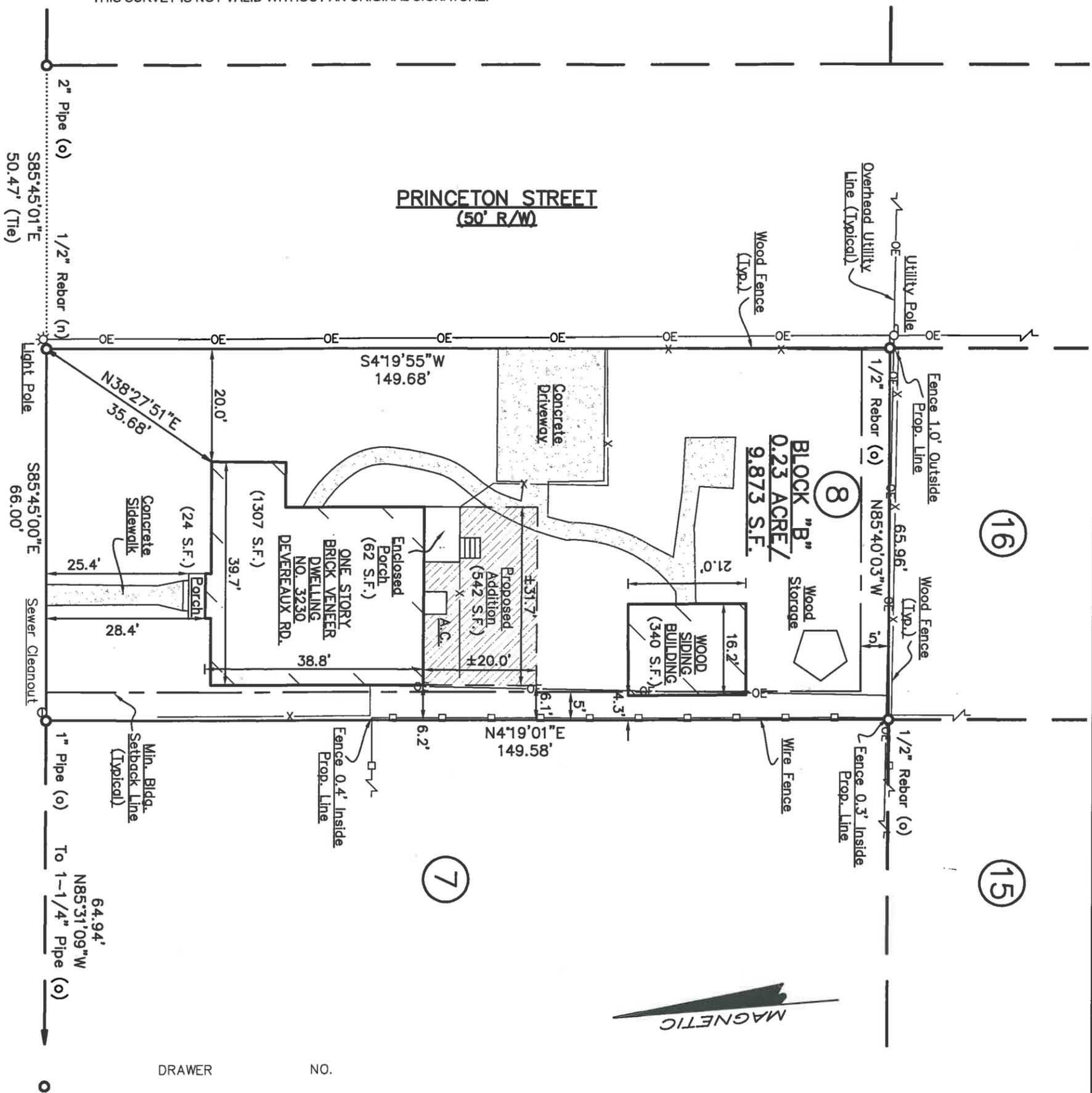


Right elevation showing new rear addition and porch enclosure, submitted by applicant. Red arrow indicates blank wall that would likely need an additional opening to meet the guidelines.



