

02/01/2025

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D/DRC Case

2404 Stark Street, TMS# 11409-06-03

Old Shandon/Lower Waverly Historic District Area B

	Preservation District
	Individual Landmark
	Design District
	Community Character District



DESIGN/DEVELOPMENT REVIEW COMMISSION
DESIGN REVIEW DISTRICT
HISTORIC/CONSENT AGENDA
EVALUATION SHEET
Case # 6

PROJECT NUMBER: DDRC-2025-0026

ADDRESS: 2404 Stark Street

APPLICANT: Wilson Company, developer

TAX MAP REFERENCE: TMS# 11409-06-03

USE OF PROPERTY: Vacant lot

REVIEW DISTRICT: Old Shandon/Lower Waverly Protection Area, Area A -OV-HP

NATURE OF REQUEST: Request for a Certificate of Design Approval for new construction of a single family home.

FINDINGS/COMMENTS:

This request is for construction of a two-story single family home in the Old Shandon/Lower Waverly Protection Area, Area A. The proposed design will feature a long rectangular shaped house with the short end facing the street. This house has a narrow front façade at 16ft across and extends deep into the lot at a length of 61ft. It will have a full-width projecting front porch with a low pitch shed roof to be supported by square porch posts with brick bases.

This is a long house, but the inclusion of well-spaced windows, a side entry on the left facade, and a tapered rear section prevent the house from being too box-like in massing. The front porch is representative of many porches in the district, featuring a shed roof with exposed rafter tails across the front. Square railings and a handrail may be added with materials approved by staff.

Materials will include Hardie Board cladding, laid in a horizontal orientation, a slightly raised foundation that will be either brick or skim coated concrete block.

Staff finds that the proposed design for construction of a single family home at 2404 Stark Street is in keeping with the Old Shandon/Lower Waverly Guidelines and recommends approval.

The Old Shandon/Lower Waverly district has lost a significant portion of its original historic buildings. The block this lot is on is a prime example of this, with only five historic structures left on the entire block. Historic Sanborn Fire Insurance Maps show that this block was once full of one story residential structures, all of which have been lost over the years. While new infill can be beneficial to the neighborhood, many of the houses being built are not reflective of what was here historically, but are permitted under the current guidelines. It is important to note the effect this new construction is having on the existing community and character of the district.

PERTINENT SECTIONS FROM THE GUIDELINES:

SECTION 3: NEW CONSTRUCTION

A. PRINCIPLES

Within the Old Shandon/Lower Waverly district, there are numerous vacant lots and non-contributing structures. The construction of new or replacement structures on these lots will greatly affect the district by either reinforcing or undermining existing historic patterns. New construction should be consistent with existing buildings along a street in terms of height, scale, proportion and rhythm of openings, setbacks, orientation and spacing. However, new buildings need not imitate past architectural styles; they may reflect the era of their own construction to carry on the tradition of diversity in building styles present.

B. GUIDELINES

1. Height- *Construct new buildings to a height that is compatible with the height of surrounding buildings. New construction shall not vary greatly in height from older buildings in the vicinity.*

There are no extant buildings on this portion of the 2400 block of Stark Street, so there are no buildings immediately surrounding it. This makes it challenging to determine the appropriate height for this structure and its neighboring house at 2402 Stark, also being reviewed at the June DDRC meeting.

Looking to a wider range of buildings on the surrounding blocks, there are many two story buildings in the district and this height, making this acceptable for the lot.

2. Size & Scale- *The size and scale of a new building shall be visually compatible with surrounding buildings. Do not construct buildings that disrupt the existing scale of the area.*

The size and scale of the proposed design is in keeping with buildings on the surrounding blocks. It is long, but it is a comparable length to many historic buildings in the area.

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. Breaking up uninteresting boxlike forms into smaller, varied masses is essential to maintaining the character of the streetscape.*

Do not construct single, monolithic forms that are not relieved by variations in massing.

The massing of this house will be very similar to historic buildings in the district. It is a long rectangular structure with indentations towards the back of the building that breaks up the length of the house and prevents it from being too boxy.

