

02/27/2015

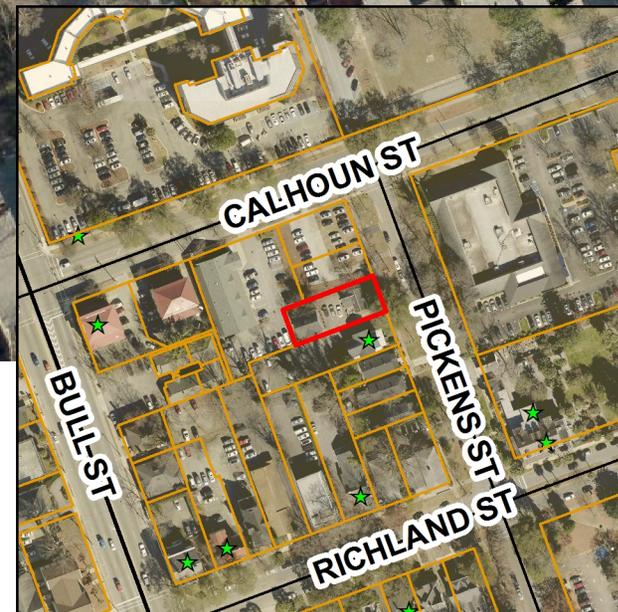


D/DRC Case

1923-1925 Pickens Street

Landmark District

TMS: 11404-01-05



DESIGN/DEVELOPMENT REVIEW COMMISSION
DESIGN REVIEW DISTRICT
CONSENT AGENDA
EVALUATION SHEET
Case # 6

ADDRESS: 1923-1925 Pickens Street

APPLICANT: Charles Brooks, owner

TAX MAP REFERENCE: TMS# 11404-01-05

USE OF PROPERTY: Commercial

REVIEW DISTRICT: Landmark District

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

FINDINGS/COMMENTS:

The buildings known today as 1923 (originally 1921) and 1925 Pickens Street were originally part of a collection of eight dwellings located within two parcels on Pickens Street. During the 1980s five of the buildings were condemned and soon after demolished. The house originally located at 1921 Pickens was then moved to its current location at the rear of 1925 Pickens Street. These one story, wood framed houses are now used as businesses. The property has recently been purchased and the buildings are now undergoing maintenance. As both houses are contributing buildings to the Landmark District, they are eligible for consideration of the Bailey Bill.

At this time, all work is proposed for 1925 Pickens Street only. The owner is proposing to replace several non-original features with more historically accurate materials and designs. This includes the Masonite siding and the porch columns and flooring. Other items include reroofing, upgrading electrical systems, and adding insulation.

PERTINENT SECTIONS FROM THE GUIDELINES:

City Ordinance 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 historic materials will be removed from the building. Research shows that several porch features such as the columns and railings were replaced by the 1990s. Today, the porch is supported by two round columns; however, older photos show the building with square columns. The owner is proposing to replace these now rotten, round columns with simple square columns to match historic images. The non-original porch flooring will also be replaced with tongue and groove flooring.

The building's siding is currently a mix of materials including wood and Masonite. There are several areas of siding that are in poor condition and will be replaced with wood siding to match the original.

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.

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 conjectural features or elements will be added to 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.

Care will be given when applying new wood siding to match the original wood siding profile.

f. Deteriorated historic features shall be repaired rather than replaced. Where the 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.

The porch columns, as stated above, will be replaced with wooden square columns to match the original design. The simple square columns, as seen in photos, appear to be thin, likely between six and eight inches in width. The replacement square columns should match the original in width and overall simplicity of design.

Although photos of the building show that by the 1960s the roof was metal, older Sanborn Maps show the original roofing material as shingle. The roofing today is once again a shingle roof so the roofing will be replaced in kind to maintain the historic character of the building.

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.

Not applicable.

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.

Not applicable.

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.*
- (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.*

The above items are the parameters for review for projects that receive the Bailey Bill; this language is largely duplicative to the language from the City ordinance by which the project has already been addressed. All above criteria will be met in this project. If any future work is proposed beyond the scope of what is presented here then it will be reviewed.

STAFF RECOMMENDATIONS:

Staff recommends granting a Certificate of Design Approval for the project as proposed based on its conformance with Sec. 17-674(d) of the City Ordinance with all details deferred to staff.

