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

ADDRESS: S/S Longleaf Road, 3000 block

APPLICANT: Joe Hawk, agent

TAX MAP REFERENCE: 13902-08-13, east lot

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 one of two, new, adjacent single-family homes proposed by the applicant on the south side of Longleaf Drive. The district boundary stops at these lots and does not include the houses across the street or the houses to the east, which are all duplexes; it does include the vacant lot to the west, houses further west across Shirley Street, and the 1919 Prairie-style Powell House to the south. These lots were originally part of the Powell estate but were subdivided after the creation of the historic district. This subdivision created four vacant lots on the southeast corner of Shirley Street and Longleaf Drive, with two facing each street.

The applicant is part of New Start Homes, LLC, a company that focuses on new home communities located in Sumter, West Columbia and Chapin, according to their website. They have approximately a dozen floor plans that they offer in their new home communities and are presenting one of these plans for consideration today, called the "Mildred." They plan to flip the plan of the house they submitted, but did not provide accurate elevations reflecting their project, so staff has attempted to flip most of the submitted plans so that an accurate version is being evaluated. Please note that the provided floor plans are not accurate, and in fact appear to show two different versions of the building on the upper floor and the main floor plan. The plans submitted also do not reflect the correct foundation heights.

Staff spent time with the applicant going through each guideline for new construction in an attempt to bring the building closer in line with the requirements set forth, and recommended a number of changes. The client made a few changes to the plans, including moving the front garage doors to the side elevations, removing a large fanlight above the second-floor windows, and flipping the floor plan so that the garages of the two new homes would face inward toward each other instead of out to the street.

This area of the district has a few challenges. There is very little historic context in the immediate vicinity; there is none on this particular block. Staff looked at the closest historic two-story

buildings around the corner in the 1400 block of Shirley Street for immediate context, and other more typical two-story American Four Square homes that are common in the district. These project lots slope from south to north, or down towards the street, and west to east, creating some challenging terrain. In fact from the highest point (southwest corner) to the northeast corner, the lowest point along the street, there is approximately an 18-foot drop. The applicant plans to grade the lot to achieve as flat an area as possible for the house, but has not provided a grading plan to show how this will be accomplished. The lot is approximately 63-feet wide and 105 feet deep.

Staff initially made recommendations throughout this evaluation to attempt to bring the project closer in line with the guidelines, but the volume of recommendations lent itself to almost re-designing the building, which is not within staff's purview. Therefore the project is evaluated on the information presented.

PERTINENT SECTIONS FROM GUIDELINES

Section 5: New Construction

PRINCIPLES

Within the Melrose Heights/Oak Lawn district, there are numerous vacant lots and noncontributing 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.

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 of the building is two stories, which is found in the district, however staff has not been provided measurements on the total height of the building. The site plan provided by the applicant does not indicate where the grading will occur and how it will affect the perceived height of the house, whether it will diminish or enhance it, so it is somewhat difficult to discern the actual height. The plans do not give an indication of the building's height to the roof peak; there are some exterior measurements suggesting each floor has an 8' height, but there is no measurement provided that includes the area between the floors, the foundation height, or the roof height.

Foundation Height: The elevations provided show a very short, brick foundation wall, which is not what is being proposed in terms of height. The applicant has indicated that they plan to do grading at the site but has not specified exactly how that will affect the proposed house. Due to the slope of the lot the proposed foundation height along the façade will be about 4'-8" at the left corner to about 3'-8" at the right corner; the left side will be about 4'-8" at front to ~3'-8" at rear; and the right side foundation will be about 3'-8" at front to ~1'-8" at rear. These measurements are approximate.

Foundation heights in the district appear to be around two to three feet on average. The tall foundation heights presented here for the facades are taller than what is typical for the area. The increased height requires a longer and therefore more prominent front set of

front steps, rather than the typical shorter set of steps found in much of the district. Part of this increase is due to the slope of the lot, but the result is a foundation and stair height that is not compatible with those of historic buildings. In the past, some projects that were approved on sloping lots were actually constructed with much taller foundations and front steps than what was represented in the elevations, proving that topography can dramatically impact the façade of a house.

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 of the building is determined in part by the height, which has not been indicated, although two-story buildings are present in the district. The width of the house is 40 feet and the depth is 36 feet. This is a typical façade width for some two-story historic buildings around the corner, within the district.

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.

