

02/28/2015

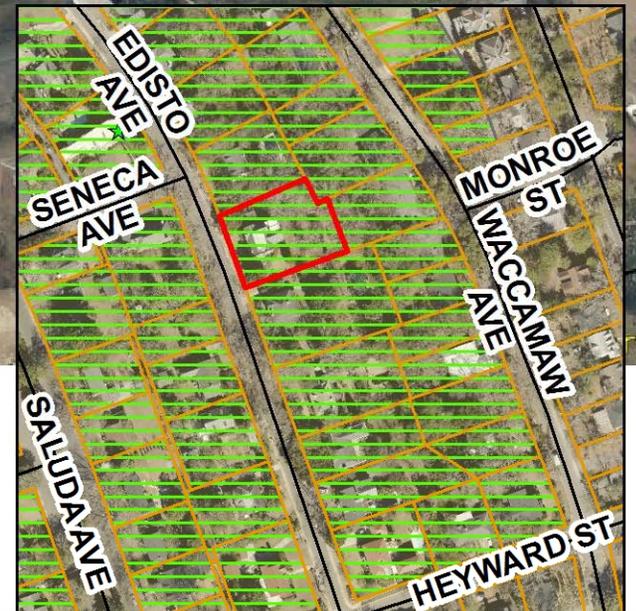


D/DRC Case

142 Edisto Avenue

Wales Garden Architectural Conservation District

TMS: 11310-03-01



DESIGN/DEVELOPMENT REVIEW COMMISSION
DESIGN REVIEW DISTRICT
CONSENT AGENDA
EVALUATION SHEET
Case # 1

ADDRESS: 142 Edisto Avenue

APPLICANT: Sidney H. and Benjamin H. Rex, property owners

TAX MAP REFERENCE: TMS# 11310-03-01

USE OF PROPERTY: Residential

REVIEW DISTRICT: Wales Garden Architectural Conservation District

NATURE OF REQUEST: Request for a Certificate of Design Approval for exterior changes and for preliminary certification for the Bailey Bill

FINDINGS/COMMENTS:

The two story brick house located at 142 Edisto Avenue was built in 1928 as the Jeff Hunt Residence. Designed by prominent Columbia architect J. Carroll Johnson, the house displays features related to the French Eclectic and Tudor Revival styles. Notable features include parapeted gables, tall chimney, and decorative stonework around windows and doors. The house is a contributing structure in the Wales Garden Architectural Conservation District.

The building is in need of repairs and the property owner is applying for the Bailey Bill to assist in these repairs and the rehabilitation of the building. Most of the proposed work is repair and rehabilitation with an emphasis on maintaining the original historic materials. Plans for the building include repairing and painting the original windows and front gate as well as making repairs to the slate roof. The removal of historic material or alterations to historic architectural features shall be avoided. Also as part of the rehabilitation, the louvered windows in the sunroom will be replaced with windows that are more compatible to the style of the house. Additional work such as updating electrical and plumbing systems will count toward the investment threshold, while interior work such as replacing fixtures is generally not included. The applicant estimates that qualified rehabilitation expenses for this project will exceed the 20% minimum investment threshold needed to make the project eligible for the Bailey Bill.

This project shall be reviewed based on Section 17-698(a) of the Bailey Bill as well as the current design guidelines for the Wales Garden Architectural Conservation District.

PERTINENT SECTIONS FROM THE GUIDELINES:

Section VII: Guidelines for Maintenance & Rehabilitation

Doors

Significant features such as doors and entrances should be preserved wherever possible. Changes to door size and configuration should be avoided. Replacement doors should either match the original or substitute new materials and designs sympathetic to the original.

- 2. Retain and repair historic door openings, doors, screen doors, trim, and details such as transoms, sidelights, pediments, and hoods, where they contribute to the architectural character of the building.*

The ornamental front gate will be retained, sanded, and painted. The existing front door shall remain.

Windows

Windows are a significant character-defining feature of any structure. Original windows were constructed so that individual components could be repaired, instead of requiring wholesale replacement if one piece rots or breaks. This often means that an existing, historic window can be repaired for less cost than a replacement.

