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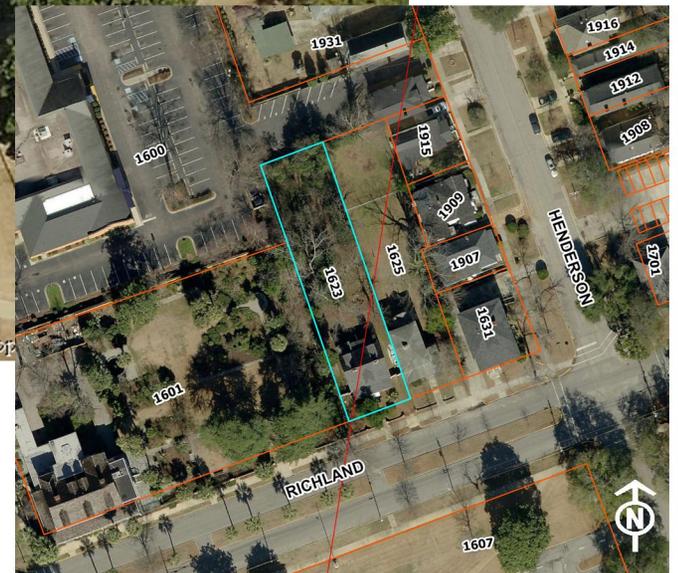


D/DRC Case

1623 Richland Street

Landmark District

TMS: 11404-02-19



DESIGN/DEVELOPMENT REVIEW COMMISSION
BAILEY BILL APPLICATION
CONSENT AGENDA
Item #1

ADDRESS: 1623 Richland Street

APPLICANTS: Committee for the Restoration and Beautification of Randolph Cemetery
Regina Monteith, Vice President

TAX MAP REFERENCE: TMS# R11404-02-19

USE OF PROPERTY: Commercial

NATURE OF REQUEST: Request preliminary approval for Bailey Bill and Certificate of Design Approval for exterior changes

FINDINGS/COMMENTS:

This structure was built around 1872 with a porch and dormer added around 1918 and is a contributing building in the City's Landmark District as well as a contributing building in the National Register District there. The cottage is simple, with a full front porch and central dormer; its 6/6 windows are not original and there have been a series of small additions to the back of the building. Work proposed will return the building to a historic (c. 1918) appearance and includes replacing non-original porch balustrade with accurate balustrade, roof repair, repointing of mortar in chimney and foundation, rebuilding of porch floor system which has insufficient joist support, replacement of non-original windows with salvaged wood windows or historically accurate 6/6 windows, repair of shutters, replacement of rotted sill beam, new HVAC and plumbing, etc.

Review of projects for the Landmark District falls under Section 17-674(d) of the Ordinance; Bailey Bill requirements (Section 17-695) follow these as well, so the language is not duplicated in this evaluation.

Ordinance 17-674(d):

Issuance of a certificate of design approval shall be based upon the requirements set forth in the standards or design guidelines adopted by the city council for each historic district. For individual landmarks, the Governor's Mansion Protection Area, Elmwood Park Architectural Conservation District, and the Landmark District, the Secretary of the Interior's Standards for Preservation as amended and listed below shall serve as guidelines until such time as design guidelines may be written and adopted by City Council for each local historic district. The Standards are to be applied to specific rehabilitation projects, taking into account the designation level of each district.

- (1)a. For landmark districts, the historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The current windows are double-paned wood windows and are not original. Single-paned wood windows with a 6/6 configuration will replace them. Likewise, the porch railings are not original (currently they are 36" vertical wood pickets) and will be removed and replaced with a historically correct configuration (28" tall to match old photograph). The 28" pickets will not meet code but staff is happy to work with the applicants to find a solution, such as a second, unobtrusive top railing, which

will meet code and maintain historic dimensions of the railing. Additionally, a later brick infill between porch foundation piers will be removed and a wood lattice installed instead. Staff can work with the applicant on details.

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.

Not applicable.

c. For individual landmarks and the landmark district, each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

Not applicable; any changes shall strengthen the original historic character of the house.

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

Not applicable.

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

All features, finishes, and construction techniques will be preserved.

(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.

New windows are proposed which should match the historic windows; the new balustrade should reference the original balustrade more closely, and if the non-original porch floor is replaced, the new porch flooring should be tongue-in-groove wood. Staff is happy work with the applicant on details.

(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.

If any cleaning is requested, staff can work with the applicants to ensure appropriate techniques.

(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.

Any alterations will not destroy historic materials and will reflect the original historic character of 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.

Not applicable.

Recommendations:

Staff recommends approval for the proposed work at 1623 Richland Street as it meets Section 17-674(d) of the City's Zoning Ordinance, with all details deferred to staff.

Staff recommends 1623 Richland Street be given preliminary certification approval for the Bailey Bill, based upon its compliance with Section 17-695, conditional upon the 20% investment threshold being met and with all details deferred to staff.



1962, City of Columbia Files



Current View



1623 Richland St.

Bailey Bill Pics





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