

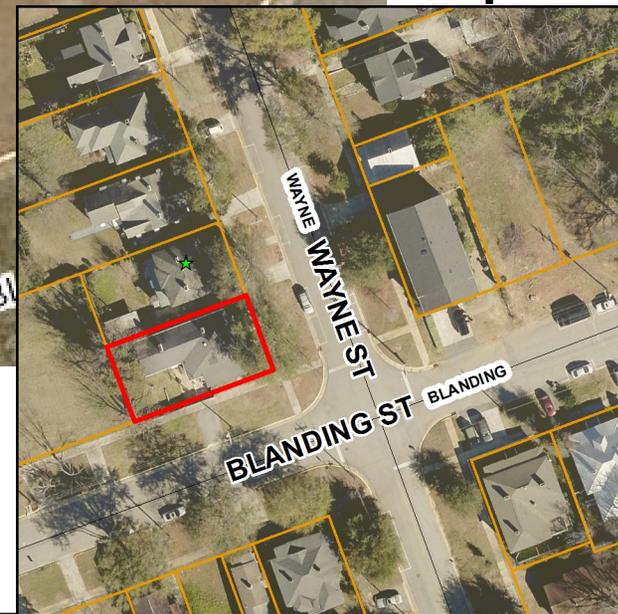


## D/DRC Case

1703 Wayne Street

**Downtown Design / Development District**

TMS: R09010-11-14



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

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**ADDRESS:** 1703 Wayne Street

**APPLICANT:** Jack and Renee Bittner, owners

**TAX MAP REFERENCE:** TMS#09010-11-14

**USE OF PROPERTY:** Residential

**REVIEW DISTRICT:** Individual Landmark/City Center/Design Development District

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

**FINDINGS/COMMENTS:**

This is a ca. 1870 home located at 1703 Wayne Street in Arsenal Hill which came before the Commission in March 2016 and was recently approved by City Council as a Group III landmark. The owners plan to re-create the original dormer which was lost, repair or replace rotting trim around windows, rebuild the fireplaces as needed, replace rotten siding, insulate the house, and so on. Part of an inspector's report is included which demonstrates some of the issues with the home. Some items which will require additional work with staff include the front porch which originally wrapped around the left side of the home and has been enclosed in part on this side; staff is working with the owners on an appropriate design for this in which new windows and the design will mimic more of the characteristics of the porch than their proposal; the owners are willing to move forward in this direction. A simple graphic by staff has been included in the packet. Likewise, the design for a new fence which is proposed is not compatible with the era of the home; the owners are willing to go with a simpler design instead. Generally, the Bailey Bill requires that any changes to the home should be of materials and design which support the historic integrity of the structure.

The project is reviewed under the guidelines for individual landmarks in the City, Section 17-674(d) and under Section 17-698 for the Bailey Bill:

**Section 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.  
*Enclosing part of the porch is altering a space on the property; however, this action is permitted as long as it is done sensitively and so as to allow both maximum transparency as well as an understanding of the original wrap-around porch. Staff has been working with the applicants on a design which will meet these criteria and is comfortable that a solution may be found at staff level, if the D/DRC wishes to defer this.*
- 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.  
*Not applicable.*
- d. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.  
*Not applicable.*
- e. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.  
*The owners are not removing any such features or finishes, etc.*
- 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.  
*The front dormer will be restored; staff will work with the owners on the correct dimensions, form, etc., based upon photographs.*
- 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.  
*Not applicable.*
- 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.  
*Enclosing part of the porch is permitted as long as it is done sensitively and so as to allow as much transparency as possible; the original configuration of the porch should continue to be understood, even with the enclosure. The enclosure should be distinct yet compatible with the original architecture.*

- 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.

*Staff is working with the owners on the design of the new fence so that its design is compatible with that of the historic home.*

The Bailey Bill standards are listed below. This language is identical to or less restrictive than that of Section 17-674(d) above, by which the project has already been evaluated. Please see staff comments above.

