

D/DRC Case

1731 Heyward Street

Wales Garden Architectural Conservation District

TMS: 11306-07-22

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

ADDRESS: 1731 Heyward Street

APPLICANT: David & Sharon Brooks, property owners
Lang Smith, architect

TAX MAP REFERENCE: TMS#11306-07-22

USE OF PROPERTY: Residential

REVIEW DISTRICT: Wales Garden Architectural Conservation District

NATURE OF REQUEST: Request Certificate of Design Approval for exterior changes and preliminary certification for the Bailey Bill.

FINDINGS/COMMENTS:

The brick 1 ½ story house located at 1731 Heyward Street was built ca. 1925 and is a contributing structure in the Wales Garden Architectural Conservation District. The house retains a high level of architectural integrity and the owners intend to rehabilitate the building while retaining and preserving its historic character. The applicants are requesting preliminary certification for the Bailey Bill as part of their rehabilitation plan. A small master bath addition is proposed for the right rear of the house, but the rest of the exterior of the house will not be altered. The applicants would also like to construct a 1-story, two-car garage on the left rear of the parcel.

The estimated qualified rehabilitation expenses for the house are above the 20% minimum investment threshold needed to make the project eligible for the Bailey Bill. Any work done prior to receiving preliminary certification for the Bailey Bill by the D/DRC will not be included in the cost estimate used to determine eligibility. The rehabilitation proposal includes retaining and repairing all historic architectural features including windows, doors, decorative features, etc. The removal of historic materials or alterations of features and spaces that characterize the property shall be avoided. Additional work including roofing, masonry repair, window repair, exterior paint, electrical work, plumbing, and new HVAC installation will count towards the investment threshold.

Pertinent Sections from the Guidelines

**SECTION VII
GUIDELINES FOR MAINTENANCE & REHABILITATION**

Rehabilitation is a practical approach to historic preservation. It is the process of repairing or altering a historic building while retaining its historic features. It represents a compromise between remodeling, which offers no sensitivity to the historic features of a building, and restoration, which is a more accurate but costly approach to repair, replacement, and maintenance. Original materials should be preserved, not only for their historic value, but also because they are usually of better quality and longer lasting than materials obtainable today.

DOORS

Significant features such as doors and entrances should be preserved wherever possible. Changes to door size and configuration should be avoided. Replacement doors should either match the original or substitute new materials and designs sympathetic to the original.

Sometimes new entrances are required for practical reasons or to satisfy code requirements. Placement of new entrances on principal facades should be avoided. New entrances can result in loss of historic fabric and detailing and change the rhythm of bays. New entrances should be compatible with the building and be located on side or rear walls that are not readily visible from the public right-of-way. If a historic entrance cannot be incorporated into a contemporary use for the building, the opening and any significant detailing should, nevertheless, be retained.

Guidelines

1. *Install new openings so that they carry on the same rhythm of existing openings and are compatible in size, materials and design.*

The proposed scope of work is sensitive to the building's architectural integrity and will allow the historic character of the house to be retained. There will be no new door openings created with this plan.

2. *Retain and repair historic door openings, doors, screen doors, trim, and details such as transoms, sidelights, pediments, and hoods, where they contribute to the architectural character of the building.*

All existing doors, sidelights and transoms will be retained and repaired. New storm doors with clear glass will be installed.

WINDOWS

Windows are a significant character-defining feature of any structure. Original windows were constructed so that individual components could be repaired, instead of requiring wholesale replacement if one piece rots or breaks. This often means that an existing, historic window can be repaired for less cost than a replacement.

Repair of a historic window is the best first step when confronted with a damaged or deteriorated unit. If after careful evaluation, window frames and sash are so deteriorated they need replacement, new windows may be installed.

Replacement windows must be selected with care. They should generally match the profile, materials, and detailing of the originals. Small differences between replacement and historic windows can make big differences in appearance.

If 50% or more are deteriorated or missing, then wholesale replacement of windows is allowable. When choosing replacements, the qualities of the original windows should be used as criteria. Consider the following features of the original:

Trim detail;
Size, shape of frame, sash;
Location of meeting rail;
Reveal or set-back of window from wall plane;
Materials, reflective qualities of glass;
Muntin and mullion profiles, pane configuration.

The new windows need not be exact replicas of the originals. It would be appropriate to substitute a window pane configuration for one found on homes built during the neighborhood's period of significance. For instance, within this district, 1/1 windows may be substituted for other configurations such as 8/8 or 4/1.

Guidelines

1. *When technically and economically feasible, repair of deteriorated or damaged windows shall be preferred over replacement.*

All historic wood windows that are visible from the public right-of-way will be repaired.

2. *Improve the thermal performance of existing windows and doors through adding or replacing weather stripping and adding storm windows which are compatible with the character of the building and which do not damage window frames.*

All historic wood windows that are visible from the public right-of-way will be repaired. Storm windows have not been proposed, but may be added to improve the thermal performance of the historic wood windows. This is a detail that can be approved at staff level if proposed later.

ROOF PITCH/MATERIAL

Roofs are highly visible components of historic buildings. They are an integral part of a building's overall design and often help define its architectural style. The most common residential roof types are gable, hip or a combination.

Where existing roofing material is non-original, the existing roof may be retained, replaced in a manner known to be accurate based on documentation or physical evidence, or treated in a contemporary style.

Rooftop additions are another common change to historic buildings. The addition should be designed to be distinguished from the historic portion of the building; be set back from the wall plane; and be placed so it is inconspicuous when viewed from the street.

Guidelines

1. *Preserve the original roof form in the course of rehabilitation.*

There are no plans to alter the roof form.

2. *Preserve historic roofing materials when technically and economically feasible.*

The existing roof features three-tab asphalt shingles. The proposal calls for replacing the three-tab shingles with new asphalt/fiberglass architectural shingles. Any damaged or rotted roof sheathing will be repaired or replaced during this process.

3. *Replace deteriorated roof surfacing with new material, such as composition shingles or tabbed asphalt shingles, in dark shades that match the original in composition, size, shape, color, and texture.*

See guideline #2 above. Any replacement roofing surface will match the existing roof in composition, size, shape, color and texture.