The long, low front porch is consistent with others throughout the Old Shandon/Lower Waverly district. The placement of doors and windows follows the pattern already established in the neighborhood and also breaks up the form of the building.

4. Directional Expression- *Site the entrance of the building so that it is compatible with surrounding buildings. Horizontal buildings can be made to relate to more vertical adjacent structures by breaking the façade into smaller masses that conform to the primary expression of the streetscape. Do not construct strongly horizontal or vertical façade expressions.*

This is a long, rectangular structure with the shorter side fronting the street. The front entrance clearly established by the full width porch on the front facade. This is a typical building type for the surrounding blocks.

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. Do not violate the existing setback pattern by placing buildings in front of or behind existing façade lines.*

This house will have a 10ft setback, as will the neighboring structure that is also being proposed. This is in keeping with other buildings in the district.

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. Do not construct facades without a strong sense of entry.*

This house has a strong sense of entry. The entrance of this house is clearly defined by a full width front porch across the front of the house, with the entry door in the center of the front façade.

7. Rhythm of Openings - *Construct new buildings so that the relationship of width to height of windows and doors, and the rhythm of solids (walls) to voids (door & window openings) are visually compatible with historic buildings on the block or street. Maintain a similar ratio of height to width in the bays of the façade. Do not introduce incompatible façade patterns that upset the rhythm of openings established in surrounding structures.*

The proposed fenestration maintains a consistent rhythm on all facades and is visually compatible with historic buildings in the district. Windows on both the right and left facades are evenly distributed, breaking up the length of the structure. This is in keeping with the guidelines.

8. Roof Shape- *Use roof shapes, pitches, and materials that are visually compatible with those of surrounding buildings. (ex. when a majority of the buildings in an area use a hip or gable roof form, a hip or gable roof should be used). Do not introduce roof shapes or pitches that are not found in the area.*

The house is topped with a hipped roof with an 8:12 pitch. The first floor porch has a low pitched shed roof with exposed rafter tails. This is typical for the district and in keeping with the guidelines.

9. Outbuildings- *Construct garage and storage buildings so that they reflect the character of the existing house and are compatible in terms of height, scale and roof shape. Place such buildings away from the primary façade of the building. Do not allow outbuildings to obscure character-defining features of a building.*

Not applicable.

10. Materials, Textures, and Details- *Use materials, textures, and architectural features that are visually compatible with those of historic buildings on the block or street.*

Cladding- Hardie Board laid in a horizontal orientation.

Windows- 2/2 with pronounced frames and sills,

Foundation- brick or concrete block covered with a skim coat.

Roofing- Asphalt shingles.

Walkways- There will be a walkway installed leading from the house to the driveway and the house to the sidewalk.

Porch posts and railings- All square to be made of wood or composite fiberboard.

Regarding material choices for soffits, trim, porch columns, porch flooring, and driveway, these all must be visually compatible with what is found on historic homes in the district. Staff will need to review these materials before installation.

STAFF RECOMMENDATIONS:

Staff finds that the proposed new construction at 2402 Stark Street is in keeping with Section 3 of the Old Shandon/Lower Waverly Protection Area design guidelines and recommends granting a Certificate of Design Approval with the following conditions:

