

# D/DRC Case

929 Gervais Street

West Gervais Street Historic Commercial District

TMS: 09013-11-10

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**DESIGN/DEVELOPMENT REVIEW COMMISSION**  
**DESIGN REVIEW DISTRICT**  
**CONSENT AGENDA**  
**EVALUATION SHEET**  
Case # 1

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**ADDRESS:** 929 Gervais Street

**APPLICANT:** Asheley Scott, agent

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

**USE OF PROPERTY:** Commercial

**REVIEW DISTRICT:** West Gervais Historic Commercial District/Bailey Bill project

**NATURE OF REQUEST:** Request Certificate of Design Approval for exterior changes

**FINDINGS/COMMENTS:**

This project resides in the West Gervais Historic Commercial District and was approved for the Bailey Bill in June; the owners continued to work on plans for the storefront with the intent to come back to DDRC for exterior changes in July.

The exterior of this early twentieth-century building, particularly the storefront, has been altered over the years and thus far, there is no documentation of the original architecture of the building's first floor. The original brick pilasters remain, however, giving a clue about the division of the storefront. The plywood and plaster surface with arched cutouts is clearly a later alteration, probably the 1970s, but exploratory demolition has suggested that original storefront openings were rectangular, so the wood and plaster surface will be removed and any damaged or missing brick underneath it will be repaired or replaced. Other details for the configuration of the proposed storefront were determined from examining similar period structures which are nearby on Gervais Street. A wood clad storefront system with transoms will comprise the first floor façade.

The owners wish to re-establish three entries in the façade, an idea which corresponds with the three businesses in the building as shown on the 1919 Sanborn map. These entries must be recessed to meet code today, but it is possible or even likely they were configured this way originally. Staff will continue to work with the applicant on any outstanding details. The decision was made not to attempt to re-create a missing original second story balcony and first floor cornice as the design would be highly speculative, given the lack of documentation and the wide range of design possibilities for these features.

**PERTINENT SECTIONS FROM GUIDELINES**

*Sec. 17-698. - Eligible rehabilitation. (Bailey Bill)*

*(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 features will be removed and the original articulation of the openings will be restored.

*(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.*

No changes on this building have acquired historic significance.

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

Any distinctive features, finishes, or techniques 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.*

The storefront may be reasonably replicated given our knowledge of the placement of the openings and the fairly common characteristics of storefront windows from the period which are found in the district. The missing first floor cornice and second floor balcony, however, will not be attempted as their design would be highly speculative, given the lack of information on these at this time.

*(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.*

Staff is not aware of any intended surface cleaning, but will advise applicants of correct procedures if needed.

