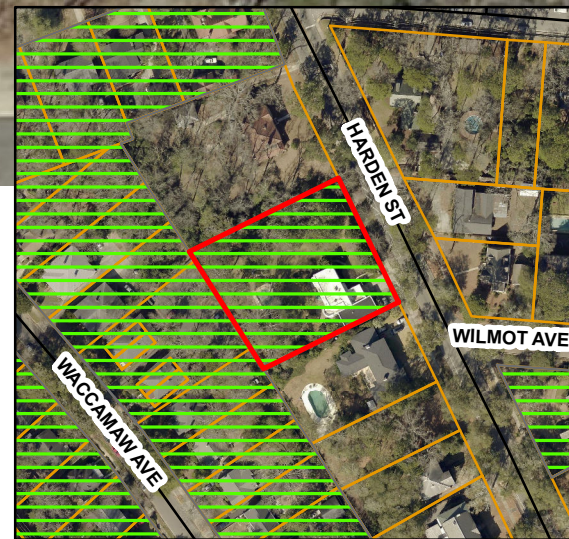


03/12/2019



D/DRC Case

415 Harden Street
Individual Landmark
TMS# 11311-03-08



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

ADDRESS: 415 Harden Street

APPLICANT: Caitlin and Carroll Heyward, owners

TAX MAP REFERENCE: TMS# 11311-03-08

USE OF PROPERTY: Residential

REVIEW DISTRICT: Individual Landmark/National Register structure

NATURE OF REQUEST: Request for a Certificate of Design Approval for an addition/exterior changes/site improvements

FINDINGS/COMMENTS:

Known as the Wallace-McGee house, this excellent example of International Style architecture was built in 1937 and was based on plans by Edward Stone, architect of, among others, the Kennedy Center, the General Motors Building, and locally, the Assembly Street Post Office. The residence features severely clean lines and the use of simple, minimal materials such as stucco and glass, which is reflective of the lack of ornamentation typical of this type of architecture. The house was built with a garage at the front, situated left of the entry. In the 1990s, a later one-story addition was built onto the left of the garage and an entry courtyard and wall spanning the right front of the property was added at the same time. The wall was extended to the left side of the property with approval by the DDRC in the last few years.

The proposal before the Commission is to add a one-story addition to the right rear of the house and to rework the garage as an open porch area, maintaining the garage door openings and installing new garage doors so that the original use as a garage is still understood. The scope of work also includes re-working the two windows on the later non-historic addition (at the far left) and installing a driveway and gates in the wall at the far right front of the property. The architect, Mr. Dewey Irvin, has used other works by Edward Stone as guidance for this project. Information about the works of Edward Stone which he compiled and found helpful are included in your packet as well as his summary of the project.

Most of the proposed work will be minimally visible but given the landmark status of the building, DDRC review is required. Staff has been working with the architect and is recommending approval for the work with some conditions.

PERTINENT SECTIONS FROM CITY OF COLUMBIA ZONING ORDINANCE:

Section 17-674(d) Review Process

Criteria for review of design of structures and sites.

(1) Issuance of a certificate of design approval shall be based upon the requirements set forth in the standards or design guidelines adopted by the city council for each historic district. For individual landmarks, the Governor's Mansion Protection Area, Elmwood Park Architectural Conservation District, and the Landmark District, the Secretary of the Interior's Standards for Rehabilitation, as amended and listed below (the "Standards"), shall serve as guidelines until such time as design guidelines may be written and adopted by City Council for each local historic district. The Standards are to be applied to specific rehabilitation projects, taking into account the designation level of each district.

a. For landmark districts and individual landmarks, the historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

- Addition: The addition is sited to the right rear of the home and is joined to the structure by a small hyphen. Its location minimizes its impact and it does not unduly affect the historic character of the property. Keeping with the character of the original building, the addition will maintain the use of stucco and glass. Please note that the full page site plan is accurate; the site plan included on the page with elevations was an earlier iteration and not current although the elevations are correct.
- Garage: The garage and its openings are being kept. The current garage doors are not original and will be replaced.
- Openings on later addition: Not applicable as this does not have historic significance.
- Gates: Not applicable.

b. In architectural conservation districts and protection areas, the historic character of a district shall be retained and preserved through the preservation of historic materials and features which characterize the historic district.