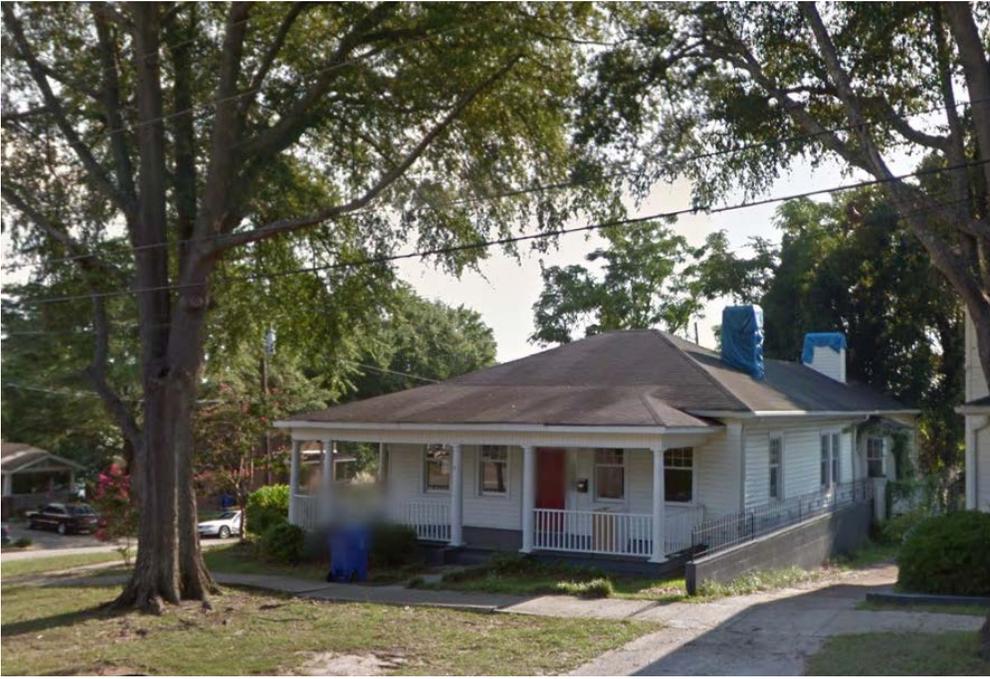
**Sec. 17-698. Eligible rehabilitation.**

*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.
- (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.
- (3) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- (4) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property should 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.
- (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.
- (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.
- (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.

**STAFF RECOMMENDATION:**

Conditional upon a sympathetic design for the porch enclosure, new fence, and dormer to be worked out with staff, staff finds that the proposal meets Section 17-698 and 17-674(d) and recommends approval for preliminary certification, with all details deferred to staff.



1703 Wayne today



Earlier image of house

CITY OF COLUMBIA  
 PRESERVATION PLANNING OFFICE  
 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>BACK FENCE</u>          Approximate date of feature <u>?</u>          Describe feature and its condition  <u>Rotten and falling down</u></p> <p>Photograph No. <u>29, 30</u> Drawing No. _____</p>	<p>Describe work and impact on feature  <u>INSTALL new fence in SAME LOCATION to ENCLOSE BACKYARD</u></p>
<p>Architectural feature <u>SCREEN PORCH</u>          Approximate date of feature <u>1940'S</u>          Describe feature and its condition  <u>THE ORIGINAL PORCH HAD TO BE REMOVED AS IT WAS TOTALLY ROTTEN</u></p> <p>Photograph No. <u>31, 32</u> Drawing No. _____</p>	<p>Describe work and impact on feature  <u>REPLACE WHAT WAS SCREENS WITH CASEMENT WINDOWS. PICTURE 32 IS WHAT WOULD BE ON THE BACK WALL AND THE SIDE (BLANDING ST) WOULD BE THE SAME BUT 6 WINDOWS</u></p>
<p>Architectural feature <u>ROOF DORMER</u>          Approximate date of feature <u>?</u>          Describe feature and its condition  <u>THE DORMER SHOWN IN #28 HAS BEEN REMOVED. ROOF IS SAGGING, BUCKLED AND LEAKING</u></p> <p>Photograph No. <u>1, 28</u> Drawing No. _____</p>	<p>Describe work and impact on feature  <u>REPLACE ROOF and REINSTALL THE DORMER.</u></p>
<p>Architectural feature <u>FRONT Sidewalk of TREE</u>          Approximate date of feature _____          Describe feature and its condition.  <u>THE Sidewalk IS A TRIP HAZARD</u></p> <p>Photograph No. <u>28</u> Drawing No. _____</p>	<p>Describe work and impact on feature  <u>I would like to WHITE WASH THE TREE AS IN THE PICTURE. I REMEMBER THE TREES BEING LIKE THIS AS A CHILD. PETITION THE CITY TO MAKE SOME TYPE OF REPAIRS TO SIDE</u></p>