4. *Retain or replace where necessary: dormer windows, cupolas, cornices, brackets, chimneys, cresting, weather vanes, and other distinctive architectural or stylistic features that give a roof its essential character.*

The nearly full-façade shed dormers on the front and rear of the roof are distinctive architectural features, as are the chimneys on each end. The existing dormers will be retained and repaired, which will require all new waterproofing, flashing, and the replacement of a limited amount of wood siding. Any damaged or rotted siding will be replaced with wood siding that duplicates the original in size, shape, profile, thickness and texture as closely as possible. Replacement material should consider original characteristics such as board width, length, exposure, and trim detailing. The chimneys will be repaired and repointed to match the historic brickwork as closely as possible in material type, size, shape, mortar composition, consistency, color and tooling.

EXTERIOR SIDING

Masonry

Wales Garden has many masonry buildings. It is important to keep the masonry in good repair, leaving it as unchanged as possible. Masonry features, such as brick cornices or terra cotta detailing, and surface treatments, modeling, tooling, bonding patterns, joint size and color are important to the historic character of a building. These features should be retained.

Guidelines

1. *Identify, retain, and preserve masonry features that are important to defining the overall historical character of the buildings such as walls, brackets, railings, cornices, door pediments, steps, and columns; and joint and unit size, tooling, and bonding patterns, coatings, and color.*

The applicant's proposal does not call for the removal of any historic architectural features or materials.

2. *Clean masonry surfaces with the gentlest method possible, such as water and detergents and natural bristle brushes. Sandblasting is prohibited.*

No harsh treatments of any kind will be used on historic materials.

3. *Retain wooden materials and features such as siding, cornices, brackets, soffits, fascia, window architrave, and doorway pediments. These are essential components of a building's appearance and architectural style.*

Wood materials and architectural features will be retained and repaired.

4. *Repair or replace, where necessary, deteriorated material duplicating in size, shape, and texture the original as closely as possible. Consider original characteristics such as board width, length, exposure, and trim detailing when selecting a replacement material. Artificial replacement siding over wood or brick is not permitted. Where a structure has asbestos or masonite as original siding, it may be replaced with wood, brick, or other more appropriate materials.*

Severely deteriorated or rotted wood will be replaced in kind as necessary.

While masonry is the most durable historic building materials, it is also the most susceptible to damage by improper maintenance or repair techniques or abrasive cleaning methods. Sandblasting and other abrasive cleaning methods are specifically prohibited. Sandblasting not only changes the visual qualities of brick, it damages or destroys the exterior glazing, increasing the likelihood of rapid deterioration of the brick and water damage to the interior of the building.

Painting historic masonry is another concern. The color of masonry, particularly brick, is often an important part of the character of a building. In addition to color, the bonding pattern, treatment of mortar joints, and texture are significant parts of brick buildings. Where brick and other masonry finishes were unpainted, they should generally remain so. Painting obscures detailing and alters the distinguishing original qualities of a building. Under some circumstances, particularly where the brick quality is poor or abrasive cleaning methods have been used, painting brick may be appropriate as a protective measure.

The brickwork of this house has never been painted and will not be painted as part of this proposal.

PORCHES

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, 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.

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.

Guidelines

1. *Retain porches and steps that are appropriate to a building.*

No changes to the front porch are proposed.

2. *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 features as long as it is compatible with the structure.*

The historic configuration of the porch is intact and no exterior alterations are proposed.

3. *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 applicant does not intend to enclose the front entry porch. The house features a 1-story side wing on the right side that is currently enclosed; however, the applicants do not plan to alter this feature.

SECTION VIII GUIDELINES FOR ADDITIONS

It is often necessary to increase the space of a building in order for it to meet the owners' changing needs. While additions are permitted, they should serve to reinforce and not detract from the existing architectural form and design of the building.

Guidelines

1. *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.*

A small 1-story master bath addition is proposed for the right rear corner of the house. Its size and placement will make it minimally visible from the public right-of-way, and it will not detract or obstruct important architectural features. As proposed, the rear addition is brick that will match existing, and is stepped in to differentiate the new addition from the historic portion of the house.

2. *Design additions using materials and detailing compatible with the original structure.*

The addition will feature materials and detailing compatible with the original portion of the house. The new roof will match the existing roof pitch and the cornice details of the original house including the exposed decorative rafter tails will be replicated on the addition. The new brick veneer proposed for the addition will match the historic brickwork as closely as possible in material type, size, shape, mortar composition, consistency, color and tooling.

The proposed aluminum-clad SDL windows on the visible portion (right side) of the addition are much smaller and feature a different pane configuration than the original windows. The width of the SDL grids for the proposed windows is 7/8" which is wider than the 5/8" muntins of the existing windows. Staff recommends making the size, pane configuration, and muntin width of the proposed windows consistent with

the existing windows. This would require 6/1 wood or aluminum clad windows with 5/8" muntins/grids. No plastic, vinyl, or PVC products will be used.

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

The new addition is clearly subordinate to the original structure.

4. *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.*

N/A

SECTION IX ACCESSORY BUILDINGS

Accessory buildings are often necessary for today's homeowners and are a legitimate architectural piece of the past. These buildings were often used for storage and parking as they are today.

Guidelines

1. *Place accessory buildings away from the primary façade of the building.*

The new 1-story, two-car garage/storage building will be placed on the left rear of the parcel. It will be approximately 75' away from the rear of the house.

2. *Design accessory buildings so that they reflect the character of the existing house in terms of building shape and detailing.*

The new garage is a cross-gable design that utilizes brickwork and architectural details to promote consistency with the house. The roof pitch, cornice details, and exposed decorative rafter tails will match the existing house. The main portion of the garage features a front gable with a single opening large enough for two cars. The garage door features a carriage door design that makes the garage appear to have two bays. The right side of the garage features an inset storage room with a side gable roof and single entry door on the façade. A single window with a decorative brick lintel and sill is also on the façade.

3. *Accessory buildings shall be scaled and massed to be clearly subordinate to the primary structure.*

The 1-story garage has a footprint of 22' x 36'5" and has massing that is subordinate to the primary 1 1/2 story structure.

