

D/DRC Case

3127 Keenan Drive

Earlewood Protection Area B

TMS: 09111-12-14

DESIGN/DEVELOPMENT REVIEW COMMISSION
DESIGN REVIEW DISTRICT
HISTORIC AGENDA
EVALUATION SHEET
Case # 4

ADDRESS: 3127 Keenan Drive

APPLICANT: Bethany Way, agent

TAX MAP REFERENCE: TMS#09111-12-14

USE OF PROPERTY: Residential

REVIEW DISTRICT: Earlewood Protection Area B

NATURE OF REQUEST: Request Certificate of Design Approval for new construction of a single-family residence

FINDINGS/COMMENTS:

This is a proposed new single-family home in the buffer area of the Earlewood Protection Area, which is designated as Area B. This portion was the last of the Earlewood area developments to be laid out in lots, and the first portion of this development appears to have been in 1947 as part of “Earlewood Gardens,” which encompassed a few looping streets in the north part of the neighborhood, along Sunset Avenue. The topography of this location is unlike most of the Earlewood district; this area has steeply sloped, wooded lots and curving streets. Much of the Earlewood district is laid out in a regular grid pattern with straight roads and gentler slopes to the topography. Due to this location’s physical characteristics, the historic buildings nearby do not offer a strong visual context at first glance, instead several of the houses feel somewhat secluded from view, due to their perch atop a slight hill or their sunken locations in small “valleys.”

There are about a half dozen historic buildings in the immediate vicinity, all apparently date from 1950 to 1955, and there are a number of undeveloped lots. Recent new construction on this same road was approved by D/DRC and included two very different styles of residential buildings, their images are shown at the end of the evaluation.

The proposed project is for a two-story building with a one-story wing, inspired by the Prairie style of architecture. Staff worked with the applicant on a number of details to help the building achieve a more consistent rendering of the Prairie style, and the applicant made a number of changes to comply with those recommendations, including turning the side wing 90 degrees to make the wing façade narrower, installing more windows along the side elevations, adding trim around the windows and doors, simplifying the porch column, and adding windows to the façade to create bands of windows on the first floor.

PERTINENT SECTIONS FROM GUIDELINES

Section 6: Site and Setting

B. Building Location

The correct placement of a house on a lot is important to maintaining the rhythm and overall character of the neighborhood. In Earlewood, most of the streets have consistent setbacks where the houses generally line up with one another. This relationship of the bulk of the house to the street must be maintained when considering the construction of a new house or an addition to an existing house.

1. *Locate a new primary building or addition so that the distance of the structure from the right-of-way is similar to other structures on the block.*

The proposed setback for this building varies as it is set at an angle to the street, which is curving along the front of the lot. Several other historic buildings on the street also sit at an angle so this is not an unusual placement. The historic buildings typically have setbacks of 30' to 35' so the 25' setback proposed at the closest point is slightly shallower than what is typical, but not significantly different, and the angle of the building will make most of its façade fall well into the typical range. The setback is also partially being determined by the owner's concerns with the steep slope of the lot.

2. *Retain the existing setback pattern by placing buildings in front of or behind existing façade lines.*

The existing setback pattern will generally be retained due to the building's proximity to existing façade lines on this street.

D. Driveways and Parking

A fact of modern life is that most households have at least one vehicle and oftentimes more. However, how vehicles are accommodated can greatly influence the aesthetic appeal of a neighborhood. Earlewood was developed during the advent of the automobile as a more accessible form of transportation, however, parking was most often accommodated on the street. Traditionally only one vehicle would have been accommodated in a parking space on the lot.

1. *New driveways or parking areas located in the front or secondary front yard setback are to be no wider than 10' as measured with a straight line running parallel to the street from which access is gained.*

Since these guidelines were adopted, the City Ordinance has been amended to allow 12' wide driveways, which is what is currently proposed. The straight driveway design is also appropriate. Typically driveways in this area were located along the side of the house instead of the front, but there is an example of a front driveway in a nearby historic house. The applicant will have to comply with Zoning regulations to provide enough space for two off-street parking spaces, which will result in a minimum length of 32 feet for the driveway. The current site plan is not specific enough on this detail but it generally appears to be close to that length, if not, this detail can be worked out with staff and the Zoning department.

