

## D/DRC Case

1520 Hagood Avenue

Melrose Heights / Oak Lawn Architectural Conservation District

TMS: 13903-09-07

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

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**ADDRESS:** 1520 Hagood Avenue

**APPLICANT:** Harry Kea, contractor

**TAX MAP REFERENCE:** TMS# 13903-09-07

**USE OF PROPERTY:** Residential

**REVIEW DISTRICT:** Melrose Heights/Oak Lawn Architectural Conservation District

**NATURE OF REQUEST:** Request Certificate of Design Approval for exterior change

**FINDINGS/COMMENTS:**

This home was completed in 1924 for J. Fraser Lyon, a former attorney general for South Carolina. It is a two-story “tile” building with a stucco exterior; the tile is probably referencing a type of structural clay block that was popular at the time. The single-family residence has had some alterations, including a one-story addition on the south side and the removal of a shallow front porch on the façade. The current proposal is to remove the metal awning above the front door and install a gabled, bracketed door hood.

**PERTINENT SECTIONS FROM GUIDELINES**

***Section 7-7: PORCHES***

***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.*

*Guidelines*

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

The proposal will retain the existing steps on the front of the house, which feature a simple iron railing.

*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.*

The original front porch roof and support structure are missing, and there is no documentation as to the original appearance of those features. Other homes of a similar style and period, the 1920s, have door hoods that are similar to what is being proposed. This home has a mixture of Colonial Revival and Prairie style features, with elements such as asymmetry, grouped windows, and generous eaves. Therefore it is difficult to determine what the original porch looked like. A home that appears to be from the same era, located two lots to the south, has a gabled porch roof with arched ceiling, similar to what is proposed, though it is supported by columns rather than brackets.

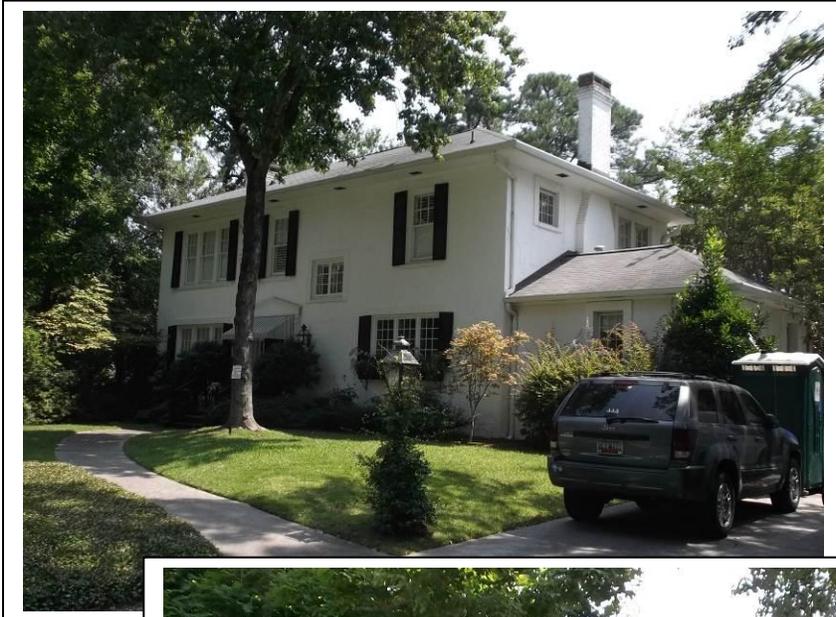
The proposed door hood will span the width of the door surround and attach to the front of the existing fluted pilasters. It is unknown if the existing pediment and pilasters are original, given that they may have been added after the removal of the front porch. The new gabled door hood will feature a standing seam or copper roof, which is appropriate for small items such as this and is not in conflict with the existing asphalt shingle roof on the remainder of the house. The heavy brackets will be approximately four feet in height, supporting an entablature with a series of moldings, while the ceiling of the hood forms an arch across the width of the doorway. These features are common for door hoods from the 1920s and would be compatible with the structure; the rectangular shape of the front doorway does not preclude the use of the arched ceiling and in fact it is typical to find such features together on Colonial Revival examples of the type.

*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.*

Not applicable.

**STAFF RECOMMENDATIONS:**

Staff finds that the proposal meets Section 7-7 of the guidelines and recommends that the request for Certificate of Design Approval be approved.



