

D/DRC Case

1825 Bull Street

Landmark District

TMS: 09015-06-07

DESIGN/DEVELOPMENT REVIEW COMMISSION
DESIGN REVIEW DISTRICT
CONSENT AGENDA
EVALUATION SHEET
Case # 4

ADDRESS: 1825 Bull Street

APPLICANT: Talley A. Lattimore, owner

TAX MAP REFERENCE: TMS#09015-06-07

USE OF PROPERTY: Office

REVIEW DISTRICT: Landmark District

NATURE OF REQUEST: Request preliminary approval for Bailey Bill and a Certificate of Design Approval for exterior changes

FINDINGS/COMMENTS:

This is a c. 1900 single-story Folk Victorian cottage that is contributing to the Landmark District. It appears on maps as early as 1904, and has retained a high degree of integrity. However, deferred maintenance has taken a toll on some of the original exterior trim and siding and allowed water leaks from the roof to affect interior ceilings. The applicant is proposing a large amount of general maintenance items that will restore the building to its original appearance and improve its condition and is also adding storm windows to improve energy efficiency.

The only exterior changes proposed are for storm windows and the addition of a handicap ramp, but as the design for that is not complete and staff is able to approve those, this review will exclude that item. The Bailey Bill was adopted by the City in order to allow property owners a tax advantage when they renovate a historic property and adhere to the goals of the Ordinance, as outlined below. If approved, and if the eligible project costs exceed 20% of the building's value, the owner can maintain the existing assessed tax value for twenty years under this program.

PERTINENT SECTIONS FROM CITY ORDINANCE

17-674(d): Criteria for review of design of structures and sites.

(1) Issuance of a certificate of design approval shall be based upon the requirements set forth in the standards or design guidelines adopted by the city council for each historic district. For individual landmarks, the Governor's Mansion Protection Area, Elmwood Park Architectural Conservation District, and the Landmark District, the Secretary of the Interior's Standards for Rehabilitation, as amended and listed below (the "Standards"), shall serve as guidelines until such time as design guidelines may be written and adopted by City Council for each local historic district. The Standards are to be applied to specific rehabilitation projects, taking into account the designation level of each district.

a. For landmark districts and individual landmarks, the historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The building and its features will remain intact.

b. In architectural conservation districts and protection areas, the historic character of a district shall be retained and preserved through the preservation of historic materials and features which characterize the historic district.

Not applicable.

c. For individual landmarks and the landmark district, each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

No changes are proposed that would create a false sense of historical development. Storm windows have been used for over a century.

d. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

The side porch along the south side was enclosed years ago and is being retained as is.

e. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

The building will remain as is. Only deteriorated areas will be repaired or replaced.

f. Deteriorated historic features shall be repaired rather than replaced. Where severe deterioration or complete loss requires replacement of a distinctive feature, the new feature shall match the old in design, color, finish, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence, and character-defining features that have been lost due to intentional damage, removal or neglect shall be rebuilt.

Deteriorated features will be repaired or replaced if found to be beyond repair.

Replacements will match original materials and configurations.

g. 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 cleaning is proposed at this time.

h. 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 property and its environment.

The only proposed exterior alteration is the attachment of storm windows. These are generally encouraged as they will help preserve original windows and they have been around for about a century, so they have a historic precedent. Storm windows do not destroy historic materials and staff can review the detailing of the storms to ensure they are consistent with the architectural features on the house.

i. 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.

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.

Original materials on the house will be retained and preserved.

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.

No changes are proposed that would create a false sense of historical development.

3. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

The side porch along the south side was enclosed years ago and is being retained as is.

4. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property should be preserved.

The building will remain as is. Only deteriorated areas will be repaired or replaced.

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 features will be repaired rather than replaced. Most of the wood siding appears to be in good condition. There are some areas of damage along the bottom skirt board and where water had damaged siding and trim along roof lines, behind gutters, around the side door, and on the porch flooring and steps. Any features that are too deteriorated beyond repair, such as a few pieces of wood siding and trim or wood porch flooring, will be replaced in kind with wood matching the same shapes and profiles as what was removed.

Some interior work will be done including repairing cracks in plaster and repairing areas damaged by water leaks.

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 cleaning is proposed at this time.

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.

