

D/DRC Case

3402 Earlewood Drive

Pending Certification for Bailey Bill

TMS: 09111-01-08

DESIGN/DEVELOPMENT REVIEW COMMISSION
BAILEY BILL APPLICATION
HISTORIC PROPERTY
EVALUATION SHEET
Case #2

ADDRESS: 3402 Earlewood Drive

APPLICANTS: Lucinda Statler, owner

TAX MAP REFERENCE: TMS# R09111-01-08

USE OF PROPERTY: Residential

NATURE OF REQUEST: Request approval for preliminary certification for Bailey Bill

FINDINGS/COMMENTS:

This is a contributing house which falls within the Earlewood Protection Area, Area B. It is a mid-century home which features concrete brick, hip roofs, wide eaves, and steel casement windows. The proposal is to rehabilitate the windows so that they are operable (all but one are painted shut). This will require the removal of the windows to strip the existing paint from them, removing any existing rust in the process, and repainting and sealing the windows. The applicant is also asking to replace the glazing in the windows. While the glazing is generally in good shape, it must be removed in order to sandblast the paint off the windows and re-seal them. From the contractor, Shenandoah Restorations:

We prefer to remove the windows so we can access all areas of the frames to address any rust and/or repair issues. It is also important to remove all the glass whether you are replacing or reusing to get the glass set into a new back bead of sealant. The existing glazing compound is rock hard and usually cracked and allowing moisture to weep through to the interior. By using our method of back bedding and resealing with structural silicone sealant which is a far superior product than glazing compound, this will alleviate further cracking or failing in this area. The window frames and jacket once de-glazed will be sand blasted to remove the existing finish and any rust that has occurred. The units will then receive an epoxy primer and a urethane high performance paint finish.

Once this process has been completed, the applicant would like to go back with a clear laminated glass which is a harder product than simple glass and which would provide more security. Generally speaking, the Standards for Rehabilitation do not condone the removal and replacement of glass in wood windows, but the Park Service briefs, which are based upon the Standards, reflect a different perspective regarding glass in steel windows. If the glass does not display unique characteristics, such as those found in figured or stained glass, then one of their recommendations for improved thermal performance is for the replacement of a single pane of glass with insulated glass. Staff assumes the difference in perspective is due in part to the fact that steel windows were produced through mechanization and do not reflect the qualities of handmade wood windows and their glass. Also, steel windows easily conduct heat gain and loss, due to the steel, so more effort is required to regulate thermal performance. Should the DDRC allow the glass replacement in these steel windows, this should in no way alter the policy of retaining glass and original profiles in original wood windows in historic districts where this is required. Below are requirements of the Bailey Bill.

Sec. 17-698. Eligible rehabilitation.

(a) *Standards for rehabilitation work.* To be eligible for the special tax assessment, historic rehabilitations must be appropriate for the historic building and the historic district in which it is located. This is achieved through adherence to the following standards:

(1) The historic character of a property shall be retained and preserved; the removal of historic materials or alterations of features and spaces that characterize each property shall be avoided.

Removing the paint and rust from the windows should help to reveal a more definitive profile. Staff has also looked closely at the glass and has not found it distinctive (i.e., figured or stained).

(2) Each property shall be recognized as a physical record of its time, place and use; changes that create a false sense of historical development shall not be undertaken.

Not applicable.

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

Not applicable.

(4) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property should be preserved.

This is the intent of the rehabilitation of the steel. Likewise, staff has not found anything distinctive (i.e., figured or stained) about the glass in the steel windows.

(5) Deteriorated historic features shall be repaired rather than replaced; where the severity of deterioration requires replacement of a distinctive feature, the new should match the old in design, color, texture, and other visual qualities and, where possible, materials; replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

The metal in the windows is being repaired. Also, according to Preservation Brief 13, the Repair and Thermal Upgrading of Historic Steel Windows, unless the glass is stained or figured or otherwise distinctive, it might be removed for upgrading.

(6) 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.

The process as described by the contractor, Shenandoah Restoration, does include sandblasting, but this is standard procedure for rehabilitating steel windows and will not harm the metal.

(7) 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 historic property and its environment.

Not applicable.

(8) 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.

Not applicable.

Staff recommendations:

Staff recommends recommending for preliminary certification of the Bailey Bill for 3402 Earlewood Drive as it meets the criteria listed, and conditional upon it meeting the 20% investment threshold.

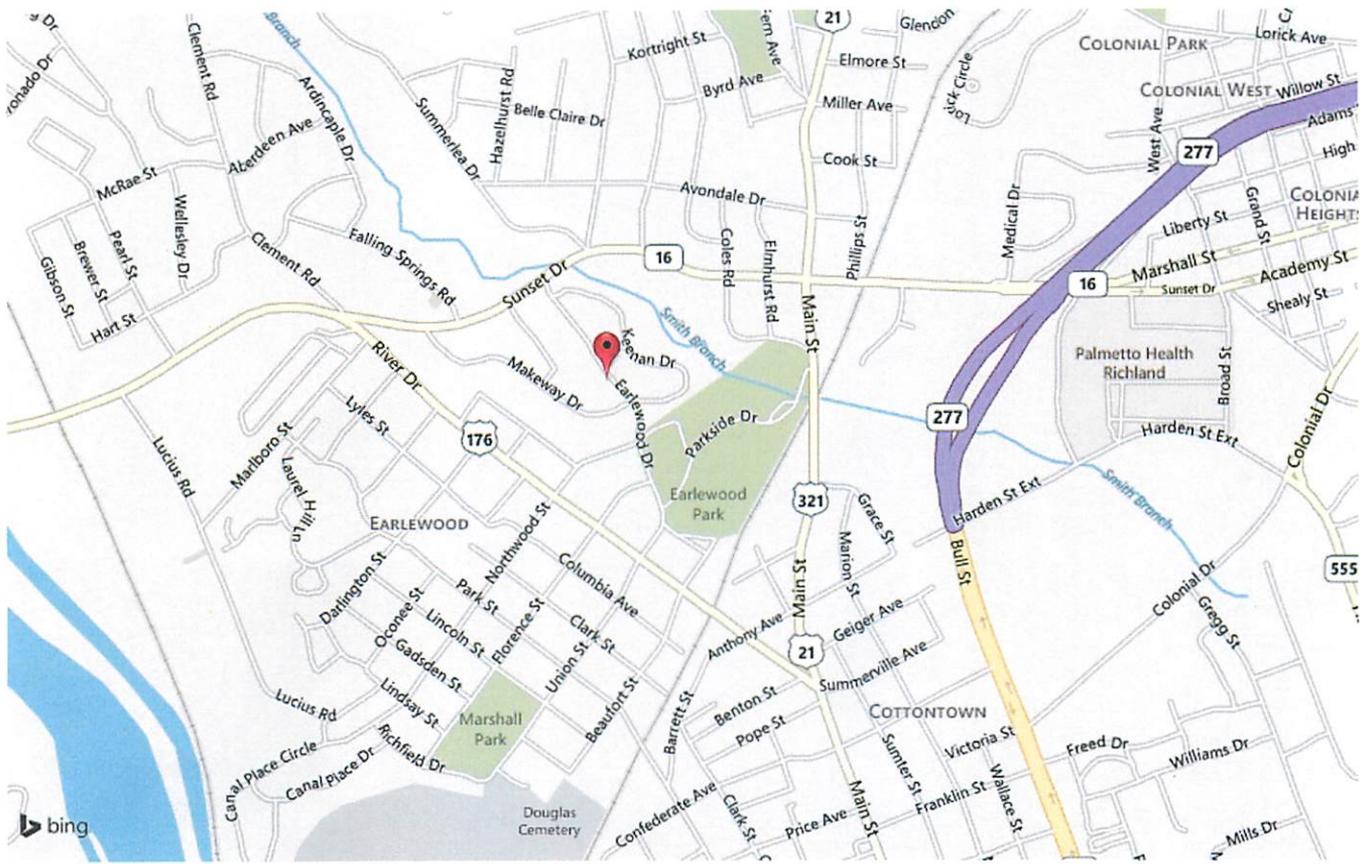
CITY OF COLUMBIA
 PRESERVATION PLANNING OFFICE
REHABILITATED HISTORIC PROPERTY APPLICATION
PART A - CONTINUED