STAFF RECOMMENDATIONS:

*Staff finds that the proposal meets Section VII – Guidelines for Maintenance & Rehabilitation, Section VIII – Guidelines for Additions, and Section IX – Accessory Buildings, and **recommends granting a Certificate of Design Approval** for this project with the following conditions:*

- *The two windows on the right side of the addition shall be 6/1 wood or aluminum-clad windows with 5/8" muntins/grids and shall be consistent with existing window sizes on the side wing.*
- *All details deferred to staff*

*Staff **recommends that 1731 Heyward Street be given preliminary certification for the Bailey Bill**, conditional upon qualified rehabilitation expenses meeting or exceeding the 20% investment requirements.*



1731 Heyward Street – existing conditions

1731 Heyward Street – Wales Garden Architectural Conservation District



1731 Heyward Street – left side view



1731 Heyward Street – right side view

CITY OF COLUMBIA
 PRESERVATION PLANNING OFFICE
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.

Architectural feature <u>ROOF</u> Approximate date of feature <u>1970's</u> Describe feature and its condition <u>POOR CONDITION</u> Photograph No. <u>Ex 2 & 3</u> Drawing No. _____	Describe work and impact on feature <u>REPLACE ROOF BY REMOVING OLD AND INSTALLING LIFETIME ARCHTECTUAL SHINGLES, NEW FLASHING; BOOTS AND RIDGE VENT</u>
Architectural feature <u>ELECTRICAL</u> Approximate date of feature <u>1925 / 1967</u> Describe feature and its condition <u>FAIR TO POOR</u> <u>HOME HAS MIX OF KNOB & TUBE</u> <u>NO GROUND & 3 PRONG</u> Photograph No. <u>Ex 4</u> Drawing No. _____	Describe work and impact on feature <u>REPLACE ENTIRE ELECTRICAL SYSTEM UPSTAIRS & DOWN TO MEET CURRENT CODE</u>
Architectural feature <u>HVAC</u> Approximate date of feature <u>20 YRS.</u> Describe feature and its condition <u>PER HOME INSPECTION</u> <u>DETERATION OF DUCT; SINGLE UNIT PAST USEFUL LIFE</u> Photograph No. <u>Ex 4</u> Drawing No. _____	Describe work and impact on feature <u>REPLACE WITH CORRECTLY SIZED DUAL ZONE HEAT PUMP / GAS PACK</u>
Architectural feature <u>PLUMBING</u> Approximate date of feature <u>1925 TO CURRENT</u> Describe feature and its condition <u>PIPES CONSIST OF COPPER, PVC & GALVANIZED</u> Photograph No. <u>Ex 4</u> Drawing No. _____	Describe work and impact on feature <u>REMOVE & REPLACE SUPPLY LINE FROM METER TO HOUSE</u> <u>REPLACE ALL INTERIOR PLUMBING WITH CURRENT MATERIALS</u>

CITY OF COLUMBIA
 PRESERVATION PLANNING OFFICE
REHABILITATED HISTORIC PROPERTY APPLICATION
PART A - CONTINUED

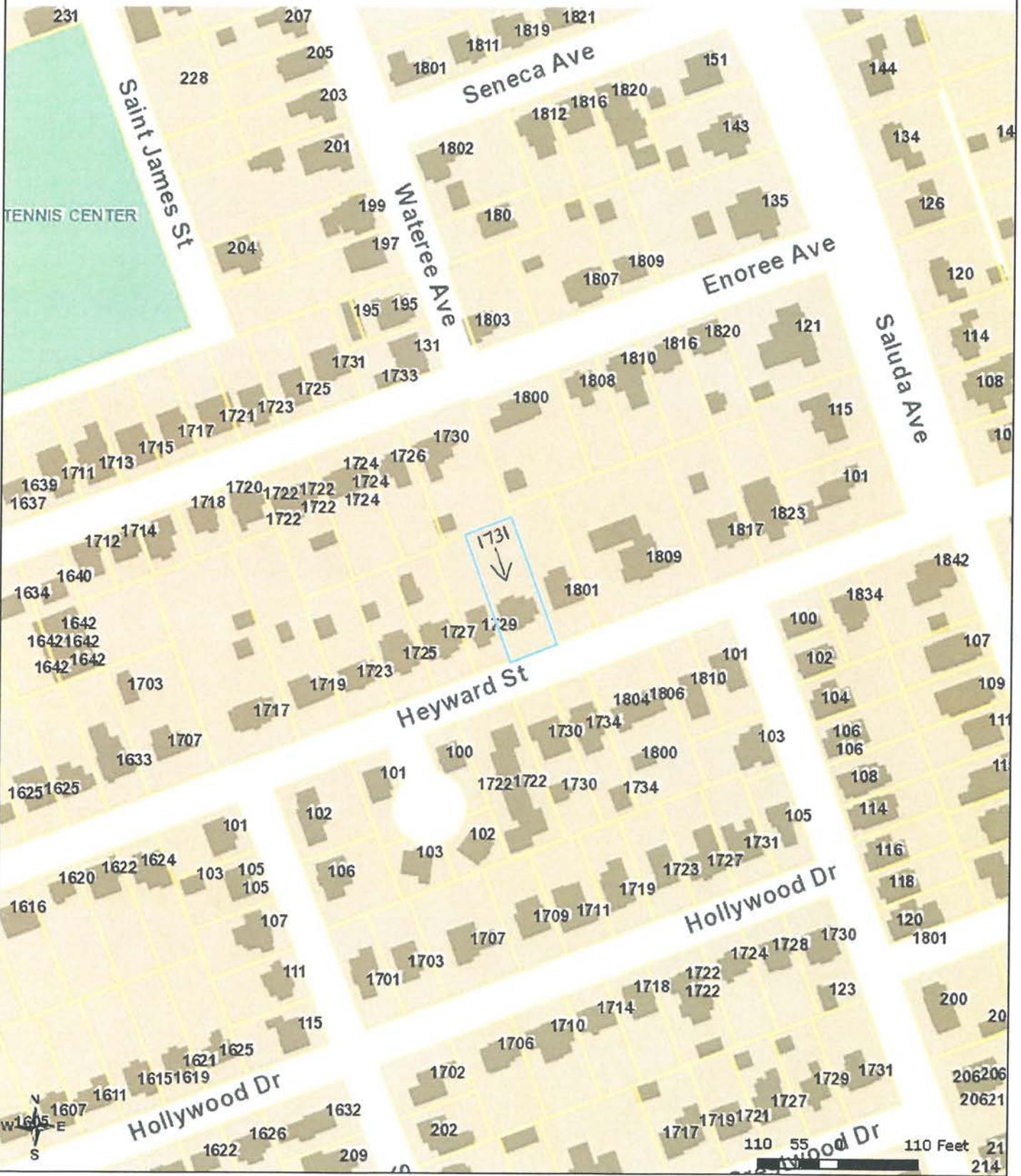
5. DESCRIPTION OF PROPOSED WORK (Continued):