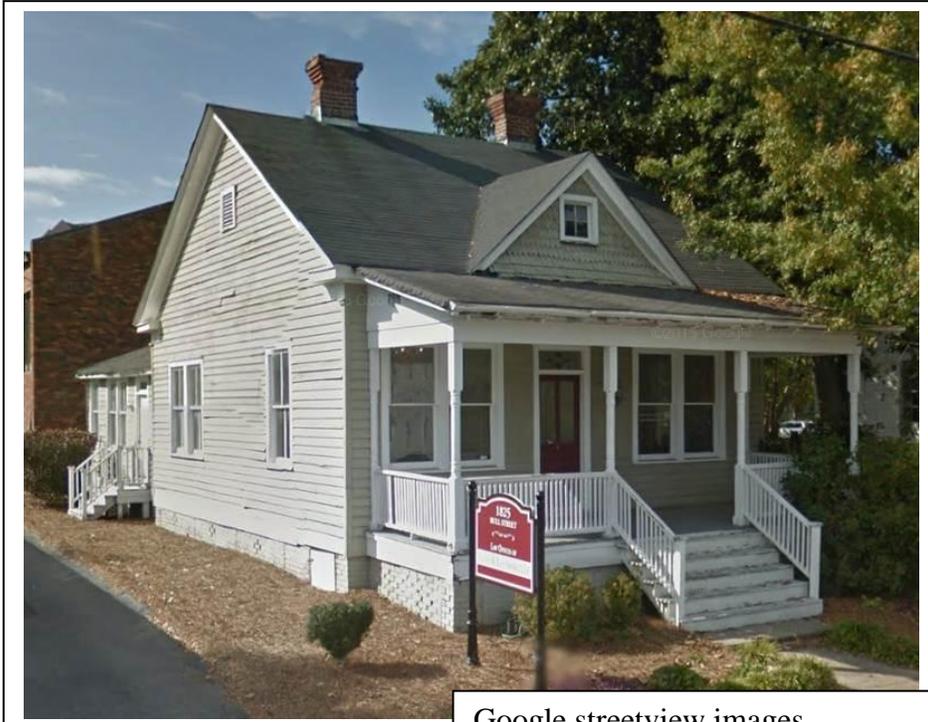
The only proposed exterior alteration is the attachment of storm windows. These are generally encouraged as they will help preserve original windows and they have been around for about a century, so they have a historic precedent. Storm windows do not destroy historic materials and staff can review the detailing of the storms to ensure they are consistent with the architectural features on the house.

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 proposal meets Section 17-674(d) of the City Ordinance and recommends a Certificate of Design Approval. Staff finds that the proposal meets the requirements of the Bailey Bill in Section 17-698 and suggests preliminary approval for the Bailey Bill.



Google streetview images



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.

<p>Architectural feature <u>ROOF</u> Approximate date of feature <u>OVER 30 YEARS</u> Describe feature and its condition + 1,900 SQ FT ASPHALT-SHINGLED ROOF - INCLUDING PORCH TAR PATCHED & LEAKING IN MANY PLACES Photograph No. <u>1-4</u> Drawing No. _____</p>	<p>Describe work and impact on feature INSTALL COMPLETELY NEW ROOF, REPAIRING ROOF SHEATHING IMPACT: EXTEND LIFE OF ORIGINAL STRUCTURE IMPACT: TO RESTORE & PRESERVE TO ORIGINAL CONDITION ESTIMATE: \$7,000⁰⁰</p>
<p>Architectural feature <u>SOFFIT & FASCIA</u> Approximate date of feature <u>OVER 30 YEARS</u> Describe feature and its condition TRIM WORK TO ROOF WOOD ROTTEN, DETERIORATED & IN PLACES MISSING Photograph No. <u>4-6</u> Drawing No. _____</p>	<p>Describe work and impact on feature REPAIR AND/OR REPLACE ALL NEEDED WOOD IMPACT: IMPROVE AND RESTORE AND PRESERVE TO ORIGINAL CONDITION, IMPROVING APPEARANCE ESTIMATE: \$2,000⁰⁰</p>
<p>Architectural feature <u>CEILING</u> Approximate date of feature <u>OVER 30 YEARS</u> Describe feature and its condition CEILING - SMOOTH, PLASTER MANY CRACKS AND LEAKS Photograph No. <u>7-10</u> Drawing No. _____</p>	<p>Describe work and impact on feature REPAIR CRACKS, FIX WATER DAMAGE, CHECK & REPAIR ELECTRICAL, REPLACE LIGHTING PAINT IMPACT: RESTORE TO ORIGINAL CONDITION, IMPROVE APPEARANCE ESTIMATE: \$1,500⁰⁰</p>
<p>Architectural feature <u>EXTERIOR SIDING</u> Approximate date of feature <u>85 YEARS</u> Describe feature and its condition EXTERIOR WOOD SIDING EXTENSIVE WATER & TERMITE DAMAGE Photograph No. <u>11-14</u> Drawing No. _____</p>	<p>Describe work and impact on feature REPLACE ALL DAMAGED WOOD POSSIBLY PAINT ENTIRE EXTERIOR I= RESTORE TO ORIGINAL CONDITION IMPROVING APPEARANCE, SAFETY & INSULATION EXTEND LIFE OF STRUCTURE ESTIMATE: \$5,000⁰⁰</p>

