

D/DRC Case

NX940 Confederate Avenue

Elmwood Park Architectural Conservation District

TMS: 09109-15-02

**DESIGN/DEVELOPMENT REVIEW COMMISSION
DESIGN REVIEW DISTRICT
HISTORIC AGENDA
EVALUATION SHEET
Case #10**

ADDRESS: NX940 Confederate Avenue

APPLICANTS: Jonathan Ghant, Carolina Design Builders

TAX MAP REFERENCE: TMS#09109-15-02

USE OF PROPERTY: Residential

REVIEW DISTRICT: Elmwood Park Architectural Conservation District

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

FINDINGS/COMMENTS:

This proposal is for the construction of a new two-story single family residence on a vacant parcel next to 940 Confederate Avenue. The proposed design is based on an architectural form that can be found throughout the Elmwood Park Architectural Conservation District. It features a hipped main roof, a projecting bay on the left side with a front facing gable, and a one-story front porch with a half-hipped roof supported by square post-on-pier columns. The proposed house is just over 2,400 square feet. Staff has been working with the applicant to bring the design more into compliance with the guidelines, and the elevations included with this evaluation have been revised based on some of staff's initial comments regarding the overall architectural form, rooflines and fenestration. While the current design is more in keeping with the guidelines than the applicant's initial submission, there are still a few areas that will need to be addressed. These recommendations deal primarily with architectural details on the façade and the fenestration pattern on the left and right sides.

PERTINENT SECTIONS FROM THE CITY ORDINANCE

Section 17-674(d) Criteria for review of design of structures and sites.

- (1) *Height: Construct new buildings to a height that is compatible with the height of surrounding historic buildings.*

The proposed house will be constructed on a vacant lot on Confederate Avenue between Park and Clark Streets. There is a one-story side gabled house on the left side of the parcel that faces Confederate Avenue and a 1-story bungalow on the right side of the parcel that faces Park Street. It is not uncommon to see 1-story and 2-story houses on adjacent parcels in Elmwood Park, so the 2-story height of the proposed house is compatible with the height of surrounding historic buildings.

- (2) *Size and scale: The size and scale of a new building shall be visually compatible with surrounding buildings.*

The size and scale of the proposed house is visually compatible with surrounding buildings.

- (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.*

The massing of the proposed house is generally compatible with existing historic buildings on the block or street. The fenestration pattern on the front is balanced; however, the window placement on both sides needs to be revised in order to be consistent with other configurations found within the district. Staff recommends moving the first and second story windows on the right side closer to the rear of the building and adding an accent window in the blank wall space that will be created by doing this. As an alternative option, staff recommends adding two additional windows (first and second floor) near the rear of the house on the right side. This could be a detail deferred to staff. For the left side, staff recommends removing the single entry door and revising the window configuration to be more consistent with recommendations for the right side. Staff recommends vertically aligning (stacking) the windows on the first and second floors of both sides.

- (4) *Directional expression: Site the entrance of the building so that it is compatible with surrounding buildings.*

The proposed house has a similar orientation to other houses on the street and the main entrance is compatible with surrounding buildings.

- (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.*

The applicant did not submit a site plan indicating the proposed setback, but staff recommends making the new house flush with the existing house at 940 Confederate Avenue for consistency.

- (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.*

The proposed house features a 1-story full-façade, half-hip porch. The porch is supported by square posts resting on stone piers. Staff recommends replacing the stone piers with brick to be more consistent with the historic post-on-pier configurations found within the district. Staff recommends simple porch rails and square pickets to match the square porch supports.

- (7) *Rhythm of openings: Construct new buildings so that the relationship of width to height of windows and doors, and the rhythm of solids to voids 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 rhythm of openings for the proposed house is visually compatible with other historic buildings found in the district. The relationship of width to height of windows and doors, and the rhythm of solids to voids are visually compatible with historic buildings nearby. Staff recommends making the changes discussed previously in item #3 Massing.

- (8) *Roof shape:* Use roof shapes, pitches, and materials that are visually compatible with those of surrounding buildings.