**Current Images of 1520 Hagood Ave.**



This property is two lots to the south of 1520 Hagood and features a small porch with similar details as to the proposed project



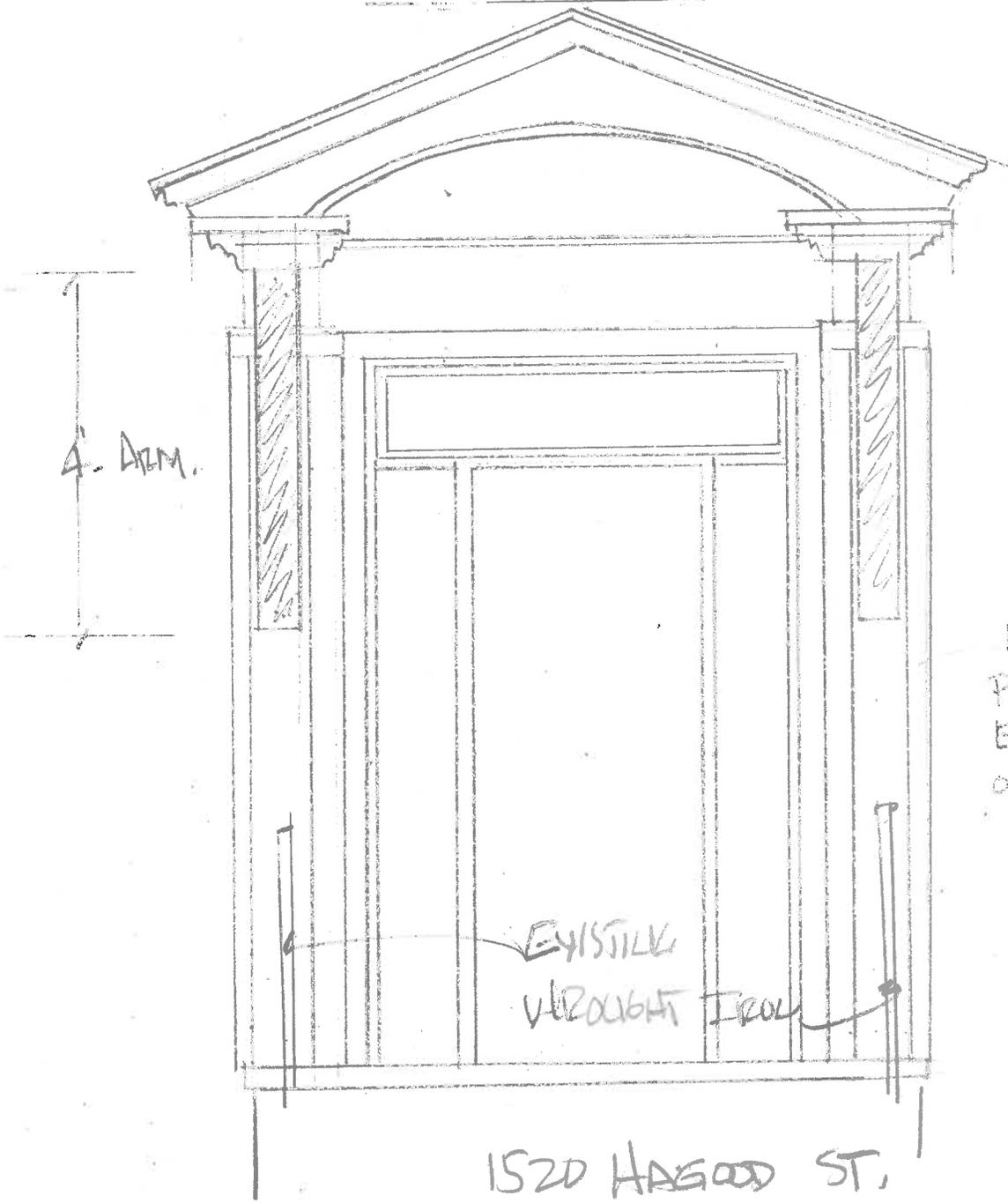
Images above are of door hoods in Melrose Heights, images supplied by Melrose Heights N.A.



