

D/DRC Case

1010 Henderson Street
University Hill Architectural Conservation District
TMS: 11405-18-15

**DESIGN/DEVELOPMENT REVIEW COMMISSION
DESIGN REVIEW DISTRICT
HISTORIC CONSENT AGENDA
EVALUATION SHEET
Case #3**

ADDRESS: 1010 Henderson Street

APPLICANT: Colin & Zoe Miller, property owners
Michael Haigler, architect

TAX MAP REFERENCE: TMS#11405-18-15

USE OF PROPERTY: Residential

REVIEW DISTRICT: University Hill Architectural Conservation District

NATURE OF REQUEST: Request for a Certificate of Design Approval for exterior changes.

FINDINGS/COMMENTS:

The wood sided two-story house located at 1010 Henderson Street was built ca. 1904 and is a contributing structure in the University Hill Architectural Conservation District as well as the University Neighborhood National Register Historic District. The house features an asymmetrical L-shaped plan with a projecting gabled bay on the right side and a 1-story half-façade entry porch on the left side. The projecting gable element is repeated on the left side of the house. The left rear corner of the house currently features a 1-story addition with a shed roof.

The applicants recently purchased the house and are now proposing to construct a second story directly above the existing 1-story addition. The proposed addition will feature wood siding to match the existing thickness and reveal of the original siding. The roof will be a rear facing gable to be compatible with the existing gables on the façade and left side. Architectural shingles will be used to match the existing shingles on the house and the existing side porch.

PERTINENT SECTIONS FROM GUIDELINES

SECTION VII: ADDITIONS

A. Principles

It is often necessary to increase the space of a building in order for it to continue to adapt to the owner's needs. Over time, a family's space needs change and, in order to accommodate these needs, a building may need to be enlarged. While these additions are permitted, they should serve to reinforce and not detract from the existing architectural form and design of the building.

Additions should not significantly alter original distinguishing qualities of buildings such as the basic form, materials, fenestration, and stylistic elements. Additions visible from the street should be constructed so that the essential form and integrity of the original building will be readily comprehended. Preferably, additions should be attached to the rear or least conspicuous side of the building. They should be compatible with yet distinct from the original portions of building and should result in minimal aesthetic damage to it. Character defining features of the existing building should not be radically changed, obscured, damaged, or destroyed in the process of adding new construction. Additions should be attached to the rear or least conspicuous side of the structure. They should be constructed so that if visible from the street, the essential form and integrity of the building will be unimpaired.

B. 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.*

The proposed addition to the rear elevation utilizes architectural elements found throughout the exterior of the building. Therefore, the proposed design does not detract from or obstruct important architectural features. It creates a compatible solution that promotes architectural consistency. The principal façade of the house will not be affected. Staff typically recommends stepping additions in 8"-12" to differentiate the new from the old, but doing so in this case would cause an unusual construction detail for the 2-story addition since it will be placed directly on top of the existing 1-story section of the house.

2. *Additions should be compatible with the original structure in materials, style and detailing.*

The addition will feature horizontal wood siding to match the thickness and reveal of the original siding. All architectural elements including cornice details and window surrounds will match existing. No plastic, vinyl, or PVC products will be used. The roofing material for the new addition will be architectural shingles and will match the existing shingles in style, color and texture.

3. *The size and scale of the new addition should be in proportion to the existing portion of the building and clearly subordinate to it, so that the integrity of the original structure is not compromised.*

The essential form and integrity of the house will not be affected by the proposed rear addition. The size and scale of the addition is directly proportional to the gables on the façade and the left side.

4. *Additions are also subject to the guidelines for new construction.*

See below

SECTION VI: NEW CONSTRUCTION

A. Principles

The character of the UACD is determined by its historical and stately residences. There are relatively few non-contributing structures and there are very few vacant lots available for new construction. Each new or replacement structure can affect the character of the neighborhood positively or negatively and therefore must be undertaken with great sensitivity to the existing buildings on a block or street in terms of height, scale,

proportion and rhythm of openings, setbacks, orientation, spacing and ground elevation relative to the street and surrounding development. New construction should be sympathetic to the architecture of an earlier period, and must take into account significant themes, such as height, materials, roof form, massing, set-back, and the rhythm of openings to insure that any new building blends with its context.

