

02/21/2013

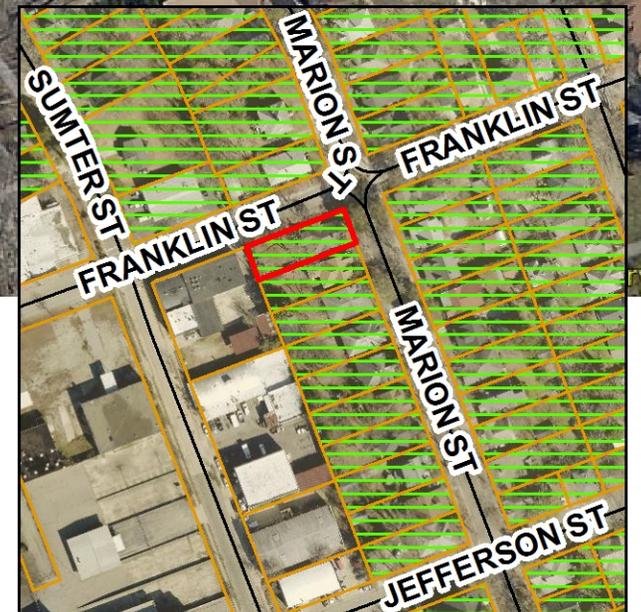


D/DRC Case

2241 Marion Street

Cottontown Architectural Conservation District

TMS: 09113-11-01



DESIGN/DEVELOPMENT REVIEW COMMISSION
DESIGN REVIEW DISTRICT
CONSENT AGENDA
EVALUATION SHEET
Case # 2

ADDRESS: 2241 Marion Street

APPLICANT: Billie Kay Morris, property owner

TAX MAP REFERENCE: TMS# 09113-11-01

USE OF PROPERTY: Residential

REVIEW DISTRICT: Cottontown 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:

This is a one-story brick bungalow built in 1935 and is a contributing structure in the Cottontown Architectural Conservation District. It features brick piers with tapered wood columns on its front porch, original 3/1 windows, and an original front door. The owner is interested in rehabilitating this house, including re-roofing, rehabilitating windows and doors, rebuilding piers as needed, cleaning masonry, upgrading mechanical systems, etc. She is also requesting to remove a small pump house off the rear of the home, and build a small back porch in its place, while enclosing an existing half porch on the right rear of the home. Most of this is minimally visible from the right-of-way and is approvable. Given the extent of the rehabilitation work, she is also applying for the Bailey Bill.

Staff has reviewed the request for the construction of a small back porch as well as for the Bailey Bill, but not for the porch enclosure on the right rear of the house—this will essentially not be visible from the public right-of-way. Otherwise, this project shall be reviewed based on Section 17-698(a) of the Bailey Bill as well as the current design guidelines for the Cottontown Architectural Conservation District.

PERTINENT SECTIONS FROM THE GUIDELINES:

Section VI: Guidelines for Additions/Enclosures to Existing Buildings

B. Guidelines

Additions

1. *Site additions so that they do not detract from or obstruct important architectural features of the existing building or others around it especially the principal façade.*

The rear porch addition is inset off the corner of the home and will not be highly visible due to shrubbery in the yard. It requires the removal of an original window in order to locate a door there instead but this window will be reused on the enclosure to the right. Again, this is not highly visible.

2. *Design additions to be compatible with the original structure in materials, style and detailing.*
The porch will utilize original brick for its foundation, trim to match that of the house, and the roof will maintain the pitch of the main roof as well as the same architectural shingles. Staff is happy to work with the applicant on any outstanding details.
3. *Limit the size and scale of additions so that the integrity of the original structure is not compromised.*
The size and scale of the new porch are appropriate for the house.
4. *Additions are also subject to the guidelines for new construction.*
The roof shape, materials, scale, etc., of the porch meet the guidelines for new construction.

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.

No historic materials are planned for removal.

(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.

Not applicable.

(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.

There are only plans for rehabilitation—therefore, not applicable.

(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, doors, plaster walls, masonry, etc., will be preserved and rehabilitated where required; staff will be consulted in the event that a window or other feature cannot be repaired and will ensure consistency with the original.

