

D/DRC Case

1713 Wayne Street

Listed in the National Register of Historic Places

TMS: 09010-11-11

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

ADDRESS: 1713 Wayne Street

APPLICANT: Dr. Reginald Scott, homeowner

TAX MAP REFERENCE: TMS#09010-11-11

USE OF PROPERTY: Residential

REVIEW DISTRICT: None (Property is on the National Register of Historic Places)

NATURE OF REQUEST: Request preliminary certification for the Bailey Bill

FINDINGS/COMMENTS:

This is the ca. 1905 Mrs. Harriet Cornwell Tourist Home, which was listed in the 1956 *Negro Travelers' Green Book* as one of the few locations in Columbia that catered to traveling African-Americans during a period of racial segregation. It served as a "tourist home" from the 1940s through about 1960, all the while serving as a residence for the Cornwell family. It has remained in the same African-American family for over 100 years and was individually listed in the National Register of Historic Places in 2007. The building is currently in need of repairs to a leaking roof and some water and termite-damaged structural members of the foundation.

The applicant is pursuing preliminary certification for the Bailey Bill, which is an incentive program designed to encourage a high level of historic rehabilitation. Properties not listed with the local government but listed on the National Register of Historic Places are eligible for the Bailey Bill, provided the local government's design review board (D/DRC) approves the application and monitors the property for the 20-year duration of the program.

The house is currently still serving as a residence; the owner has indicated that future plans may include opening part of the house as a museum.

BAILEY BILL ORDINANCE

Sec. 17-698. Eligible rehabilitation.

Standards for rehabilitation work. To be eligible for the special tax assessment, historic rehabilitations must be appropriate for the historic building and the historic district in which it is located. This is achieved through adherence to the following standards:

1. The historic character of a property shall be retained and preserved; the removal of historic materials or alterations of features and spaces that characterize each property shall be avoided.

The historic character will be retained and preserved. The roof shape and features such as the chimney will be retained. The roof shingle will be replaced. The windows will be retained and repaired; historic materials on the exterior will be retained. Missing railing

along the front and right side of the porch may be reinstalled to match the historic railing exactly.

2. Each property shall be recognized as a physical record of its time, place and use; changes that create a false sense of historical development shall not be undertaken.

Not applicable.

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

Asbestos shingle siding was added to the walls during the period of significance of this house, which was during its tenure as a tourist home. If the owner wishes to remove some of the more recent vinyl siding then the asbestos shingle or the original wood siding may be exposed and retained; either would be appropriate for the property.

4. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property should be preserved.

No features are being removed.

5. Deteriorated historic features shall be repaired rather than replaced; where the severity of deterioration requires replacement of a distinctive feature, the new should 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.

Some of the porch railing remains but other sections are missing. The owner may be recreating the missing portions to match the remaining sections; they will be made of wood and shall match the existing sections exactly.

6. 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.

No chemical or physical treatments are being proposed.

7. 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 historic property and its environment.

No additions or exterior alterations are being proposed.

8. 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.

STAFF RECOMMENDATIONS:

Staff recommends granting preliminary certification for the Bailey Bill, conditional upon qualified rehabilitation expenses meeting or exceeding the 20% investment requirements and work being completed as described and in accordance with the Bailey Bill ordinance.



Current images of the building; the interior displays a great deal of intact woodwork.



The property received a historic marker in the fall of 2014.

CITY OF COLUMBIA
 PLANNING DEPARTMENT
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_____Roof_____</p> <p>Approximate date of feature___c. 1905_____</p> <p>Describe feature and its condition</p> <p>The roof has several areas that have leaked over a long period of time, causing damage to interior finishes. The shingle appears beyond its useful life.</p> <p>Photograph No.____1____ Drawing No._____</p>	<p>Describe work and impact on feature</p> <p>The shingles will be replaced with more shingles, the roof deck will be repaired as needed and flashing will be added to the chimney and roof vents to eliminate the leaks</p> <p>This will extend the life of the roof and the building.</p>
<p>Architectural feature___Foundation_____</p> <p>Approximate date of feature___c. 1905_____</p> <p>Describe feature and its condition</p> <p>Extensive water and termite damage has compromised sill beams and joists throughout the foundation system; some foundation piers have deteriorated</p> <p>Photograph No.____2____ Drawing No._____</p>	<p>Describe work and impact on feature</p> <p>Replace damaged sill beams and joists, repair piers or replace with new piers where needed</p> <p>This will shore up foundation and floor system</p>
<p>Architectural feature___windows_____</p> <p>Approximate date of feature___c. 1905_____</p> <p>Describe feature and its condition</p> <p>Some of the windows are in disrepair</p> <p>Photograph No.____3____ Drawing No._____</p>	<p>Describe work and impact on feature</p> <p>Windows will be repaired</p> <p>This will retain an original feature</p>
<p>Architectural feature___ HVAC_____</p> <p>Approximate date of feature___unknown_____</p> <p>Describe feature and its condition</p> <p>The house does not have central heating and air; it features chimneys and gas units for heating</p> <p>Photograph No.____4____ Drawing No._____</p>	<p>Describe work and impact on feature</p> <p>Heating and air conditioning system may be installed; existing heating system may be repaired and updated</p> <p>This will keep the house habitable</p>

CITY OF COLUMBIA
 PLANNING DEPARTMENT
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___plumbing_____ Approximate date of feature__c. 1950_____ Describe feature and its condition Plumbing under the house is leaking and is outdated Photograph No. ___5___ Drawing No. _____	Describe work and impact on feature Repair or replace plumbing where it has failed; update plumbing to handle modern requirements This will remove a constant water source from a leak at the foundation and keep the house habitable
Architectural feature___wiring_____ Approximate date of feature___unknown_____ Describe feature and its condition Wiring is likely outdated and insufficient for modern load requirements Photograph No. _____ Drawing No. _____	Describe work and impact on feature Replace wiring as needed This will keep the home habitable.
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.*

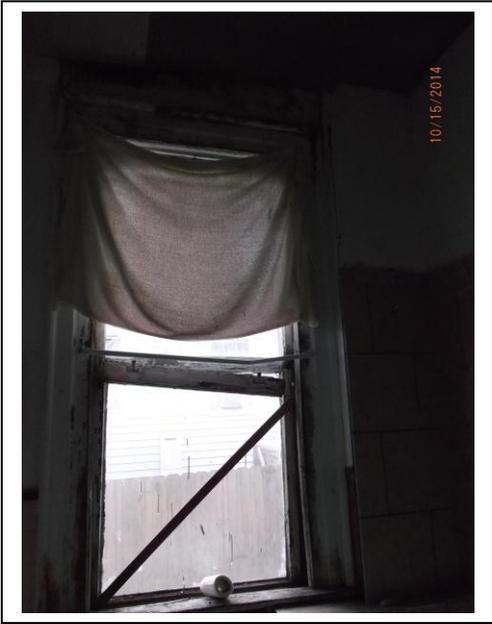
1713 Wayne Street
Bailey Bill Application Photos



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