

**DESIGN/DEVELOPMENT REVIEW COMMISSION
DESIGN REVIEW DISTRICT
HISTORIC CONSENT AGENDA
EVALUATION SHEET
Case #5**

ADDRESS: 2318 Pendleton Street

APPLICANT: Wade H. Daniels, authorized agent

TAX MAP REFERENCE: TMS#R11410-20-04

USE OF PROPERTY: Residential

REVIEW DISTRICT: Old Shandon/Lower Waverly Protection Area A

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

FINDINGS/COMMENTS:

The one-story house located at 2318 Pendleton Street is a contributing structure in the Old Shandon/Lower Waverly Protection Area. The house is in need of a full rehabilitation inside and out. This work will require structural as well as cosmetic repairs. The property owner does not wish to make any alterations to the building at this time; however, staff would encourage the removal of some non-historic features such as the metal porch supports and potentially the siding. Most of the proposed work would follow more of a maintenance and rehabilitation scope with an emphasis on repair instead of wholesale replacement of historic materials.

The applicant is requesting preliminary certification for the Bailey Bill for a rehabilitation proposal that includes retaining and repairing historic architectural features including the original windows, correcting any foundation/structural concerns, repairing or replacing the electrical and plumbing systems, and installing a new HVAC system. The removal of historic materials or alterations of features and spaces that characterize the property shall be avoided. Additional work including roof repair and painting exterior woodwork will count towards the investment threshold. 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.

It should be noted that any property in a Protection Area that receives Bailey Bill certification shall be subject to additional design review for any future project during the 20 year abatement period. This review shall be based on the criteria outlined in the Bailey Bill ordinance, which requires a higher level of review than the current design guidelines for the Old Shandon/Lower Waverly Protection Area.

STAFF RECOMMENDATIONS:

Staff recommends that 2318 Pendleton Street be given preliminary certification for the Bailey Bill, conditional upon the project meeting or exceeding the 20% investment threshold requirements for qualified rehabilitation expenses.

2318 Pendleton Street – Old Shandon/Lower Waverly Protection Area A



2318 Pendleton Street – Exterior conditions



2318 Pendleton Street – Old Shandon/Lower Waverly Protection Area A



2318 Pendleton Street –Interior 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.

| | |
|--|---|
| <p>Architectural feature <u>Windows</u> Approximate date of feature <u>original</u> Describe feature and its condition: All of the windows need maintenance and some deteriorated sills may need to be replaced, but overall the windows are in repairable condition.</p> <p>Photograph No. _____ Drawing No. _____</p> | <p>Describe work and impact on feature: Existing windows will be repaired rather than replaced. Individual components (muntins, rails, stiles, etc.) that are too deteriorated to be repaired shall be replaced with a replicated piece constructed of wood. Original glass shall be retained. The work will drastically improve the condition of the windows and the finished product will be true to the historic appearance of the house.</p> <p>NOTE: In the event a contract/owner judges an existing window to be too deteriorated to be repaired, a representative from the Preservation Office must be contacted to assess the window in question and to provide guidance on an appropriate replacement.</p> |
| <p>Architectural feature <u>Siding</u> Approximate date of feature <u>original</u> Describe feature and its condition: The original wood siding is currently covered with synthetic siding and its overall condition is unknown.</p> <p>Photograph No. _____ Drawing No. _____</p> | <p>Describe work and impact on feature The existing siding may be retained and repaired or removed to reveal the original wood siding. If the synthetic siding is removed, the original wood siding will be retained and repaired. In the event that an existing board is too deteriorated to be repaired, it shall be replaced with a wood board that matches the size, thickness, taper and reveal exactly. The work will improve the overall appearance of the house and will not adversely affect the existing historic siding.</p> |
| <p>Architectural feature <u>Foundation</u> Approximate date of feature <u>original</u> Describe feature and its condition The structural integrity of the original foundation needs to be checked and repaired as required.</p> <p>Photograph No. _____ Drawing No. _____</p> | <p>Describe work and impact on feature The work will improve the safety and structural integrity of the building while allowing the historic character to be retained.</p> |
| <p>Architectural feature <u>Mechanical/Electrical/Plumbing</u> Approximate date of feature <u>unknown</u> Describe feature and its condition Electrical and plumbing is not up to code and house does not have HVAC.</p> <p>Photograph No. _____ Drawing No. _____</p> | <p>Describe work and impact on feature All electrical and plumbing work will be completed and brought up to code. A new HVAC system will be installed. The work will improve the safety and overall functionality of the house.</p> |

