



02/21/2013



D/DRC Case

1222-1224 Taylor Street

City Center Design/Development District

TMS: 09014-10-05



DESIGN/DEVELOPMENT REVIEW COMMISSION
DESIGN REVIEW DISTRICT
EVALUATION SHEET
Case # 2

ADDRESS: 1222-1224 Taylor Street

APPLICANT: Heather Mitchell, architect

TAX MAP REFERENCE: 09014-09-05

USE OF PROPERTY: vacant

REVIEW DISTRICT: Design/Development District

NATURE OF REQUEST: Request for Certificates of Design Approval for renovations to an existing structure.

FINDINGS/COMMENTS:

5.4.2 Street Orientation

The way that a structure is oriented to the street plays a big role in establishing the overall feeling on the street. As a general rule, buildings should be oriented so as to engage and maintain the pedestrian interest. Following are specific directions on how this can be accomplished.

- *Storefronts should be designed to orient to the major street frontage. While side or rear entries may be desirable, the predominant major building entry should be oriented to the major street.*

Storefront is being added to the southern end of the eastern façade, facing Sumter Street. As this is an existing building, the storefront ends up far back from the street. To provide pedestrian access, a sidewalk has been provided between the parking and the adjacent building. This pedestrian connection is important to keep pedestrians from walking through the parking lot.

5.9.1 Preservation of Traditional Features and Decorations

Sensitive response to existing materials, details, proportions, as well as patterns of materials and openings is strongly recommended when any such work will affect the appearance of an existing building's exterior.

- *Existing historic decoration should be preserved. It reinforces the traditional character of Columbia's City Center and adds a richness of detail which is often irreplaceable at today's costs. At the same time, the details of the decoration lend a unique character to individual buildings in City Center.*

The applicant's proposal includes restoring all of the features of the original structure, as much as possible, particularly on the Taylor Street façade. Features which have been damaged over time are being replaced with matching materials. Signage will be replaced with signage for new tenants in the same location as original signage; this will require a separate Certificate of Design Approval.

5.9.2 Removal of Elements Inconsistent with Original Façade

Buildings are often altered over time in an effort by owners or shopkeepers to “keep up with changing times” or to “remake a tired image.” Unfortunately, such changes are often done in a “tack-on” manner and result in gradual, but severe, erosion of the original character and cohesion of an area. Restoration of buildings which have been substantially or carelessly altered is strongly encouraged.

The building had a metal panel covering much of the façade for decades. This has been removed in order to restore the original features of the building.

5.9.3 Storefront Renovation

- *Where the original storefront remains (little or no remodeling has occurred), it should be preserved and repaired with as little alteration as possible.*

The storefronts are largely intact and being repaired and restored.

5.9.4 Window Replacement

The impact of windows on the façade is determined by the size, shape, pattern of openings, spacing and placement within the façade. When altering or reconstructing windows, consideration of these elements is crucial to retaining the structure’s original architectural balance and integrity.

Whenever possible, retain existing window openings. If the ceiling has been lowered, pull the dropped ceiling back from the original opening.

Original windows are being restored and glazing replaced as necessary. 2 new windows are being added to the upper floor on the eastern elevation where an exterior stair addition will be removed. The new windows continue the pattern of openings on the second floor. Windows are being added to the first floor also on this eastern elevation, to align with the upper floor openings.

If possible, save and restore original windows and frames. Replace missing, rotting, or broken sash, frames, mullions, and muntins with similar material.

The garage doors on the eastern façade, which are visible from Sumter Street, are being replaced with storefront and a new canopy is being added. The original openings will remain.

5.9.5 Door replacement

- *Where possible, original doors and door hardware should be retained, repaired, and refinished, provided they can comply with the requirements of the Americans with Disabilities Act (ADA).*
- *If new replacement doors are necessary, they should be compatible with the historical character and design of the structure.*

Original doors will be restored on the Rose Talbert façade, taking it back to its original storefront configuration. The Western Auto façade will have new storefront to match the original aluminum in finish, configuration, and detail.

5.9.7 Painting

Done properly, painting can be one of the simplest and most dramatic improvements one can make to a façade. It gives the façade a well-maintained appearance and is essential to the long life of many traditional materials.

The stucco on the Rose Talbert façade will be repaired and painted.

