

02/23/2017



D/DRC Case

1544 Main Street

National Register District, City Center Design/Development District

TMS# 09014-09-24



DESIGN/DEVELOPMENT REVIEW COMMISSION
DESIGN REVIEW DISTRICT
CONSENT AGENDA
EVALUATION SHEET
Case # 4

ADDRESS: 1544 Main Street

APPLICANT: Matthew Bridges and Daniel Boan, owners

TAX MAP REFERENCE: TMS# 09014-09-24

USE OF PROPERTY: Commercial

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

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

FINDINGS/COMMENTS:

This two story brick building was constructed c. 1872 and was originally used as a book store. The original design of the building, as seen in historic photographs, included a tall storefront area with a central double door topped by a transom and flanked by large windows with regularly spaced cast iron columns along the front. Above the storefront was a band that included the Book Store signage topped by a simple bracketed cornice. The second floor included three 6/6 double hung windows topped with brick and cast stone jack arches; above the windows was a simple banding and decorative metal medallions, centered above each window, and a heavy wooden cornice at the top of the building. The original design of the building also included a staircase to the right of the storefront with window above shared with the building next door for access to the second floor.

A renovation of the building in the 1930s and 40s, around the time that the building became a shoe store, involved completely reconfiguring the building façade. The shared staircase was eliminated, cutting off access to the second story, and the storefront was redesigned to include three display cases with chamfered corners, metal accents, and pigmented structural glass at their bases. The central island display case split the entry way so that it included two recessed doorways for access into the building. The second story was reconfigured to include four evenly spaced windows rather than the original 3½, but appear to have retained the same detailing as the original design such as the jack arches and decorative metal medallions centered over each window. The cornice also appears to have been altered at this time.

In the 1950s or 60s the building underwent another renovation that included installing a slipcover façade which resulted in obscuring the windows and decorative medallions and removing the cornice. The storefront was eventually redesigned without the island display case for a central recessed entry flanked by rectangular display cases. Today, the display cases have been removed but the recessed entry remains which allows for outdoor seating for the current occupant, Drake's Duck-In. The owners are undertaking a full building renovation which will include the restoration of the storefront and a redesign of interior spaces, including installing a stair for access to the

second floor. As part of the renovation process, the owners are applying for the Bailey Bill as well as historic tax credits through the SC State Historic Preservation Office.

In preparation for the building renovation, the slipcover was removed revealing the window openings and detailing from the 1940s façade. Since the remaining historic material and window configuration on the building is related to the 1940s renovation, the owners, in collaboration with City and SHPO staff, have decided to design the façade to preserve the remaining historic material and reference the design of the 1940s storefront. Additional items included in the scope of work include updates to the electrical, plumbing, and mechanical systems, reroofing, and adding a second story deck on the rear of the building (not visible from the right-of-way).

PERTINENT SECTIONS FROM GUIDELINES

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.

The historic character of the property will be retained and preserved. Historic material remains on the second floor of the building and it will be preserved and repaired.

(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 would create a false sense of historical development. A new storefront will be designed to reference the 1940s design.

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

The building in its current state resembles its 1940s appearance best. While features of the original façade were used in the 1930s/40s renovation, the reconfiguration of the second floor windows and details at this time was a historically and architecturally significant change to the building that will be retained and preserved.

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

All distinctive features that remain on the building's facade, such as the window details and decorative medallions, 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.

Historic details of the 1940s façade remain on the second floor and will be retained and repaired. Areas of coping at the parapet wall will require repair and replacement and will match the original detail and material. Missing features include cornices and windows. The cornice above the storefront and at the top of the building will use historic photographs to match the 1930s/40s design. Details of the cornices have not yet been provided to staff; staff is happy to review these designs for compatibility with the historic photos should the Commission wish to defer this to staff. Windows will be wooden 6/6 double hung windows to match the details and pane configuration as

seen in historic photos. The storefront will also be redesigned to reference the 1940s storefront but with a contemporary use. As seen in historic photos, the 1940s storefront used metal and pigmented glass (possibly Vitrolite or similar material) display cases with chamfered corners but eliminated the staircase to the second floor. The new design will reference this design in materials and the use of chamfered corners and recessed entry but restore the staircase to the second floor. All windows will use non-tinted glass to be reviewed by staff. Current drawings for the storefront list the material at the bulkheads as a metal panel; since this material was likely Vitrolite or something similar, staff recommends using a material that approximates the appearance of pigmented structural glass.

