
**DESIGN/DEVELOPMENT REVIEW COMMISSION
BAILEY BILL APPLICATION
EVALUATION SHEET**

ADDRESS: 1625 Richland Street

APPLICANTS: Evan Wilson, owner

TAX MAP REFERENCE: TMS# R11404-02-18

USE OF PROPERTY: Commercial

NATURE OF REQUEST: Request preliminary approval for Bailey Bill

FINDINGS/COMMENTS:

This was built around 1918 as a duplex and is a contributing building in the City's Landmark District. It is a vernacular Four Square, with exposed rafter tails and a unique wood block balustrade as defining features. The full façade porch wraps to the east side and is supported by square wood posts on brick pedestals. The new owner is applying for the Bailey Bill and tax credits in order to rehabilitate the building. Work proposed includes re-roofing, maintenance to the front porch, siding, updated wiring, plumbing, etc. The owner will also rehabilitate existing viable windows and is interested in standardizing the pane configuration of the windows as there is a mixture of 6/1 wood windows and 6/6 windows (on the side elevations), indicating some changes in the past. Staff feels generally that the 6/1 configuration would be acceptable but will examine them with the owner prior to rehabilitation/bottom sash replacement.

Staff recommends that 1625 Richland Street be given preliminary certification approval for the Bailey Bill, conditional upon the 20% investment threshold being met and review of the windows deferred to staff.



HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 - DESCRIPTION OF REHABILITATION

Property name _____ NPS Project Number _____

Property address 1625 Richland St. Columbia, SC 29201

5. Detailed description of rehabilitation work Reproduce this page as needed to describe all work or create a comparable format with this information. Number items consecutively to describe all work, including building exterior and interior, additions, site work, landscaping, and new construction.

Number	Feature <u>Roof</u>	Date of Feature _____
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Describe existing feature and its condition

• 20-25 yr asphalt shingles in need of replacement

Photo numbers 16-C Drawing numbers _____

Describe work and impact on feature

✓ • Replace with 20-25 yr asphalt shingles

Number	Feature <u>Front Porch</u>	Date of Feature _____
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Describe existing feature and its condition

Wrap around porch, tongue + groove painted floor, 4x4 custom railing, tongue + groove beaded cicing, brick column bases with 8x8 columns

Photo numbers 1-B, D 3-C, D
2-A, B Drawing numbers _____

Describe work and impact on feature

✓ Restore existing decking where rotten, replace w/ new tongue and groove to match existing. Repair railing as needed.

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Number _____ Feature Ext. Wood + Paint Date of Feature _____

Describe existing feature and its condition

Wood siding, Facia, Soffit, Moldings
Paint

Photo numbers 1-C 6-B,C 8-A Drawing numbers _____

Describe work and impact on feature

✓ All generally in great shape. Minor carpentry/repair as needed, hand sanding, and re-paint.

* Facia board and shingle molding have been installed along the front facade againsts the rafter tails, and is not original. +/- 15 yrs. This facia will be removed to expose rafter tails.

Number _____ Feature Windows Date of Feature _____

Describe existing feature and its condition

Windows, a mix of 6/6 and 6/1 285° windows.
The majority are in good repair.

A window on the right side of the porch has been covered w/ vinyl siding. (3-A,B)

Photo numbers 7-B,C 3-A,B Drawing numbers _____

Describe work and impact on feature

Sashes to be replaced ~~with~~ as needed with single glaze wood sashes to match existing. Where upper sashes are replaced 6 lite will be used. Where bottom sashes are replaced, 1 lite will be used.

Vinyl siding will be removed from porch window.

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Number	Feature <u>Interior Walls, Ceilings</u>	Date of Feature _____
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Describe existing feature and its condition

Multiple layers of sheetrock and wall paper (painted) have been placed on top of original plaster, diminishing reveals from all of the original trim.
The ceilings have also been "dropped" in several locations, and tiles have been installed.

Photo numbers 9-C 10-A 13-D, E 16-A 18 Drawing numbers _____

Describe work and impact on feature (continued on back)

- Remove all existing sheetrock, wall paper, furring, and plaster. Re-install new 1/2" sheet rock.
- ✓ - All pipes/wiring will be moved/relocated into wall cavity, exterior walls will be insulated
- ✓ - HVAC to be added - 2 units, upstairs unit returns/grills to be in ceiling, downstairs will be in floor

Number	Feature <u>Floors</u>	Date of Feature _____
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Describe existing feature and its condition

Downstairs- carpet over hardwoods, vinyl in kitchen + bath
Upstairs- Painted Hardwoods, vinyl in closet (front) + bath

Photo numbers _____ Drawing numbers _____

Describe work and impact on feature

- ✓ All existing wood floor surfaces will remain and be refinished.
- All vinyl flooring will be removed and replaced with either tile (in baths) or carpet (front closet)

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Number _____ Feature Systems Date of Feature _____

Describe existing feature and its condition

Gas, water, and electric are all ^{on} exterior wall surfaces. Kitchen and bathroom fixtures and appliances are in dis-repair.

Photo numbers 9-D, 12-A, 14-B, 15-B, 16-D Drawing numbers _____

Describe work and impact on feature

- ✓ All water, Gas, and wiring will be concealed to wall cavity or crawl space.
- All plumbing and lighting fixtures will be replaced, clawfoot tub to remain.
- Water heater to be moved to outside. Kitchen sink to remain.
- Fridge & stove to be removed, new fridge to be installed.

Number _____ Feature General-Moldings, Stair, Mantle Date of Feature _____

Describe existing feature and its condition

- ✓ All of the existing moldings, the staircase (to include railing, pickets, newel posts, treads, risers) and mantles will remain as is, and will receive new paint. In cases where molding needs to be removed due to sheetrock ~~removal~~ removal, it will be saved and re-installed.

