

## D/DRC Case

1649 Main Street

National Register/City Center Design/Development District

TMS: 09014-10-04



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

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**ADDRESS:** 1649 Main Street (corner of Main and Blanding Streets)

**APPLICANT:** Scott Garvin, agent

**TAX MAP REFERENCE:** TMS# R09014-10-04

**USE OF PROPERTY:** Commercial

**REVIEW DISTRICT:** Columbia Commercial District (National Register District)  
City Center/Design Development District

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

**FINDINGS/COMMENTS:**

A two-story brick building has occupied this corner since the 1880s, beginning life as a grocery store and hosting various tenants over the years. It has most recently been Hennessey's Restaurant, which closed down five to six years ago. The new owners wish to rehabilitate the building to resume restaurant and possibly office use.

Ruff's Hardware Company came into the building in 1909 and an early photograph shows a deeply recessed storefront, prism glass immediately above, and not much more; in 1941, the owners gave the façade an overhaul, updating the storefront to bring what must have been a more streamlined aesthetic to the building. A photograph from an ad celebrating their new look shows a simple, clean storefront with a recessed entry, three small punched openings immediately above, and a large triple-paned window above these. At some point since the 1941 renovation, the building façade was stuccoed, and the triple paned window replaced with glass blocks, among other alterations.

The proposal is to return the storefront to the 1941 façade, removing the stucco, re-establishing the storefront, and removing the glass blocks to install a triple-paned storefront system. Glass blocks will also be removed from a window on the north elevation. Also on the north elevation are rows of small horizontally oriented windows which are not historic and undoubtedly part of a late alteration; these openings will be retained but newer windows with the same configuration will be installed. The building also contains the original basement which extends substantially out past the building edge and under the sidewalk on the north elevation. The applicant would like to open up this space for a below ground level courtyard, accessible from the sidewalk, for dining and is working through this proposal with staff.

As this building is listed as a contributing building in the National Register District, it is eligible for consideration of the Bailey Bill. This owner is also applying for tax credits so they will not only be working with City staff on details, but also staff from the State Historic Preservation Office.

### **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.*

Façade: what remains here are the openings from the 1941 renovation. These will be retained and a storefront system and windows replicating those from 1941 will be installed. The non-historic stucco will be removed so that the brick will once again be visible.

The pattern which appears in the three punched windows on the drawings is a metal grate currently in the openings. The applicant elected to leave these in for the moment until they can establish whether they were part of the 1941 façade.

Alterations on the north and west elevations will not remove historic materials.

*(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 proposed which would create a false sense of historical development.

*(3) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

The 1941 façade is a later façade which has acquired its own significance and large portions of this remain. Missing elements will be re-established.

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

Not applicable.

*(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 applicant is using documentary evidence as a basis for design decisions. Any new windows, storefront, etc., will match that found in photographs as closely as possible.

*(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.*

The removal of the stucco shall be undertaken in such a manner as to minimize any damage to the underlying brick. Staff is happy to work with the applicant on details of the stucco removal.

(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.*

Exterior alterations will reflect the historic qualities of the building. The basement courtyard which is proposed will not impact the building envelope and staff expects to continue working with the applicant on details as this progresses.

(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.*

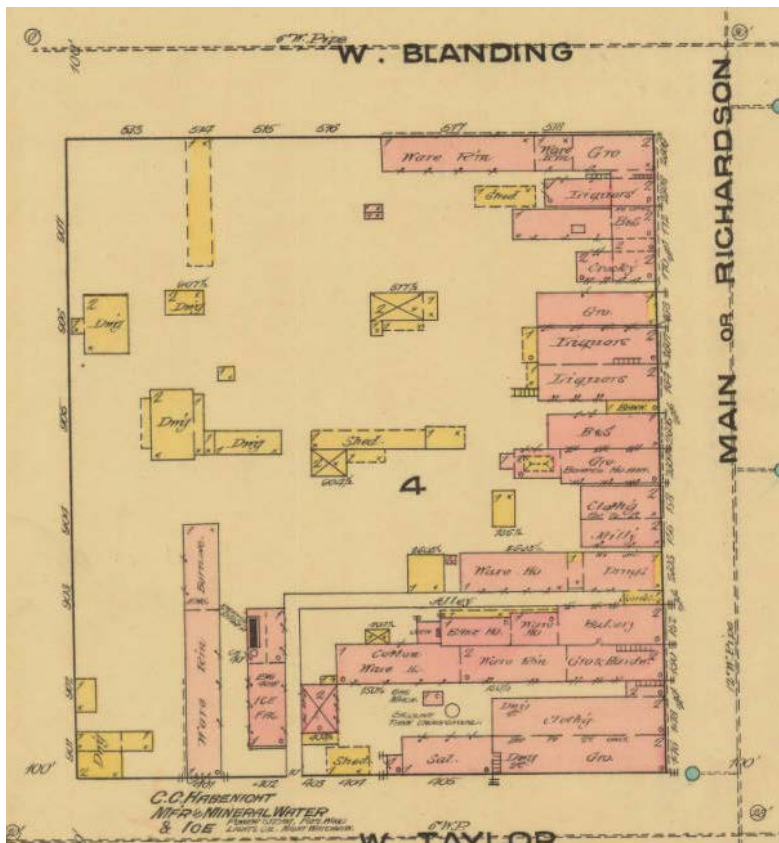
Not applicable.

### STAFF RECOMMENDATIONS:

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

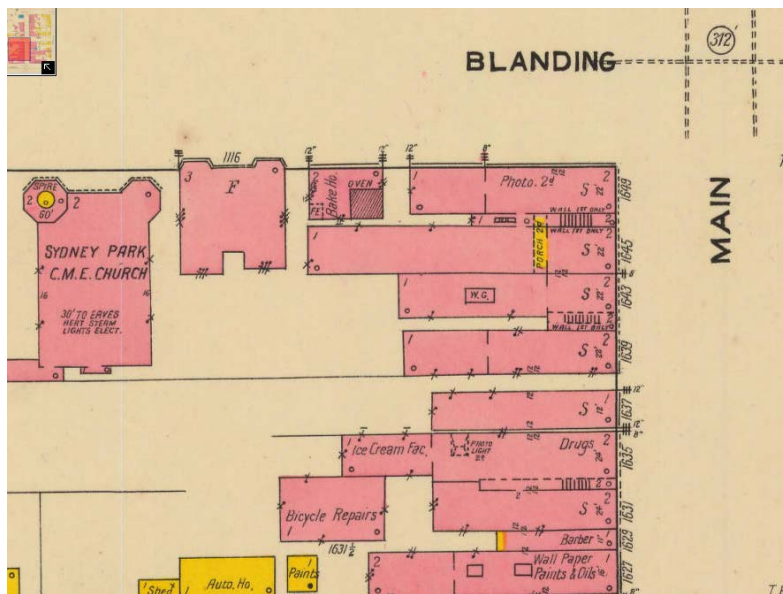
Staff finds that the project generally complies with Sec. 17-698 of the City Ordinance and recommends preliminary certification for the Bailey Bill with the following conditions:

- 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 signage and project details deferred to staff.



