

D/DRC Case

1635 Main Street

City Center/Design Development District

TMS: 09014-10-07

DESIGN/DEVELOPMENT REVIEW COMMISSION
DESIGN REVIEW DISTRICT
CONSENT AGENDA
EVALUATION SHEET
Case # 4

ADDRESS: 1635 Main Street (Seegers Building)

APPLICANT: Robert Lewis, Managing Member

TAX MAP REFERENCE: TMS#09014-10-08

USE OF PROPERTY: Commercial

REVIEW DISTRICT: Bailey Bill Project

NATURE OF REQUEST: Request Preliminary Certification for the Bailey Bill

FINDINGS/COMMENTS:

This is an 1873 building that is listed as contributing to a district on the National Register of Historic Places (NRHP). Buildings listed on the NRHP are potentially eligible for the Bailey Bill. It was constructed by John C. Seegers as a saloon and was described as “substantially built” with an “attractive front.” Inside were plate glass mirrors and “massive marble counters.” Seegers was a prominent business man at the time, and had his other building adjacent at 1631 Main and his home behind the businesses, facing Assembly Street. A German native, he was among several of that country who rebuilt the 1600 block of Main Street after the fire of 1865.

We are fortunate that a descendent of Seegers has provided us with a wonderful early image of the building as it appeared in the 1880s, not long after its construction. Exquisite detailing in the storefront created arched glass windows and transoms that are mirrored in the arched openings of the second floor. Large cast iron columns, an early adoption for Columbia, separate the bays of the storefront, and it is likely that a few of these remain behind the modern façade. To advertise the saloon a beer barrel was placed atop a post outside of the building. This has been recreated within the past few years as an homage to the history of the building and the brewing and bottling industry of Seegers and his son-in-law and business partner C.C. Habenicht.

Over time this structure endured a number of changes to the façade, including the removal of trim and the cornice on the upper story and replacement of the storefront and division into two bays. This eliminated the interior stairwell, likely during the 1937 renovation, and the upper floor has been virtually inaccessible since that time, creating a time capsule of sorts. In the left bay the façade received black Vitrolite panels, while the right bay gained a typical slanted store front on bulkheads, leading to a central door. The upper floor lost its ornamental cornice by the 1970s and gained a stuccoed panel board treatment in the early 1980s. The windows were also covered over in the second floor but are still inside the building. Over the years the only hint of this building’s nineteenth century origins were in the four encircled stars that projected through the stucco.

The current project is a request for the Bailey Bill for some exterior repairs, removal of the stucco, and insertion of restored windows on the façade and side elevation, among other items. This will not restore the façade to its original appearance. However, if the Bailey Bill is approved then any changes to the façade in the future will have to align with the City Ordinance below. City staff encourages a restoration of the façade to its original appearance given the fact that the upper story will have features from the 1870s while the first floor is a mixture of the 1930s and more modern updates. This juxtaposition is allowed because the first floor is not being altered and therefore it may exist as it currently appears, but as per the City Ordinance Section 17-696, the purpose of the Bailey Bill is to “encourage the restoration of historic properties” and therefore we welcome any efforts to return the building to a coherent 1870s appearance.

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 upper floor will retain what currently exists behind the stucco panels. The panels will be removed but are not historic features.

(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.

The changes on this building have not acquired historic significance in their own right and do not need to be retained and preserved.

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

The wood windows for the upper floor will be restored and reinstalled; the stucco of the upper story will 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.

There are a number of historic features missing on the façade of the building, such as the trim between the upper story windows, the trim above and below the start motif, and the cornice, as well as the first story storefront. At present none of these items are being installed, but if any are proposed in the future they will need to meet this guideline.

Since the building is receiving new paint, using contrasting paint colors to indicate the locations of the historic trim may be an economical solution at present to help the upper story appear closer to its original appearance.

(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 chemical or physical treatments have been proposed at this time.

(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.

No alterations are proposed. An addition will be a new rear stair, which will allow the only access to the second floor and is composed of a modern styles steel and concrete system. It is clearly differentiated from the old.

(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 rear stair addition complies with this guideline.

(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.

(2) Alterations to the exterior of the designated building.