Photo numbers 9-A, 12, Drawing numbers _____

Describe work and impact on feature



A

IMG_0225



B

IMG_0226



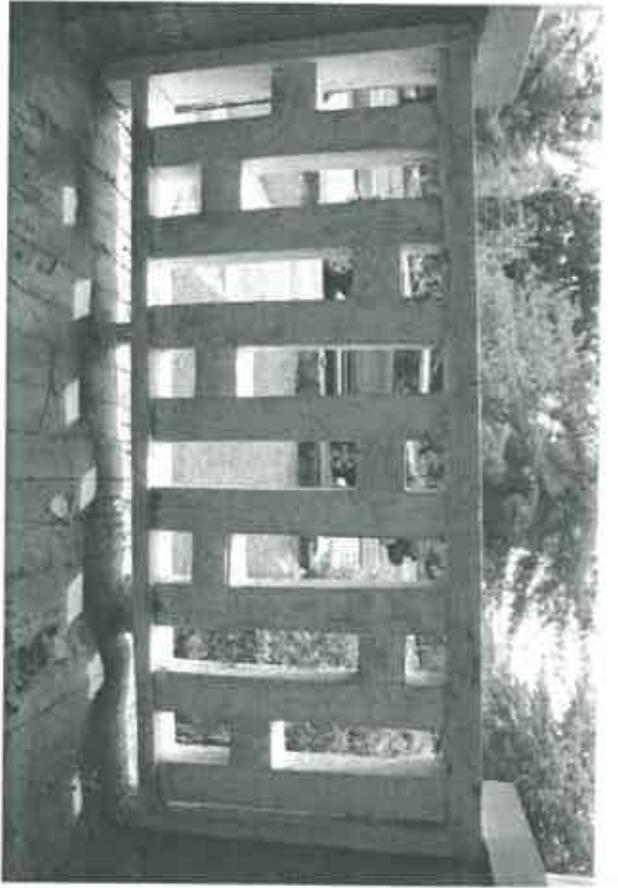
C

IMG_0227



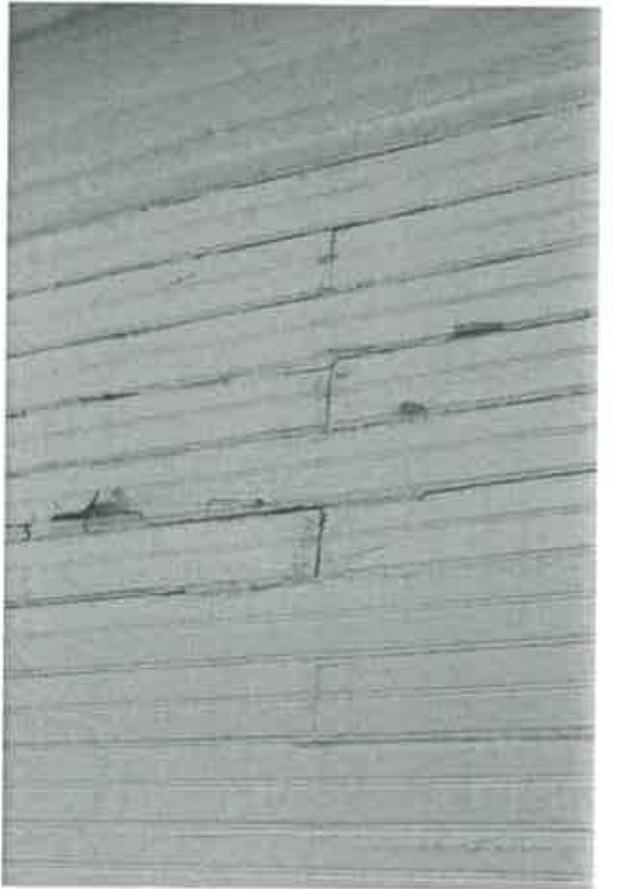
D

IMG_0228



A

IMG_0229



B

IMG_0230



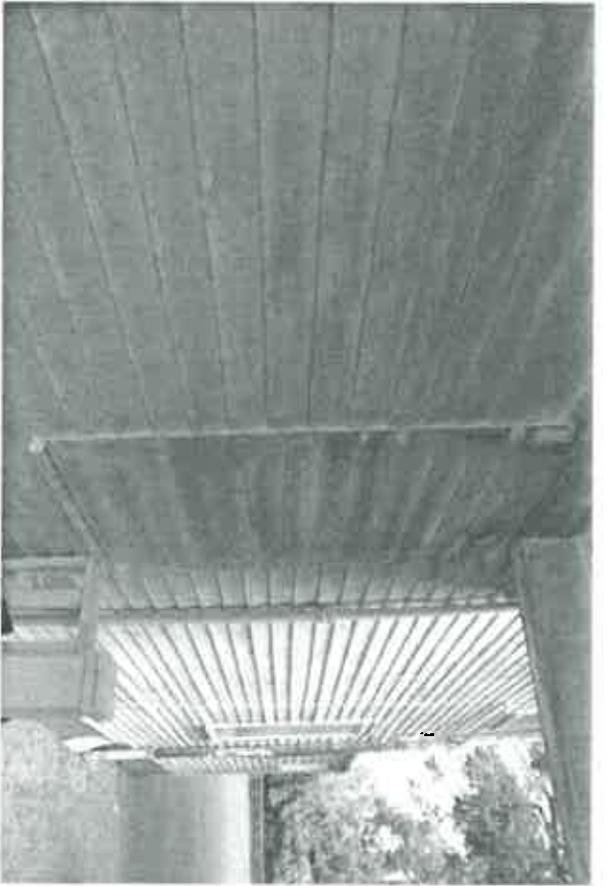
C

IMG_0231



D

IMG_0232



A

IMG_0233



B

IMG_0234



C

IMG_0235



D

IMG_0236



A

IMG_0237



B