1884 Sanborn Map





# South Carolina Historical Newspapers

## News Article

State (Published as The State) - September 13, 1928

Page: 12 Location: Columbia, South Carolina

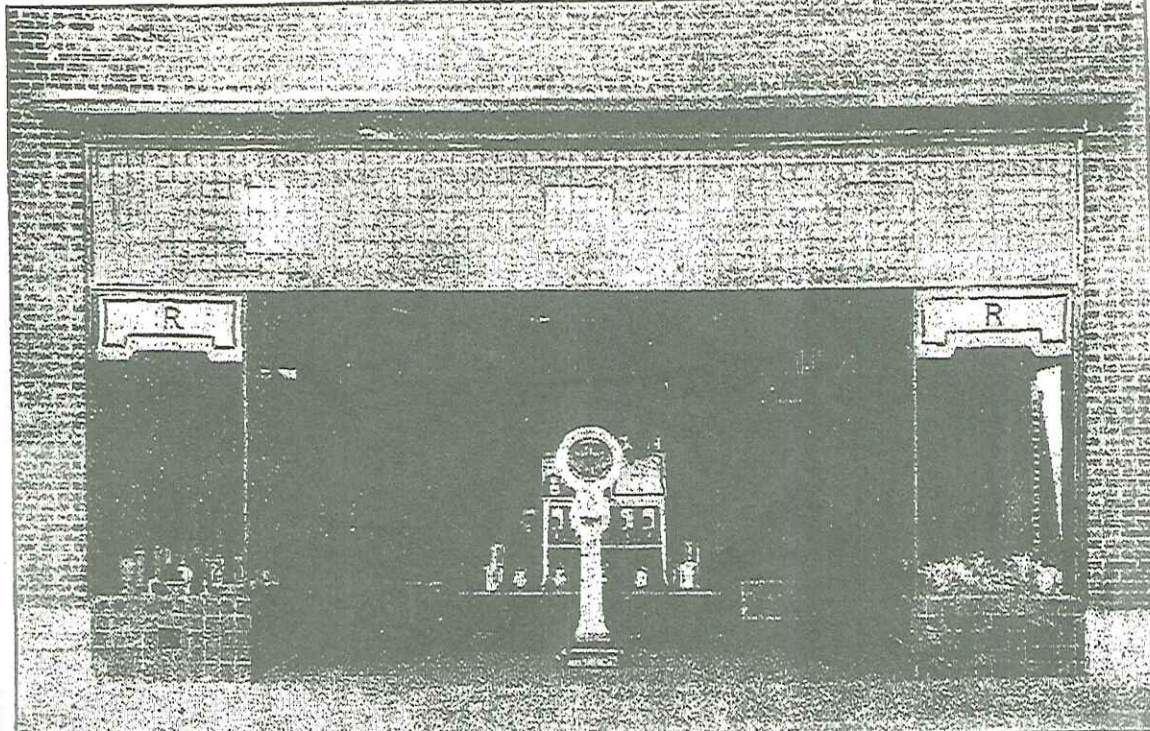
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THE STATE: COLUMBIA, S. C., THURSDAY MORNING, SEPTEMBER 13, 1928

# Ruff Hardware Company Celebrates Formal Opening of Handsome

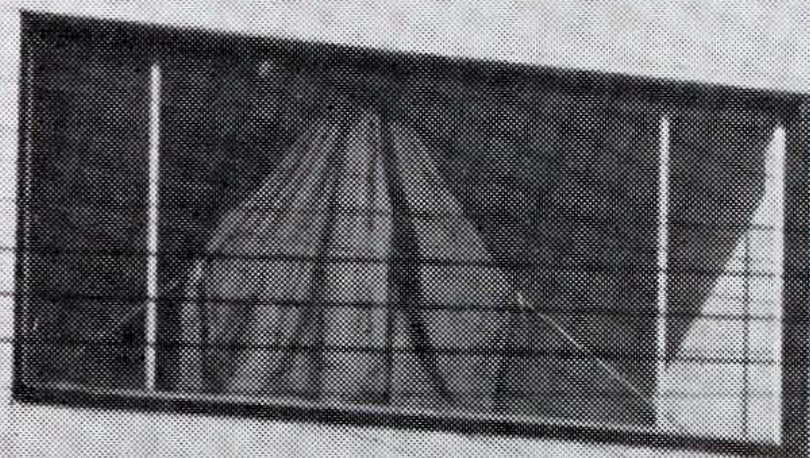


THOMAS D. RUFF  
President Ruff Hardware Co.

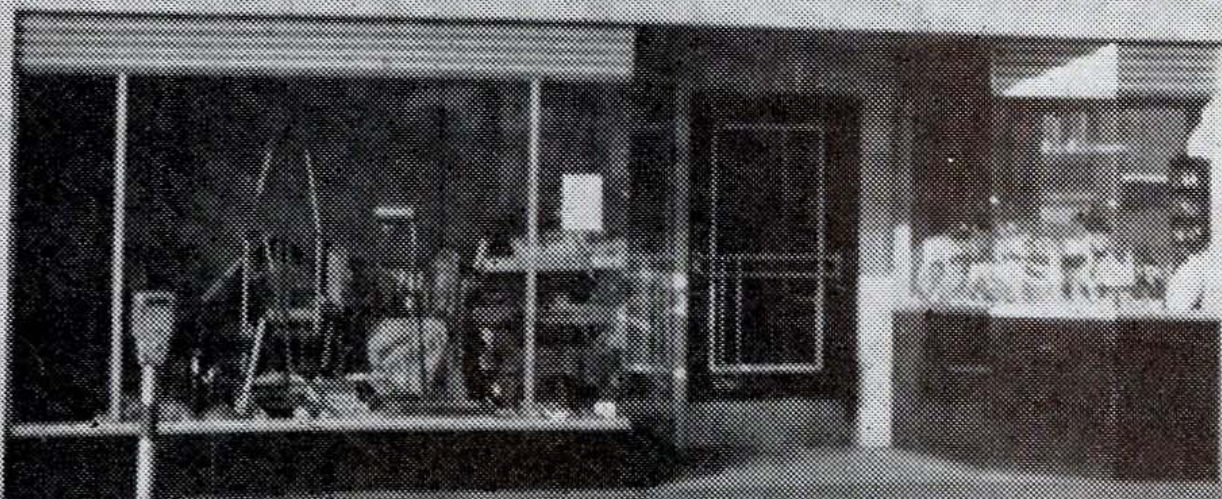


Main street entrance Ruff Hardware company's handsome new store at Main and Blanding streets. The company is holding its opening today, Friday and Saturday.