2. *Permitted materials include: concrete, asphalt, and brick or concrete pavers.*

The driveway will be one of the approved materials and can be worked out with Staff.

Section 7: New Construction

Within Earlewood, there are 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.

In addition to opportunities for residential infill construction, the Earlewood neighborhood has several commercial and institutional uses at its core and on the periphery. New construction on these parcels should be reviewed to ensure good design and compatibility with other adjacent institutional or commercial buildings on the lot, but more importantly, to ensure that the essential residential character of the surrounding area is maintained and respected.

A. Height

1. The height of buildings in Earlewood area is 1 to 2 stories. Construct new residential buildings to a height that is compatible with the height of surrounding residential historic structures.

The height of surrounding buildings is generally one-story or one and a half stories, with two examples having a two-story section due to the slope of the lot. The heights vary due to the hilly topography and foundation heights accommodating the terrain so it is difficult to determine the exact heights of nearby buildings, but it appears that the low-pitched roof and 24 foot total height of the proposed two-story building is generally compatible with heights of nearby buildings, especially considering this building will not be on a hilltop but rather on a lot that slopes downward from the street. The new building at 3301 Keenan Drive was approved by the D/DRC with a 24 foot height.

2. Design new institutional or commercial structures, where permitted, so that their height does not overwhelm adjacent residential historic structures.

Not applicable.

B. Mass and Scale

1. Design the building so that the width of the main façade is similar to historic houses in similar contexts in the district.

The massing of this building is different than the surrounding historic houses, the width of the main portion is only about 26 feet, with an almost 20' wide wing, set back from the facade, while nearby historic houses range from 40 feet to 65 feet or more across a single plane. However, this lot is somewhat narrower than others nearby.

Staff encouraged a narrower footprint for the side wing due to its wide width, which the applicant has since adjusted, in order to give the greater massing to the main block of the house and be more consistent with a known c. 1919 Prairie style building in Columbia, at 1410 Shirley Street (pictured at the end of the evaluation).

The main façade also has some slightly unusual massing on the second floor, which is narrower than the first floor in the front. This is not a pattern found in nearby houses but is somewhat consistent with projecting, block-like bays found in the Prairie style. Several historic houses nearby do have a slightly projecting, gabled bays, but not in the same form as what is proposed.

2. Arrange and distribute 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.

The relationship of solid components to walls and open spaces is compatible with existing historic buildings due to the applicant's addition of windows per staff suggestions.

C. Sense of Entry

1. *Locate the main entrance so that it is compatible with surrounding structures. Utilize features such as porches or stoops that are found on historic structures in the area.*

The entry is located in a recessed porch on the façade. The use of a porch and a façade entry is consistent with historic structures in the area. There are a variety of porch columns on nearby historic buildings; a simple brick, square column is proposed for this project.

D. Openings

1. *Design the spacing, placement, scale, orientation, proportion, and size of window and door openings to be compatible with surrounding historic buildings.*

The spacing and placement of the windows and door appear compatible. The banks of windows on the first story façade mimic triple window and picture window motifs found on most of the nearby buildings. The sizes and proportions of windows and door are also compatible as there are a variety of window sizes found on surrounding historic buildings. While the two windows on the right side of the second story are smaller than typical for the building, they have a smaller wall plane to fill due to the interruption by the adjacent one-story roof.

2. *Select windows and doors that are compatible in materials, design, proportion, and detail with historic buildings in the area.*

The vinyl windows are compatible with what is allowed in this district, and the simple 1/1 design and typical proportions are compatible. There appear to be very few original windows in the nearby historic buildings from which to draw comparisons for detailing.

The front door will be an almost full-glass door with clear glass. The sidelights will complement this design with $\frac{3}{4}$ glass, clear, with no muntins or divisions. This is a simple design that is compatible with the area, as most nearby houses do not have highly visible doors and many of them feature a full-glass storm door or have non-original doors. The materials will be worked out with Staff. Sidelights are not common among other doors in the immediate area, but they do not detract from the historic buildings, and sidelights were previously approved by the D/DRC for the new house at 3301 Keenan Drive.

