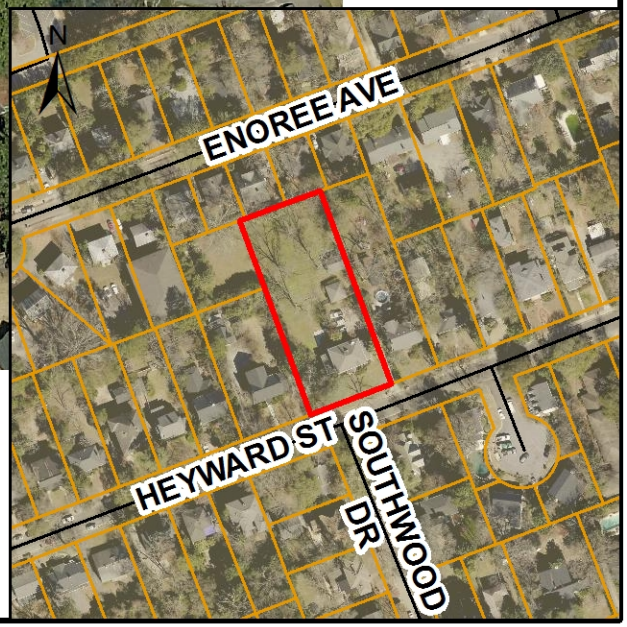


D/DRC Case

1714 Enoree Avenue

Wales Garden Architectural Conservation District

TMS: 11306-07-28

DESIGN/DEVELOPMENT REVIEW COMMISSION

BAILEY BILL APPLICATION
CONSENT AGENDA

EVALUATION SHEET

Case #1

ADDRESS: **1714 Enoree Avenue**

APPLICANTS: David Schmitt, owner

TAX MAP REFERENCE: TMS# 11306-07-12

USE OF PROPERTY: Residential

NATURE OF REQUEST: Request approval for preliminary certification for Bailey Bill

FINDINGS/COMMENTS:

This building is a modest, single family Craftsman-influenced vernacular home built in the early 1920s on a small lot in the Wales Garden Architectural Conservation District. The home features a front-facing gabled roof with wood shakes in the gable, exposed rafter tails, wood siding, and a stoop which serves as the front entry. While a good bit of the house is intact, the left side has suffered some unsympathetic alterations which the owners may address in the future.

The house requires a good bit of repair work, including repairing termite damaged wood, repairing original windows, upgrading electrical and plumbing systems, replacing the roof, etc. The owners would like to replace the front door as well; staff will need to review this to ensure the front door is not original. Otherwise, all work meets the requirements of 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 scope of work indicates that historic materials will not be removed; staff will review front door for any historic significance.

(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.
The owners are not changing the house in such a way that significant craftsmanship will be lost.

(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 will be repaired where possible; if any new windows are required, then they shall match the originals in materials, design, etc.

(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.
Not applicable.

(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.
None of the work being done will impact the basic form and integrity of the building.

Staff recommendations:

Staff recommends granting preliminary certification for the Bailey Bill for the project at 1714 Enoree Avenue, based upon its compliance with Section 17-698 of the Code, and conditional upon it meeting the 20% investment threshold. The following conditions also apply:

- *Staff to work with applicants on windows and front door as required*
- *Any other 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.

Architectural feature Heating / Air Conditioning Approximate date of feature Unknown Describe feature and its condition HVAC unit is outdated Photograph No. 12, 13 Drawing No.	Describe work and impact on feature New energy-efficient system to meet International Residential Code and International Energy Conservation Code
Architectural feature Electrical Approximate date of feature Original/Unknown Describe feature and its condition Existing system is outdated Photograph No. 10 Drawing No.	Describe work and impact on feature Upgrade to remove existing knob-and-tube system and replace with system to meet IRC and IECC
Architectural feature Crawl Space and Attic Insulation Approximate date of feature Unknown Describe feature and its condition Attic insulation old and missing in certain areas No insulation appears to be present in crawl space Photograph No. 6-8 Drawing No.	Describe work and impact on feature New insulation for crawl space and attic to meet IRC and IECC
Architectural feature Roof Approximate date of feature Unknown Describe feature and its condition Photograph No. 14 Drawing No.	Describe work and impact on feature Replace existing asphalt shingles with new architectural shingle roof