- Not applicable.

c. For individual landmarks and the landmark district, each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

- Not applicable.

d. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

- Not applicable. No changes have acquired historic significance.

e. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

addition or exterior alterations on the non-historic part of the building.

f. Deteriorated historic features shall be repaired rather than replaced. Where severe deterioration or complete loss requires replacement of a distinctive feature, the new feature shall match the old in design, color, finish, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence, and character-defining features that have been lost due to intentional damage, removal or neglect shall be rebuilt.

- Addition: Not applicable.
- Garage: The original garage doors have long since disappeared and there are no images of their original configuration. For reference, the architect is starting by using pictures of other garage doors on similar era Edward Stone buildings; staff can continue to work with the architect on the appearance and materials of the garage doors.
- Openings on later addition: Not applicable.
- Gates: Not applicable.

g. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

- Not applicable.

h. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

- Addition: As stated previously, the addition is sited at the rear of the building and employs a hyphen to indicate that it is not part of the original building. The addition is one-story and is compatible with the existing massing of the building as well as its materials.
- Garage: The original garage doors have long since disappeared and there are no images of their original configuration. For reference, the architect is starting by using pictures of other garage doors on similar era Edward Stone residences; staff can continue to work with the architect on the appearance and materials of the garage doors, making sure they are compatible with the building but clearly not original.
- Openings on later addition: There are two openings on this non-historic part of the structure, likely intended to reflect the adjacent garage door openings. The proposal is to remove these windows and make one rectangular window off of the corner, echoing the configuration of the windows on the house. Staff finds this in keeping with the house; details of the trim and muntins can be used to ensure these are compatible but not exactly the same as the original windows of the home.
- Gates: Staff will work with the architect to ensure that the design of the gates is compatible with the historic property.

i. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

- The addition could feasibly be removed if desired in the future without impairing the form and integrity of the property.

STAFF RECOMMENDATIONS:

Staff finds that the project at 415 Harden Street complies with Sec. 17-674(d) of the City Ordinance and recommends granting a Certificate of Design Approval with the following conditions:

- Staff to work with the architect on the materials and configuration of the garage doors;
- Staff to work with the architect on the materials and details of the multi-pane window;
- All details deferred to staff.



Proposal for renovation and addition to The Wallace-McGee-Degenhart- Heyward House

415 Harden Street, Columbia, SC 29205

Dewey Ervin, AIA

The Wallace-McGee-Degenhart-Heyward House has a rich history and prominent place within the historic architecture of Downtown Columbia. Located near the Five Points commercial district, it contributes to the eclecticism of one of the historic residential neighborhoods of the city. Whereas the earliest residential developments within the city saw the construction of houses in revival styles, 415 Harden Street incorporated the most contemporary architectural aesthetic of its day. The International Style was a rejection of references to the past and attempted to streamline structures as efficient “machines for living.” 415 Harden Street was built by the Wallace family from plans published in *Collier’s Magazine* in March of 1936 and designed by Edward Durell Stone. Stone had developed the plans at the request of the magazine publisher, one of the first times a mass-market American publication endorsed modern architecture in the United States. The house for *Collier’s* was to be “an ideal modern house for a man of moderate means...to make it the last word in efficiency, economy and charm.” The design derived directly from Stone’s recently completed house for Richard Mandel in upstate New York, the architect’s first private commission and one that received much praise from architectural critics.

The house at 415 Harden Street has undergone several exterior renovations and additions, most recently the installation of a wall and electric gate extending the front wall to run the width of the property along Harden Street in 2018. Prior to the gate and wall extension, a single-story addition was added to the south side of the structure in 2000.