Two-story, historic, single-family buildings in the district typically have very simple massing. They generally have flat or simple walls with porches or one-story side wings as the only major projections from the main mass of the building. The Powell house that is nearby is the only one of its kind in the area, and its massing is somewhat more complex with a two-story block and a one-story block.

The massing of the proposed building is not compatible with historic two-story buildings in the district. It appears to be divided into two vertical halves that have little relationship to each other, as their massing is each different from the other. This disunity in the façade is unlike historic single-family homes in the district. There are other massing features that are not compatible with historic buildings. The first story projects out several feet beyond the second story along the right half of the building. The left half introduces a series of massing changes, with a slightly projecting second-story bay above a recessed porch. The enclosed portion on the porch projects from the façade and introduces a component not typically found on historic porches. These massing issues create a façade that is inconsistent with historic patterns.

Another component of the massing is the relationship of solid components like walls to open spaces such as windows and doors. On the façade, there are two, single upper story windows that are too small to replicate historic patterns. Just below these two windows are more typical-sized windows that do appear to match historic patterns. On the right elevation the first floor has a large, double-car garage door. This oversized opening is not found on historic buildings. Although the applicant moved the garage door from the façade to a side elevation, the side elevations of historic buildings in the district still do not feature such oversized openings. The garage door opening is also inconsistent with the massing of openings due to its requirement to disrupt the foundation wall. Openings in historic buildings are located within the wall plane, not the foundation wall. Due to the slope of the lots, the garage door will interrupt a somewhat tall foundation wall, and the top of the garage opening will be lower than typical window heights along the side elevation. This will

disrupt the massing of the two stories on this elevation that should appear somewhat consistent in height in order to be visually compatible with historic buildings.

The large amount of solid space on the right elevation is also not typical of the area. Only two windows on this side are shown, one of them appears to be a ribbon window. These small horizontal windows are not generally found on a vast majority of historic buildings.

The left elevation has a massing that is more consistent with historic patterns, and features four full-sized windows that better fulfill the solid to void ratio that is typical of historic massing patterns in the district, however, a majority of the exterior has massing features that do not meet the guideline.

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 historic buildings on Shirley Street have various setbacks, from around 30 feet to as deep as about 60 feet. As there are no adjacent structures to create an existing façade line, the proposed setback of about 28 feet appears appropriate.

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 house has a somewhat strong sense of entry due to the door's location and the surrounding porch, though the recess of the porch diminishes its strength slightly.

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.

The rhythm of openings on the façade is somewhat consistent with rhythm of openings found on historic buildings, with at least one opening in each of the defined bays. The left elevation also has a somewhat typical rhythm of openings, although there is a large span (approximately 12 feet) between the windows on the first floor that is wider than patterns typically found in the district. The right elevation does not have a rhythm of openings consistent with typical patterns; the two windows are centrally located in the upper floor, leaving large blank walls, and the first floor wall is blank for the entire half of the wall. The large double-car garage door opening is unlike any feature found in the rhythm of openings in historic buildings in the district. Openings that large disrupt the established patterns found in the area; therefore the rhythm of openings does not meet the 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 main roof is a hip roof with an 8/12 pitch. The proposed pitch and shape of the roof is found in the district.

The porch roof appears to introduce some unusual complexity and creates junctures between the various roof shapes that are not found in the area, for instance the hip roof of the porch is off-center in the projecting bay above it.

The shed or pent roof that stretches across the left half of the house above the first story is not found in the district. The proposed roof shapes and locations do not meet the guideline.

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.

Shingles: Typical asphalt or architectural shingles are proposed and are appropriate.

Eaves: Boxed eaves with shingle mold are proposed and are visually compatible.

Siding: Cement fiberboard “clapboard” style siding with an approximately 6 ¼” reveal is proposed for most of the exterior and is a material that is visually compatible with the historic buildings in the district. The cement fiberboard “shingles” proposed for the right, projecting bay is not visually compatible. There is limited use of wood shingles in the district; it may be found in gables and covers one house completely on Hagood Avenue, but it is not used in this configuration on historic buildings. This use does not meet the guidelines.

Porch: The porch has an overly complex roof form, which was discussed above. The form is due to the unusual layout of the porch, which is recessed, but has portions extending past the façade and then a small enclosure projecting even further. The front gable projection on the porch is very shallow, leaving perhaps a foot between the right column and the wall of the enclosure, which is not a typical porch depth. This layout is not visually compatible with porches found on historic buildings in this district.