IMG_0238



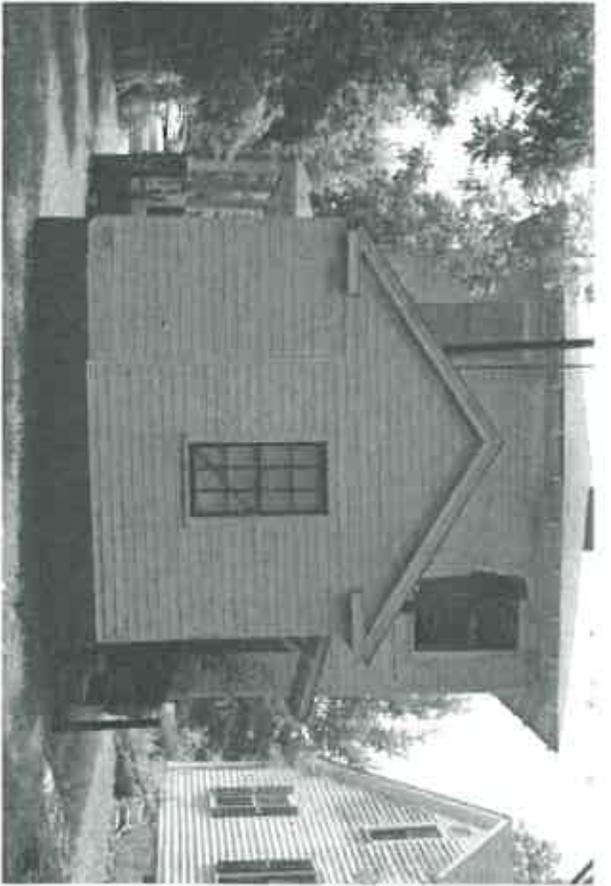
C

IMG_0239



D

IMG_0240



A

IMG_0241



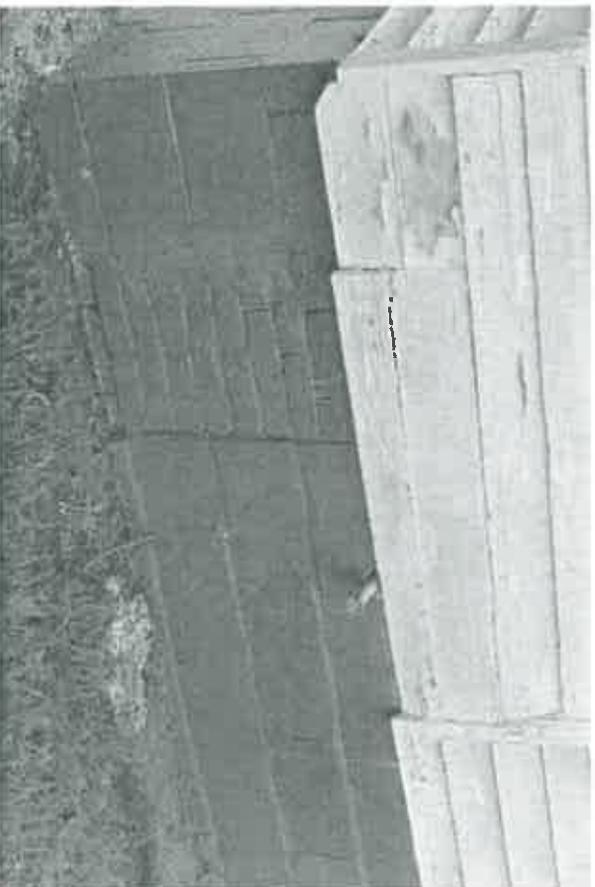
B

IMG_0242



C

IMG_0243



D

IMG_0244

E



A

IMG_0246



B

IMG_0248



C

IMG_0249



D

IMG_0250



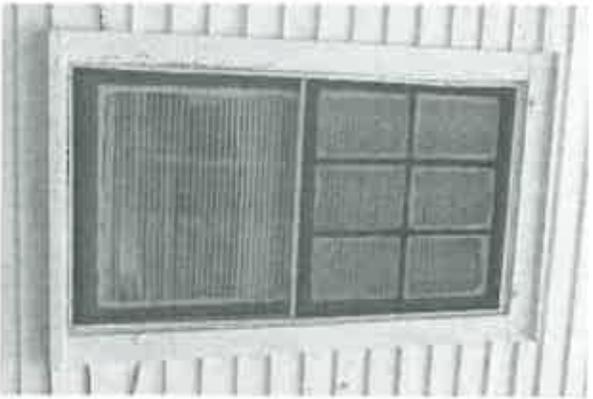
A

IMG_0251



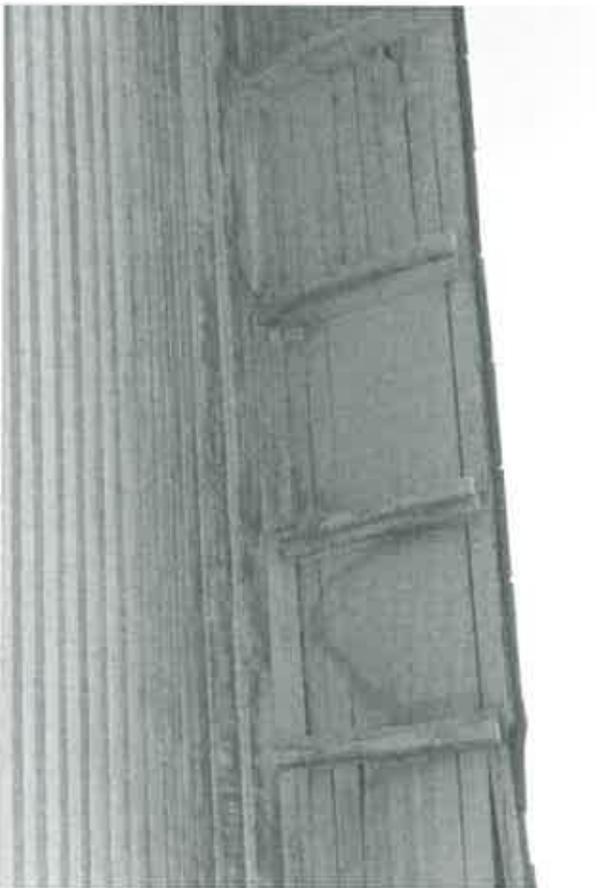
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IMG_0252