5. DESCRIPTION OF PROPOSED WORK

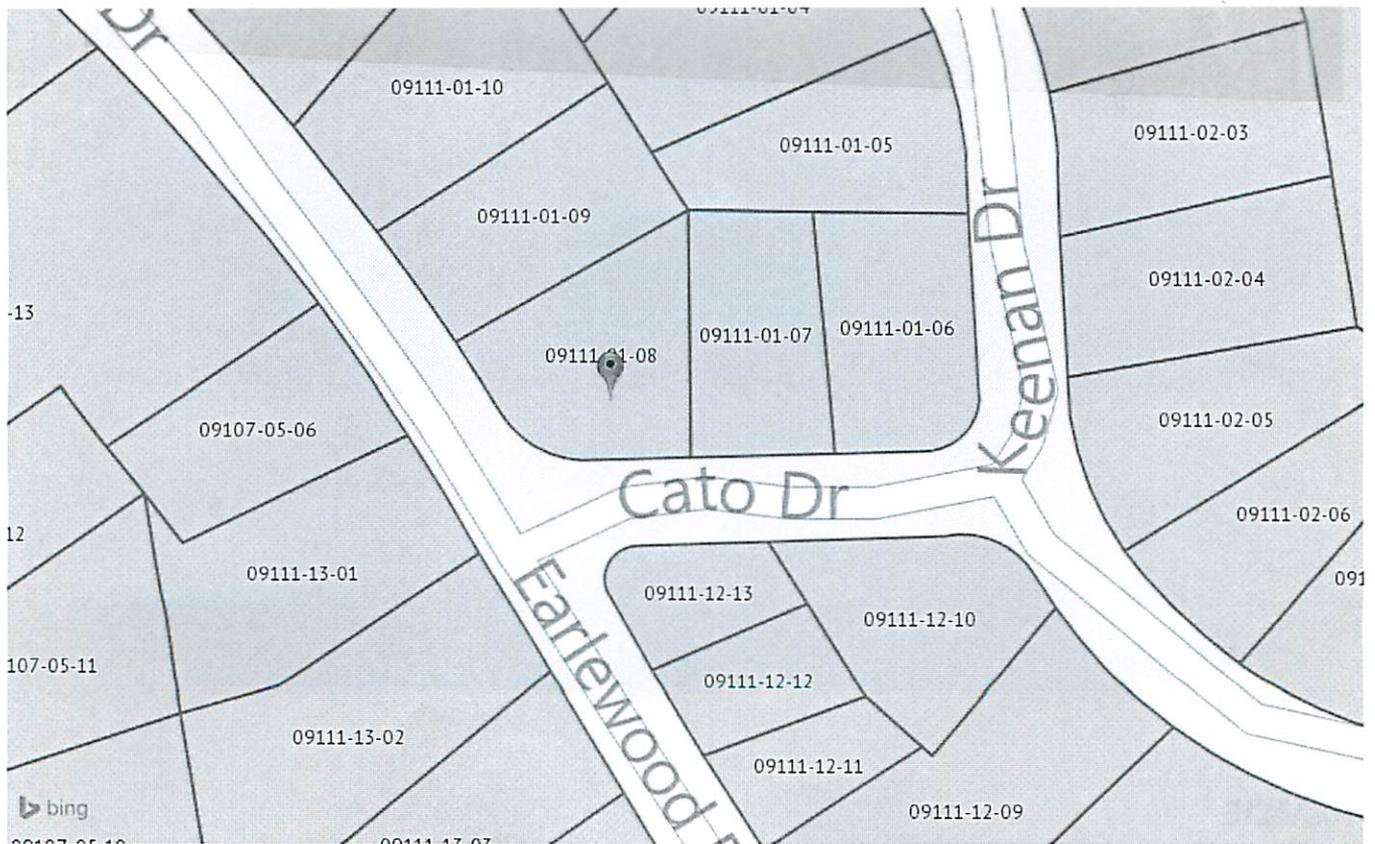
Use the spaces below to describe the proposed work. Architectural features would include items such as: roof; exterior brick or siding; windows; doors; site/landscape features; entrance hall; main stair; parlors; fireplaces/mantles; floors/walls/ceilings; mechanical/ electrical/plumbing; etc. If an application has been submitted for the federal Investment Tax Credits, you may use a copy of the description of the proposed work from the federal form for this section, but your submittal must still include the information in sections 1 through 4.

| | |
|---|--|
| Architectural feature <u> windows </u> Approximate date of feature <u> 1948 </u> Describe feature and its condition <i>all windows appear to be structurally sound. there is rust on most, and many layers of paint. glazing is dried and cracked. all but one are painted shut.</i> Photograph No. _____ Drawing No. _____ | Describe work and impact on feature <i>(see attached)</i> <ul style="list-style-type: none"> - remove all windows from house - remove glazing - sandblast rust & paint away to bare metal - prime & paint all sashes - replace glazing* & restored hardware - re-install windows into house |
| Architectural feature _____ Approximate date of feature _____ Describe feature and its condition Photograph No. _____ Drawing No. _____ | Describe work and impact on feature |
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| Architectural feature _____ Approximate date of feature _____ Describe feature and its condition Photograph No. _____ Drawing No. _____ | Describe work and impact on feature |