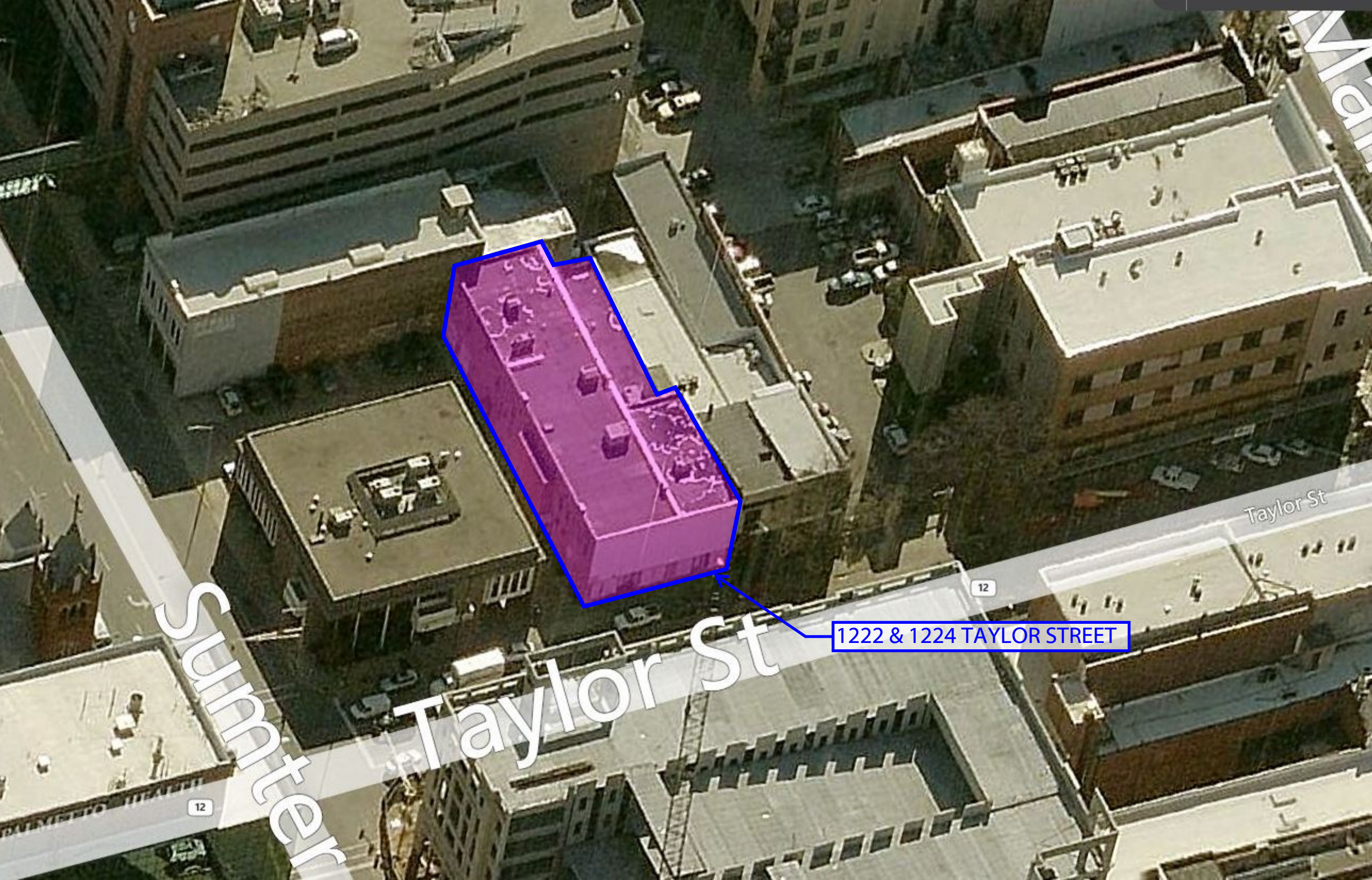
5.9.8 Repair and Cleaning

- *Surface cleaning should be undertaken with the gentlest means possible. Sandblasting and other harsh cleaning methods that may damage historic building materials is strongly discouraged.*

Original architectural materials and details will be cleaned with careful measures and products to ensure they maintain intact.

STAFF RECOMMENDATIONS:

Staff recommends granting a **Certificate of Design Approval**.



