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**DESIGN/DEVELOPMENT REVIEW COMMISSION**  
**BAILEY BILL APPLICATION**  
**CONSENT AGENDA**  
**EVALUATION SHEET**  
Case # 3

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**ADDRESS:** 1401 Laurel Street (DeBruhl Marshall House)

**APPLICANTS:** Wanda Gale Breedlove, owner

**TAX MAP REFERENCE:** TMS# 09015-06-11

**USE OF PROPERTY:** Residential

**NATURE OF REQUEST:** Request preliminary certification for Bailey Bill

**FINDINGS/COMMENTS:**

This building is both a National Register structure as well as a landmark building in the City, was built around 1820, and is an excellent example of Greek Revival architecture. The building is largely intact with maintenance work largely needed, rather than the re-construction of missing features, etc. The building has hosted a large colony of bats over the years and is consequently unsanitary and largely unfit for habitation in areas. The owner has had the colony professionally removed (and relocated) but it remains to remove evidence of their tenure, as well as to repair holes in the building where the bats initially found their way inside. Rotted or deteriorating wood will need to be repaired to seal the house.

The Secretary of the Interior Standards for Rehabilitation provide the foundation for the Bailey Bill. The Criteria is listed immediately below:

**Bailey Bill Criteria based upon the Secretary of the Interior Standards for Rehabilitation:**  
Section 17-695, City of Columbia Zoning Ordinance

- (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.*  
There is no plan to remove or alter any historic materials.
- (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.*  
The owner does not plan to change any detailing or materials in any way.
- (3) *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*  
Not applicable.
- (4) *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property should be preserved.*  
No distinctive features, etc., will be altered during the course of the work.

- (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.*  
Maintenance, where needed, will retain original materials and details; if staff judges there is sufficient deterioration to warrant replacement, the replacement will match the original in materials, profiles, texture, etc.
- (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.*  
Most of the cleaning will be concentrated on the interior of the structure but should any exterior cleaning be required, staff will work with the applicant on appropriate methods.
- (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.*  
Not applicable.
- (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 finds that the project at 1401 Laurel Street as proposed meets the requirements in Section 17-695 and recommends approval for preliminary certification with the following conditions:*

- *Any maintenance to reflect the original feature's composition, profile, and details;*
- *All other items to be deferred to staff.*

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.

Architectural feature <u>ENTIRE HOUSE</u> Approximate date of feature _____ Describe feature and its condition <u>BAT GUANO REMOVAL AND</u> <u>ECTOPARASITE TREATMENT.</u>  <u>HEALTH AND SAFETY CONCERNS.</u> Photograph No. _____ Drawing No. _____	Describe work and impact on feature  <u>REMOVAL AND TREATMENT.</u>  <u>GOALS TO MAKE STRUCTURE</u> <u>HABITABLE FOR OWNER <sup>AND</sup> OR</u> <u>POTENTIAL USERS AND WORKMEN.</u>
Architectural feature <u>ENTIRE HOUSE</u> Approximate date of feature _____ Describe feature and its condition <u>REPAIR/REPLACEMENT IF</u> <u>NECESSARY OF HOLES AND</u> <u>OPENINGS LARGER THAN 1/2".</u>  <u>REQUIRED FOR PROTECTION</u> <u>AGAINST FUTURE INFESTATION.</u> Photograph No. _____ Drawing No. _____	Describe work and impact on feature  <u>PROFILES, DETAILS, MATERIALS</u> <u>WILL MATCH EXISTING OR</u> <u>ORIGINAL FEATURES AS</u> <u>CLOSELY AS POSSIBLE.</u>
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    