** request is to replace with 1/4" laminated glass. See attached detail.*

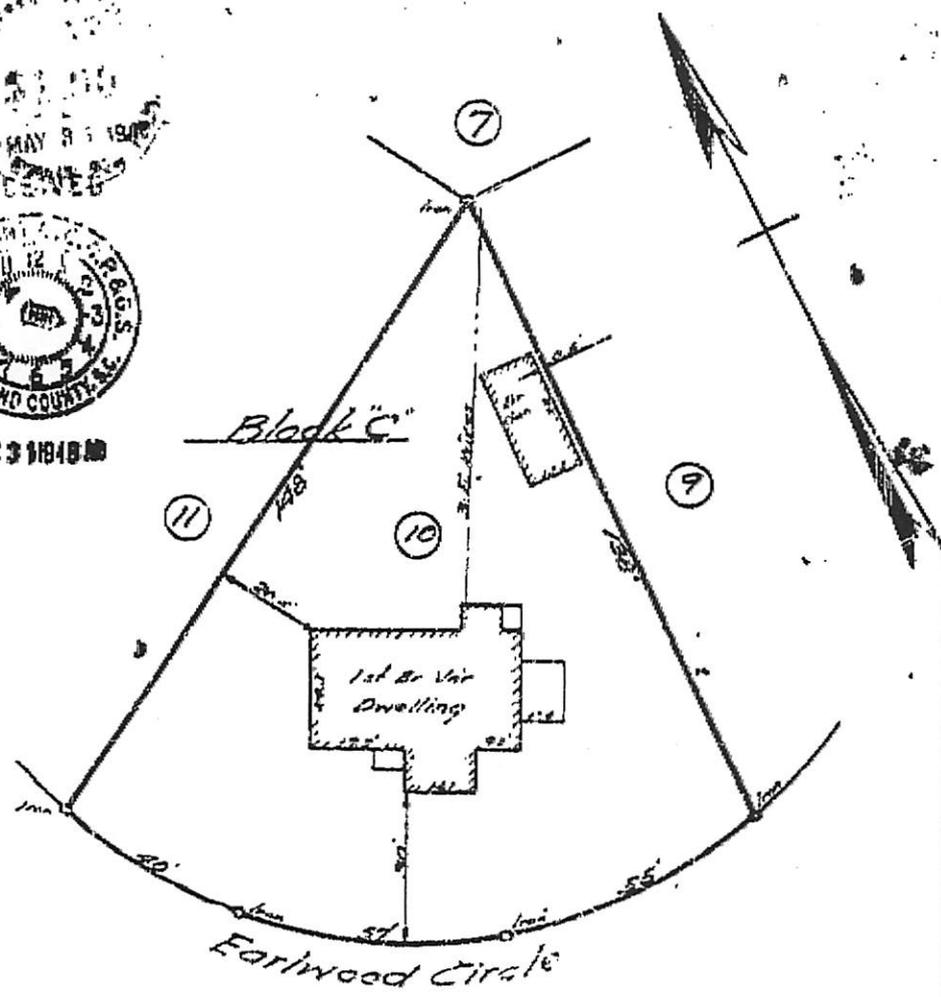


3402 Earlewood Drive
Print Date: 03/25/2014





MAY 3 1948



plat prepared for
James L. Farmer Jr.
 Earlwood Gardens, near Columbia, S.C.

Wingfield & Rudisill
 Reg. Surveyors

Scale: 1" = 30'
 May 27, 1948

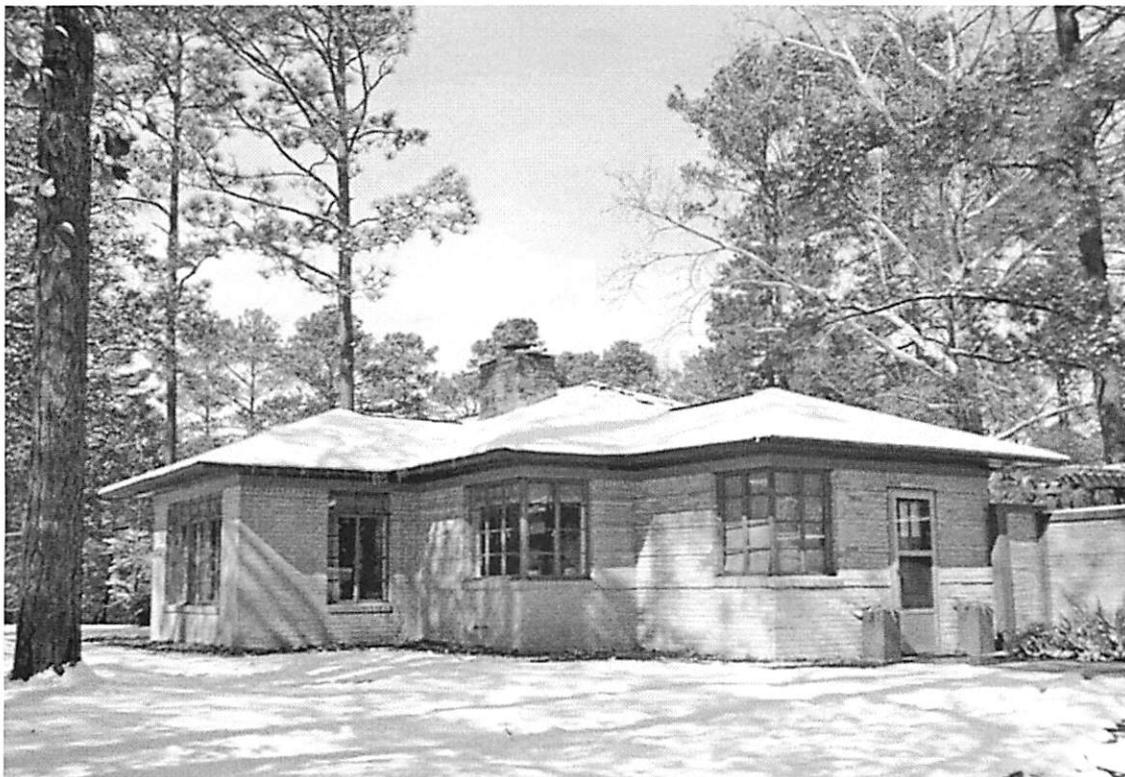
I hereby certify that the measurements as shown on this plat are correct and there are no encroachments or projections other than shown.

Wingfield
 Reg. Surveyor

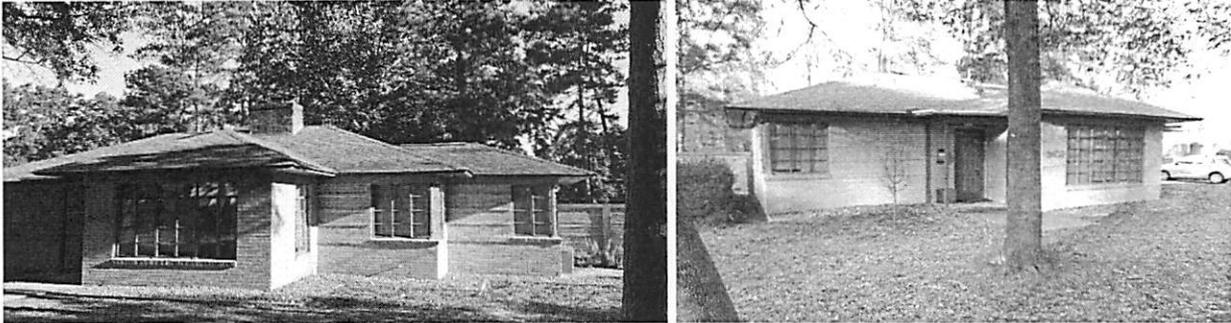
A-886-9



front- facing southwest



South facing view. There are 5 corner windows throughout the house.