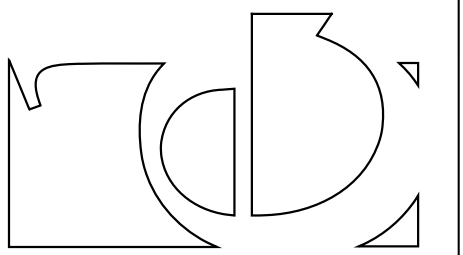
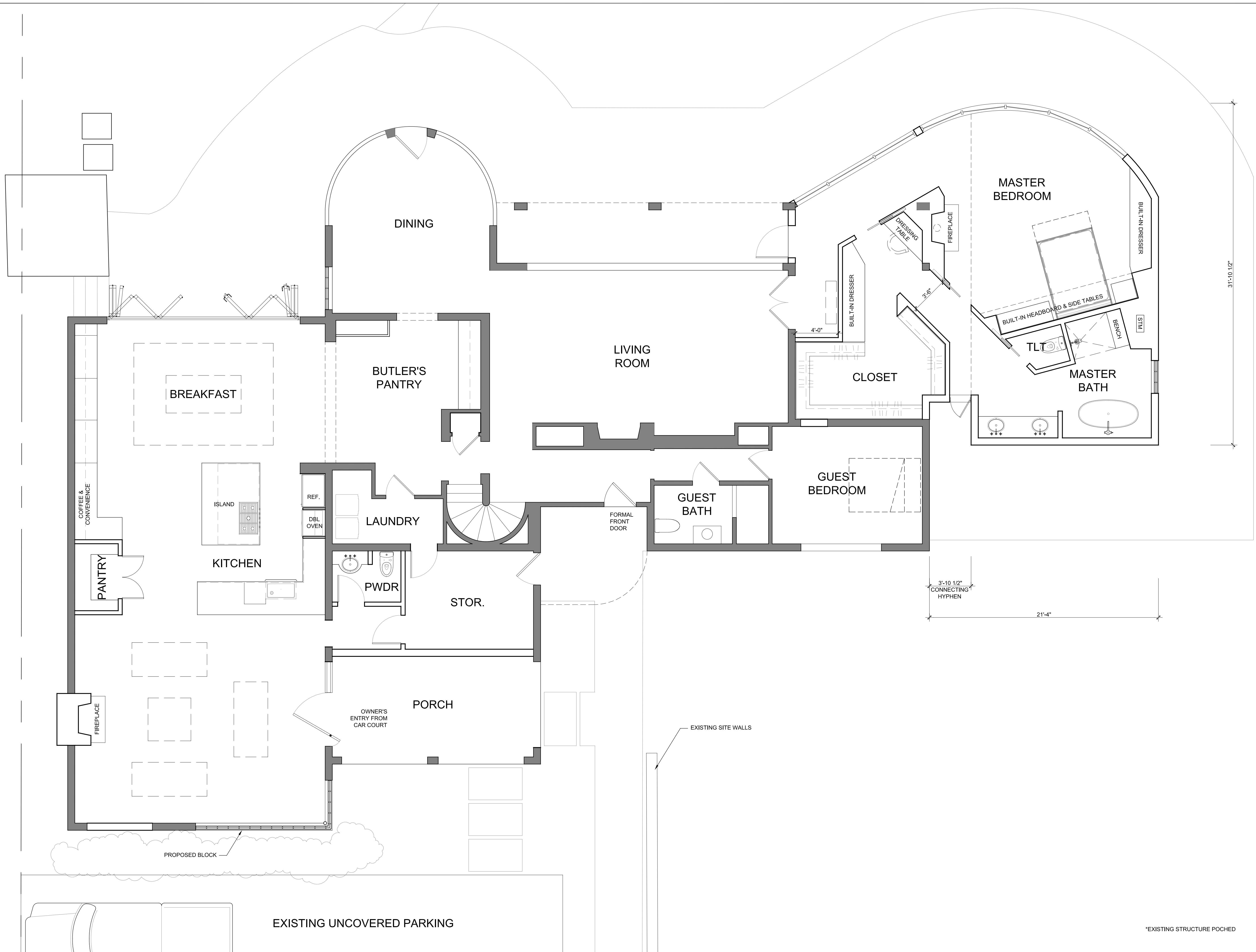
The current proposal before the D/DRC attempts to better harmonize these more recent additions with the original structure and a proposed addition to the north of the structure. In keeping with the modernity of the original design, the proposed addition will be of simple, rectilinear massing as seen from Harden street. The addition will stay within the height of the other single-story portions of the house, thereby maintaining the prominence of the original two-story construction. From the rear, the addition will create a glassed garden pavilion scenario inspired by E.D. Stone’s 1930 Goodyear house, also designed in the International Style.

The proposed addition will house a master suite. The addition will be differentiated from the older structure and will be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. This compatibility will be achieved by creating a structure of simple geometry with exterior walls of an unadorned monochromatic material as in the original structure. The addition will be separated from the original structure by a low articulated passage or “hyphen” delineating the addition from the original along the front elevation. A stucco exterior finish for the addition will complement and not compete with the stucco of the original structure.

A façade treatment along the street elevation of the addition completed in 2000 is also proposed. Twin square openings of glass block that compete with the original adjacent garage openings will be eliminated. A proposed asymmetrical fenestration of glass block will be more aligned with the windows of the older structure.

