

02/28/2015

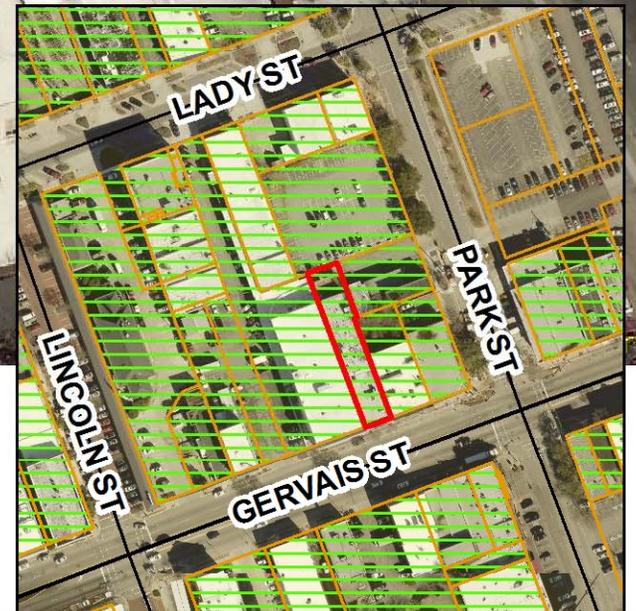


D/DRC Case

923-925 Gervais Street

West Gervais Historic Commercial District / National Register District /
City Center Design/Development District

TMS: 09013-11-17



DESIGN/DEVELOPMENT REVIEW COMMISSION
DESIGN REVIEW DISTRICT
CONSENT AGENDA
EVALUATION SHEET
Case # 3

ADDRESS: 923-925 Gervais Street

APPLICANT: Asheley Scott, agent

TAX MAP REFERENCE: TMS# 09013-11-17

USE OF PROPERTY: Commercial

REVIEW DISTRICT: West Gervais Historic Commercial District

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

FINDINGS/COMMENTS:

The two-story commercial building at 923-925 Gervais Street was originally constructed as a one-story building in 1910, but expanded to a second story in 1919. This is a contributing building to the West Gervais Street Historic District, listed on the National Register of Historic Places in 1983. The building is in need of various repairs, and the property owner is applying for the Bailey Bill as part of the rehabilitation process.

Most of the proposed work would follow more of a maintenance and rehabilitation scope with an emphasis on repair instead of wholesale replacement of historic materials. The proposal includes roof replacement, repairing or removing the non-historic skylights, and updating the HVAC and electrical systems. The applicant also proposes to replace the second story windows, which are not original to the structure and will work with staff on the appropriate configuration. The applicant estimates that qualified rehabilitation expenses for this project will meet or exceed the 20% minimum investment threshold needed to make the project eligible.

PERTINENT SECTIONS FROM GUIDELINES

Bailey Bill 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.

(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.

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

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

(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.

(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.

(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.

All above criteria will be met in this project. Historic materials and features will be retained or repaired. Staff will work with the applicant to develop appropriate replacements for the second floor windows.

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 meets or exceeds the 20% investment threshold requirements for qualified rehabilitation expenses.
- All work meeting the standards for work as outlined in Section 17-698.
- All details deferred 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 the following recommendations:

- Staff will continue to work with the applicant to find appropriate windows for the second floor of the building.
- All details deferred to staff.

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/Hazardous Material Abatement</u> Approximate date of feature <u>Unknown</u> Describe feature and its condition Visible water damage on roof/ceiling joists. Asbestos present.</p> <p>Photograph No. <u>1</u> Drawing No. _____</p>	<p>Describe work and impact on feature Replace roof to make watertight, as well as remove asbestos.</p>
<p>Architectural feature <u>Skylights</u> Approximate date of feature <u>Unknown</u> Describe feature and its condition Existing, but not original, skylights have become damaged, cause glare and have been covered from inside.</p> <p>Photograph No. <u>2-3</u> Drawing No. _____</p>	<p>Describe work and impact on feature Remove or repair damaged skylights with replaced roof. Replace all water damaged material.</p>
<p>Architectural feature <u>HVAC</u> Approximate date of feature <u>Unknown</u> Describe feature and its condition Existing HVAC units outdated.</p> <p>Photograph No. _____ Drawing No. _____</p>	<p>Describe work and impact on feature Rework existing HVAC distribution to meet future tenant requirements and to meet IMC and IECC requirements.</p>
<p>Architectural feature <u>Second floor windows</u> Approximate date of feature <u>1980s/90s</u> Describe feature and its condition Existing second floor windows not original to building, tinted, restricting natural sunlight into space.</p> <p>Photograph No. <u>4</u> Drawing No. _____</p>	<p>Describe work and impact on feature Replacing with DDRC-approved window units, to match IECC requirements.</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.)