**RUFF HARDWARE CO**







EXISTING CONDITIONS PHOTO - MAIN ST



EXISTING CONDITIONS PHOTO - MAIN ST



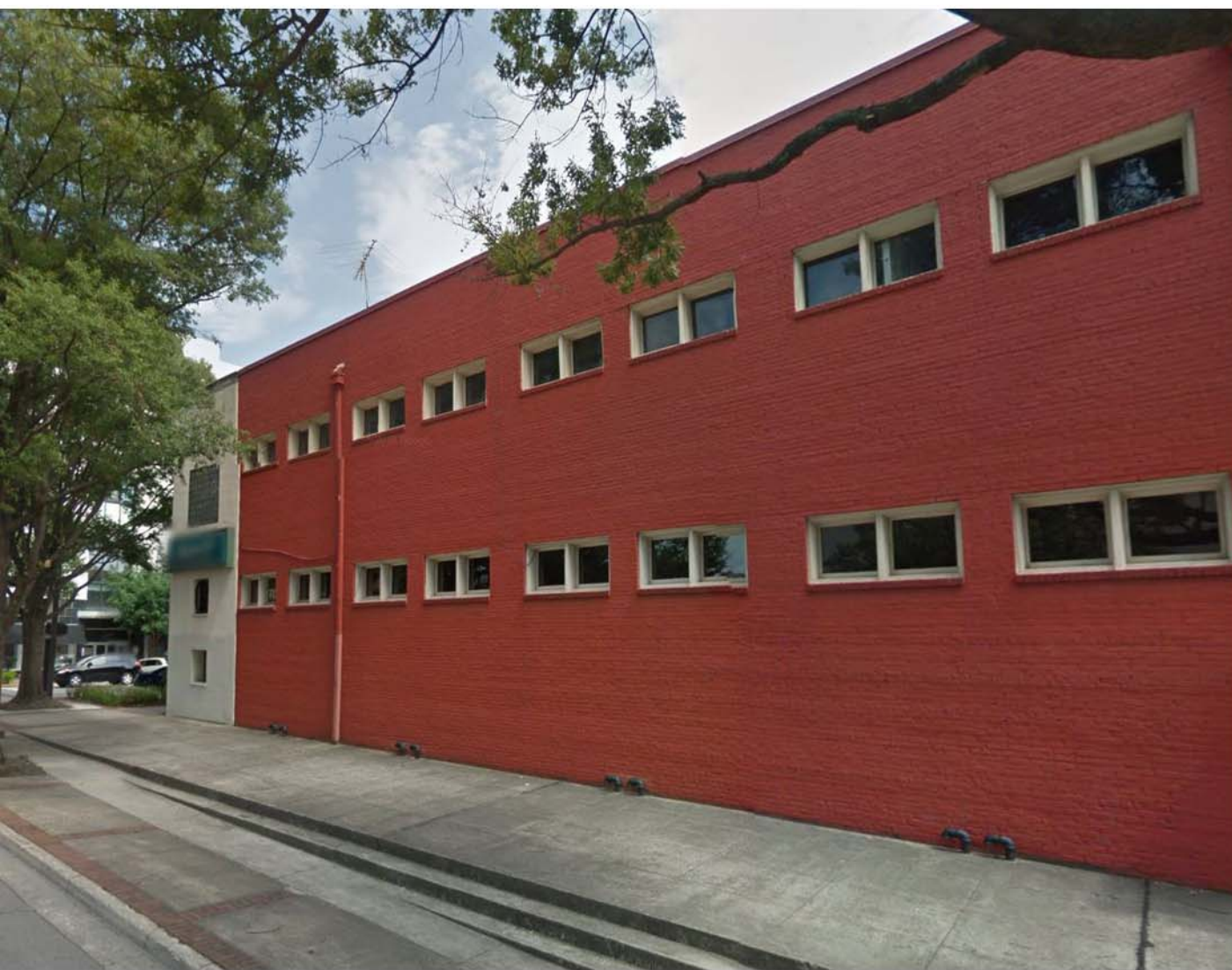


EXISTING CONDITIONS PHOTO - MAIN ST