2425 Clark Street in Elmwood Park is from the mid-1920s and has a similar door hood as what is being proposed



EXISTING PEDA

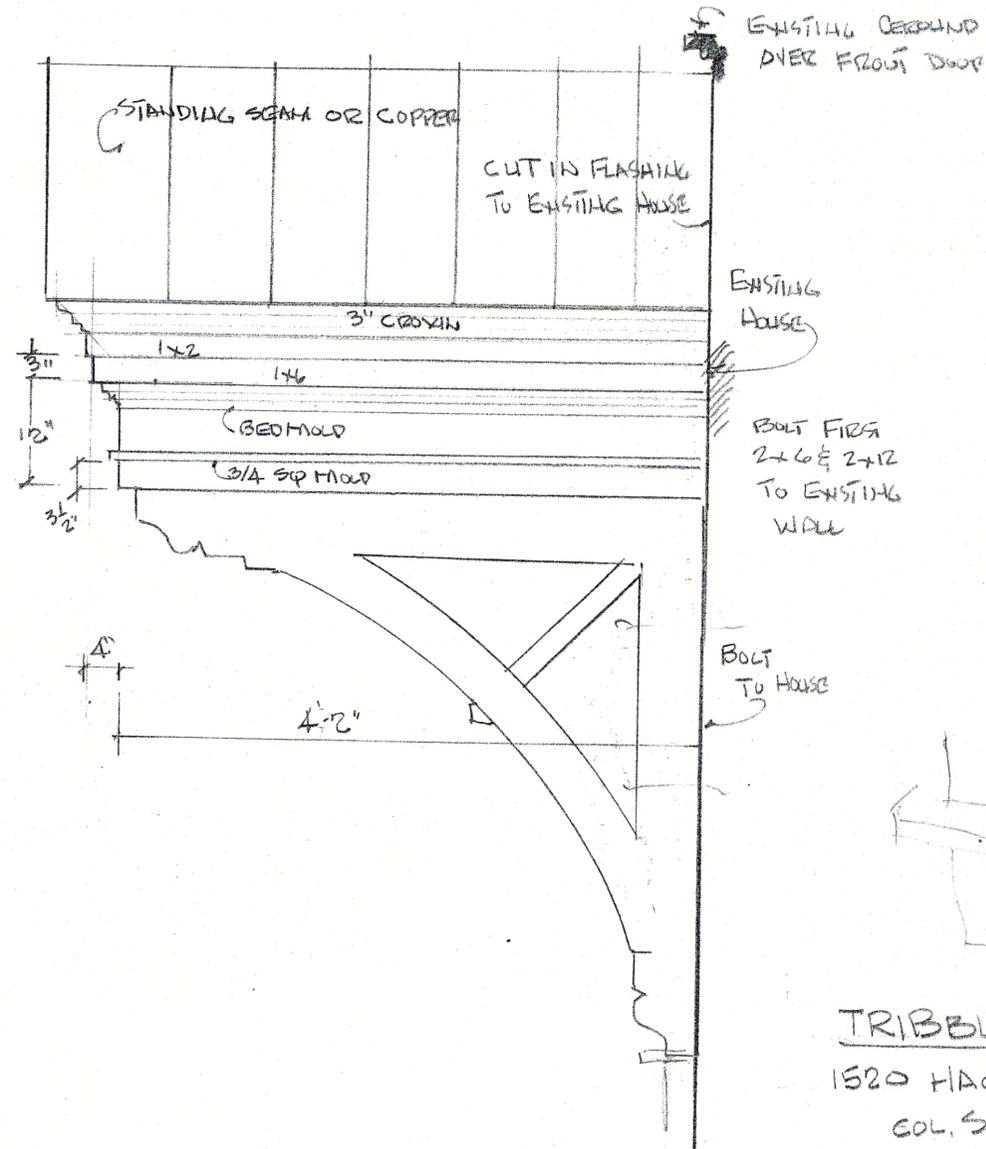
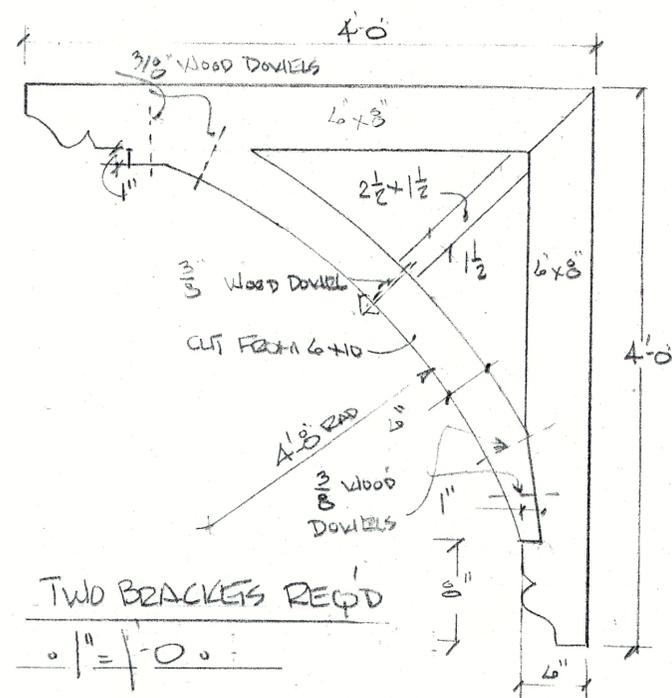