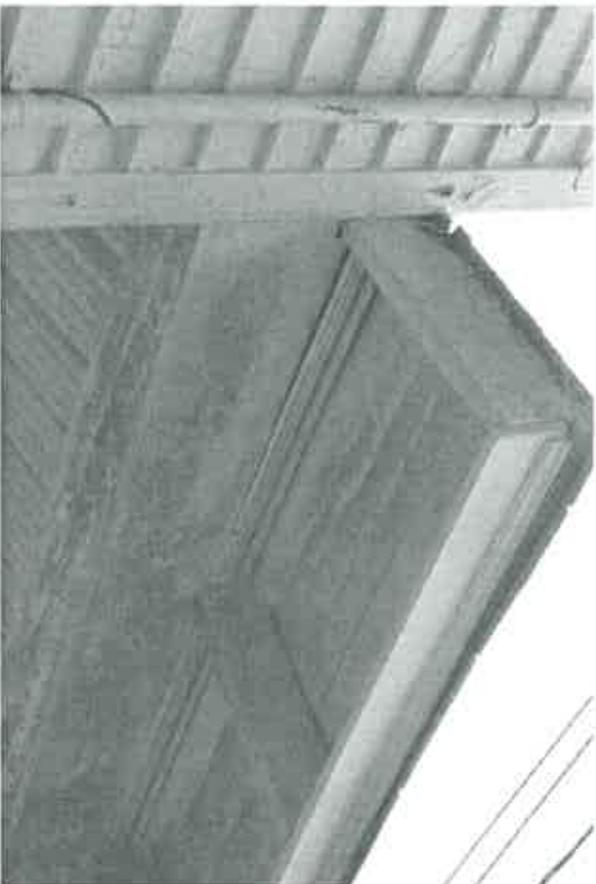
C

IMG_0253



D

IMG_0254



A

IMG_0255



B

IMG_0256



C

IMG_0257



D

IMG_0258



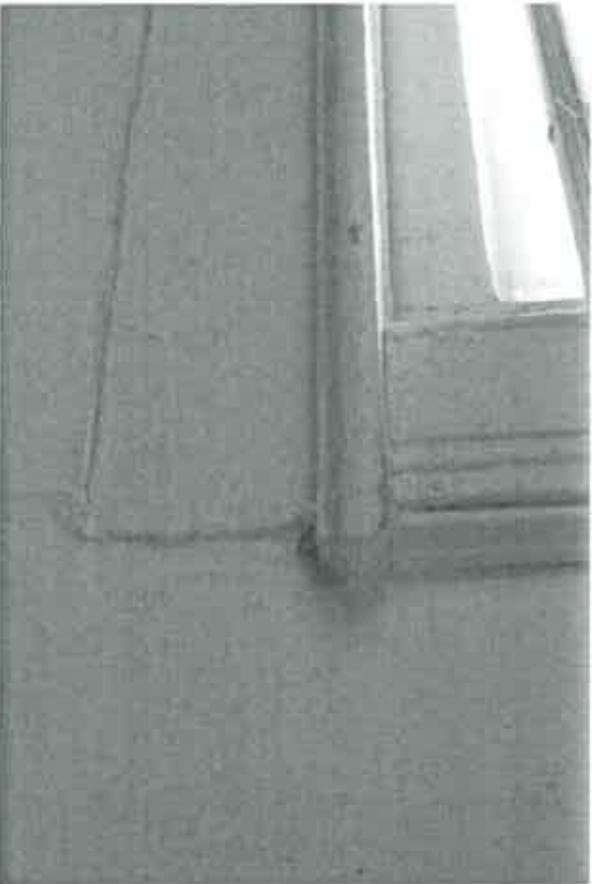
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A



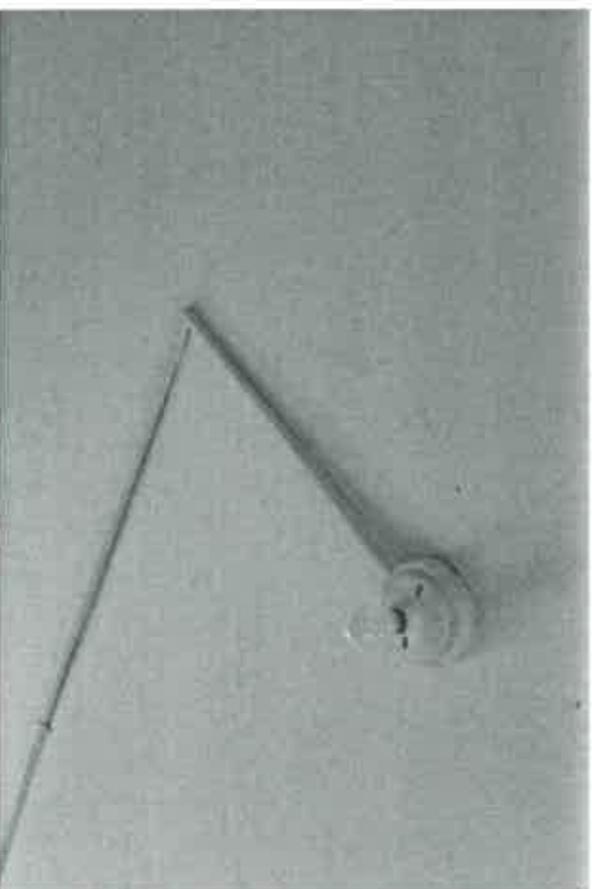
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B