E. Building and Roof Forms

1. *Use roof shapes, pitches, and materials that are visually compatible with historic buildings in the area. The predominant roof form is the gable with a moderate pitch. Hip roofs are also common.*

The roof shape proposed is a hip roof. Predominately this area features side gable roofs due to the elongated facades, however hip roofs are not uncommon in the district, and the low pitch (4/12) is consistent with the low pitches found on historic buildings in the area. The two-foot, boxed eaves on this building are an important architectural feature and are consistent with a few of the nearby historic homes and with the Prairie style.

2. *Use building forms that are similar to those used traditionally. Simple rectangular forms are most common.*

The building is composed of two large rectangular and square sections, with the right side wing set back approximately 12 feet from the front porch column. Although the massing of the façade is more complex than nearby buildings, the overall form is simplistic and compatible with the traditional forms.

F. Materials

1. *Permitted building wall materials include wood, brick, and cement fiberboard.*

The walls will be a cement fiberboard material. Staff recommends the use of smooth material instead of textured to be more consistent with traditional wood siding, which would have been smooth when installed.

2. *Secondary building wall materials permitted include wood, brick, cement fiberboard and stucco.*

The foundation wall will be brick.

3. *Trim and detail materials permitted are wood, brick, cement fiberboard, fiberglass, stucco, and metal.*

Trim is proposed to be wood or cement fiberboard for the soffits, window and door trim and corner boards. There is a 4" trim width proposed for the windows and doors, which is appropriate for the area.

4. *Roofing materials permitted include asphalt shingle, standing seam with historic profile, and pressed metal shingle.*

Asphalt architectural shingles or flat 3-tab asphalt shingles will be used for the roof, which is a common material.

5. *Window and door permitted materials include wood, metal, fiberglass and vinyl.*

The window material will be vinyl and the door material will be one of the permitted materials, details can be worked out with staff.

6. *Use permitted materials in a manner that is visually compatible with historic buildings on the block or street in location, sizing and detailing.*

The materials appear to be sized and oriented in a manner that is visually compatible.

STAFF RECOMMENDATIONS:

Staff finds that the proposal meets Sections 6 and 7 of the guidelines for Earlewood Area B and recommends a Certificate of Design Approval with the following conditions:

1. That the cement-fiberboard be smooth and not textured
2. That the door materials will be worked out with staff
3. That the driveway materials and details will be worked out with staff
4. All other details deferred to staff