B. Guidelines

- 6. Rhythm of Openings:** *New buildings shall be constructed 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 buildings on the block or street, with a similar ratio of height to width in the bays of the façade. Incompatible façade patterns that upset the rhythm of openings established in surrounding structures shall not be allowed.*

The rhythm of openings on the second floor addition is consistent with the existing fenestration pattern. The proposed opening will be a faux window with permanently closed shutters. This will allow the interior side of the addition to be windowless while being visually compatible with the established rhythm of openings.

- 7. Roof Shape:** *Roof shapes, pitches, and materials shall be visually compatible with those of surrounding buildings. Most structures in the UACD have pitched roofs, with gable, hip or a combination thereof as the predominant style. Roof shapes or pitches not found in the district should not be used.*

The proposed roof shape for the upper portion of the addition will be a gable to match the existing gables on the façade and left sides. Architectural shingles will be used on the addition, which will promote visual consistency with the house.

- 10. Materials, Texture, Details:** *Materials, textures, and architectural features shall be visually compatible with the scale, placement, profile, and relief of details on surrounding structures on the block or street. The most commonly found exterior cladding in the neighborhood is wood siding, though there are a number of structures made of solid brick. The DDRC may evaluate other materials based upon their compatibility within the district, the block on which the structure sits, and the materials found therein. Horizontal siding must harmonize with the board size, width of exposure, length, and trim detail such as corner boards on adjacent structures. Plastic, vinyl, or aluminum siding for new construction is not permitted. Indeed, since vinyl, plastic, and aluminum are not acceptable replacement materials for any features of existing structures, they are not acceptable materials for any part of new construction with the exception of well-profiled aluminum-clad wood windows.*

All structural, architectural, and trim components for the proposed rear addition will be constructed of wood. No plastic, vinyl, or PVC products will be used. All painted surfaces will use traditional paint. No ceramic coating systems or liquid sidings of any type will be used.

STAFF RECOMMENDATIONS:

Staff finds that the proposal complies with the pertinent sections of the guidelines in Section VII – Additions and Section VI – New Construction. ***Staff recommends granting a Certificate of Design Approval for 1010 Henderson Street with the following conditions***