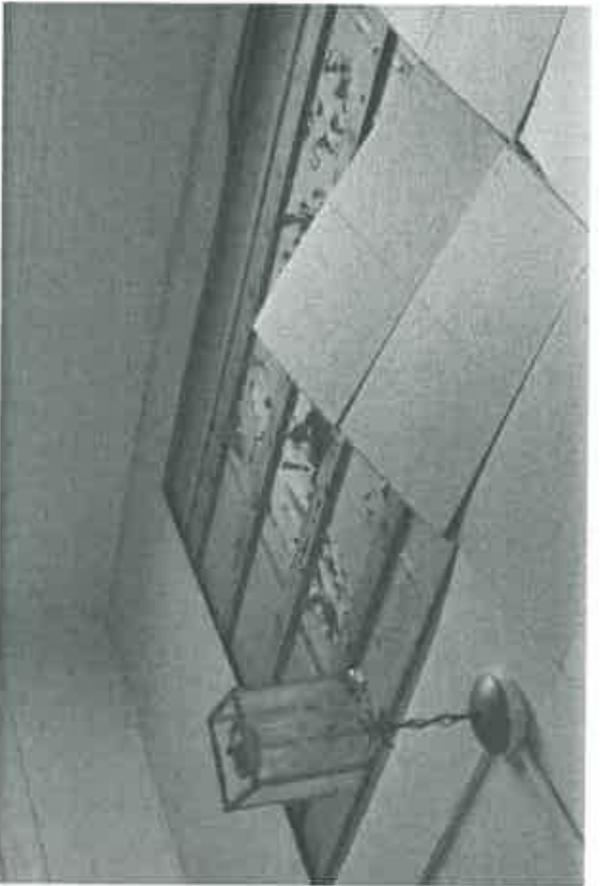
IMG_0262

C



IMG_0263

D



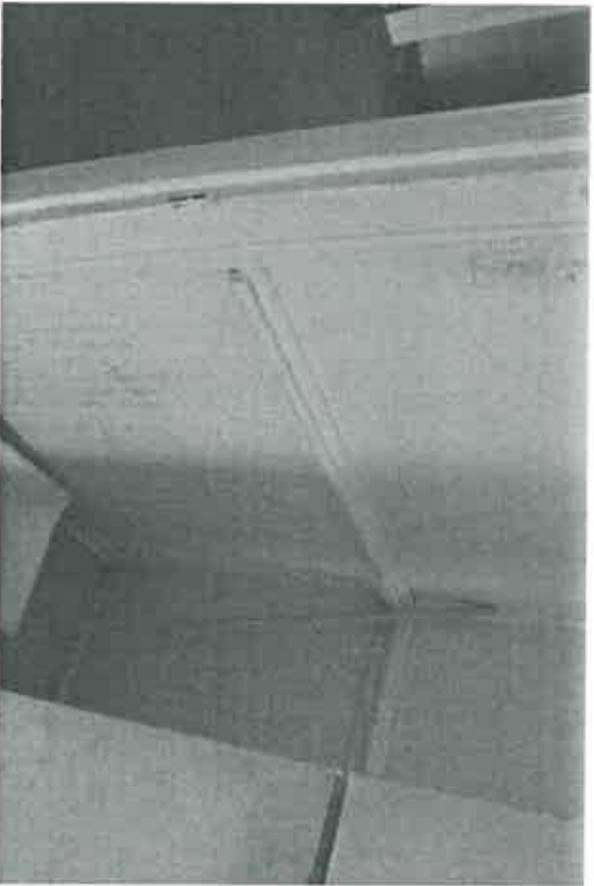
A

IMG_0264



B

IMG_0265



C

IMG_0266



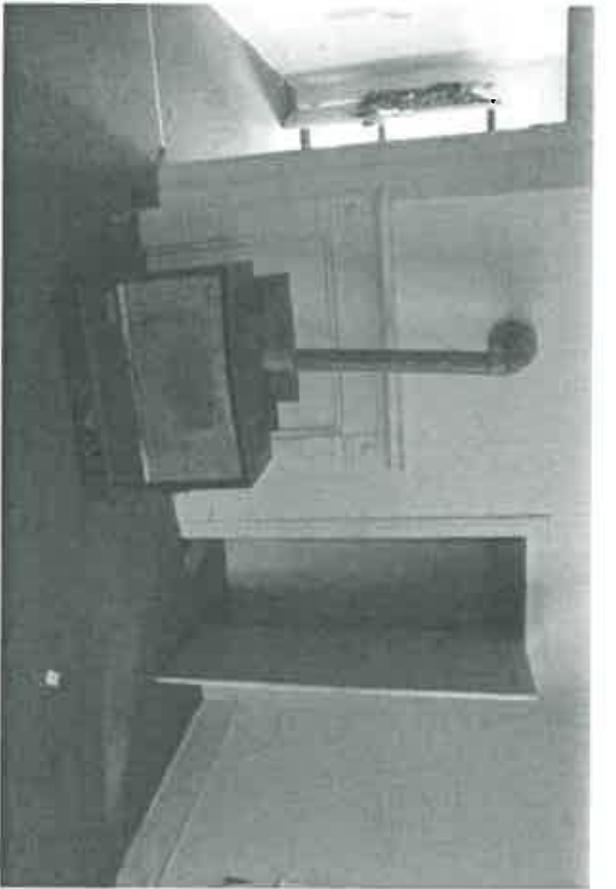
D

IMG_0267



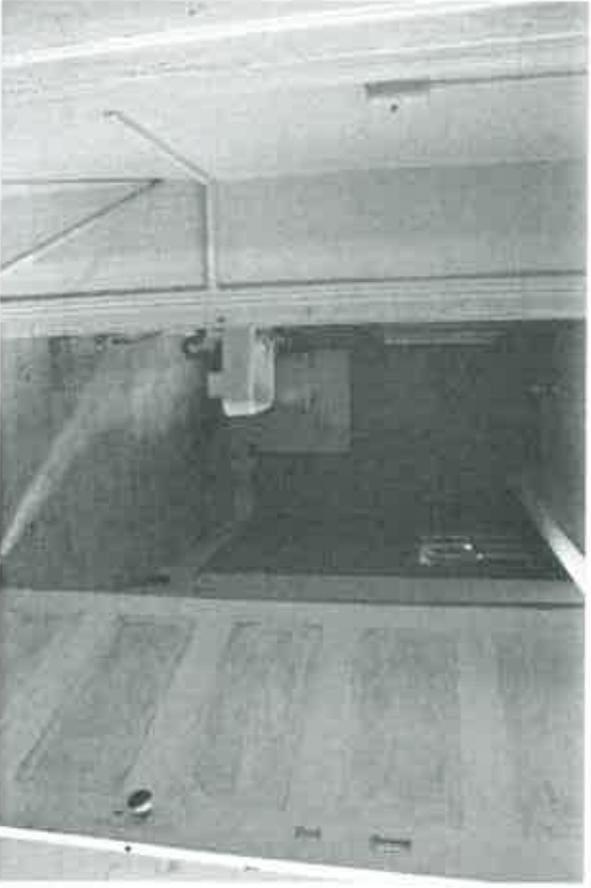
A

IMG_0268



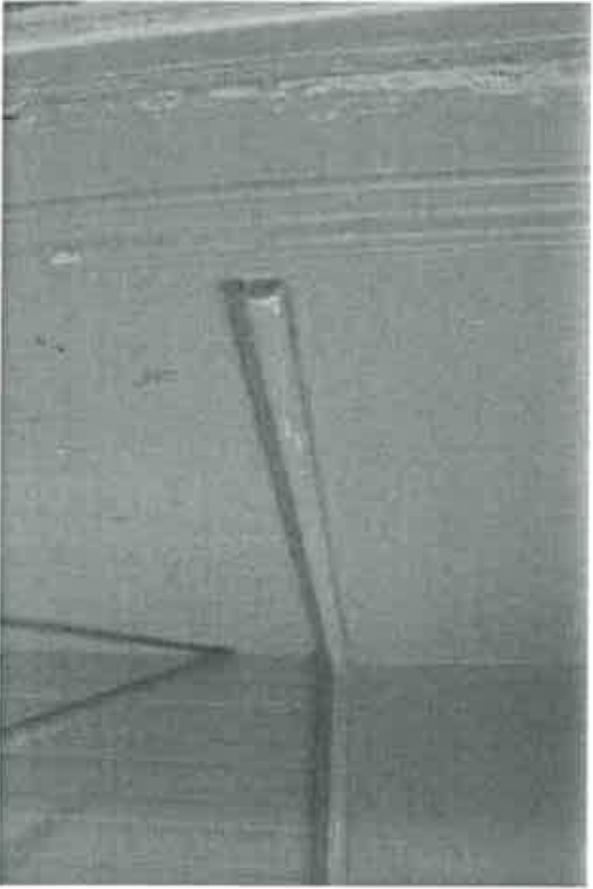