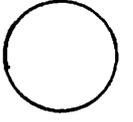
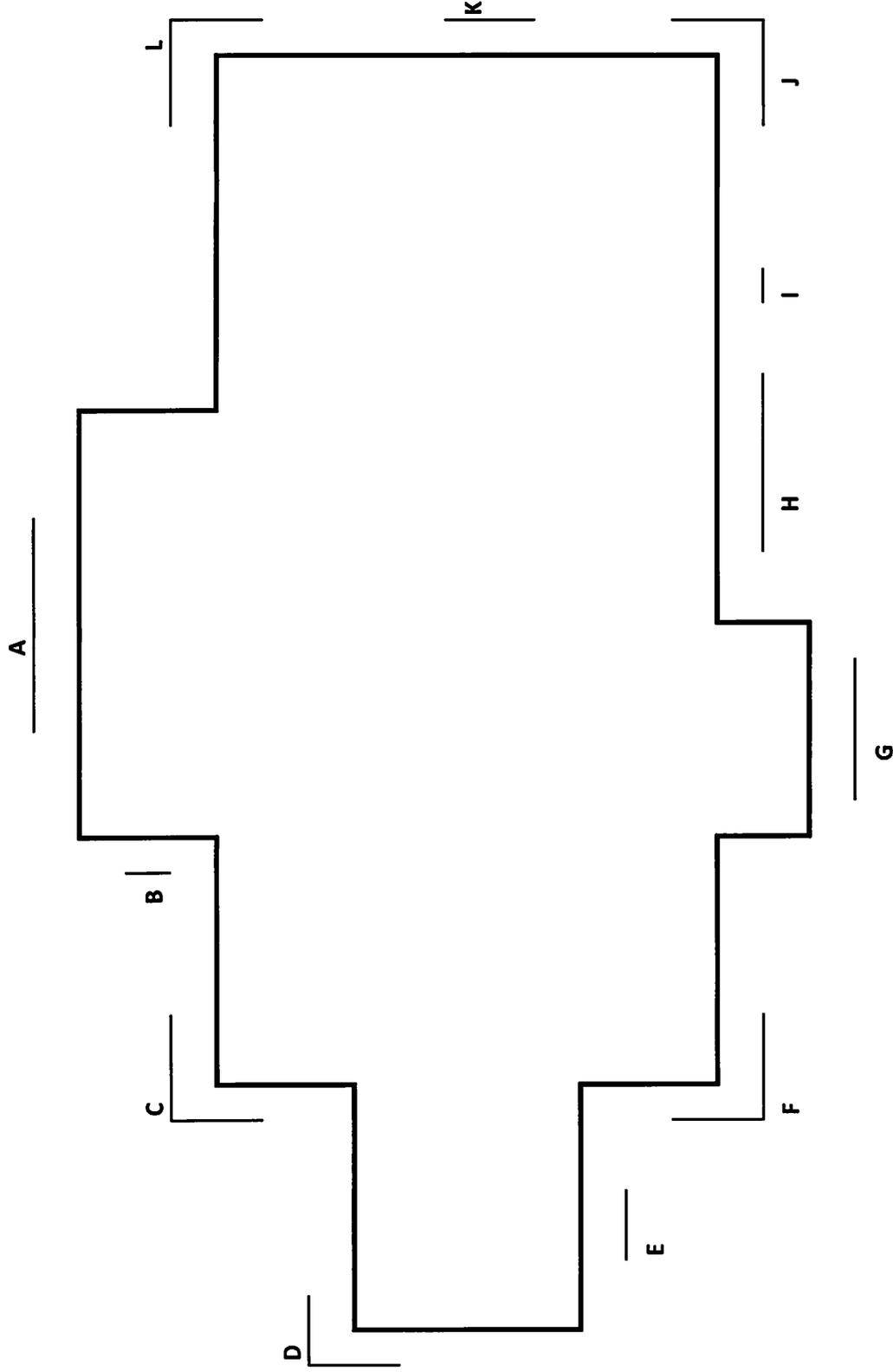
Brick detailing aligns with muntins

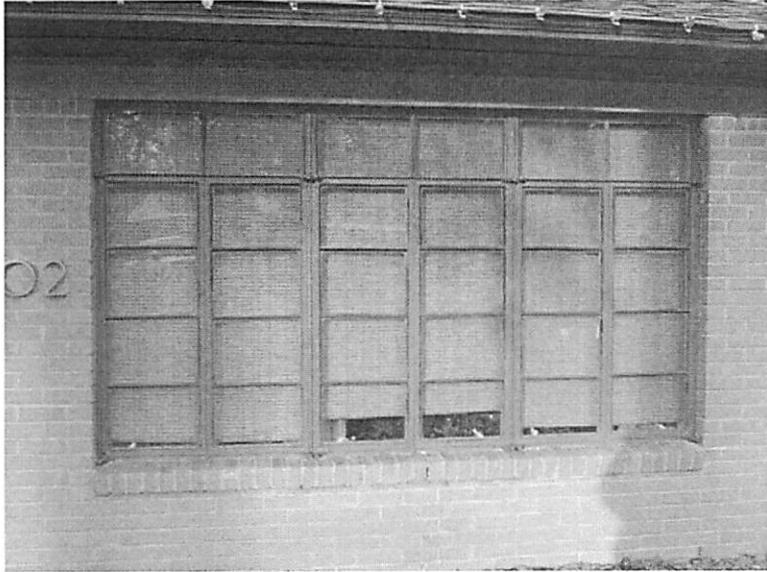


Northwest elevation



1/17/2014

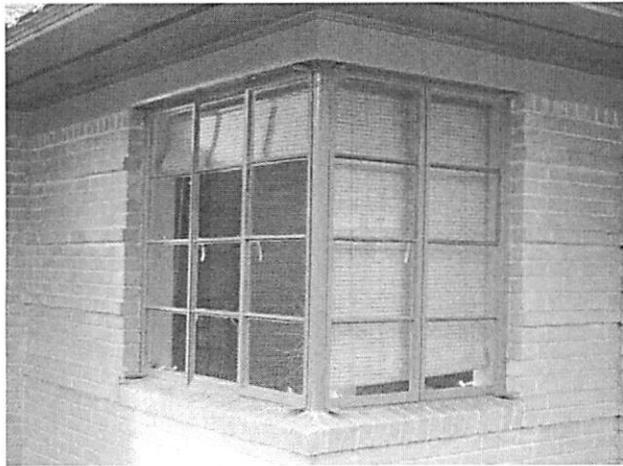




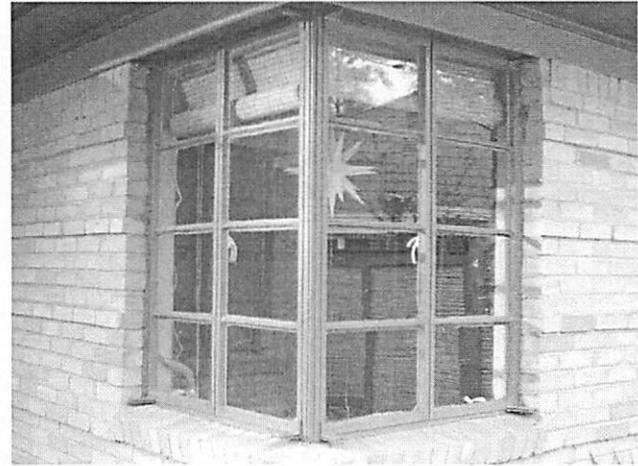
window "A"



window "B"