(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.

Brick will be cleaned using gentlest means possible and utilizing test panels to ensure that no damage is caused by the cleaning agent.

(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.

The exterior alterations to the building will be compatible with the building and its 1940s design. The storefront design will reference the 1940s storefront while installing a staircase to restore access to the second floor space. All windows will use non-tinted glass to be reviewed by staff.

(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.

There are no proposed additions at this time.

The above items are the parameters for review for projects that receive the Bailey Bill. If any future work is proposed beyond the scope of what is presented here then it will be reviewed.

STAFF RECOMMENDATIONS:

Staff finds that the project at 1544 Main Street complies with Sec. 17-698 of the City Ordinance and recommends granting a Certificate of Design Approval and preliminary certification for the Bailey Bill with the following conditions:

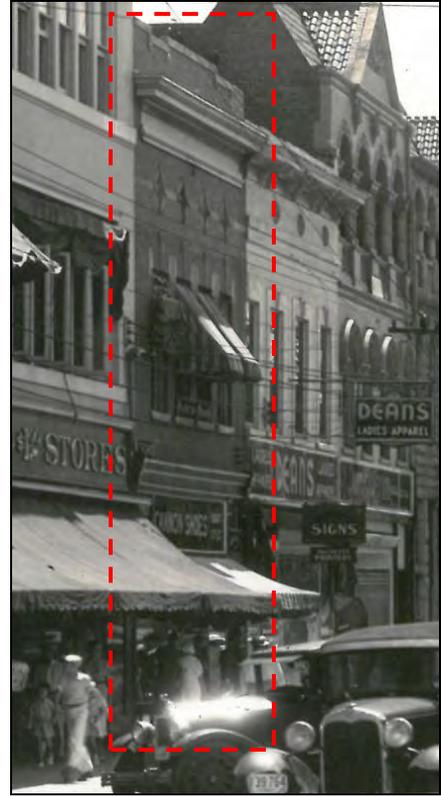
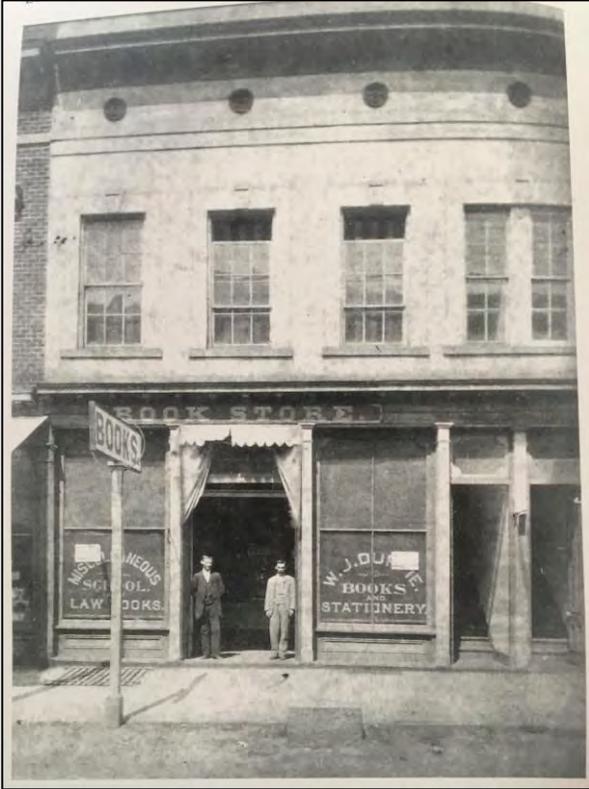
- The project meeting or exceeding the 20% investment threshold requirements for qualified rehabilitation expenses;
- All work meeting the standards for work as outlined in Section 17-698;
- Vitrolite, pigmented glass, or a modern equivalent be used at the storefront bulkheads, with final approval of storefront materials deferred to staff;
- Second story windows be wood windows with a 6/6 pane configuration;
- Details of the cornices to match historic photos with drawings and details to be provided for staff approval;
- Any future signage and all other details deferred to staff.