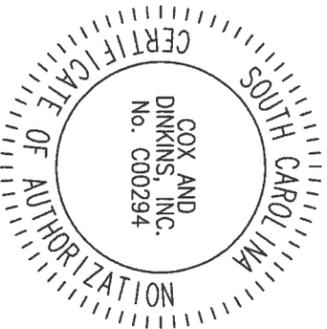
Rear elevation, submitted by applicant; note the volume of wall space in the porch opening

Information Provided by Applicant



ZONING & LOT COVERAGE INFORMATION			
PARCEL	ZONING	LOT COVERAGE (BEFORE ADDITION)	LOT COVERAGE (AFTER PROPOSED ADDITION)
3230 DEVEREAUX ROAD (TMS# 13901-10-08)	RS-3, DP 5' SIDE SETBACKS NO FRONT YARD MINIMUM	24 S.F. + 1307 S.F. + 62 S.F. + 340 S.F. = 1,733 S.F. / 9,873 S.F. = 17.55%	24 S.F. + 1307 S.F. + 62 S.F. + 340 S.F. + 542 S.F. (PROPOSED) = 2,275 S.F. = 23.0%

NOTE: CURRENT ZONING INFORMATION WAS PROVIDED BY THE CITY OF COLUMBIA PLANNING & DEVELOPMENT DEPARTMENT



EXEMPTION FROM REVIEW PROCESS
This plat is a SURVEY of an existing lot of record with no changes to existing lot lines.
X
(Professional Land Surveyor)
Printed Name: GENE L. DINKINS, JR.
License#: 24278

DCG PROPERTIES, LLC

RICHLAND COUNTY, COLUMBIA, S.C.

THE SAME BEING DESIGNATED AS LOT NO. 8, BLOCK "B", ON A MAP OF PROPERTY OF MRS. S.T. GARNETT AND C.M. AND S.T. DALY, BY JAS. C. COVINGTON, DATED OCTOBER 14, 1939, AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR RICHLAND COUNTY IN PLAT BOOK "1", PAGE 30.

PREPARED FOR
PLAT

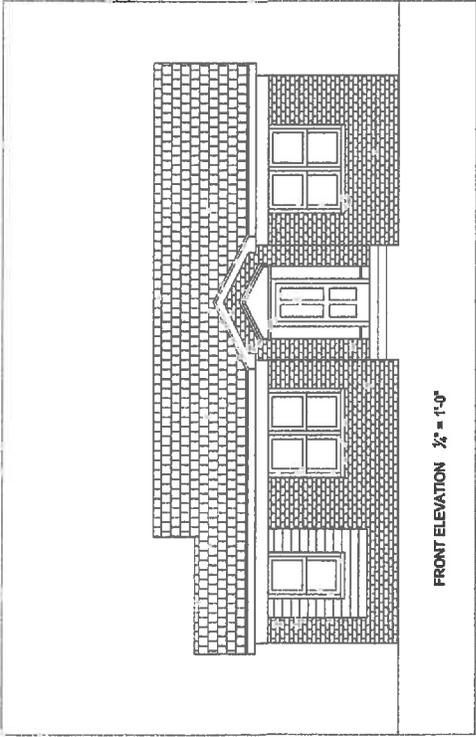


COX AND DINKINS, INC.
724 BELTLINE BLVD.
COLUMBIA, SOUTH CAROLINA 29205
803-254-0518 Fax: 803-765-0993
Email: cdinc@coxanddinkins.com

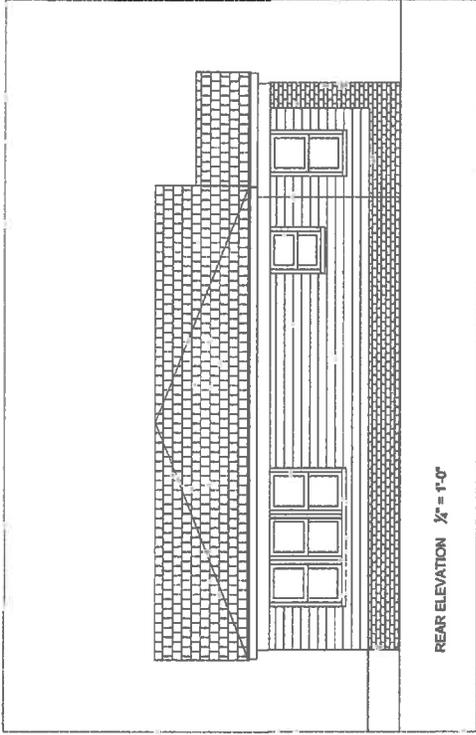
SEPTEMBER 12, 2016

1" = 20'

