

02/18/2019



## D/DRC Case

1917 Seneca Avenue

Wales Garden Architectural Conservation District/Individual Landmark

TMS# 11311-01-08



---

---

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

---

---

**ADDRESS:** 1917 Seneca Avenue

**APPLICANT:** Frank Penna

**TAX MAP REFERENCE:** TMS# 11311-01-08

**USE OF PROPERTY:** Residential

**REVIEW DISTRICT:** Wales Garden Architectural Conservation District, Individual Landmark, -DP

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

**FINDINGS/COMMENTS:**

This Classical Revival house was completed in the early 1920s as a wedding gift for Evelyn Robertson Lyles, the daughter of successful local banker and one of the original developers of Wales Garden, Edwin Wales Robertson. This two-story, brick house, known locally as the Lyles-Gudmundson House, includes English bond brick walls topped with a cornice and brick parapet wall with marble coping surrounding its flat roof. Its long rectangular façade (south elevation) facing Seneca Avenue features large 6/6 windows and a recessed entry set within a central, one story portico with balcony above supported by four marble columns. On the east/right elevation, facing Edisto Avenue, is a two story semi-circular portico with two-story, marble, fluted columns set atop a low brick and stone railing and topped with a semicircular parapet wall adorned with decorative stone panels. The two-story, west/left wing is set back slightly from the front of the house and features smaller 6/6 windows and includes an attached one story garage off of the west elevation. The house also includes four chimneys, two centrally located and two on the exterior of the north elevation. This house was among the first buildings to be locally designated as an Individual Landmark in the 1960s, was added to the National Register in 1979, and is part of the Wales Garden ACD.

The property owner is making a few repairs and updates to the house and is applying for the Bailey Bill as part of the project. Repairs for the Bailey Bill include repairing/ replacing in kind deteriorated wood flooring on the second story of the portico, closing attic vents to allow for proper heating and cooling of the house, cleaning the exterior marble trim, and sealing and dehumidifying the crawlspace to reduce moisture issues under the house. The owner is also installing solar panels on the roof of the house to serve as the new primary power source for the property; The solar panels will be placed on the flat roof behind the parapet, and as such they will not be visible from the public right-of-way. As the solar panels will not be visible, will not involve the removal of historic material, and will serve as the primary source of power for the house, they will count as an eligible expense for the Bailey Bill.

## **PERTINENT SECTIONS FROM CITY 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.*

The historic character of the property will be preserved. Only deteriorated historic material will be replaced in kind. Installation of solar panels will not alter any historic materials and will not be visible from the public right-of-way.

*(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.*

There are no exterior changes proposed.

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

There will be no changes to exterior features that have acquired historic significance.

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

All distinctive features and finishes that characterize the property will 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.*

The only deteriorated feature that requires replacement is flooring on the second story porch; this will be replaced in kind.

*(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.*

Areas of the exterior, including the marble trim, will be cleaned as part of the scope of work; care will be taken during cleaning to avoid damage to these historic materials.

*(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.*

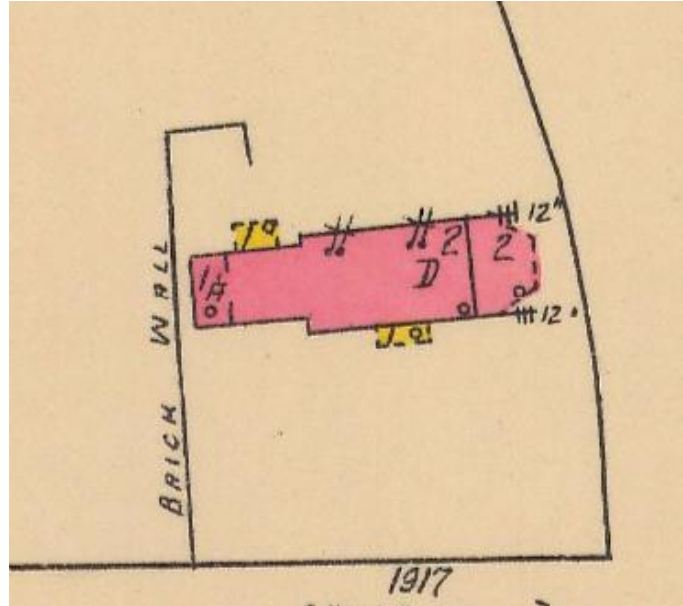
Not applicable.

