

## D/DRC Case

2512 Cypress Street

Old Shandon/Lower Waverly Protection Area A

TMS: 11413-16-05

---

---

**DESIGN/DEVELOPMENT REVIEW COMMISSION  
DESIGN REVIEW DISTRICT  
HISTORIC CONSENT AGENDA  
EVALUATION SHEET  
Case #2**

---

---

**ADDRESS:** 2512 Cypress Street

**APPLICANT:** Kristy Stoneburner, property owner

**TAX MAP REFERENCE:** TMS#11413-16-05

**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 one-story brick veneered house located at 2512 Cypress 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 exterior alterations to the building at this time, with the exception of removing the non-historic brickwork on the front porch. 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, repointing historic brickwork, replacing the electrical and plumbing systems, and replacing the HVAC equipment and ductwork. The removal of historic materials or alterations of features and spaces that characterize the property shall be avoided. Additional work including 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 below in Section 17-698(a), which requires a higher level of review than the current design guidelines for the Old Shandon/Lower Waverly Protection Area.

**Bailey Bill Ordinance, Sec. 17-698. Eligible rehabilitation.**

- (a) *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.*
  - (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.*
  - (3) *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*
  - (4) *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property should be preserved.*
  - (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.*
  - (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.*
  - (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.*
  - (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.*

**STAFF RECOMMENDATIONS:**

***Staff recommends that 2512 Cypress Street be given preliminary certification for the Bailey Bill with the following conditions:***

- *The project shall meet or exceed the 20% investment threshold requirements for qualified rehabilitation expenses*
- *All work shall meet the standards for work as outlined in Section 17-698(a)*
- *All details deferred to staff.*

2512 Cypress Street – Old Shandon/Lower Waverly Protection Area A



2512 Cypress Street – Current exterior 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>Roof</u>            Approximate date of feature <u>2005</u>            Describe feature and its condition</p> <p>Roof was replaced in ± 2005 but is untrussed in places.</p> <p>Photograph No. _____ Drawing No. _____</p>	<p>Describe work and impact on feature</p> <p>Roof repairs to include flashing and clay and capson ridge.</p> <p>This should extend the life of the roof and prevent future water infiltration.</p>
<p>Architectural feature <u>Exterior Brick</u>            Approximate date of feature <u>unk</u>            Describe feature and its condition</p> <p>Brick needs to be repaired in several places.</p> <p>Photograph No. _____ Drawing No. _____</p>	<p>Describe work and impact on feature</p> <p>Make repairs using existing bricks and mortar. Repoint where necessary.</p> <p>This will restore the exterior and prevent future deterioration.</p>
<p>Architectural feature <u>Structure</u>            Approximate date of feature <u>1930</u>            Describe feature and its condition</p> <p>Home has significant wood rot from previous water damage.            * See pictures *</p> <p>Photograph No. _____ Drawing No. _____</p>	<p>Describe work and impact on feature</p> <p><del>Remove</del> Replace damaged sill, joists, girders, and subfloor.</p> <p>Will improve stability of substructure and increase structural integrity of the house.</p>
<p>Architectural feature <u>Plumbing</u>            Approximate date of feature <u>1930</u>            Describe feature and its condition</p> <p>House appears to have original cast iron drain lines and salvaged supply lines.</p> <p>Photograph No. _____ Drawing No. _____</p>	<p>Describe work and impact on feature</p> <p>All plumbing will be updated with PVC <del>and</del> and CPVC.</p> <p>This will prevent future leaks, increase water flow, and prevent structural damage due to rot.</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 <u>Electrical</u> Approximate date of feature <u>1930</u> Describe feature and its condition While it appears the panel has been updated in the 70's original knob + tube wiring can be found throughout the house. Photograph No. _____ Drawing No. _____	Describe work and impact on feature New 200 amp service and new wiring of the house. This will increase functionality of the house, improve safety, and prevent future electrical issues.
Architectural feature <u>HVAC</u> Approximate date of feature <u>Unknown</u> Describe feature and its condition 2000 SF House is currently heated and cooled with a single gas furnace in Dining room and one window unit. Photograph No. _____ Drawing No. _____	Describe work and impact on feature Central HVAC and ductwork to be installed. Increase functionality of the house and improve safety.
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.