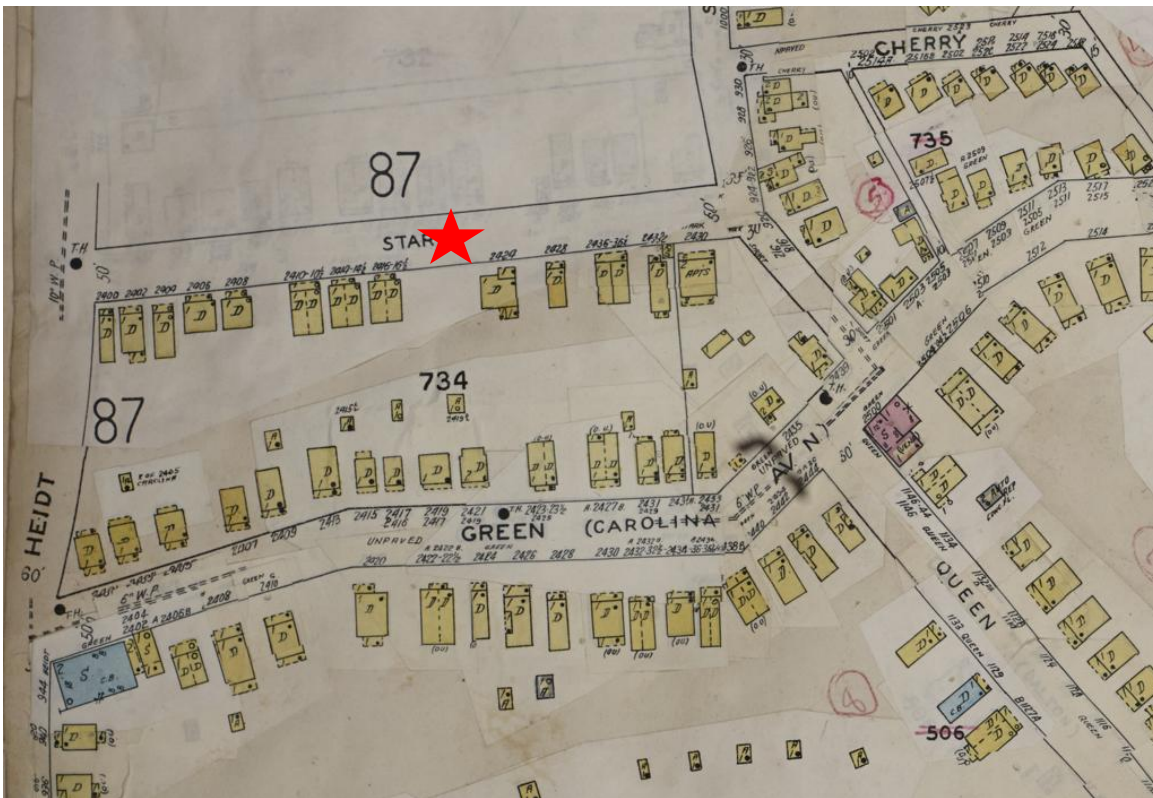
- Railings and handrails on the front porch will be approved by staff.
- Foundation will be 2ft tall.
- Walkways will be installed, one leading from the house to the driveway, the other from the driveway to the sidewalk.
- All additional details deferred to staff.

Current lot at 2404 StarkStreet. Photo by staff



Both lots are slated for development with similarly designed houses and a shared driveway between them. Photo by staff





