D/DRC Case

2410 Park Street

Elmwood Park Architectural Conservation District

TMS: 09012-04-03

DESIGN/DEVELOPMENT REVIEW COMMISSION

DESIGN REVIEW DISTRICT
HISTORIC AGENDA

EVALUATION SHEET

Case #1

ADDRESS: 2410 Park Street

APPLICANTS: Thomas Lacas, Lacas Properties, LLC

TAX MAP REFERENCE: TMS#09012-04-03

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 at 2410 Park Street. The proposed design is based on an architectural form that is consistent with other two-story double porch forms in the Elmwood Park Architectural Conservation District. It features a front gabled roof, a two-story front porch supported by smooth round Tuscan columns, and an asymmetrical entry with a transom over a half-glass front door. It also features a one-story section with a hipped roof on the rear. The proposed house is approximately 2,900 square feet. Although the overall form is relatively consistent with other nearby houses, staff has recommended a few design revisions that will bring it into full compliance with the district. These recommendations deal primarily with windows, columns, and other minor architectural details.

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 at 2410 Park Street. There is a two-story front gabled house on the right side of the parcel and other two-story houses across the street, 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.

This 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 façade and both side elevations is balanced; however, the transoms over the windows on the left and right side first floor windows are not consistent with other historic houses in the district. In general, transom windows are seen above entry doors on some historic buildings in the district, but transoms over windows on side elevations is perhaps nonexistent. There are, however, a number of houses that have art glass above the first floor windows on the façade. Due to this fact, staff can recommend retaining the transom windows above the first floor windows on the façade as proposed, but the transoms over the windows on the side elevations should be removed.

(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. The proposed elevations show a right side entrance that is approximately 65 feet from the sidewalk. Side entrances are not typical for similar type houses in the district; however, staff would be willing to recommend for this feature if a 6 foot privacy fence or wall is installed to conceal the lower portion and steps from the public right-of-way.

(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 proposed setback for the new house is 17.4 feet, which will make it flush with the existing house at 2408 Park Street.

(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 2-story full-façade double-porch which is supported by smooth round Tuscan columns. As proposed, the first floor columns are 10 feet tall while the second floor columns are 7.5 feet tall. Staff recommends adjusting the heights of the columns to make them more consistent, such as 9.5 foot lower columns and 8.5 foot upper columns.

(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 gable roof and an 8/12 pitch for the rear 1-story hip roof. The façade elevation appears to have a drawing error where the fascia meets the architrave. Staff recommends adding cornice returns or a pedimented gable in this area to be more consistent with similarly styled houses in the district. Shingles in the gable should be staggered or patterned. 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 1/1 wood or aluminum clad windows. All windows will be trimmed out with 1"x4" 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 proposed elevations show smooth horizontal cement fiberboard siding with a 6" reveal. Fascia, cornice, and corner boards will be constructed of wood or cement fiberboard products. An 8" fiber cement skirt board with drip edge cap will be installed between the siding and foundation.

Shutters: No shutters are proposed.

Door: The proposed front entry door design features a half-glass over two vertical panel design. A full glass design is proposed for the door that leads to the second story porch and the door for the proposed right side entry. All doors will feature solid wood constructions for the stiles, rails, and panels where applicable. Frosted, leaded or stained glass in doors is not consistent with the historic character of the neighborhood; therefore, the glass used in the doors will be optically clear.

Porches: Both front porches will feature 8" smooth round Tuscan columns constructed of high quality painted fiberglass. Staff recommends adjusting the heights of the columns to make them more consistent, such as 9.5 foot lower columns and 8.5 foot upper columns. The balustrades on the elevations appear to be square pickets, but staff recommends using turned balusters to be more consistent with the round columns. The porch steps will be constructed of brick and the porch floor will feature tongue and groove wood boards.

Foundation: 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 as fences and walls can be reviewed by staff.

Driveway: Staff recommends a concrete driveway or concrete runners to be placed on the right side of the house. The maximum total width of a driveway per City ordinance is 12 feet, however; staff will need to work with the applicant to determine the best solution as there is currently a gravel driveway that appears to be shared between the house at 2408 Park Street and the proposed house at 2410 Park Street.

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 at 2410 Park Street with the following conditions:*

- The front gable shall feature cornice returns or a treatment that is more consistent with similarly styled houses in the district.
- The transoms above the windows on the left and right sides shall be removed.
- The 8" smooth round front porch columns shall be adjusted to be more consistent in height, such as 9.5 foot lower columns and 8.5 foot upper columns.
- Balustrades shall feature turned balusters to be more consistent with the round columns.
- The porch steps shall be constructed of brick and the porch floor shall feature tongue and groove wood boards.
- Doors shall be constructed of wood with optically clear glass.
- Windows shall be wood or aluminum-clad.
- The right side entrance shall be removed or a 6' privacy fence/wall shall be installed to conceal the entrance and steps from the public right-of-way.
- Setback of the house shall be flush with 2408 Park Street.
- All details including driveway specifications deferred to staff.