(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.

The new porch will be minimally visible from the public right-of-way but nevertheless is scaled appropriately to the original home and will not detract from it.

(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 essential form of the house would be unimpaired with the removal of the proposed porch.

STAFF RECOMMENDATIONS:

Staff finds that the proposal meets Section VI, Guidelines for Additions/Enclosures to Existing Buildings and recommends granting a Certificate of Design Approval for exterior changes with the following recommendation:

- *All details deferred to staff.*

STAFF RECOMMENDATIONS:

Staff finds that the proposal meets Bailey Bill Ordinance, Sec. 17-698. Staff recommends that 2241 Marion Street 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.*

Addition to extend to the length of house
Approximately 9'-4" x 16'-8"
Existing height of roof will not change, just extend the full width
24" (typ) brick foundation
Remove pump house off rear
Remove window and replace with door on rear
Reuse existing window from house on rear
Siding and trim to match existing gable siding and trim
A covered rear deck built off rear door. 14'x7'
Architectural shingles.
Original brick to be utilized on foundation

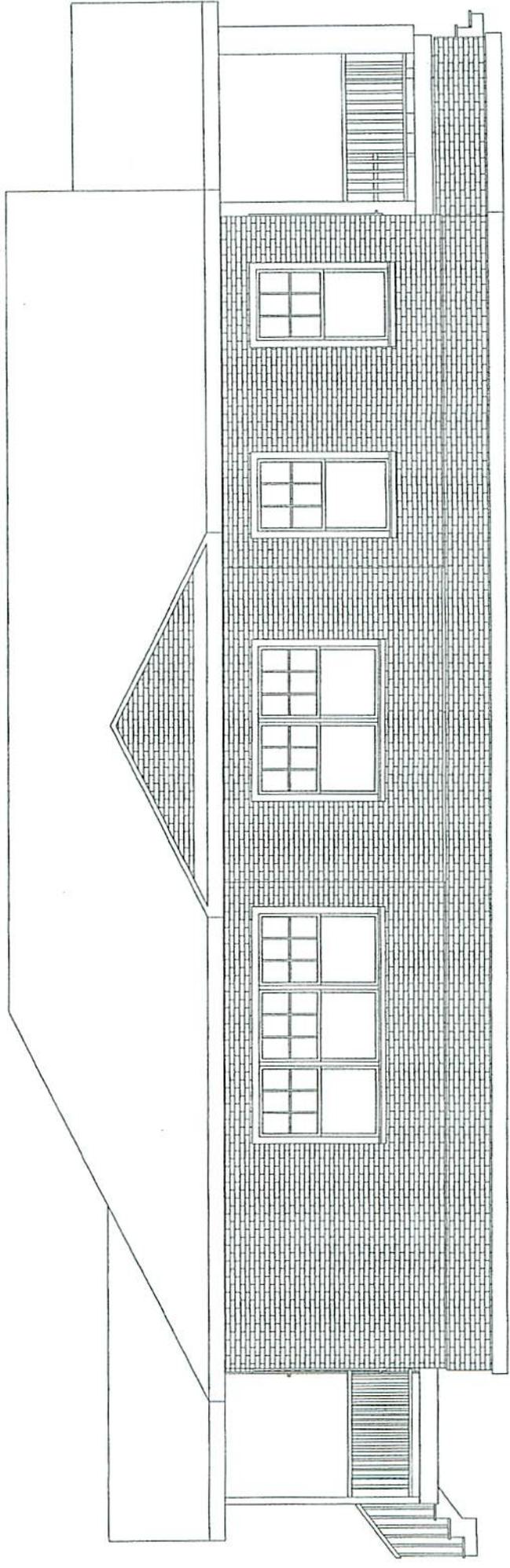
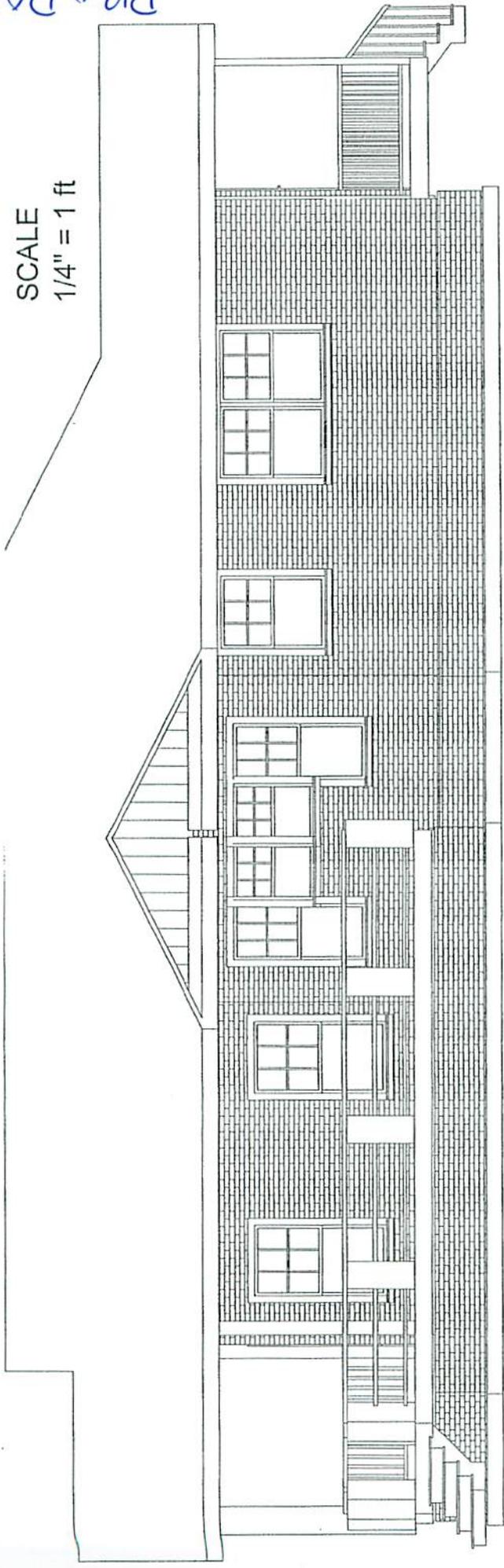
SCALE 1/4" = 1 ft