WALK. PEOPLE ENJOY WALKING IN THE NEIGHBORHOOD BUT THE TREE ROOTS HAVE RAISED THE SIDEWALK

CITY OF COLUMBIA  
 PRESERVATION PLANNING OFFICE  
 REHABILITATED HISTORIC PROPERTY APPLICATION  
 PART A - CONTINUED

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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>HARDWOOD FLOORS</u> Approximate date of feature <u>1850</u> Describe feature and its condition THE HARDWOODS in the FRONT TWO ROOMS LOOK ORIGINAL. AN INTERESTING PARQUET PATTERN THAT COULD HAVE BEEN MADE FROM PRODUCE CRATES. Photograph No. <u>26</u> Drawing No. _____	Describe work and impact on feature REPAIR ALL of the HOLES in FLOOR and REFINISH these FLOORS
Architectural feature <u>EXTERIOR TRIM</u> Approximate date of feature _____ Describe feature and its condition WOOD ROT AROUND WINDOWS Photograph No. <u>3</u> Drawing No. _____	Describe work and impact on feature Replace wood as needed to stop further deterioration
Architectural feature <u>FIREPLACES</u> Approximate date of feature <u>1850</u> Describe feature and its condition 4 FIREPLACES STOPPED up completely with BRICKS. Photograph No. <u>27</u> Drawing No. _____	Describe work and impact on feature REBUILT CHIMNEYS and INSTALL LINING. Install GAS COAL FIRE BASKETS
Architectural feature <u>FENCING</u> Approximate date of feature _____ Describe feature and its condition FRONT PICKET FENCE IS NON-EXISTANT Photograph No. <u>28</u> Drawing No. _____	Describe work and impact on feature INSTALL NEW PICKET FENCE AS SHOWN in picture 28

CITY OF COLUMBIA  
 PRESERVATION PLANNING OFFICE  
 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>ROOF/CHIMNEYS</u> Approximate date of feature _____ Describe feature and its condition <u>SOME CHIMNEYS HAVE BEEN REMOVED, OTHERS ARE NOT CAPPED, AND LEAKING WATER INTO ANIC</u>	Describe work and impact on feature <u>REMOVE VINYL SIDING FROM CHIMNEYS          INSTALL CHIMNEY CAPS          REPAIR OR REPLACE ALL FLASHING</u>
Photograph No. <u>12</u> Drawing No. _____	
Architectural feature <u>SIDING</u> Approximate date of feature _____ Describe feature and its condition <u>VINYL SIDING IS MISSING, GAPPED, OR SAGGING.</u>	Describe work and impact on feature <u>INSTALL SIDING WHERE MISSING AND REPAIR AS NEEDED</u>
Photograph No. <u>8, 9</u> Drawing No. _____	
Architectural feature <u>ANIC</u> Approximate date of feature _____ Describe feature and its condition <u>ANIC HAS A LOT OF ROT AND LITTLE INSULATION WHICH IS WATER LOSSED</u>	Describe work and impact on feature <u>REPLACE ROTTEN WOOD AND INSULATE</u>
Photograph No. <u>11, 12, 13</u> Drawing No. _____	
Architectural feature <u>FRONT EXTERIOR</u> Approximate date of feature _____ Describe feature and its condition <u>TRIM, PORCH RAILS AND PICKETS, COLUMNS, CEILING, WINDOWS BROKEN, SHUTTERS GONE</u>	Describe work and impact on feature <u>ALL NEEDS TO BE PAINTED          ceiling blue          pickets, white          cap rail - CHAS. green          shutters - CHAS green          Replace broken glass</u>
Photograph No. <u>28</u> Drawing No. _____	

\*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.