Map of:  
**2512 Cypress St**  
Columbia, SC 29205-1608

Notes



©2015 MapQuest, Inc. Use of directions and maps is subject to the MapQuest Terms of Use. We make no guarantee of the accuracy of their content, road conditions or route usability. You assume all risk of use. [View Terms of Use](#)



2014089828 John T. Hopkins II Richland County R.O.D.

Prepared by, recorded by,  
and to be returned to:

Smith, McLean & Hungiville, P.A.  
1404 Laurel Street  
Columbia, SC 29201-2516

14RE0533

*Space above this line for recording information*

State of South Carolina )

County of Richland )

TITLE TO REAL ESTATE

**KNOW ALL MEN BY THESE PRESENTS**, that **Robert L. Goodwin**, (hereinafter called "Grantor"), in consideration of **Thirty Thousand and 00/100 Dollars (\$30,000.00)**, to the Grantor in hand paid at and before the sealing of these presents, by **Kristy A. Stoneburner** (hereinafter called Grantee) in the State aforesaid, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto

**Kristy A. Stoneburner,**

All that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being on the Southern side of Cypress Street, in the City of Columbia, County of Richland, State of South Carolina, being more particularly shown and designated as Lot One (1) and a portion of Lots Six (6) and Seven (7) on a plat of property of E. L. Summersett and Company, Incorporated, by Tomlinson Engineering Company, dated April 6, 1922 and recorded in the Office of the Register of Deeds for Richland County in Plat Book "D" at page 176, plus a Five (5') feet by One Hundred Four (104') feet strip on the Eastern side. This property is also shown on a plat prepared for David Goodwin and Viola Goodwin by William Wingfield, Registered Surveyor, dated August 13, 1962 and recorded in Plat Book 20, page 35. Said property is bounded and measures as follows: Bounded on the North by Cypress Street, whereon it measures Forty-Seven (47') feet; bounded on the East by property now or formerly of Foster, whereon it measures a total of Two Hundred Fourteen (214') feet, including a Five (5') foot boundary running in a Westerly direction; bounded on the South by a portion of Lot Eight (8), whereon it measures Forty-Two (42') feet and bounded on the West by Lot Two (2) and portions of Lots Six (6) and Seven (7), whereon it measures Two Hundred Nine (209') feet; be all measurements a little more or less.

14RE0533

This being the same property conveyed to Robert L. Goodwin by deed of the Heirs of David and Viola Goodwin, dated August 27, 2006, and recorded in the Office of the Register of Deeds for Richland County on December 1, 2006 in Record Book 1257 at page 2604.

TMS# 11413-16-05

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record on the recorded plats or on the premises.

Grantee's Address: 3103 Devine Street, 2nd Floor  
Columbia, SC 29205

**TOGETHER** with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining;

**TO HAVE AND TO HOLD** all and singular the premises before mentioned unto the Grantee, and the Grantee's heirs and assigns forever. And the Grantor do hereby bind the grantor and the grantor's heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the Grantee and the Grantee's heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Any reference to this instrument to the singular shall include the plural, and vice versa. Any reference to one gender shall include the others, including the neuter. Such words of inheritance shall be applicable as are required by the gender of the Grantee.

