



## D/DRC Case

929 Gervais Street

West Gervais Street Historic Commercial District

TMS: 09013-11-10

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**DESIGN/DEVELOPMENT REVIEW COMMISSION  
BAILEY BILL APPLICATION  
CONSENT AGENDA  
EVALUATION SHEET  
Case #1**

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**ADDRESS:** 929 Gervais Street

**APPLICANTS:** Asheley Scott, agent

**TAX MAP REFERENCE:** TMS# 09013-11-10

**USE OF PROPERTY:** Commercial

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

**FINDINGS/COMMENTS:**

This early twentieth-century brick commercial building has been altered but retains original features characteristic of commercial buildings in the area. Its use of brick and granite are sympathetic to the district and the central entry, smaller paired windows with brick and granite detailing on the second floor, and original second floor cornice echo other commercial buildings nearby. While the first floor storefront windows have been altered over time, the four brick pilasters there remain.

The building is in need of basic maintenance and the owners wish to pursue the Bailey Bill. The maintenance includes repairing the roof, removing some problematic skylights, mold remediation, new HVAC units, plumbing, and so on. The storefront is largely non-original and the owners are pursuing removing the stuccoed panels, a later alteration. They are also interested in introducing two new entries, one in each of the bays located at the far right and far left sides of the building, to accommodate the three tenant spaces planned for the first floor interior. Staff is supportive of these efforts.

A first floor cornice and the details of the original storefront configuration have been lost over time. Efforts to locate photographs or documentation of the original architecture of the building have been unsuccessful thus far. Lacking this guidance, staff and the applicants are using similar buildings nearby which are of the same time period and function to move forward. Any new storefront designs will come back to the D/DRC for review.

Below are requirements of the Bailey Bill and staff comments regarding the first floor proposed opening.

**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 existing original features will be removed and the relationship of solids to voids on the storefront will remain.*

(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 up for review at present, but any new windows, etc., which are proposed in the future will be discernible from original features.*

(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.

*No changes to existing features, finishes, etc., are planned for the building.*

(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.

*Not applicable at present. Future work will come back to the D/DRC for review and should meet these standards.*

(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.

*No work is proposed at present that will destroy historic features or materials and any proposed new work shall be distinct yet compatible with the building.*

(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.

*Not applicable.*

**Staff recommendations:**

*Staff finds that 929-931 Gervais Street meets the requirements of the Bailey Bill as per Sec. 17-698 and recommends for the preliminary certification with the understanding that any new storefront design will come back to the D/DRC for review and approval.*

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>Roof</u> Approximate date of feature <u>unknown</u> Describe feature and its condition <u>Existing roof has existing leaks, leading to water and mold damage</u></p> <p>Photograph No. _____ Drawing No. _____</p>	<p>Describe work and impact on feature <u>Repair roof to water-tight condition</u></p>
<p>Architectural feature <u>Skylights</u> Approximate date of feature <u>1970s</u> Describe feature and its condition <u>Existing, but not original, skylights are in poor condition and create unusable 2nd floor space</u></p> <p>Photograph No. <u>3</u> Drawing No. _____</p>	<p>Describe work and impact on feature <u>Remove skylights and repair roof structure and roof membrane. Replace all water damaged materials</u></p>
<p>Architectural feature <u>General</u> Approximate date of feature _____ Describe feature and its condition <u>Moisture readings are elevated due to roof and skylight disrepair.</u></p> <p>Photograph No. _____ Drawing No. _____</p>	<p>Describe work and impact on feature <u>After roof repair and skylight removal, mold remediation is req'd to return the bldg to optimal moisture readings</u></p>
<p>Architectural feature <u>HVAC</u> Approximate date of feature <u>1990's</u> Describe feature and its condition <u>Existing HVAC units in disrepair</u></p> <p>Photograph No. <u>4</u> Drawing No. _____</p>	<p>Describe work and impact on feature <u>Replace existing HVAC unit(s) with new units to meet future tenant req's and to meet IMC and IECC req's.</u> <u>*Cost estimate approx \$25,000</u></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.)

<p>Architectural feature <u>Storefront / facade</u>          Approximate date of feature <u>1990's</u>          Describe feature and its condition  <u>Existing storefront and facade have non-original modifications</u></p> <p>Photograph No. <u>1,2,5</u> Drawing No. _____</p>	<p>Describe work and impact on feature  <u>Pending tenant req's, exterior modifications may be req'd - to be in keeping with the Vicks Design Guidelines and DDRC review and approval</u></p>
<p>Architectural feature <u>Accessibility (Plumbing, floor)</u>          Approximate date of feature _____          Describe feature and its condition  <u>Existing 1st floor plumbing and flooring do not meet current accessibility req's</u></p> <p>Photograph No. <u>6</u> Drawing No. _____</p>	<p>Describe work and impact on feature  <u>Pending tenant req's, plumbing layout and floor elevations to be modified and replaced to meet current IBC/ANSI/ADA req's</u></p>
<p>Architectural feature <u>General</u>          Approximate date of feature _____          Describe feature and its condition  <u>Design fees associated with renovations</u></p> <p>Photograph No. _____ Drawing No. _____</p>	<p>Describe work and impact on feature  <u>Architectural &amp; engineering fees</u></p>
<p>Architectural feature <u>Demolition</u>          Approximate date of feature <u>1970's</u>          Describe feature and its condition  <u>Interior elements to be removed for future tenants</u></p> <p>Photograph No. _____ Drawing No. _____</p>	<p>Describe work and impact on feature  <u>General demolition of non-original items from previous retail tenants.</u></p>

\*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.

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

**5. DESCRIPTION OF PROPOSED WORK**

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Architectural feature <u>Fire Sprinkler System</u> Approximate date of feature _____ Describe feature and its condition <u>No fire exists</u>  Photograph No. _____ Drawing No. _____	Describe work and impact on feature <u>Pending tenant req's - to install sprinkler system per IBC &amp; NFPA standards</u>
Architectural feature _____ Approximate date of feature _____ Describe feature and its condition  Photograph No. _____ Drawing No. _____	Describe work and impact on feature
Architectural feature _____ Approximate date of feature _____ Describe feature and its condition  Photograph No. _____ Drawing No. _____	Describe work and impact on feature
Architectural feature _____ Approximate date of feature _____ Describe feature and its condition  Photograph No. _____ Drawing No. _____	Describe work and impact on feature



1. Southeast view



2. Front Elevation



4. HVAC



3. Skylights



5. Façade



6. First Floor Restroom