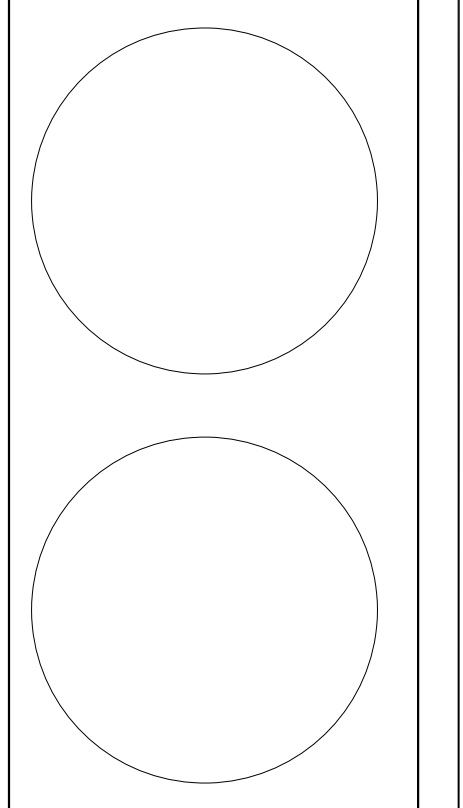
The proposal also maintains the existing garage openings but eliminates the existing garage doors that are not original to the house. The garage functioned historically as the Owner's entrance into the home (a separate servants' entrance existed in the original plan; the formal front door was and still is the main entrance for guests). A new Owner entry is proposed at the garage openings, while maintaining their full size and shape. The Owners park in an uncovered car court created by the wall and electric gate installed in 2018. The enclosed garage has been abandoned by both the previous and current owners as too small for cars of today. A poorly conceived entry at the 2000 addition and adjacent to the garage openings is confusing and competes with the formal front door. The proposed addition will utilize the garage openings and existing site walls to create a more commodious Owner entry while maintaining the existing separate formal guest entrance.

A double gate is also proposed for the northern most section of the front wall along Harden Street. The gate will be of dark aluminum to match existing gates within the wall. The gate will be 12'-0" wide to accommodate vehicular site access currently not available. A curb cut at this location will be necessary.



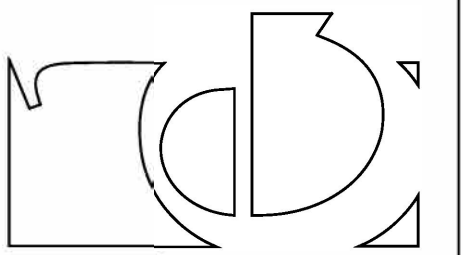
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HEYWARD RESIDENCE
HARDEN STREET
COLUMBIA, SOUTH CAROLINA



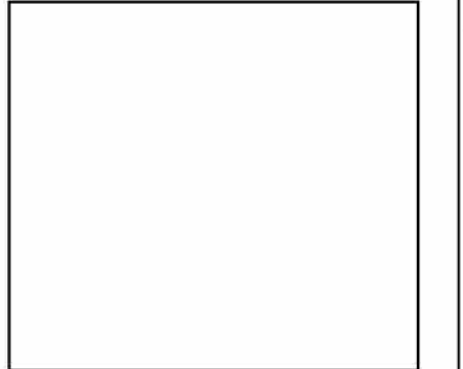
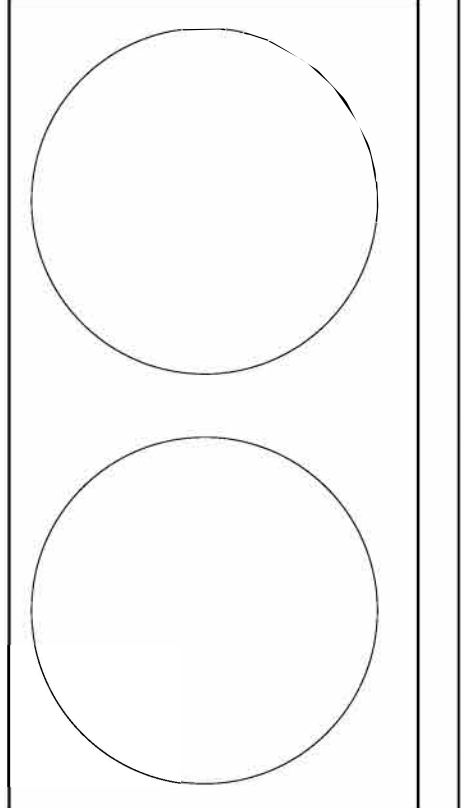
DATE: 01/27/2021
NOT FOR CONSTRUCTION
**MASTER SUITE
ADDITION &
KITCHEN
RENOVAT'N**