PROPOSED



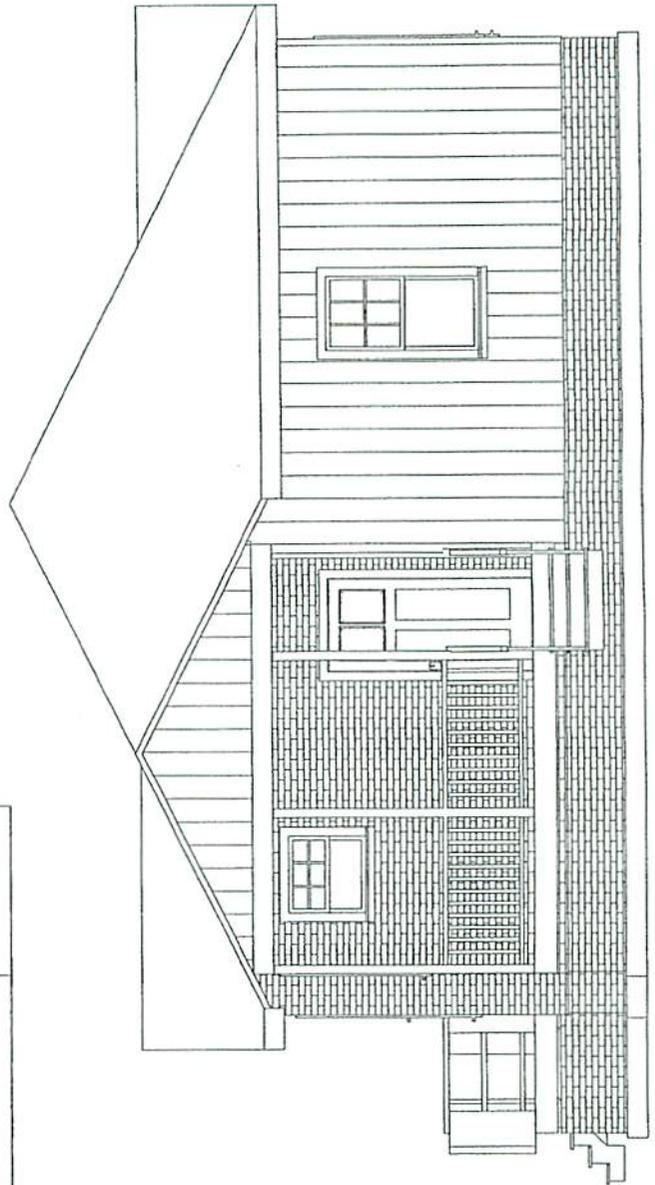
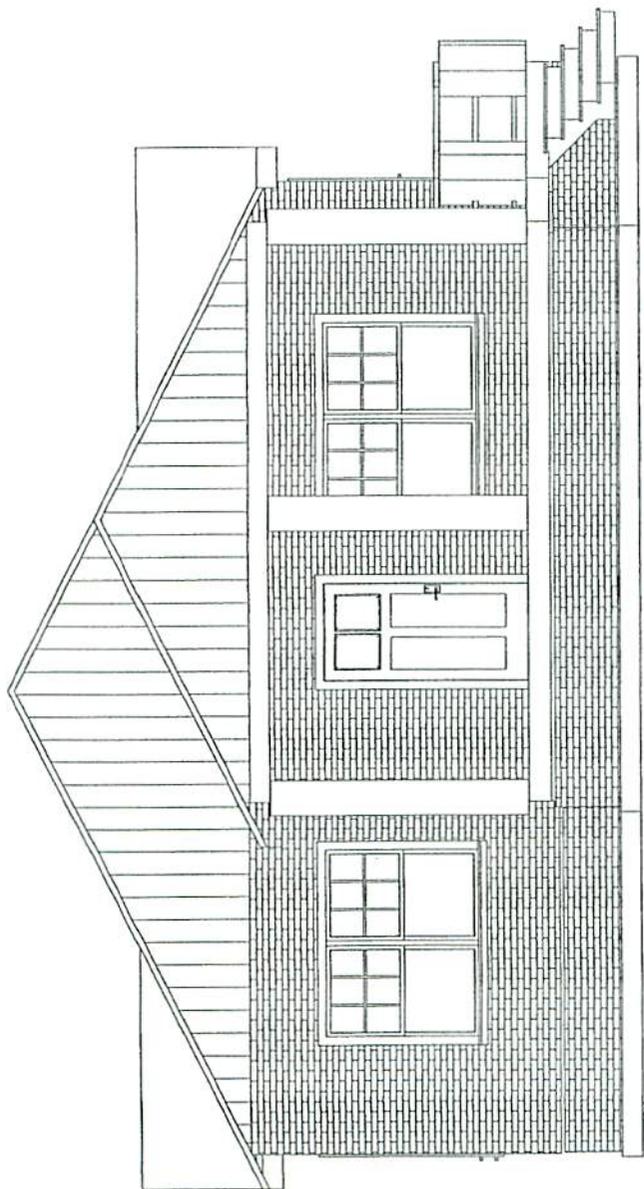