(3) New construction on the property on which the building is located.

(4) Alterations to interior primary public spaces.

(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 generally complies with Sec. 17-698 of the City Ordinance and recommends preliminary certification for the Bailey Bill with the following conditions:

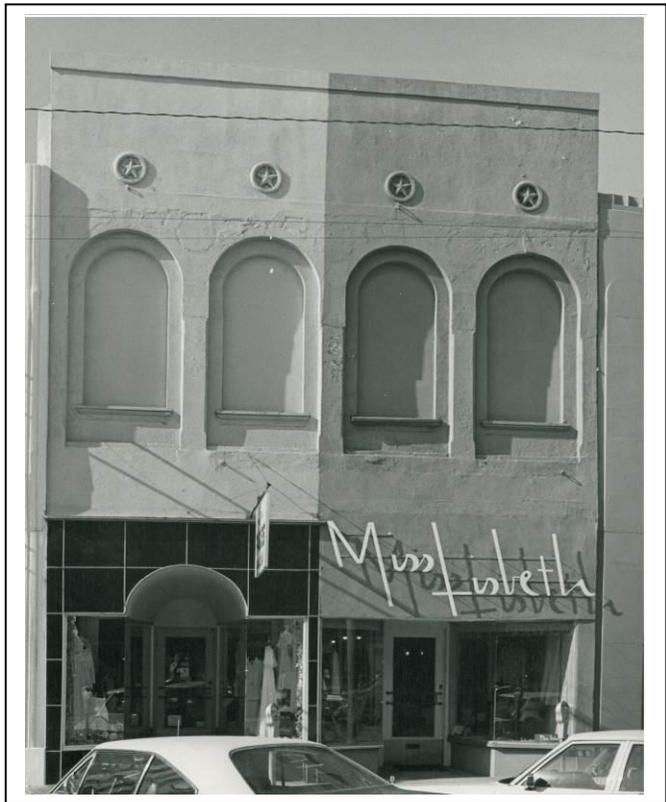
- the project meeting or exceeding the 20% investment threshold requirements for qualified rehabilitation expenses
- All work meeting the standards for work as outlined in Section 17-698
- All details deferring to staff