CITY OF COLUMBIA
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REHABILITATED HISTORIC PROPERTY APPLICATION
PART A - CONTINUED

5. DESCRIPTION OF PROPOSED WORK

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| | |
|--|-------------------------------------|
| Architectural feature _____ Approximate date of feature _____ Describe feature and its condition <div style="text-align: center; font-size: 2em; font-family: cursive;">NO CHANGE</div> Photograph No. _____ Drawing No. _____ | Describe work and impact on feature |
| Architectural feature _____ Approximate date of feature _____ Describe feature and its condition Photograph No. _____ Drawing No. _____ | Describe work and impact on feature |
| Architectural feature _____ Approximate date of feature _____ Describe feature and its condition Photograph No. _____ Drawing No. _____ | Describe work and impact on feature |
| Architectural feature _____ Approximate date of feature _____ Describe feature and its condition Photograph No. _____ Drawing No. _____ | Describe work and impact on feature |

RVIEWT540871OCT0714 1410

REAL PROPERTY VIEW-SCREEN

ACCT: R11410-20-04

OWNER: MUHAMMAD WADE

KEY: 00307251

YEAR: 2014

NEW PO-BOX 826

PARENT:

ACRES:

LEGAL: LOT 18, 45X152

RED OAK

GA 30272 0000

#SU

LOC: 2318 PENDLETON ST

#PR D-13

TAXDIST: 1CC NBHD: 015.00

#OM 0094-12-09

ZNG: RG-1 ZNG2: ZSUP:

VALUES

ASSMTS

RENTAL%

PROPERTY CLASSIFICATION

LAND: 6200

%

PCA CODE: 2 ALL OTHER CLASS

BLDG: 37300

%

IMPR:

%

EXEMPTIONS:

MARKET: 43500

2610

HSE YR/#: - PERCENTAGE: %

AG USE:

QUAL CODE:

TAXABLE: 43500

2610

ADJUSTMENT#: DATE:

JV#:

MARKET DATA

ACTIVITY: 0000/00/00

SALE DATE: 2014/08/05

REASON FOR CHANGE: 25COUNTYWIDE REAPPRAISAL

BOOK/PAGE: R1963 3537

ASSESSMENT CHANGE:

PRICE: 6000

NOTIFICATION DATE:

FLAGGED?: N

FUNC: DATA:

SUB:

YR: 2014

MESSAGE:

@

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

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.

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

Address 2318 Pendleton St

City Columbia, SC 29205, South Carolina (ZIP) 29205

Describe changes in the project work:

OWNER INFORMATION

Name WADE H. DANIELS

Signature Wade H. Daniels

Address 923 Oak St
Columbia, SC 29205

Date _____

Daytime Telephone 803-315-6685

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.