1544 Main Street, photo by staff



1941 storefront renovation, display cases with Vitrolite and metal details and new signage



1544 Main Street, 1870s façade (left) with original shared window and stair; 1930s façade (right) with reconfigured windows and details



1544 Main Street, c. 1976, slipcover façade and rectangular display cases

THE FOLLOWING INFORMATION WAS
SUBMITTED BY THE APPLICANT

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

Property name Drake's Duck-In NPS Project Number _____
Property address 1544 Main Street Columbia Richland SC 29201

5. Detailed description of rehabilitation work Use this page to describe all work or create a comparable format with this information.
Number items consecutively to describe all work, including building exterior and interior, additions, site work, landscaping, and new construction.

Number <u>1</u>	Feature <u>Historic Brick</u>	Date of Feature <u>c.1872</u>
------------------------	--------------------------------------	--------------------------------------

Describe existing feature and its condition

The building is composed of brick laid in a common bond brick pattern. Because a slipcover facade was attached to the brick, some areas show slight deterioration such as spalling. A white residue from the slipcover remains on much of the brick.

Photo numbers 1, 2, 6-8, 31 Drawing numbers D1.0, A1.0

Describe work and impact on feature

The brick will be cleaned using Prosoco Enviro Klean 2010 All Surface Cleaner to remove any residue or paint. This will be applied per the manufacturer's recommendation, first utilizing a test panel before commencing work. The work will be completed from the bottom to the top, use an appropriately diluted solution with a brush or low-pressure spray, then rinsed with clean water after no more than ten minutes. If necessary, this will be repeated until clean. Each of the four windows on the facade features a brick jack arch along with a cast stone keystone and cast stone lintel on either side of the jack arch.

Number <u>2</u>	Feature <u>Windows</u>	Date of Feature <u>C. 1941</u>
------------------------	-------------------------------	---------------------------------------

Describe existing feature and its condition

Four window openings exist along the second level facade as well as a small window over the stairwell. This window, which mostly dates to the 1941 renovation, is a one-over-one single hung window.

Photo numbers 1, 2, 8, 10, 25, 26, 31 Drawing numbers D1.0, A1.0

Describe work and impact on feature

New windows will fill the existing openings. These will be three-over-three double hung windows to match the only existing window in the building. The glass has not yet been decided, but will be provided at a later date.

Number <u>3</u>	Feature <u>Storefront</u>	Date of Feature <u>c. 1978/1996</u>
------------------------	----------------------------------	--

Describe existing feature and its condition

The storefront has seen the most changes to the building. Currently, the storefront is completely recessed with a set of double doors in the center. The entire storefront is glass with aluminum framing. The north and south ends of the storefront have stucco bulkheads and glass transoms. The entrance features glass sidelights and transoms over the doors and sidelights. A small patio is located between the sidewalk and the entrance. Aluminum framing along the ceiling shows the location of previous display windows on the north and south ends of the storefront. A rolled striped awning is still present above the former display frames and below the storefront cornice.

Photo numbers 1, 3-5, 32 Drawing numbers D1.0, A1.0

Describe work and impact on feature

The storefront will be returned to its 1940s appearance.

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

Number 4	Feature <u>Medallions</u>	Date of Feature <u>c.1872</u>
-----------------	----------------------------------	--------------------------------------

Describe existing feature and its condition

Four metal decorative medallions are located directly above each window and below a former cornice. They feature five leaves emanating from a central circle and are surrounded by a roped circle. The entire medallion is surrounded by cast stone with four key stones, one each at the top, right, bottom, and left. The right and left keystones connect to a string course that runs along the facade.

Photo numbers 1, 6, 7 Drawing numbers D1.0, A1.0

Describe work and impact on feature

The medallions will remain in place and be cleaned to return them to their original appearance.

Number 5	Feature <u>Cornices</u>	Date of Feature <u>c. 1872</u>
-----------------	--------------------------------	---------------------------------------

Describe existing feature and its condition

The original, or very early, cornice is documented in historic photographs. The original locations of the cornice and storefront cornice are evident in scarring on the facade.

Photo numbers 1, 7, 31 Drawing numbers D1.0, A1.0

Describe work and impact on feature

The cornices will be replicated to appear as they did in early photographs. They will be wooden.

