



D/DRC Case

1328 Richland Street

Landmark District / City Center / Design Development District

TMS: 09015-09-07

DESIGN/DEVELOPMENT REVIEW COMMISSION
BAILEY BILL APPLICATION
CONSENT AGENDA
EVALUATION SHEET
Case #3

ADDRESS: 1328 Richland Street

APPLICANTS: Brett Woron, applicant

TAX MAP REFERENCE: TMS# 09015-09-07

USE OF PROPERTY: Commercial

NATURE OF REQUEST: Request for preliminary certification for Bailey Bill

FINDINGS/COMMENTS:

This is an early 20th century, two-story, originally wood-sided building in the Landmark District. Although very simple, it is typical of others in the area and is a contributing structure to the district. The new owners are taking care of long delayed maintenance and plan to rehabilitate its 2/2 windows, etc., some of which are in poor condition. The asbestos siding, a later alteration, will remain for the moment although the new owners intend to fix any that is in poor repair as well as any trim. The HVAC units will also be replaced. The applicants have been advised that staff will need to review any material for its condition before it is removed for replacement.

Below are requirements of the Landmark District, the Bailey Bill and staff comments.

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.
No existing original features will be removed and the windows will be rehabilitated. The back porch
 - 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 to this project.
 - 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 will impose a false sense of historical development on the building.

- 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.

No changes to existing features, finishes, etc., are planned for the building. Historic windows will be retained and repaired.

- 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.

Any original windows will be rehabilitated. The back porches (both floors) are in poor repair and need some work. Historic materials will be maintained where present or new materials will be fabricated where needed.

- 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.

Repair work only is planned at this time which will maintain historic materials.

- 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.

No new construction is planned.

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.

- (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.

(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.

Windows will be rehabilitated and the back porch, which was probably a later addition to the house, has suffered some damage and will be repaired.

(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.

No work is proposed that will destroy historic features or materials and any proposed new work shall be distinct yet compatible with the building.

(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 1328 Richland Street meets the requirements of the Bailey Bill as per Sec. 17-698 and Section 17-674(d) of the City of Columbia Ordinance and recommends approval for preliminary certification with all details being deferred to staff.



Facade



Right elevation



Left elevation



Back porch

Attachment: Description of proposed work

- Architectural Feature: Exterior siding
 - The siding has been damaged in approximately 29 areas. Removal and replacement of each broken piece will be completed, primed and painted. The age of the material and accidental impacts are most likely the cause of damage.
 - Estimated cost of project \$5,500.00
 - photo attached of damaged exterior siding

- Architectural Feature: Roof
 - the existing asphalt shingles will be removed and replaced, due to its age, with a thirty-year architect shingle
 - any roof sheathing damaged due to age and rot will be removed and replaced
 - Estimated cost of project \$8,800.00
 - photo attached of existing aged roof

- Architectural Feature: Windows
 - the existing window sashes around the perimeter of the building are rotten and in need of replacement. Each window sash will be removed and replaced, any existing window sill and trim that has been damaged will be removed and replaced, and any exterior door trim will be repaired
 - Estimated cost of project \$10,278.00
 - photo attached of existing damaged windows

- Architectural Feature: Rear porch
 - the rear porch has aged and is in need of repair, all damaged, rotten wood will be replaced. The handrails will be replaced and code compliant. The original design will not be changed and most materials will be salvaged except for the T&G porch floor.
 - Estimated cost of project \$4,300.00
 - photo attached of existing rear porch

- HVAC replacement
 - the existing HVAC system is approximately twenty-five years old and will be replaced. It is no longer able to be repaired, so replacement is necessary
 - Estimated cost of project \$9,020.00