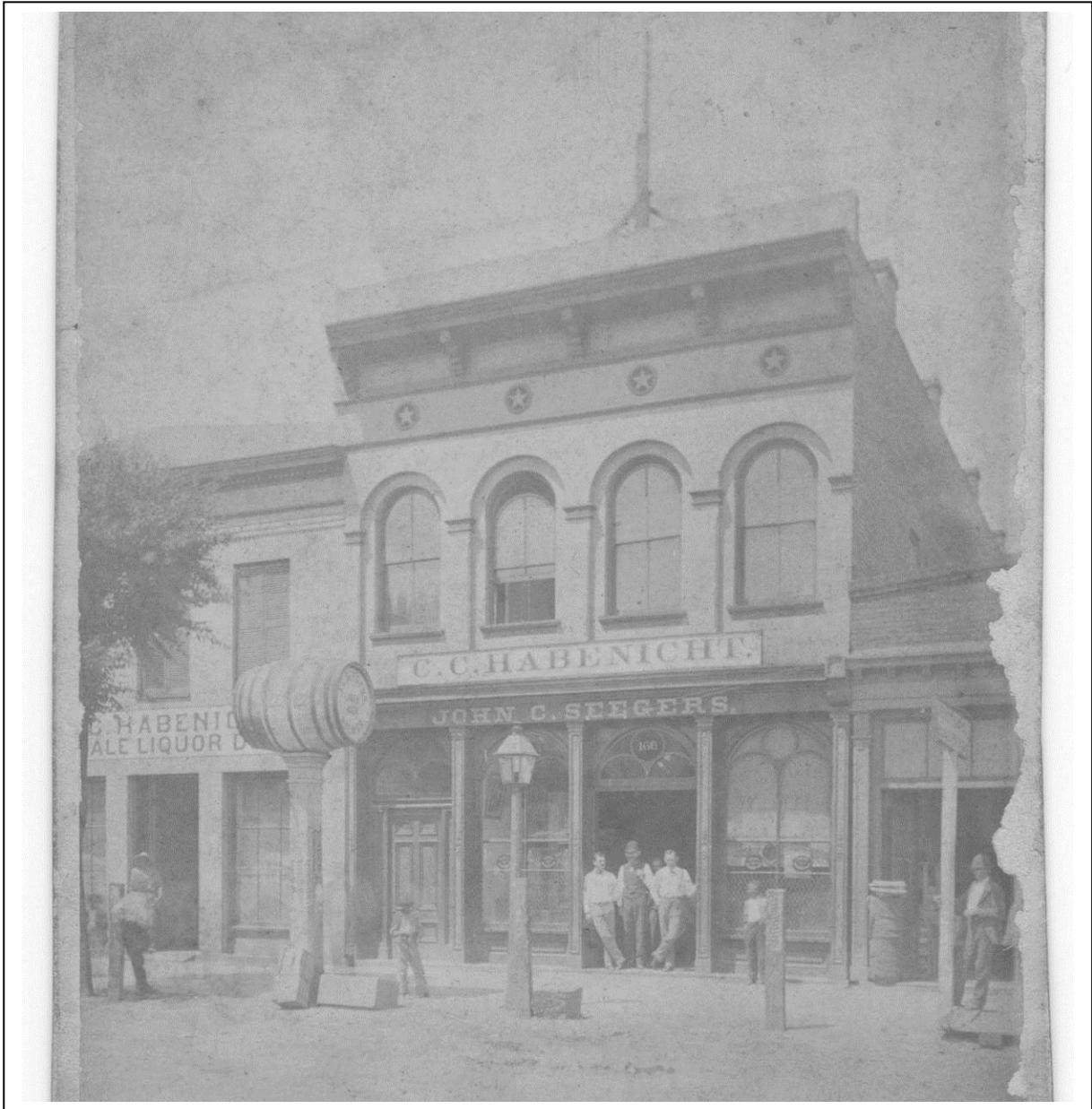
Staff recommends a Certificate of Design Approval for the project as proposed based on its conformance with Sec. 17-698 of the City Ordinance, with all details deferred to staff.



Above: Modern image of building at 1635 Main Street

Right: 1970s image of 1635 Main, showing what the building will likely look like once the stucco panels are removed (photo by Gren Seibels, City of Columbia collection)





A c.1880s image provided by
Martha Fowler, Seegers
descendent

Information Submitted by Applicant

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: 1--Second Floor Façade Approximate date of feature: 1937 Describe feature and its condition: The stucco over plywood boards covering the entire second floor façade is in poor condition and is in danger of falling from the face of the building.</p> <p>See exhibits 1-7.</p> <p>Photograph No. _____ Drawing No. _____</p>	<p>Describe work and impact on feature:</p> <p>Remove the stucco façade. Repair, re-stucco and paint the original stucco underneath the existing façade.</p>
<p>Architectural feature: 2-- Existing Wood windows(7) Approximate date of feature: 1873 Describe feature and its condition: The existing wood windows, four in the front and three in the rear, are in poor condition but are salvageable.(see photo Ex. 4)</p> <p>Photograph No. _____ Drawing No. _____</p>	<p>Describe work and impact on feature:</p> <p>The existing sashes will be removed and deglazed. The sashes will be sanded and repaired as needed and new wood will be milled to match as needed. The window sashes and frames will be reinstalled and painted. The window panes will be reinstalled and re-glazed.</p>
<p>Architectural feature: 3-- Rear Door</p> <p>Approximate date of feature: Unknown.</p> <p>Describe feature and its condition; The original rear door has been removed and the opening sealed.</p>	<p>Describe work and impact on feature:</p> <p>Re-open and trim the original rear door location. Fabricate a six panel wood door with transom in the manner depicted in Ex. 6.</p>