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

Architectural feature <u>BRICK SIDING</u> Approximate date of feature <u>1925</u> Describe feature and its condition <u>REPOINT & REPLACE MISSING BRICK & JOINT</u> Photograph No. <u>Ex 5</u> Drawing No. _____	Describe work and impact on feature <u>PRESERVE ORIGINAL CHARACTER OF HOME</u>
Architectural feature <u>WINDOWS</u> Approximate date of feature <u>1925</u> Describe feature and its condition <u>HOME CONTAINS ORIGINAL SASHES BROKEN, PULLEYS BENT, PAINTED SHUT 14 UPSTAIRS & 17 DOWNSTAIRS</u> Photograph No. <u>Ex 5</u> Drawing No. _____	Describe work and impact on feature <u>REPAIR WINDOWS TO OPEN & CLOSE PROPERLY.</u>
Architectural feature <u>DOORS</u> Approximate date of feature <u>1925</u> Describe feature and its condition <u>REPAIR TRANSOMS AND PLACE ENERGY EFFICIENT STORM DOORS WITH CLEAR VUE</u> Photograph No. <u>Ex 2</u> Drawing No. _____	Describe work and impact on feature <u>ENERGY EFFICIENCY WHILE MAINTAININ BEAUTY OF DOORS</u>
Architectural feature <u>CHIMNEY</u> Approximate date of feature <u>1925</u> Describe feature and its condition <u>ROOF</u> <u>4 of 6 ORIGINAL FIREPLACES REMAIN.</u> Photograph No. <u>Ex 6</u> Drawing No. _____	Describe work and impact on feature <u>BRING CHIMNEYS TO CURRENT CODE TO ALLOW HOMEOWNER TO ENJOY & USE</u>

*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.

Richland County Map



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1731 HEYWARD STREET



FRONT



BACK



CONDITION OF
ELECTRICAL
HVAC
PLUMBING



WINDOWS & EXTER. BRICK

PAINTED OVER
& SHUT



← EXAMPLE
OF
BRICK REPAIR
NEEDED.

Et 6 of 6

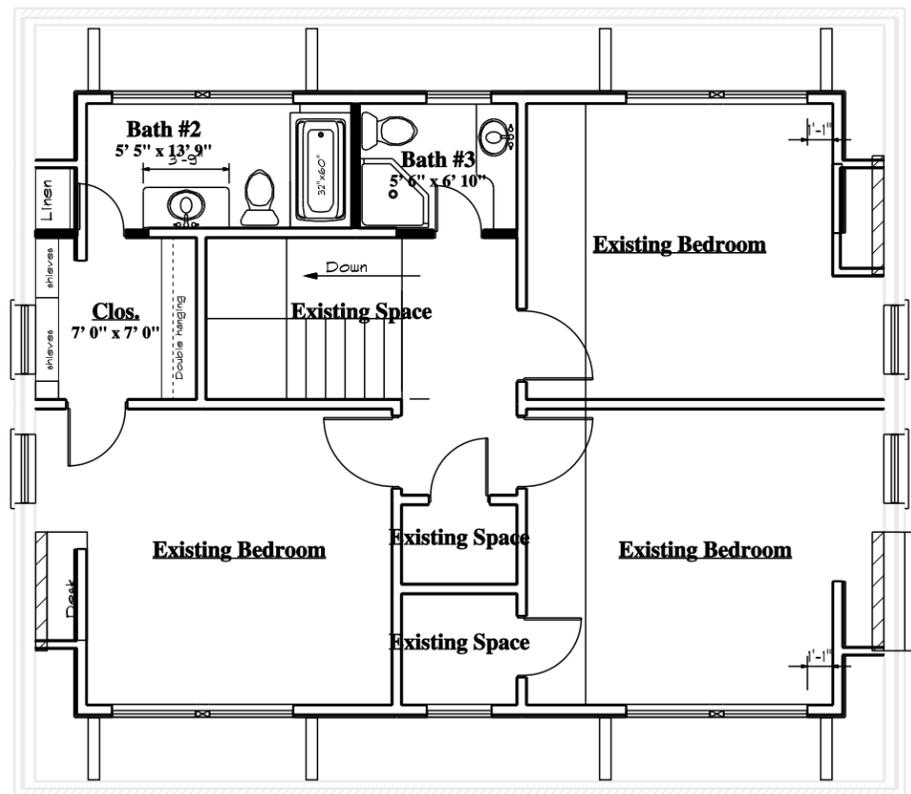
FIREPLACES
TO REPAIR CHIMNEY



NOTES:

CUSTOM HOUSE DESIGNS HAS TAKEN GREAT CARE IN PREPARING PLANS AND SPECIFICATIONS HOWEVER BECAUSE LOCAL CODES MAY DIFFER AND INTERPERTATIONS MAY VARY IT WILL BE CONTRACTORS RESPONSIBILITY TO VERIFY PLANS. CONTRACTOR HAS THE RIGHT TO MODIFY DETAILS WITH WRITTEN PERMISSION FROM OWNER AND DESIGNER. CONTRACTOR MUST GET PROPER PERMITTING FOR ALL WORK.