Above: Images of the lot for 3127 Keenan

Below: Two images of houses across the street

Above: Images of Keenan Street showing the curves and hills





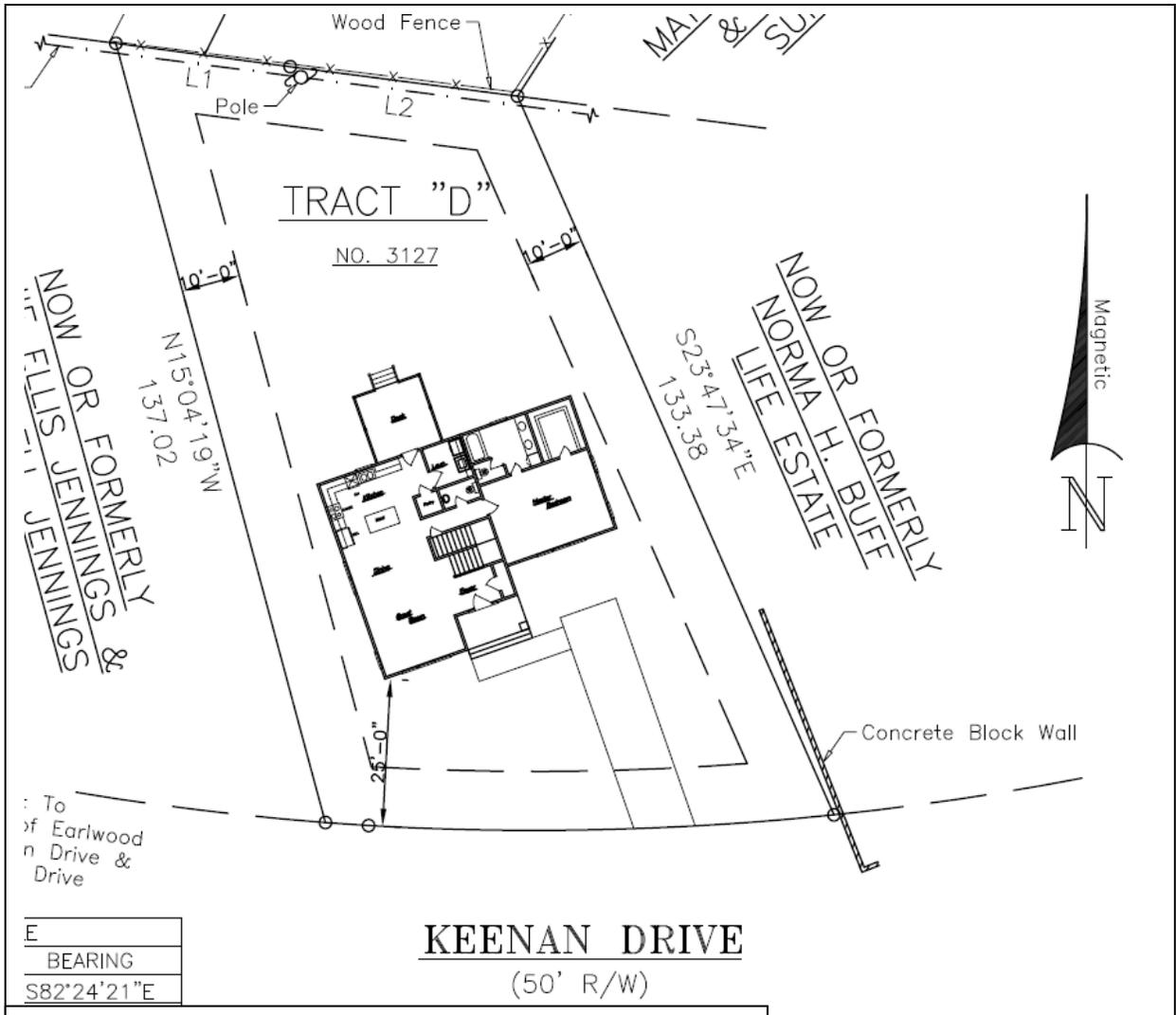
Above: House immediately to east of lot
Below: House around the corner with 2-story section



Above: House around the corner
Below: House immediately to west, hidden by trees and only visible from around the corner



Above: Two new houses recently approved by the D/DRC



Above: Site plan provided by applicant

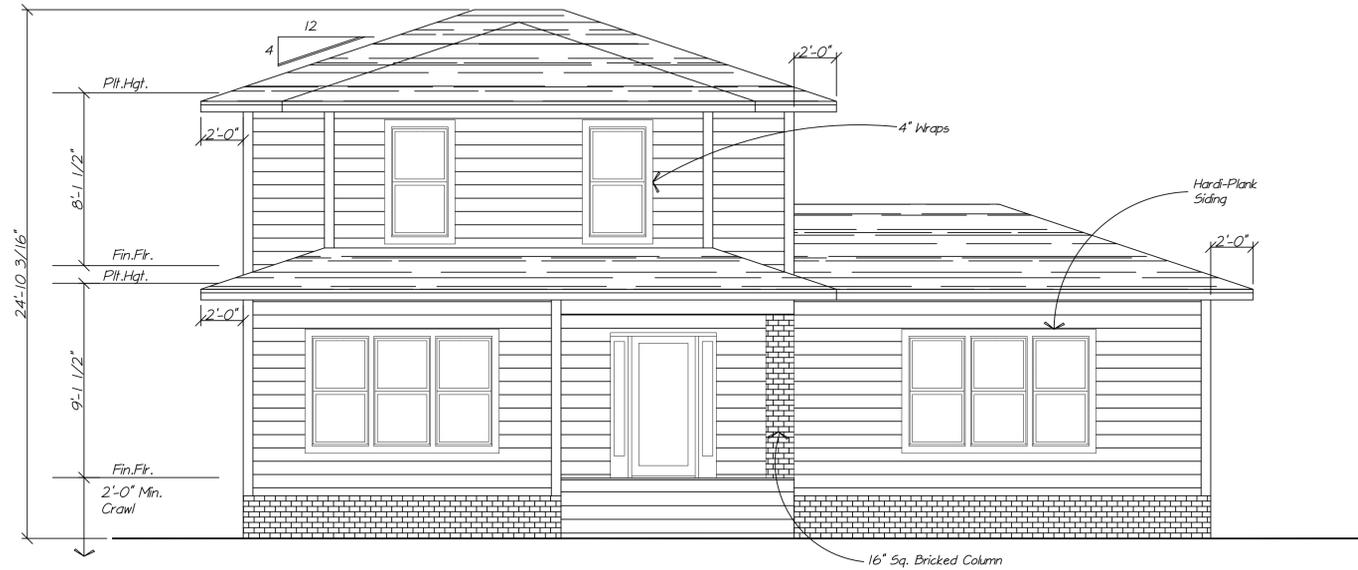
Left: Red dot indicates location of 3127 Keenan Dr. Blue dots indicate locations of recent new construction. (Provided by Staff)



