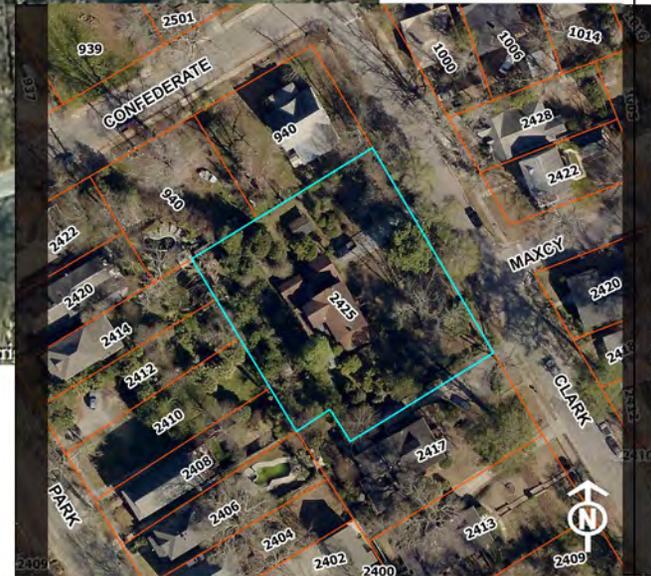




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# D/DRC Case

2425 Clark Street

Elmwood Park Architectural Conservation District

TMS: 09012-04-04(p)

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

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**ADDRESS:** 2425 Clark Street

**APPLICANT:** Frank & Catharine Aitken, property owners

**TAX MAP REFERENCE:** TMS# 09012-04-04

**USE OF PROPERTY:** Residential

**REVIEW DISTRICT:** Elmwood Park Architectural Conservation District

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

**FINDINGS/COMMENTS:**

The brick 2-story Colonial Revival house located at 2425 Clark Street was built ca. 1929 and is a contributing structure in the Elmwood Park Architectural Conservation District. The house has had relatively few exterior alterations over the years and therefore retains a high level of architectural integrity. The owners intend to rehabilitate the building while retaining and preserving its historic character. They are also proposing to revise a previously enclosed side wing on the left side with a more architecturally compatible design.

The applicants are requesting preliminary certification for the Bailey Bill for a rehabilitation proposal that includes retaining and repairing historic architectural features and materials including windows and doors, repairing 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.*

The rehabilitation of the roofing, brickwork, historic wood windows, front door, sidelights, and brackets 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 doors, windows, and exterior decorative items shall be retained. However, it is expected that a limited 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.*

The rehabilitation proposal includes revising a previously enclosed 1-story side wing on the left side, which will require removing the non-historic glass and asphalt brick patterned siding. This will utilize the same footprint of the existing porch, and staff worked with the applicant on the new porch configuration to be as transparent as possible while using raised wood panels on the bottom to match the sidelights flanking the front door. It will feature brick piers on the corners to match the historic brickwork of the house.

- (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.*

While not an addition, the side wing enclosure will not adversely affect the essential form and integrity of the property. The transparency of the design will help it to still read as a porch, and it could be removed without damaging any historic materials if an open porch is desired in the future.

**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:*

- *A finalized design and window schedule for the side wing be submitted to staff*
- *All details deferred to staff*

*Staff **recommends that 2425 Clark Street be given preliminary certification for the Bailey Bill**, conditional upon qualified rehabilitation expenses meeting or exceeding the 20% investment requirements.*