Staff finds that the project complies with Sec. 17-698(a) of the City Ordinance and recommends that 1923-1925 Pickens Street be given preliminary certification for the Bailey Bill with the following conditions:

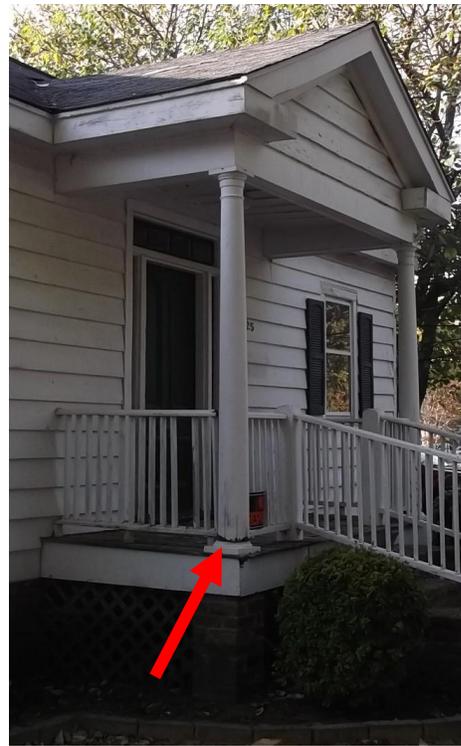
- The project shall meet or exceed the 20% investment threshold requirement for qualified rehabilitation expenses;
- All work shall meet the standards for work as outlined in Section 17-698;
- All details deferred to staff.



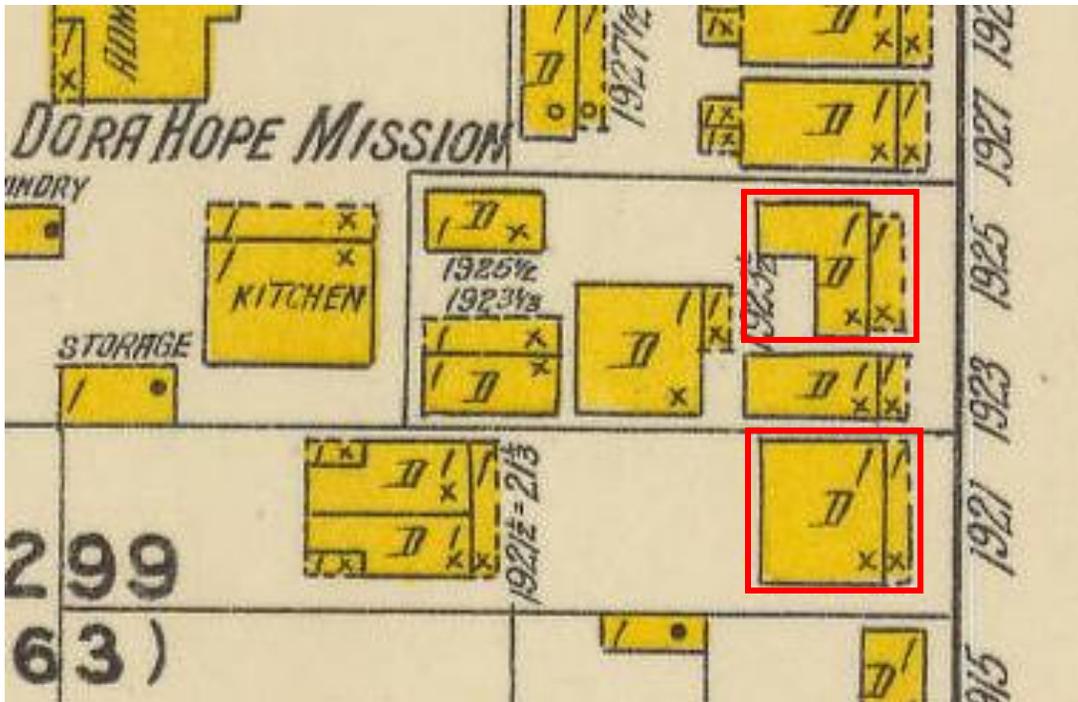
1925 Pickens Street, 1923 Pickens visible behind