Repair of a historic window is the best first step when confronted with a damaged or deteriorated unit. If after careful evaluation, window frames and sash are so deteriorated they need replacement, new windows may be installed.

Replacement windows must be selected with care. They should generally match the profile, materials, and detailing of the originals. Small differences between replacement and historic windows can make big differences in appearance.

If 50% or more are deteriorated or missing, then wholesale replacement of windows is allowable. When choosing replacements, the qualities of the original windows should be used as criteria. Consider the following features of the original:

Trim detail;

Size, shape of frame, sash;

Location of meeting rail;

Reveal or set-back of window from wall plane;

Materials, reflective qualities of glass;

Muntin and mullion profiles, pane configuration.

The new windows need not be exact replicas of the originals. It would be appropriate to substitute a window pane configuration for one found on homes built during the neighborhood's period of significance. For instance, within this district, 1/1 windows may be substituted for other configurations such as 8/8 or 4/1.

- 1. When technically and economically feasible, repair of deteriorated or damaged windows shall be preferred over replacement.*

3. *If replacement of a small number of units is deemed necessary after evaluating the sill, frame, sash, paint and wood surface, hardware, weatherstripping, stops, trim, operability, and glazing, replace with units that match the original in detailing, size, reflective quality, and materials.*

All historic wooden windows will be repaired. If replacement due to deterioration is necessary, the windows and/or sills will be replaced in kind after consultation with staff. These replacement windows will match the existing historic windows on the house. The windows in the sunroom are not original to the structure; these will be removed and staff is working with the applicant on details of replacement windows. Staff is happy to handle this if the DDRC wishes to defer this to staff.

Roof Pitch/Material

Roofs are highly visible components of historic buildings. They are an integral part of a building's overall design and often help define its architectural style. The most common residential roof types are gable, hip or a combination.

Where existing roofing material is non-original, the existing roof may be retained, replaced in a manner known to be accurate based on documentation or physical evidence, or treated in a contemporary style.

2. *Preserve historic roofing materials when technically and economically feasible.*
3. *Replace deteriorated roof surfacing with new material, such as composition shingles or tabbed asphalt shingles, in dark shades that match the original in composition, size, shape, color, and texture.*

The roof of the house currently leaks and requires repair. The original slate of the roof will be retained with new matching slate to replace broken or deteriorated slate. All slate will be removed to allow for repair to any damaged sub-structures and for the installation of a 50-year+ underlayment. The proposal calls for the original slate to be used in the most visible portions of the roof. Copper flashing will be installed at peaks and joints to further protect the house against any future water infiltration.

Porches

Because they are open to the elements, porches also require frequent maintenance and repair. Deteriorated porch features should be repaired rather than replaced. If replacement proves necessary, replacement features and materials should approximate the originals as closely as possible. If wholesale replacement is required, a porch or individual features of it are missing and no documentation or physical evidence is available, a new porch design that is compatible with the scale, design, and materials of the remainder of the building is appropriate.

Owners are often tempted to enclose porches for additional year round living space. Although porch enclosures are generally not recommended, they can be done in an appropriate manner. Transparent materials, such as clear glass enclosures or screens that are set behind balustrade and structural systems and maintain the visual openness of a porch are permitted.

2. *If replacing deteriorated or missing features, it is appropriate to use other homes of the same style and period for the design of the new features as long as it is compatible with the structure.*

3. *If enclosures are undertaken, maintain the openness of porches through the use of transparent materials such as glass or screens. Place enclosures behind significant detailing, so that the detailing is not obscured.*

The windows that are currently in the sunroom are not original to the building. It is possible that the sunroom was once an open porch, as is seen in Tudor Revival houses; however, an advertisement from the 1950s lists a solarium as one of the house's features. This dates the enclosure to the late 1940s to early 1950s if it is not original. If there were windows that enclosed the sunroom, they were replaced with louvered windows that are not compatible with the historic building. Staff is working with the applicants to determine the most appropriate style of replacement window that fits within the guidelines given the style and proportions of the house.