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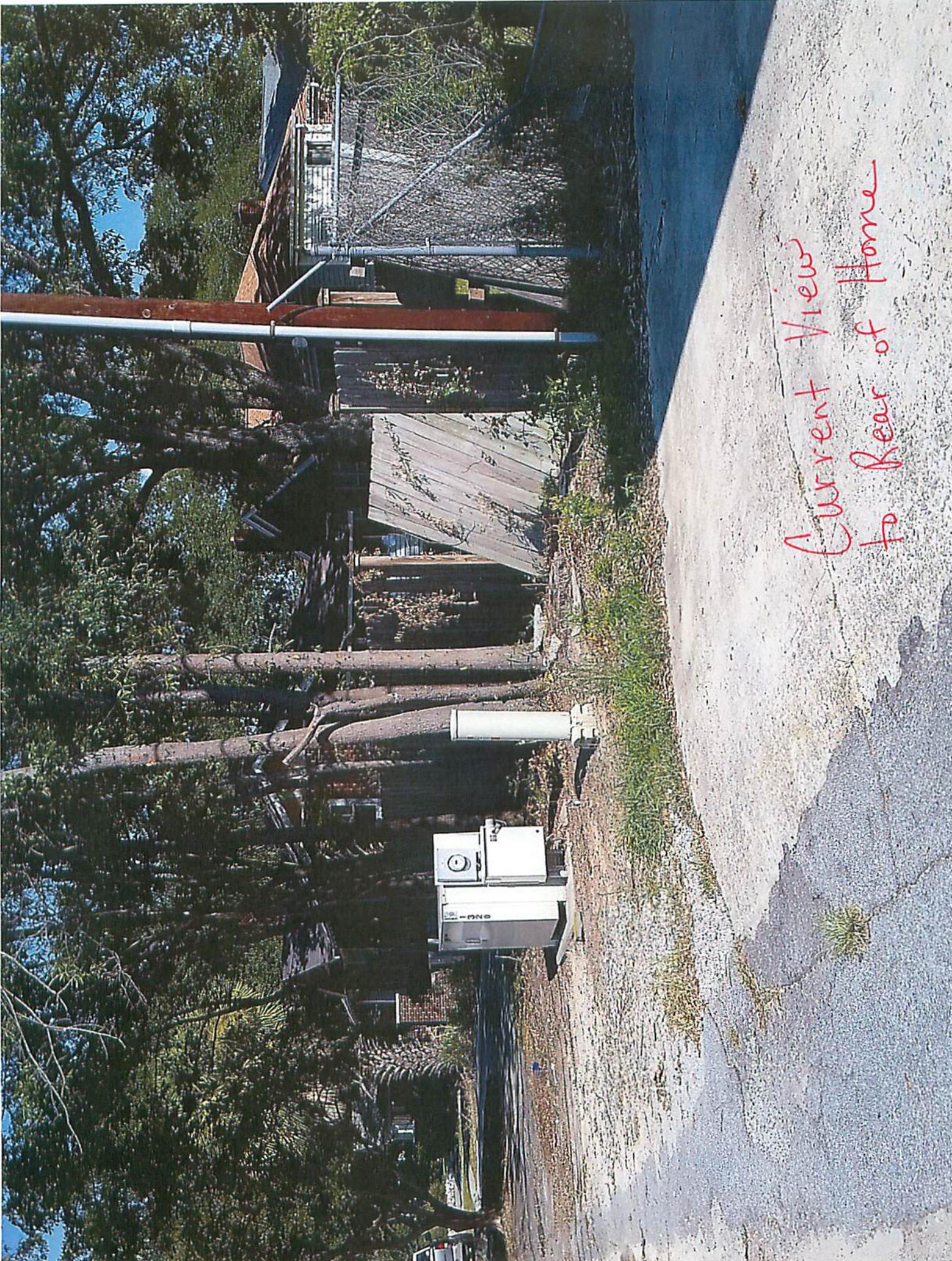
SCALE
1/4" = 1 ft