The front elevation shows an 8/12 pitch for the primary hip roof and the front facing gable, and a 2/12 pitch for the front porch roof. Staff recommends adding cornice returns or a pedimented gable in the projecting bay to be more consistent with similarly styled houses in the district. Shingles in the gable should be staggered or patterned. Staff recommends increasing the porch roof pitch to between 3/12 and 4/12 to be more visually compatible with other historic porch roof pitches found within the district. All roofing surfaces will feature 30-year architectural shingles.

- (9) *Materials, textures, details:* Use materials, textures, and architectural features that are visually compatible with those of historic buildings on the block or street.

Entire house: Plastic, vinyl or PVC products are not permitted for any architectural feature.

Windows: The applicant is proposing 2/2 wood windows with exterior muntins. Alternatively, aluminum-clad wood windows with exterior muntins can be used as they are permitted for new construction in Elmwood Park. All windows will be trimmed out with headers and surrounds to be visually compatible with similarly styled historic buildings in the district. Materials used for trim will be wood or smooth cement fiberboard products to comply with the guidelines.

Walls: The elevations submitted to staff show smooth horizontal cement fiberboard siding with fascia, cornice, and corner boards constructed of wood or cement fiberboard products. The applicant did not specify the reveal of the siding, but staff would recommend a 7.25" reveal, which is consistent with other new construction projects in the district.

Shutters: The applicant is proposing wood shutters for the windows on the primary façade. Staff recommends using louvered, flat-panel, or raised-panel shutters with hardware (hinges, shutter dogs, etc.) that makes them functional or appear to be functional. Shutters should be sized appropriately to fit the windows and be mounted in the correct locations.

Door: The proposed front door design features three vertical panes of glass over two vertical raised panels. Staff recommends using a half- to three-quarter glass door design to be more compatible with the style of the house and more consistent with historic houses in the district. The door will be constructed of wood or insulated fiberglass. Frosted, leaded or stained glass is not consistent with the character of the neighborhood; therefore, the glass in the upper insert and inserts will be clear.

Porch columns: The proposed columns feature square porch supports with stone pier bases. The square supports will be constructed of wood and may be wrapped with smooth cement fiberboard. Staff recommends changing the stone piers to brick with concrete or brick caps. This will be more consistent with historic buildings in the district will match the brick veneer used for the foundation. The front porch steps will be constructed of wood and the porch floor will feature tongue and groove wood boards.

Foundation: Although not shown on the applicant's elevations, the entire house will rest on a brick pier and curtain wall foundation.

Fencing: Staff will work out any fence and gate details with the applicant if required as fences and walls can be reviewed by staff.

Driveway: No plans for a driveway have been submitted; however, staff recommends a concrete driveway or concrete runners to be placed on one side of the house. The maximum total width of the driveway is 12 feet per City ordinance.

STAFF RECOMMENDATIONS:

*Staff finds that the proposed new construction generally complies with Section 17-674(d) Criteria for review of design of structures and sites in the City's Code of Ordinances. Staff **recommends granting a Certificate of Design Approval** for the construction of a new two-story single-family residence on NX940 Confederate Avenue with the following conditions:*

- The projecting bay on the left side shall feature cornice returns or a pedimented gable with staggered wood or cement fiberboard shingles.
- The front porch roof pitch shall be increased to between 3/12 and 4/12
- The porch shall be supported by square wood posts resting on brick piers
- A wood or insulated fiberglass door with a half- to three-quarter optically clear glass design shall be installed.
- The first and second story windows on the right elevation shall be moved closer to the rear of the building and an accent window shall be added in the stairwell. The windows on the left side elevation shall be generally consistent with the right side elevation. All windows shall be vertically aligned.
- The single entry door shown on the right side elevation shall be removed
- Windows shall be wood or aluminum-clad with exterior muntins
- Louvered, flat-panel, or raised-panel wood shutters with hardware shall be installed with hardware (hinges, shutter dogs, etc.) that makes them functional or appear to be functional. Shutters should be sized appropriately to fit the windows and be mounted in the correct locations.
- Setback of the house shall be flush with 940 Confederate Avenue
- All details deferred to staff.