Bailey Bill 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.*
- (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.*

All above criteria will be met in this project. Historic materials and features will be retained or repaired. Where replacement of historic elements is necessary, the replacements will match the original.

STAFF RECOMMENDATIONS:

Staff finds that the proposal meets Section VII, Maintenance and Rehabilitation. Staff recommends granting a Certificate of Design Approval for exterior changes with the following recommendations:

- *Staff will continue to work with the applicant to find a window configuration that fits within the guidelines and is compatible with the house's proportions and style.*
- *All details deferred to staff.*

STAFF RECOMMENDATIONS:

Staff finds that the proposal meets Bailey Bill Ordinance, Sec. 17-698. Staff recommends that 142 Edisto Avenue be given preliminary certification for the Bailey Bill with the following conditions:

- *The project shall meet or exceed the 20% investment threshold requirements for qualified rehabilitation expenses.*
- *All work shall meet the standards for work as outlined in Section 17-698(a).*
- *All 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.

<p>Architectural feature: Exterior Façade of Home Approximate date of feature: 1927</p> <p>Goal is to stabilize and maintain all key features of this 1920's American Tudor Revival House designed by J. Carroll Johnson.</p> <p>Photographs 1-3</p>	<p>Describe work and impact on feature:</p> <p>Repair all rotten window sashes and sills, where necessary, replace with like kind materials.</p> <p>All wood surfaces will be sanded and painted to match existing trim color.</p> <p>Replaced louvered windows in sun room with architecturally appropriate windows, with mullions in keeping with other windows on front façade.</p> <p>Sand and repaint ornamental front gate.</p>
<p>Architectural feature: Roof Approximate date of feature: 1927</p> <p>Original slate roof leaks substantially and needs significant repair.</p> <p>Photographs 1, 2</p>	<p>Describe work and impact on feature:</p> <p>Palmetto State Roof has been contracted to do the following work:</p> <p>All Slate Being Removed, new 50-year+ underlayment being installed.</p> <p>New matching slate to replace broken or worn slate. Original slate to be used on most visible portions of roof.</p> <p>New 16 and 20-pound copper flashing being installed at all peaks and joints.</p> <p>20-year membrane roof installed on flat surfaces of main roof.</p> <p>Wood repairs to any water damaged sub-structures.</p>
<p>Architectural feature: Interior Walls and Floors Approximate date of feature: 1927</p> <p>Most rooms have original oak floors. Plaster throughout house is in good shape, with exception of water-damaged areas.</p>	<p>Describe work and impact on feature:</p> <p>Refinish all existing wood floors</p> <p>Reinforce / replace subfloor as required</p> <p>Replace laminate kitchen and breakfast room flooring with new wood flooring to match existing wood floor in rest of main floor of house.</p>

<p>Photographs 4,5,6,7,8,9,11,12</p>	<p>New subfloor to repair underlying water damage and ceramic tile and/or natural stone floor in all bathrooms</p> <p>Wallpaper removal and subsequent plaster restoration</p> <p>Where water damage exists, dig out old plaster and replaster.</p> <p>Repair water and settling damaged plaster crown molding</p> <p>Sand and paint all trim, doors, and walls, repair hardware</p>
<p>Architectural feature: Master Bathroom, Guest Bath, Powder Room, Laundry Room, and Kitchen Approximate date of feature: 1927</p> <p>All bathrooms, kitchen, and laundry room have not seen significant improvement since the 1970's, some since the 1950's.</p> <p>Photographs 8 and 10</p>	<p>Replace all fixtures, plumbing, and appliances. Upgrade electrical for safety, to support modern appliances, add adequate grounding. All new flooring, cabinetry, and decorative finishes.</p>

**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.*

Photographs and Drawings

1. West facade



2. South elevation



3. East facade



4. Dining Room 1



5. Dining Room 2



6. Foyer/Staircase



7. Living Room and Sun Room Doors



8. Kitchen/Breakfast



9. Upstairs Landing



10. Master Bath



11. Bedroom



12. Example of Plaster Water Damage