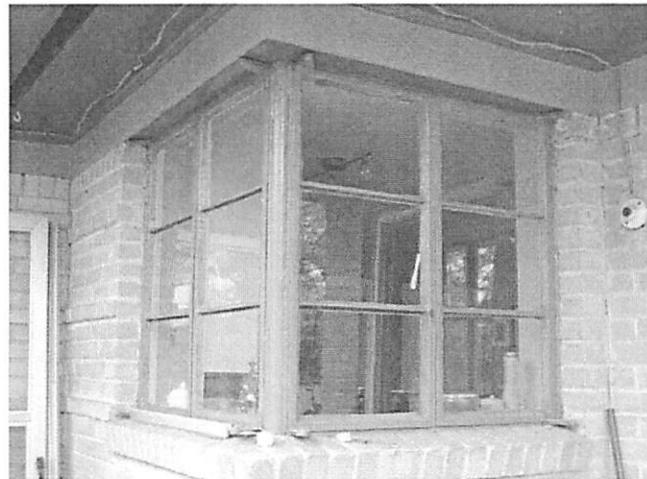
window "C"



window "D"



window "E"



window "F"



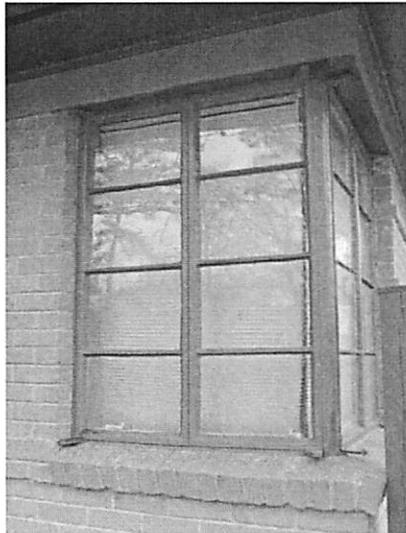
window "G"- missing muntins will be replaced



window "H" – missing muntins will be replaced



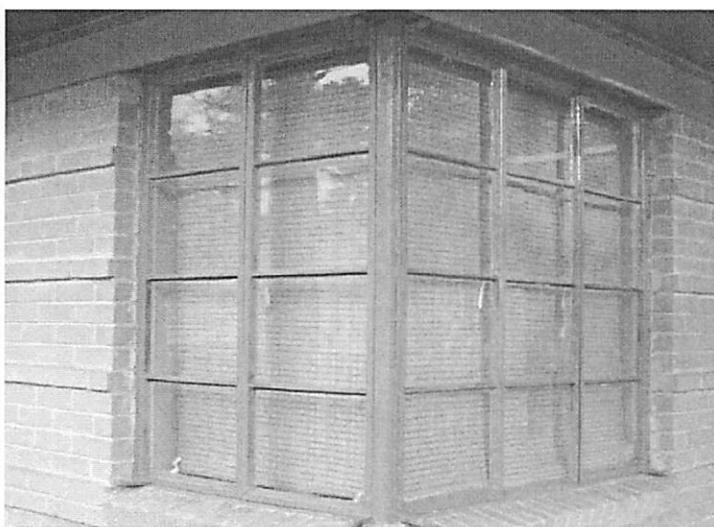
window "I"



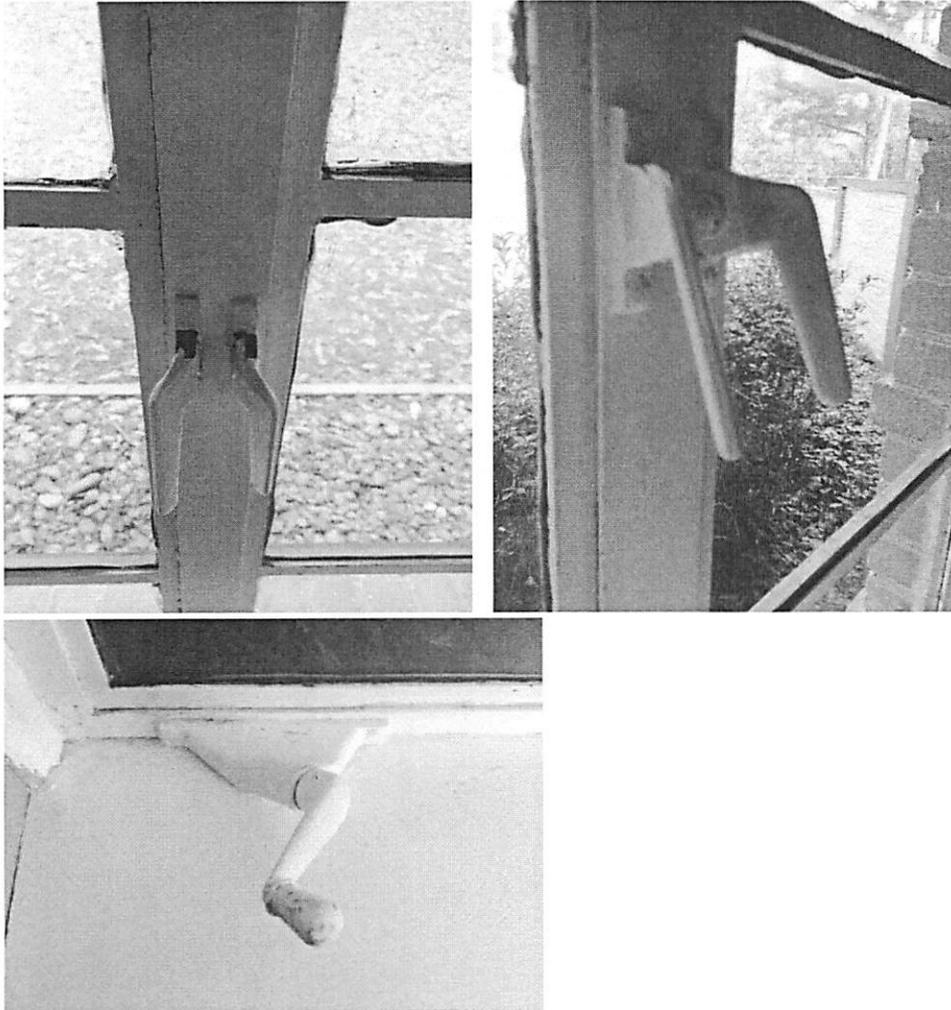
window "J"



window "K"

