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D/DRC Case

1121 Daly Street

Melrose Heights / Oak Lawn Architectural Conservation District

TMS: R13901-12-05

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

ADDRESS: 1121 Daly Street

APPLICANT: Frances Cameron, owner

TAX MAP REFERENCE: TMS# 13901-12-05

USE OF PROPERTY: Residential

REVIEW DISTRICT: Bailey Bill Project, Melrose Heights Architectural Conservation District

NATURE OF REQUEST: Request Preliminary Certification for the Bailey Bill

FINDINGS/COMMENTS:

This is a c.1947 single-family home with brick veneer exterior that contributes to the Melrose Heights/Oak Lawn Architectural Conservation District. The owner is making a number of repairs the building, including replacing the roof, replacing the 40 year old HVAC system and ducts, replacing water and sewer lines, and replacing the water heater, among other items. No exterior changes are requested at this time. A previous request approved by staff included the removal of a rear chimney that was barely visible to the public right of way.

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.

No historic building materials will be removed during this renovation.

(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.

The building is being preserved; no exterior change are proposed.

(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.

No exterior architectural features are being replaced.

(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 have been 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.

No alterations are 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.

(b) Work to be reviewed. The following work will be reviewed according to the standards set forth above:

(1) Repairs to the exterior of the designated building.

(2) Alterations to the exterior of the designated building.

(3) New construction on the property on which the building is located.

(4) Alterations to interior primary public spaces.

(5) Any remaining work where the expenditures for such work are being used to satisfy the minimum expenditures for rehabilitation.

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.

STAFF RECOMMENDATIONS:

Staff finds that the project generally complies with Sec. 17-698 of the City Ordinance and recommends 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 deferring to staff



Photos by applicant



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>Roofs</u> Approximate date of feature <u>20+ years</u> Describe feature and its condition The house roof has begun leaking and has damaged several ceilings due to the heavy rains this fall. I consider the roofs to be in poor condition. Photograph No. _____ Drawing No. _____</p>	<p>Describe work and impact on feature The asphalt shingles and felt will be pulled. All bad boards will be replaced. All boards will be renailed and architectural shingles installed. Damaged ceilings will be repaired.</p>
<p>Architectural feature <u>heating/air conditioning & duct work</u> Approximate date of feature <u>40+ yrs</u> Describe feature and its condition The gas furnace and air conditioners are over 40 years old. The duct work is original to the home. Repairmen advised new heat, air, and duct work are needed. Photograph No. _____ Drawing No. _____</p>	<p>Describe work and impact on feature New heat, air, and duct work will be installed.</p>
<p>Architectural feature <u>water & sewer lines</u> Approximate date of feature <u>1947</u> Describe feature and its condition The Sharpe's daughter told me at purchase that the lines are the original (1947). When the washer is draining the toilet must <u>not</u> be flushed. Photograph No. _____ Drawing No. _____</p>	<p>Describe work and impact on feature New water and sewer lines installed</p>
<p>Architectural feature <u>Back steps</u> Approximate date of feature <u>1947</u> Describe feature and its condition You have to stand on the top step to enter the utility room. Also there is no landing to step on when exiting. This area is unsafe. Photograph No. _____ Drawing No. _____</p>	<p>Describe work and impact on feature A concrete & brick porch (App. 5x6) with new steps and handrails will be installed.</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.)

Architectural feature <u>Utility room floor</u> Approximate date of feature <u>1947</u> Describe feature and its condition The utility room floor is 1.5 inches below the kitchen floor. This Area is unsafe. Photograph No. _____ Drawing No. _____	Describe work and impact on feature The utility room floor will be leveled with the kitchen floor. The back door will be adjusted or replaced as necessary.
Architectural feature <u>Cabinet-style water heater</u> Approximate date of feature <u>?</u> Describe feature and its condition - The water heater is in the kitchen. It needs to be pulled out. Photograph No. _____ Drawing No. _____	Describe work and impact on feature An instant-heat system will be installed.
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

**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.*