Columns: The porch columns would be wood posts on brick pedestals, which is a feature found in the district.

Railings: The railings will be dimensional 2”x2” vertical wood pickets with wood top rails and bottom rails.

Floor: The porch floor will be concrete. While wood-sided houses, which the cement-fiberboard will replicate, typically have wood floors, the brick foundation wall will disguise the porch flooring from view.

Steps: The steps will be brick.

Windows: The windows will be aluminum-clad wood.

Shutters: The shutters proposed appear somewhat proportional to the window openings. The material has not been defined, staff proposes wood or cement fiberboard (if making batten-style shutters).

Trim: The trim will be cement fiberboard. Only the small window on the porch is shown with trim surrounding the window. Trim is an important component of wood-sided buildings in the historic district, and to be visually compatible with historic buildings, trim board would be placed along the sides and tops of the windows on all three visible elevations of the building. A skirtboard separating the siding from the foundation would be a trim feature that replicates historic patterns in the district. The vertical corner boards already proposed are in keeping with the district, but the lack of trim around windows does not meet the guideline.

Door: The proposed door is fiberglass with an oval glass with etching. This type of door is not typical for the historic district. While the material will be indistinct once painted, the shape and character of the glass is not found on historic buildings nearby; therefore the proposed door does not meet the guideline.

Garage Door: The double-wide, metal garage door that is proposed will have glass in the top row of panels, which would offer some slight massing relief from the solid block of the paneled door. A particular design for the door has not been provided beyond what is shown in the proposed plans, which is a simple multi-panel design. It appears that none of the historic homes in this neighborhood originally had integrated garages such as the one proposed. The detached garages that are present were typically single-car, though there are some later two-car versions. The doors proposed are not visually compatible with historic garage doors in the area and therefore they do not meet the guideline.

STAFF RECOMMENDATIONS:

Staff finds that the proposed project does not meet Section 5 of the guidelines, namely the portions on massing, roof shape, rhythm of openings and detailing, and that there is insufficient information to review other detailing such as height, and recommends that the request for a Certificate of Design Approval be denied.



Above and Right: Images of the project location



Above: Duplex across the street that is outside of the district

Right: Image of Longleaf Drive





Above: Powell House, Prairie style, to the rear of the project area



Above: Contributing house on Shirley Street



Below: Contributing house at 1401 Shirley Street, Google image



Above and Right: Two-story examples in the district



Non-contributing buildings in the district, nearby on Shirley Street



Façade submitted by applicant
(flipped by staff)

