



D/DRC Case

907 Laurens Street
University Hill Conservation District
TMS: 11405-13-10

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

ADDRESS: 907 Laurens Street

APPLICANT: Ronald L. Finney, Jr., contractor

TAX MAP REFERENCE: TMS#11405-13-10

USE OF PROPERTY: Residential

REVIEW DISTRICT: University Hill Architectural Conservation District

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

FINDINGS/COMMENTS:

The two-story ca. 1912 house located at 907 Laurens Street features masonry construction with painted brick on the first story with painted brick and stucco on the second. The house features a hip roof, exposed carved rafters, and a central entry with a small portico. The applicant began constructing a screen porch addition on the rear of the house earlier this year without obtaining design review or securing the proper building and zoning permits. The applicant was issued a letter by a zoning inspector requesting that all work be stopped until all approvals and permits are secured.

Although nearly completed, the applicant is requesting approval for the screen porch addition as constructed. Typically staff recommends for additions to be placed on the rear of historic buildings with a slight inset to differentiate the new from the old. In this particular instance, there is very little room in the back yard due to the presence of a swimming pool. The screen porch is 32 feet wide across the back of the house including the seven (7) feet the porch extends beyond the right side exterior wall. It is constructed of wood and is mostly open with the exception of a screening panel with board and batten details, which is visible from the public right-of-way. Staff has recommended that the board and battens be removed and that a stucco panel be installed in this location to be more consistent with the stucco detailing found on the upper portion of the house. An existing six (6) foot privacy fence conceals the lower portion of the screened porch from the public right-of-way.

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 screened porch addition has already been constructed on the rear and right rear side of the house. The principal façade of the house has not been affected.

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

The addition is constructed of wood and all architectural details will be compatible with the house. Staff recommends removing the board and batten slats on the screening panel and installing a stucco panel to be more consistent with the original detailing on the house. 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 screened porch addition. The size and scale of the screened porch is clearly subordinate to the existing house and most of the new structure will not be visible from the public right-of-way.

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 openings on the screened porch addition are very large and will be screened to promote as much transparency as possible. The privacy panel facing Laurens Street will be opaque; however it will feature detailing that is consistent with the house.

- 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 screened porch addition uses a half-hip roof with a pitch that is compatible with the existing roof line. Architectural shingles are used on the addition, which promotes 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 screen porch addition will be constructed of painted treated wood. No plastic, vinyl, or PVC products will be used.

STAFF RECOMMENDATIONS:

*Staff finds that the proposed screen porch addition generally complies with Section VII: Additions and Section VI: New Construction and **recommends granting a Certificate of Design Approval** for the project at 907 Laurens Street with the following conditions:*

- Staff recommends that the board and battens be removed and that a stucco panel be installed in this location to be more consistent with the stucco detailing found on the upper portion of the house.
- All details deferred to staff

907 Laurens Street – University Hill Architectural Conservation District



View showing addition visible on right rear side



View of 907 Laurens Street before front porch was removed
February 1967

907 Laurens Street – University Hill Architectural Conservation District



907 Laurens Street – Close up view of screened porch addition



907 Laurens Street – Rear view of screened porch addition

907 LAURENS ST.
COLUMBIA, SC 29201