CITY OF COLUMBIA
PLANNING DEPARTMENT
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.)

<p>Architectural feature <u>EXTERIOR WOOD TRIM</u> Approximate date of feature <u>85 YEARS</u> Describe feature and its condition <u>TRIM WOOD AROUND WINDOWS & DOORS</u> <u>AGED & DAMAGED EXTENSIVELY</u></p> <p>Photograph No. <u>16-20</u> Drawing No. _____</p>	<p>Describe work and impact on feature <u>REPLACE & REPAINT ALL TRIM THAT IS NOT REPAIRABLE</u> <u>REPAIR & RE PAINT WHAT IS REPAIRABLE</u> <u>IMPACT: RESTORE TO ORIGINAL CONDITION, EXTEND LIFE OF BUILDING, IMPROVE APPEARANCE & NOISE LEVEL</u> <u>ESTIMATE: \$ 1,500^{KT}</u></p>
<p>Architectural feature <u>PORCH</u> Approximate date of feature <u>85 YEARS</u> Describe feature and its condition <u>PORCH WIDTH OF BUILDING</u> <u>WARPED & WATER-DAMAGED FLOORING</u> <u>SUPPORTS DETERIORATED</u> <u>STAIRS & RAILING DETERIORATED</u></p> <p>Photograph No. <u>21-23</u> Drawing No. _____</p>	<p>Describe work and impact on feature <u>REPAIR AND/OR REPLACE ALL DAMAGED WOOD; MAKE STRUCTURALLY SOUND; MAKE HANDICAP ACCESSIBLE, IF POSSIBLE</u> <u>REPAINT</u> <u>IMPACT: SAFER FOR USE</u> <u>RESTORE TO ORIGINAL CONDITION</u> <u>EXTEND LIFE OF BUILDING</u> <u>ESTIMATE: \$ 1500^{KT}</u></p>
<p>Architectural feature <u>INTERIOR WALLS</u> Approximate date of feature <u>85 YEARS</u> Describe feature and its condition <u>PLASTER WALLS</u> <u>CRACKED IN MANY PLACES IN MOST ROOMS / HALL</u></p> <p>Photograph No. <u>24</u> Drawing No. _____</p>	<p>Describe work and impact on feature <u>REPAIR ALL CRACKS</u> <u>REPAINT TO HISTORIC COLORS</u> <u>IMPACT: IMPROVE APPEARANCE</u> <u>MAKE HISTORICALLY CORRECT COLORS TO RETURN TO ORIGINAL CONDITION</u> <u>ESTIMATE: \$ 2000^{KT}</u></p>
<p>Architectural feature <u>WINDOWS</u> Approximate date of feature <u>85 YEARS</u> Describe feature and its condition <u>INSTALL STORM WINDOWS</u> <u>WINDOWS POOR INSULATION, DRAFTY</u></p> <p>Photograph No. _____ Drawing No. _____</p>	<p>Describe work and impact on feature <u>INSTALL STORM WINDOWS</u> <u>IMPACT: TO BETTER INSULATE & REDUCE SOUND</u> <u>EXTEND LIFE & USE-ABILITY OF BUILDING</u> <u>ESTIMATE: \$ 3,000^{KT}</u></p>

*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.