Number 6	Feature <u>Coping</u>	Date of Feature <u>c.1872</u>
-----------------	------------------------------	--------------------------------------

Describe existing feature and its condition

The existing coping is missing in sections, such as in the northern corner of the facade. The coping appears to be cast stone.

Photo numbers 1, 7, 31 Drawing numbers D1.0, A1.0

Describe work and impact on feature

The existing coping will be retained and cleaned while the missing piece will be recreated to match the existing.

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

Number 7	Feature Roof	Date of Feature c.1872
-----------------	---------------------	-------------------------------

Describe existing feature and its condition

The roof is a front gable roof hidden behind a castellated parapet. It is shared with its neighbor to the south slopes downward from its shared point on the south end. It is made of seamed metal and is in fair condition.

Photo numbers 2 Drawing numbers N/A

Describe work and impact on feature

The roof will be replaced, but will match the existing appearance of the roof.

Number 8	Feature Interior Floor Plan	Date of Feature c.1920, 1990s
-----------------	------------------------------------	--------------------------------------

Describe existing feature and its condition

The first floor is primarily made up of Drake's Duck-In restaurant with a dining room using most of the first level. A kitchen, small hallway, storage area, and office compose the remaining space on the first floor. The second floor has been inaccessible since the 1940s when the staircase was removed, leaving it remarkably intact. It features five rooms with a hallway on the south end of the building connecting the former staircase to all five rooms. The rooms each connect to each other, some with former tenants still located on the doors.

Photo numbers 9-30 Drawing numbers D1.1, D1.2, A1.0

Describe work and impact on feature

The floor plan will not change much from its current configuration. The second level will change slightly, primarily by creating larger openings between each of the five rooms, but the original hall will remain as it currently appears. The stair will be reconstructed as it originally appeared. One of the rooms near the rear of the building will become a kitchen by utilizing the existing footprint. A small utility closet will be constructed in a corner of the room and will feature an exhaust duct. The existing doorway from this room to the rear room will remain and lead into a storage room. The rear (eastern end of the building) room which will be subdivided into a small lobby space, two restrooms, a cooler room that is accessible from the storage room mentioned above, and a small office.

The only changes the first floor will receive is structural support, including a new flooring system. Since the current interior does not retain any historic materials, the new flooring will not detract from the historic character of the building.

Number 9	Feature East Elevation Door	Date of Feature c.1872
-----------------	------------------------------------	-------------------------------

Describe existing feature and its condition

The second level of the east elevation has a door on the south end of the elevation that has been covered from the interior to prevent usage since it does not lead to anything. The exterior of the door is in poor condition.

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

Photo numbers 2, 28

Drawing numbers A1.0

Describe work and impact on feature

The door will be replaced with a matching door if the existing is unable to be repaired due to its condition. This door will lead to a deck over the first level of building.

Number 10	Feature Rear Deck	Date of Feature 2018
------------------	--------------------------	-----------------------------

Describe existing feature and its condition

N/A

Photo numbers 2

Drawing numbers A1.0

Describe work and impact on feature

The roof of the first level addition located at the rear of the building will serve as a deck/patio for the restaurant on the second level. Since the east elevation of the addition extends up to the second level like a tall parapet, it will obscure the deck and therefore not have a negative visual impact on the building.

Number 11	Feature MEP/Life Safety Plans	Date of Feature N/A
------------------	--------------------------------------	----------------------------

Describe existing feature and its condition

The second floor does not currently have electricity and the plumbing dates to at least the 1920s. Random ductwork runs from the ceiling into the first level and is exposed. No sprinkler system exists on the second level.

Photo numbers N/A

Drawing numbers N/A

Describe work and impact on feature

The use of the building requires that a sprinkler/fire suppression system be installed on both floors. This requires a slight lowering of the ceilings on each floor to install the appropriate equipment. This drop ceiling will also accommodate all of the new mechanical, electrical, and plumbing ductwork and pipes so that they are not exposed. A smooth, plaster-like finish will cover the ceilings.

Number 12	Feature Skylights	Date of Feature c.1919
------------------	--------------------------	-------------------------------

Describe existing feature and its condition

The roof features three skylights, which were first shown in the 1919 Sanborn Fire Insurance Map.

Photo numbers 2, 18

Drawing numbers D1.2, A1.0

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

Describe work and impact on feature

The skylights will remain in place.