NX940 Confederate Avenue – Proposed lot for new construction



940 Confederate Avenue (above) – Located on the left side of the proposed building site.



06/04/14

3027-C Cherry Rd. P.O. Box 3546
Rock Hill, SC 29732
cdbuilders@comporium.net

Commercial General Contractor License No. 117987

To whom it may concern:

Below is a list of materials to be used on the exterior of the home at 940 W Confederate St
Columbia, SC 29201.

- **Brick Foundation (pier and curtain wall foundation)**
- **Hardi plank siding on exterior**
- **Wood windows and shutters**
- **30 year warranty architectural shingles**
- **Hardi boxing**

Sincerely,

Jonathan Ghant

Cell 803-493-0013

Office 803-329-3044

Fax 803-329-3048



2259
sq.ft.

DESCRIPTION

2 STORY PLAN

Note: All dimensions
are approximate and
subject to change
without notice.

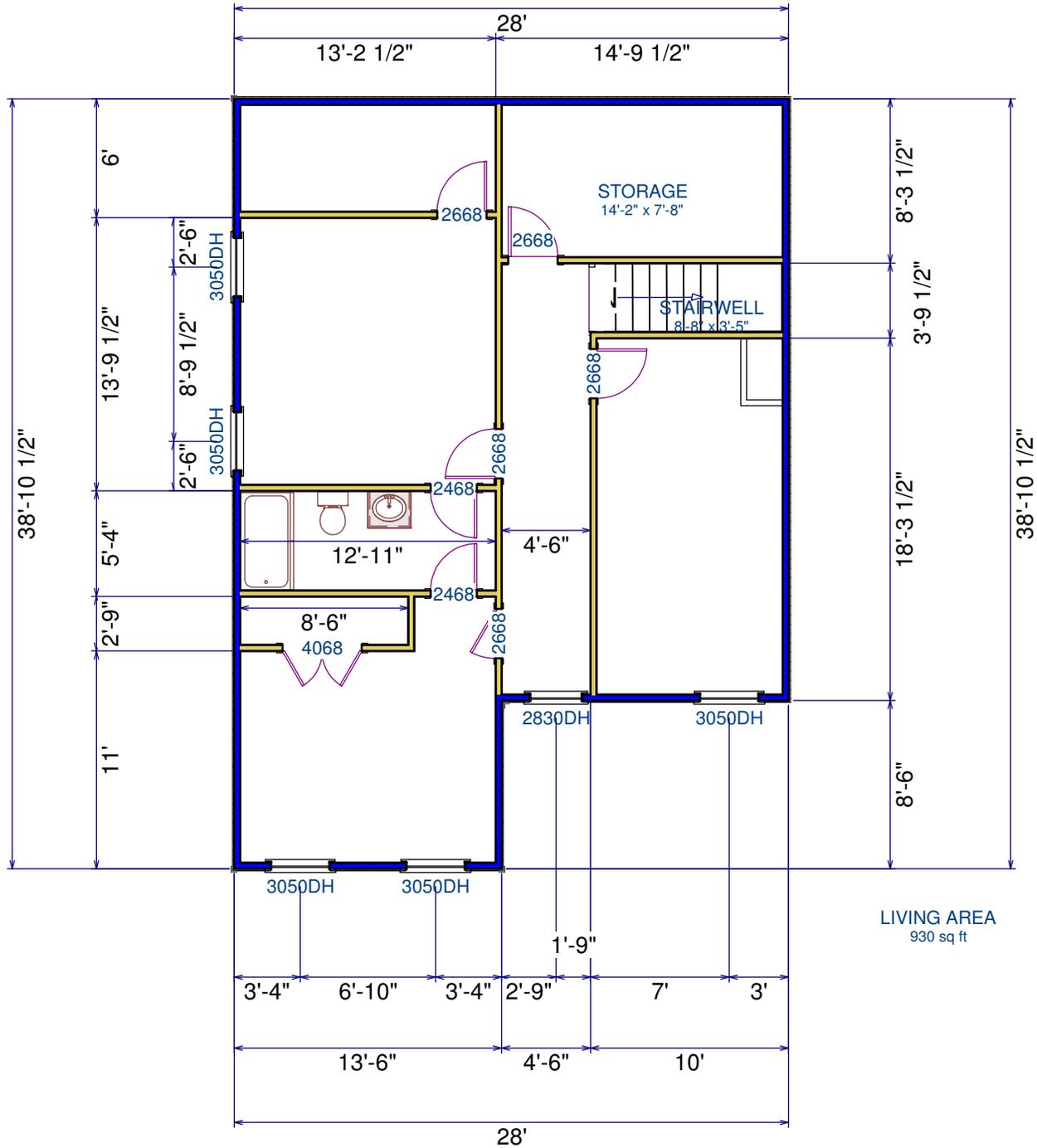
DATE:

6/17/2014

SCALE:

SHEET:

A-1



930
sq. ft.

DESCRIPTION

SECOND FLOOR

2 STORY
PLAN

Note: All dimensions are approximate and subject to change without notice.

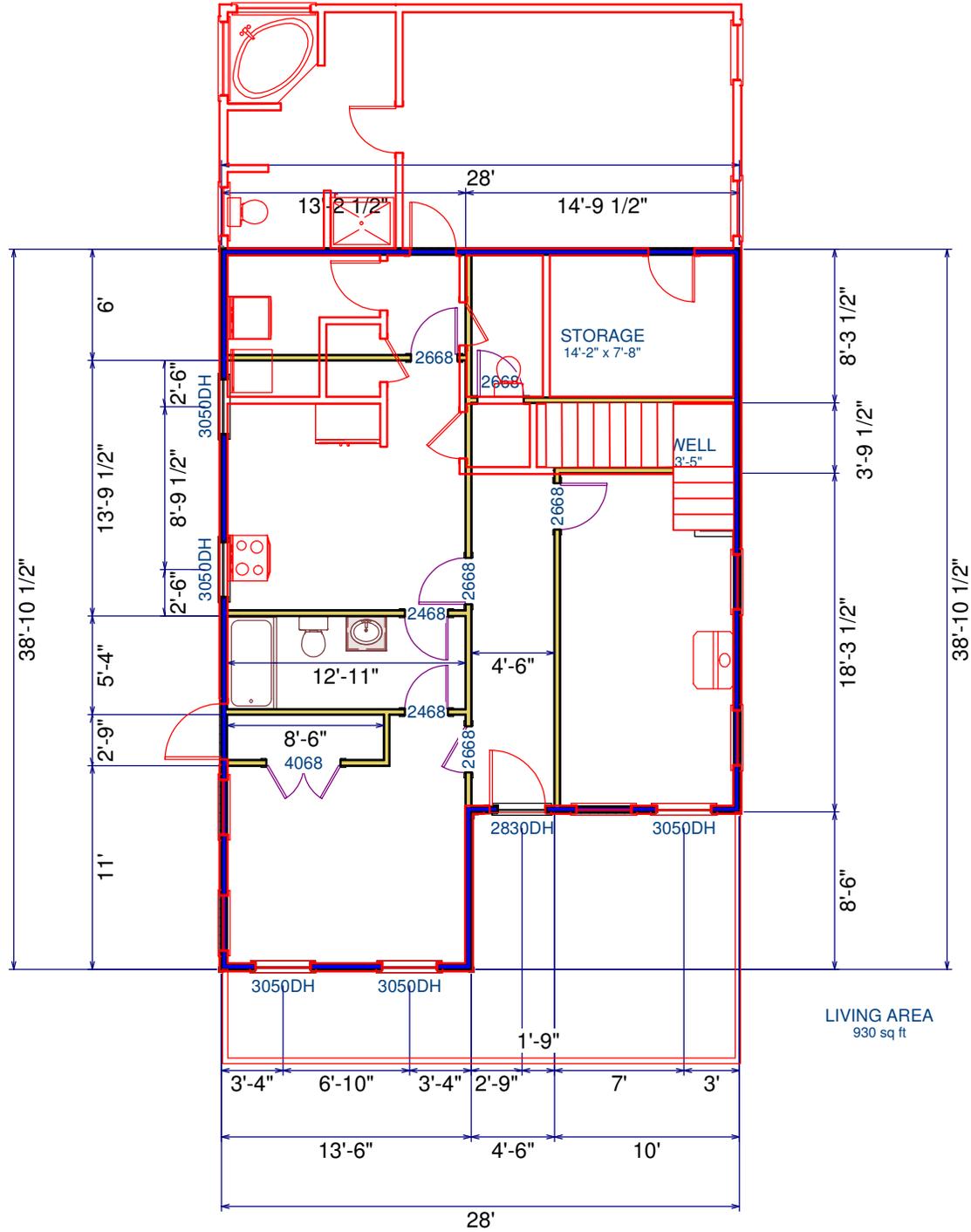
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6/17/2014