1



2



#3



#4



#5



#6



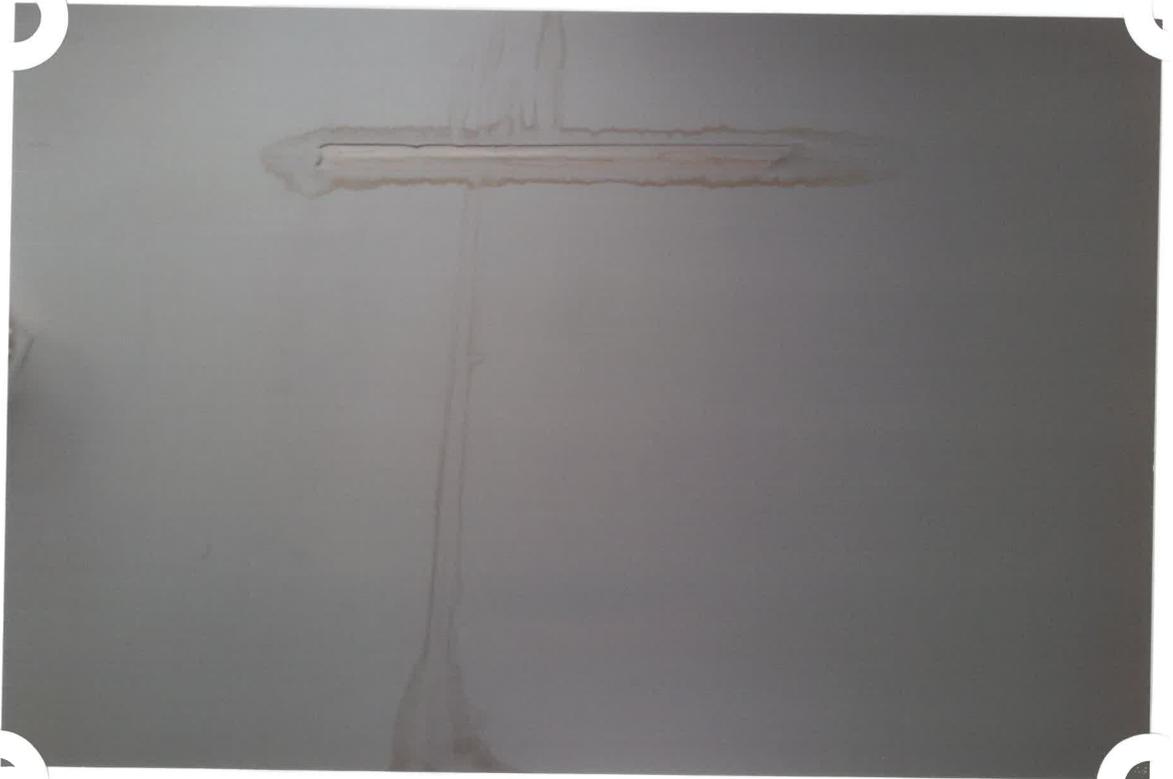
7



8



#9



#10



11



12



#13



#14