Add Item

1544 Main Street

Bailey Bill Photos



Photo 1 – Drake's Duck-In
1544 Main St. Columbia, SC
West façade
8/3/2017

Columbia Commercial Historic District



Photo 2 – Drake's Duck-In
1544 Main St. Columbia, SC
East elevation, aerial view
8/3/2017

Columbia Commercial Historic District

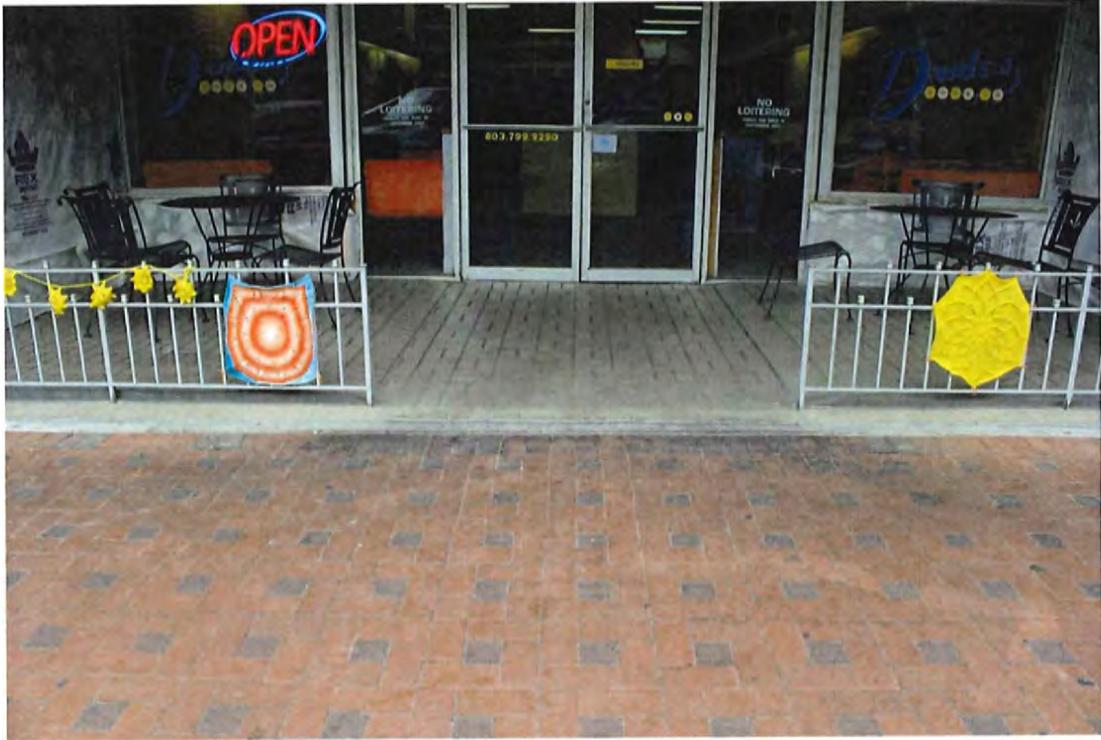


Photo 3 – Drake's Duck-In
1544 Main St. Columbia, SC
Storefront detail
8/3/2017

Columbia Commercial Historic District



Photo 4 – Drake's Duck-In
1544 Main St. Columbia, SC
Storefront detail, former display window framing
8/3/2017

Columbia Commercial Historic District



Photo 5 – Drake's Duck-In
1544 Main St. Columbia, SC
Storefront detail, north end
8/3/2017



Photo 6 – Drake's Duck-In
1544 Main St. Columbia, SC
Medallion detail, north elevation
8/3/2017

Columbia Commercial Historic District



Photo 7 – Drake's Duck-In
1544 Main St. Columbia, SC
Second level detail, west façade
8/3/2017

Columbia Commercial Historic District



Photo 8 – Drake's Duck-In
1544 Main St. Columbia, SC
Window detail, west façade
8/3/2017

Columbia Commercial Historic District



Photo 9 – Drake's Duck-In
1544 Main St. Columbia, SC
Second level interior, rear room partition
1/27/2017

Columbia Commercial Historic District



Photo 10 – Drake's Duck-In
1544 Main St. Columbia, SC
Two windows, east elevation interior
8/3/2017