Image provided by applicant as the inspiration house for the proposed project



Staff photo of Prairie Style building at 1410 Shirley Street, built in 1919, with later side additions



Front Elevation
9' Ceilings Thruout



Rt. Side Elevation



Lt. Side Elevation

Serial Number: _____

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1/4" = 1'-0"

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DESIGN NOTES

1. Floor: 40 lbs. Live load, 15 lbs. Dead load
2. Roof: 30 lbs. Live load, 20 lbs. Dead load
3. Soil bearing capacity: 2000 PSF
4. Live loads, dead loads, wind loads, snow load, lateral loads, seismic zoning and any specialty loading conditions will need to be confirmed before construction and adjustments to plans made accordingly. See your local building officials for verification of your specific load data, zoning restrictions and site conditions.

CONCRETE AND FOUNDATIONS

1. All slabs on grade shall be 4 inch 3000 PSI (28-day compressive strength concrete), unless noted otherwise.
2. All slabs on grade shall bear on four inch compacted granular fill with 6 by 6 10-10 welded wire mesh.
3. Interior slabs shall have 6 mil polyethylene vapor barrier underneath.
4. Provide proper expansion joints and control joints as per local requirements.
5. Provide additional bearing points as required by floor "I" joist manufacturer, and loading transfers.
6. Foundation details may vary with local codes and conditions, verify with contractor or engineer.
7. Provide foundation access and vents as required by local codes and conditions.
8. Foundation wall and footing sizes reinforcing must conform with your local building requirements.
9. Foundation walls are not to be backfilled until house is completely framed and roof is in place.
10. Verify depth of footings with your local codes.
11. Provide termite protection as required by HUD minimum property standards.