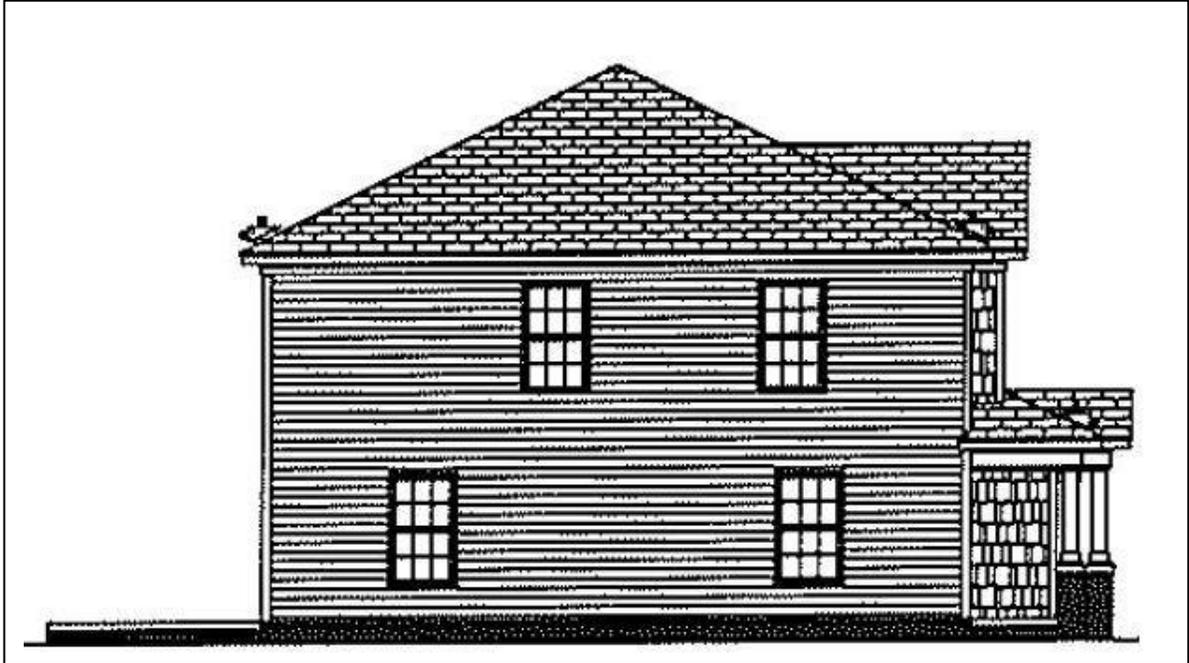


Online image found by staff of the
same plan, with minor differences
www.hiltonandcompany.com

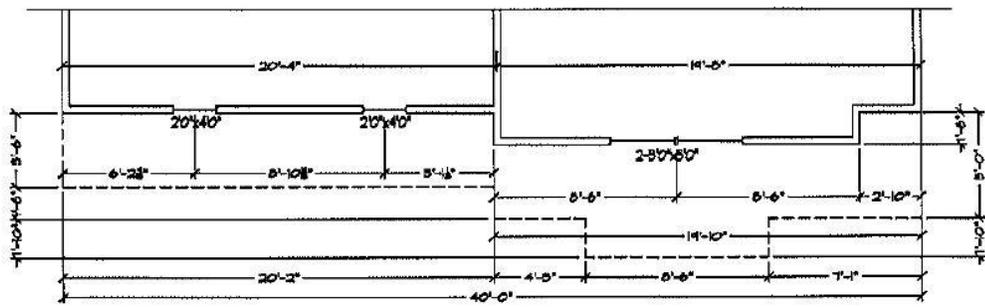




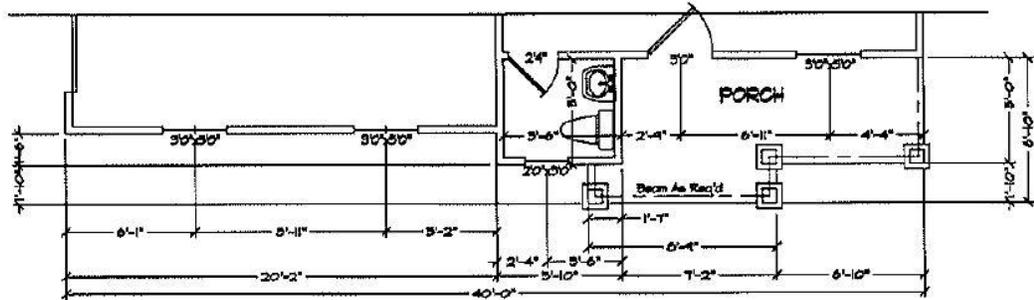
Right elevation, provided by applicant, flipped by staff