<p>Photograph No. _____ Drawing No. _____</p> <p>Architectural feature:4-- Rear Stairway.</p> <p>Approximate date of feature: Unknown</p> <p>Describe feature and its condition: the rear stairway has been removed.</p> <p>Photograph No. _____ Drawing No. _____</p>	<p>Describe work and impact on feature;</p> <p>Fabricate and install the rear stairway in the manner depicted in Ex. 5.</p>
<p>Architectural feature:5-- Roof</p> <p>Approximate date of feature: unknown</p> <p>Describe feature and its condition: Poor</p> <p>Photograph No. _____ Drawing No. _____</p>	<p>Describe work and impact on feature:</p> <p>Replace existing roof with 60 mil reinforced TPO membrane.</p>

1633-1635 MAIN STREET

EXHIBIT LIST

1. Construction budget.
2. Blackstone Construction Co. bid and subcontractor bids.
3. Historic photographs.
4. Existing window photograph.
5. Rear exit stairway architectural drawing.
6. Rear replacement door detail drawing and location photo.
7. Richland County property tax assessment.

1635 Main

Comments

Work	Quote	GC Markup	Total	Comments
Remove Stucco front of building	\$ 5,000	\$ 1,000	\$ 6,000	
Repair plaster, smooth and paint	\$ 10,000	\$ 2,000	\$ 12,000	
Supply and install new 70x30 back door solid wood	\$ 3,800	\$ 760	\$ 4,560	
Remove and replace roof	\$ 25,195	\$ 5,039	\$ 30,234	
Fabricate and install the back stairs	\$ 13,500	\$ 2,700	\$ 16,200	
Reseal parking lot	\$ 2,310	\$ 462	\$ 2,772	
Remove posts in parking lot	\$ 480	\$ 96	\$ 576	
Total-1635		\$ -	\$ 72,342	

1637

Comments

Work	Quote	GC Markup	Total	Comments
Remove replace roof	\$ 30,850	\$ 6,170	\$ 37,020	OPTIONAL - PARTNERS TO REVIEW
Remove and replace storefront	\$ 9,235	\$ 1,847	\$ 11,082	
Clean, remove loose paint on front of building, rework windows on upper level	\$ 11,360	\$ 2,272	\$ 13,632	
Interior Paint, tile, mold, etc.	\$ 1,000	\$ 200	\$ 1,200	
Total-1637		\$ -	\$ 62,934	
Grand Total			\$ 135,276	

LLC

Don Blackstone Construction,

Hyman Lane

1079

29016

Blythewood, SC

PROPOSAL

CLM Properties

Main Street Trio

1635 Main Street Columbia, SC

12/14/2015

The following are budget numbers:

Remove stucco on front of building \$5000.

Remove and restore 7 wood windows using components on site \$4800.

Supply and install new 70 x 30 back door solid wood with transom \$3800.

Remove and replace the roof \$25,195.

Reseal parking lot \$2,310.

Remove post in parking lot and fill holes with concrete \$480.

Fabricate and install the back stairs \$13,500.

All numbers are cost, add 20% for contractor.

Any question feel free to call me, don at 586-1700.

Thank you for the opportunity to work with you on this project,

Total = \$55,085.
+ 11,017.20%

\$66,102.



January 10, 2016

Mr. Robert Lewis
1330 Lady Street
Columbia, SC 29201

Re: Invoice for 1633-1635 Main Exterior Renovations

Meetings on site and meeting with the City inspector.
ACI provided drawings of the stair location on the site.
Also stair details for the rear access. Window details
for both buildings.

Total contract amount - \$4000.00 for Architectural
\$1500.00 for Structural

Amount Due This Invoice - \$1800.00

Thank you,

A handwritten signature in black ink, appearing to read 'Charlie Baker', is written over a light blue horizontal line.

Charlie Baker, Architect
Architectural Concepts
PO Box 212124
Columbia, SC 29221
803-403-6005
acicdb@yahoo.com

Carolina Commercial Property Maintenance, LLC

CarolinaPropertyMaintenance.com

Solicitation Proposal

November 14, 2013



PROJECT DETAILS

Customer: Don Blackstone Construction	Property:
Billing Add.: 1079 Hyman Land	Address: 1631-1635 Main Street
City/St./Zip: Blythewood SC	City/St./Zip: Columbia, SC

SERVICE / SCOPE OF WORK

COST

REQUEST FOR PROPOSAL

CUSTOMER RFP: Per Don Blackstone, customer requests proposal to patch one (1) pothole in parking area shown in attached conditions photos, followed by sealcoating and striping of parking area. Repairs to damaged concrete sidewalk at rear of property are not included.