SCALE:

SHEET:

A-3



LIVING AREA
930 sq ft

DESCRIPTION

2nd floor with
reference below

2 STORY PLAN

Note: All dimensions
are approximate and
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without notice.

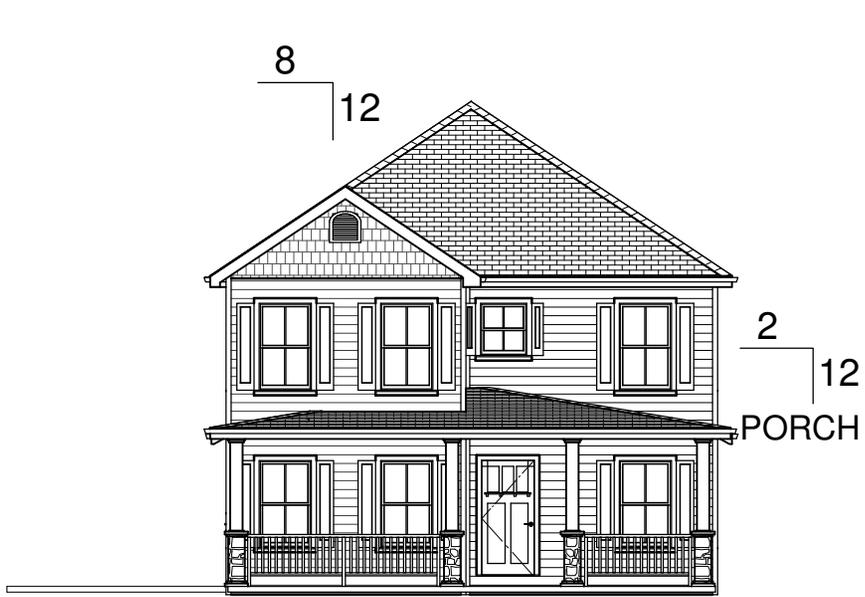
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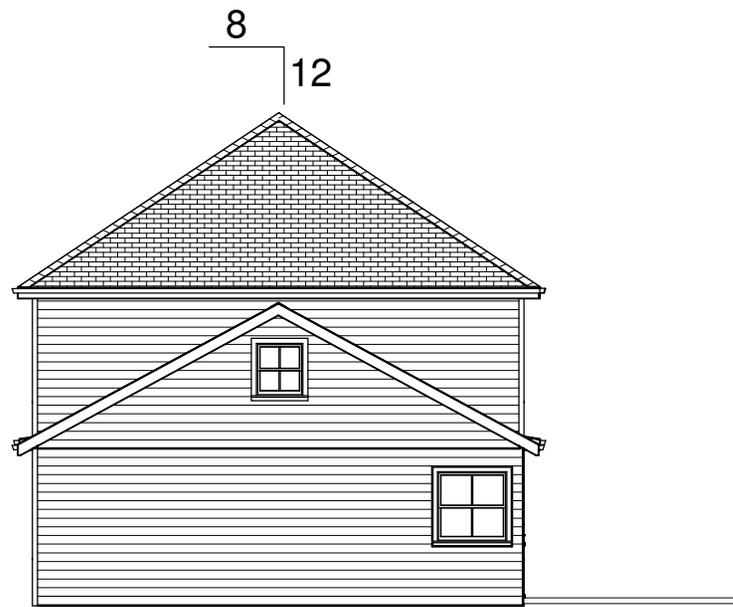