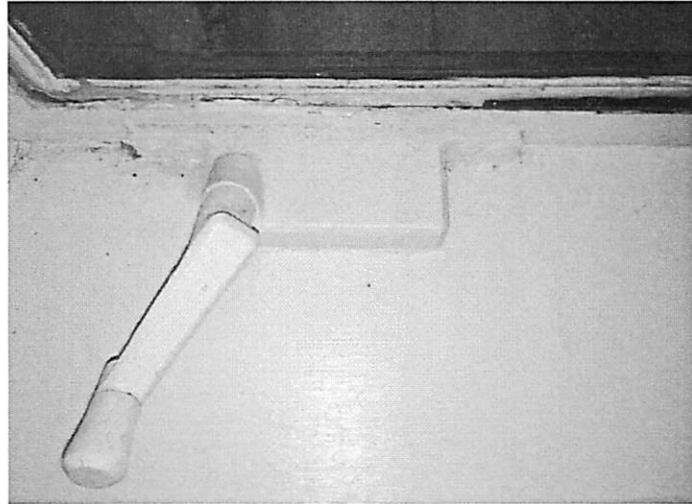
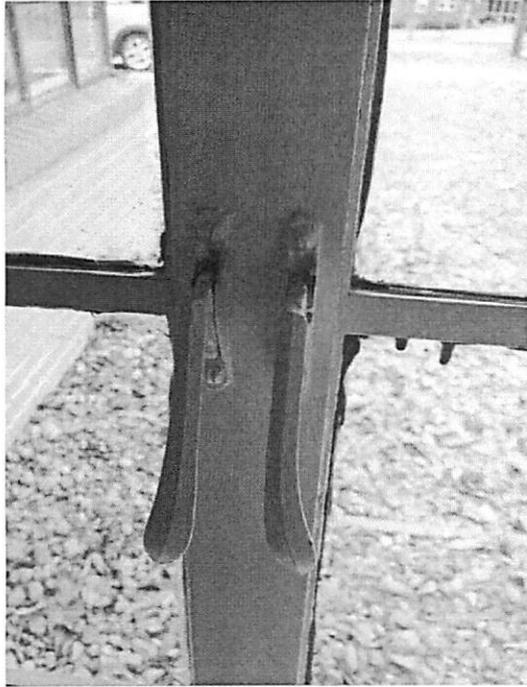


window "L"



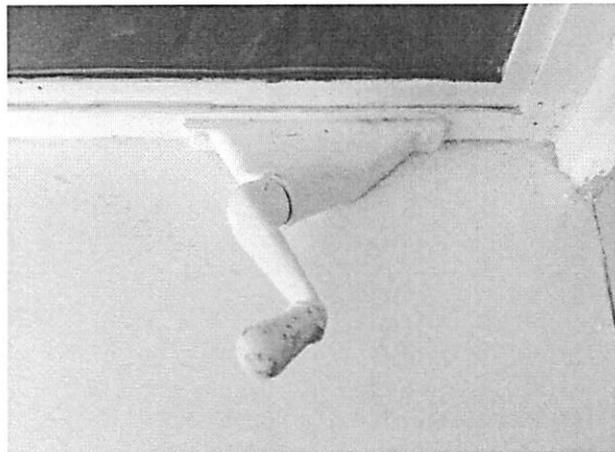
Lock /handles type found on "Hope's" windows (A,G, H, and K)



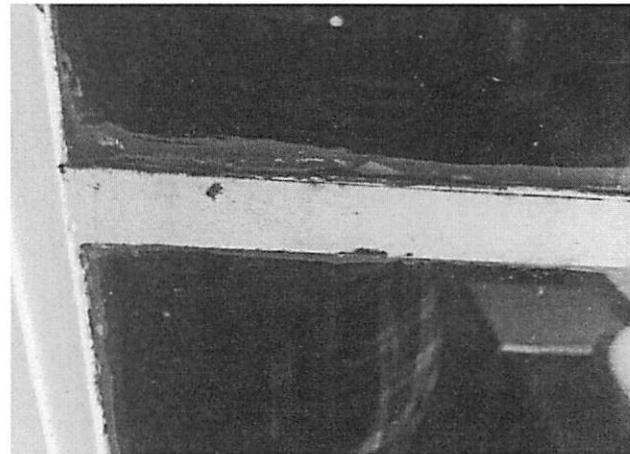


Locks/handles on all other windows (B, C, D, E, F, I, J, and L)

General condition of windows and hardware:



rusted hardware



rusted muntins

SHENANDOAH RESTORATIONS, INC

10229 BROAD RIVER RD

IRMO, SC 29063

PROPOSAL

SUBMITTED TO:

Lucinda Statler
3402 Earlewood Drive
Columbia, SC

PHONE:

803-479-3433

EMAIL:

lucindastatler@yahoo.com

REVISED

DATE: April 9, 2014

JOB NAME:

Statler residence

RE:

Steel Window
Restoration

WE HEREBY PROPOSE TO FURNISH LABOR AND MATERIALS FOR:

Restoring (12) twelve steel window units located in the Statler Residence including;

Steel Windows:

I. Removal/ Demolition

- a. Windows will be removed and properly marked for re-installation.
- b. Openings will be boarded up, and windows will be transported to our shop for restoration.

II. Removal of Paint/Glazing

- a. All sash will be 100% de-glazed
- b. Remaining surface will receive a Commercial Blast Cleaning. The new surface will be clean of all oil, grease, dirt, and paint in compliance with Surface Preparation Specification No.6 (original bare metal state).

III. Consolidation

- a. Visible scratches, cracks, checks, holes, or other markings will be filled with a steel-based epoxy or welded and sanded or grinded smooth.
- b. All deteriorated members will be consolidated or replaced.

IV. Repair of Window Components

- a. All loose corners and intersecting parts will be stabilized
- b. All existing hardware will be refurbished before installation

V. Replacement of Components

- a. All deteriorated components will be replaced
- b. Missing or broken hardware can be replace at an additional cost
- c. Broken glass will be replace with clear annealed glass

VI. Water-proofing/ Finish work

- a. All panels will be re-glazed using saved original glass and replacement glass
- b. All sash will be primed with SW Corlar Epoxy paint and finish painted with SW High Solids Polyurethane paint

VII. Installation

- a. Plywood panels will be removed and refurbished windows will be installed
- b. Refurbished hardware will be installed and windows will be made operable

SHENANDOAH RESTORATIONS, INC

10229 BROAD RIVER RD

IRMO, SC 29063

OPTION 1:

We can provide 1/4" Laminated Safety Glass

PRICE BREAKDOWN: (see floor plan)

| | |
|----------|------------|
| Window A | \$4,050.00 |
| Option 1 | \$ 225.00 |
| Window B | \$1,200.00 |
| Option 1 | \$ 75.00 |
| Window C | \$2,250.00 |
| Option 1 | \$ 150.00 |
| Window D | \$1,800.00 |
| Option 1 | \$ 120.00 |
| Window E | \$ 900.00 |
| Option 1 | \$ 60.00 |
| Window F | \$1,350.00 |
| Option 1 | \$ 90.00 |
| Window G | \$1,050.00 |
| Option 1 | \$ 88.00 |
| Window H | \$1,800.00 |
| Option 1 | \$ 130.00 |
| Window I | \$ 600.00 |
| Option 1 | \$ 15.00 |
| Window J | \$1,800.00 |
| Option 1 | \$ 120.00 |
| Window K | \$ 900.00 |
| Option 1 | \$ 60.00 |
| Window L | \$2,250.00 |
| Option 1 | \$ 150.00 |

Base Total - 19,950.
+ option 1 - \$1283.
21,233.
+ hardware

EXCEPTIONS:

QUOTE DOES NOT INCLUDE ANY COST FACTORS FOR THE FOLLOWING:

1. New Hardware

Submitted By;

Todd L. Selke / Vice President
Shenandoah Restorations, Inc.