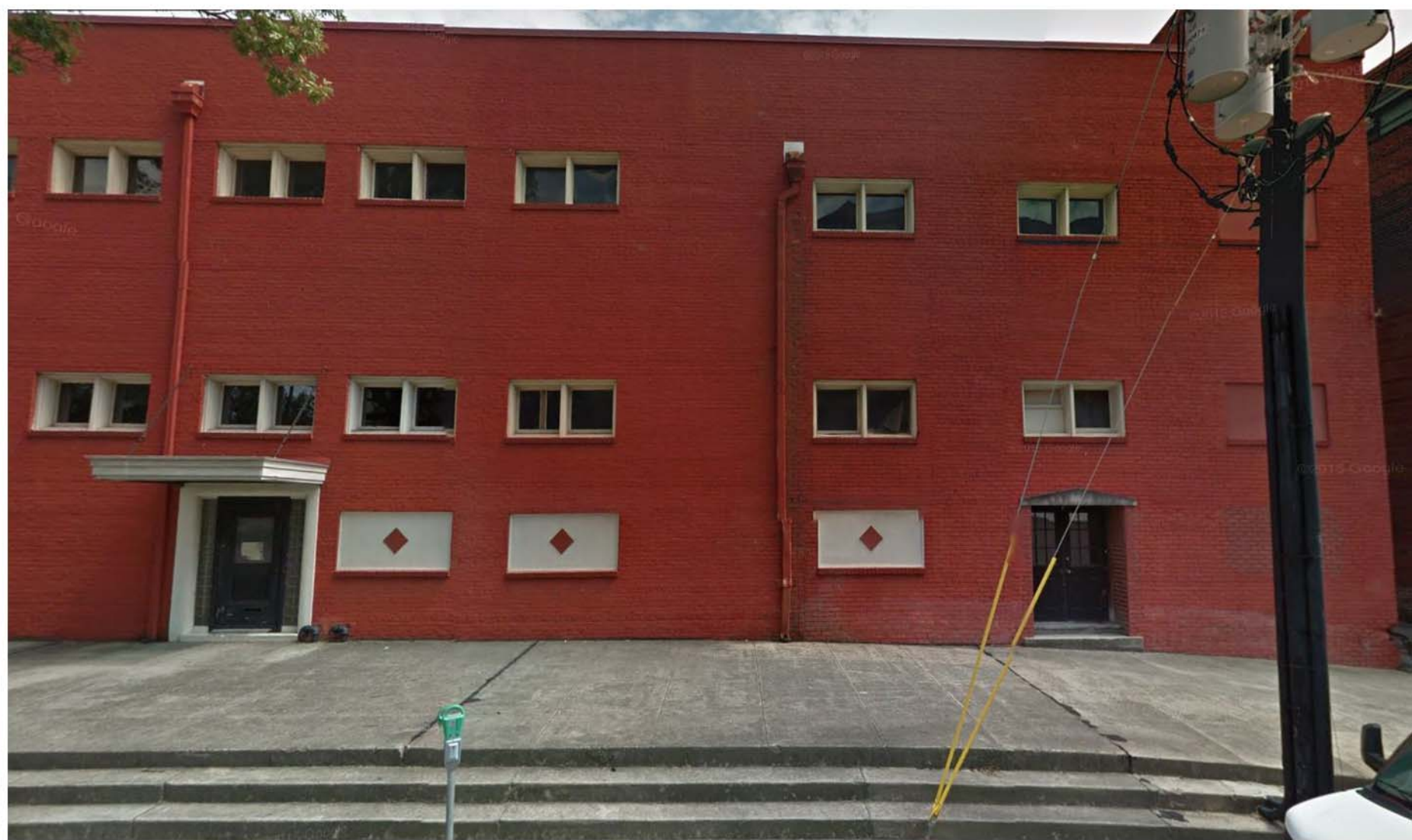


EXISTING CONDITIONS PHOTO - MAIN ST & BLANDING ST INTERSECTION





EXISTING CONDITIONS PHOTO - BLANDING ST

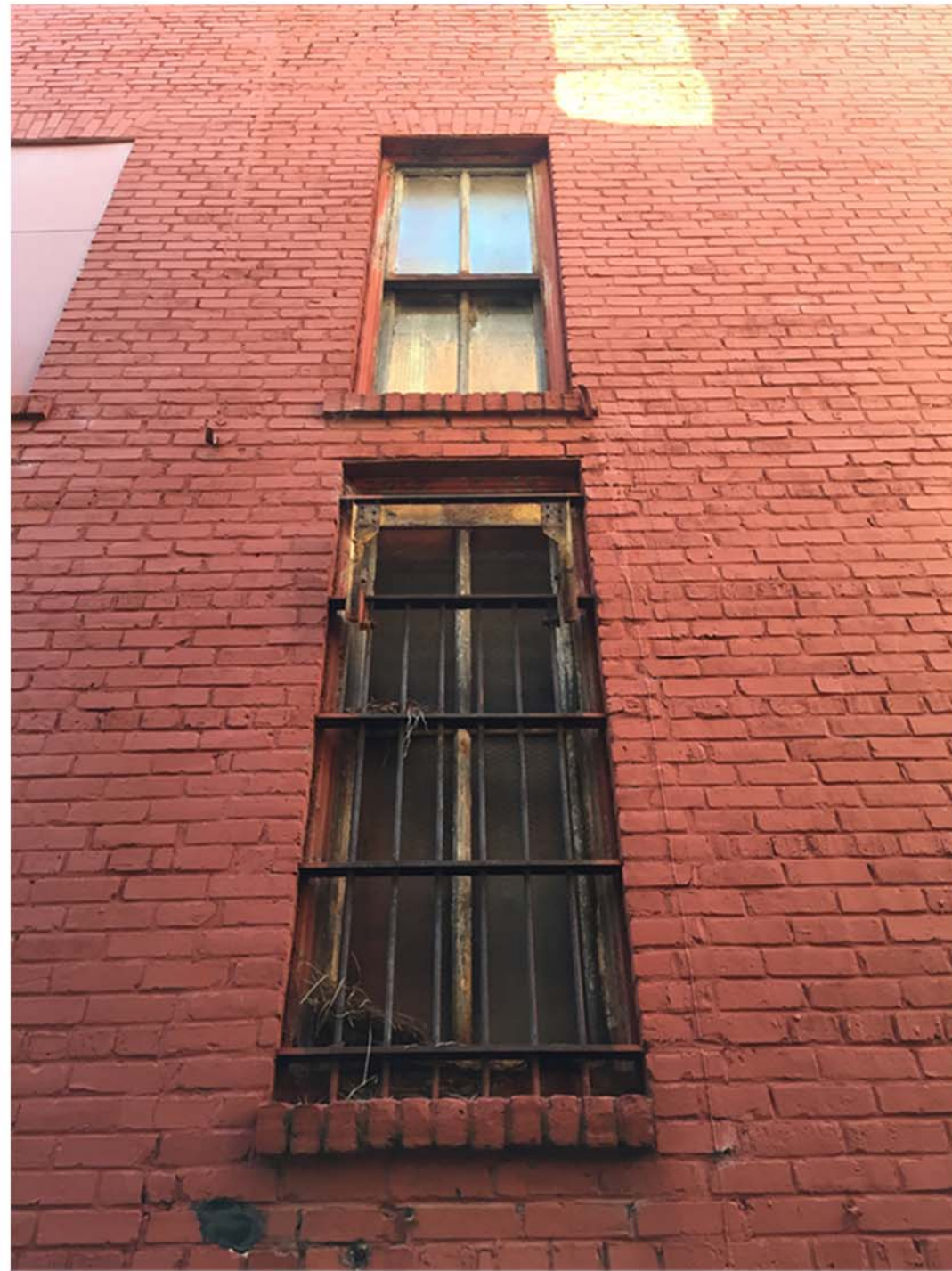


