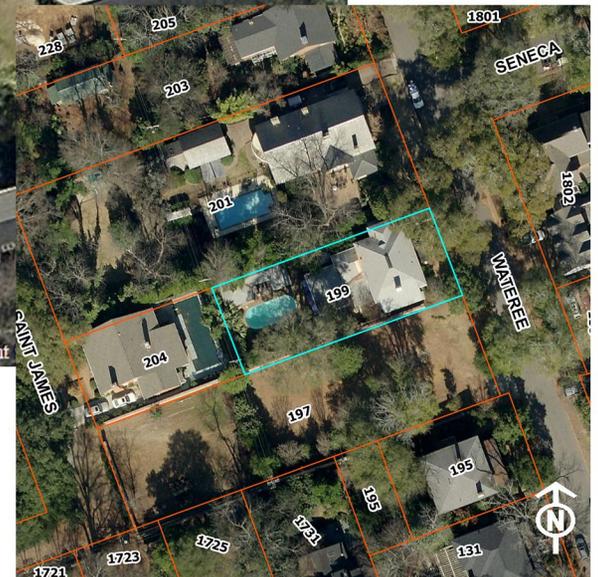




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D/DRC Case

199 Wateree Avenue

Wales Garden Architectural Conservation District

TMS: 11306-04-30

**DESIGN/DEVELOPMENT REVIEW COMMISSION
DESIGN REVIEW DISTRICT
HISTORIC CONSENT AGENDA
EVALUATION SHEET
Case #3**

ADDRESS: 199 Wateree Avenue

APPLICANT: Meredith Manning, homeowner
J. Timothy Hance, architect

TAX MAP REFERENCE: TMS#11306-04-30

USE OF PROPERTY: Residential

REVIEW DISTRICT: Wales Garden Architectural Conservation District

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

FINDINGS/COMMENTS:

The two-story painted brick and stucco house located at 199 Wateree Avenue was built in 1920 and is a contributing structure in the Wales Garden Architectural Conservation District. The exterior of the house has received some alterations over the years but still retains its historic character. Significant architectural features include a hip roof with exposed rafters and a front portico supported by fluted columns and pilasters. The owners are planning some rehabilitation work and are requesting preliminary certification for the Bailey Bill as part of their plan. Most of the proposed work will affect the interior of the house and will not require design review. The exterior component of the project includes repairing the existing historic wood windows and adding storm windows for energy efficiency. Also, four non-historic windows on the first floor of the façade will be removed and replaced with new wood windows with pane configurations to match the historic windows.

The estimated qualified rehabilitation expenses for the house are above the 20% minimum investment threshold needed to make the project eligible for the Bailey Bill. 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. The rehabilitation proposal includes retaining and repairing all historic architectural features including windows, doors, decorative features, etc. The removal of historic materials or alterations of features and spaces that characterize the property shall be avoided. Additional work including roofing, masonry repair, window repair, exterior paint, electrical work, plumbing, and new HVAC installation will count towards the investment threshold.

Pertinent Sections from the Guidelines

SECTION VII

GUIDELINES FOR MAINTENANCE & REHABILITATION

Rehabilitation is a practical approach to historic preservation. It is the process of repairing or altering a historic building while retaining its historic features. It represents a compromise between remodeling, which offers no sensitivity to the historic features of a building, and restoration, which is a more accurate but costly approach to repair, replacement, and maintenance. Original materials should be preserved, not only for their historic value, but also because they are usually of better quality and longer lasting than materials obtainable today.

DOORS

Significant features such as doors and entrances should be preserved wherever possible. Changes to door size and configuration should be avoided. Replacement doors should either match the original or substitute new materials and designs sympathetic to the original.

Sometimes new entrances are required for practical reasons or to satisfy code requirements. Placement of new entrances on principal facades should be avoided. New entrances can result in loss of historic fabric and detailing and change the rhythm of bays. New entrances should be compatible with the building and be located on side or rear walls that are not readily visible from the public right-of-way. If a historic entrance cannot be incorporated into a contemporary use for the building, the opening and any significant detailing should, nevertheless, be retained.