Columbia Commercial Historic District



Photo 11 – Drake's Duck-In
1544 Main St. Columbia, SC
Plaster and lath walls, second level
1/27/2017

Columbia Commercial Historic District



Photo 12 – Drake’s Duck-In
1544 Main St. Columbia, SC
Interior room, second level
1/27/2017

Columbia Commercial Historic District



Photo 13 – Drake's Duck-In
1544 Main St. Columbia, SC
Second level flooring
1/27/2017

Columbia Commercial Historic District



Photo 14 – Drake’s Duck-In
1544 Main St. Columbia, SC
Connected rooms, second floor
1/27/2017

Columbia Commercial Historic District



Photo 15 – Drake's Duck In
1544 Main St. Columbia, SC
Original door and transom
1/27/2017

Columbia Commercial Historic District



Photo 16 – Drake's Duck-In
1544 Main St. Columbia, SC
Interior spaces, looking west
1/27/2017

Columbia Commercial Historic District



Photo 17 – Drake's Duck-In
1544 Main St. Columbia, SC
Current HVAC equipment
1/27/2017

Columbia Commercial Historic District



Photo 18 – Drake's Duck-In
1544 Main St. Columbia, SC
Skylight in ceiling
1/27/2017

Columbia Commercial Historic District



Photo 19 – Drake's Duck-In
1544 Main St. Columbia, SC
Intact plaster
1/27/2017

Columbia Commercial Historic District



Photo 20 – Drake's Duck-In
1544 Main St. Columbia, SC
Second level flooring
1/27/2017

Columbia Commercial Historic District



Photo 21 – Drake's Duck-In
1544 Main St. Columbia, SC
Early door and former stair
1/27/2017

Columbia Commercial Historic District



Photo 22 – Drake’s Duck-In
1544 Main St. Columbia, SC
Second level doorway and transom
1/27/2017

Columbia Commercial Historic District



Photo 23 – Drake's Duck-In
1544 Main St. Columbia, SC
Former stair, south wall
1/27/2017

Columbia Commercial Historic District



Photo 24 – Drake' Duck-In
1544 Main St. Columbia, SC
Ceiling condition
1/27/2017

Columbia Commercial Historic District



Photo 25 – Drake's Duck-In
1544 Main St. Columbia, SC
Interior of west façade windows
1/27/2017

Columbia Commercial Historic District



Photo 26 – Drake's Duck-In
1544 Main St. Columbia, SC
Original window above staircase
1/27/2017

Columbia Commercial Historic District



Photo 27 – Drake's Duck-In
1544 Main St. Columbia, Sc
Second level hallway
1/27/2017

Columbia Commercial Historic District



Photo 28 – Drake's Duck-In
1544 Main St. Columbia, Sc
Duct in southeast corner of second floor
1/27/2017

Columbia Commercial Historic District



Photo 29 – Drake's Duck-In
1544 Main St. Columbia, SC
Deteriorated ceiling, second level
1/27/2017

Columbia Commercial Historic District



Photo 30 – Drake's Duck-In
1544 Main St. Columbia, SC
First level interior, restaurant
8/3/2017