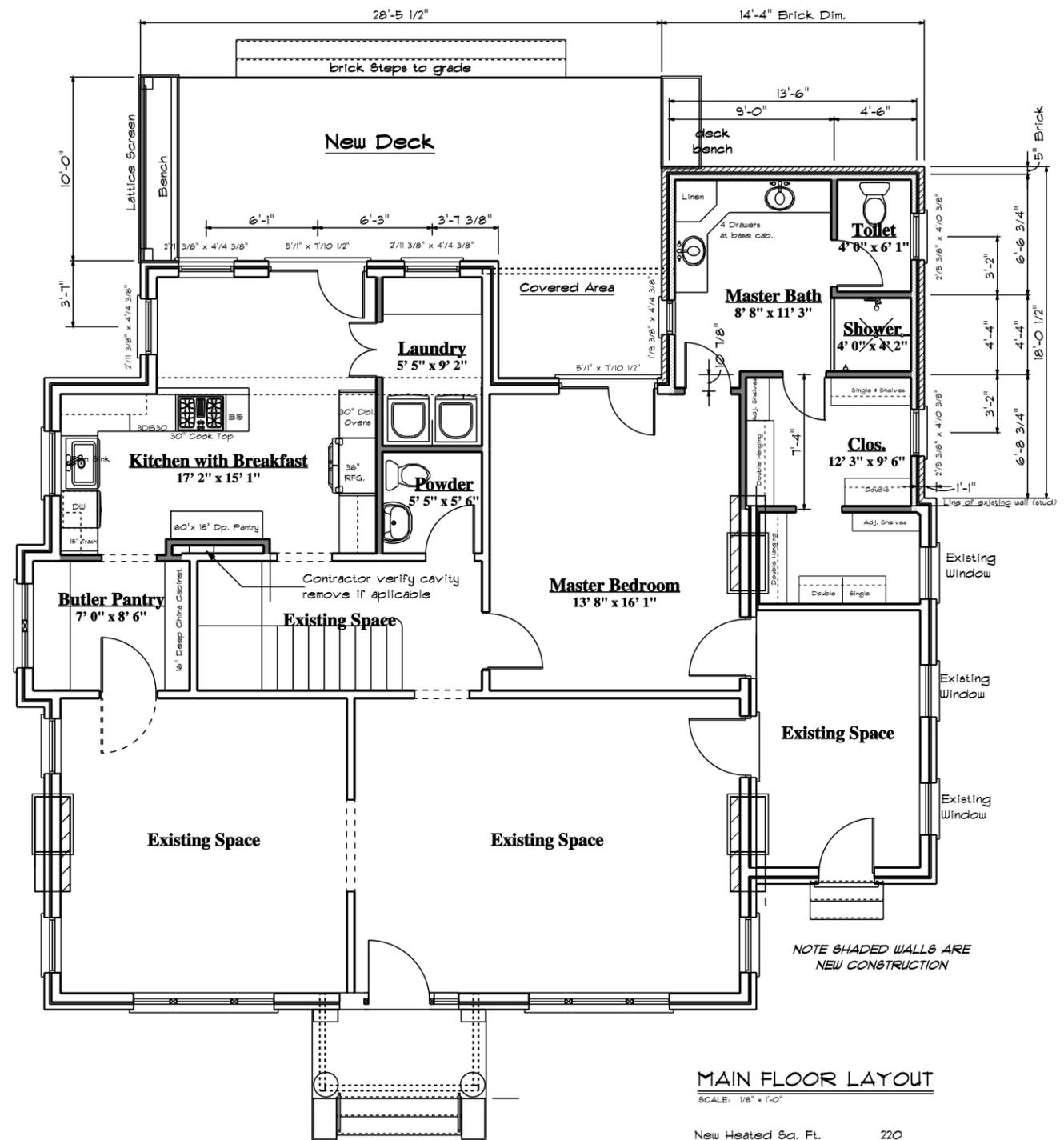
ALL DEMINIONS MUST BE VERIFIED BEFORE CONSTRUCTIONS BEGINS
 ALL FINISH GRADES, FLOOR HEIGHTS AND EXCAVATIONS MUST BE VERIFIED BY CONTRACOR BEFORE CONSTRUCTIONS BEGINS
 ALL NEW PLUMBING TO BE INSTALLED; INCLUDING SUPPLY LINES & SEWER LINES TO STREET
 NEW HYAC SYSTEM MINIMUM 15 SEER VARIABLE SPEED WITH DEHUMIDIFICATION. ALL NEW DUCT WORK AND WHERE ACCESSIBLE ANY NEW SUPPLY VENTS SET IN MASTIC.
 REMOVE EXISTING CLOTH WIRING WHERE POSSIBLE AND REPLACE WITH NEW; UPGRADE PANEL BOX AND BURY SERVICE FROM POLE TO HOUSE; VERIFY LOCATION WITH HOME OWNER.
 ALL CONCRETE 3500 PSI
 ALL BEAMS TO BE DESIGNED BY AN ENGINEER AND LETTER SUPPLIED TO HOME OWNER
 NEW INSULATION WHERE POSSIBLE MEET OR EXCEED CODE
 AIR SEAL AROUND ALL WINDOWS AND DOORS, PENETRATIONS BETWEEN UNCONDITIONED AND CONDITIONED SPACES USING APPLICABLE SEALANTS.