Architectural feature <u>Accessibility</u> Approximate date of feature _____ Describe feature and its condition Existing second floor plumbing facilities do not meet current accessibility requirements. Floor steps with no accessible routes. Photograph No. <u>5</u> Drawing No. _____	Describe work and impact on feature Pending tenant requirements, plumbing layout and floor elevations to be modified and renovated/replaced to meet current IBC/ANSI/ADA requirements. Accessible steps/stairs to be provided for floor elevation changes.
Architectural feature <u>General</u> Approximate date of feature _____ Describe feature and its condition Design fees associated with renovations. Photograph No. _____ Drawing No. _____	Describe work and impact on feature Architectural and engineering fees.
Architectural feature <u>Demolition</u> Approximate date of feature _____ Describe feature and its condition Interior elements unoriginal to building removed for future tenants. Photograph No. _____ Drawing No. _____	Describe work and impact on feature General demolition of non-original items from previous office tenants.
Architectural feature <u>Flooring</u> Approximate date of feature <u>Unknown</u> Describe feature and its condition Existing flooring appears uneven, damaged. Photograph No. <u>6</u> Drawing No. _____	Describe work and impact on feature Repair existing, original flooring.

**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 (Continued):

(Please feel free to make copies of this sheet. Use as many spaces as necessary to fully describe your project.)

Architectural feature <u>Electrical</u> Approximate date of feature <u>Unknown</u> Describe feature and its condition Existing HVAC units outdated. Photograph No. _____ Drawing No. _____	Describe work and impact on feature Rework existing electrical distribution to meet future tenant requirements and to meet and IECC requirements.
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 In 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

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Existing Front Elevation



1. Ceiling/Roof Framing



2. Skylight



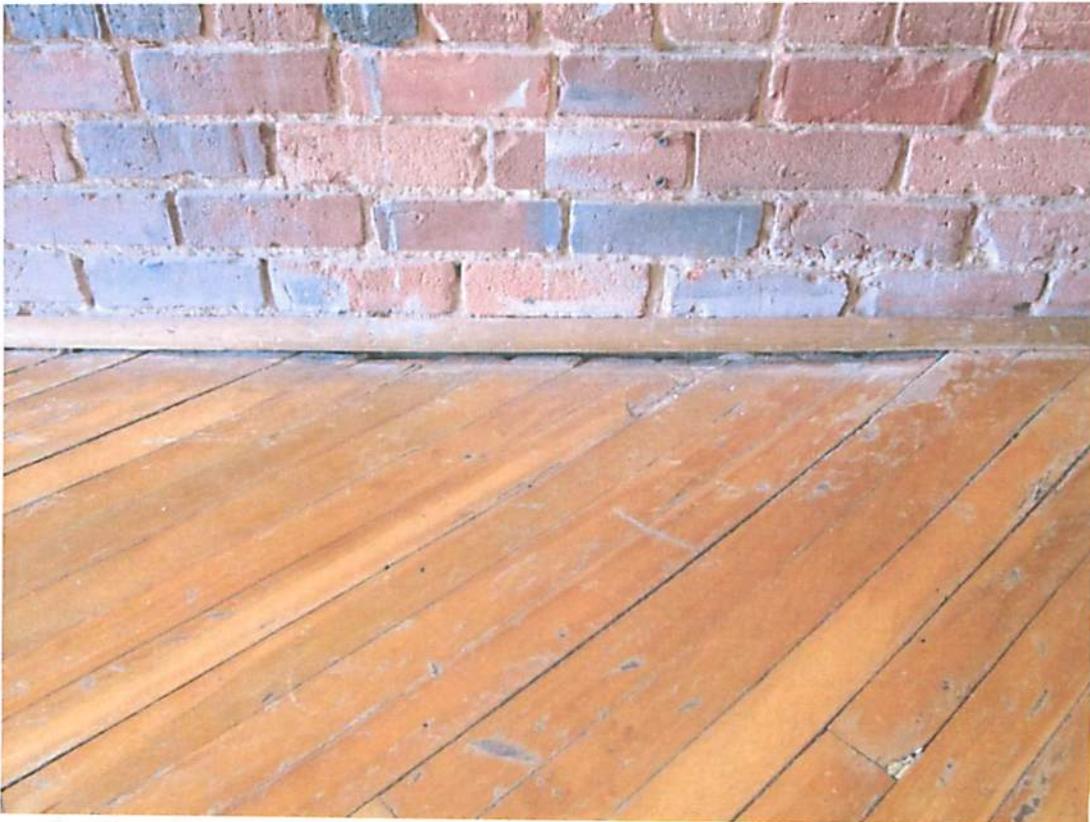
3. Skylight



4. Second Floor Windows



5. Restroom



6. Flooring

**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.