PROPOSED

SCALE
1/4" = 1 ft





Current View
to Rear of Home







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>a</p> <p>Architectural feature <u>Roof</u> Approximate date of feature <u>unknown</u> Describe feature and its condition Roof is in very poor condition and has visible patches. Date of last replacement is unknown.</p> <p>Photograph No. _____ Drawing No. _____</p>	<p>Describe work and impact on feature Complete Replacement, providing a water tight surface and cosmetic appeal. Asphalt shingles are planned.</p>
<p>b</p> <p>Architectural feature <u>Exterior Walls</u> Approximate date of feature <u>1935</u> Describe feature and its condition mold is present, wood is in poor condition and lacks paint.</p> <p>Photograph No. _____ Drawing No. _____</p>	<p>Describe work and impact on feature Brick and wood cleaning to remove mold and other debris. All wood will be scraped, sanded and painted in period-appropriate colors.</p>
<p>c</p> <p>Architectural feature <u>Windows & Doors</u> Approximate date of feature <u>1935</u> Describe feature and its condition Some termite damage. Lacks paint but appears to be structurally sound.</p> <p>Photograph No. _____ Drawing No. _____</p>	<p>Describe work and impact on feature Termite damage will be repaired to match existing wood work. All original windows & doors will be repaired and storm windows will be added for insulation.</p>
<p>d</p> <p>Architectural feature <u>Porch</u> Approximate date of feature <u>1935</u> Describe feature and its condition Exposed rafters and brick piers with concrete flooring</p> <p>Photograph No. _____ Drawing No. _____</p>	<p>Describe work and impact on feature cleaning and painting</p>

