

02/21/2013



D/DRC Case

726 King Street

Old Shandon/Lower Waverly Protection Area

TMS: 11316-14-01

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

ADDRESS: 726 King Street

APPLICANT: E. Coryelle Upton, owner

TAX MAP REFERENCE: TMS#11316-14-01

USE OF PROPERTY: Residential

REVIEW DISTRICT: Old Shandon/Lower Waverly Protection Area A

NATURE OF REQUEST: Request preliminary certification for the Bailey Bill, request for Certificate of Design Approval for exterior change

FINDINGS/COMMENTS:

This is a c.1901 single family wood-sided house that shares a lot with 2610-12 Lee Street. The items that will be used to qualify for the expenditures within the Bailey Bill are general maintenance and repairs and mechanical upgrades, including to the electrical and HVAC systems.

The wood front porch railing had been replaced at some point probably in the last decade or so. It has deteriorated and was removed. Older residents remember a wood railing on the porch and the concrete steps and iron railing leading down from the porch, but given this house's age and design, the iron railing and concrete steps are most likely not original to the building.

Since the wood porch railing has been removed it will likely need to be built back to a taller height to comply with modern building codes. The applicant was proposing to use an iron railing around the porch but as that would not comply with the Bailey Bill ordinance they are now pursuing a wood railing with perhaps an additional top rail that will allow the picket height to remain at its historic appearance but bring the rail system up to modern code requirements. The other request is to add steps leading from the back of the front porch.

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.

The historic features will be retained and repaired. The existing porch railing was not original.

(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.

No changes are proposed that would 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.

Not applicable.

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

The wood will be retained, cleaned and repaired.

(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.

The wood railing will be recreated to what was likely its original appearance and height, with square vertical pickets. The need to meet modern building codes will dictate a slight change in the design with the addition of another top rail.

(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 abrasive methods are being proposed.

(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.

There are new steps proposed at the back of the front porch, along the side of the house.

This will not destroy historic materials and will match the size and scale of the architectural features of the house.

(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.

The new porch steps will not impact the essential form and integrity of the property.

(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.

Already delineated above.

(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 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 deferred to staff

Staff finds that the project complies with Sec. 17-698 of the City Ordinance and recommends a Certificate of Design Approval, with all details deferred to staff.



Façade of 726 King St, Google



Location of proposed steps, staff photo

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>Siding, windows, trim</u> Approximate date of feature _____ Describe feature and its condition wood siding poor condition, paint peeling, wood split, wood rotten</p> <p>Photograph No. _____ Drawing No. _____</p>	<p>Describe work and impact on feature Certa Pro to repair/replace any siding w/like. Wash, Scrape, sand and paint whole house. Impact: enhance & visibly pleasing HL \$14,942.95</p>
<p>Architectural feature <u>electrical</u> Approximate date of feature <u>unknown</u> Describe feature and its condition 2 Federal Pacific Panel boxes screw in smoke detectors</p> <p>Photograph No. _____ Drawing No. _____</p>	<p>Describe work and impact on feature *Upgrade both services to 200 amp panel boxes. *Install hard wired interconnected smoke detectors. *Add 2 bathroom exhaust fans *Add 8 outside outlets Impact - houses will current building & Fire Marshall codes safer. HL \$7,300.00</p>
<p>Architectural feature <u>mechanical</u> Approximate date of feature <u>unknown</u> Describe feature and its condition Window AC units</p> <p>Photograph No. _____ Drawing No. _____</p>	<p>Describe work and impact on feature Replace window ac units w/ central ac units. Impact: aesthetically & personally pleasing HL \$16,500.00</p>
<p>Architectural feature <u>structural/crawlspace</u> Approximate date of feature <u>original</u> Describe feature and its condition sill work in crawlspace rotten & termite damaged *I do not have any photo's & only have Hedford's Termite Rpt.</p> <p>Photograph No. _____ Drawing No. _____</p>	<p>Describe work and impact on feature Repair rotten / termite damaged sill's in crawlspace & get termite bonds. Impact: Keep house's from collapsing \$9,750.00</p>



(pic 3)



↳ Add side steps for easier access to side opt.



pic. 4

Subject: King rail
From: Cory (coryup@yahoo.com)
To: coryup@yahoo.com;
Date: Thursday, September 22, 2016 1:42 PM



Cory Upton
Cell: 803.429.3842
Fax: 1.888.550.9985
Real Estate Sales
Nancy Bradley and Associates

