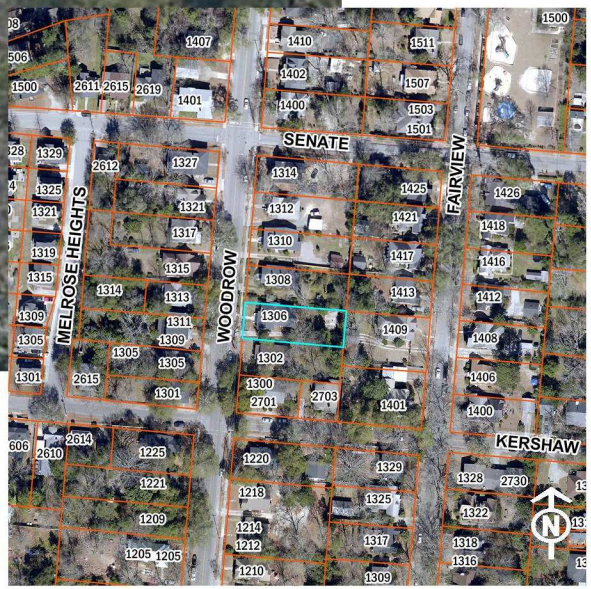


D/DRC Case

1306 Woodrow Street

Melrose Heights/Oak Lawn Architectural Conservation District

TMS: 11414-06-11

DESIGN/DEVELOPMENT REVIEW COMMISSION

DESIGN REVIEW DISTRICT
HISTORIC AGENDA

EVALUATION SHEET

Case # 2

ADDRESS: 1306 Woodrow Street

APPLICANT: Annie Caggiano, homeowner

TAX MAP REFERENCE: TMS#11414-06-11

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 is a c.1930 single-family single-story wood frame Bungalow that is contributing to the Melrose Heights/Oak Lawn Architectural Conservation District. Recently the owner replaced the original front door and is now requesting to retain the replacement door.

PERTINENT SECTIONS FROM GUIDELINES

Section 7-1. DOORS

Principles

Significant features such as doors and entrances should be preserved wherever possible. Changes to door size and configuration should be avoided. Replacement doors should either match the original or substitute new materials and designs sympathetic to the original.

Sometimes new entrances are required for practical reasons or to satisfy code requirements. Placement of new entrances on principal facades should be avoided. New entrances can result in loss of historic fabric and detailing and change the rhythm of bays. New entrances should be compatible with the building and be located on side or rear walls that are not readily visible from the public right-of-way. If a historic entrance cannot be incorporated into a contemporary use for the building, the opening and any significant detailing should, nevertheless, be retained.

Guidelines

i. Install new openings so that they carry on the same rhythm of existing openings and are compatible in size, materials and design.

Not applicable.

ii. Retain and repair historic door openings, doors, screen doors, trim, and details such as transom, sidelights, pediments, and hoods, where they contribute to the architectural character of the building.

The door that was removed appears to be the original door to the home. It is a wood door with around an almost full-length 9-lite glass pattern with a vertical orientation. This type of door is found on several homes in this district.

The applicant made the following statement regarding the original door and its replacement:

> My house was broken into and the door frame was split beyond repair. An identical frame was built and a custom arts and crafts door was installed. It's a solid wood, three panel, six window door in-line with the house and neighborhood architecture.

The applicant submitted a letter from Southern Custom Doors which states that the "previous door had been destroyed due to a break in." Please see the attached letter.

The applicant submitted a picture of the original door. In the photograph the door appears perfectly intact. No glass is missing, and in fact the applicant does not state that the door was destroyed, only the framing, which was repaired back to its original appearance, which is in keeping with the guidelines. It was the door company that incorrectly stated that the original door was "destroyed."

While staff is certainly sympathetic to the applicant regarding a break-in, and understands the desire for a door with much less glass, this guideline indicates that the original door should be retained and repaired if damaged. In fact, the door does not appear damaged and therefore should have been retained. The replacement of the door does not comply with this guideline.

The original door that was replaced is a common door type in Melrose Heights as well as other historic districts. In fact many of our historic front doors feature glass. Security and energy efficiency issues regarding this same door style have been introduced to the D/DRC once before. Staff maintains that that these issues may be addressed without compromising the exterior appearance of the door, by adding safety film to the glass or adding a secondary glazing, perhaps a clear plexiglass, to the interior of the door, etc. if the glass is a concern. Storm doors may also offer an extra deterrent.

iii. Replace missing or deteriorated doors with doors that closely match the original, or that are of compatible contemporary design.

The door does not appear to have been deteriorated and is not missing. The new door does not closely match the original and therefore does not meet this guideline.

iv. Place new entrances on secondary elevations away from the main elevation. Preserve non-functional entrances that are architecturally significant.

