



D/DRC Case

1043 Bryan Street

Elmwood Park Architectural Conservation District

TMS: 09012-07-12

DESIGN/DEVELOPMENT REVIEW COMMISSION
DESIGN REVIEW DISTRICT
HISTORIC CONSENT AGENDA
EVALUATION SHEET
Case #1

ADDRESS: 1043 Bryan Street

APPLICANT: John B. Clarey, IV, property owner

TAX MAP REFERENCE: TMS# 09012-07-12

USE OF PROPERTY: Residential

REVIEW DISTRICT: Elmwood Park Architectural Conservation District

NATURE OF REQUEST: Request Certificate of Design Approval for preliminary certification for the Bailey Bill.

FINDINGS/COMMENTS:

The 2-story wood clapboard house located at 1043 Bryan Street was built ca. 1906 and is a contributing structure in the Elmwood Park Architectural Conservation District. The house has suffered from many years of deferred maintenance and is now in immediate need of rehabilitation to restore its structural integrity. The proposed plan is to fully rehabilitate the building from top to bottom while retaining and preserving its historic character. This will require the replacement of failing structural components in the foundation such as piers, joists, sills and other framework necessary to make the building safe and inhabitable. The roof structure and walls will also require significant repairs.

The applicant is requesting preliminary certification for the Bailey Bill for this project. The scope of work calls for retaining and repairing historic architectural features and materials including windows and doors, repairing and/or replacing the electrical and plumbing systems, replacing the roof, and replacing the HVAC system. The removal of historic materials or alterations of features and spaces that characterize the property shall be avoided. Additional work that will count toward the investment threshold includes structural repairs, repointing brickwork, installing storm windows, and adding attic insulation. Interior work and new construction costs will not be included.

The applicant estimates that qualified rehabilitation expenses for this project will meet or exceed the 20% minimum investment threshold needed to make the project eligible. Any work done prior to receiving preliminary certification for the Bailey Bill by the D/DRC will not be included in the cost estimate used to determine eligibility.

Pertinent Sections from the Guidelines

Sec. 17-674 (d) Criteria for review of design of structures and sites.

- (1)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.*

The applicant's proposal intends to retain and repair all historic materials on the exterior that are visible from the public right-of-way.

- (5) *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

Although the house needs a significant amount of stabilization work, the rehabilitation plan is sensitive to preserving the historic character. Repairing the significant architectural features, including the historic wood windows, will preserve the distinctive features, finishes, and construction techniques.

- (6) *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall 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.*

All historic architectural features including windows and exterior decorative items shall be retained. However, it is expected that higher than usual amount of water damaged, rotted, and/or deteriorated woodwork may need to be replaced if necessary. Only the deteriorated portion of an otherwise structurally sound feature shall be replaced.

Wholesale replacement is not recommended. Any repairs to areas visible from the public right-of-way must use like materials (i.e., replace wood with wood, metal with metal, brick with brick, stone with stone, etc.). New material shall duplicate the original in size, shape, profile, thickness and texture as closely as possible. Replacement material should consider original characteristics such as board width, length, exposure, and trim detailing.

- (7) *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 exterior of the building shall be cleaned using the gentlest methods possible. Low to medium pressure water, non-ionic detergents and natural bristle brushes is the preferred method. High pressure water, harsh chemicals or sandblasting is not permitted. If high pressure equipment is used, it should be regulated to no more than 400psi, or mitigated by using higher degree nozzle tips to produce a wider fan pattern. In addition, the distance between the spray and the historic material should be increased to prevent irreversible damage to historic materials. Nozzle tips that could abrade or destroy historic material should not be used. Any proposed cleaning method should be tested in an inconspicuous area on the building to determine effectiveness and compatibility.

- (8) *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.

At this time the scope of work only includes stabilizing and rehabilitating the building.

- (9) *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.*

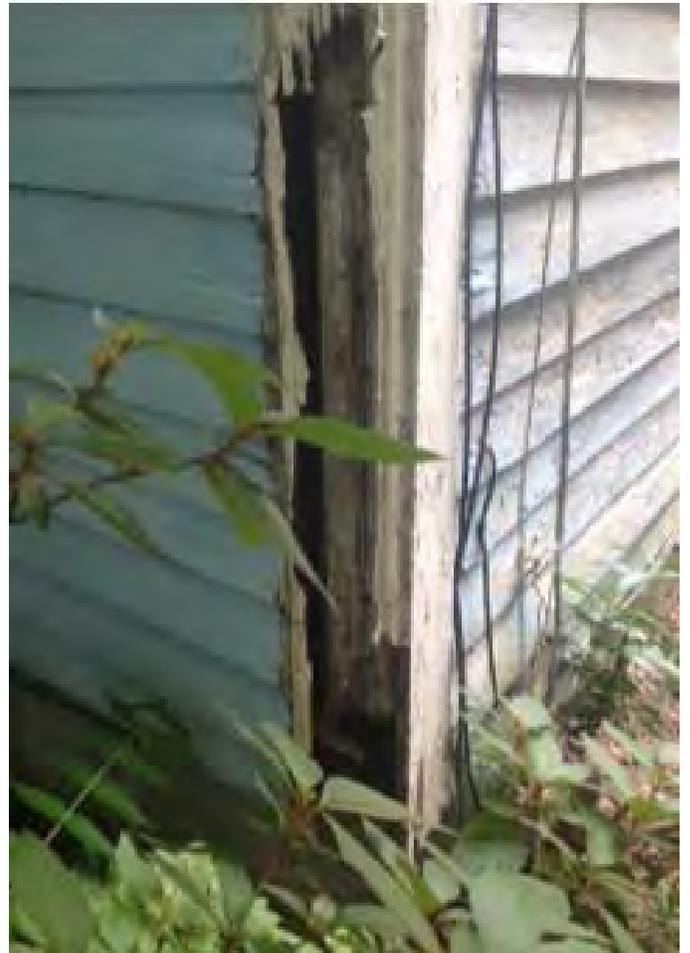
No additions are proposed at this time.