POTHOLE REPAIR

Patch one (1) pothole at site. Saw-cut perimeter of damaged asphalt to create a uniform patch area. Excavate damaged material and other loose aggregate. Compact subbase / subgrade as necessary to support patch. Tack edge surfaces. Install cold patch asphalt repair product, compacted flush with existing grade.

SEALCOAT PARKING AREA

Clean all parking areas by mechanically forced air or by hand brooming to remove sand, silt, gravel, and other debris from the parking surface to ensure proper adhesion of sealcoat product. Apply two (2) coats of GemSeal® FedSpec premium refined tar emulsion pavement sealer (or equivalent product) in accordance with manufacturer specifications utilizing low-pressure spray equipment to the sealcoat area shown above. Sealcoat area is approximately 9,425 square feet.

Note to Customer: Asphalt sealer is an asphalt maintenance product that enhances the appearance of driveways and parking areas and extends the usability of the surface when applied correctly to a sound pavement structure. Asphalt sealer is not a patching or repair product. Customers desiring surface repairs and patches, crack-filling, or overlays should request these services in addition to sealcoating. Customer is ultimately responsible for the final scope of work.

STRIPE PARKING AREA

Paint all parking lot vehicle and pedestrian traffic features described herein with one (1) coat of Sherwin Williams SETFAST traffic marking paint in accordance with manufacture specifications to match the existing layout, style and coloring.

TERMS

Thank you for the opportunity to serve you! This proposal defines the work to be performed by Carolina Commercial Property Maintenance, LLC on behalf of the above named Customer in consideration of the payment and other terms specified herein. This proposal is price-firm for 15 days following the date hereof. Project scheduling subject to coordination with Customer and weather conditions, if applicable. Proposals which exceed \$5,000 may be subject to a 30% deposit for materials. Payment is due in full within 10 days of completion of all work and submission of final invoice. Balances which are more than 30 days past-due are subject to interest at a rate of 1.5% per month. Customer approval and signature of this proposal is required prior to commencing any work. Changes to the scope of work described above require written change order signed by both parties. Please indicate acceptance of this proposal by signing below and returning a copy to CPM. Acceptance and signature of this proposal shall indicate Customer's intent to be legally bound to the terms contained herein.

Accepted By: _____	Subtotal	
Print Name: _____	Sales Tax	
Date: _____	GRAND TOTAL	\$2,310



The Clear
Bryn Mawr St

250
Clearmeta

Mark's
Men's Wear

Basement access (chainlink fence)
Post-mounted security camera
Planted area (sawdust asphalt)

1

13

14

T.M.S. No. 08014-10-02

T.M.S. No. 08014-10-07

T.M.S. No. 08014-10-08

T.M.S. No. 08014-10-09

T.M.S. No. 08014-10-10

T.M.S. No. 08014-10-11

CHAO
CONSULTING ENGINEERS
& LAND SURVEYORS





Commercial Roofing Associates, Inc.

December 7, 2015

Mr. Don Blackstone
Don Blackstone Construction

Single-Ply Re-Roofing proposal for:
1635 and 1637 MAIN STREET
COLUMBIA, SOUTH CAROLINA

Please accept this proposal as a solution to the specified roofing assembly for the above referenced project. This system will consist of a 60 mil reinforced (white) TPO mechanically attached membrane over one layer of 1.5" thick polyisocyanurate insulation over the structurally sloped roof deck.

The new membrane will be adhered to the insulation that will be either mechanically attached to the roof deck with mechanical fasteners or fully adhered to the top layer of original roofing with a low rise adhesive to comply with the manufacturer's recommendations in accordance with local wind uplift requirements.

We will receive materials directly to the job site work area, provided by you, for staging. We will provide barrier lines at loading and storage zones as safety precautions. We also intend to man the job with sufficient labor to complete the installation in a timely manner according to schedule. Due to scheduling and coordination of other trades, precautionary measures must be taken to protect the finished roof surface once installed.