Guidelines

1. *Install new openings so that they carry on the same rhythm of existing openings and are compatible in size, materials and design.*

The proposed scope of work is sensitive to the building's architectural integrity and will allow the historic character of the house to be retained. There will be no new door openings created with this plan.

WINDOWS

Windows are a significant character-defining feature of any structure. Original windows were constructed so that individual components could be repaired, instead of requiring wholesale replacement if one piece rots or breaks. This often means that an existing, historic window can be repaired for less cost than a replacement.

Repair of a historic window is the best first step when confronted with a damaged or deteriorated unit. If after careful evaluation, window frames and sash are so deteriorated they need replacement, new windows may be installed.

Replacement windows must be selected with care. They should generally match the profile, materials, and detailing of the originals. Small differences between replacement and historic windows can make big differences in appearance.

If 50% or more are deteriorated or missing, then wholesale replacement of windows is allowable. When choosing replacements, the qualities of the original windows should be used as criteria. Consider the following features of the original:

Trim detail;
Size, shape of frame, sash;
Location of meeting rail;
Reveal or set-back of window from wall plane;
Materials, reflective qualities of glass;
Muntin and mullion profiles, pane configuration.

The new windows need not be exact replicas of the originals. It would be appropriate to substitute a window pane configuration for one found on homes built during the neighborhood's period of significance. For instance, within this district, 1/1 windows may be substituted for other configurations such as 8/8 or 4/1.

Guidelines

1. *When technically and economically feasible, repair of deteriorated or damaged windows shall be preferred over replacement.*

All historic wood windows that are visible from the public right-of-way will be repaired. Four non-historic windows on the first floor of the façade will be removed and replaced with new 5/1 wood windows to match the historic windows on the second floor. Staff recommends making the size, pane configuration, and muntin width of the proposed windows consistent with the existing windows. This style window typically features a 5/8" muntin width with a putty glaze exterior profile. All glass should be as clear as possible and avoid coatings that result in a tinted appearance. No plastic, vinyl, or PVC products will be used.

2. *Improve the thermal performance of existing windows and doors through adding or replacing weather stripping and adding storm windows which are compatible with the character of the building and which do not damage window frames.*

Storm windows will be added to improve the thermal performance of the historic wood windows. Staff will work with the applicant on the design specifications for the storm windows to ensure they are compatible with the character of the house.

EXTERIOR SIDING

Masonry

Wales Garden has many masonry buildings. It is important to keep the masonry in good repair, leaving it as unchanged as possible. Masonry features, such as brick cornices or terra cotta detailing, and surface treatments, modeling, tooling, bonding patterns, joint size and color are important to the historic character of a building. These features should be retained.

Guidelines

1. *Identify, retain, and preserve masonry features that are important to defining the overall historical character of the buildings such as walls, brackets, railings, cornices, door pediments, steps, and columns; and joint and unit size, tooling, and bonding patterns, coatings, and color.*

The applicant's proposal does not call for the removal of any historic architectural features or materials.

2. *Clean masonry surfaces with the gentlest method possible, such as water and detergents and natural bristle brushes. Sandblasting is prohibited.*

No harsh treatments of any kind will be used on historic materials.

3. *Retain wooden materials and features such as siding, cornices, brackets, soffits, fascia, window architrave, and doorway pediments. These are essential components of a building's appearance and architectural style.*

Wood materials and architectural features will be retained and repaired.

4. *Repair or replace, where necessary, deteriorated material duplicating in size, shape, and texture the original as closely as possible. Consider original characteristics such as board width, length, exposure, and trim detailing when selecting a replacement material. Artificial replacement siding over wood or brick is not permitted. Where a structure has asbestos or masonite as original siding, it may be replaced with wood, brick, or other more appropriate materials.*

Severely deteriorated or rotted wood will be replaced in kind as necessary.