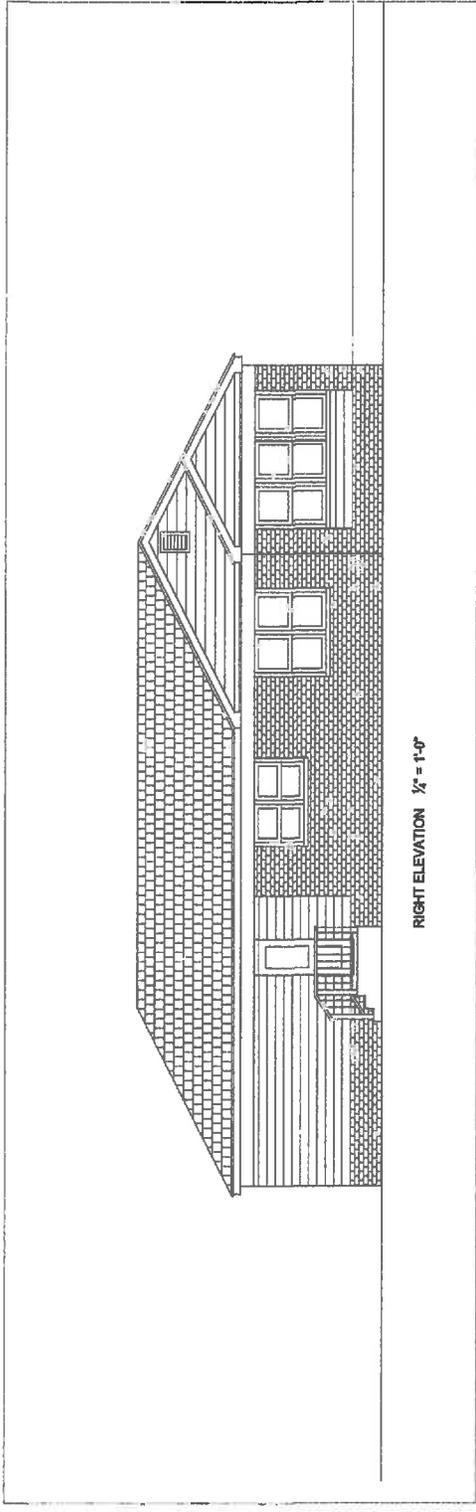




FRONT ELEVATION $\frac{1}{8}'' = 1'-0''$



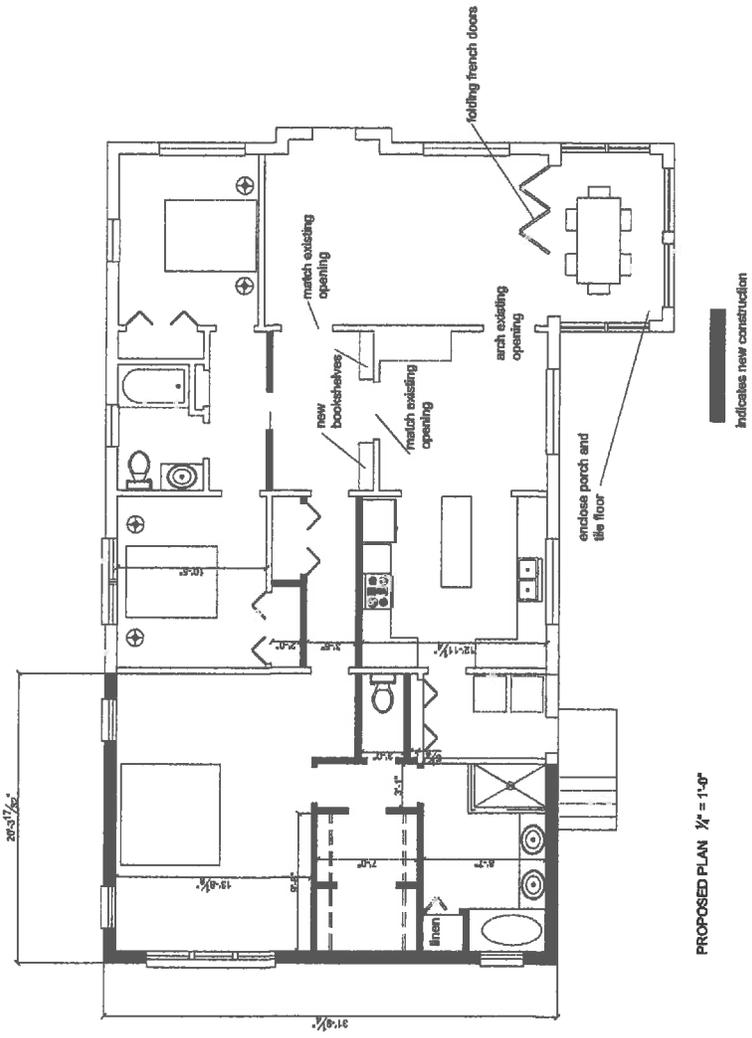
REAR ELEVATION $\frac{1}{8}'' = 1'-0''$



