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D/DRC Case

1804 Greene Street
University Hill Architectural Conservation District
TMS: 11308-12-04



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

ADDRESS: 1804 Greene Street

APPLICANT: Robert Pulliam, property owner

TAX MAP REFERENCE: TMS#11308-12-04

USE OF PROPERTY: Residential

REVIEW DISTRICT: University Hill Architectural Conservation District

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

FINDINGS/COMMENTS:

The two-story wood-sided building located at 1804 Greene Street was built ca. 1918 as the residence of Malcolm J. Miller, who at the time was the Secretary of the Sinking Fund Commission of South Carolina. Notable architectural features include its four massive fluted columns with Scamozzian Ionic capitals and a balcony supported by the entablature above the paired front doors and transom. The house is a contributing structure in the locally designated University Hill Architectural Conservation District, which is listed nationally as the University Neighborhood Historic District in the National Register of Historic Places.

The building is in need of various repairs, and the property owner is applying for the Bailey Bill as part of the rehabilitation process. 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. No exterior alterations are proposed.

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, siding and moldings; correcting any front porch, foundation, and structural concerns; bringing the electrical and plumbing systems up to code; installing new HVAC system(s); and adding insulation to the crawl space and attic. The removal of historic materials or alterations of features and spaces that characterize the property shall be avoided. Additional work such as repairing chimneys 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 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 University Hill Architectural Conservation District.

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 1804 Greene 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.*

1804 Greene Street – University Hill Architectural Conservation District



1804 Greene Street – Joseph Winter Collection (USC) – Feb. 1967

Chimney needs to be repaired.



1804 Green Street – Current Conditions

1804 Greene Street – University Hill Architectural Conservation District



1804 Greene Street – View of columns, capitals and cornice detailing



1804 Green Street – View of left side chimney that needs to be repaired

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>Front Porch</u> Approximate date of feature <u>2000's</u> Describe feature and its condition <u>Faulty construction, leaks in basement.</u> Photograph No. <u>2, 3, 15, 16</u> Drawing No. _____	Describe work and impact on feature <u>Restructure / Rebuild</u>
Architectural feature <u>Exterior Molding</u> Approximate date of feature _____ Describe feature and its condition <u>Rotten / Damaged</u> Photograph No. <u>11, 12, 13</u> Drawing No. _____	Describe work and impact on feature <u>Restore as needed</u>
Architectural feature <u>Exterior Siding</u> Approximate date of feature _____ Describe feature and its condition <u>Rotten / Damaged</u> Photograph No. _____ Drawing No. _____	Describe work and impact on feature <u>Restore as needed</u>
Architectural feature <u>Electrical</u> Approximate date of feature _____ Describe feature and its condition <u>Knds + tube</u> Photograph No. <u>14, 18</u> Drawing No. _____	Describe work and impact on feature <u>Bring up to code.</u>

CITY OF COLUMBIA
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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>Plumbing</u> Approximate date of feature _____ Describe feature and its condition <div style="font-size: 1.2em; font-family: cursive;">degraded</div> Photograph No. <u>17</u> Drawing No. _____	Describe work and impact on feature <div style="font-size: 1.2em; font-family: cursive;">replace to code</div>
Architectural feature <u>HVAC</u> Approximate date of feature _____ Describe feature and its condition <div style="font-size: 1.2em; font-family: cursive;">None</div> Photograph No. _____ Drawing No. _____	Describe work and impact on feature <div style="font-size: 1.2em; font-family: cursive;">add HVAC</div>
Architectural feature <u>Structural Repair</u> Approximate date of feature _____ Describe feature and its condition <div style="font-size: 1.2em; font-family: cursive;">1,2,3,4.</div> Photograph No. <u>5,8,15,16</u> Drawing No. _____	Describe work and impact on feature <div style="font-size: 1.2em; font-family: cursive;">As recommended by structural engineer</div>
Architectural feature <u>Insulation</u> Approximate date of feature _____ Describe feature and its condition <div style="font-size: 1.2em; font-family: cursive;">None</div> Photograph No. <u>5,18,19</u> <u>6</u> Drawing No. _____	Describe work and impact on feature <div style="font-size: 1.2em; font-family: cursive;">Add air breaks / insulation</div> <div style="font-size: 1.2em; font-family: cursive;">Crawl space / attic</div>

**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.*