Left elevation, provided by applicant, flipped by staff



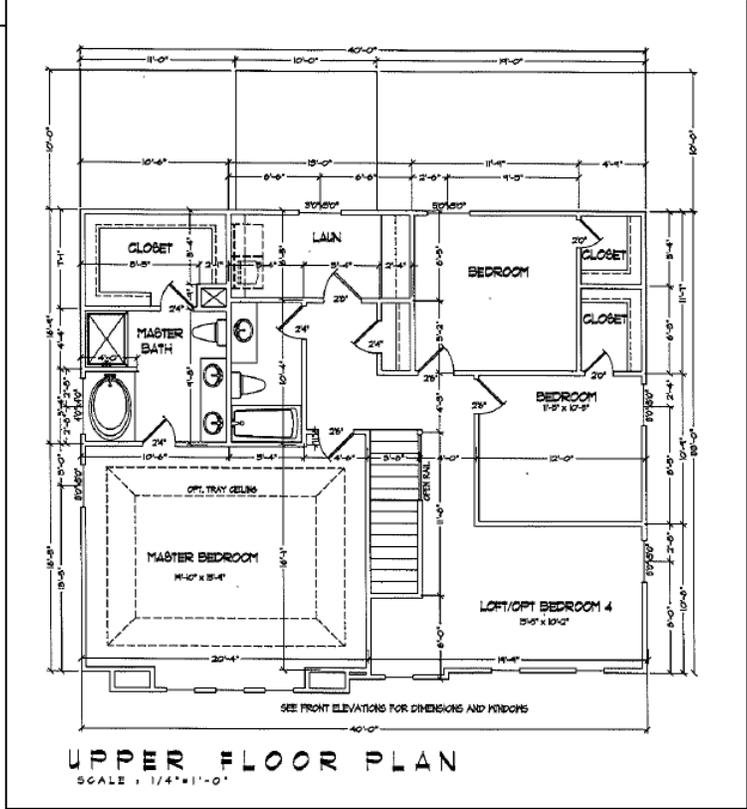
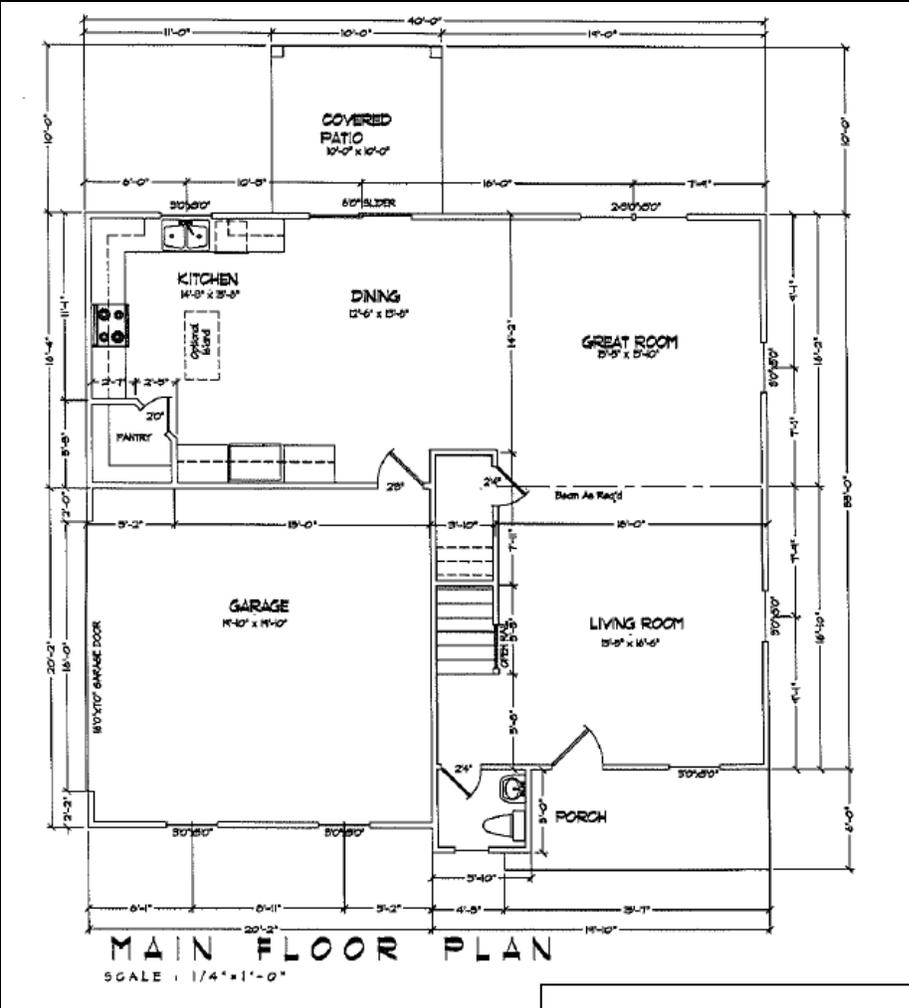
UPPER FLOOR ELEVATION "D"
 SCALE : 1/4" = 1'-0"