STAFF RECOMMENDATIONS:

*Staff finds that the proposal for 199 Wateree Avenue meets Section VII – Guidelines for Maintenance and **recommends granting a Certificate of Design Approval** with the following conditions:*

- *All historic wood windows that are visible from the public right-of-way shall be repaired*
- *Four non-historic windows on the first floor of the façade shall be removed and replaced with new 5/1 wood windows with 5/8" exterior muntins to match the historic windows on the second floor.*
- *Storm window specifications shall be submitted to staff for review*
- *All details deferred to staff*

*Staff **recommends that 199 Wateree Avenue be given preliminary certification for the Bailey Bill**, conditional upon qualified rehabilitation expenses meeting or exceeding the 20% investment requirements.*

199 Wateree Avenue – Wales Garden Architectural Conservation District



199 Wateree Avenue – January 1993



199 Wateree Avenue – Existing Conditions

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 - 2ND FLOOR</u> Approximate date of feature <u>ORIGINAL.</u> Describe feature and its condition EXISTING ORIGINAL WINDOWS ARE FAINT SHUT. NEED RE-GLAZING, MADE OPERABLE AND PAINTED.	Describe work and impact on feature EXISTING ORIGINAL 2ND FLOOR WINDOWS TO BE REPAIRED. STORM WINDOWS TO BE ADDED TO EXISTING UNITS FOR MORE ENERGY EFF.
Photograph No. _____ Drawing No. _____	
Architectural feature <u>WINDOWS - 1ST FLOOR</u> Approximate date of feature <u>80'S</u> Describe feature and its condition EXISTING REPLACEMENT WINDOWS WILL BE REMOVED AND NEW WINDOWS WILL BE INSTALLED.	Describe work and impact on feature NEW WINDOW UNITS TO BE INSTALLED. ARCHITECTURAL STYLE TO MATCH ORIGINAL 2ND FLOOR WINDOWS AS CLOSE AS POSSIBLE WITH 5/4 GRILL PATTERN.
Photograph No. _____ Drawing No. _____	
Architectural feature <u>INSULATION</u> Approximate date of feature <u>ORIGINAL</u> Describe feature and its condition OLD COTTON/FIBERGLASS INSULATION PACKED TIGHT IN ATTIC.	Describe work and impact on feature NEW INSULATION IN ATTIC AND WALLS TO BE INSTALLED FOR MORE ENERGY EFF. FOR WHOLE HOUSE.
Photograph No. _____ Drawing No. _____	
Architectural feature <u>ELECTRICAL</u> Approximate date of feature <u>ORIGINAL</u> Describe feature and its condition OLD ORIGINAL WIRING AND PATCHED WIRING.	Describe work and impact on feature NEW ELECTRICAL WIRING TO BE INSTALLED TO MEET CURRENT CODE.
Photograph No. _____ Drawing No. _____	

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>PLUMBING</u> Approximate date of feature <u>ORIGINAL</u> Describe feature and its condition OLD GALV. PIPES ARE CORRODED AND CLOGGED.</p> <p>Photograph No. _____ Drawing No. _____</p>	<p>Describe work and impact on feature NEW PLUMBING TO BE INSTALLED TO MEET CURRENT CODE. HOW SUPPLY HOT AND COLD WATER LINES AND DRAIN LINES AS REQUIRED.</p>
<p>Architectural feature <u>INTERIOR TRIM</u> Approximate date of feature <u>VARIABLES</u> Describe feature and its condition MODIFIED TRIM THROUGHOUT VARIABLES RENOVATIONS.</p> <p>Photograph No. _____ Drawing No. _____</p>	<p>Describe work and impact on feature INSTALL NEW INTERIOR TRIM WHERE NEEDED TO MATCH ORIGINAL TRIM OF HOUSE.</p>
<p>Architectural feature <u>PASTER</u> Approximate date of feature <u>ORIGINAL</u> Describe feature and its condition VARIOUS AREAS OF DAMAGED PASTER DUE TO WATER INFILTRATION.</p> <p>Photograph No. _____ Drawing No. _____</p>	<p>Describe work and impact on feature REPLACE INTERIOR PASTER WHERE REMOVED FOR NEW INSULATION PATCH AND PAINT.</p>
<p>Architectural feature <u>HVAC</u> Approximate date of feature <u>OLD</u> Describe feature and its condition OLD HVAC DUCTWORK AND UNITS</p> <p>Photograph No. _____ Drawing No. _____</p>	<p>Describe work and impact on feature NEW HVAC DUCTWORK AND UNITS TO BE UPGRADED AND INSTALLED PER. FOR ENERGY EFF.</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.