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1.1 Item 1(Picture)



1.1 Item 2(Picture)

1.1 (1) ROOF REAR EDGE - SAG: The roof noticeably sags at the area below the plumbing roof vent (stack). Found damaged plywood sheathing visible in the Attic.

**Recommend replacing all damaged plywood sheathing (wood rot) in affected area.**

*Note: See 6.5 (damaged sheathing in two areas).*



1.1 Item 4(Picture)

1.1 Item 3(Picture) LEFT SIDE  
HIP SECTION

(2) LEFT SIDE HIP SECTION: There is a noticeable sway/sag in between the joists. The shingles have been replaced (new color).

*Note: Roof structure has been re-framed and sheathed at where chimney has been removed.*

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## 2. WINDOWS AND DOORS

		Y	IN	N	RR	NP	NI	S	Styles & Materials
2.0	WINDOWS, TRIM, SILLS, SASHES, GLAZING, SCREENS				.				ENTRY DOORS: WOOD WINDOWS: WOOD
2.1	EXTERIOR ENTRY DOORS (LOCKS, THRESHOLDS, TRIM, SIDE-LITES)		.					.	
2.2	SLIDING GLASS DOOR OR PATIO DOORS (LOCKS, THRESHOLDS, TRIM)					.			
2.3	STORM DOOR AND SCREEN DOOR(S)					.			
2.4	IS DOOR CHIME OPERATIONAL	.							

Y= Yes, IN= INSPECTED, N= No, RR= REPAIR OR REPLACE, NP= NOT PRESENT, NI= NOT INSPECTED, S= SUMMARY

Comments:



2.0 Item 1(Picture) LEFT SIDE WINDOW



2.0 Item 2(Picture)

2.0 LEFT SIDE WINDOW (apartment) - WOOD ROT- Found wood rot/deterioration in the window sill.  
**Recommend replacing all rotten wood.**

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### 3. EXTERIOR WALLS, SIDING, EAVES AND TRIM

		Y	IN	N	RR	NP	NI	S	Styles & Materials
3.0	TRIM, SOFFIT, FASCIA/DRIP-EDGE AND EAVES		•						SIDING MATERIAL: VINYL  SIDING STYLE: CLABOARD  FASCIA SOFFIT  MATERIAL: VINYL METAL
3.1	EXTERIOR WALL COVERINGS, ATTACHMENTS, TRIM		•		•				
3.2	ANY UNSEALED PENETRATIONS/HOLES IN EXTERIOR WALLS OR FOUNDATION WALLS			•					
3.3	FOUNDATION, BRICK WALLS AND MORTAR JOINTS (exterior)		•						
3.4	ARE CRAWLSPACE OPENINGS SCREENED/SECURED	•							
3.5	IS THE CRAWLSPACE ACCESS DOOR ATTACHED AND FUNCTIONAL	•							

Y= Yes, IN= INSPECTED, N= No, RR= REPAIR OR REPLACE, NP= NOT PRESENT, NI= NOT INSPECTED, S= SUMMARY

Y IN N RR NP NI S

Comments:



3.0 Item 1(Picture)

3.0 LEFT SIDE - PORCH SOFFIT: The vinyl soffit material is loose/gapped.  
**Recommend securing soffit.**

## 6. ATTIC AND ROOF STRUCTURE

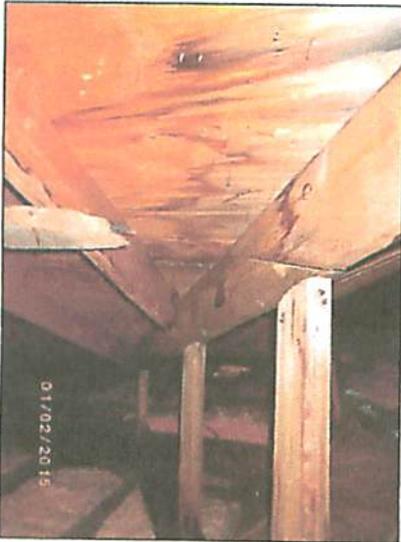
		Y	IN	N	RR	NP	NI	S	Styles & Materials
6.0	IS THERE AN ATTIC ACCESS	.	.						<b>ATTIC INFO:</b> PULL DOWN STAIRS  <b>ROOF STRUCTURE:</b> STICK-BUILT FRAMING MEMBERS 2 X 6 RAFTERS PLYWOOD SHEATHING  <b>CEILING STRUCTURE:</b> 6" OR BETTER
6.1	ROOF SHEATHING		.						
6.2	RAFTERS/TRUSSES AND JOISTS		.						
6.3	DO ANY OF THE RAFTERS OR TRUSSES APPEAR CUT OR ALTERED	.	.						
6.4	ARE THERE ANY VISIBLE SIGNS OF LEAKS OR ABNORMAL CONDENSATION	.	.						
6.5	ARE THERE ANY VISIBLE SIGNS OF DETERIORATION	.			.				
6.6	IS THERE ANY DEBRIS IN ATTIC			.					
6.7	ANY INFREQUENTLY FOUND DISCOVERIES	.	.						

Y= Yes, IN= INSPECTED, N= No, RR= REPAIR OR REPLACE, NP= NOT PRESENT, NI= NOT INSPECTED, S= SUMMARY

Y IN N RR NP NI S

**Comments:**

**6.0** The Attic access pull down stairs cover is not insulated.  
**Recommend adding insulation.**

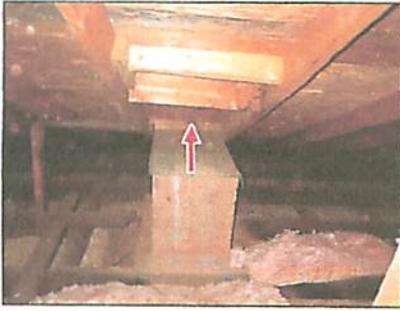


6.1 Item 2(Picture)

6.1 Item 1(Picture) PLYWOOD STAINED

**6.1 ATTIC - PLYWOOD STAINED:** Found water stains/discoloration in the plywood sheathing at in the valleys at the left side and various locations.

*Note: Plywood was dry at the time of inspection during dry weather. Note: No significant damage found.*



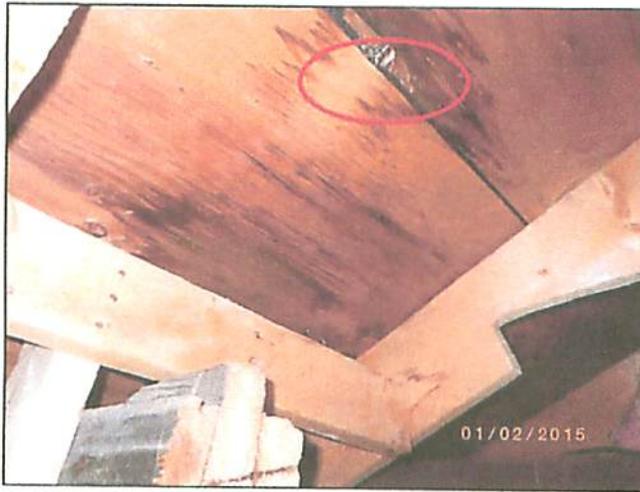
6.3 Item 1(Picture)

6.3 ATTIC - LEFT SIDE: Roof framing has been added where the brick chimney has been removed.

Note: See Item 1.1 (sag in roof).