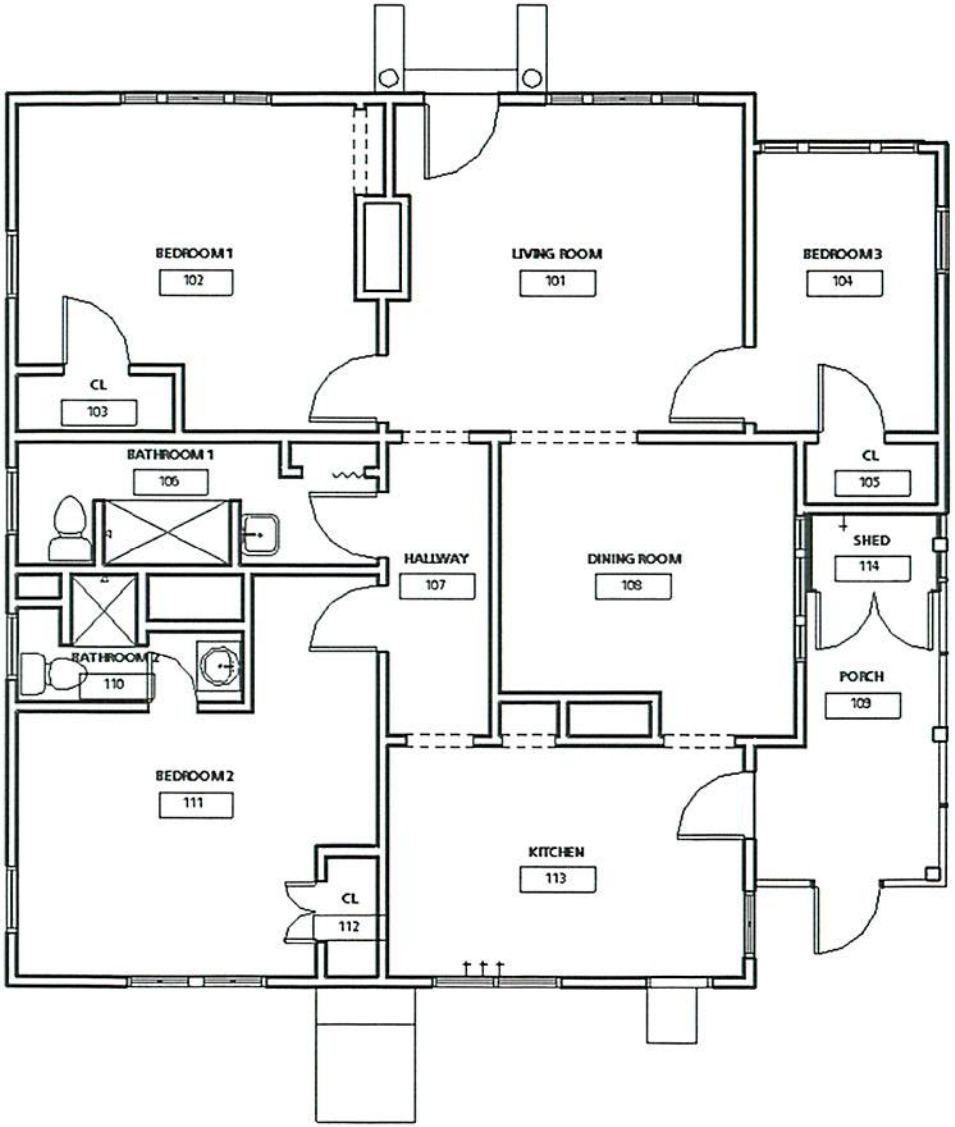
CITY OF COLUMBIA
PLANNING DEPARTMENT

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 Foundation and Framing Approximate date of feature Original Describe feature and its condition Severe termite damage requiring replacement of main structural members Photograph No. 11 Drawing No.	Describe work and impact on feature Repair of termite damage in foundation and framing to re-establish structural stability of building
Architectural feature Water Heater Approximate date of feature unknown Describe feature and its condition Photograph No. Drawing No.	Describe work and impact on feature New tankless water heater system
Architectural feature windows Approximate date of feature Unknown Describe feature and its condition Photograph No. 15 Drawing No.	Describe work and impact on feature window replacement and/or restoration pending further evaluation of existing conditions after demolition
Architectural feature Doors and Jambs Approximate date of feature unknown Describe feature and its condition Existing doors not original to house Photograph No. 9 Drawing No.	Describe work and impact on feature Replacement of front and rear doors and jambs