RIGHT ELEVATION $\frac{1}{8}'' = 1'-0''$

3230 DEVEREAUX ROAD RENOVATION
COLUMBIA, SOUTH CAROLINA

SEPTEMBER 17, 2016

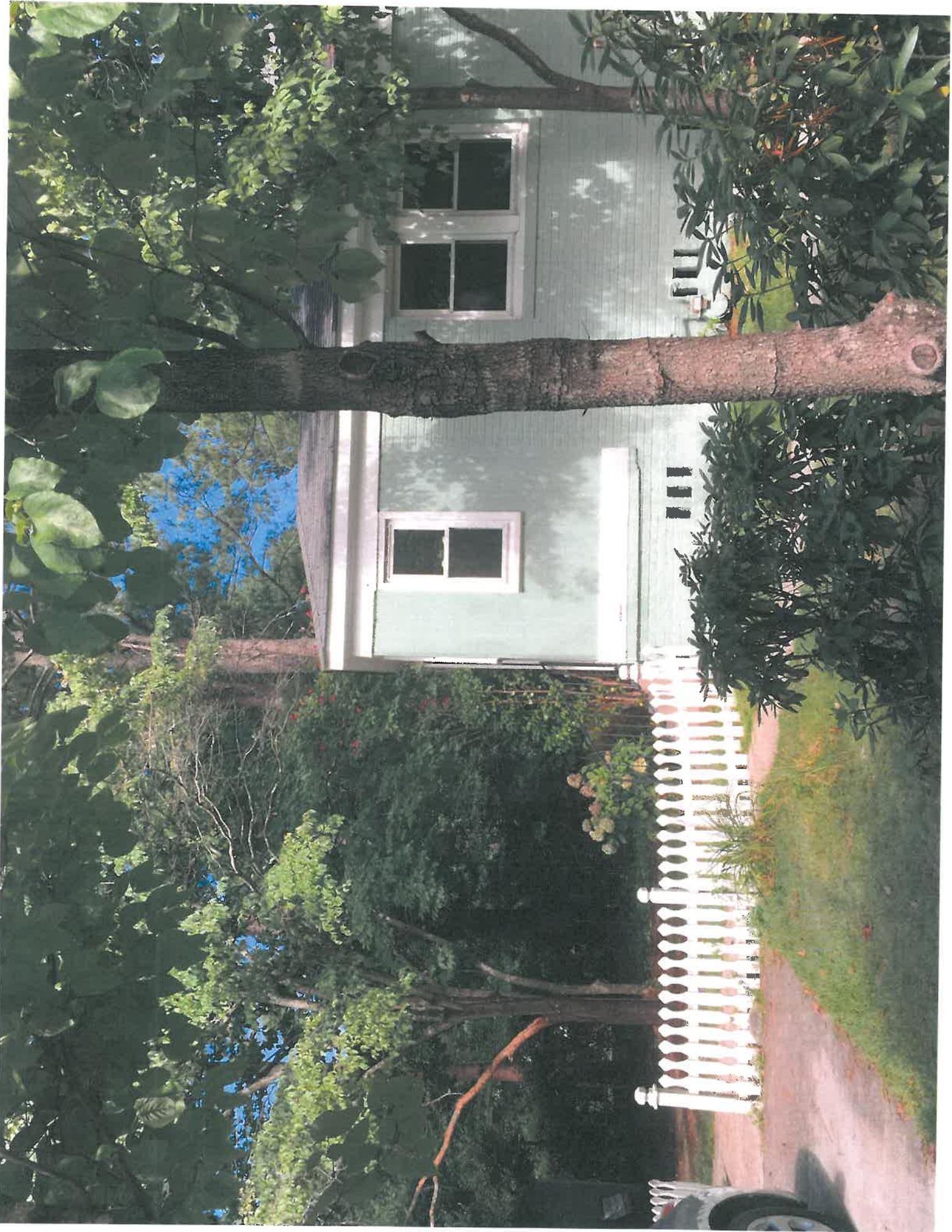


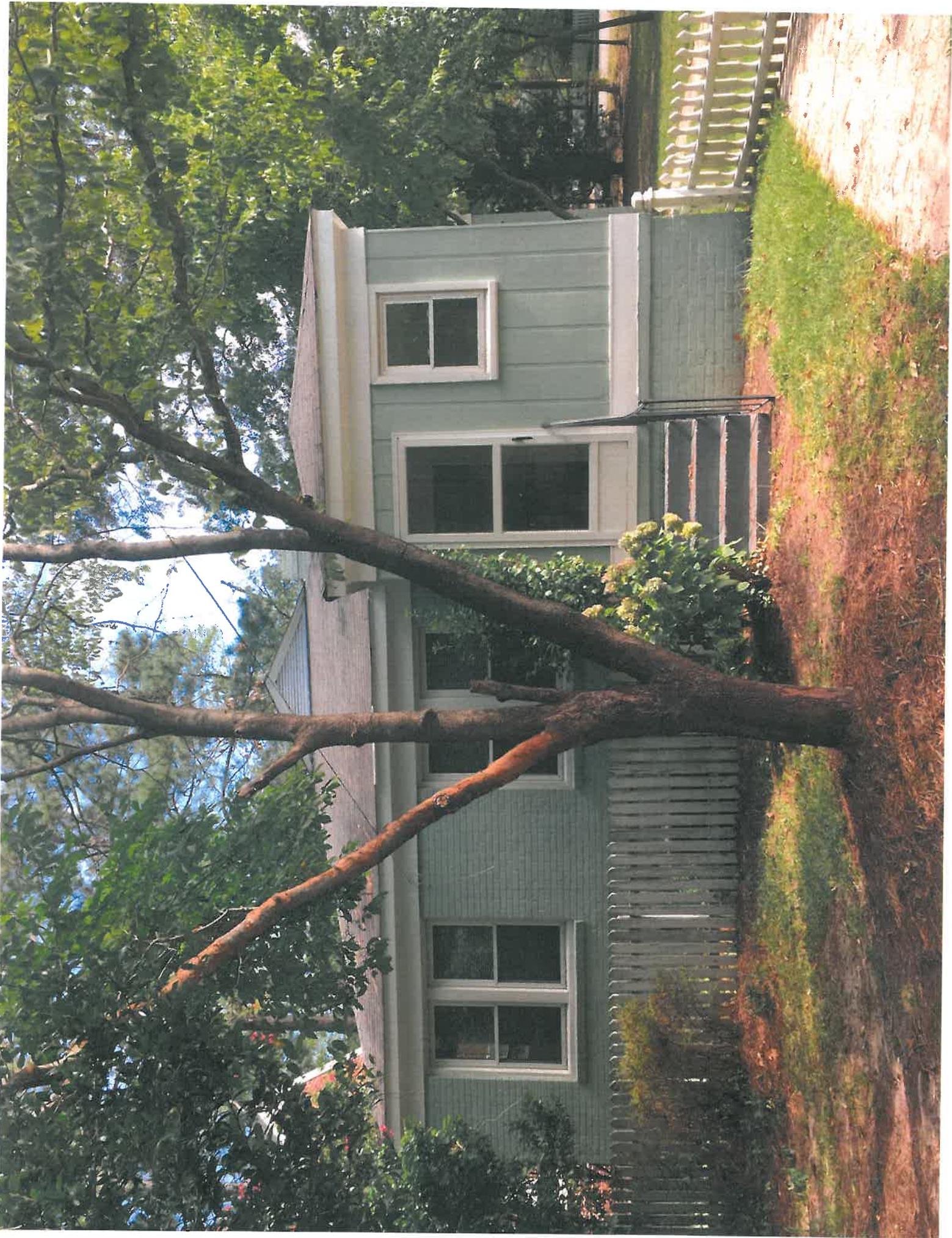
3230 DEVEREAUX ROAD RENOVATION
 COLUMBIA, SOUTH CAROLINA

SEPTEMBER 7, 2016