Sunter

Taylor St

Taylor St

1222 & 1224 TAYLOR STREET

12

12





WESTERN AUTO

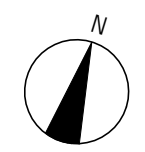
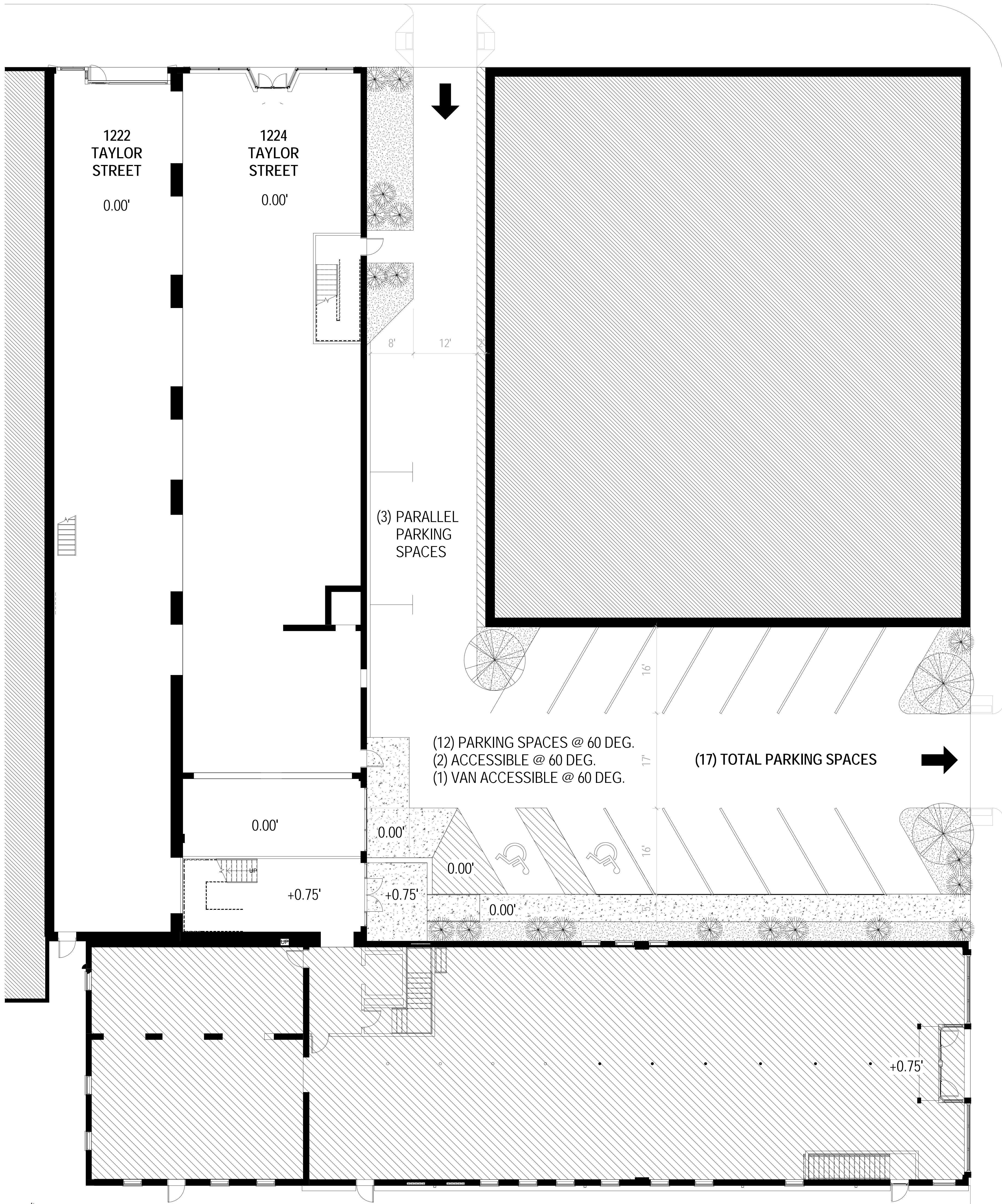
ROSE TALBERT

**WELLS
FARGO**

Marriott

Metropolis
Sushi & Dry Bar

Metropolis
Sushi & Dry Bar



1
AS1.1

SITE PLAN
1/8" = 1'-0"

Drawing Title.

ARCHITECTURAL SITE PLAN

Drawing No.

AS1.1

No.	Description	Date	Project Number
			P-820-15
			Drawn By
			Author
			Checked By
			Checker
			04/26/16

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SUMTER/TAYLOR STREET PROPERTIES
COLUMBIA, SC

NOT FOR CONSTRUCTION

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Interdisciplinary Design Architecture Interiors Planning

CLEAN AND SEAL EXITING TERRAZZO COPING, TYP.

CLEAN EXISTING BRICK WITH RESTORATION MASONRY CLEANING SOLUTION, TYP.,

CLEAN EXITING TERRAZZO HEAD, SILL AND INSET, TYPICAL.

CLEAN EXITING LARGE TERRAZZO INSET BAND.