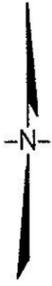


MAIN FLOOR ELEVATION "D"
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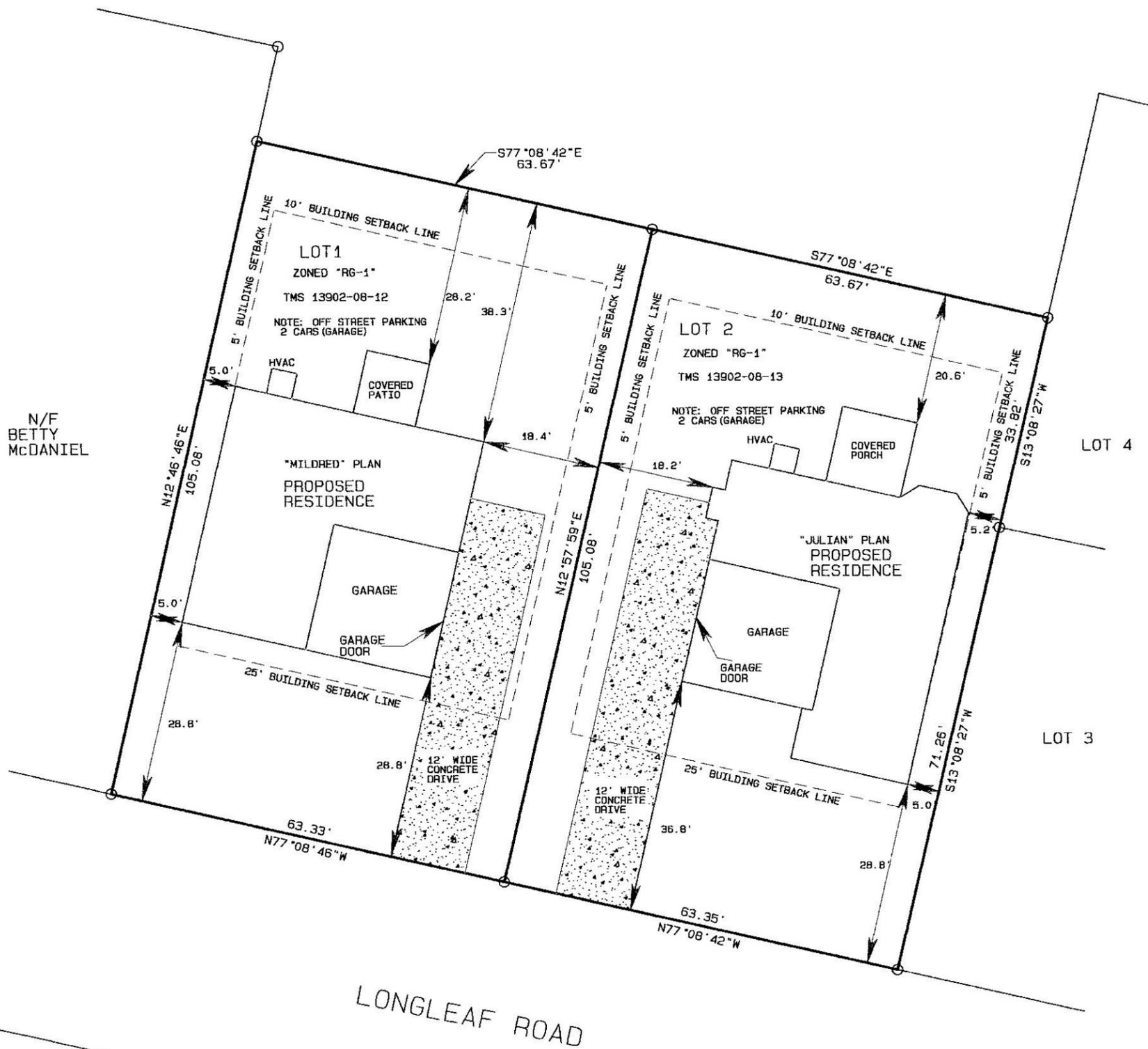
Elevation details provided by
 applicant, needs to be flipped to
 represent current proposal

Floor plan submitted by applicant. This has not been flipped.





N/F
BETTY
McDANIEL

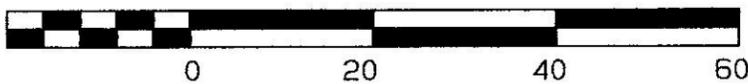


LONGLEAF ROAD

LEGEND:

NOTES:

GRAPHIC SCALE 1"=20'



PROPOSED NEW RESIDENCE SITE PLAN FOR

NEW START HOMES, LLC

CITY OF COLUMBIA RICHLAND COUNTY

STATE OF SOUTH CAROLINA

TAX MAP #: SEE ABOVE DFT: 111

REFERENCES: RECORD BOOK 1347 Pg. 2271

SCALE: 1"=20' DATE: 05/06/2014 JOB # LONGLEAF

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