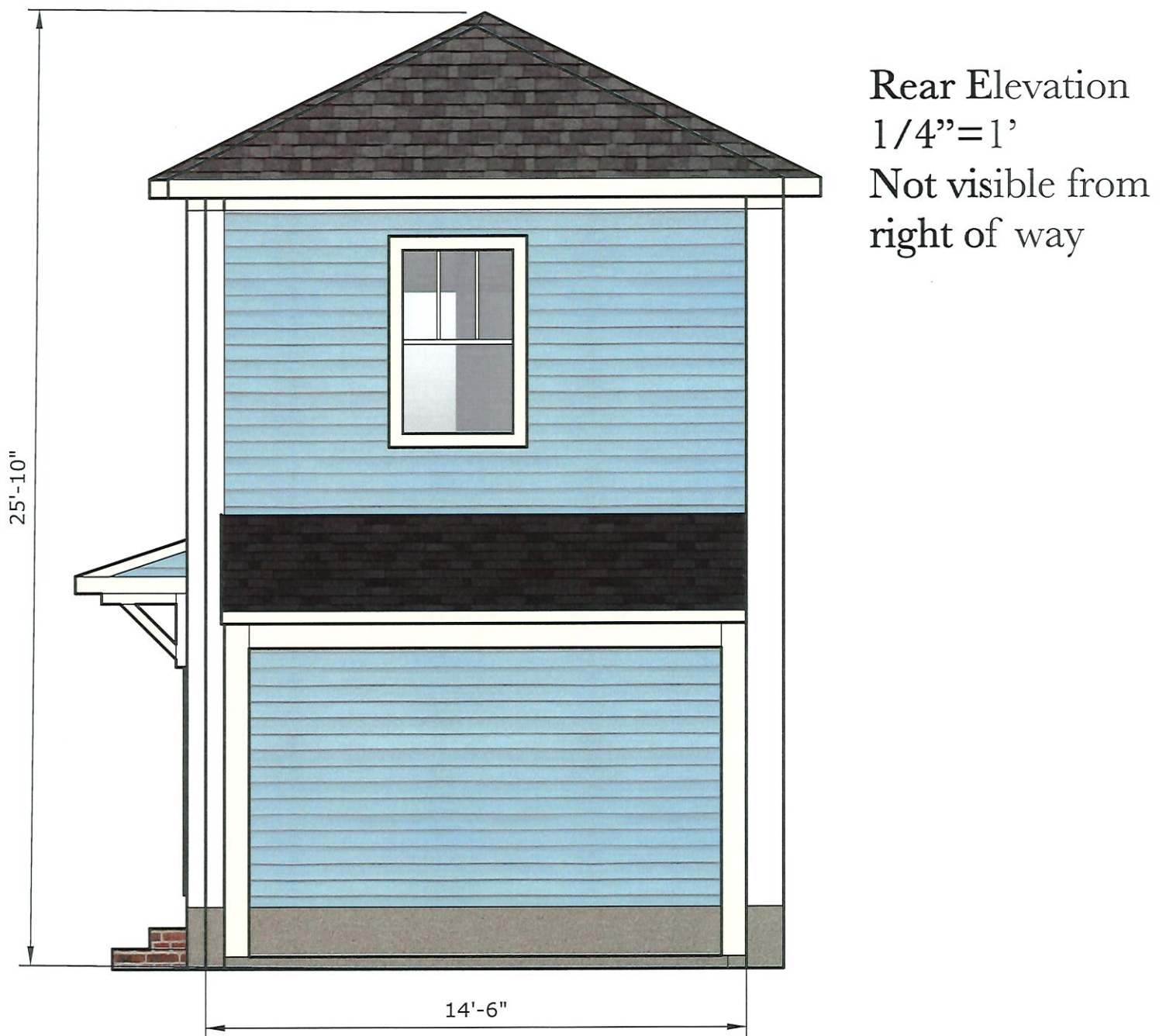
Above:
1918 Sanborn map of the
south side of the 2400
block of Stark Street.

Left: Current view of the
south west end of the 2400
block of Stark Street, none
of the historic houses are
standing today.