EXISTING CONDITIONS PHOTO - BLANDING ST

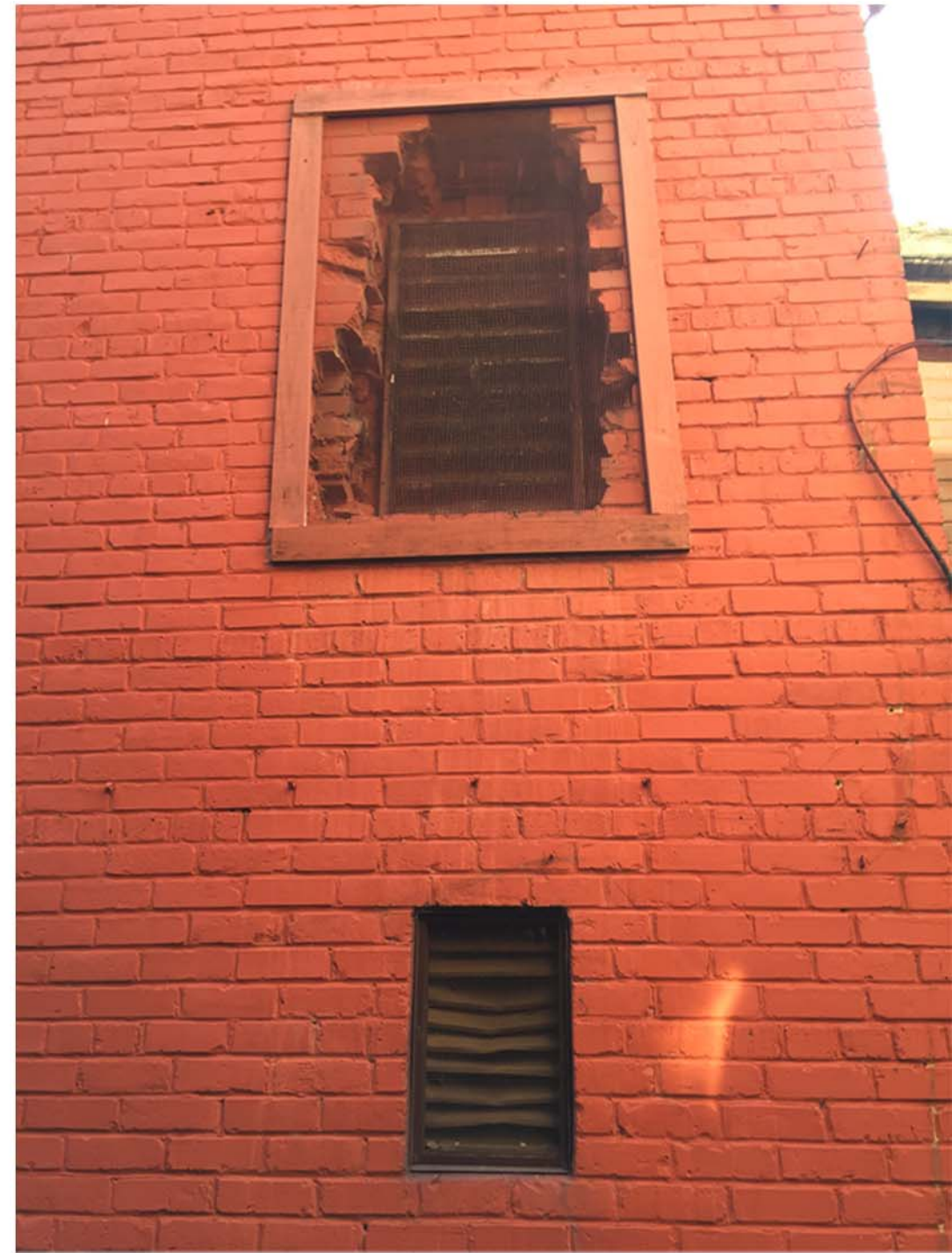




EXISTING CONDITIONS PHOTO - WEST ALLEY



EXISTING CONDITIONS PHOTO - WEST ALLEY



EXISTING CONDITIONS PHOTO - WEST ALLEY