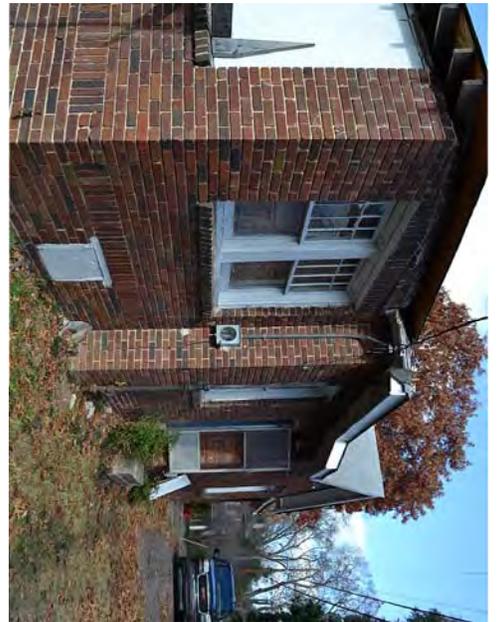
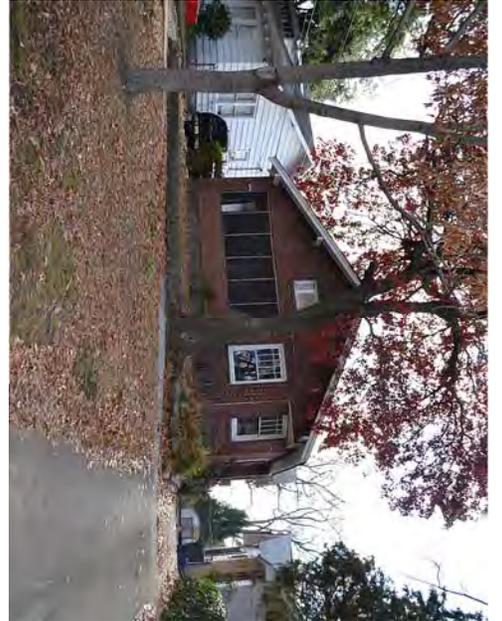
WITNESS the Grantor's hands and seals this the 5 day of December, 2014.

**SIGNED, SEALED AND DELIVERED**  
in the presence of:

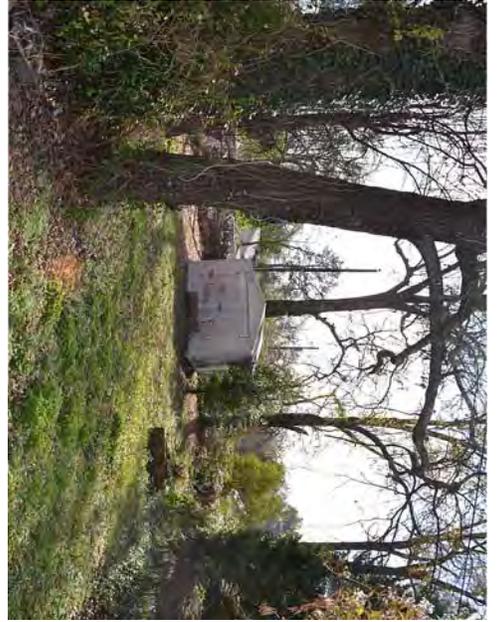
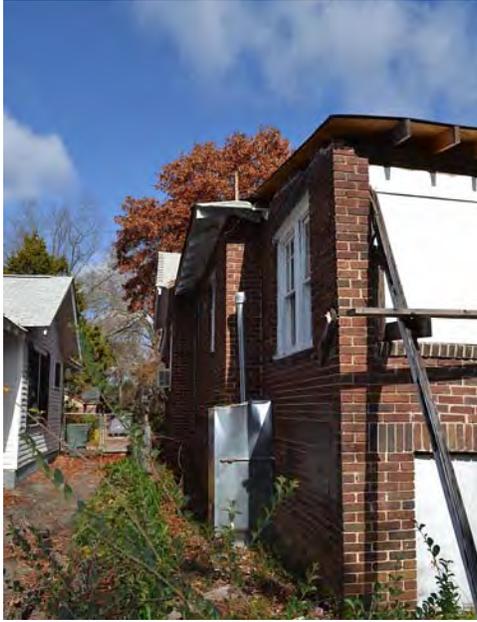
  
Robert L. Goodwin

  
Witness

  
Witness



Photos submitted by applicant







Photos submitted by applicant