*(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.*

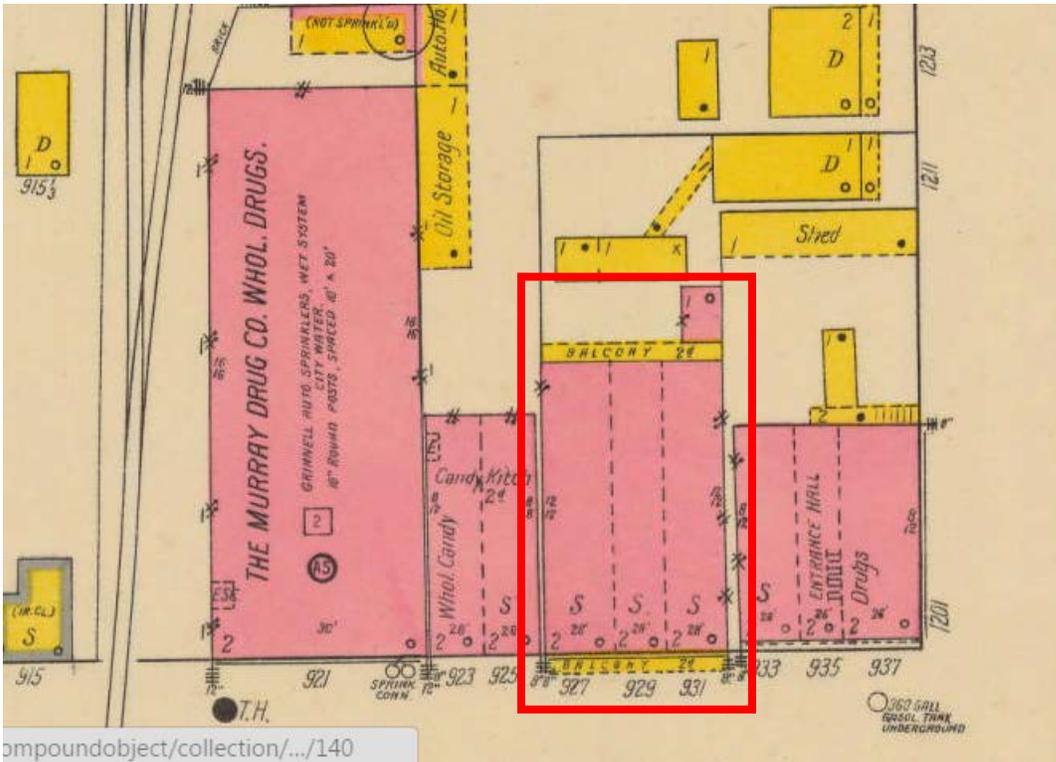
No historic materials will be destroyed in the course of the work and new work shall be distinct yet compatible from historic features.

*(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 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.



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1919 Sanborn Map (the building was formerly denoted as 927-931 Gervais St)



Current facade



June 8, 2016

Amy Moore  
City of Columbia  
Development Review Commission  
1136 Washington Street  
Columbia, South Carolina 29201

RE: DDRC Application: 929 Gervais Street

Dear Amy:

Please consider the enclosed materials and information the application for 929 Gervais Street to DDRC for the July 2016 meeting. In general, the scope of work to be reviewed by DDRC includes:

- **Removing 1970s alterations to the front of the building**
- **Bays to be infilled with wood clad storefront system, doors, and bulkhead in keeping with guidelines of the district**

**Item 1: Removing 1970s alterations to front of the building**

Reference attached page from the National Register of History Places Inventory Nomination Form, dated 1984, for brief description of history of building, noting that the original first-floor cornice, doors, and windows that were removed and replaced with new doors and windows between the brick pilasters sometime prior. Reference Photo 9 for how the southeast corner of the building appeared in 1973. The plaster, painted white, had been added to cover the former first-floor cornice and create new arched openings in the original bays. See attached Photo 10 for how the building appeared in 2010, with the plaster having been painted to match the brick. See attached Photo 12 for how the building appears today, the plaster having been repainted white. See attached Photo 15 for a corner of brick visible beneath the plaster. We are not sure how intact the brick is, and what level of repair is required, but will work with staff to repair the brick in a manner in keeping with the guidelines of the district. See attached Photo 17 for a view behind the plaster/mesh between the arch and the brick column, showing that the arches are not solid and the original opening continued straight up with the columns. The intermediate "column" between the two arched bays on either side of the building is not structural (a void).

**Item 2: Bays to be infilled with wood clad storefront system, doors, and bulkhead in keeping with the guidelines of the district**

In a manner in keeping with the historic nature of the building and area, and in keeping with the guidelines of the district, the original bays will be reopened and infilled with a new, wood-clad storefront system with bulkheads and three new doors providing entry into the building, for up to three tenant spaces on the first floor, as well as providing a Gervais-side access up to the second floor, which is currently not provided in the building. See attached Photos 1-8 for local examples of storefront systems serving as precedent for this project. See attached elevation drawing for renovation scheme for the front façade. Referencing the West Gervais Street Design Guidelines, we believe this would align with the guidelines for replacement.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only  
received \_\_\_\_\_  
date entered \_\_\_\_\_