Assessor Data View

The information provided on this page reflects data as of **December 31, 2012** and should be used for reference only. For official assessment information, please contact the Richland County Assessor's Office.

Information presented on the Assessor's Database is collected, organized and provided for the convenience of the user and is intended solely for informational purposes. **ANY USER THEREOF OR RELIANCE THEREON IS AT THE SOLE DISCRETION, RISK AND RESPONSIBILITY OF THE USER.** While every attempt is made to provide information that is accurate at the date of publication, portions of such information may be incorrect or not current. **RICHLAND COUNTY HEREBY DISCLAIMS ANY AND ALL WARRANTIES, EXPRESS OR IMPLIED, AS TO ITS ACCURACY, COMPLETENESS OR FITNESS FOR ANY PARTICULAR PURPOSE.** All official records of the County and the countywide elected officials are on file in their respective offices and may be viewed by the public at those offices.

Owner Information

Tax Map Number:

Owner:

Address 1:

Address 2:

Address 3:

City/State/Zip:

Property Location/Code:

Tax Information

Year:

Property Tax Relief:

Local Option Sales Tax Credit:

Tax Amount:

Paid:

Homestead:

Assessed:

Assessment Information

Year Of Assessment: Legal Residence:

Tax District: Sewer Connection:

Acreage Of Parcel: Water Connection:

Non-Agriculture Value: Agriculture Value:

Building Value: Improvements:

Taxable Value:

Zoning:

Property Information

Legal Description: #SU

#PR M-122, N-172, M-114

Land Type:

Sales History

| Current Owner Name | Sale Date | V/I | Book/Page | Sale Price | Qual Code |
|------------------------|------------|-----|-------------|--------------|-----------|
| STATLER LUCINDA S | 09/06/2006 | I | R1226/ 1849 | \$139,900.00 | Q |
| STATLER LUCINDA S | 09/06/2006 | I | R1226/ 1849 | \$139,900.00 | Q |
| ROBERTSON HERBERT W JR | 09/17/2003 | I | R0851/ 3744 | \$86,000.00 | Q |
| ROBERTSON HERBERT W JR | 09/17/2003 | I | R0851/ 3744 | \$86,000.00 | Q |

[Qualification Code Definitions](#)

Structure Information

| Building Number | Year Structure Was Assessed | Building Description | Actual Year Built | Number Of Bathrooms | Number Of Bedrooms | Total Number Of Stories | Heated Square Footage | Total Square Footage |
|-----------------|-----------------------------|------------------------|-------------------|---------------------|--------------------|-------------------------|-----------------------|----------------------|
| 1 | 2014 | SGL FAM - WALL GROUP 3 | 1948 | 2.0 | 2 | 1.0 | 1264 | 1288 |
| 1 | 2009 | SGL FAM - WALL GROUP 3 | 1948 | 2.0 | 2 | 1.0 | 1264 | 1288 |

Structure Details

| Structure Type | Structure Description | Building Number |
|------------------|-------------------------------------|-----------------|
| Building Element | AC TYPE...CENTRAL | 1 |
| Building Element | ARCHITECTURAL STYLE...RANCH/1 LEVEL | 1 |
| Building Element | BUILDING SHAPE...IRREGULAR | 1 |
| Building Element | ELECTRICAL...AVERAGE | 1 |

| | | |
|------------------|-------------------------------------|---|
| Building Element | EXTERIOR WALL 1...FACE BRICK VENEER | 1 |
| Building Element | EXTERIOR WALL 2 | 1 |
| Building Element | FOUNDATION...PIERS | 1 |
| Building Element | HEAT TYPE/FUEL...FORCED AIR DUC/GAS | 1 |
| Building Element | INSULATION...AVERAGE | 1 |
| Building Element | INTERIOR FLOOR 1...HARDWOOD | 1 |
| Building Element | INTERIOR FLOOR 2 | 1 |
| Building Element | INTERIOR WALL 1...3-PLASTER/DRYWALL | 1 |
| Building Element | INTERIOR WALL 2 | 1 |
| Building Element | ROOF COVER...ASPALT SHINGLE | 1 |
| Building Element | ROOF STRUCTURE...GABLE OR HIP | 1 |
| Building Element | STRUCTURAL FRAME | 1 |
| Misc Improvement | FIREPLACE-1 STORY SINGLE/MHOME | 1 |
| Misc Improvement | FIREPLACE-1 STORY SINGLE/RESID | 1 |
| Misc Improvement | FIREPLACE-1 STY SGL/COMMERCIAL | 1 |

Exemptions

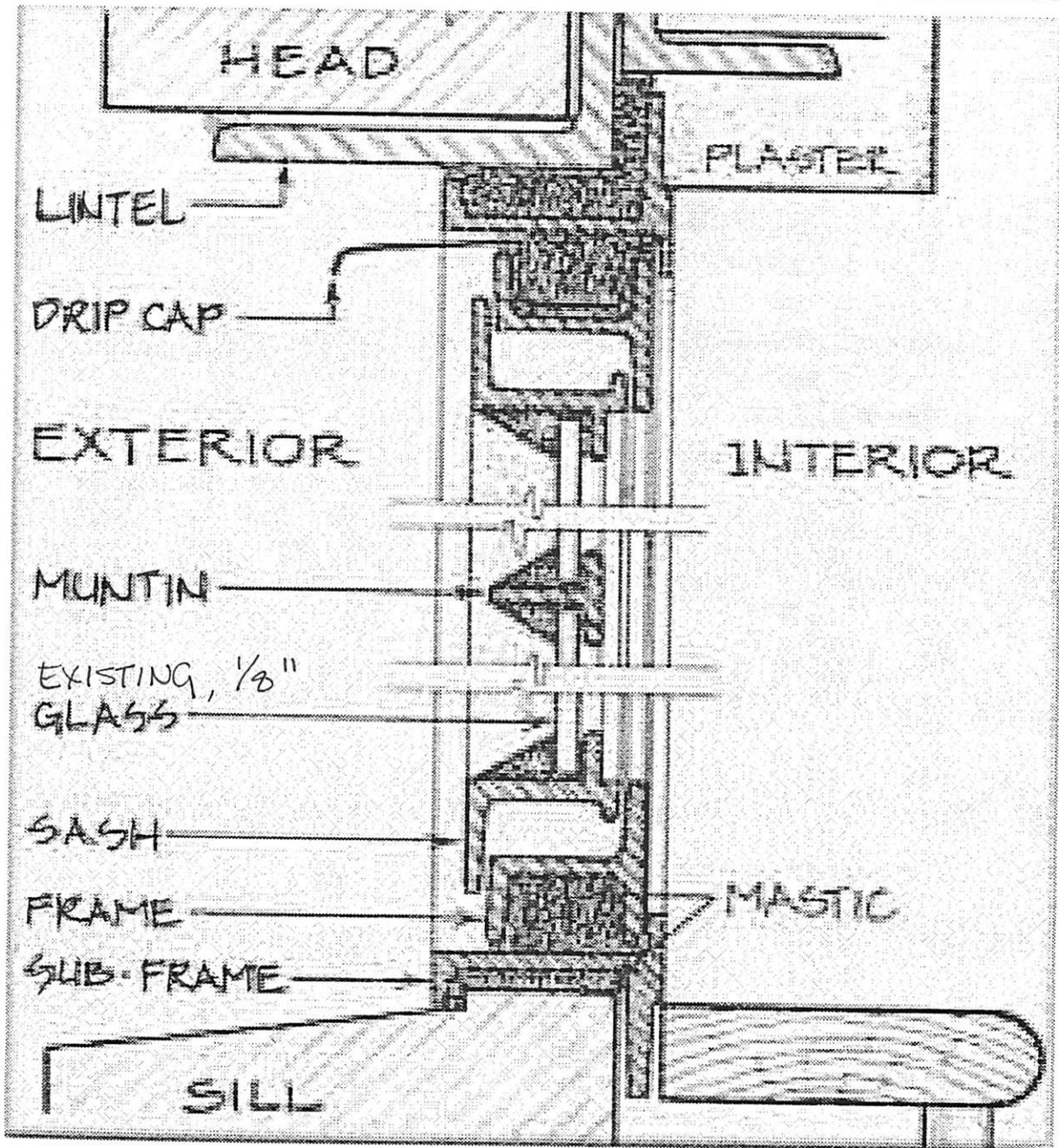
| Exemption Year | Exemption Description |
|----------------|-----------------------|
|----------------|-----------------------|