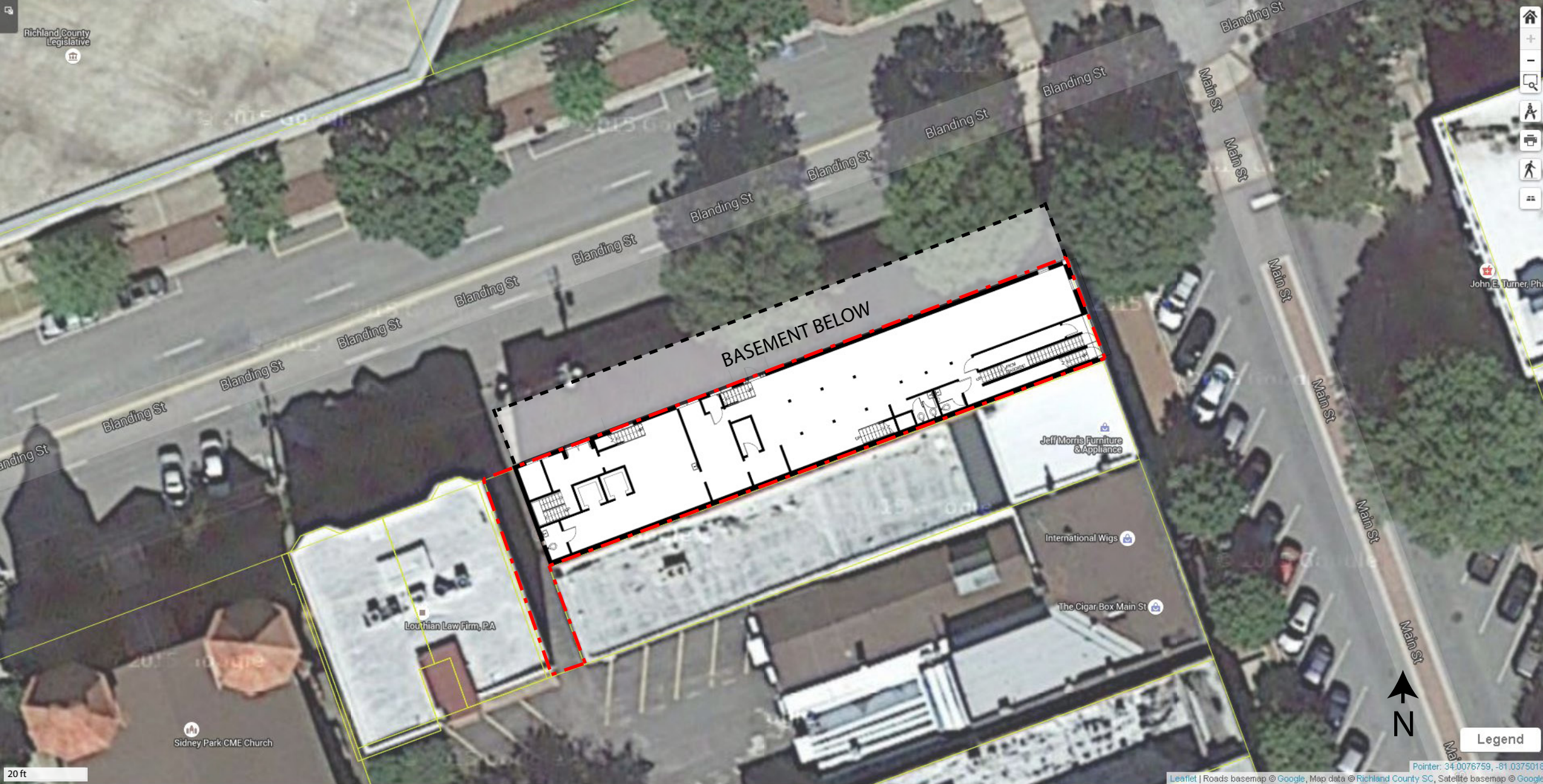


EXISTING CONDITIONS PHOTO - SOUTH ALLEY

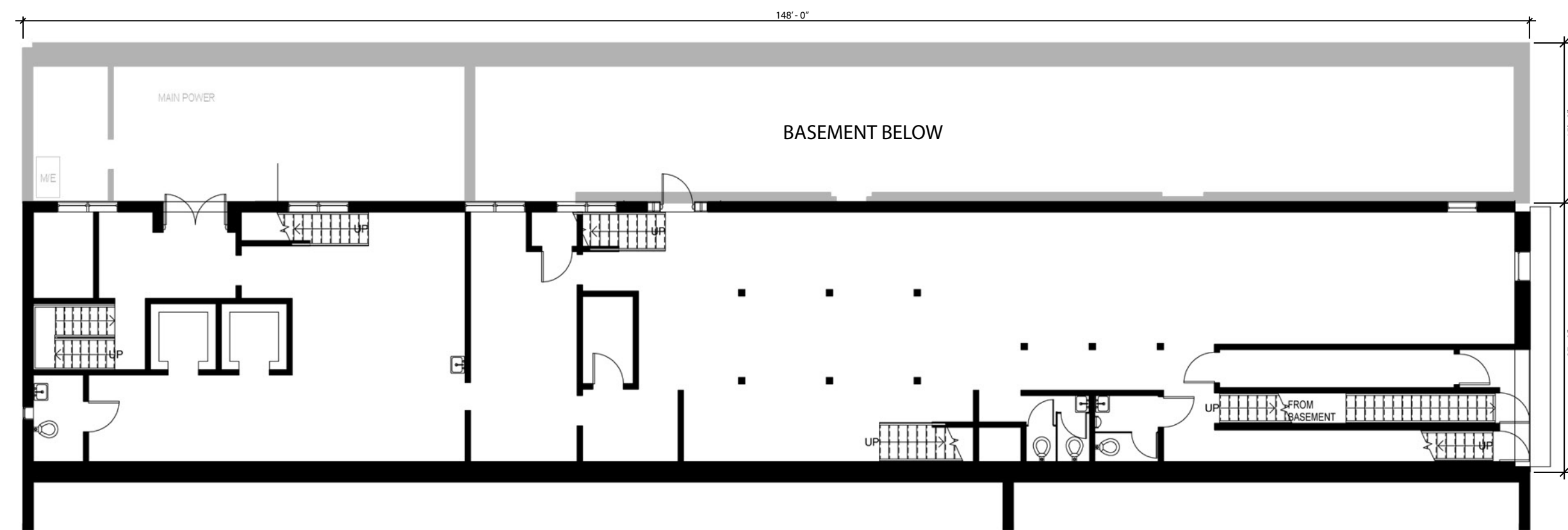


EXISTING CONDITIONS PHOTO - SOUTH ALLEY



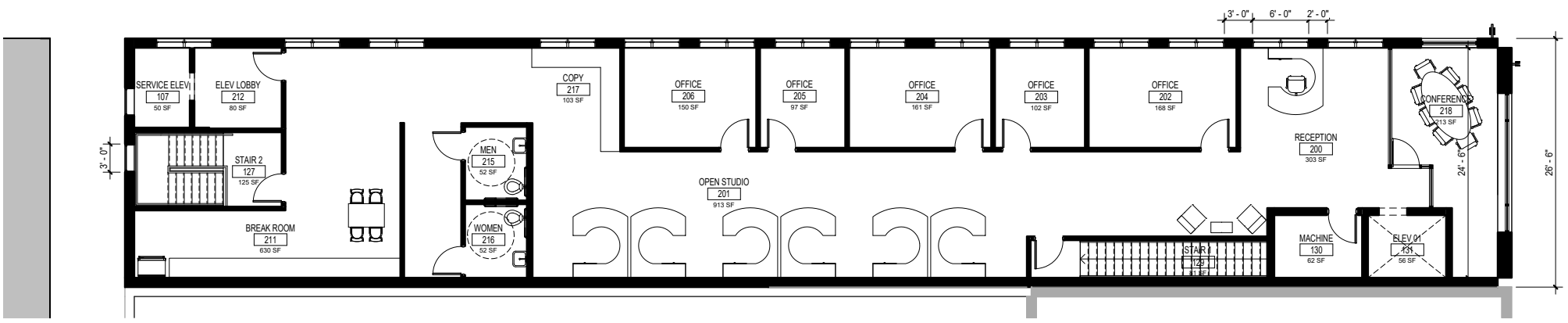