SECOND FLOOR LAYOUT

SCALE: 1/8" = 1'-0"

Renovated Heated Sq. Ft. 146
 Heated Sq. Ft. 1029



MAIN FLOOR LAYOUT

SCALE: 1/8" = 1'-0"

New Heated Sq. Ft. 220
 Renovated Sq. Feet 456
 Heated Sq. Feet 1904
 Total Heated Sq. Ft. 2933
 Total Renovated Sq. Ft. 602
 Total New Heated Sq. Ft. 220



Dave & Sharon Brooks

1731 Heyward Street
 Columbia, South Carolina

Custom House Designs By Lang Smith

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 Columbia
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chdlang@att.net

DRAWN BY: Lang Smith

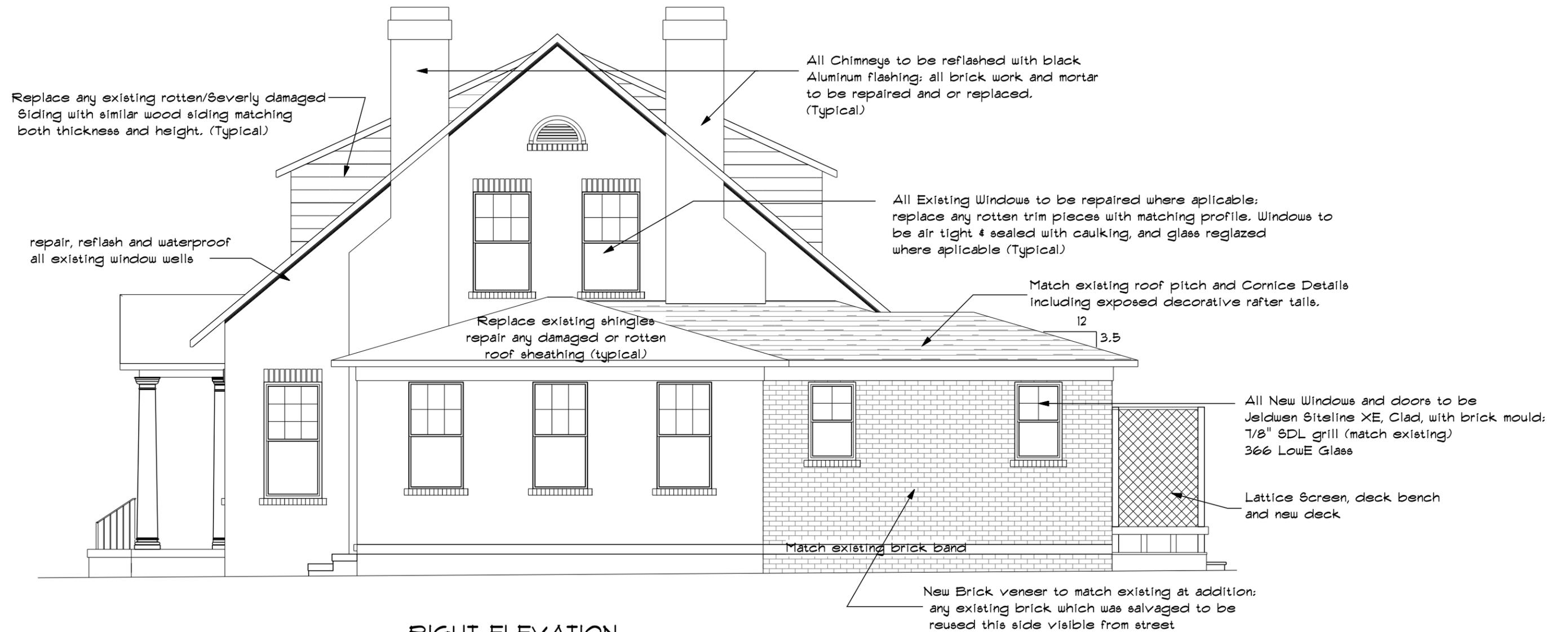
SCALE: 1/8" = 1'-0"

DATE: Tuesday, February 04, 2014

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Main Floor Plan



RIGHT ELEVATION

SCALE: 3/16" = 1'-0"



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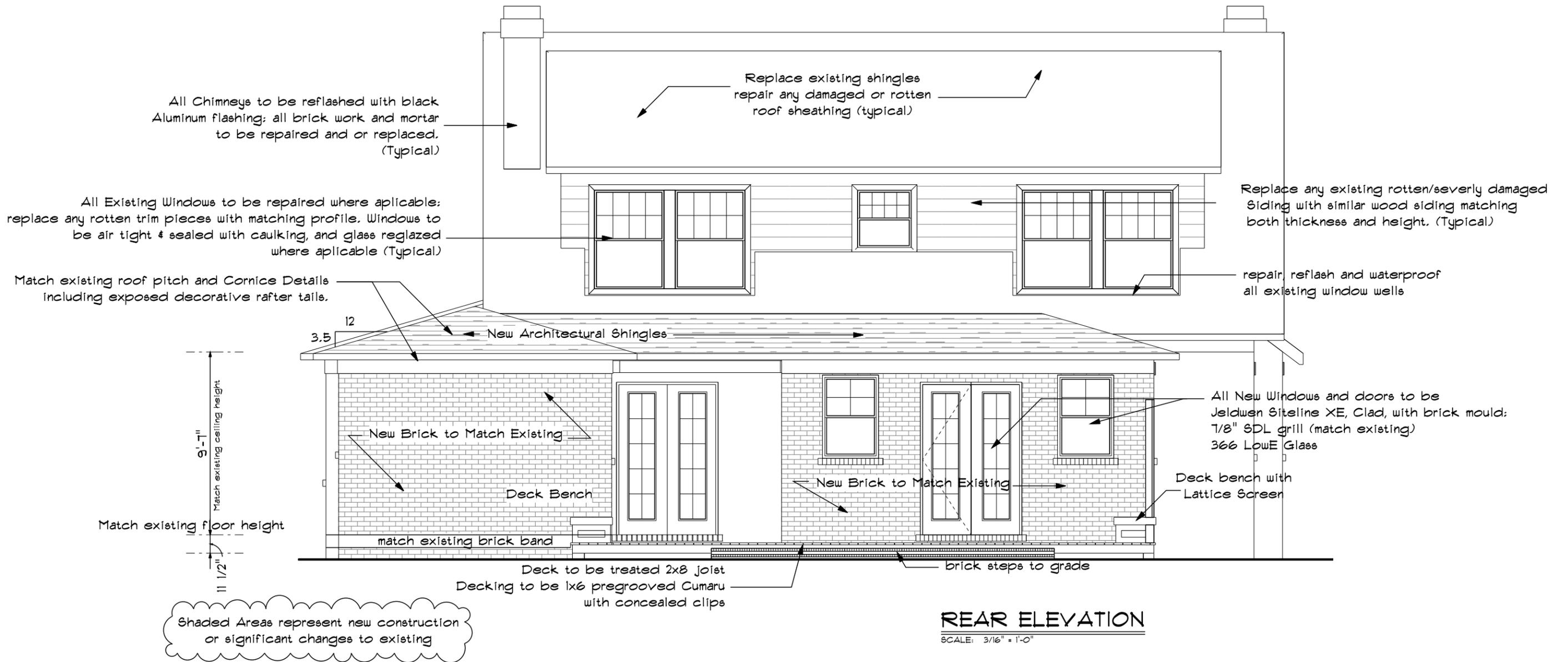
SCALE: 3/16" = 1'-0"

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Right Side Elev.