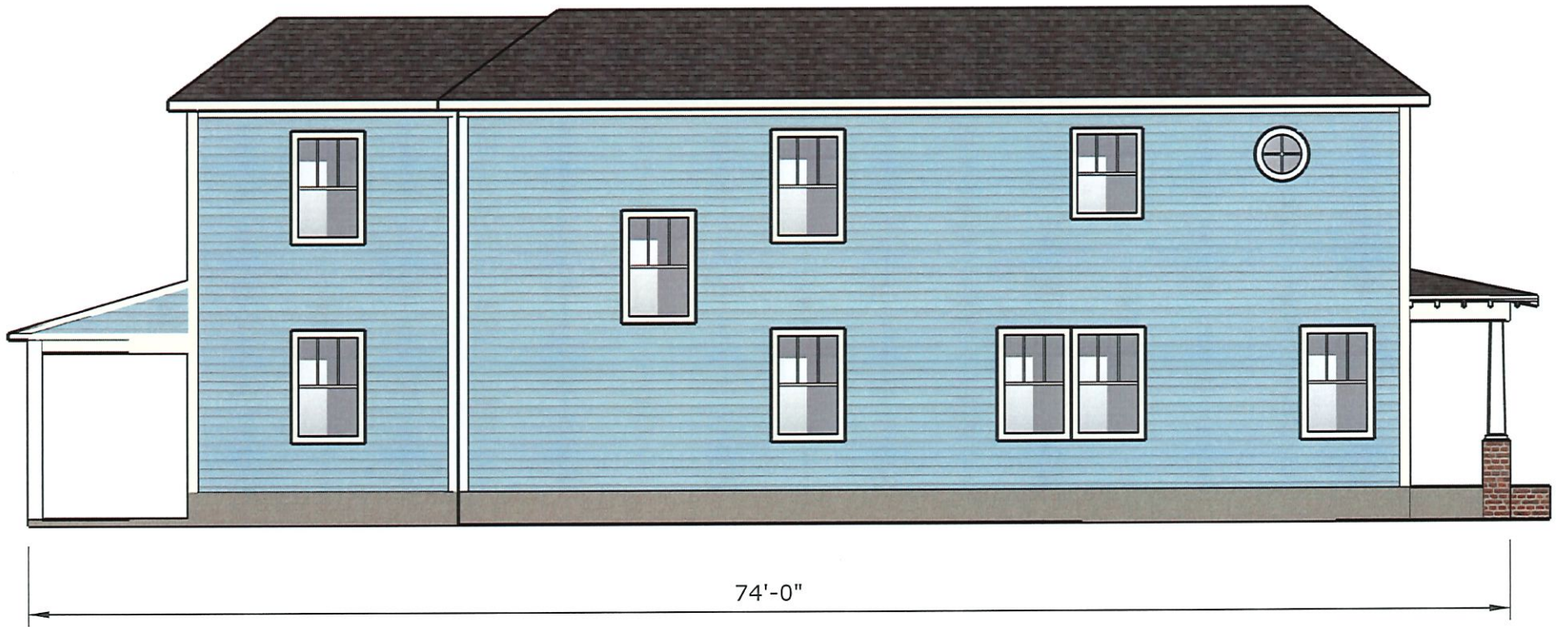


THE FOLLOWING INFORMATION WAS
SUBMITTED BY THE APPLICANT

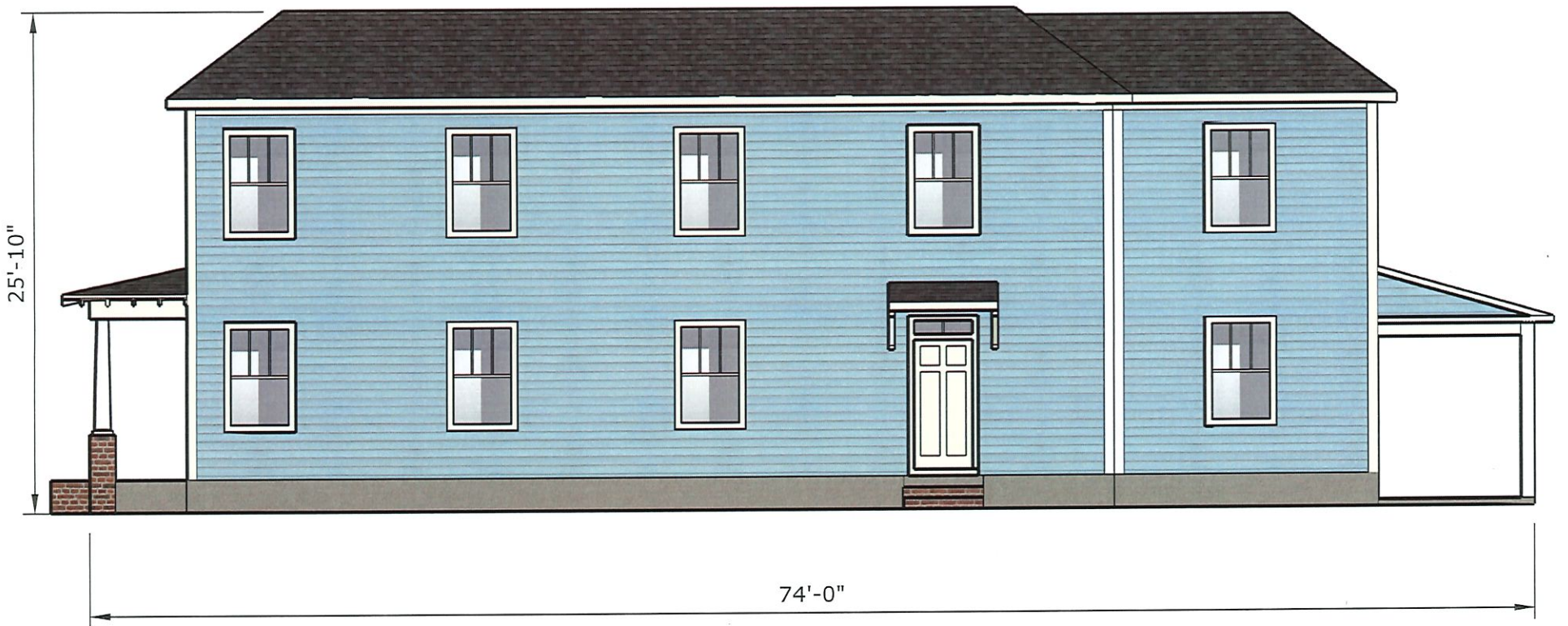
2404 Stark Street
Single Family Home
DDRC Supplemental Information