Historic Photographs

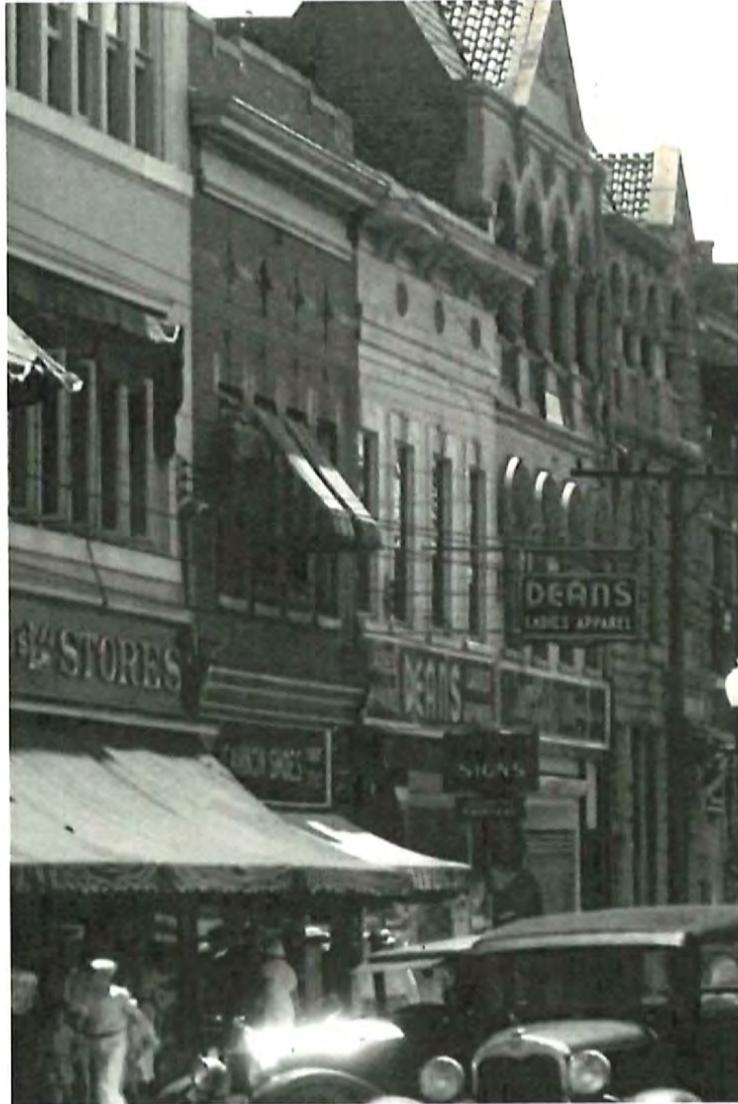
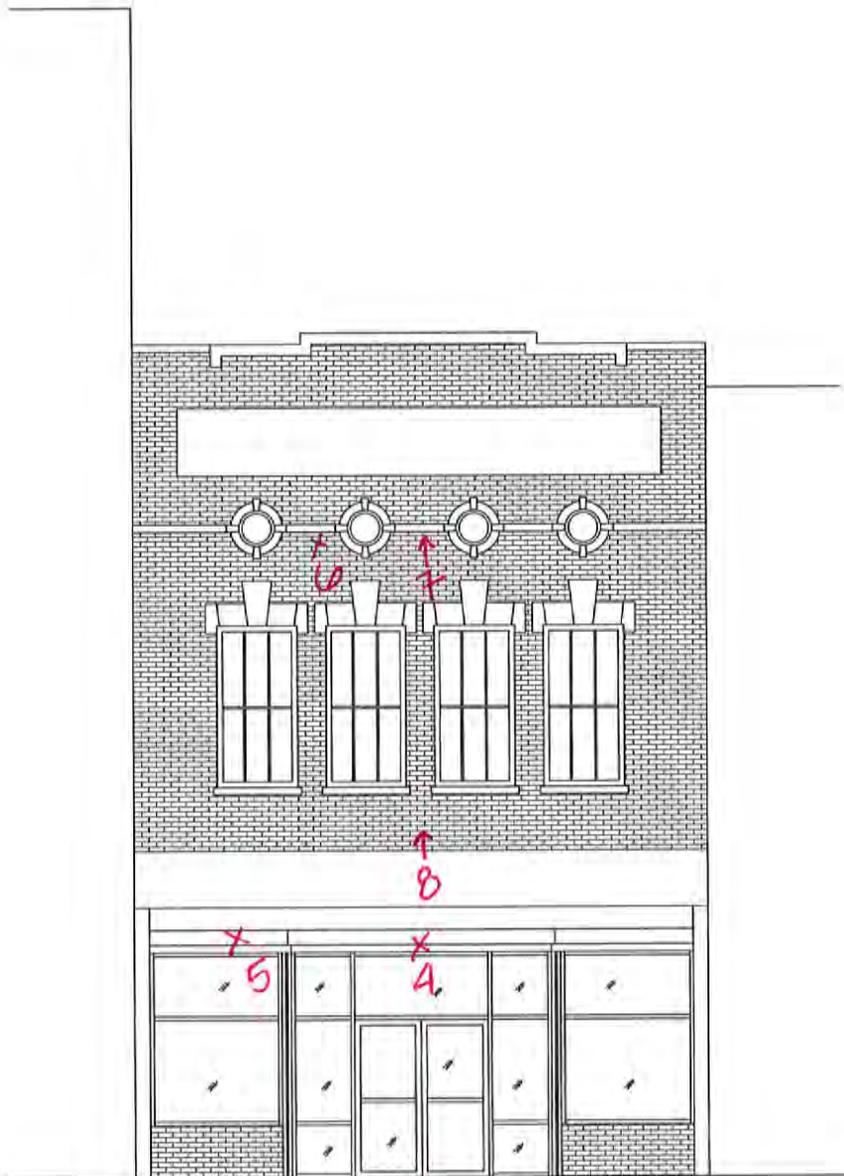