REAR ELEVATION
SCALE: 3/16" = 1'-0"

Shaded Areas represent new construction or significant changes to existing



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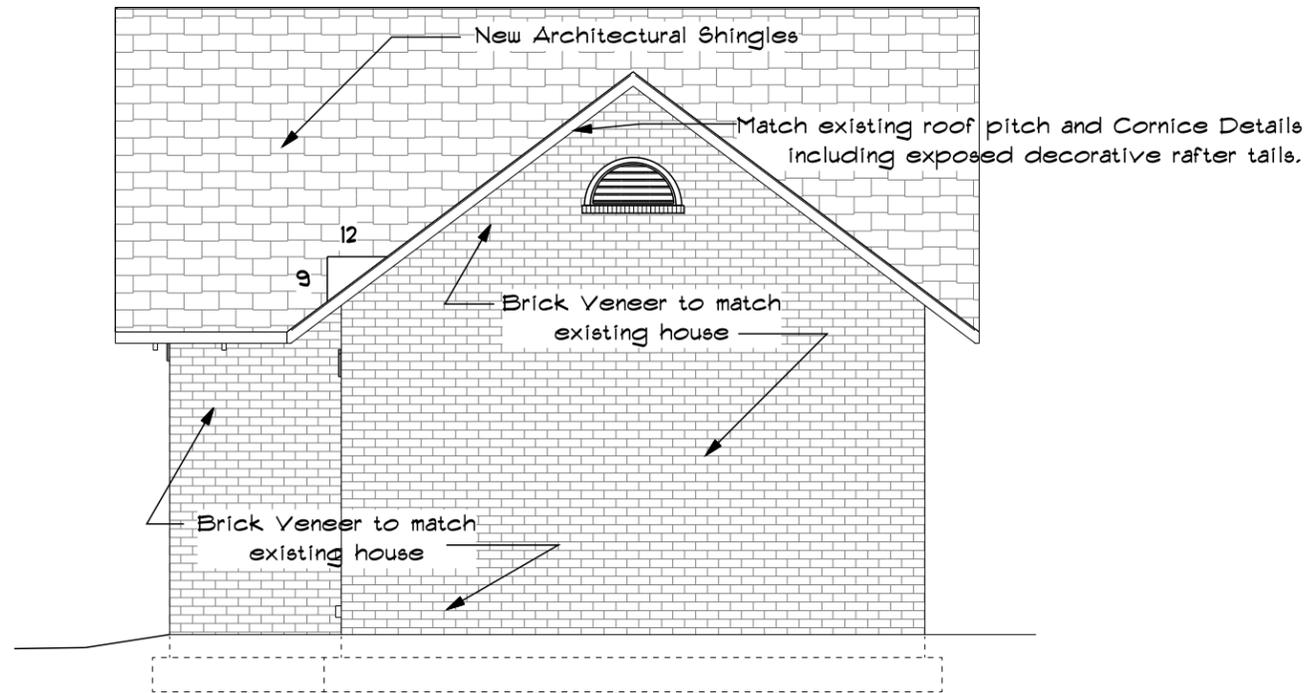
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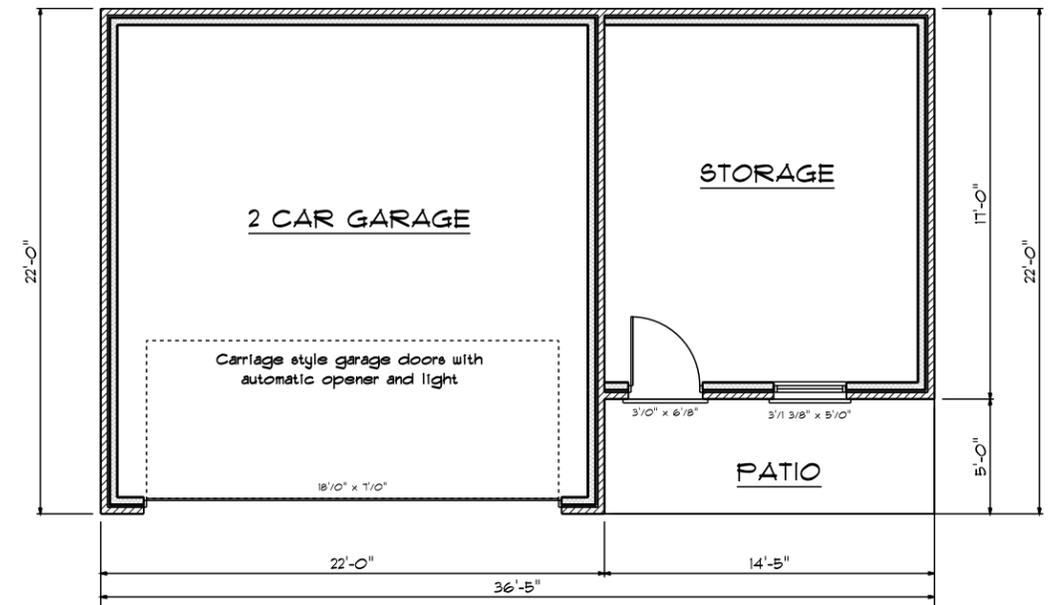
3

Rear Elev.