B

IMG_0269



C

IMG_0270



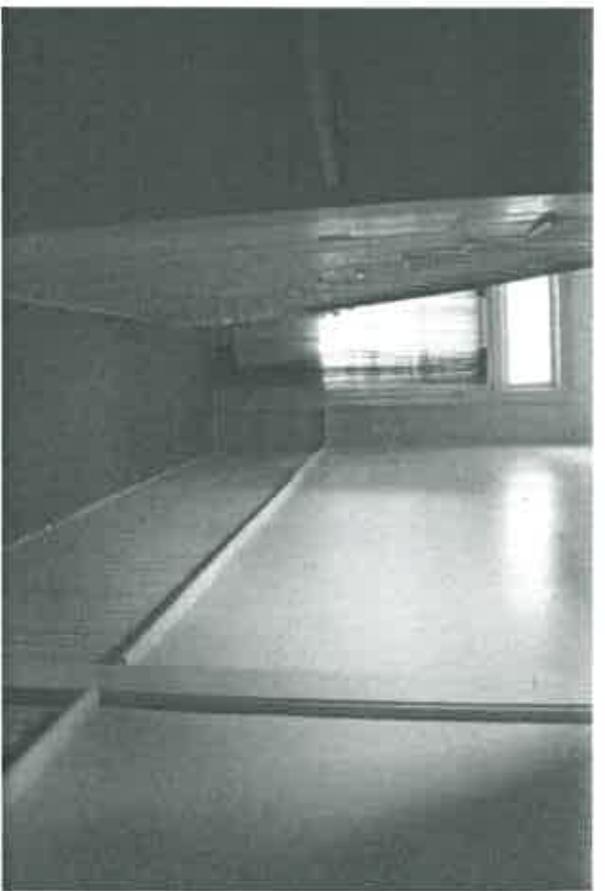
D

IMG_0271



A

IMG_0272



B

IMG_0273



C

IMG_0274



D

IMG_0275



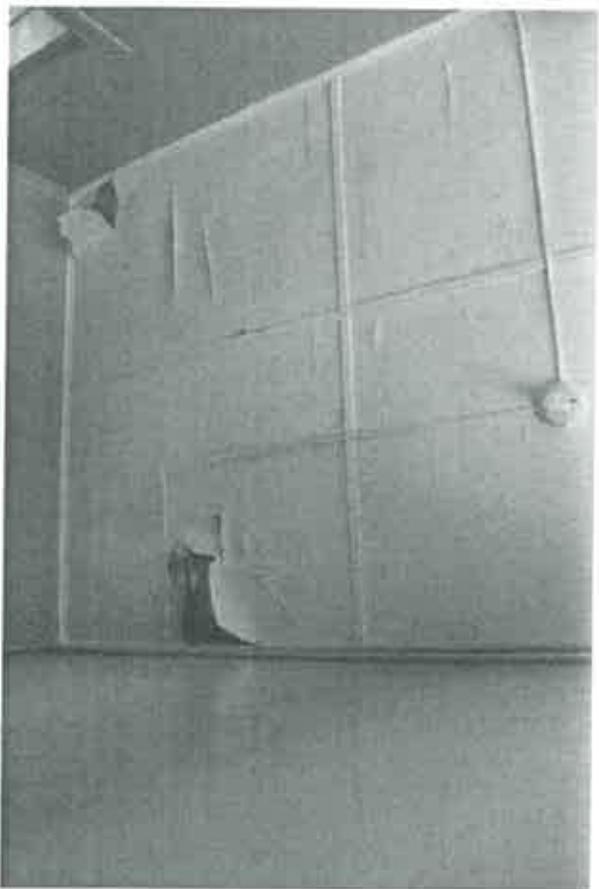
A

IMG_0276



B

IMG_0277



C

IMG_0278



D

IMG_0279



A

IMG_0280



B