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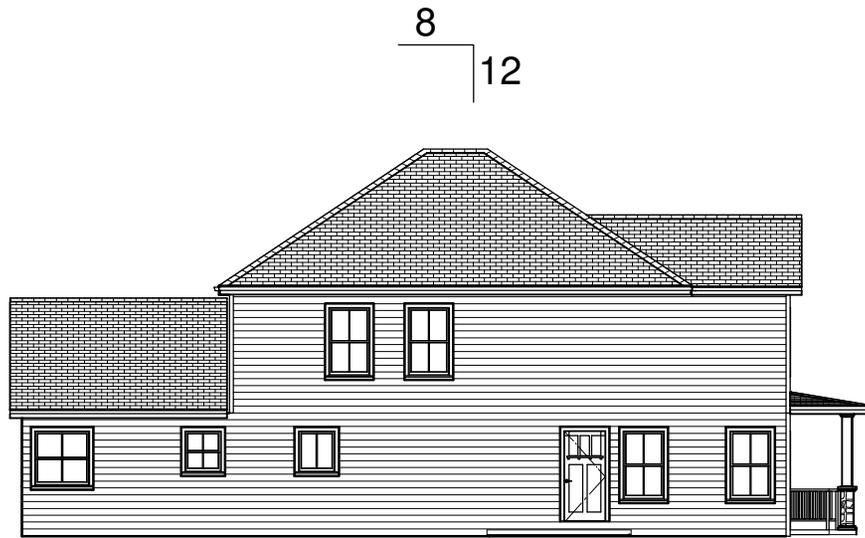
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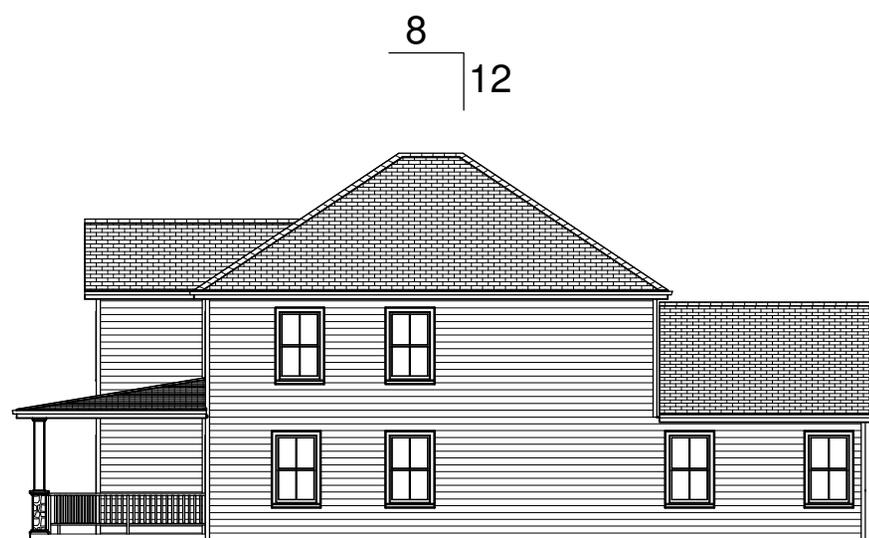
FRONT ELEVATION



BACK ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

DESCRIPTION

**2 STORY
PLAN**

Note: All dimensions are approximate and subject to change without notice.

DATE:

6/17/2014

SCALE:

SHEET:

A-5