2425 Clark Street – Elmwood Park Architectural Conservation District



2425 Clark Street – façade



2425 Clark Street – left side view showing non-historic side wing enclosure

2425 Clark Street – Elmwood Park Architectural Conservation District



2425 Clark Street – right side view



2425 Clark Street – view of accessory building





**Photo 1**  
Street-Side  
Exterior



**Photo 2**  
Enclosed  
Sunroom



**Photo 3**  
Masonry  
Rear Right Corner  
of House



**Photo 4**  
Windows  
6 over 6  
Wood Top-Hinged Screens  
Crescent Moon Shutters



**Photo 5**  
Rigged-Up  
Wiring



**Photo 6**  
Old Water Heater  
Broken Drainage  
Pipe  
(from kitchen)



**Photo 7**  
Window A/C Unit

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>not known</u>          Describe feature and its condition          roof is asphalt, in poor condition</p> <p>Photograph No. <u>1</u> Drawing No. _____</p>	<p>Describe work and impact on feature          replace roof to protect integrity of house</p>
<p>Architectural feature <u>electrical supply</u>          Approximate date of feature _____          Describe feature and its condition          electrical panel is below standard; homemade electrical work added by owner possibly unsafe and unattractive on exterior of home</p> <p>Photograph No. <u>5</u> Drawing No. _____</p>	<p>Describe work and impact on feature          update electrical panel; remove or bury wiring extending unattractively to unattached building and along exterior of house; rewire interior to meet safety, energy-efficient standards</p>
<p>Architectural feature <u>plumbing</u>          Approximate date of feature <u>not known</u>          Describe feature and its condition          old water heater in basement; homemade repairs to pipes have led to major leakages (including open drainage from kitchen sink directly into basement/crawl space)</p> <p>Photograph No. <u>6</u> Drawing No. _____</p>	<p>Describe work and impact on feature          install tankless water heater, new water &amp; sewer pipes from supply to fixture- to bring to code &amp; energy-efficiency standards.</p>
<p>Architectural feature <u>heating &amp; air</u>          Approximate date of feature <u>not known</u>          Describe feature and its condition          window units outdated</p> <p>Photograph No. <u>7</u> Drawing No. _____</p>	<p>Describe work and impact on feature          install 2 HVACs- bring to energy efficiency standards; improve exterior and return house to original look (before window units).</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.)

<p>Architectural feature <u>re-enclose sunroom</u>          Approximate date of feature <u>1970s?</u>          Describe feature and its condition</p> <p style="padding-left: 40px;">sunroom enclosed with faux brick wall with plate glass windows &amp; covered w/ asphalt shingles- walls severely termite damaged.</p> <p>Photograph No. <u>1 &amp; 2</u> Drawing No. <u>1</u></p>	<p>Describe work and impact on feature</p> <p style="padding-left: 40px;">Re-enclose sunroom with actual brick and safer, more picturesque windows.</p>
<p>Architectural feature <u>masonry</u>          Approximate date of feature <u>original</u>          Describe feature and its condition</p> <p style="padding-left: 40px;">point-up brick on rear corner of house where shifting has occurred. Replace limited areas of brick where needed in this corner; also some algae on brick.</p> <p>Photograph No. <u>3</u> Drawing No. <u>2</u></p>	<p>Describe work and impact on feature</p> <p style="padding-left: 40px;">Will improve exterior appearance and stability in this back corner of the house. Pressure wash algae off of brick- improve appearance- especially from street view.</p>
<p>Architectural feature <u>foundation</u>          Approximate date of feature <u>original</u>          Describe feature and its condition</p> <p style="padding-left: 40px;">stabilize (add pier) under back corner of house where shifting has occurred. Add beam to increase support. Repair termite damaged foundation under stairs and front porch.</p> <p>Photograph No. _____ Drawing No. <u>2</u></p>	<p>Describe work and impact on feature</p> <p style="padding-left: 40px;">Will raise &amp; stabilize back corner of house; stabilize interior staircase; stabilize front porch</p>
<p>Architectural feature <u>windows, soffits &amp; fascia</u>          Approximate date of feature <u>original</u>          Describe feature and its condition</p> <p style="padding-left: 40px;">original 6 over 6 windows in salvageable condition- some better than others; with nicely maintained original wood screens. Soffits &amp; fascia damaged in places</p> <p>Photograph No. <u>4 &amp; 8</u> Drawing No. _____</p>	<p>Describe work and impact on feature</p> <p style="padding-left: 40px;">repair, reglaze windows. Add weather-stripping. Add storm windows- interior. Repair &amp; reglaze soffits &amp; fascia (replace with wood where necessary). Repaint windows, soffit, &amp; fascia.</p>

*\*Fair market value means the appraised value as certified to the DDRC 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.*

CITY OF COLUMBIA  
PRESERVATION PLANNING OFFICE  
**REHABILITATED HISTORIC PROPERTY APPLICATION**  
**PART A - AMENDMENT FORM**

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Use this form to propose changes in project work. Submit the completed and signed form to Preservation Planning Office, PO Box 147, 1136 Washington Street, Columbia, SC 29217. Phone: 803.545.3222; fax: 803.733.8647.

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**Name of Property** (as submitted on Part A form):

\_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_, South Carolina (ZIP) \_\_\_\_\_

**Describe changes in the project work:**

**OWNER INFORMATION**

Name \_\_\_\_\_ Signature \_\_\_\_\_  
Address \_\_\_\_\_ Date \_\_\_\_\_  
Daytime Telephone \_\_\_\_\_

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**PRESERVATION PLANNING OFFICE USE ONLY**

\_\_\_ The work as described in this amendment appears to meet the Standards for Rehabilitation and would receive final approval if completed as described.

\_\_\_ The work as described in this amendment would meet the Standards for Rehabilitation if the Special Conditions on the attached sheet are met.

\_\_\_ This work as described in this amendment does not appear to meet the Standards for Rehabilitation and is not approved for this property. The attached sheet describes the specific problems with the proposed work.

\_\_\_\_\_  
Secretary to the Design/Development Review Commission  
\_\_\_ See attached sheets

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Date