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C

IMG_0282



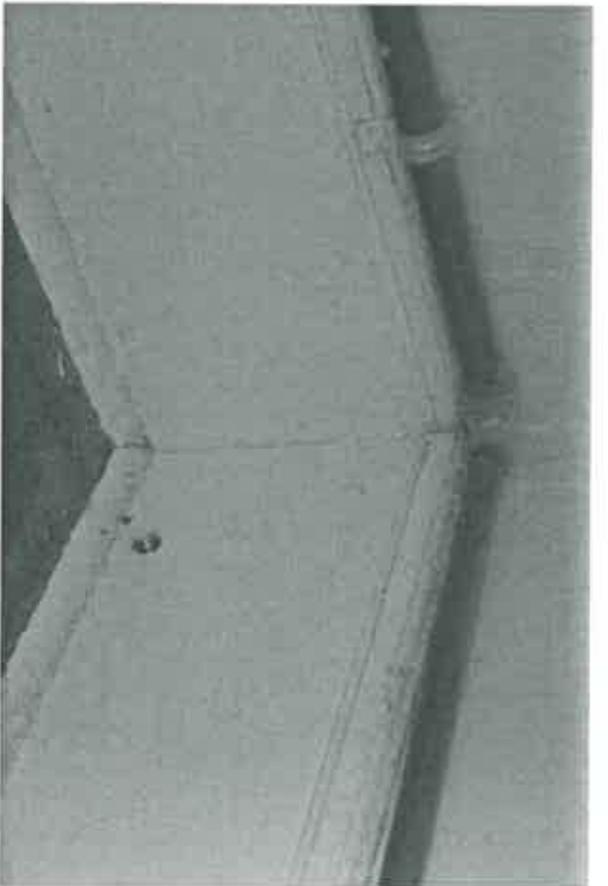
D

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A

IMG_0284



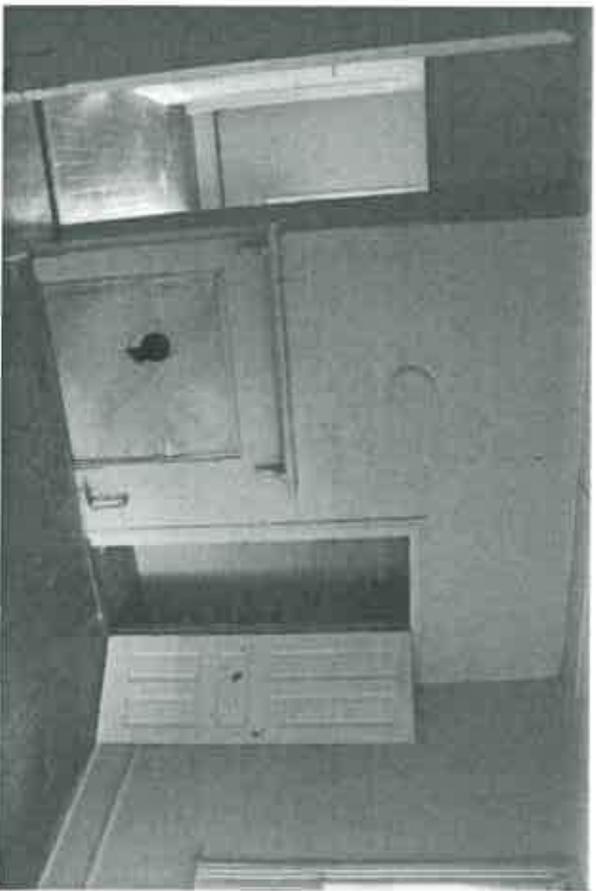
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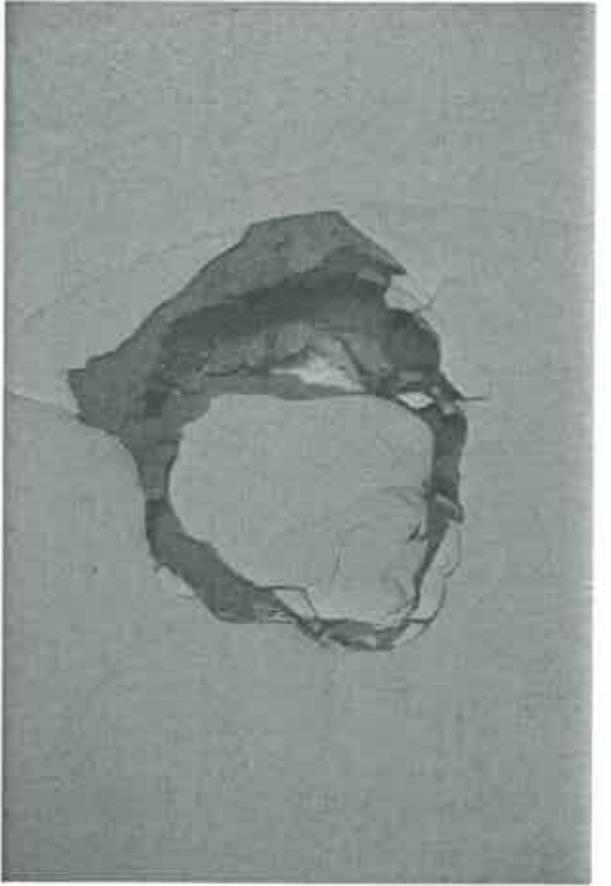
C