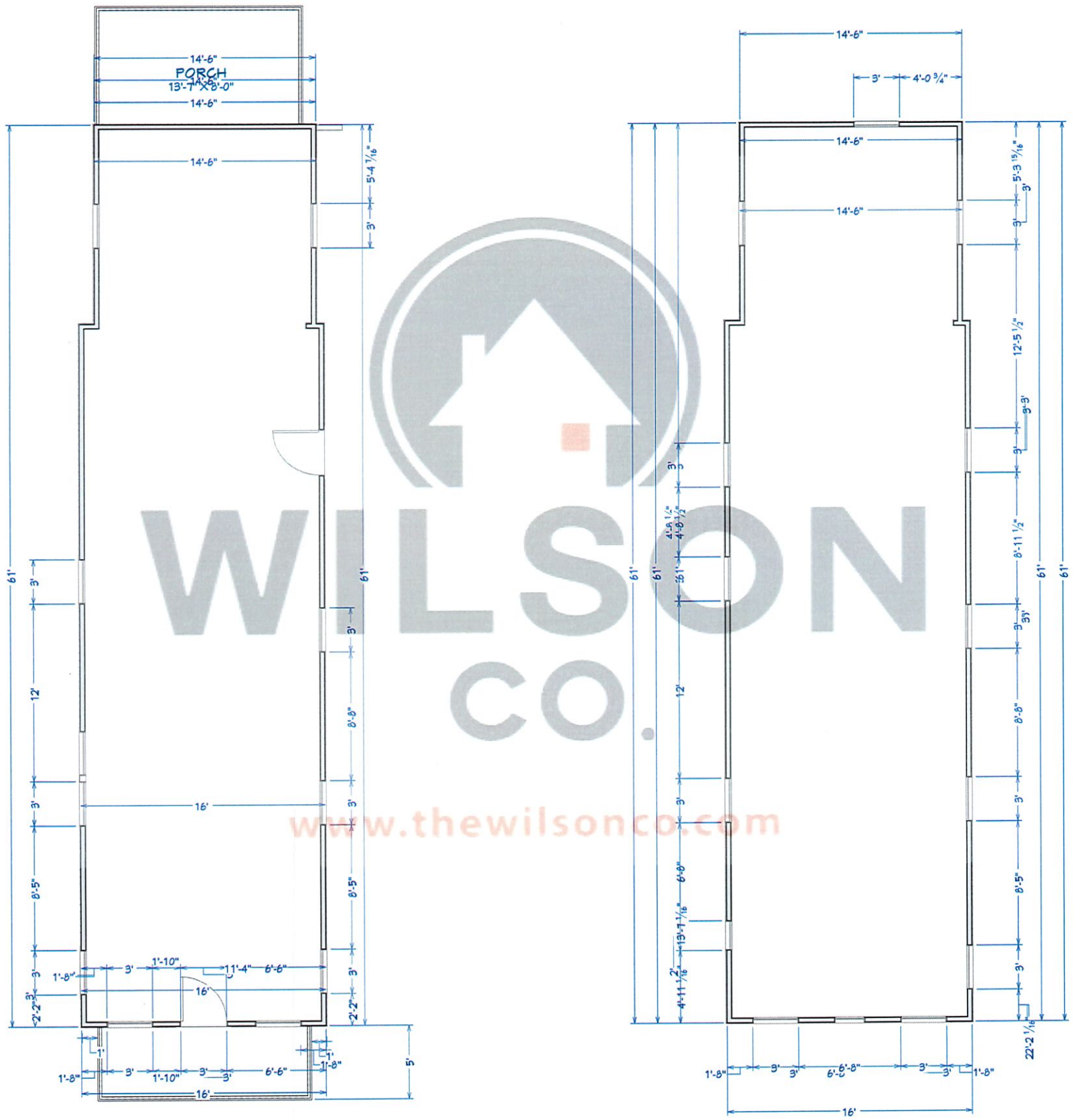


Left Elevation
1/8"=1'



Right Elevation
1/8"=1'