**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.*



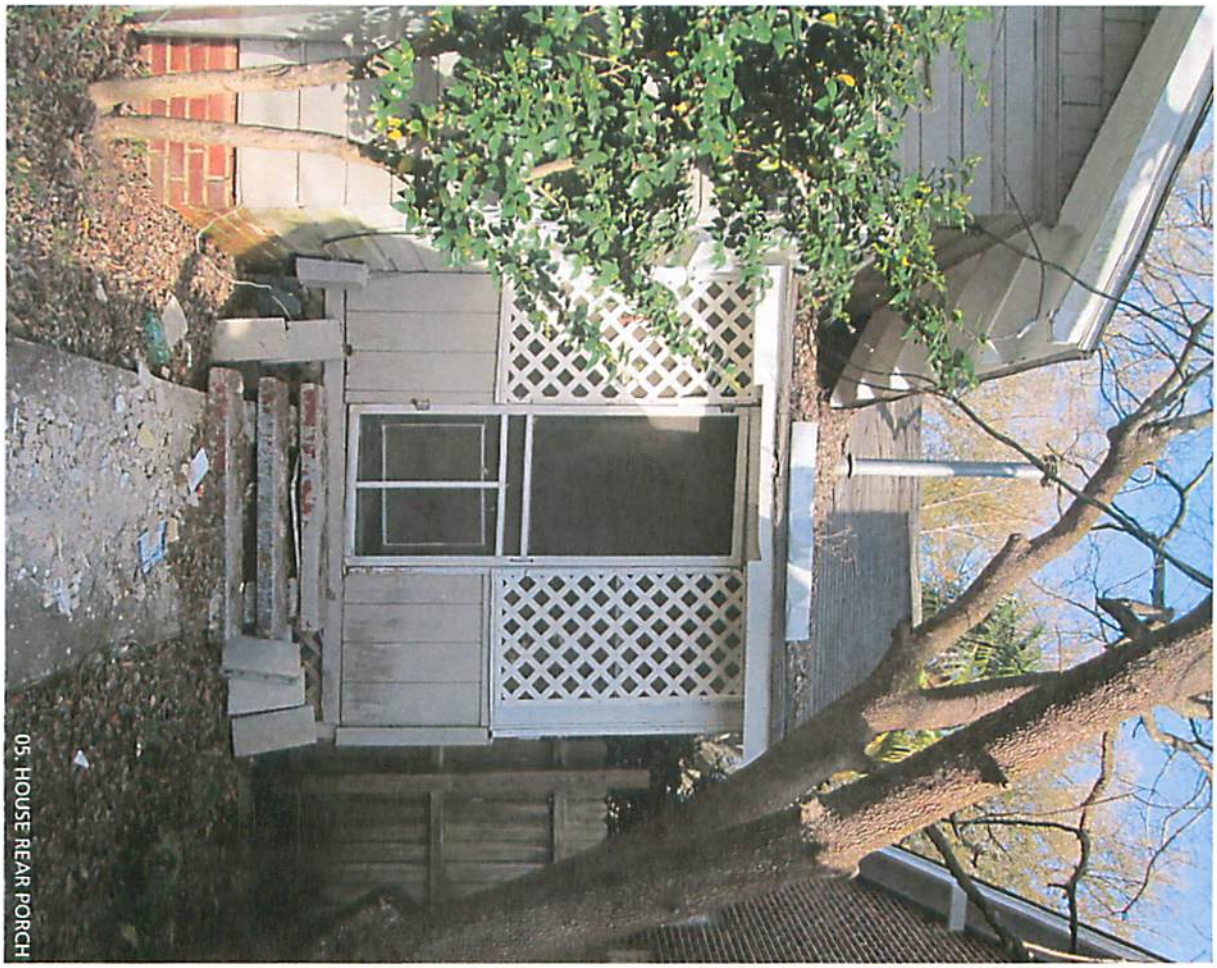
EXISTING PLAN

1. FRONT ELEVATION

2. NORTHEAST VIEW

