



02/27/2015



## D/DRC Case

801 Florence Street

Earlewood Protection Area A

TMS: 09015-08-01



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

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**ADDRESS:** 801 Florence Street

**APPLICANT:** Susan King, owner

**TAX MAP REFERENCE:** TMS#09105-08-01

**USE OF PROPERTY:** Residential

**REVIEW DISTRICT:** Earlewood Protection Area A

**NATURE OF REQUEST:** Request Certificate of Design Approval for exterior changes,  
Request Preliminary Certification for the Bailey Bill

**FINDINGS/COMMENTS:**

This is a c.1932 single-family house that is contributing to the Earlewood Protection Area A. It is a Craftsman style home with 4/1 windows, a matching door, battered columns on brick pedestals and brackets in the front gables. The building received vinyl siding some years ago.

Last year the previous owner gained approval to make several exterior changes, including moving some openings on the rear wall. Some of the openings do not appear original and no original windows or doors remain on the rear wall. However, as this is located on a corner lot, these changes are visible. While they were not completed, they were started on the interior of the home with changes to the framing. This will include removal of a door and windows and the alteration of a double window to a door, as well as perhaps the removal of a window on the side elevation at the rear. Other renovations include: updating electrical systems, updating the plumbing, repairing termite damage to the structural members, repairing and replacing ducts, replacing the HVAC unit, and adding back railings to the porch. Historic features such as the windows and front door need some broken glass replaced and other minor repairs.

Exterior changes such as the relocation of doors and windows is not reviewed in the Earlewood Protection Area, so items that are already near completion, such as the removal of the double window in the right bay of the rear, may be completed. However, any changes not already begun will now be subject to the guidelines of the Bailey Bill. Therefore, the guideline language below is from the Bailey Bill ordinance.

**PERTINENT SECTIONS FROM CITY ORDINANCE FOR THE BAILEY BILL**

*\_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 features that remain will be retained and restored.

There is a potential request for removal of a window opening on the right side near the rear, but that request would need to be reviewed for its visibility and compliance with the Bailey Bill. A plan for a new privacy fence may minimize visibility of this item.

*(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.*

The window and door openings that are on the rear of the building that are intact do not appear to be historic and no original doors or windows are on the rear of the house.

Alterations to these would not create a false sense of historical development.

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

No changes on this building have acquired historic significance.

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

The historic windows, door and columns are distinctive features of this building and characterize the property. They 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.*

There is some minor disrepair to the historic features such as broken glass in the door and windows. These items will be repaired rather than being replaced in order to meet this ordinance.

*(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 treatments have been included in this project.

*(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.*

On the rear wall the historic windows have already been removed. The “new” door going into the double window is a salvaged window. Openings in the left bay include a door and two windows. While removal of these items would not necessarily remove a historic element, losing any openings in the left bay of the back wall would destroy the rhythm of openings on the back wall. Staff can work with applicant on what changes to these elements would comply with this guideline.

*(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.*

Already delineated above.

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

Already delineated above.

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

Not applicable.

*(4) Alterations to interior primary public spaces.*

Not applicable.

*(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
- That the removal of door and window openings in the left bay of the rear be worked out with staff to ensure the characteristic rhythm of openings remains in the building
- That the request to remove a window opening on the right side be reviewed by staff so that they may determine visibility
- That the new door opening conversion from a window on the rear be worked out with staff
- All details deferred to staff

Staff recommends a Certificate of Design Approval for the project as proposed based on its conformance with Sec. 17-698 of the City Ordinance, with conditions the same as those for the Bailey Bill and all details deferred to staff.





Door and windows to be removed

Window opening converted to door

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>Electrical</u> Approximate date of feature _____ Describe feature and its condition _____  Photograph No. _____ Drawing No. _____	Describe work and impact on feature - update Electrical
Architectural feature <u>Plumbing</u> Approximate date of feature _____ Describe feature and its condition _____  Photograph No. _____ Drawing No. _____	Describe work and impact on feature Update plumbing
Architectural feature <u>Pest damage</u> Approximate date of feature _____ Describe feature and its condition _____  Photograph No. _____ Drawing No. _____	Describe work and impact on feature termite damage repairs
Architectural feature <u>Ductwork</u> Approximate date of feature _____ Describe feature and its condition _____  Photograph No. _____ Drawing No. _____	Describe work and impact on feature Needs New Ductwork & Ductwork repair

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>Heating cooling unit</u> Approximate date of feature _____ Describe feature and its condition _____  Photograph No. _____ Drawing No. _____	Describe work and impact on feature <p style="text-align: center; font-size: 1.2em;">MAY Need New Heating          Unit - or will need          REPAIR</p>
Architectural feature <u>Porch</u> Approximate date of feature _____ Describe feature and its condition _____  Photograph No. _____ Drawing No. _____	Describe work and impact on feature <p style="text-align: center; font-size: 1.2em;">Replace Porch railing          STAIR RAILINGS</p>
Architectural feature <u>BACK OF HOUSE</u> Approximate date of feature _____ Describe feature and its condition _____  Photograph No. _____ Drawing No. _____	Describe work and impact on feature <p style="text-align: center; font-size: 1.2em;">Siding REPAIR</p>
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.*