



D/DRC Case

1414 Gregg Street

Individual Landmark

TMS: 11406-02-22

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

ADDRESS: 1414 Gregg Street

APPLICANT: Dr. Wanda Gale Breedlove, homeowner

TAX MAP REFERENCE: TMS#11406-02-22

USE OF PROPERTY: Vacant

REVIEW DISTRICT: Individual Landmark, Group II

NATURE OF REQUEST: Request preliminary certification for the Bailey Bill

FINDINGS/COMMENTS:

This is the ca. 1895 Folk Victorian Scott-Shell-Breedlove Cottage. It is an individual landmark and is therefore eligible for application for the Bailey Bill. It is a wood frame, wood-sided house that is generally in sound condition. The owner is applying for the Bailey Bill, and due to the low value on the building, the amount of investment needed to meet the 20% threshold for qualifying work is only \$4,860. The owner has obtained three quotes for scraping, prepping and painting the exterior of the house, which is in some disrepair, and the quotes range from \$5,500 to \$19,080. In addition to the paint, there are some areas of rotted wood that will need to be repaired, which is considered a general maintenance item. These areas were not included in any of the paint bids and therefore show an added investment by the owner above and beyond the 20% minimum required.

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 areas of wood rot will be repaired with like wood and the character of the property will therefore be retained and preserved. The paint will not affect the character.

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.

Not applicable.

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.

Deteriorated wood will be repaired with wood to match in design, texture, etc. No plastic or synthetic materials will be introduced.

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. Hand scraping is proposed for the paint removal, followed by sanding.

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, based upon the 20% investment threshold established by the provided estimates and based upon the project's compliance with Sec. 17-698 of the City Ordinance.



Photos by applicant