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.)

e

Architectural feature <u>side porch</u> Approximate date of feature <u>1935</u> Describe feature and its condition <u>uncovered concrete floor w/ 3 brick piers.</u>	Describe work and impact on feature <u>addition of balusters for cosmetic appeal</u>
Photograph No. _____ Drawing No. _____	

f

Architectural feature <u>foundation</u> Approximate date of feature <u>1935</u> Describe feature and its condition <u>5 brick piers have pulled away from structure</u>	Describe work and impact on feature <u>rebuild 5 piers and reinforce 5 additional piers</u>
Photograph No. _____ Drawing No. _____	

g

Architectural feature <u>interior walls</u> Approximate date of feature <u>unknown</u> Describe feature and its condition <u>front bedroom has paneled wall and dropped tile ceiling</u>	Describe work and impact on feature <u>remove wall paneling and sheetrock if plaster wall can't be repaired. Sheetrock Ceiling.</u>
Photograph No. _____ Drawing No. _____	

h

Architectural feature <u>interior walls & ceilings</u> Approximate date of feature <u>1935</u> Describe feature and its condition <u>Some plaster damage (cracking) existing w/ visible patchwork</u>	Describe work and impact on feature <u>plaster walls will be repaired where possible; sheetrock will be added if repairs are not possible</u>
Photograph No. _____ Drawing No. _____	

*Fair market value means the appraised value as certified to the DDRS 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.

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

5. DESCRIPTION OF PROPOSED WORK (Continued):

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<p>i</p> <p>Architectural feature <u>HVAC Systems</u> Approximate date of feature <u>unknown</u> Describe feature and its condition <u>duct work is damaged and in some locations detached.</u></p> <p>Photograph No. _____ Drawing No. _____</p>	<p>Describe work and impact on feature <u>new duct work will be installed; A/C system will only be replaced if current system is not functioning.</u></p>
<p>j</p> <p>Architectural feature <u>Plumbing Systems</u> Approximate date of feature <u>unknown</u> Describe feature and its condition <u>plumbing system appears operable, but may need upgrading</u></p> <p>Photograph No. _____ Drawing No. _____</p>	<p>Describe work and impact on feature <u>will be upgraded when the bathroom addition is made to bring into code</u></p>
<p>k</p> <p>Architectural feature <u>attic insulation</u> Approximate date of feature <u>unknown</u> Describe feature and its condition <u>current insulation is insufficient for current energy standards.</u></p> <p>Photograph No. _____ Drawing No. _____</p>	<p>Describe work and impact on feature <u>new attic insulation will be blown.</u></p>
<p>l</p> <p>Architectural feature <u>Yard Fencing</u> Approximate date of feature <u>unknown</u> Describe feature and its condition <u>Some rotten wood, lack of paint, broken hardware</u></p> <p>Photograph No. _____ Drawing No. _____</p>	<p>Describe work and impact on feature <u>fence will be painted, boards and hardware to be replaced, to remain in current placement.</u></p>