IMG_0286



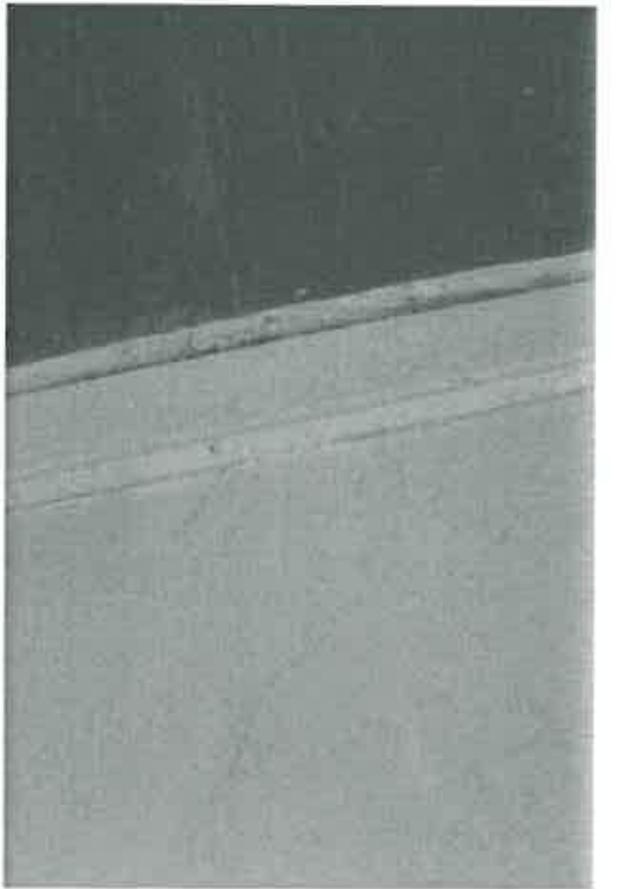
D

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A

IMG_0288



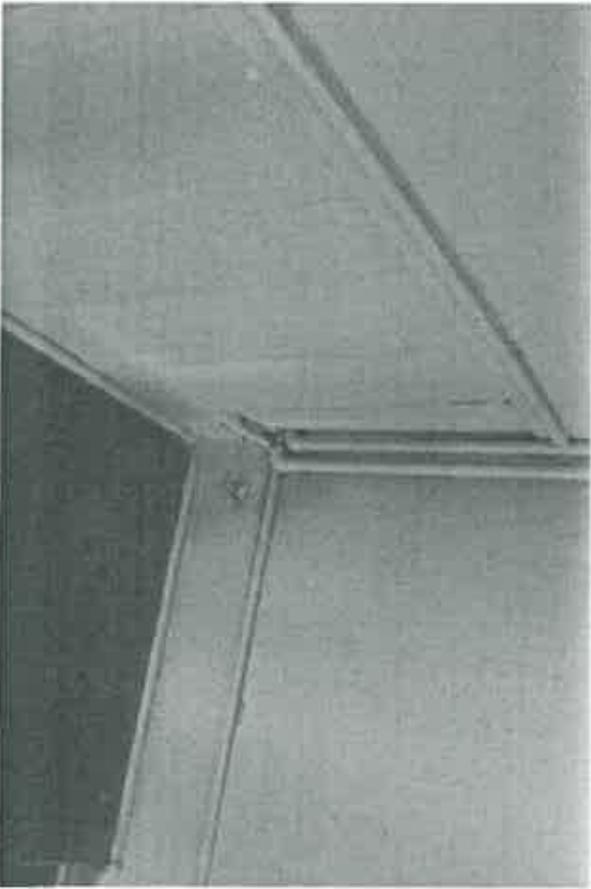
B

IMG_0289



C

IMG_0290



D

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A

IMG_0292



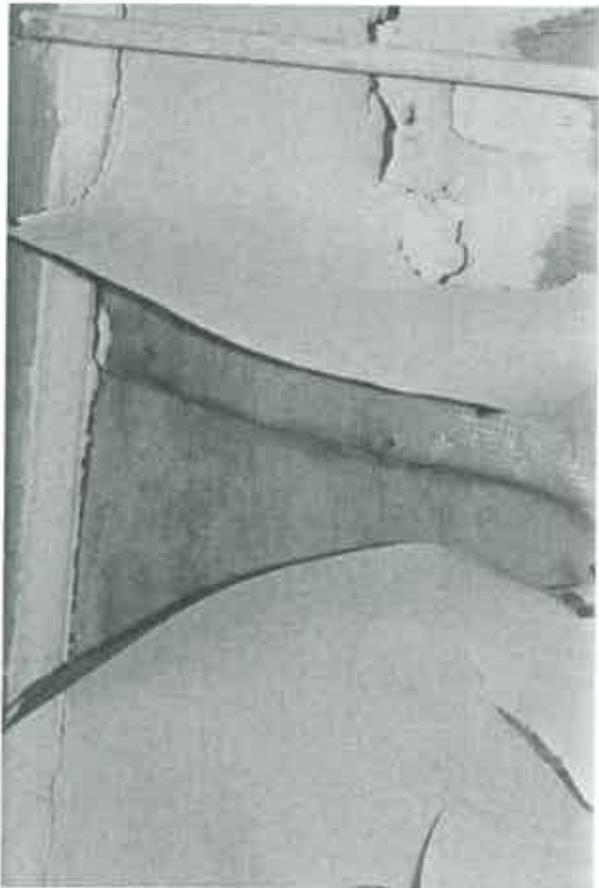
B

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C

IMG_0294



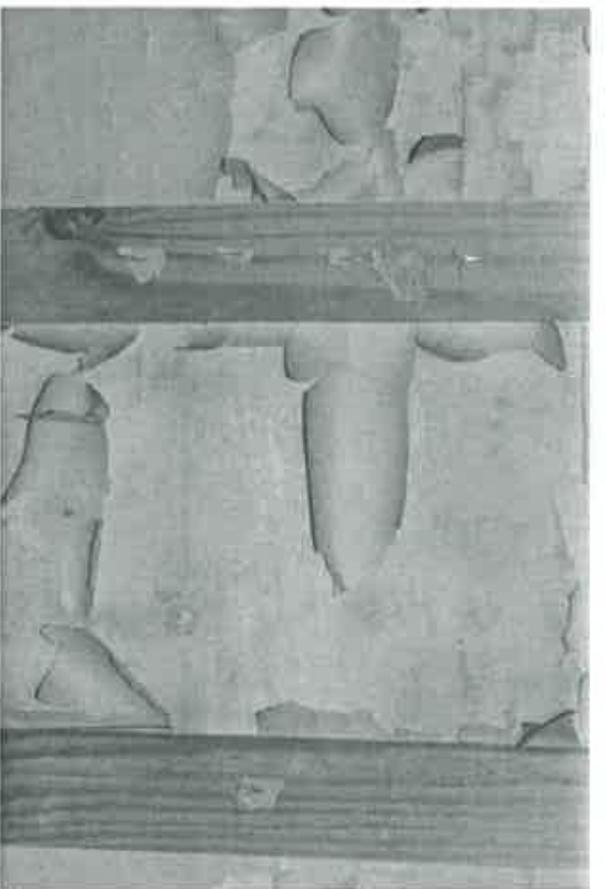
D

IMG_0295



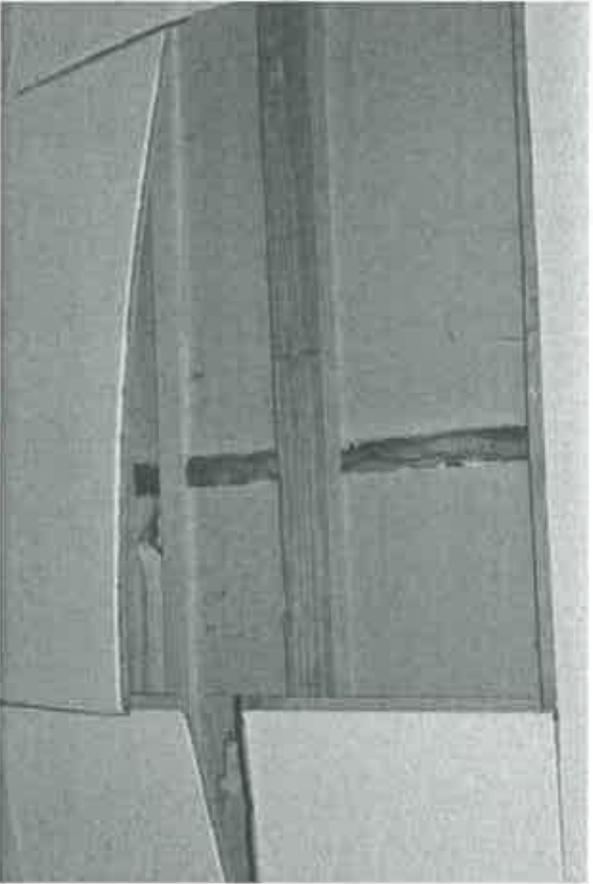
A

IMG_0296



B

IMG_0297



C

IMG_0298