



D/DRC Case

2209 Greene Street

Old Shandon / Lower Waverly Protection Area

TMS: 11409-17-13

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

ADDRESS: 2309 Greene Street

APPLICANT: Kristina Mandell, property owner
Joe Jacobson, contractor

TAX MAP REFERENCE: TMS#11409-17-13

USE OF PROPERTY: Residential

REVIEW DISTRICT: Old Shandon/Lower Waverly Protection Area A

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

FINDINGS/COMMENTS:

The ca. 1925 two-story wood-framed house located at 2209 Greene Street is a contributing structure in the Old Shandon/Lower Waverly Protection Area. It features horizontal wood lap siding on the first floor and wood shingle siding on the second floor. The façade features a one-story porch supported by square wood posts, and the roof of this porch extends on the right side to create a porte cochere. The porte cochere has not been used as a pass through or parking area for vehicles in quite some time. A wooden fence is currently installed in this area, which prohibits access to the porte cochere.

The applicant is proposing to extend the porch floor over the porte cochere in order to create a wraparound porch. This will require removing the existing wood fence, bricking in the front to match the existing foundation, and installing structural framework and porch floor boards to complete the project. The right side of the porte cochere already features a brick wall that matches the rest of the house's foundation, which means the only changes visible from the public right-of-way will be the brickwork, trim boards and flooring that will be seen from the front of the porte cochere.

Protection Areas exist to protect the environs of districts which are distinctive in character or function. In general, Protection Areas are much more flexible than Architectural Conservation Districts in terms of architectural details and conservation of historic materials. The guidelines for Old Shandon/Lower Waverly state that they must be administered in a flexible manner so that the historic integrity and feel can be maintained with minimal technical restrictions. Staff finds that the applicant's proposal to extend the front porch to create a wraparound porch is consistent with the intent of the guidelines.

PERTINENT SECTIONS FROM GUIDELINES

C. EXTERIOR CHANGES

Principles

While the Old Shandon/Lower Waverly Protection Area includes a diverse array of building styles, there are common elements of a structure which, when changed, have the effect of either reinforcing or degrading the proper proportion and detailing of a structure. The intent in reviewing these elements in this district is not to require restoration to a historic period, but to assure that changes do not result in the loss of integrity of the structure or the district.

When possible, plan projects so that the least amount of change to the historic fabric of the structure is required. Design necessary changes so that they will not impact the significant character defining features of a building.

The applicant's proposal to create a wraparound porch by eliminating the porte cochere will not result in the loss of integrity of the structure or the district. The proposal requires minimal exterior changes and does not affect the footprint or roofline of the house. There are other houses that are architecturally similar to 2209 Greene Street in the district that have wraparound porches, so the request would not create an architectural feature that is not found in the district. The change would also be easily reversible in the future if deemed necessary. Porch railings and handrails would be required due to the height of the porch floor, and any other code requirements will have to be met. All architectural features including the new brickwork, porch railings, flooring, skirt boards and moldings shall match the existing features in materials and detailing.

STAFF RECOMMENDATIONS:

*Staff finds that the proposal meets "Section C. Exterior Changes" of the Old Shandon/Lower Waverly Protection Area Guidelines and **recommends granting a Certificate of Design Approval** for the project as proposed with the following conditions:*

- *New brickwork shall match existing in materials and detailing*
- *Porch railings and pickets shall be wood to match existing*
- *Tongue and groove wood floor boards shall be installed on the porch floor*
- *Skirt boards and trim work shall match existing*
- *All details deferred to staff.*

2209 Greene Street – Old Shandon/Lower Waverly Protection Area A



2209 Greene Street – façade



Wood fencing material installed in front of porte cochere

2209 Greene Street – Old Shandon/Lower Waverly Protection Area A



Side of porte cochere showing existing brick wall and skirt boards

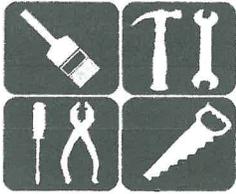


816 Oak Street is in the district and features a wraparound porch

2209 Greeve St. Col, SC 29205



Ⓐ porch extension rendering -



Joe Jacobson, General Contracting Services

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Notes

October 30, 2014

Mr. Jerre F. Threatt, City Planner
Planning and Development Services

1136 Washington Street, Columbia, SC 29201

RE: 29209 Greene Street, Columbia, SC 29205

Dear Jerre,

Attaching the application for review to extend the front porch of said property. This should not be an extensive project since the roof line will not be altered and basically all we are doing is adding the necessary framing, decking and skirting to match what is already existing. Probably the most extensive work will be to match the brick work that is already present on the left side of the front porch.

We will obviously use matching decking that was installed within the last several years by the home owner which is Penta-Treated 1x5 - Framing will be the treated 2x10 and 2x8 as necessary to create the proper substructure. And all of the trim detail will be installed to match what is existing. Everything is basically stock trim including the railing components to be used.

The brick work to be done will have the needed foundation poured, though not really necessary as this will only be a skirt wall and its function is purely cosmetic. The brick used will be old style foundry brick as was original.

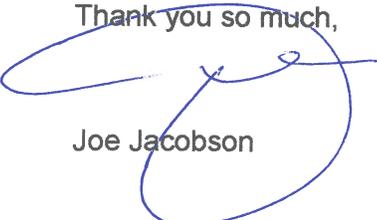
The painting work will be done to match what is existing.

Any additional landscaping to be done will most likely be installed per owner's requirements though I rather suspect this will be done to match the left side as well.

Thank you for allowing me to show up last minute to have this reviewed. We were doing some light exterior siding repairs and painting when the client decided to have us pursue the above.

If you have any questions or need further information, I am readily available.

Thank you so much,


Joe Jacobson

2209 Greene Street - 29205 - Site Plan / parking proposal

Notes: Behind the home is a huge lot where the owner currently parks. The 50' X 11' area on the page designates this space. It is not paved nor does the owner want to have it paved. There is no curb on this side of the street and thus no apron was ever installed. The ground and the street are at the same level though the street has a steep enough grade for water runoff. Technically the parking depth can easily be expanded towards the home another 20 foot if warranted.