resized to 1/8"=1'

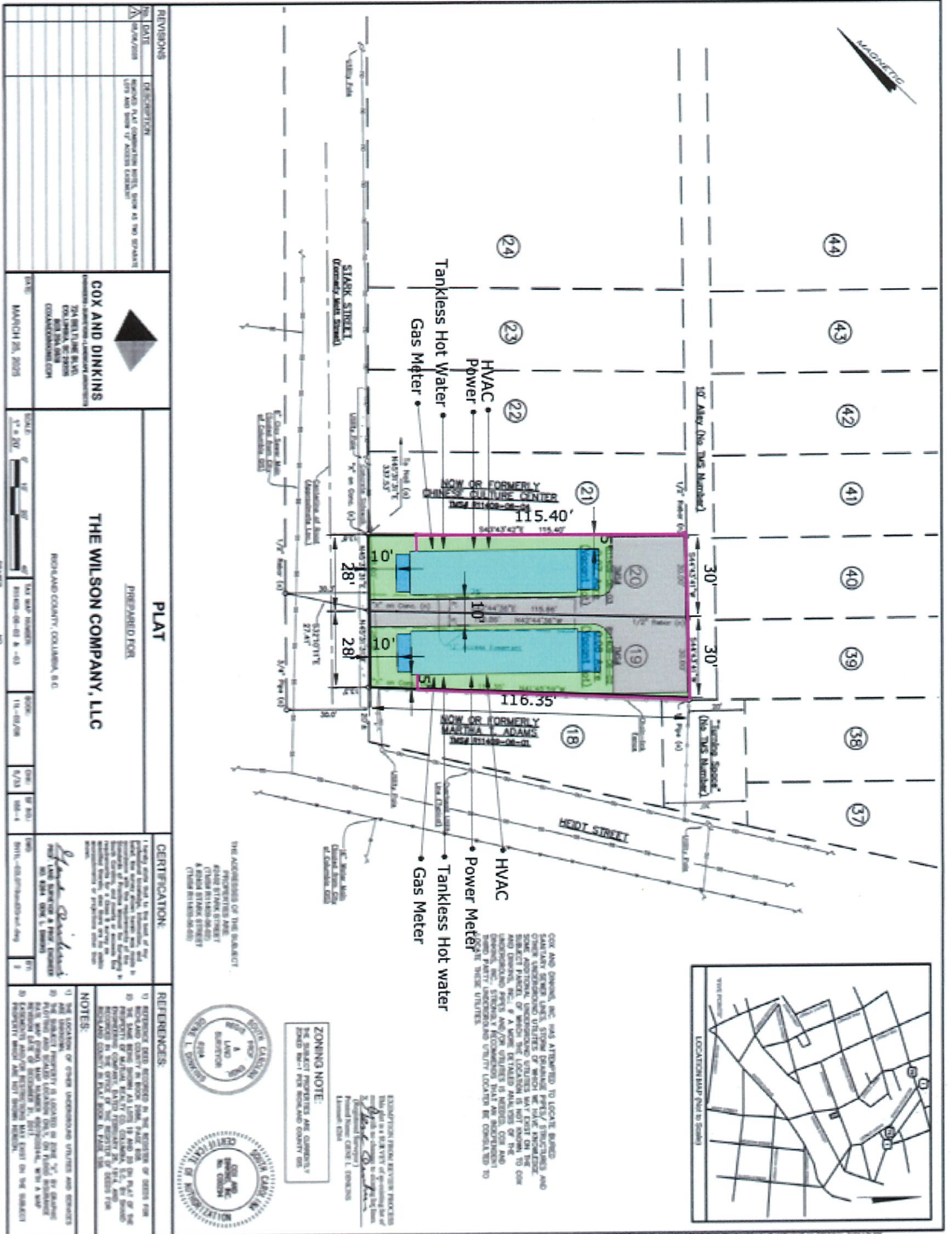
2404 Stark Street (vacant lot, relatively flat)