BASEMENT

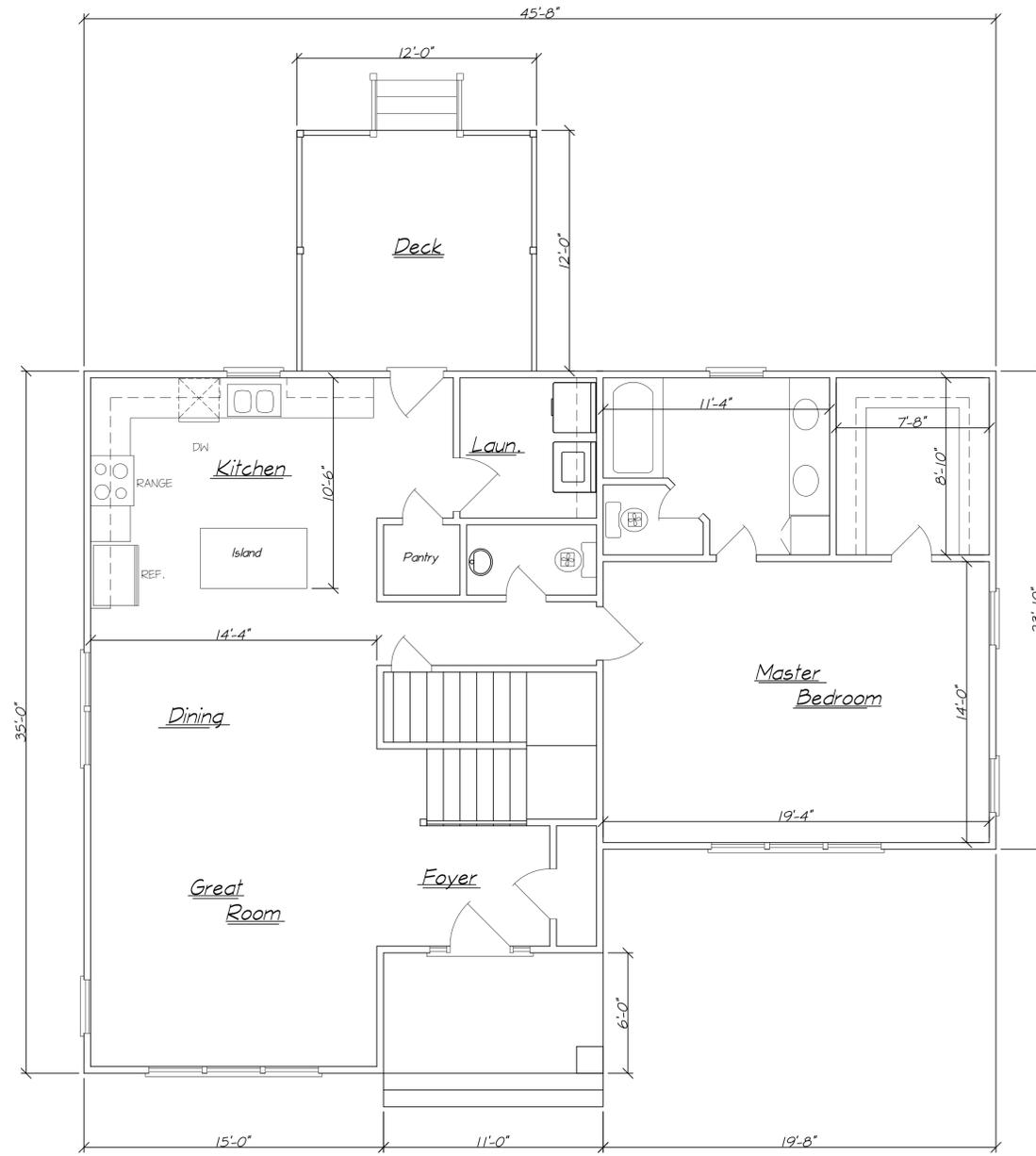
1. Basement stairs are calculated as 9 inch treads with 1 inch nosing (10 inch total) and 7.75 inch risers.
2. Water heater and air conditioner may be located in basement when using basement option.
3. Provide sump pumps as required.
4. Some soil conditions may require a 12 inch concrete retaining wall, verify with contractor or engineer.
5. Provide exterior windows and doors as grade allows.
6. Provide venting as local codes and conditions dictate.

FRAMING

1. Contractor to confirm the size, spacing and species of all framing and structural members to meet your local code requirements.
2. Any structural or framing members not indicated on the plan are to be sized by the contractor.
3. Double floor joists under all partition walls, unless otherwise noted.
4. All angled walls are 45 degree angles unless noted otherwise.
5. Provide collar ties, cross-bracing and bracing as required.
6. Provide additional bearing points as required by loading transfers.
7. Framing layout and size may vary with local codes and conditions.
8. Roof framing plan is for general layout only, do not use for rafter count.

MISC. NOTES

1. Prefabricated fireplaces and flues are to be U.L. approved and installed per manu. specifications.
2. All materials, supplies and equipment to be installed per manu. specifications and local codes.
3. Provide type "X" firecode sheetrock on garage walls and ceilings.
4. Confirm window openings for your local egress requirements and minimum light and venting.
5. The mechanical and electrical layouts are suggested only. Consult your mechanical and electrical contractors for exact specifications, locations and sizes.



First Floor Plan
9' Ceilings Thruout Unless Otherwise Noted

Square Footage	
First Floor	1312.72
Second Floor	608.42
Total Heated	1921.14
Front Porch	66.00
Decking	144.00

1/4" = 1'-0"

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