Continuation sheet 11

Item number 7

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52. 919-921 Gervais Street. This two-story brick building was built ca. 1910 as the Murray Drug Company. The building originally had three storefronts on the first floor with a cornice and nine windows above. Ca. 1945, the facade was altered with the storefronts being filled in, new window sash being installed, and the cornice removed. A small cornice with brick dentils remains between the two stories.
53. 925 Gervais Street. A two-story brick building constructed as a one-story building in 1910 and expanded to two stories in 1919. The first story has tripartite storefronts on either side of a central cast iron pilaster labeled "Chattanooga Iron and Foundry Works." Each storefront has a central entrance flanked by display windows of recent installation. The second story has four windows with modern sash set in two bays with a simple brick cornice above. The brickwork was sandblasted in 1982.
54. 927 Gervais Street. This two-story brick building was constructed ca. 1911 as a dry goods wholesale store. The first story has four brick pilasters with granite bases and capitals framing a central entrance and its flanking display areas. The second story has three paired one-over-one sash windows with granite sills and alternating granite and brickwork surrounds. A projecting metal cornice with brackets is located above the second-story windows. A stepped parapet with granite coping and a central brick balustrade is at the roofline. An original second story balcony, a first-floor cornice, and the original first-floor doors and windows have been removed and new doors and windows installed between the brick pilasters. The interior of the building has also been remodeled.

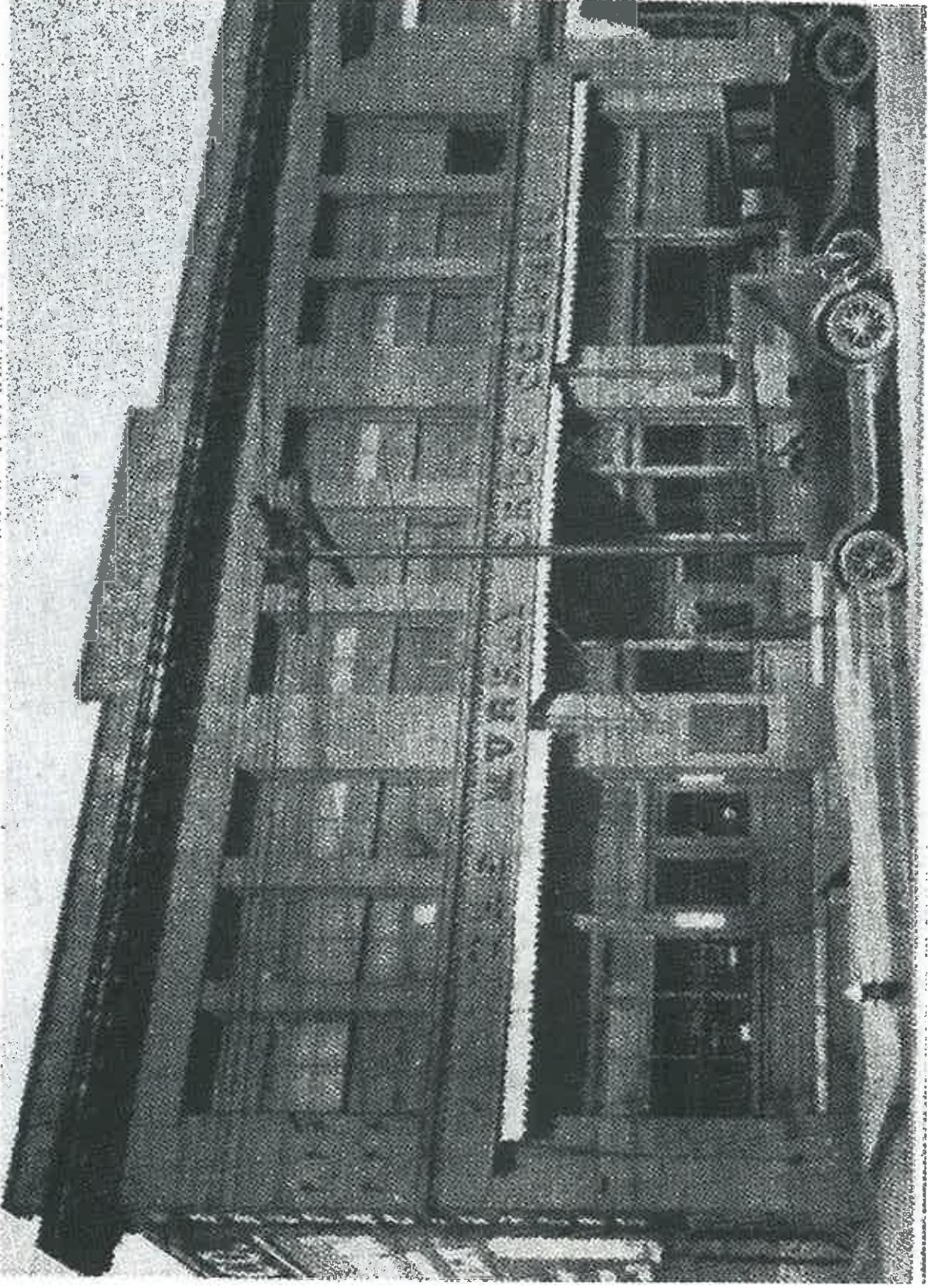
Properties which do not contribute to the historic character of the district:

6. 1225 Gadsden Street. A one-story frame residence built ca. 1900 with a new porch, new windows, new doors, and a cinder-block addition on the front.
7. 1216-1224 Gadsden Street. Three undeveloped lots north of 801 Gervais Street.
12. 815 Gervais Street. Parking lot and loading yard.
13. 823 Gervais Street. A two-story brick building built ca. 1886 and substantially altered ca. 1945 with a green concrete facade. Two warehouse additions at the rear date from ca. 1960. The west elevation shows some original arched windows.
18. 922 Gervais Street. Undeveloped lot.
20. 926 Gervais Street. A one-story brick auction house built ca. 1965.

929 Gervais Street  
Contextual Map



929 Gervais Street: Photo 2  
919 Gervais - The Murrey Drug Company (Precedent)



929 Gervais Street: Photo 4  
1004 Gervais Street (Context)



929 Gervais Street: Photo 6  
930 Gervais Street (Context)



929 Gervais Street: Photo 8  
831 Gervais Street (Context)



929 Gervais Street: Photo 10  
2010 Photo



929 Gervais Street: Photo 12  
Current Photo (Contextual)



929 Gervais Street: Photo 14  
Current Photo (Sidewalk)

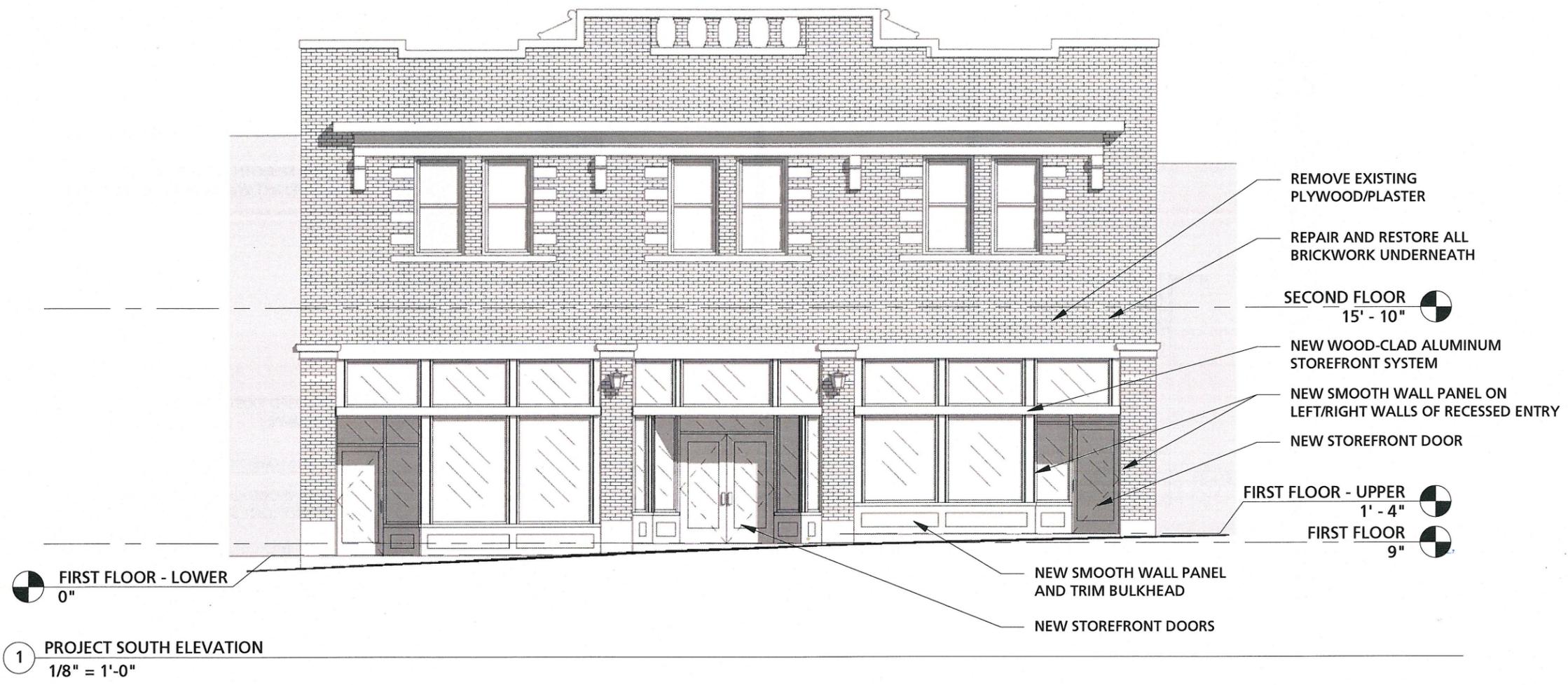


929 Gervais Street: Photo 16  
Current Photo (Front Entry)



929 Gervais Street: Photo 18  
1004 Gervais Street (Context - Recessed Entry)





SK-EL

929 GERVAIS

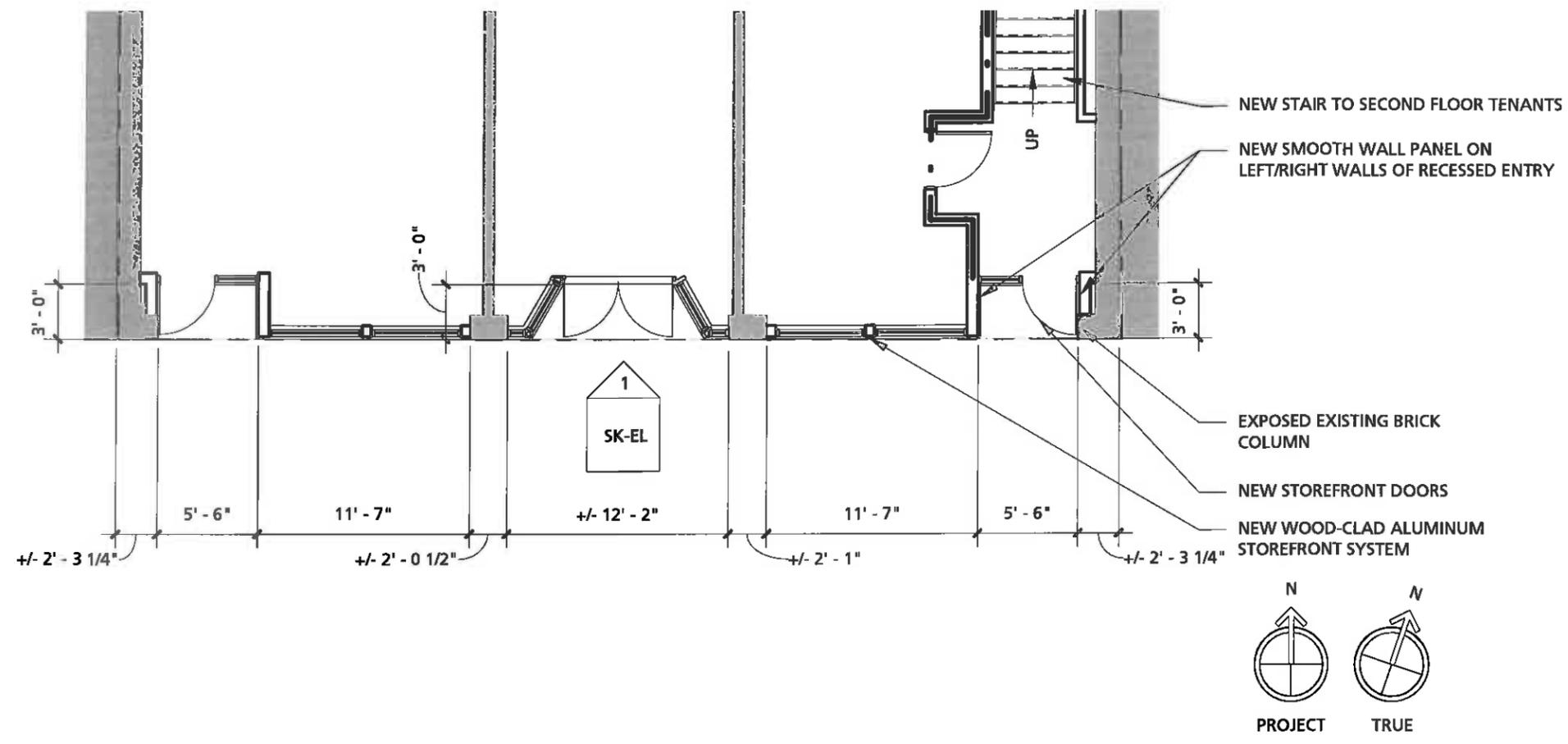
CONCEPTUAL FRONT (SOUTH) ELEVATION

06.08.16



221 PICKENS STREET (29205)  
 POST OFFICE BOX 5875  
 COLUMBIA, SOUTH  
 CAROLINA  
 29250  
 803.834.4048 p  
 803.834.4082 f  
 WWW.1X1DESIGN.COM

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① FIRST FLOOR-RENOVATION PLAN  
 1/8" = 1'-0"