The above items are the parameters for review for projects that receive the Bailey Bill. If any future work is proposed beyond the scope of what is presented here, then it will be reviewed by staff and/or the DDRC.

**STAFF RECOMMENDATIONS:**

Staff finds that the project complies with Sec. 17-698 of the City Ordinance and recommends granting preliminary certification for the Bailey Bill with the following conditions:

- The project meeting or exceeding the 20% investment threshold requirements for qualified rehabilitation expenses;
- All work meeting the standards for work as outlined in Section 17-698;
- All details deferred to staff.



1917 Seneca, 1923 Sanborn Map excerpt



1917 Seneca, front/south elevation



1917 Seneca, western wing and garage



1917 Seneca, south east corner



1917 Seneca, north east corner

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>Solar Panels</u>          Approximate date of feature <u>3/2021</u>          Describe feature and its condition</p> <p>Installation of solar panels on flat roof, upgrading electrical systems in the home to generate green energy.</p> <p>Photograph No. _____ Drawing No. _____</p>	<p>Describe work and impact on feature</p> <p>Installation of 36 solar panels (Brand: LG) to generate solar power for the home, thereby upgrading the electric system in the home, providing green energy.          Cost: \$50,000</p>
<p>Architectural feature <u>Basement/crawlspace</u>          Approximate date of feature _____          Describe feature and its condition</p> <p>Basement Crawl Spaces are not sealed and are composed of dirt. There is one beneath the living room at the east wing of the home, and another beneath the kitchen at the west wing of the home. There is the potential that the ground moisture emanating from the dirt floor could increase the humidity in the space and damage the underlying floor boards over time.</p> <p>Photograph No. _____ Drawing No. _____</p>	<p>Describe work and impact on feature</p> <p>The work would entail sealing the floor of each crawl space with a vapor shield and placing a large dehumidifier in the east end crawl space, thereby maintaining a controlled environment with regard to humidity, thereby protecting and preserving the structural integrity of the home.          Cost: \$5,000</p>
<p>Architectural feature <u>Second Floor Portico Floor</u>          Approximate date of feature _____          Describe feature and its condition</p> <p>Second Floor Portico Floor, composed of hardwood, is in need of repair due to water damage from the rainwater.</p> <p>Photograph No. _____ Drawing No. _____</p>	<p>Describe work and impact on feature</p> <p>Second Floor Portico Floor repair would include removing and replacing the hardwood, where necessary, with new water-resistant hardwood.          Cost: \$5,000</p>
<p>Architectural feature <u>Attic Vents/ Painting</u>          Approximate date of feature _____          Describe feature and its condition</p> <p>The attic vents (non-functional) were used prior to the installation of the current cooling/heating system to help remove heat and humidity from the home. There is a void in the ceiling in three locations on the second floor, which allows conditioned air in the living space to mix with unconditioned air in the space between the second-floor ceiling and the roof, thereby creating an inefficiency in the system to heat and cool the house.</p> <p>Photograph No. _____ Drawing No. _____</p>	<p>Describe work and impact on feature</p> <p>Sealing of the attic vents and painting of the home.          Cost: \$15,000</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 Marble Trim</u>                  Approximate date of feature _____                  Describe feature and its condition</p> <p>Exterior marble is weathered and in need of cleaning</p> <p>Photograph No. _____ Drawing No. _____</p>	<p>Describe work and impact on feature</p> <p>Clean the exterior marble trim and marble on the double portico using the gentlest means possible</p>
<p>Architectural feature _____                  Approximate date of feature _____                  Describe feature and its condition</p> <p>Photograph No. _____ Drawing No. _____</p>	<p>Describe work and impact on feature</p>
<p>Architectural feature _____                  Approximate date of feature _____                  Describe feature and its condition</p> <p>Photograph No. _____ Drawing No. _____</p>	<p>Describe work and impact on feature</p>
<p>Architectural feature _____                  Approximate date of feature _____                  Describe feature and its condition</p> <p>Photograph No. _____ Drawing No. _____</p>	<p>Describe work and impact on feature</p>