STAFF RECOMMENDATIONS:

*Staff finds that the proposal meets Section 17-674 (d) Criteria for review of design of structures and sites, and **recommends granting a Certificate of Design Approval** for this project with the following conditions:*

- *All details deferred to staff*

*Staff **recommends that 1043 Bryan Street be given preliminary certification for the Bailey Bill**, conditional upon qualified rehabilitation expenses meeting or exceeding the 20% investment requirements.*





Toolbar and Properties:

- Layers: ARELVTN, ByLayer
- Line Style: ByLayer
- Color: ByColor
- Layer Filter: ARCH_48_3



Command: '_pan
 Press ESC or ENTER to exit, or right-click to display shortcut menu.
 Command:

Creates multiple parallel lines: MLINE

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.

<p>Architectural feature <u>ROOF</u> Approximate date of feature <u>UNKNOWN</u> Describe feature and its condition <u>SEVERE DISREPAIR, STRUCTURALLY AND ROOFING MATERIAL.</u></p> <p>Photograph No. _____ Drawing No. _____</p>	<p>Describe work and impact on feature <u>REMOVE DAMAGED FRAMING + DECKING + REPLACE, WITH A 30 YEAR ARCHITECTURAL SHINGLE FINISH.</u></p>
<p>Architectural feature <u>FRONT PORCH</u> Approximate date of feature <u>ORIGINAL 1923</u> Describe feature and its condition <u>SEVERE DISREPAIR, STRUCTURALLY + ROOFING MATERIAL + TRIM CURRENTLY.</u></p> <p>Photograph No. _____ Drawing No. _____</p>	<p>Describe work and impact on feature <u>REMOVE DAMAGED FRAMING + DECKING + REPLACE WITH LIKE MATERIALS, WITH A 30 YEAR ARCHITECTURAL SHINGLE FINISH.</u></p>
<p>Architectural feature <u>SIDING</u> Approximate date of feature <u>ORIGINAL 1923</u> Describe feature and its condition <u>SPORADIC DISREPAIR THROUGHOUT HOMES EXTERIOR.</u></p> <p>Photograph No. _____ Drawing No. _____</p>	<p>Describe work and impact on feature <u>REMOVE SIDING BOARDS FROM REAR OF THE HOME, AND THE ONE STORY ADDITION AT REAR SIDING BOARDS FOR IN-FILL USE FRONT HOME. SQUARE, REPAIR, CAULK + PAINT SIDING.</u></p>
<p>Architectural feature <u>CORNICE</u> Approximate date of feature <u>ORIGINAL 1923</u> Describe feature and its condition <u>SPORADIC DISREPAIR. SOME SEVERE.</u></p> <p>Photograph No. _____ Drawing No. _____</p>	<p>Describe work and impact on feature <u>REPLACE ROTTEN WOOD + CROWN PIECES AS REQUIRED.</u></p>

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

5. DESCRIPTION OF PROPOSED WORK (Continued):

(Please feel free to make copies of this sheet. Use as many spaces as necessary to fully describe your project.)

Architectural feature <u>FOUNDATION</u> Approximate date of feature <u>ORIGINAL 1923</u> Describe feature and its condition <p style="text-align: center;">DETERIORATED .</p> Photograph No. _____ Drawing No. _____	Describe work and impact on feature <p style="text-align: center;">INSTALL 3- NEW NORTH/SOUTH DROP SILLS WITH PIER + FOOTING SUPPORT. RELIEVE STRESS FROM EXISTING FOUNDATION, PARCE EXISTING FOUNDATION INKUS.</p>
Architectural feature <u>ELECTRICAL, HVAC + PLUMBING</u> Approximate date of feature <u>ORIGINAL 1923</u> Describe feature and its condition <p style="text-align: center;">RETIRED OR NON EXISTANT.</p> Photograph No. _____ Drawing No. _____	Describe work and impact on feature <p style="text-align: center;">INSTALL NEW ELECTRICAL SYSTEM, PLUMBING SYSTEM + 2- GAS HVAC SYSTEMS, INSTALL 1- GAS TANKLESS WATER HEATER.</p>
Architectural feature <u>INTERIOR</u> Approximate date of feature <u>ALTERED UNKNOWN</u> Describe feature and its condition <p style="text-align: center;">UNSAFE .</p> Photograph No. _____ Drawing No. _____	Describe work and impact on feature <p style="text-align: center;">REMOVE DAMAGED DRYWALL + PLASTER + REPLACE WITH NEW DRYWALL. FLOORING IS ROTTEN IN MULTIPLE LOCATIONS. FLOOR JOINTS ARE ROTTEN IN LOCATIONS. REPLACE + REPAIR.</p>
Architectural feature <u>MASONRY Column BASES</u> Approximate date of feature <u>ORIGINAL 1923</u> Describe feature and its condition <p style="text-align: center;">DAMAGED + VENEERED .</p> Photograph No. _____ Drawing No. _____	Describe work and impact on feature <p style="text-align: center;">REMOVE VENEER CARPENTRY + REPAIR/REDORE MASONRY, INCLUDING MASONRY STARDEN WALL. REMOVE UNSAFE FRONT STEPS + INSTALL REFINISHED MASONRY BRICK STEPS.</p>

*Fair market value means the appraised value as certified to the DDRRC by a real estate appraiser licensed by the State of South Carolina, the sales price as delineated in a bona fide contract of sale within six months of the time it is submitted, or the most recent appraised value published by the Richland County Tax Assessor.