- All details deferred to staff

1010 Henderson Street – University Hill Architectural Conservation District



1010 Henderson Street – Left side view showing existing 1-story rear addition



1010 Henderson Street – Right side view

1010 Henderson Street – University Hill Architectural Conservation District



1010 Henderson Street – Left side view showing existing 1-story rear addition

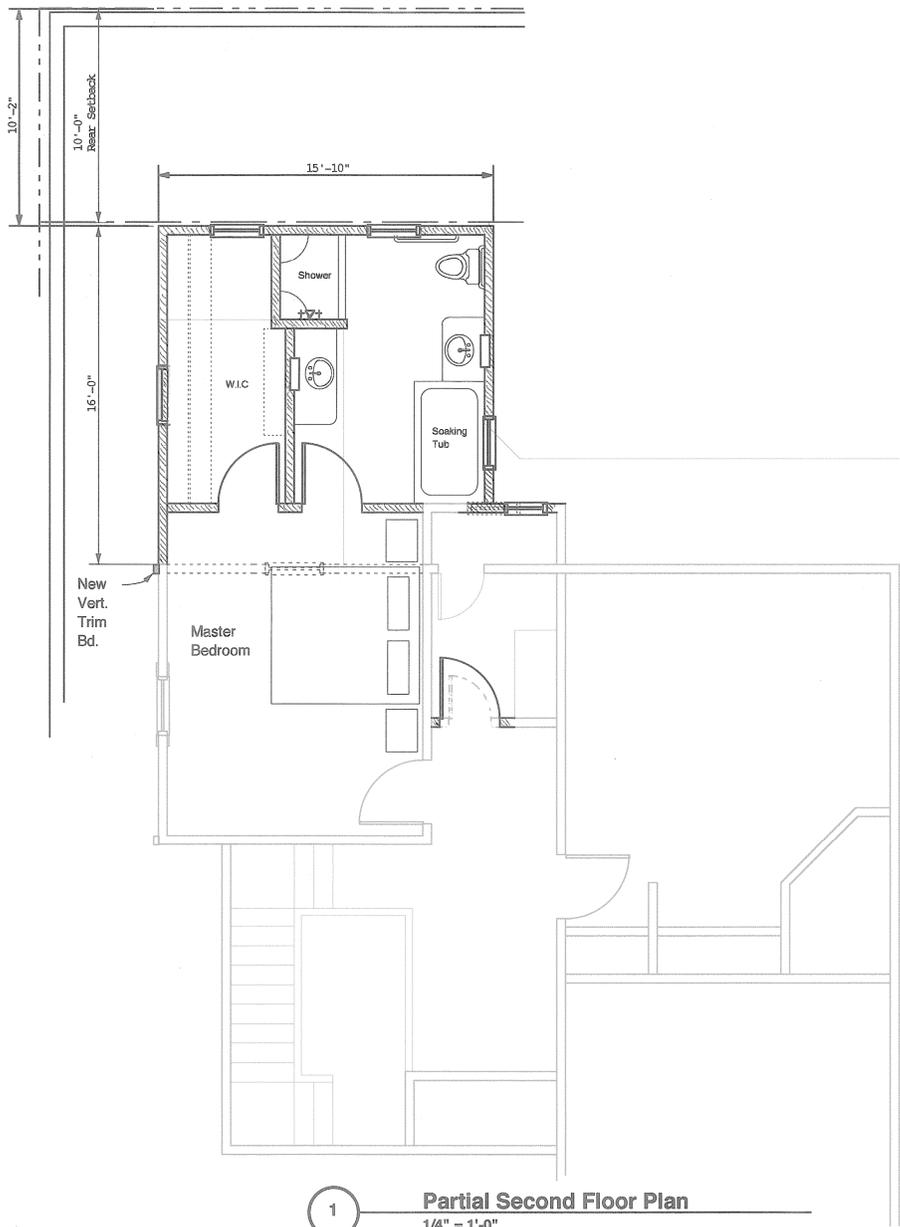


1010 Henderson Street – Right side view

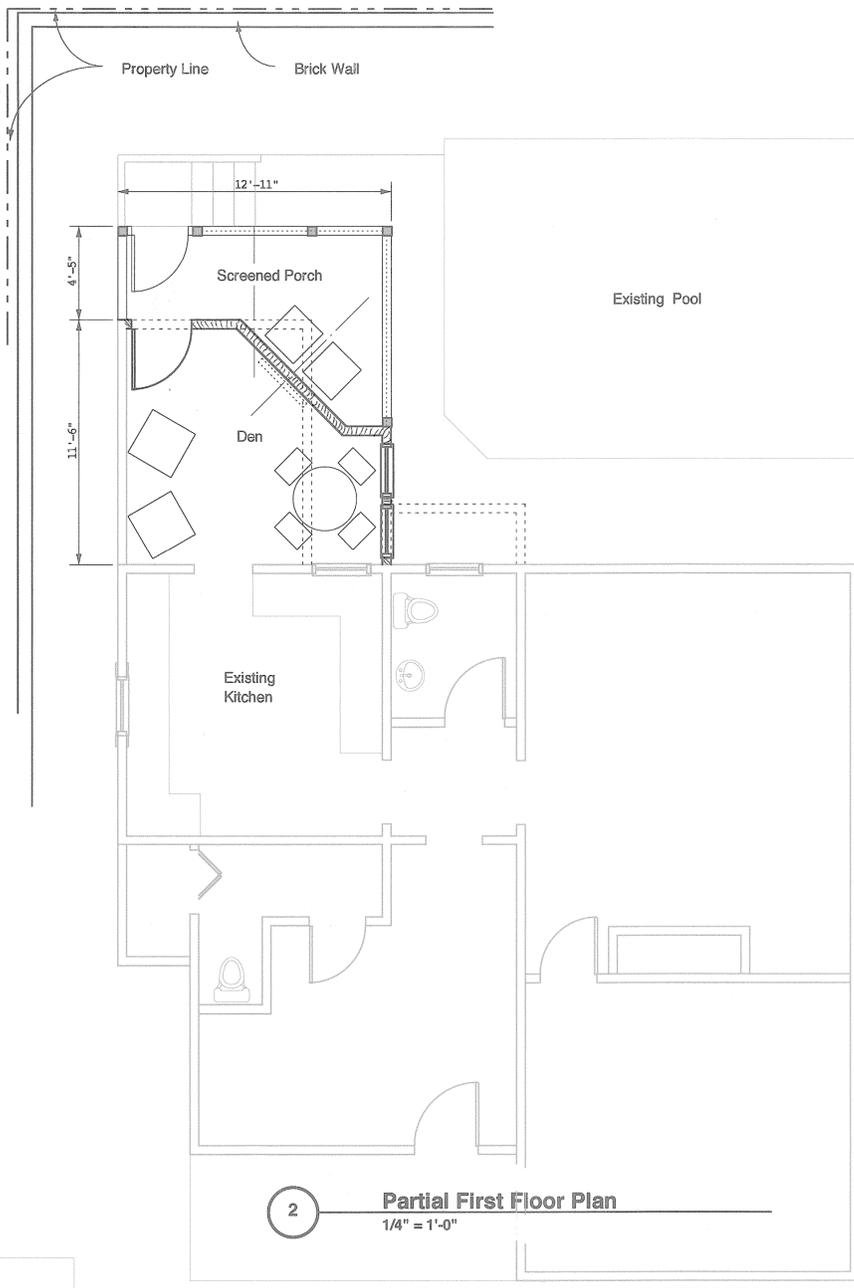