# SITE PLAN

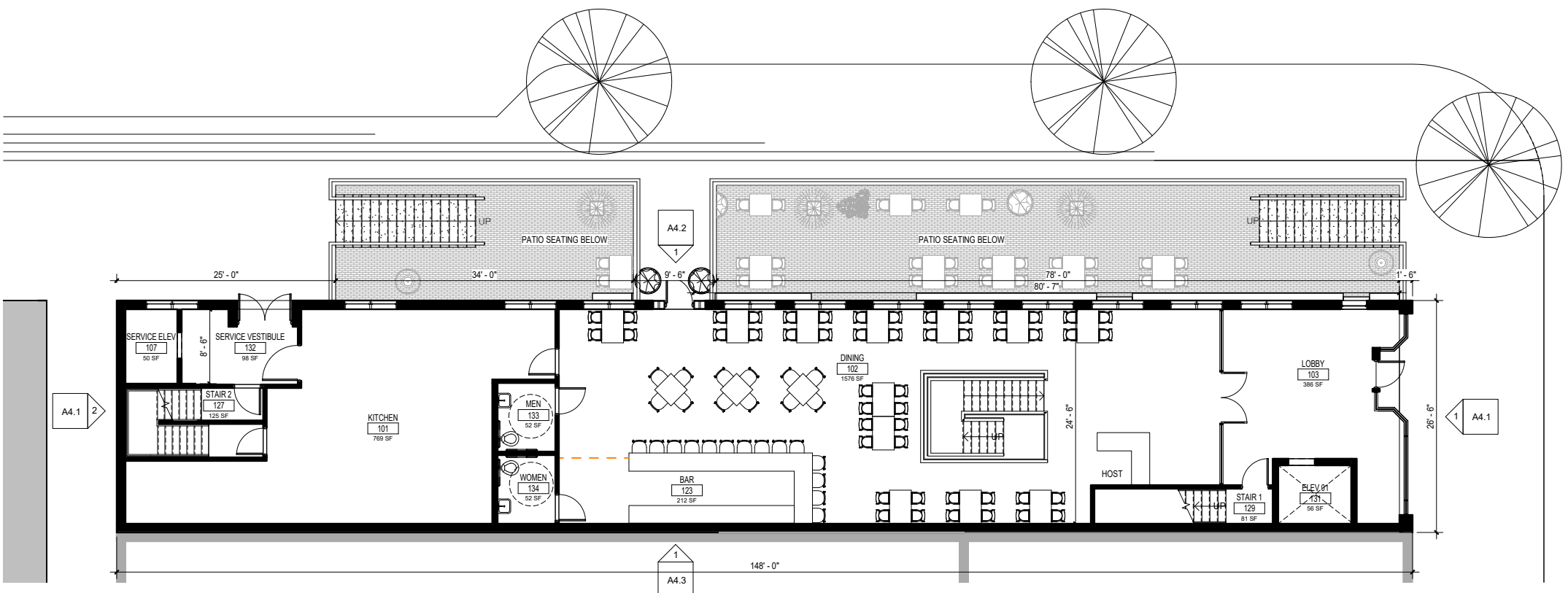


## EXISTING FIRST FLOOR PLAN 3/32" = 1' - 0"

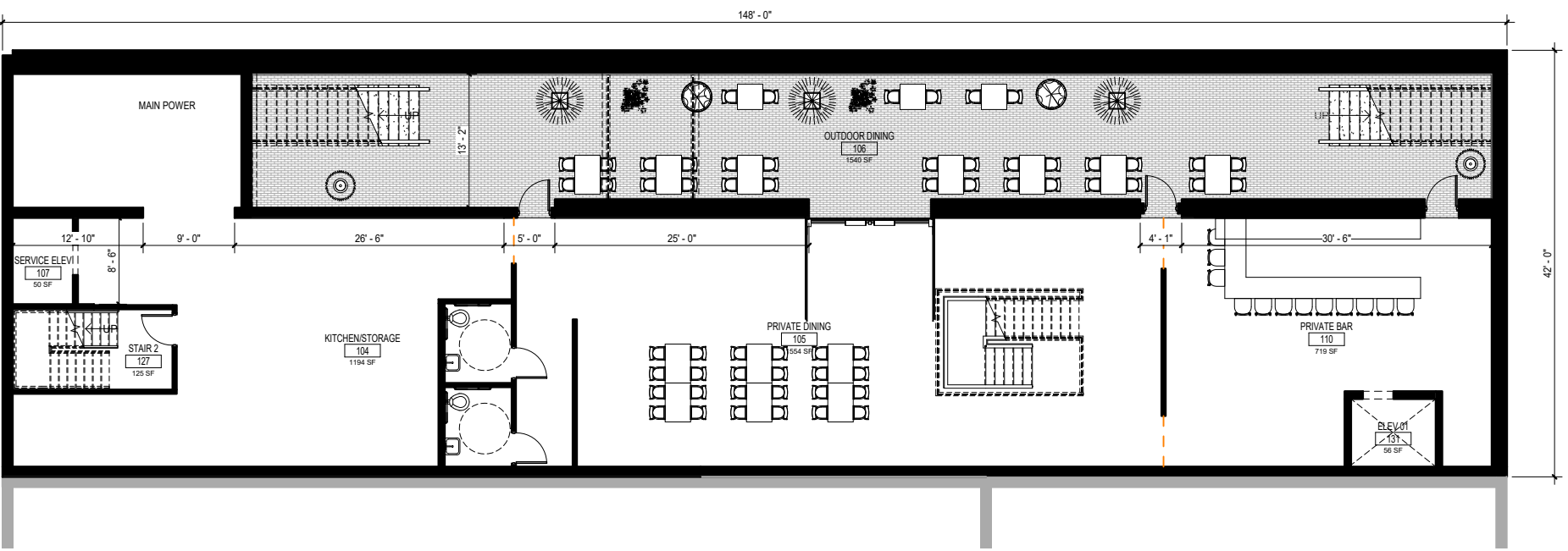




PROPOSED SECOND FLOOR PLAN  
 1/16" = 1' - 0"