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

5. DESCRIPTION OF PROPOSED WORK (Continued):

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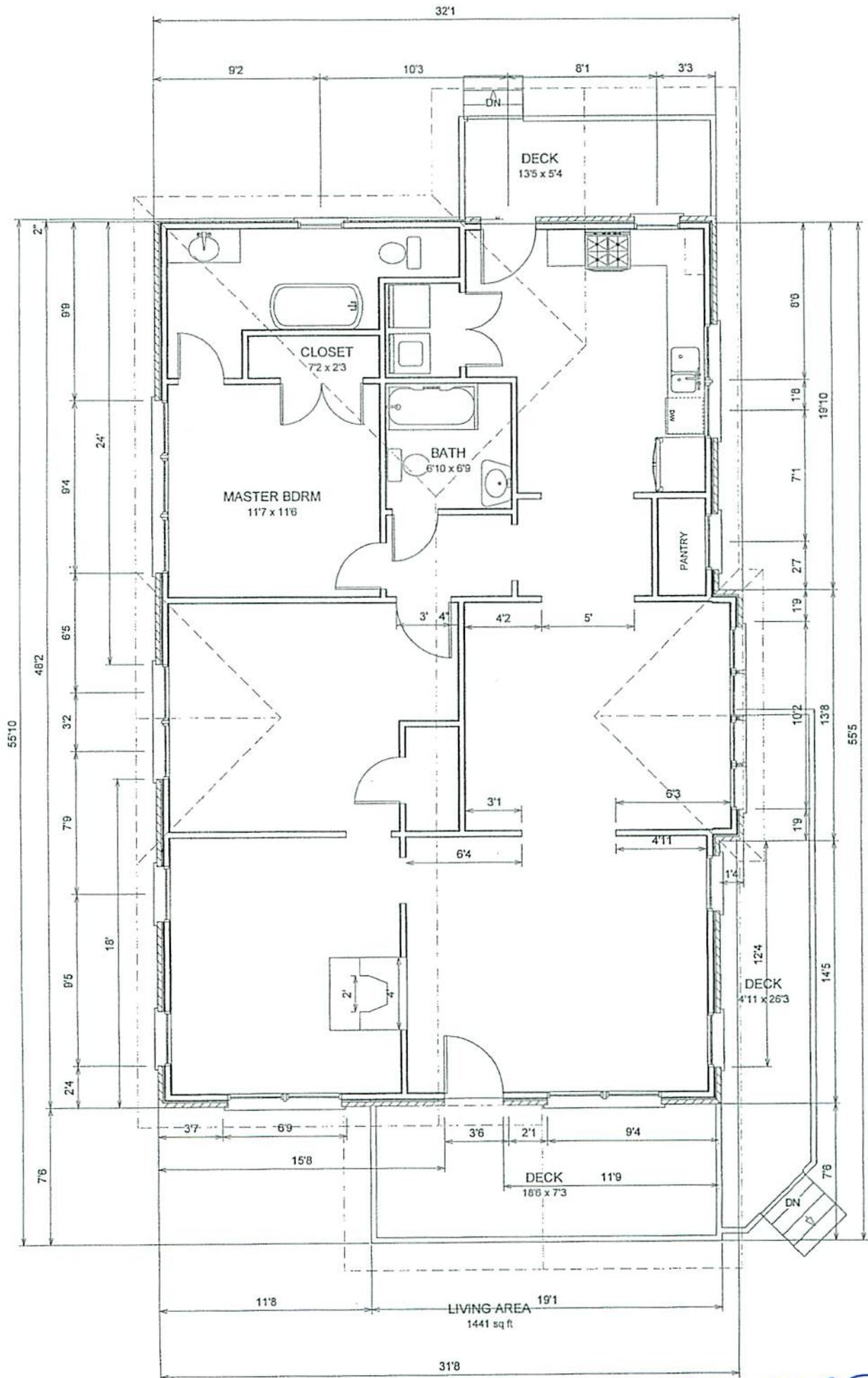
M

Architectural feature <u>New Addition</u> Approximate date of feature <u>2016</u> Describe feature and its condition enclose existing rear porch and square off back of house.	Describe work and impact on feature Addition of 1 bedroom closet, 1 full bath, 1 pantry and a laundry room. Move rear door to exit into back yard onto a small porch.
Photograph No. _____ Drawing No. _____	
Architectural feature _____ Approximate date of feature _____ Describe feature and its condition	Describe work and impact on feature
Photograph No. _____ Drawing No. _____	
Architectural feature _____ Approximate date of feature _____ Describe feature and its condition	Describe work and impact on feature
Photograph No. _____ Drawing No. _____	
Architectural feature _____ Approximate date of feature _____ Describe feature and its condition	Describe work and impact on feature
Photograph No. _____ Drawing No. _____	

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FIRST FLOOR



PROPOSED