

## D/DRC Case

2208 Senate Street

Old Shandon/Lower Waverly Protection Area

TMS: 11410-22-05

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**DESIGN/DEVELOPMENT REVIEW COMMISSION**  
**DESIGN REVIEW DISTRICT**  
**HISTORIC CONSENT AGENDA**  
**EVALUATION SHEET**  
**Case #4**

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**ADDRESS:** 2208 Senate Street

**APPLICANT:** Wade H. Daniels, property owner

**TAX MAP REFERENCE:** TMS#11410-22-05

**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 two-story house located at 2208 Senate Street is a contributing structure in the Old Shandon/Lower Waverly Protection Area. The house has had several exterior modifications over the years, but the essential form and character of the building are intact. While the house appears to be structurally sound, it does need repairs on the exterior and a full rehabilitation of the interior in order to be fully functional. The property owner does not wish to make any alterations to the building at this time, so the work being proposed would follow more of a maintenance and rehabilitation scope with an emphasis on repair instead of wholesale replacement of 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 2208 Senate 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.*

2208 Senate Street – Old Shandon/Lower Waverly Protection Area A



2208 Senate Street – Current exterior conditions



2208 Senate Street – Old Shandon/Lower Waverly Protection Area A



2208 Senate Street – Current 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  
 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 _____ Approximate date of feature _____ Describe feature and its condition  <i>NO CHANGE IN FEATURES</i> <i>TO ADD</i> <i>UP STAIRS BATH ROOM</i> 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

*\*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**

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):

2208 Senate St (Snowden House)

Address 2208 Senate 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 Dail St Date 10/7/14  
Daytime Telephone 803-315-7685

**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

R E A L P R O P E R T Y V I E W S C R E E N

ACCT: R11410-22-05 OWNER: DANIELS WADE HAMPTON

KEY: 00307796 YEAR: 2014 923 OAK ST

PARENT:

ACRES:

LEGAL:

COLUMBIA SC 29205 0000

52X164X52X164

LOC: 2208 SENATE ST

#SU

TAXDIST: 1CC NBHD: 015.00

#PR

ZNG: RS-3 ZNG2: ZSUP:

VALUES ASSMTS RENTAL% PROPERTY CLASSIFICATION

LAND: 7000 % PCA CODE: 2 ALL OTHER CLASS

BLDG: 60000 %

IMPR: %

EXEMPTIONS:

MARKET: 67000 HSE YR/#: - PERCENTAGE: %

AG USE: QUAL CODE: A

TAXABLE: 67000 A 4020 ADJUSTMENT#: DATE: JV#:

MARKET DATA

ACTIVITY: 2014/05/14

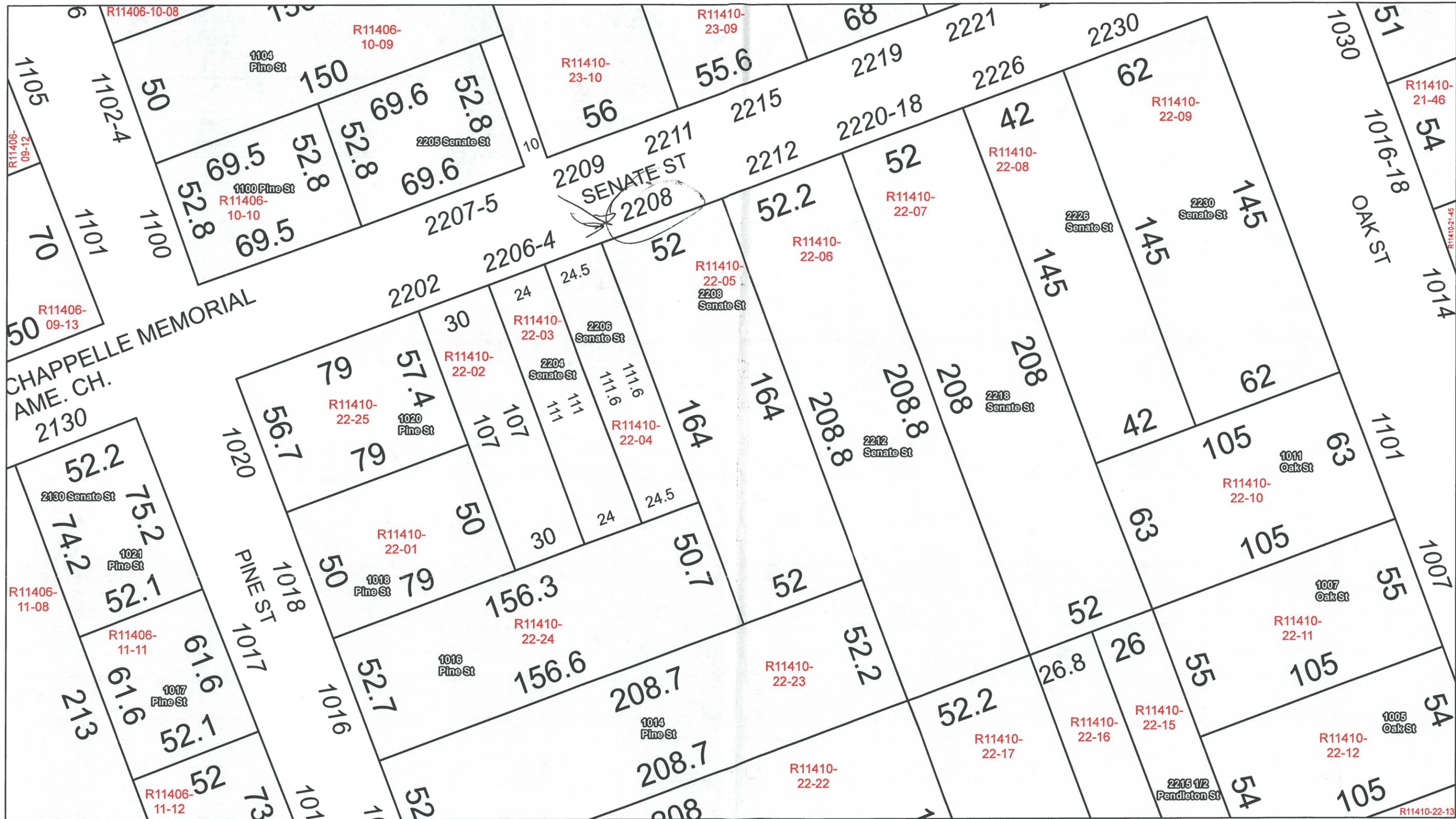
SALE DATE:2009/10/06 REASON FOR CHANGE: 25COUNTYWIDE REAPPRAISAL

BOOK/PAGE:R1560 2346 ASSESSMENT CHANGE:

PRICE: 10000 NOTIFICATION DATE:2014/02/21 FLAGGED?: N

FUNC: DATA: SUB: YR: 2014

MESSAGE: @



TAX YEAR 2015

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RICHLAND COUNTY ASSESSOR'S OFFICE



3372 174

Byrd, Randy

2208, Senate

Residential  
399248

R-11410-23-10

Senate

R-11410-22-05

R-11410-22-10

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