SK-FP

929 GERVAIS

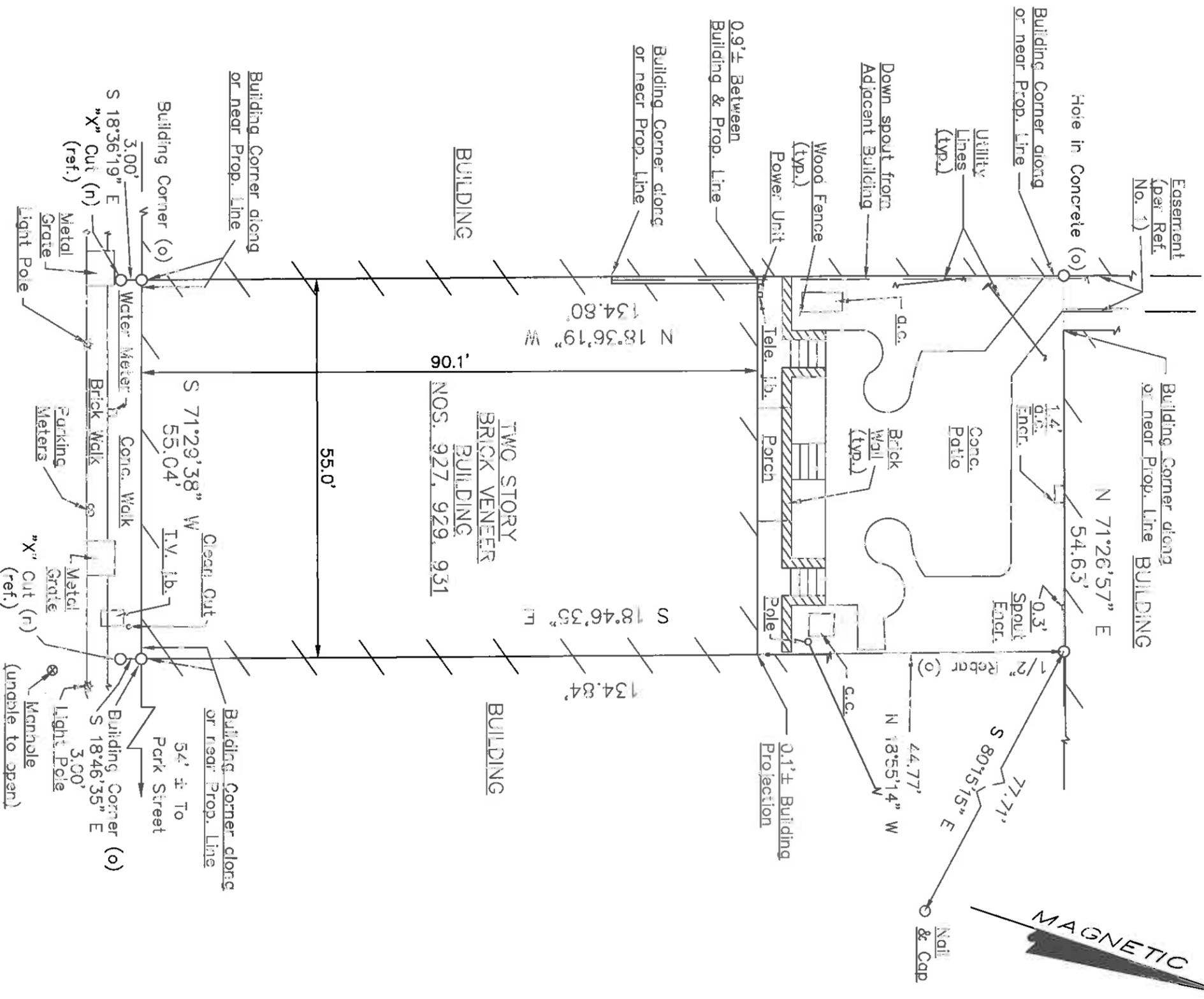
CONCEPTUAL FLOOR PLAN

06.08.16



221 PICKENS STREET (29205)  
 POST OFFICE BOX 5875  
 COLUMBIA, SOUTH  
 CAROLINA  
 29250  
 803.834.4048 p  
 803.834.4082 f  
 WWW.1X1DESIGN.COM

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(100' R/W)  
PLAT PREPARED FOR

COLUMBIA MANAGEMENT, INC.  
RICHLAND COUNTY, COLUMBIA, S.C.

- REFERENCES:
- 1) PLAT PREPARED FOR PAUL D. SLOAN, BY BAXTER LAND SURVEYING CO., INC., DATED SEPTEMBER 12, 1995, AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR RICHLAND COUNTY IN PLAT BOOK 55, PAGE 9532.
  - 2) RICHLAND COUNTY DEED BOOK 1279, PAGE 272.

COX and DINKINS, INC.  
ENGINEERS & SURVEYORS  
614 HOLLY STREET ; COLUMBIA, S.C. - 29205

MAY 1, 2000



I hereby state that to the best of my knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein; also there are no visible encroachments or projections other than shown.

REG. LAND SURVEYOR NO. 13517  
J. DON RAWLS, JR.