2410 Park Street – Proposed lot for new construction

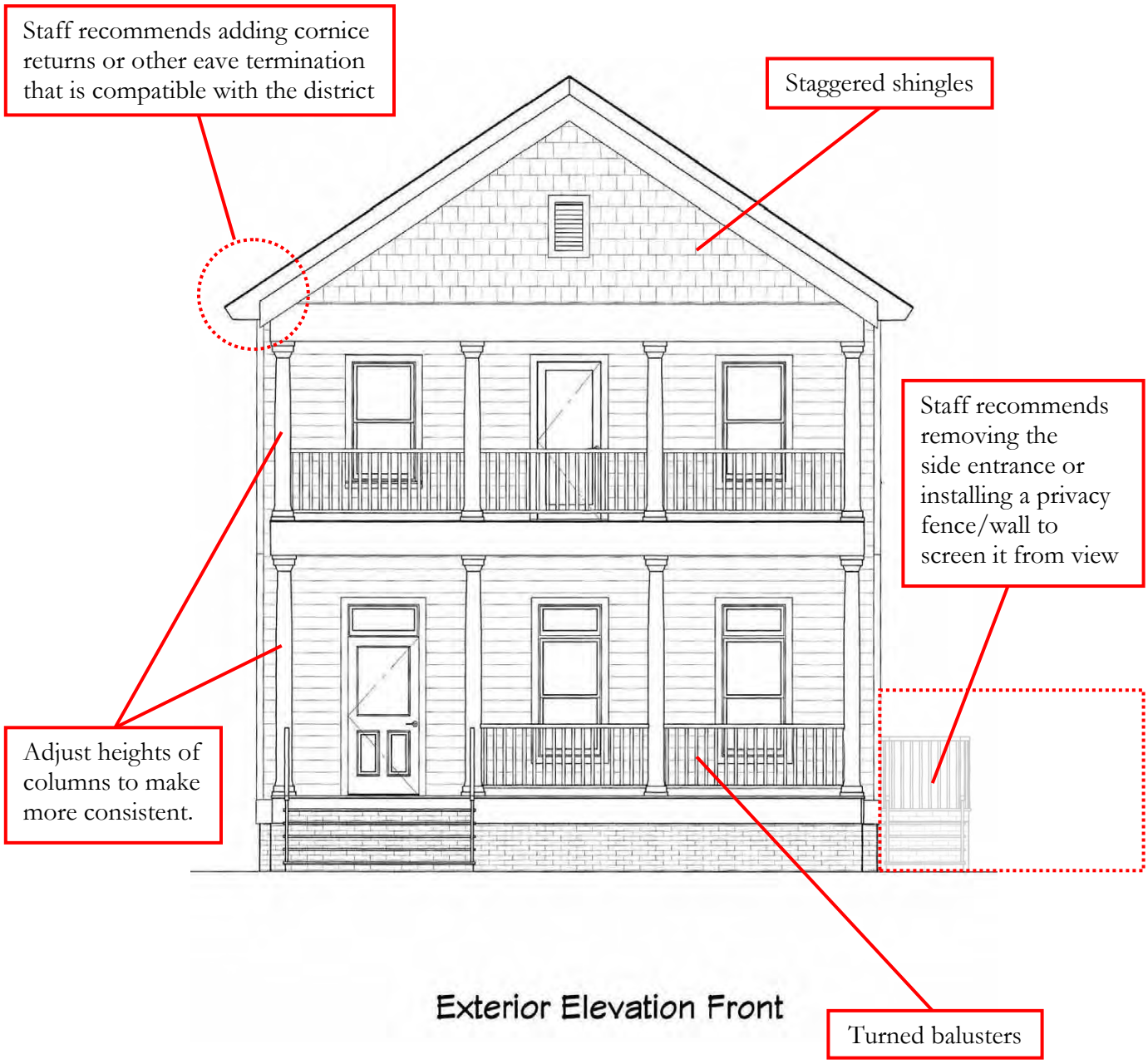
View of proposed building site and existing houses

2408 Park Street – Located to the right of the proposed building site

2414 Park Street – Located two parcels to the left
of the proposed building site

Houses located across the street from the proposed building site

Example of typical art glass transom on first floor façade windows in Elmwood Park



Proposed façade elevation with staff recommendations noted

Exterior Elevation Right

Remove transoms above windows on the first floor of both side elevations

Exterior Left Elevation

Proposed right and left elevations with staff recommendations noted

NOW OR FORMERLY
M. Frank Aiken, Jr., Et.Al.
TMS#09012-04-04

MAGNETIC

1/2" Rebar (o)

29.37'
N 24°44'30" W

1/2" Rebar (o)

44.01'
S 25°05'50" E

5.97'
S 26°07'06" E

1/2" Rebar (o)

10.0'

7.3'

5'

Min. Bldg. Setback Line (typical)

5'

13.0'

Stone Wall (Typ.)