We propose to furnish the following:

- Remove and dispose of the top layer of the existing roof system(s)
- Remove and dispose of terracotta coping(s)
- Provide and install new 60 mil reinforced TPO membrane for roof and walls
- Provide and install new 1.5" polyisocyanurate insulation
- Provide and install new pressure treated wood nailers for metal trim fastening at building perimeters
- provide and install 24 gage standard color kynar coated copings and metal trims
- clean up of work area and dispose of single-ply roofing generated debris
- provide owner with manufacturer's 10 year warranty

1635 FOR THE SUM OF:	\$25,195.00
1637 FOR THE SUM OF:	\$30,850.00

Exclusions:

- Roof deck repairs
- roof ladder/ hatch
- sidewalk canopies
- clear sealer on brick walls

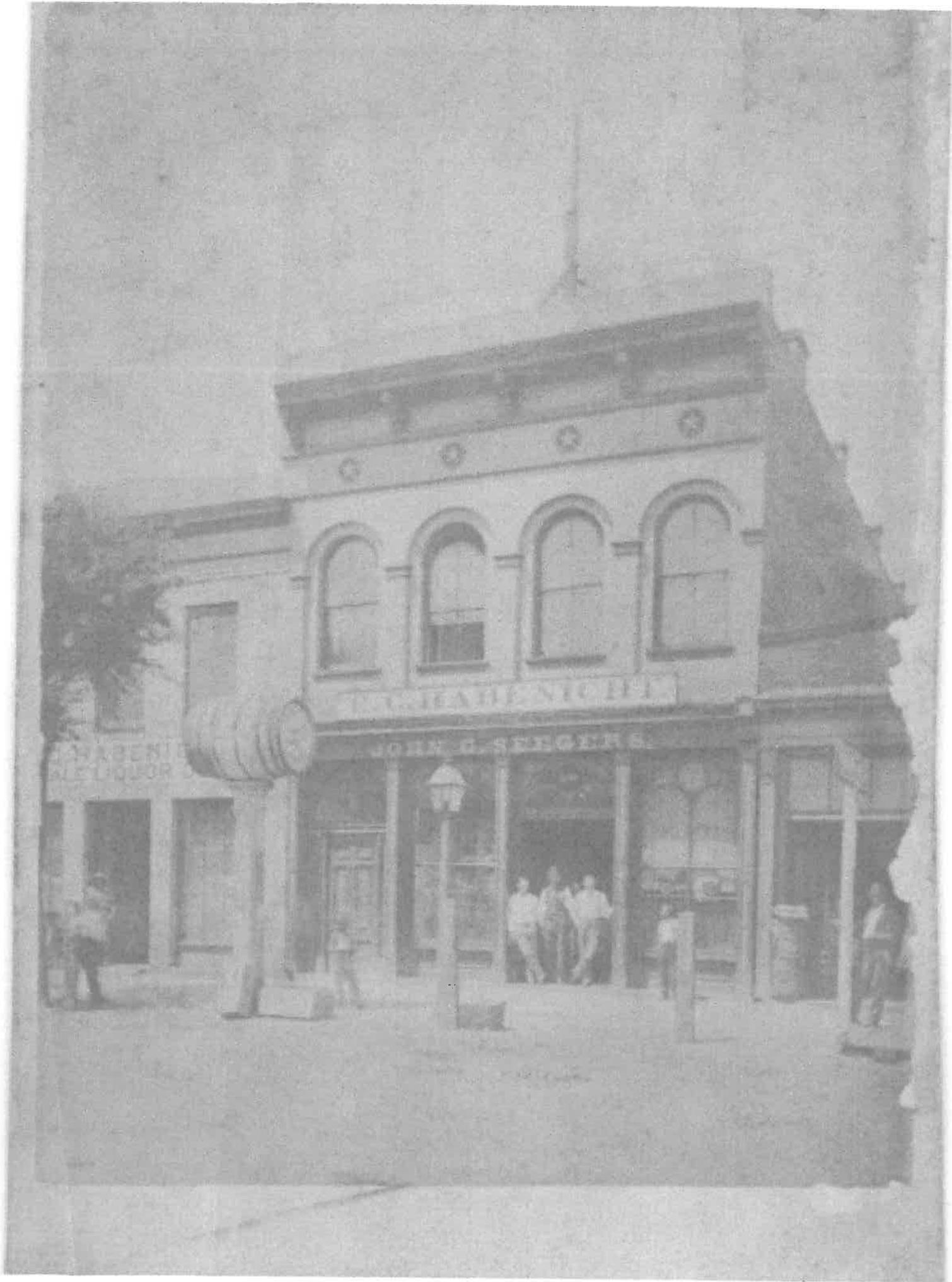
Adds / Deductions:

to go to a 15 year warranty, add: \$750.00
to provide and install new PVC drains, add: \$350.00/each
(drains will include 4' of 4" pvc pipe)

We look forward to doing a great job for you.

Keith Gilstrap

212 McLean Road, Blythewood, SC 29016 Phone 803-754-9400 Fax 803-754-9402
(Home Office) 447 Atando Avenue, Charlotte, NC 28206 Phone 704-334-1150 Fax 704-334-8811







REAR EXIT STAIR 1635 MAIN STREET COLUMBIA, SC

CODE COMPLIANCE BASED ON INTERNATIONAL BUILDING CODE - 2012 EDITION

AN UPSET TO AN EXISTING BUILDING
 TYPE: II-B, CONCRETE (SECTION 504.2) -
 MASSIVE AND CONCRETE WALL CONSTRUCTION
 FLOOR - CONCRETE SLAB ON GRADE
 FOUNDATION - CONCRETE
 OCCUPANCY CLASSIFICATION
 2. GROUP "B", BUSINESS (SECTION 503)
 EXISTING CONDITIONS OF BUILDING
 3. EXISTING TENANT SPACE SQUARE FOOTAGE REMAINS THE SAME.
 EXISTING SPACE IS UNSPRINKLERED.
 REQUIRED REVISIONS OF OCCUPANCY (TABLE 504.2.1)
 4. N/A

HEIGHT AND BUILDING AREA (TABLE 503)
 5. ALLOWABLE:
 STORIES = 2; BUILDING SF = 19,000 SF
 ACTUAL:
 EXISTING BUILDING HEIGHT - TWO STORY
 1ST FLOOR = 3,150 SF
 2ND FLOOR = 4,850 SF
 MAXIMUM FLOOR AREA ALLOWANCE PER OCCUPANT (TABLE 1004.1.1)
 A. 1ST FLOOR - BUSINESS AREA (100 GROSS)
 3,150 / 100 = 32
 B. 2ND FLOOR - BUSINESS AREA (100 GROSS)
 4,850 SF / 100 GROSS = 48

EXIT ACCESS TRAVEL DISTANCE (TABLE 1016.1)
 7. GROUP "B", UNSPRINKLERED = 200 FT
 NUMBER OF EXITS
 8. 2 (MINIMUM OF 2 AS REQUIRED BY TABLE 1016.1)
 EXIT WIDTH PER OCCUPANT (TABLE 1006.1)
 9. 44" MIN. CORRIDOR WIDTH (SECTION 1017.2)
 DOORSE
 EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS, KEYS, COIN OPERATED DEVICES OR EFFORT. ALL HANDWARRS SHALL BE DIRECT ACTING.