Dewey Ervin Architecture LLC 1722 Hollywood Dr. Columbia, SC 29205 telephone: (843) 830-4339 e-mail: dewey@deweyervin.com



dewey
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HEYWARD RESIDENCE
HARDEN STREET
COLUMBIA, SOUTH CAROLINA

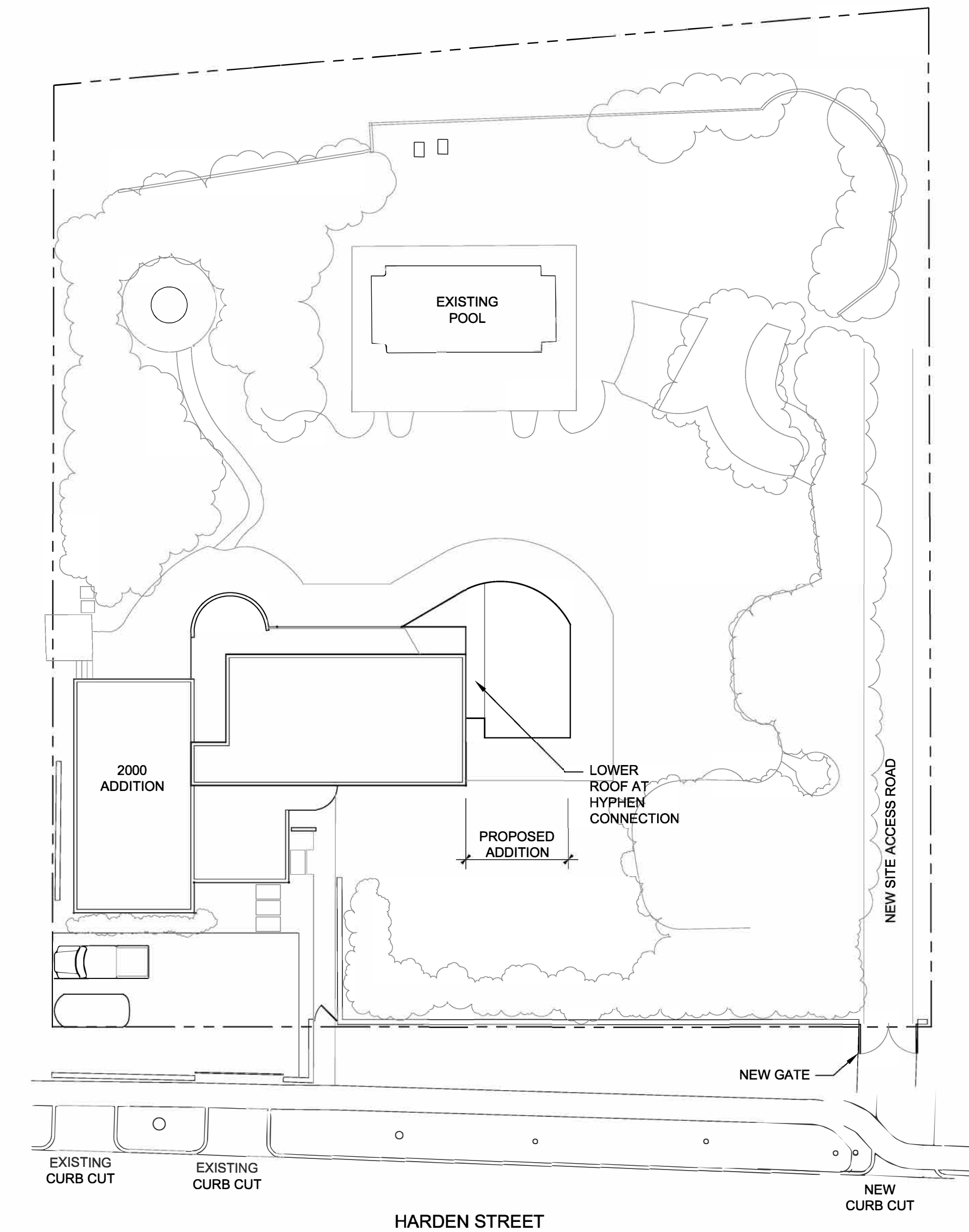


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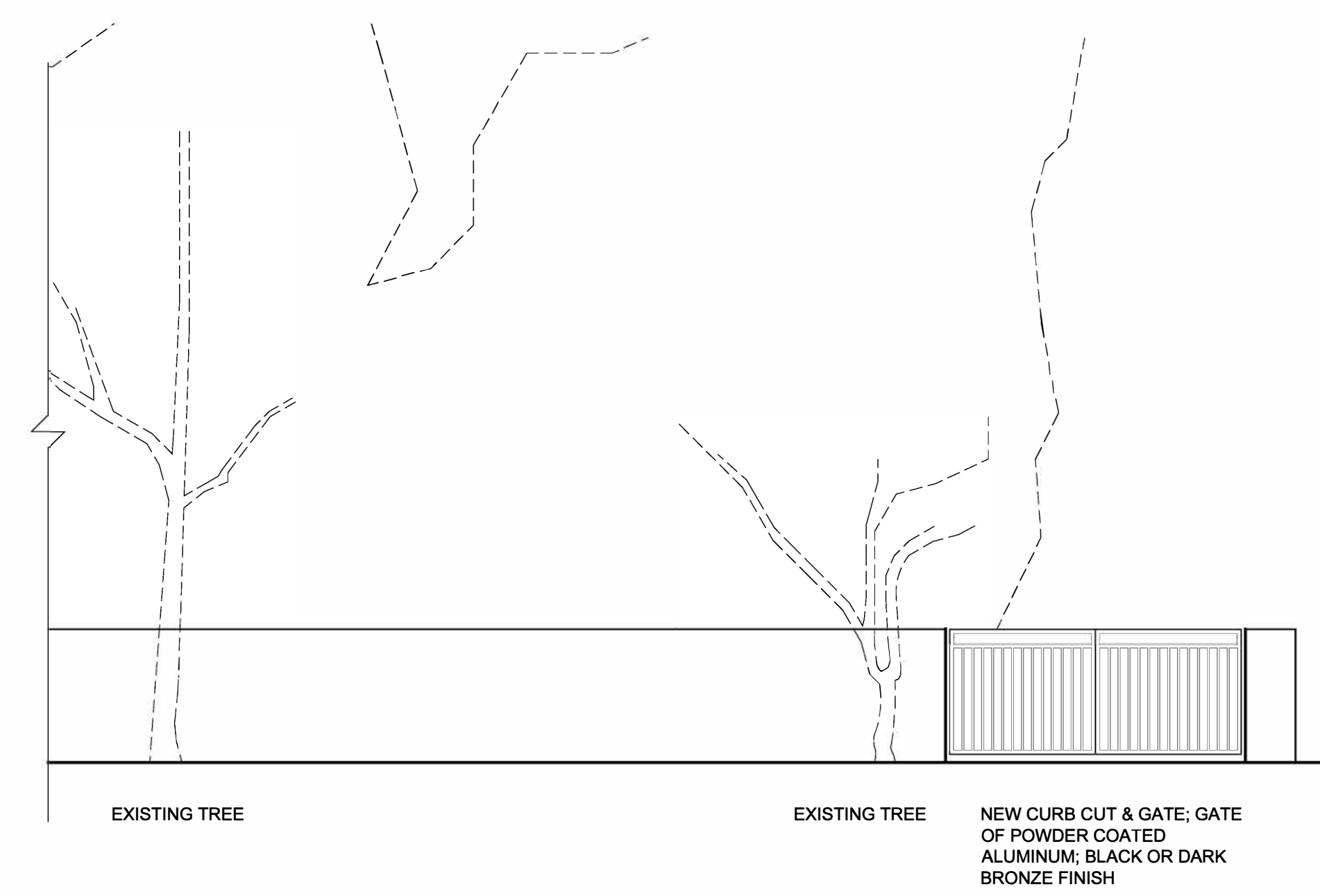
ELEVATIONS

A201

Dewey Ervin Architecture LLC 1722 Hollywood Dr. Columbia, SC 29205 telephone: (843) 830-4339 e-mail: dewey@deweyerwin.com