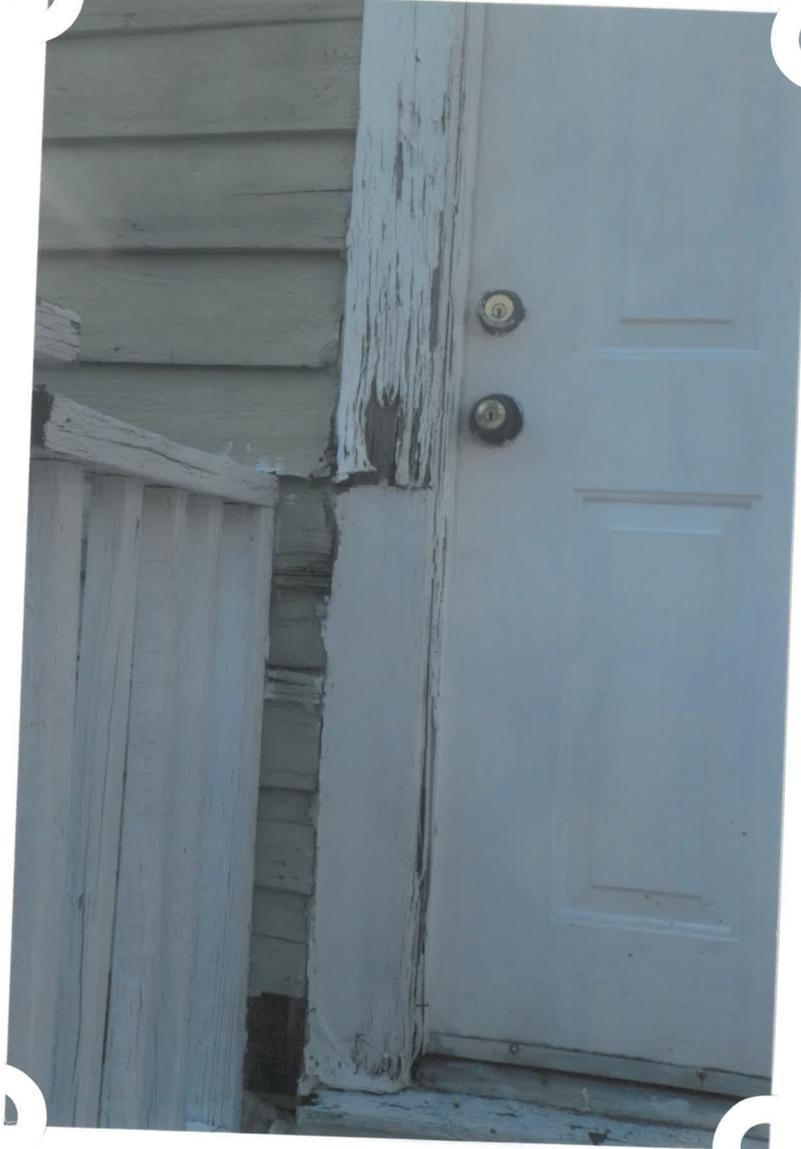
#15



#16



#17



#18



#19



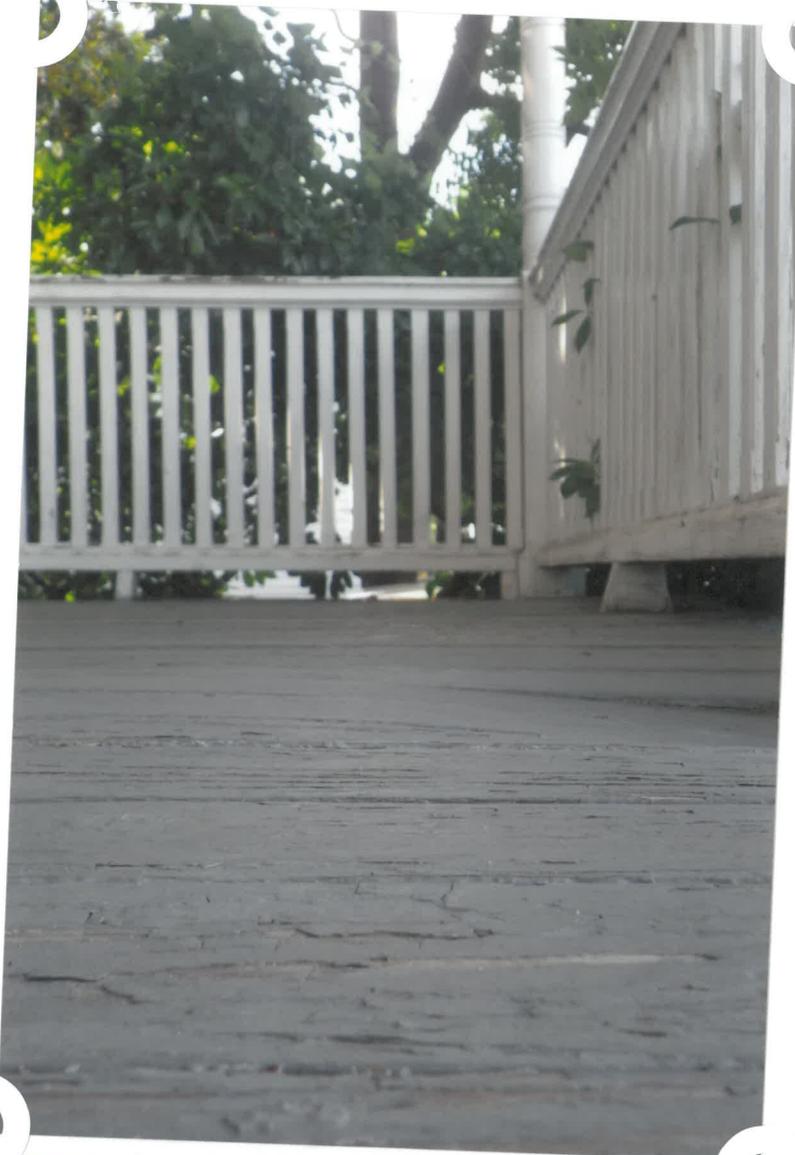
#20



#21



#22



23



24