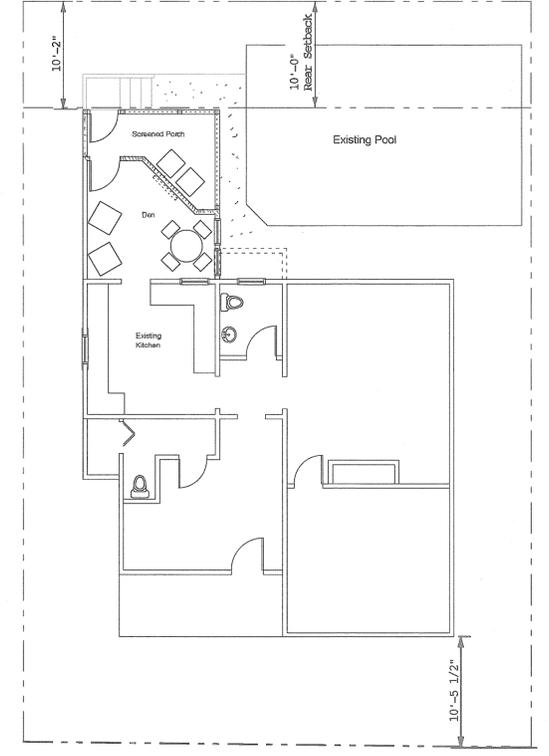




1 Partial Second Floor Plan
1/4" = 1'-0"



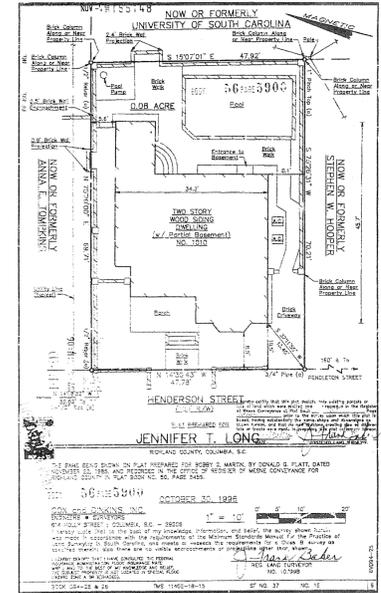
2 Partial First Floor Plan
1/4" = 1'-0"



3 Site Plan
1/8" = 1'-0"



4 Left Side Elevation
1/4" = 1'-0"

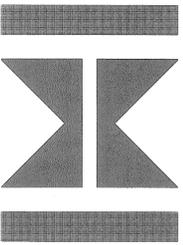


5 Survey

Project: **Miller Residence**
1010 Henderson St.
Columbia, SC

Sheet Title: **Partial Floor Plans, Elevations, & Site Plan**

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Drawn by **MWH**
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