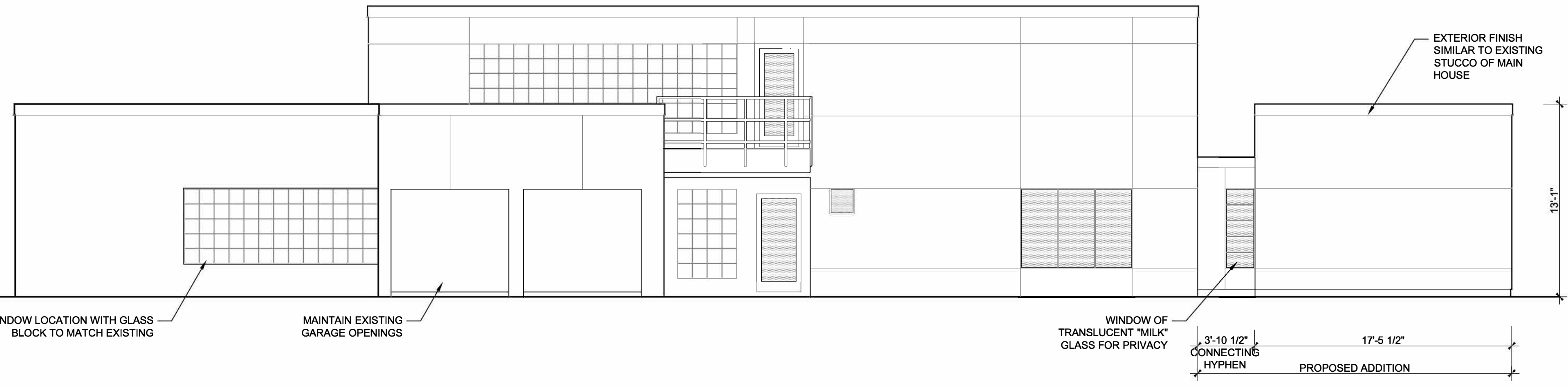
04 GENERAL SITE PLAN
Scale 1:250



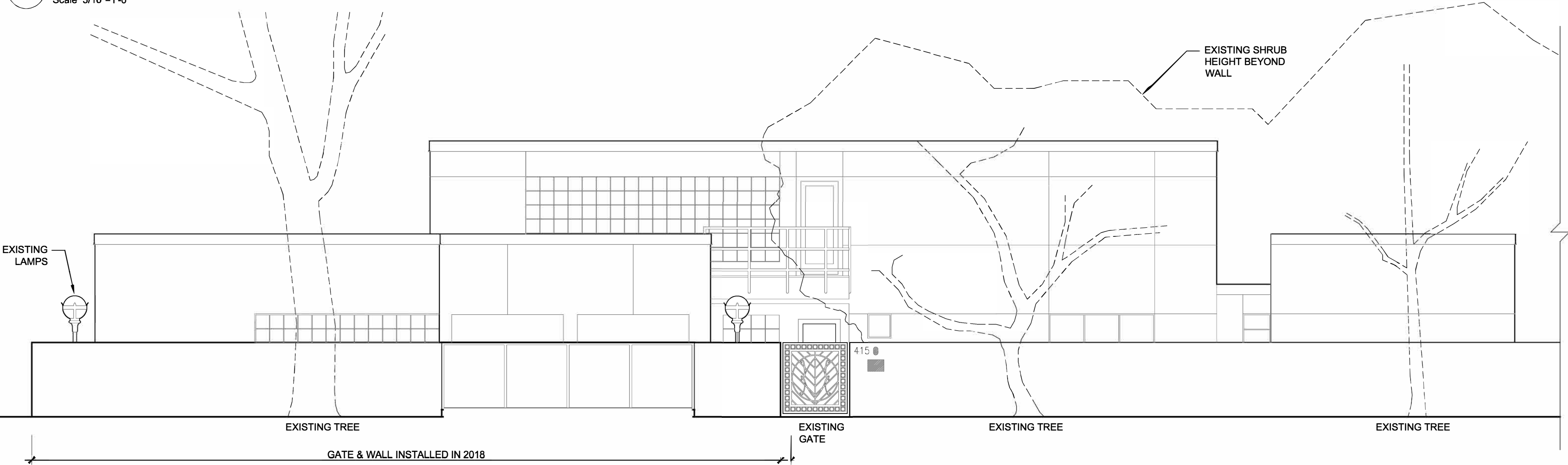
03 PROPOSED EAST ELEVATION WITH EXISTING WALL & VEGETATION
Scale 3/16"=1'-0"



