
**DESIGN/DEVELOPMENT REVIEW COMMISSION
DESIGN REVIEW DISTRICT
HISTORIC CONSENT AGENDA
EVALUATION SHEET
Case #1**

ADDRESS: 2219 Senate Street

APPLICANT: Wade Daniels, property owner

TAX MAP REFERENCE: TMS#11410-23-08

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 wood-sided house located at 2219 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. The property owner does not wish to make any exterior alterations to the building at this time, so the work being proposed follows 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 potential HVAC system repairs or replacement. The removal of historic materials or alterations of features and spaces that characterize the property shall be avoided. Additional work including roof replacement 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 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 2219 Senate 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.*

2219 Senate Street – Old Shandon/Lower Waverly Protection Area A



2219 Senate Street – Current exterior conditions



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>Wood windows, need up grading facial and support boards need repairing Roof needs repair work Front porch</i>	Describe work and impact on feature <i>Repair existing windows Repair and repaint exterior of house Repair to cement front porch</i>
Photograph No. _____ Drawing No. _____	Photograph No. _____ Drawing No. _____
Architectural feature _____ Approximate date of feature _____ Describe feature and its condition <i>NO 1/2 Bath door stairs</i>	Describe work and impact on feature <i>Install down stairs 1/2 Bath room</i>
Photograph No. _____ Drawing No. _____	Photograph No. _____ Drawing No. _____
Architectural feature _____ Approximate date of feature _____ Describe feature and its condition <i>NO Install - wash room</i>	Describe work and impact on feature <i>Install wash room down stairs down</i>
Photograph No. _____ Drawing No. _____	Photograph No. _____ Drawing No. _____
Architectural feature <u>Front Door</u> Approximate date of feature _____ Describe feature and its condition	Describe work and impact on feature <i>lay up grade front door design</i>
Photograph No. _____ Drawing No. _____	Photograph No. _____ Drawing No. _____

*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.

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

ACCT: R11410-23-08 OWNER: DANIELS WADE
KEY: 00308054 YEAR: 2014 923 OAK ST

PARENT:

ACRES:

LEGAL: 58X143 COLUMBIA SC 29205 1031

#SU LOC: 2219 SENATE ST

#PR TAXDIST: 1CC NBHD: 015.00

#OM 0094-09-10 ZNG: RG-1 ZNG2: ZSUP:

VALUES ASSMPTS RENTAL% PROPERTY CLASSIFICATION

LAND: 7000 % PCA CODE: 2 ALL OTHER CLASS

BLDG: 62600 %

IMPR: % EXEMPTIONS:

MARKET: 69600 4180 HSE YR/#: - PERCENTAGE: %

AG USE: QUAL CODE: 9

TAXABLE: 69600 4180 ADJUSTMENT#: DATE: JV#:

MARKET DATA

ACTIVITY: 2008/07/18

SALE DATE:1989/02/00 REASON FOR CHANGE: 25COUNTYWIDE REAPPRAISAL

BOOK/PAGE:D0924 36 ASSESSMENT CHANGE:

PRICE: 5500 NOTIFICATION DATE: FLAGGED?: N

FUNC: DATA: SUB: YR: 2014

MESSAGE: @