Attachments

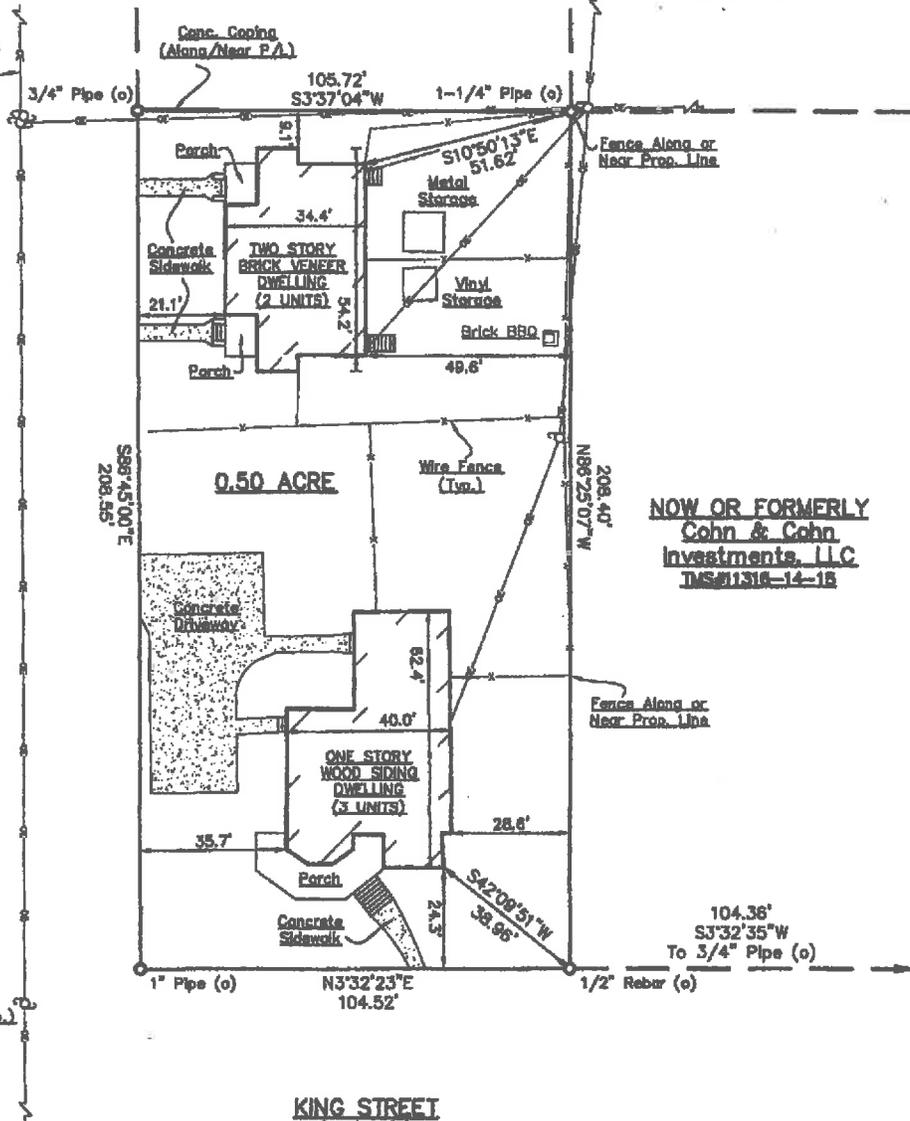
- IMG_3639.JPG (48.96KB)

MAGNETIC

NOW OR FORMERLY
Dorothy D. Love
TMS#11318-14-02

NOW OR FORMERLY
Dorothy D. &
John Andrew Love
TMS#11318-14-04

Overhead Utility
Line (Typical)



NOW OR FORMERLY
Cohn & Cohn
Investments, LLC
TMS#11318-14-18

NO. DRAWER

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THIS SURVEY IS NOT VALID WITHOUT AN ORIGINAL SIGNATURE.



THE RECORD ADDRESS OF THE SUBJECT
PROPERTY IS 728 KING STREET.

PLAT
PREPARED FOR
KEVIN M. PONDY & E. CORYELLE UPTON

RICHLAND COUNTY, COLUMBIA, S.C.

THE SAME BEING SHOWN ON A PLAT PREPARED FOR CATHERINE N. DUTTON, BY COX AND DINKINS, INC.,
DATED APRIL 3, 1897. REFERENCE IS ALSO MADE TO DEED RECORDED IN THE OFFICE OF THE REGISTER
OF DEEDS FOR RICHLAND COUNTY IN DEED BOOK 226, PAGE 502.

EXEMPTION FROM REVIEW PROCESS
This plat is a SURVEY of an existing lot of
record with no change to existing lot lines.

(Professional Land Surveyor)
Printed Name: GENE L. DINKINS, JR.
License#: 24278

MAY 31, 2016

1" = 30'



COX AND DINKINS
ENGINEERS - SURVEYORS

COX AND DINKINS, INC.
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COLUMBIA, SOUTH CAROLINA 29205
803-284-0518 Fax: 803-785-0633
Email: cdh@coxanddinkins.com

I hereby state that to the best of my
professional knowledge, information, and
belief, the survey shown herein was made in
accordance with the requirements of the
Standards of Practice Manual for Surveying in
South Carolina, and meets or exceeds the
requirements for a Class B survey as
specified therein; also, there are no visible
encroachments or projections other than
shown.

PROF. LAND SURVEYOR NO. 24278
GENE L. DINKINS, JR.