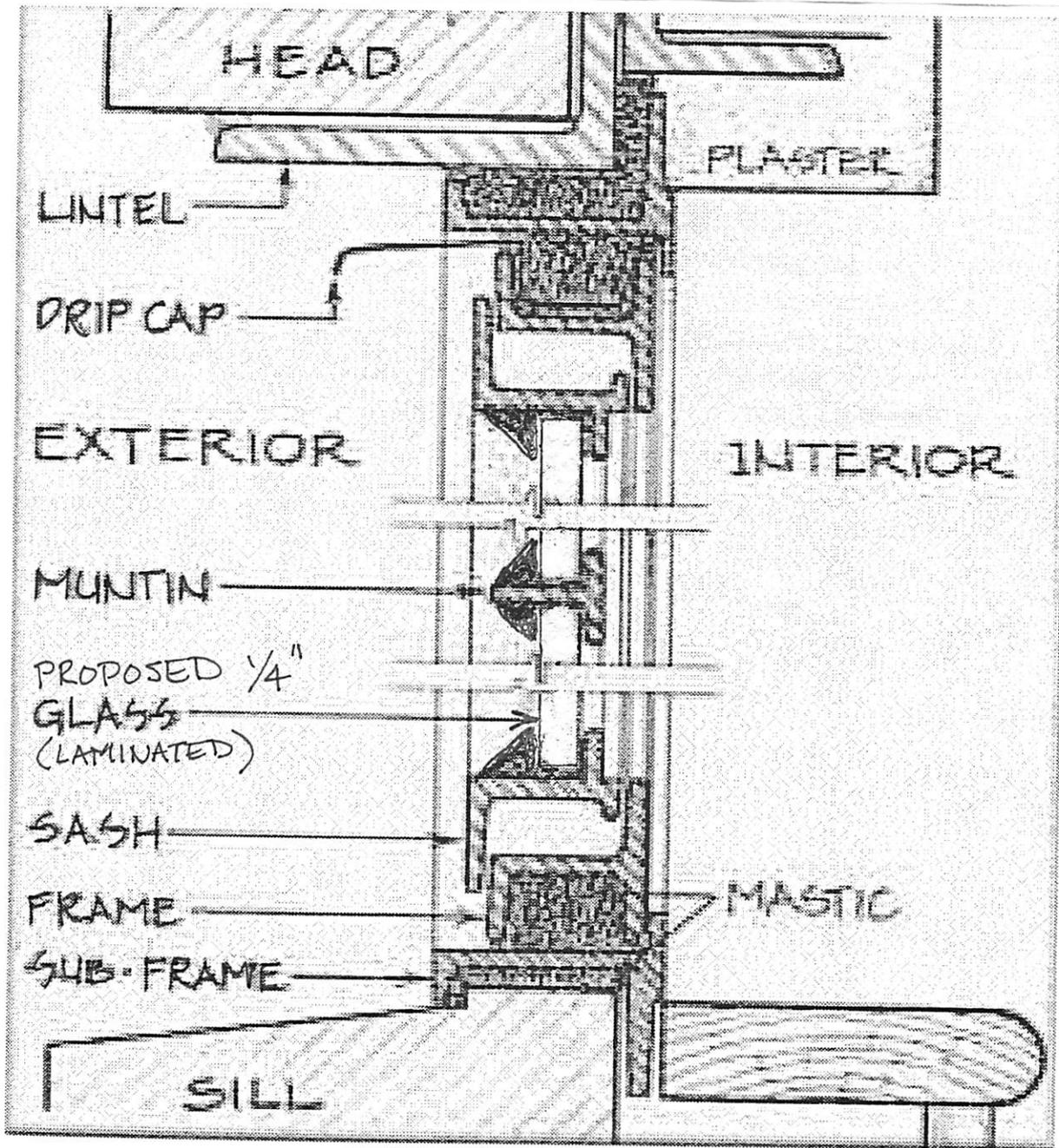
Existing window with 1/8" glass.

Total depth of window sash is 1".

Existing section through 1/8" glass; exterior relief of 1/2"



Proposed section through 1/4" laminated glass; exterior relief of 3/8"



13



Metal casement window from "Hope's Metal Windows and Casements, 1818-1926." Photo: Courtesy, Hope's Windows, Inc.

The Repair and Thermal Upgrading of Historic Steel Windows

Thermal Glazing



Historic steel sash can be fitted with dual glazing to improve thermal efficiency. Photo: NPS files.

"Another weatherization treatment is to install an additional layer of glazing to improve the thermal efficiency of the existing window. The decision to pursue this treatment should proceed from careful analysis. Each of the most common techniques for adding a layer of glazing will effect approximately the same energy savings (approximately double the original insulating value of the windows); therefore, cost and aesthetic considerations usually determine the choice of method. Methods of adding a layer of glazing to improve thermal efficiency include adding a new layer of transparent material to the window; adding a separate storm window; and replacing the single layer of glass in the window with thermal glass...

...The third method of installing an added layer of glazing is to replace the original single glazing with thermal glass. Except in rare instances in which the original glass is of special interest (as with stained or figured glass), the glass can be replaced if the hinges can tolerate the weight of the additional glass. The rolled metal sections for steel windows are generally from 1" 1-1/2" thick. Sash of this thickness can normally tolerate thermal glass, which ranges from 3/8" 5/8". (Metal glazing beads, readily available, are used to reinforce the muntins, which hold the glass.) This treatment leaves the window fully operational while preserving the historic appearance."

SHENANDOAH RESTORATIONS, INC

10229 BROAD RIVER RD

IRMO, SC 29063

PROPOSAL

SUBMITTED TO:

Lucinda Statler
3402 Earlewood Drive
Columbia, SC

PHONE:

803-479-3433

EMAIL:

lucindastatler@yahoo.com

REVISED

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| Window F | \$1,350.00 |
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