



D/DRC Case

1411 Geiger Avenue

Cottontown Architectural Conservation Districtt

TMS: 09114-02-21

DESIGN/DEVELOPMENT REVIEW COMMISSION
BAILEY BILL APPLICATION
CONSENT AGENDA
EVALUATION SHEET
Case # 2

ADDRESS: 1411 Geiger Avenue

APPLICANTS: Marcus Munse, owner

TAX MAP REFERENCE: TMS# R09114-02-21

USE OF PROPERTY: Residential

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

FINDINGS/COMMENTS:

This cottage is brick bungalow with Craftsman details, original multi-paned windows, an original front door with sidelights, decorative brackets, flared brick columns, and so on. It was constructed in 1936 and is wonderfully intact with very few changes on the exterior. The owners contacted staff regarding their project and realized that the very basic work they were planning to do would be enough to qualify for the Bailey Bill.

The owners have put a great deal of work into the interior of the home already and are now planning to install a new HVAC system and to insulate the attic and the crawl space, correctly using vapor barriers to handle any moisture. These are both items which help to support the building and make it habitable and are enough to help the owners reach the requisite threshold.

The owners wish to introduce light into the upper story, so rather than replacing the original front dormer window with a larger opening, they plan to work with staff on four low profile skylights. These will be placed on the east (right) side of the structure; only one, perhaps two of them, will be visible from the street. Since no original material will have to be removed for their installation, staff is happy to work with the applicants on any details that might arise. All other work is interior at the moment and no other exterior changes are expected.

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.

Not applicable.

(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.

Not applicable.

(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.

Not applicable.

(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.

Not applicable.

(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.

Vapor barriers will be used to channel moisture away from the building. The skylights will not require the removal of any historic material and should blend in with the roof, due to their color and low profile. Only one, perhaps two, will be visible from the street.

(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.

None of the work being done will impact the basic form and integrity of the building.

Staff recommendations:

Staff recommends granting preliminary certification for the Bailey Bill for the project at 1411 Geiger, based upon its compliance with Section 17-698 of the Code, and conditional upon it meeting the 20% investment threshold. The following conditions also apply:

- *Staff to work with applicants on skylights as required*
- *Any other details 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>HVAC</u> Approximate date of feature <u>outdated</u> Describe feature and its condition HVAC unit is outdated. Photograph No. _____ Drawing No. _____	Describe work and impact on feature New unit required for home. No impact.
Architectural feature <u>Insulation</u> Approximate date of feature <u>-</u> Describe feature and its condition Removal of old insulation, replacement or new insulation needed Photograph No. _____ Drawing No. _____	Describe work and impact on feature No impact -
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





Only visible
skylight location
from street

Skylight Locations

Front of House



Google



More saving.
More doing:

Your Store: **Hazlet #926**
Use Current Location or [find store](#)

VELUX Model # QPF 2230 2005 Internet # 202844232

22-1/2 in. x 30-1/2 in. Fixed Pan-Flashed Skylight with Tempered Low-E3 Glass

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\$291.06 /each

PRODUCT NOT SOLD IN STORES

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[Click Image to Zoom](#)



PRODUCT OVERVIEW Model # QPF 2230 2005 Internet # 202844232

VELUX skylights are an energy-efficient way to bring sunlight into a home and make dark rooms come to life. Bringing natural light into a home through a skylight decreases the need for electricity while maintaining privacy. Installing a skylight is one of the most impactful ways to enhance both the brightness and beauty of a room.

- Features pre-installed metal pan-flashing, welded and painted flashing joints, and protective aluminum cladding - a combination which adds strength and durability
- Designed for use with roofing sealant based installation with thin roofing materials, like asphalt shingles
- Consider adding a VELUX solar powered blind (sold and shipped separately) which is eligible for a 30% federal solar tax credit and allows you to control the light
- Consider upgrading to a solar powered fresh air skylight (model VSS) to bring both natural sunlight and fresh air into your home using only the power of the sun, plus it is eligible for a 30% federal solar tax credit, making it very affordable
- Features tempered energy efficient, Low-E3, argon-filled, dual glass panes
- Please note: We recommend and most building codes require laminated glass for out of reach applications
- VELUX QPF 2230 dimensions for rough opening are 22-1/2 in. wide x 30-1/2 in. tall

SPECIFICATIONS

DIMENSIONS

Daylight area (sq. ft.)	3.71	Product Width (in.)	24.19
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