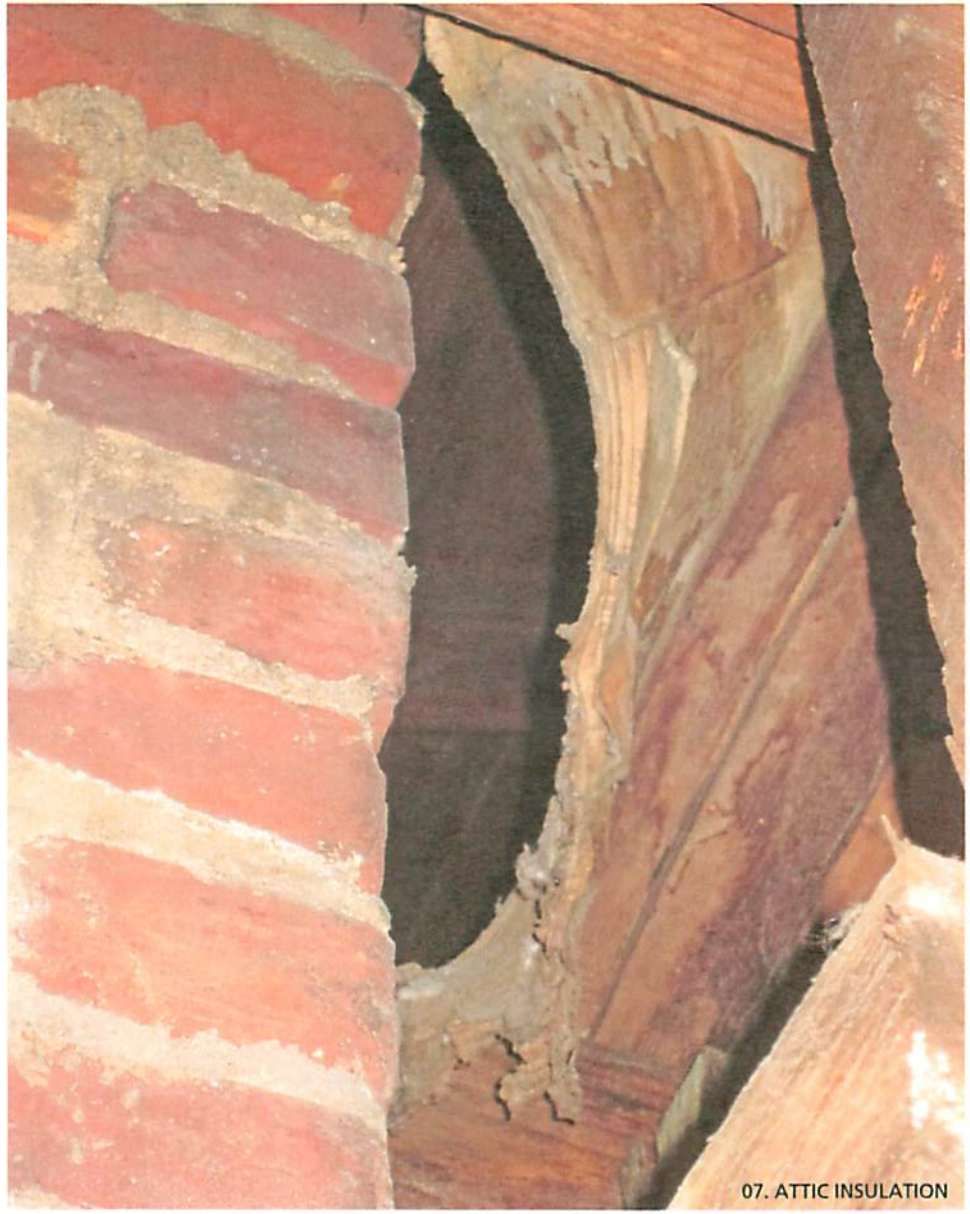
3. NORTHWEST VIEW

4. HOUSE REAR



05. HOUSE REAR PORCH

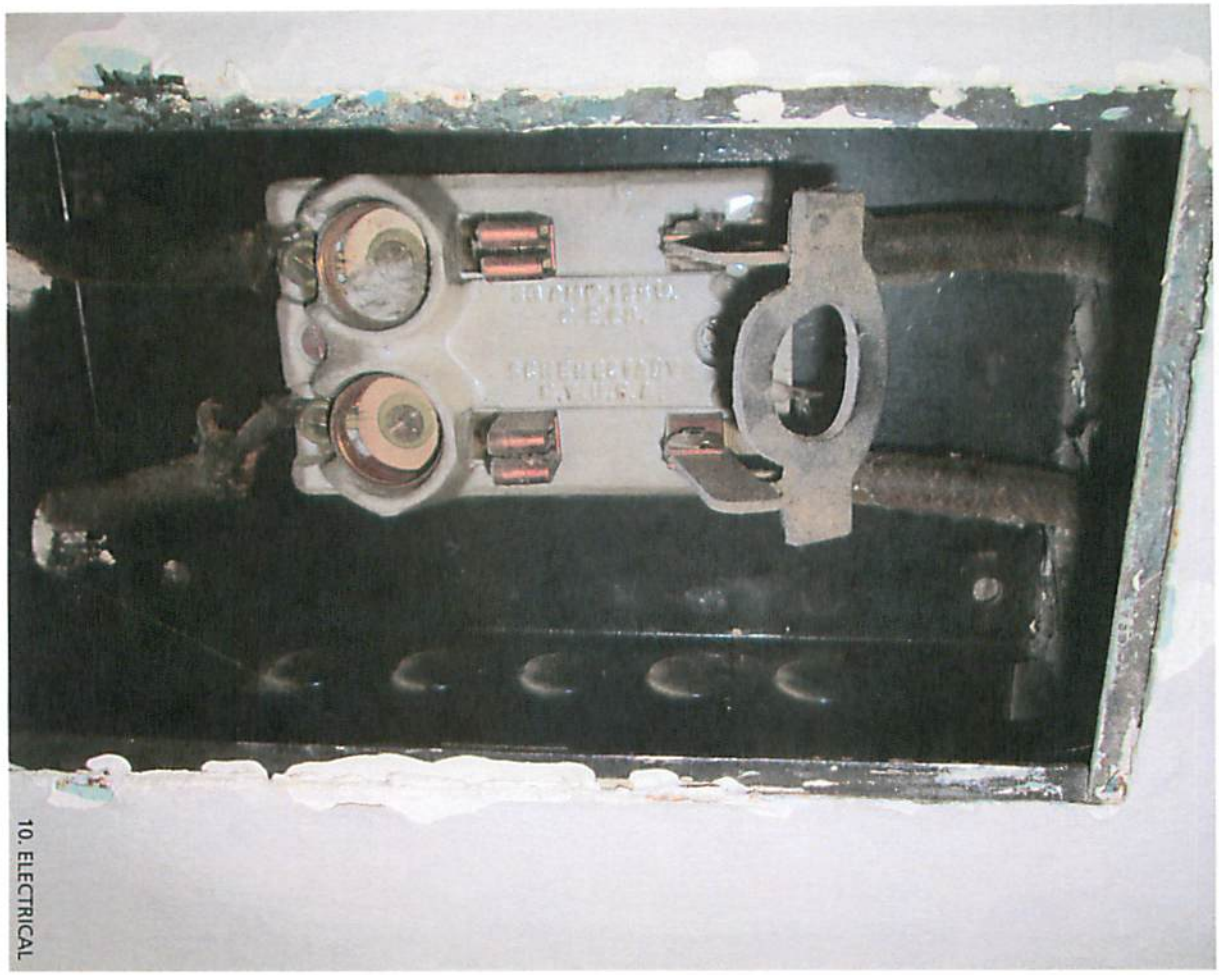
06. ATTIC INSULATION



07. ATTIC INSULATION

08. CRAWL SPACE INSULATION

09. DOORS



10. ELECTRICAL

11. FOUNDATION

12. HVAC

13. HVAC

14. ROOFING

15. WINDOWS