0.16 ACRE
VACANT LOT

22

21

NOW OR FORMERLY
Shawn V. & A.F. Regain
TMS#09012-04-20

S 65°01'31" W
161.41'

NOW OR FORMERLY
John Gibson
TMS#09012-04-02

161.36'
N 64°59'53" E

26.0'

7.0'

11.0'

5.9'

80.0'

6.2'

Unpaved Driveway

PROPOSED DWELLING

MASONITE SIDING DWELLING

Wall 0.2' Inside Prop. Line

Porch

Concrete Wall

7.0'

10.9'

PORCH

Unpaved Driveway

Wall Along/ Near Prop. Line

17.4'

17.3'

6.6'

1/2" Rebar (o)

N 25°14'40" W
40.52'

5/8" Rebar (o)

5/8" Rebar (o)

43.93'
N 25°02'05" W

S 25°43'16" E
35.12'

"X" on Conc. (o)

175' ± To
Confederate Avenue

PARK STREET
(70' R/W)

PLOT PLAN
PREPARED FOR

WILLIAM LACAS

RICHLAND COUNTY, COLUMBIA, S.C.

REFERENCES:

1) A PLAT OF PLAN FOR CUTTING INTO LOTS THE LANDS OF RICHLAND REAL ESTATE CO., BY HAMBY & HAMBY ENGRS., DATED MAY 3, 1907, AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR RICHLAND COUNTY IN PLAT BOOK "B", PAGE 15.

3) RICHLAND COUNTY DEED BOOK 424, PAGE 1763.

4) THE SAME BEING DESIGNATED ON A PLAT FOR WILLIAM LACAS, BY COX AND DINKINS, INC., DATED FEBRUARY 4, 2015.

SOUTH CAROLINA
COX AND DINKINS, INC.
No. C00294
CERTIFICATE OF AUTHORIZATION

NOTES:

1) No field work done by us at this time.
2) Verify dwelling options and final dimensions with contractor before starting construction.
3) Verify setbacks/easements with developer and local officials prior to construction.
4) This Plot Plan is a conceptual drawing and contents shown hereon are subject to variation upon final construction.

FEBRUARY 18, 2015

1" = 20'

0' 10' 20' 40'

COX AND DINKINS
ENGINEERS – SURVEYORS

COX AND DINKINS, INC.
724 BELTLINE BLVD.
COLUMBIA, SOUTH CAROLINA 29205
803-254-0518 Fax: 803-765-0993
Email: cdinc@coxanddinkins.com

This plot plan does not represent a land survey, was not prepared for recordation, and is not suitable for deeding of property. No ground survey was performed.

BOOK: 86A-20	CHK: ?	TMS: 09012-04-03	SF NO.: 91	NO.: 20	PROJ.: 5B86A-20pp.dwg	BY: 20/R

DRAWER NO.

ORDER NO. 30318

- Brick curtain wall
- Siding- smooth Cement Fiberboard siding, such as Plank 6" exposure – gable wall above front porch – staggered edge shingles fiber cement panels.
- 8 inch band/skirt board smooth with drip edge cap
- Trim- painted 1 x 4 wood or fiber cement around windows and doors. Corner-board- 1X 4 cement fiberboard or wood
- wood or fiber cement fascia, 16" vented cement fiberboard or plywood soffit & 8" cement fiberboard or wood frieze
- Doors- Front Door -Solid wood with glass, transom above 2nd Floor Porch, side entry and back door- Full Light French door
- Windows- Aluminum clad or wood double hung
    - 1st Floor- All have transom with exception to kitchen window
    - 2nd floor- no transoms
- Steps- Brick steps to front porch and side entrance
- Porch flooring – tongue and groove pressure treated pine
- Roof- 30 yr architectural shingles, continuous ridge vent
- Vent- Louvered vent with insect screen, style to match neighborhood.
- no gutters
- Exterior Columns— Fiberglass 8" round on front porch, 1st and 2nd floor

Exterior Elevation Front

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

2410 PARK

FRONT ELEVATION

DRAWINGS PROVIDED BY:
LACAS
PROPERTIES

DATE:
2/13/15

SCALE:
1/4" = 1'-0"

SHEET:
E1

Rear Elevation

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

2410 PARK

REAR ELEVATION

DRAWINGS PROVIDED BY:
LACAS
PROPERTIES

DATE:
2/13/15

SCALE:
1/4" = 1'-0"