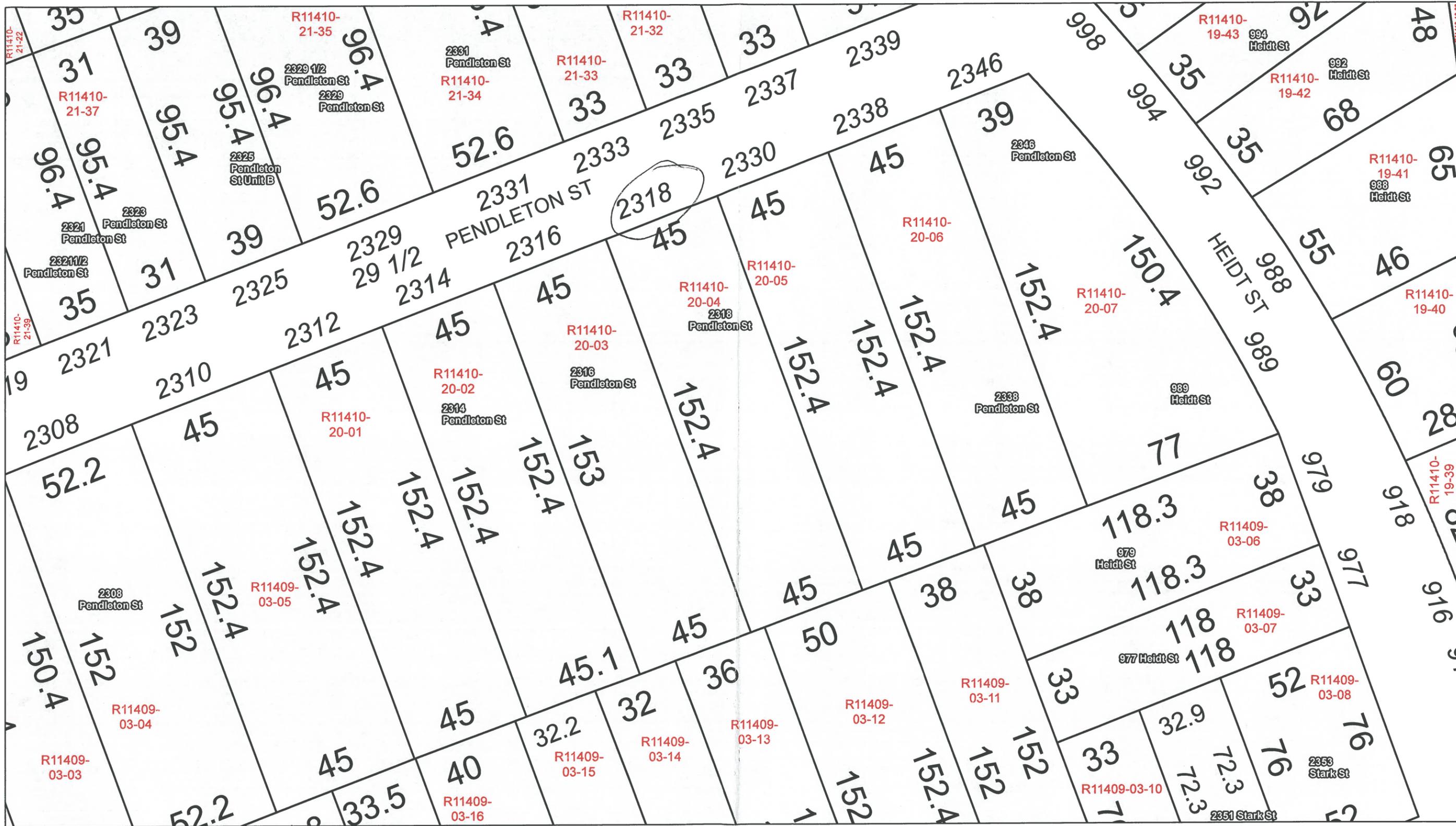
This work as described in this amendment does not appear to meet the Standards for Rehabilitation and is not approved for this property. The attached sheet describes the specific problems with the proposed work.

Secretary to the Design/Development Review Commission

See attached sheets

Authorized Signature

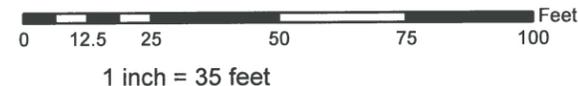
Date



TAX YEAR 2015

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RICHLAND COUNTY
ASSESSOR'S OFFICE





TAX YEAR 2015

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