INDEX TO DRAWINGS

ARCHITECTURAL

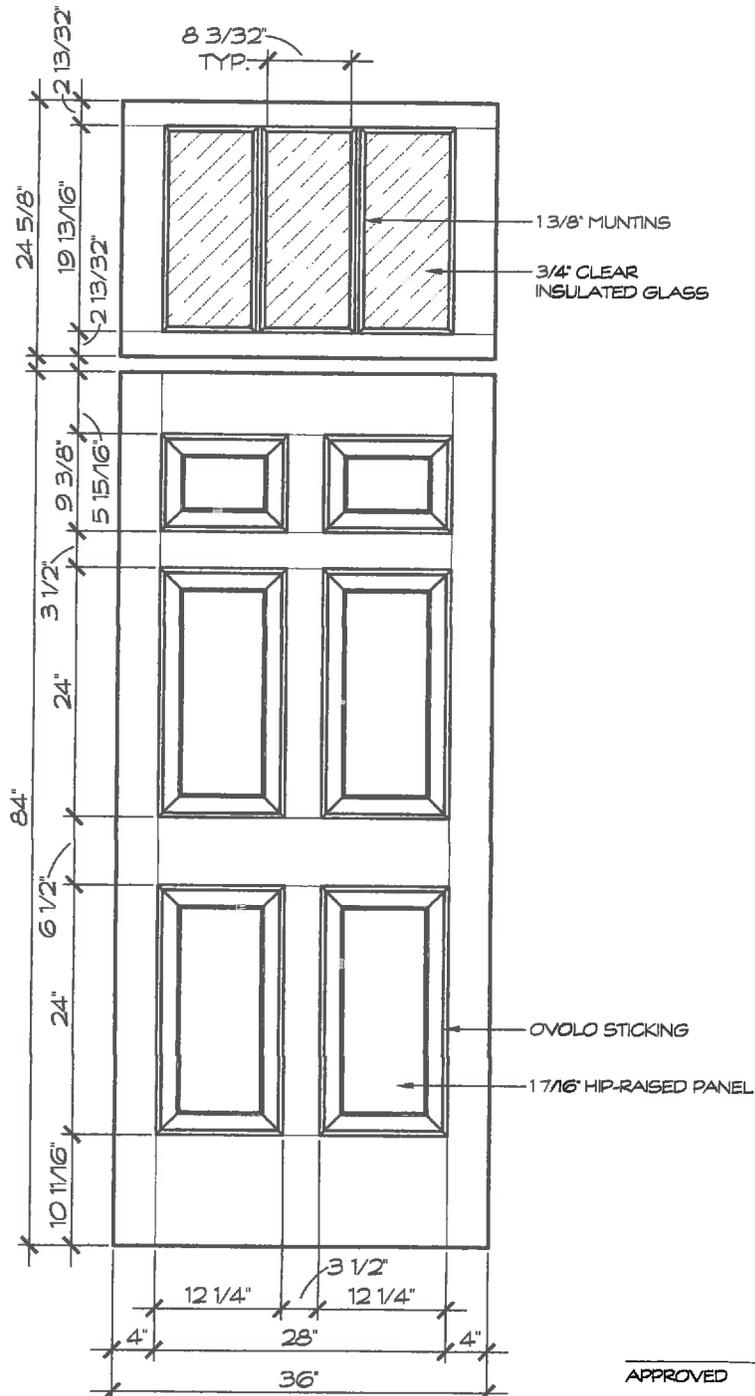
C0 COVER
 C1 SITE PLAN
 A1 EXIT STAIR PLAN

REAR EXIT STAIRS
 1635 MAIN STREET
 COLUMBIA, S.C.

SHEET NO. 00
 OF
 JOB NO.
 DATE: 12.20.15

ARCHITECTURA CONCEPTS
 ARCHITECTS
 1635 MAIN STREET
 COLUMBIA, SC 29201
 PHONE: (803) 733-8888
 FAX: (803) 733-8888

REVISIONS	APPROVALS



DOOR DETAIL
NOT TO SCALE

APPROVED _____ DATE _____

WHEN PLACING ORDERS, PLEASE SIGN BOTH QUOTE AND ALL SUPPLIED DRAWINGS TO PREVENT DELAYS IN ORDER PROCESSING.

NOTE:
DRAWING DEPICTED AS VIEWED FROM EXTERIOR
STICKING IS NOT INCLUDED IN STILE & RAIL DIMENSIONS
DRAWINGS ARE FOR GENERAL REFERENCE ONLY AND MAY NOT BE BUILT TO THE EXACT DETAIL SHOWN

DOOR: 730
TRANSOM: 7753



QUOTE #27771400 / LINE 2

PROPOSED DOOR UNIT FOR THE BUILDING CENTER 205 WATTLING ROAD WEST COLUMBIA, SC 29170 JOB: BLACKSTONE	DWG. #27771400
	DATE: 12/15/2015
	DRAWN: K. CECI



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