PRESERVE AND COVER EXISTING WESTERN AUTO SIGN WITH PERIOD HORIZONTAL FRITTED METAL IN FRAME BOARDER

PRESERVE AND COVER EXISTING BAKED ENAMEL PANEL WITH DECORATIVE PUNCHED METAL PANEL

AREA FOR NEW TENANT SIGNAGE

RESTORE AND/OR REPLACE FRITTED METAL EDGE BANDING SURROUNDING STOREFRONT, THREE SIDES

REPLACE DAMAGED EXISTING STOREFRONT, TYP., WITH NEW ALUMINUM STOREFRONT TO MATCH IN FINISH, MULLION SIZE, AND CONFIGURATION. SET ON EXISTING BRICK BASE.

REMOVE RUST AND SCALE, STRIP AND REPLACE GLAZING SEALANT AND GLAZING WHERE DAMAGED, TYPICAL ALL WINDOWS.

STRIP EXISTING STEEL FRAME WINDOW TO BARE METAL, REFINISH, AND RE-GLAZE PANES AS REQUIRED.

REPAIR DAMAGED AREAS OF STUCCO FACADE AND PAINT. TYP.

FUTURE TENANT

RESTORE EXISTING ART DECO FACADE BORDER TO GRADE ON ALL SIDES, TYP.

AREA FOR NEW TENANT SIGNAGE

RESTORE FRITTED METAL BROW

RESTORE BLACK GRANITE WATER TABLE

RESTORE PORTION OF STUCCO DISPLAY WINDOW SURROUND

RESTORE METAL FRAMED DISPLAY WINDOW

RESTORE BLACK GRANITE WATER TABLE

RESTORE GLASS STOREFRONT, DOOR, AND DISPLAY WINDOW

Drawing Title.

NORTH ELEVATION

Drawing No.

A4.3

SUMTER/TAYLOR STREET PROPERTIES
COLUMBIA, SC

Project Number	2-820-15
Drawn By	Author
Checked By	Checker
Date	04/26/16

Data	
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Description

No.

Drawing Title.

Drawing No.

A4.3

NOT FOR CONSTRUCTION

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Interdisciplinary Design Architecture Interiors Planning

Architectural elevation drawing of a building facade, showing a series of windows and doors. The drawing includes numerous callouts indicating restoration and renovation work:

- REMOVE WINDOW AND INFILL WITH MATCHING SALVAGED BRICK
- REMOVE RUST AND SCALE, STRIP AND REPLACE GLAZING SEALANT AND GLAZING WHERE DAMAGED, TYPICAL ALL WINDOWS.
- NEW EXTERIOR WOOD CANOPY WITH ROD AND YOKE BRACKET SUSPENSION
- NEW WINDOW LOCATIONS TO MATCH EXISTING WINDOW PATTERN
- CLEAN EXISTING BRICK WITH RESTORATION MASONRY CLEANING SOLUTION, TYP.
- REMOVE AND DISPOSE OF EXTERIOR STAIR ADDITION (ADDED AFTER PERIOD OF SIGNIFICANCE)
- REPAIR AND RE-SEAL TERRACOTTA TILE COPING
- REMOVE WALL PACK AND PATCH WALL, TYP.
- REMOVE DRIP FLASHING
- REMOVE EXISTING ROLL UP GARAGE DOORS AND INFILL WITH NEW STOREFRONT
- DEMOLISH EXISTING EXTERIOR DOOR AND CANOPY, INFILL WITH MATCHING SALVAGED BRICK.
- PROPOSED FUTURE LOCATION OF FIRST FLOOR WINDOWS, SINGLE PANE, SET HIGH ON WALL, TYP.
- NEW EXTERIOR EGRESS DOOR
- NEW EXTERIOR WALL SCONCES, TYPICAL
- REMOVE EXISTING SHROUD COVERED UTILITY OPENINGS IN CORNER WITH MATCHING

Drawing Title.

EAST ELEVATION

Drawing No.

A4.4

SUMTER/TAYLOR STREET PROPERTIES
COLUMBIA, SC

NOT FOR CONSTRUCTION

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Interdisciplinary Design Architecture Interiors Planning

WESTERN AUTO

FANTASTIC
VALUE!
CASH OR
CREDIT
449⁰⁰
10.00 DOWN

FANTASTIC
VALUE!
CASH OR
CREDIT
49⁰⁰
10.00 DOWN

FANTASTIC
VALUE!
CASH OR
CREDIT
289⁰⁰
10.00 DOWN

FANTASTIC
VALUE!
CASH OR
CREDIT
49⁰⁰
10.00 DOWN

ROSE - TALBERT

PAINTS
WALLPAPER





WELLS
FARGO

FUTURE TENANT

FUTURE TENANT

Metropolis
Salon & Dry Bar