Site Plan with Mechanicals and Fence
2402 Stark Street

Proposed Site Plan
2402 2404 Stark Street
DDRC Application

6' wood privacy fence



NO.	DATE	DESCRIPTION
1	04/04/2023	ISSUED PLAT OPERATING WITH, SHOW AS TWO SPACES
2	04/04/2023	ISSUED PLAT OPERATING WITH, SHOW AS TWO SPACES

<p>COX AND DINKINS 224 BELTLINE BLVD COLUMBIA, SC 29204 803.724.8888 COXANDDINKINS.COM</p>	<p>THE WILSON COMPANY, LLC ROSELAND COUNTY, COLUMBIA, S.C.</p>
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<p>CERTIFICATION</p> <p>I, <i>Gene Dinkins</i>, being duly sworn, depose and say that I am the duly authorized representative of the undersigned and that the contents of this site plan are true and correct to the best of my knowledge and belief.</p> <p>Gene Dinkins Principal Engineer No. 8244, State of S.C.</p>	<p>REFERENCES</p> <p>1) REFERENCE DEED RECORDED IN THE REGISTER OF DEEDS FOR ROSELAND COUNTY IN BOOK 2096, PAGE 836 IS THE PLAT OF THE LAND BEING SHOWN AS LOTS 19 AND 20 ON THE PLAT OF THE PROMPTING COMPANY, DATED FEBRUARY 26, 1974, AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR ROSELAND COUNTY IN PLAT BOOK 6, PAGE 336.</p> <p>2) THE LOCATION OF OTHER UNDERGROUND UTILITIES AND SERVICES ARE SHOWN.</p> <p>3) THE SUBJECT PROPERTY IS LOCATED IN ZONE "C-1" BY ROSELAND COUNTY. THE ZONING REGULATIONS FOR THIS ZONE ARE SET FORTH IN THE ZONING ORDINANCE, TITLE 12, CHAPTER 12.01, SECTION 12.01.01, AND THE ZONING MAP AS OF DECEMBER 31, 2021.</p> <p>4) EXISTING AND PROPOSED UTILITIES ARE SHOWN ON THE SUBJECT PROPERTY AND ARE NOT SHOWN HEREON.</p>
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Materials List

2404 Stark Street

Columbia, SC 29205

Windows: the windows are 3/1 vinyl

Doors: the proposed exterior doors are solid, 6 panel fiberglass with 3 lite transom

Siding: hardie plank horizontal lap siding

Foundation: scratch coat

Soffits, trim, porch columns, flooring and railing will be visually compatible with existing homes in the district and as advised by staff. See previous projects at 2015 and 2017 Greene Street.

Service equipment:

HVAC, power meter, gas meter and tankless hot water heater as shown on site plan.