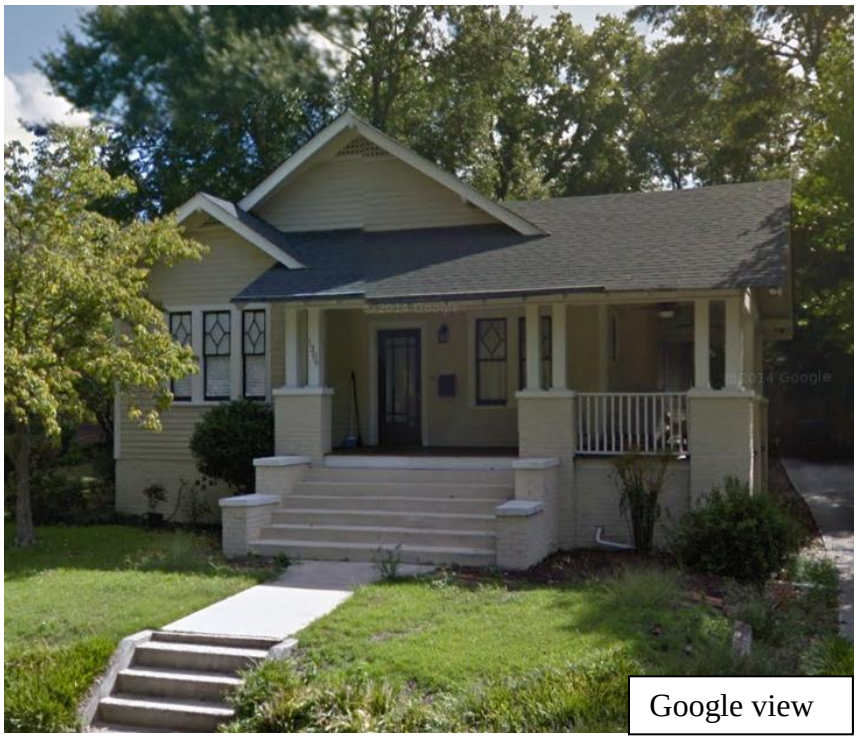
Not applicable.

v. Add simple or compatibly designed wooden screen doors when necessary.

Not applicable.

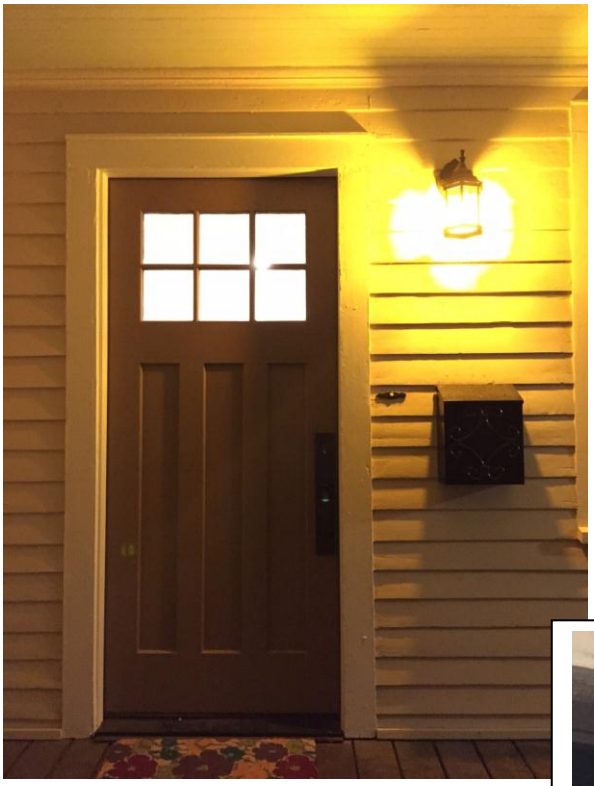
STAFF RECOMMENDATIONS:

Staff finds that the proposal does not meet Section 7-1 of the guidelines and recommends that a Certificate of Design Approval be denied. Staff further recommends that the original door be re-installed.



Google view

Recent photo by staff



New door, image by applicant

Original door, image by applicant

The original door appears intact.

Southern Custom

DOORS HARDWARE

April 7, 2015

Re: A. Caggiano Entry at 1306 Woodrow Street

To Whom It May Concern:

Section VII, A.1.a.

This new entry was installed March, 2015. The previous door had been destroyed due to a break in at the residence. A new door was required and the customer opted for a door with less glass for obvious safety reasons but one that was in keeping with the historic period of the home.

There has been no change in the door size. The new door is a six light craftsman door compatible with the historic architecture of Melrose Heights.

If you need any further information, please do not hesitate to contact us.

Sincerely,

Bill Barrett
Southern Custom Doors & Hardware
409 Larch Road
Lugoff, SC 29078