01 EXISTING EAST ELEVATION
Scale 3/16"=1'-0"



02 PROPOSED EAST ELEVATION
Scale 3/16"=1'-0"



03 PROPOSED EAST ELEVATION WITH EXISTING WALL & VEGETATION
Scale 3/16"=1'-0"

415 Harden Street
Columbia, SC

Proposed addition
2021



Proposed addition from within front wall

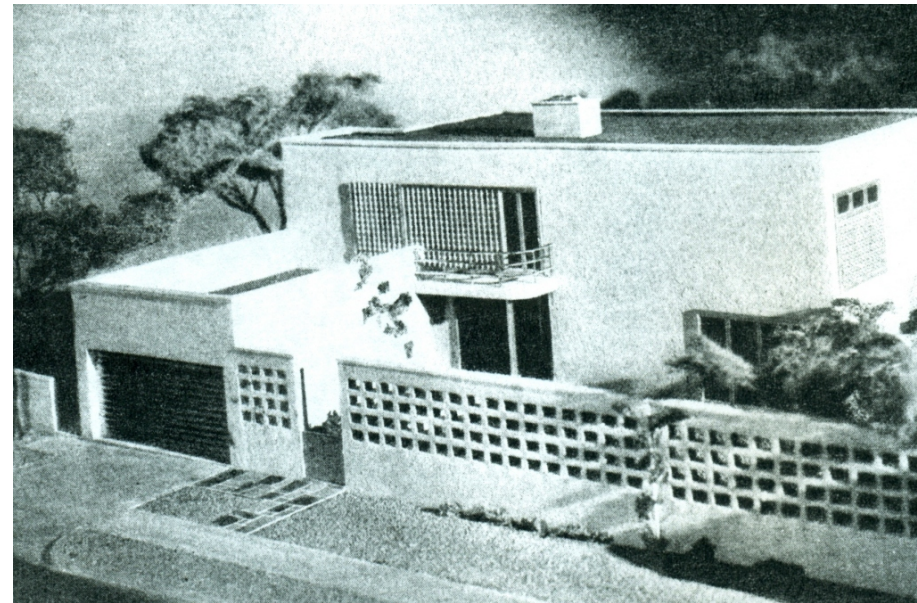
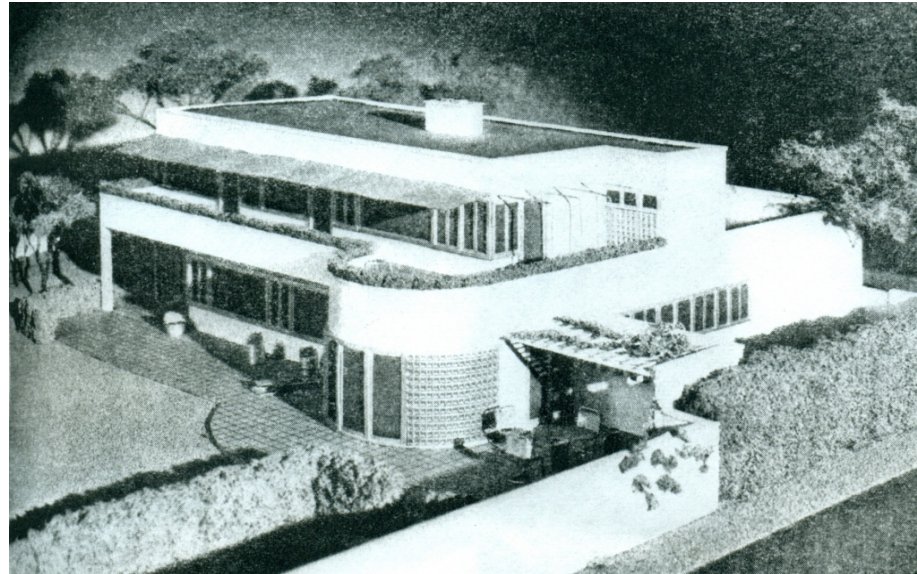
Richard Mandel House
Bedford Hills, Westchester County,
New York

Edward Durrell Stone, Architect
1934



Collier's Magazine House

Edward Durrell Stone, Architect
1936



A. Conger Goodyear House
Old Westbury, Nassau County,
New York

Edward Durrell Stone, Architect
1938



415 Harden Street
Columbia, SC

Edward Durell Stone, Architect
constructed 1936-1939



1984



2018