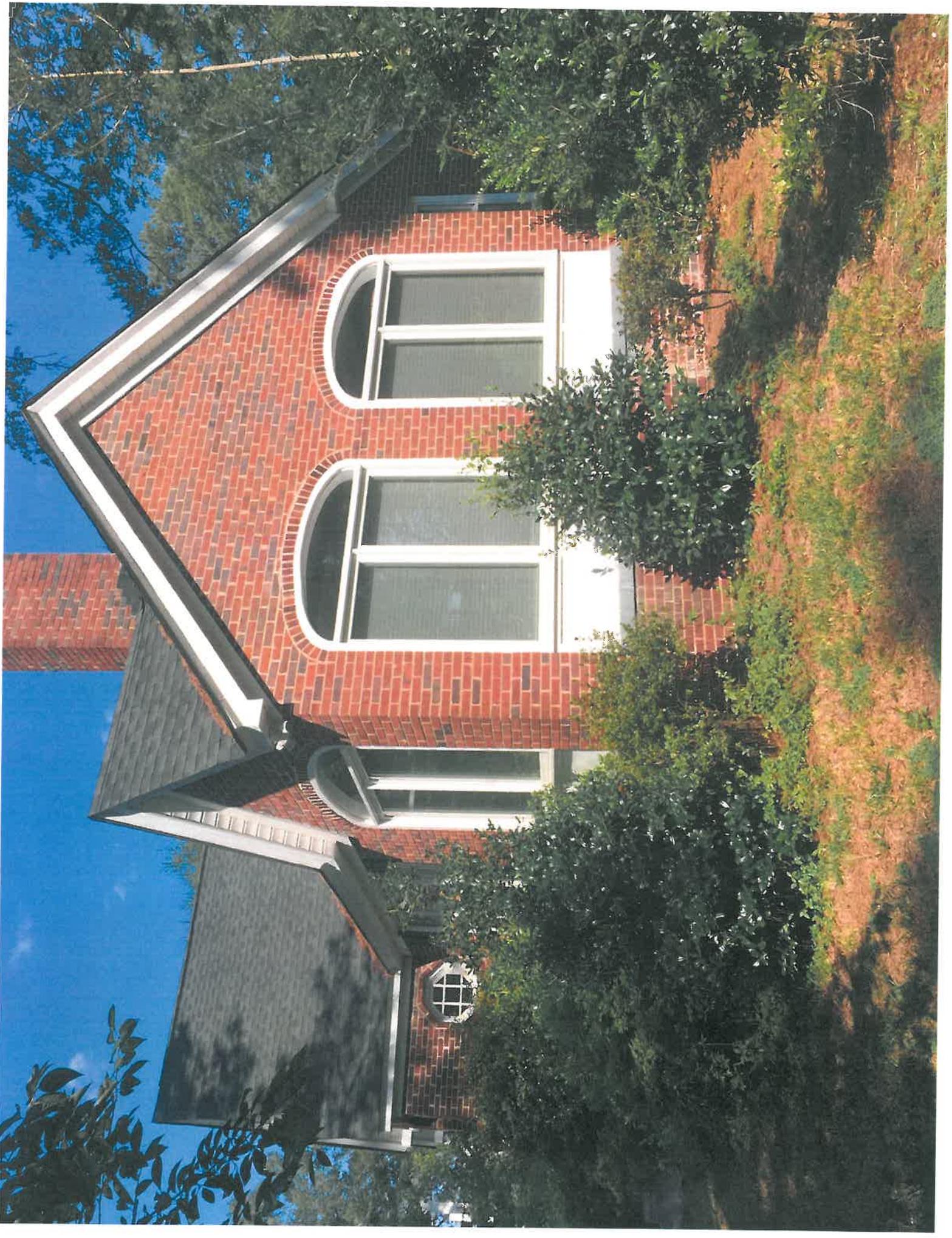






Acceptable Porch Enclosure







Porch Enclosures Pre-Architectural
Conservation District Design
Guidelines