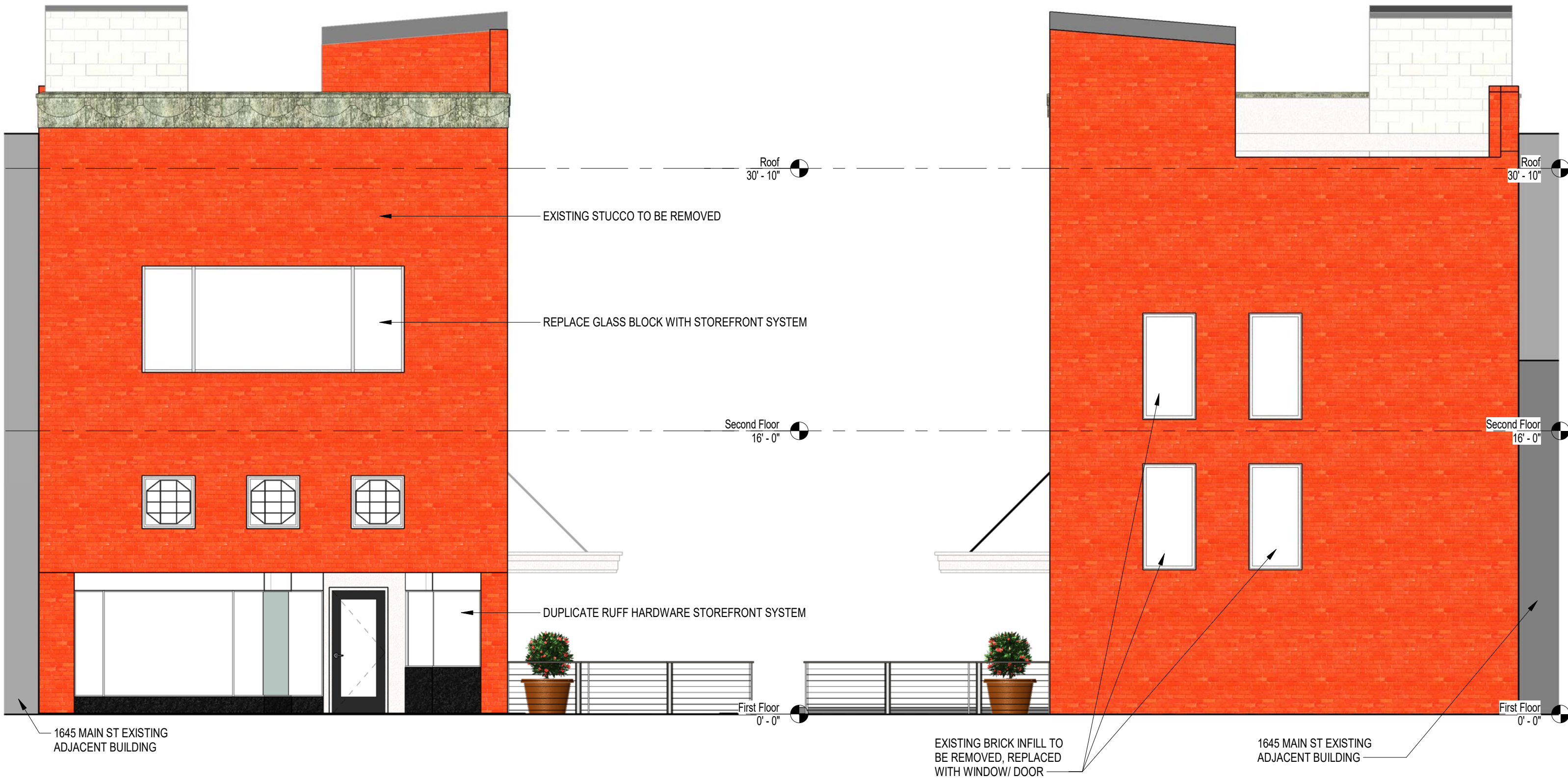


PROPOSED FIRST FLOOR PLAN  
 1/16" = 1' - 0"



PROPOSED BASEMENT FLOOR PLAN  
 1/16" = 1' - 0"





1 EAST - MAIN STREET ELEVATION  
A4.1 3/16" = 1'-0" REFERENCED ON: A1.1

2 WEST - ALLEY ELEVATION  
A4.1 3/16" = 1'-0" REFERENCED ON: A1.1



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## HENNESSY BUILDING BUILDING ELEVATIONS

ARCH PROJECT NO:  
**H444.16**  
DATE:  
06/29/16

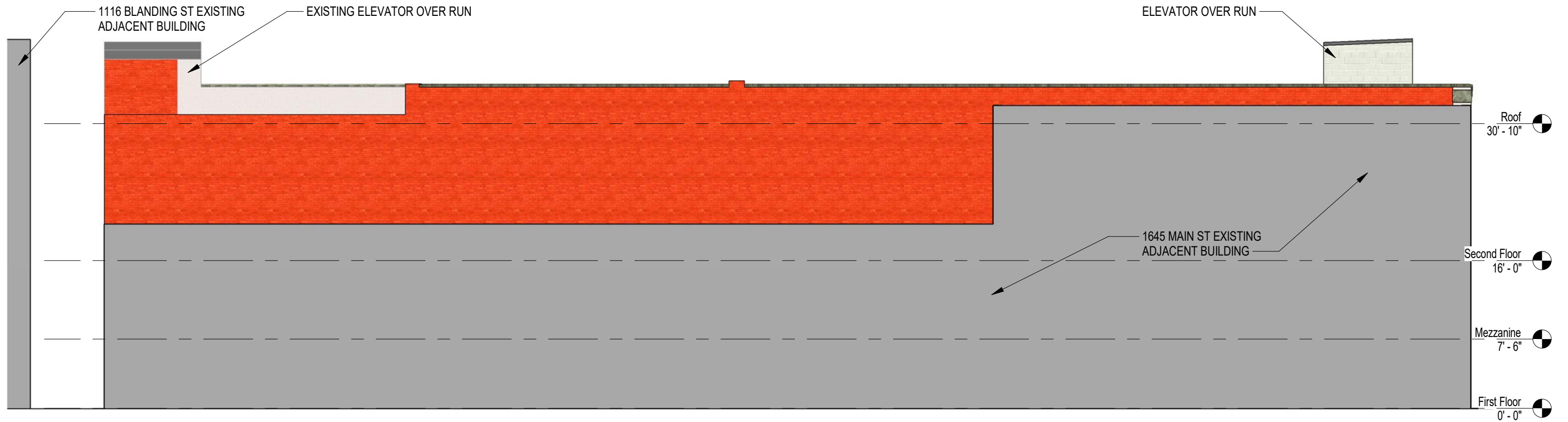




1 NORTH - BLANDING STREET ELEVATION

A4.2 3/32" = 1'-0" REFERENCED ON: A1.1





**1 SOUTH - ALLEY ELEVATION**

A4.3 3/32" = 1'-0" REFERENCED ON: A1.1