SHEET:
E2

Exterior Elevation Right

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

2410 PARK

RIGHT ELEVATION

DRAWINGS PROVIDED BY:
LACAS
PROPERTIES

DATE:
2/13/15

SCALE:
1/4" = 1'-0"

SHEET:
E3

Exterior Left Elevation

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

2410 PARK

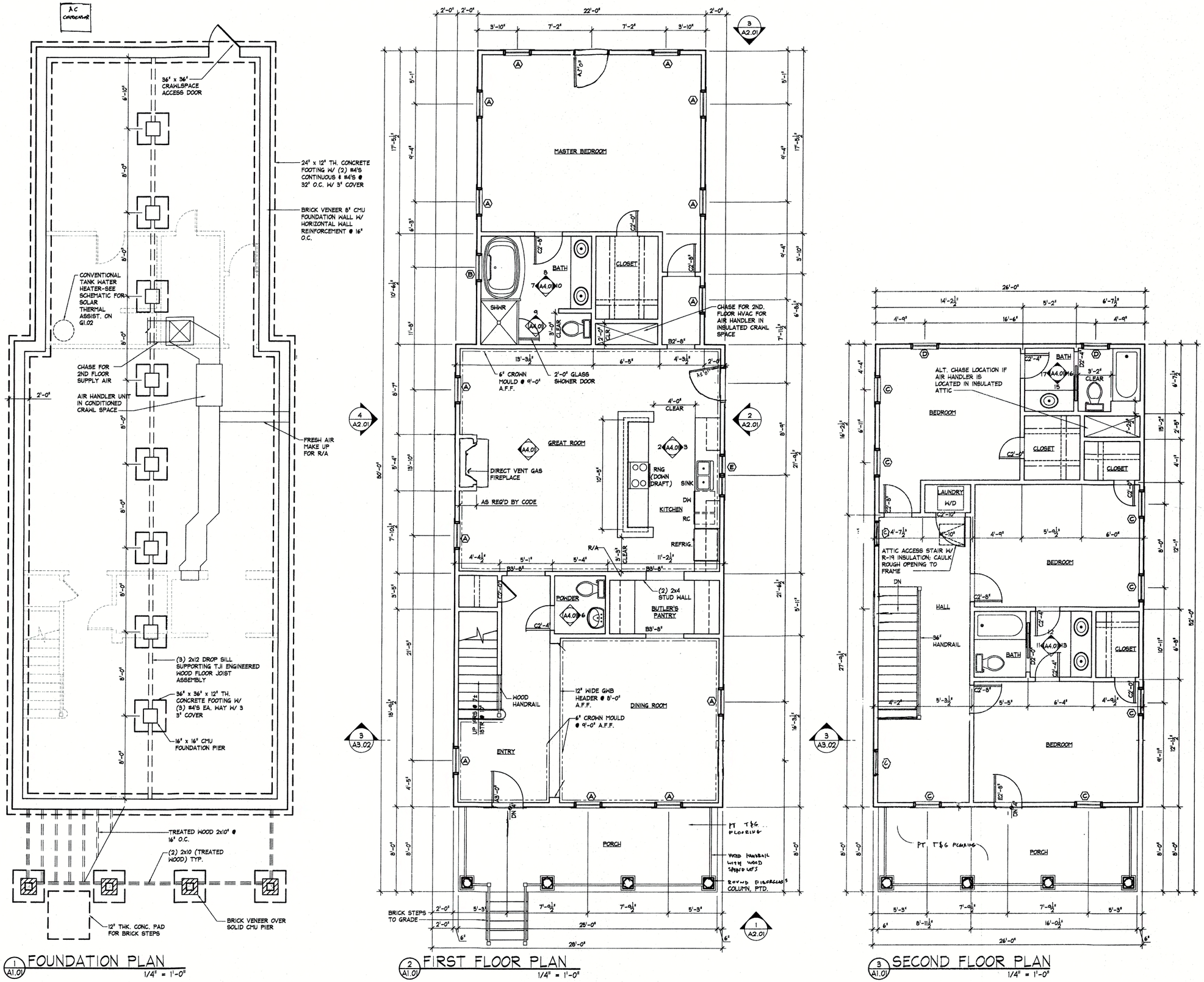
LEFT ELEVATION

DRAWINGS PROVIDED BY:
LACAS
PROPERTIES

DATE:
2/13/15

SCALE:
1/4" = 1'-0"

SHEET:
E4



1 A1.01 FOUNDATION PLAN
1/4" = 1'-0"

2 A1.01 FIRST FLOOR PLAN
1/4" = 1'-0"

3 A1.01 SECOND FLOOR PLAN
1/4" = 1'-0"