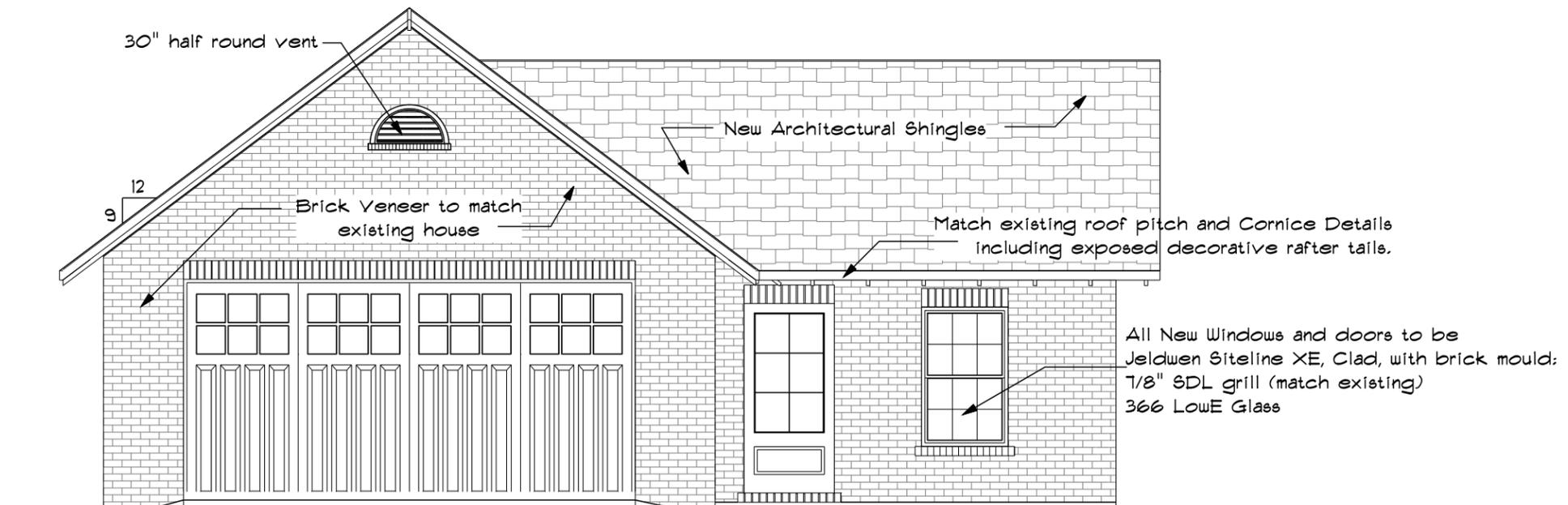
RIGHT SIDE GARAGE ELEVATION

SCALE 1/8" = 1'-0"



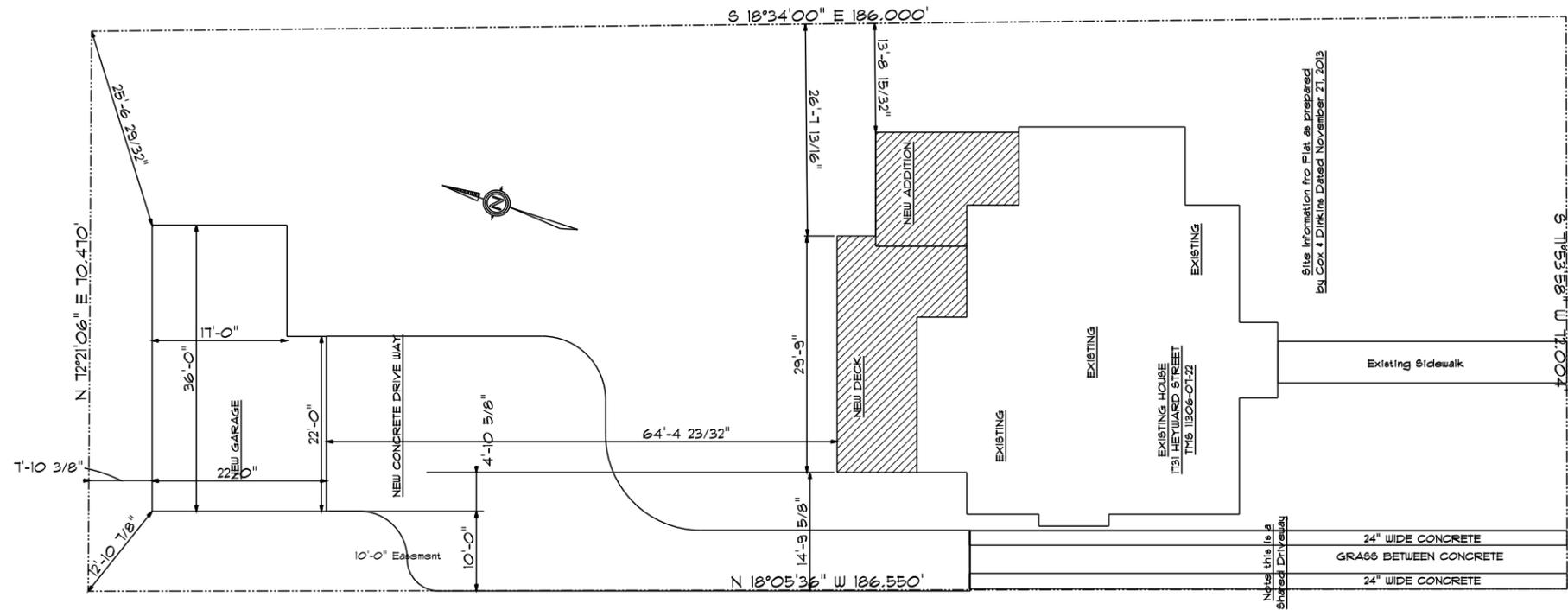
GARAGE FLOOR PLAN

SCALE 1/8" = 1'-0"



GARAGE FRONT ELEVATION

SCALE 1/8" = 1'-0"



SITE PLAN: Scale 1" = 20'-0"



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SCALE: 1" = 20'-0"

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SITE PLAN



REAR RENDERING



FRONT RENDERING



RIGHT SIDE RENDERING



RIGHT SIDE RENDERING FROM STREET



remove existing carport



New cornice
to match existing



location of addition
back right corner