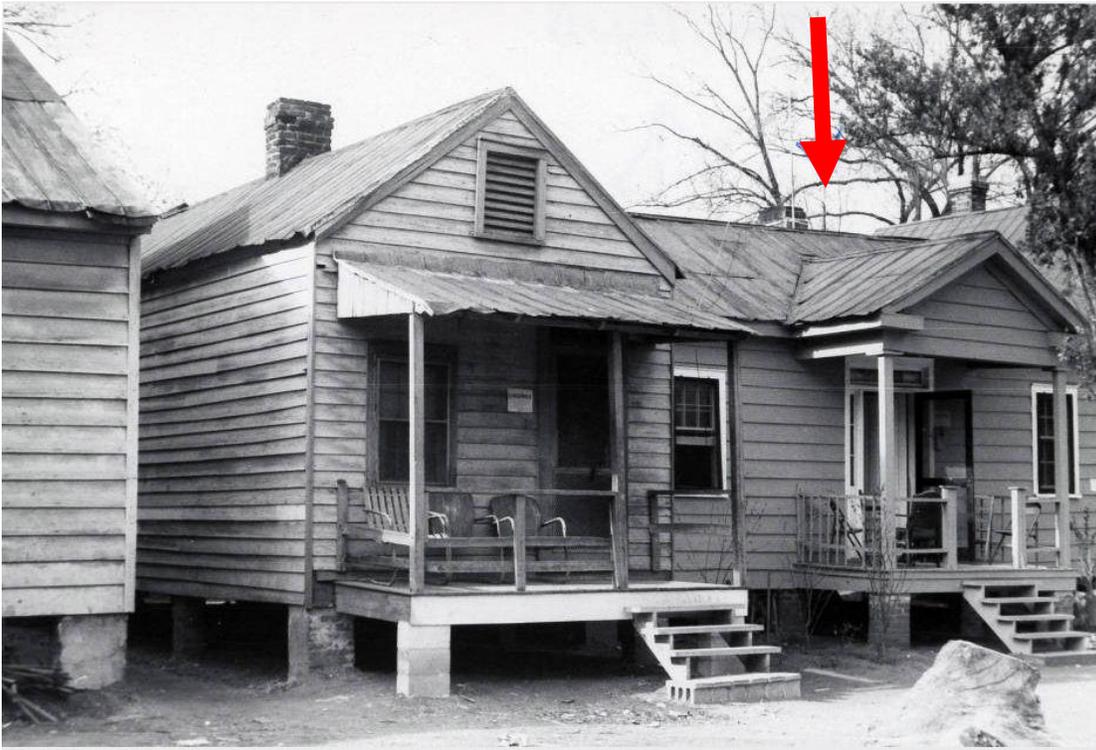
Back of 1925 Pickens, with varying siding material and siding deterioration visible



Porch columns with rot visible



1919 Sanborn Map, the buildings that are located today at 1923 and 1925 Pickens Street indicated



1960s photo of 1925 Pickens Street (building indicated with arrow)



1980s photo of building now located at 1923 Pickens prior to relocation

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>Roof</u> Approximate date of feature <u>1980s</u> Describe feature and its condition <i>Asphalt shingle roof in poor condition</i> Photograph No. _____ Drawing No. _____	Describe work and impact on feature <i>Re-roof w/ same.</i>
Architectural feature <u>Electrical</u> Approximate date of feature <u>1980s</u> Describe feature and its condition <i>Electrical needs updating</i> Photograph No. _____ Drawing No. _____	Describe work and impact on feature <i>No impact - safer wiring</i>
Architectural feature <u>Siding</u> Approximate date of feature <u>Contemporary</u> Describe feature and its condition <i>Existing siding varies between masonite and wood siding</i> Photograph No. _____ Drawing No. _____	Describe work and impact on feature <i>Masonite (or other materials) will be replaced with wood. Any original wood siding found will be retained.</i>
Architectural feature <u>Porch</u> Approximate date of feature _____ Describe feature and its condition <i>Porch has been somewhat altered over time and needs repairs</i> Photograph No. _____ Drawing No. _____	Describe work and impact on feature <i>New(er) columns will be replaced with square columns which were originally on porch. Railings will be repaired. Porch floor will be replaced (non-original) with tongue in groove wood flooring.</i>

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>Insulation</u> Approximate date of feature <u>—</u> Describe feature and its condition <i>Required part of maintenance for building</i>	Describe work and impact on feature <i>No impact</i>
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. _____	

**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.*