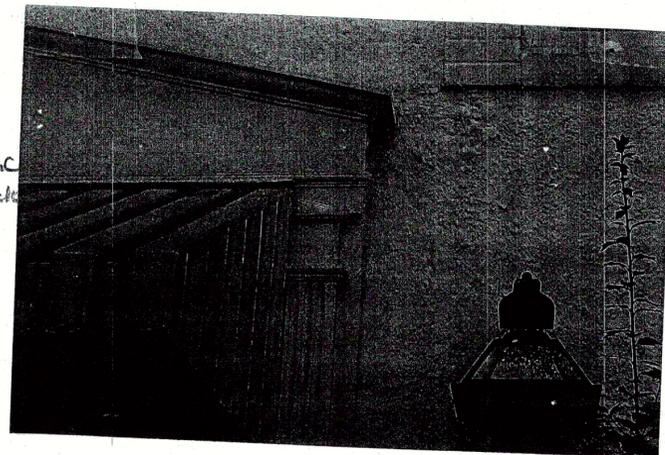
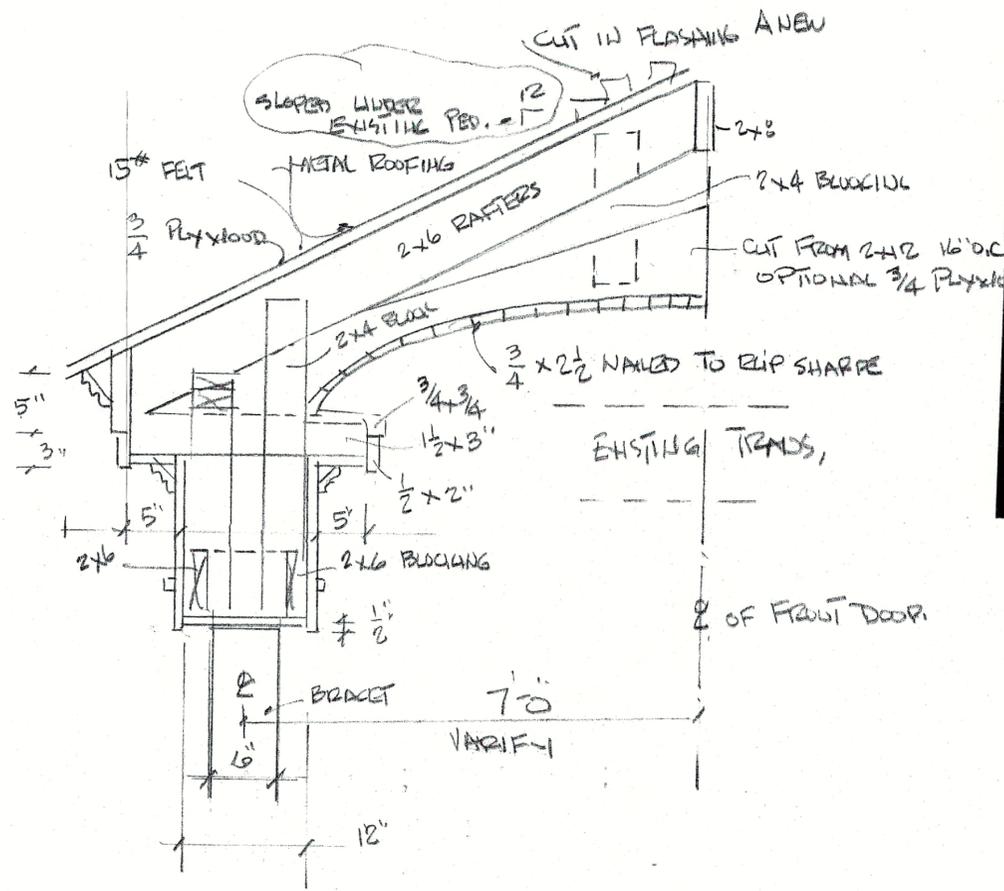


4' - DIM.

EXISTING  
PLASTER  
EACH 4'  
OF DOOR

EXISTING  
WROUGHT IRON

1520 HASBROOK ST.



TRIBBLE  
1520 HAGOOD AVE  
COL. S.C.