6.4 Item 1(Picture)

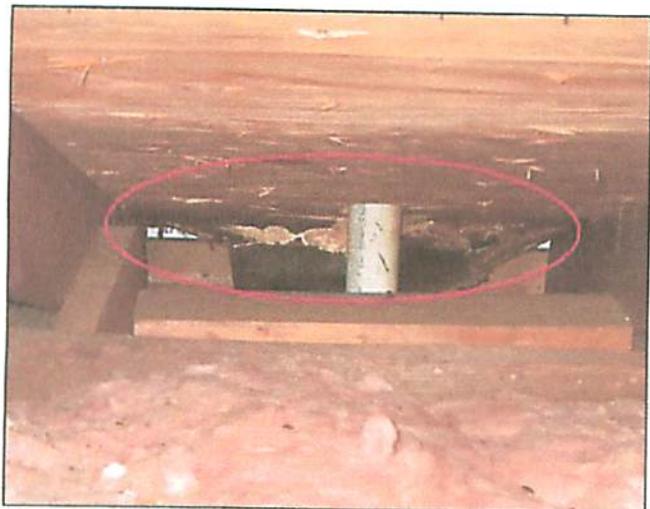


6.4 Item 2(Picture) HOLE IN ROOF

6.4 HOLE IN ROOF - ABOVE ACCESS: Found visible light through-the-roof sheathing (stained) above the drop-down ladder.

Note: See Item 1.0 (hole in shingles).

(13)



6.5 Item 1(Picture)



6.5 Item 2(Picture) MOISTURE DAMAGE



6.5 Item 3(Picture)

6.5 ATTIC - LEFT SIDE: Found wood rot/deterioration in the plywood from moisture damage at the plumbing vent stacks. **Recommend repairs by a qualified building or roofing pro.**

6.7 *Note: The roof framing does not appear to be original to the structure. Roof rafters and sheathing appear to have been replaced.*

(26)



12.2.A Item 3(Picture)

(2) LIVING ROOM - NEAR ENTRY - FLOOR GAPPED: Found a gap in the wood flooring near the air vent (outlet).  
**Recommend adding filler strip or sealing (all) gaps at floor vents.**



12.2.A Item 4(Picture) FLOOR SPONGY

(3) MIDDLE RIGHT BEDROOM - FLOOR SPONGY: The wood flooring is soft/spongy near the closet.  
**Recommend repairing (reinforcing) area.**

(4) SLOPING / SAGGING FLOORS: Found noticeably sloping and out-of-level floors throughout the building. The most apparent sloping and sagging areas were found in the center section and the left side Bedrooms.

*Note: Unleveled floors can occur from natural settlement in buildings (typically older buildings) due to inadequate (by current standards) structural or foundational support.*

(121)

### 15. FIREPLACES

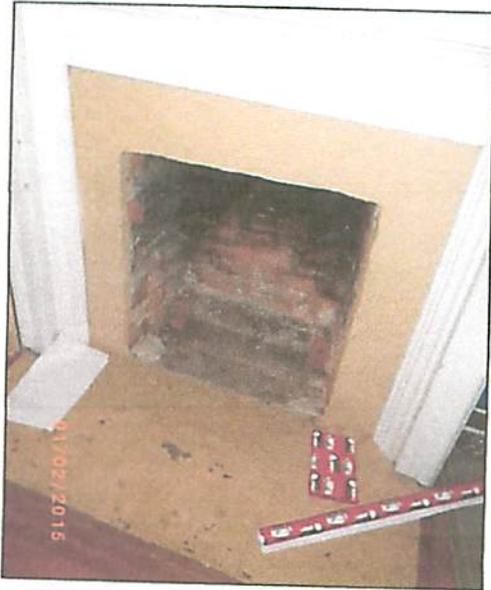
		Y	IN	N	RR	NP	NI	S
15.0	FIREPLACE OR SOLID FUEL OR GAS BURNING DEVICES		•					•
15.1	HEARTH, SURROUND, MANTLE AND SCREEN		•					
15.2	IS THERE A DAMPER			•				
15.3	DO THE FIRE-BRICK WALLS APPEAR TO NEED MORTAR OR REPAIR	•	•					
15.4	WAS LINER INSPECTED OR FULLY VISIBLE FROM END TO END			•				

**Styles & Materials**  
 TYPES OF FIREPLACES:  
 ORIGINAL COAL BURNER  
 OPERABLE FIREPLACES:  
 NONE

Y= Yes, IN= INSPECTED, N= No, RR= REPAIR OR REPLACE, NP= NOT PRESENT, NI= NOT INSPECTED, S= SUMMARY

Y IN N RR NP NI S

Comments:



15.0 Item 1(Picture)

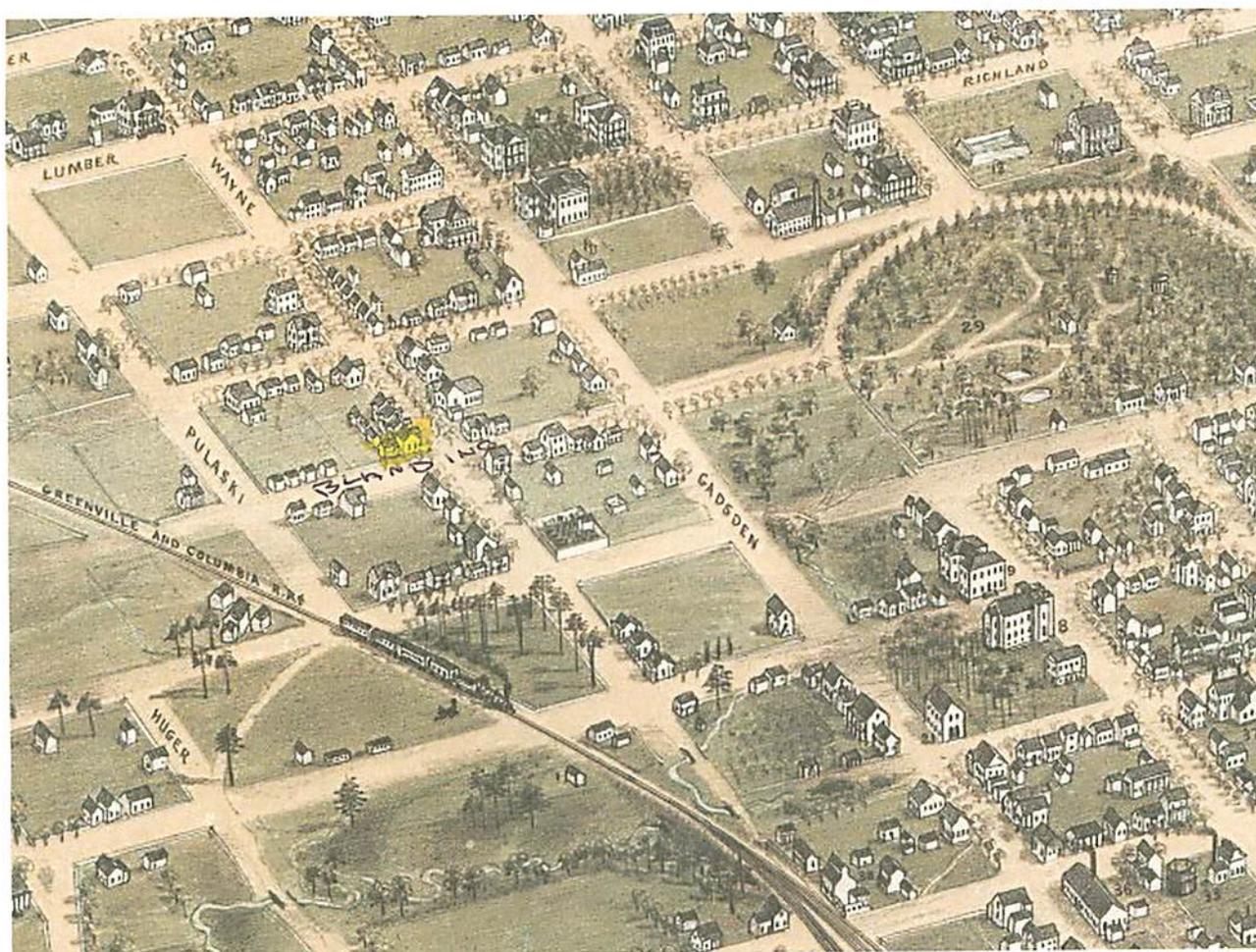


15.0 Item 2(Picture)

15.0 FIREPLACES: The fireplaces in the building have shallow firebox. These type of fireplaces generally were intended for burning coal. Typically there are no flue liners as installed in wood burning fireplaces.

**Recommend a qualified chimney sweep or fireplace specialist inspect all fireplaces further before use for safety concerns.**

*Note: Fireplaces have been blocked off or partially sealed. Do not attempt to use with combustible materials.*



1872 Birds Eye



60



24



24



30



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Revised proposal by staff - approved by owners