Photo 31 – Drake's Duck-In
1544 Main St. Columbia, SC
Cannon Shoe Store
1939



Photo 32 – Drake's Duck-In
1544 Main St. Columbia, SC
1500 Block of Main St.
c.1940



3 EXTERIOR ELEVATION (EXISTING)
3/16" = 1'-0"

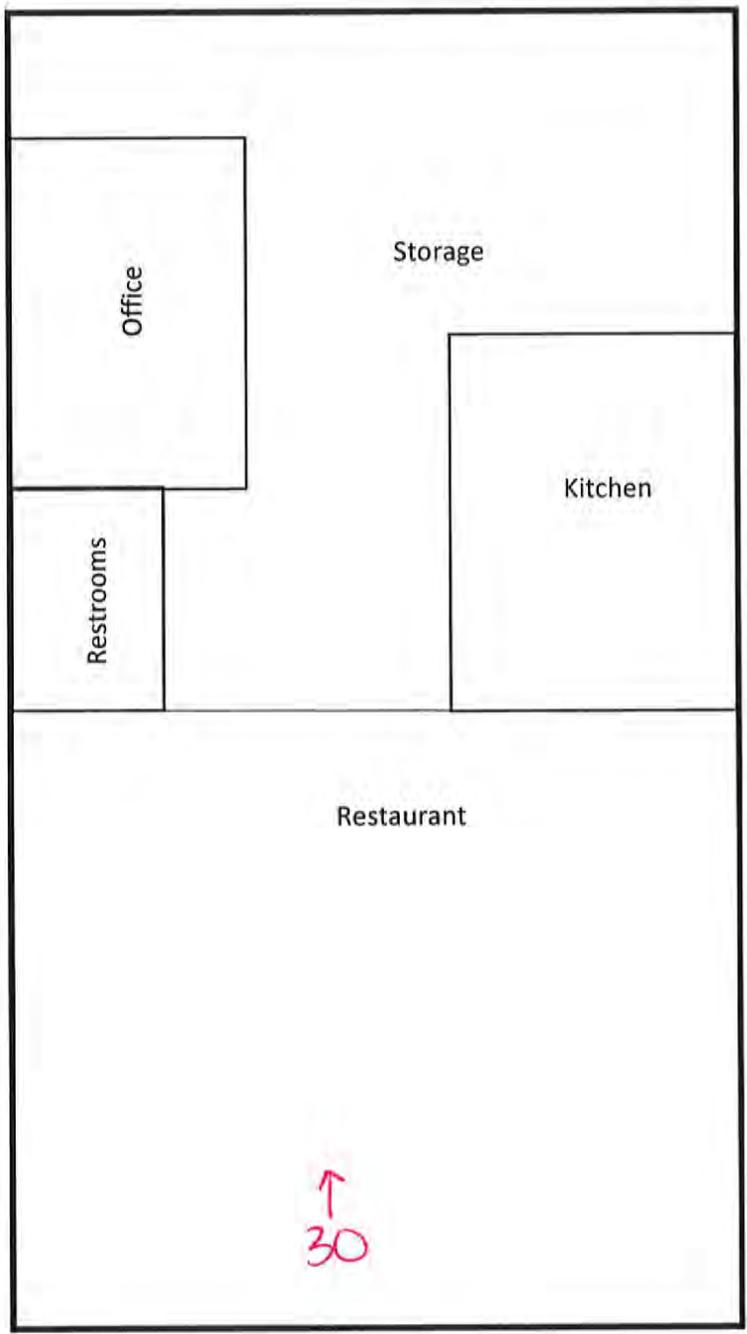
Photo Map



2
↓

D1.1 First Level Existing Floor Plan

Photo Map



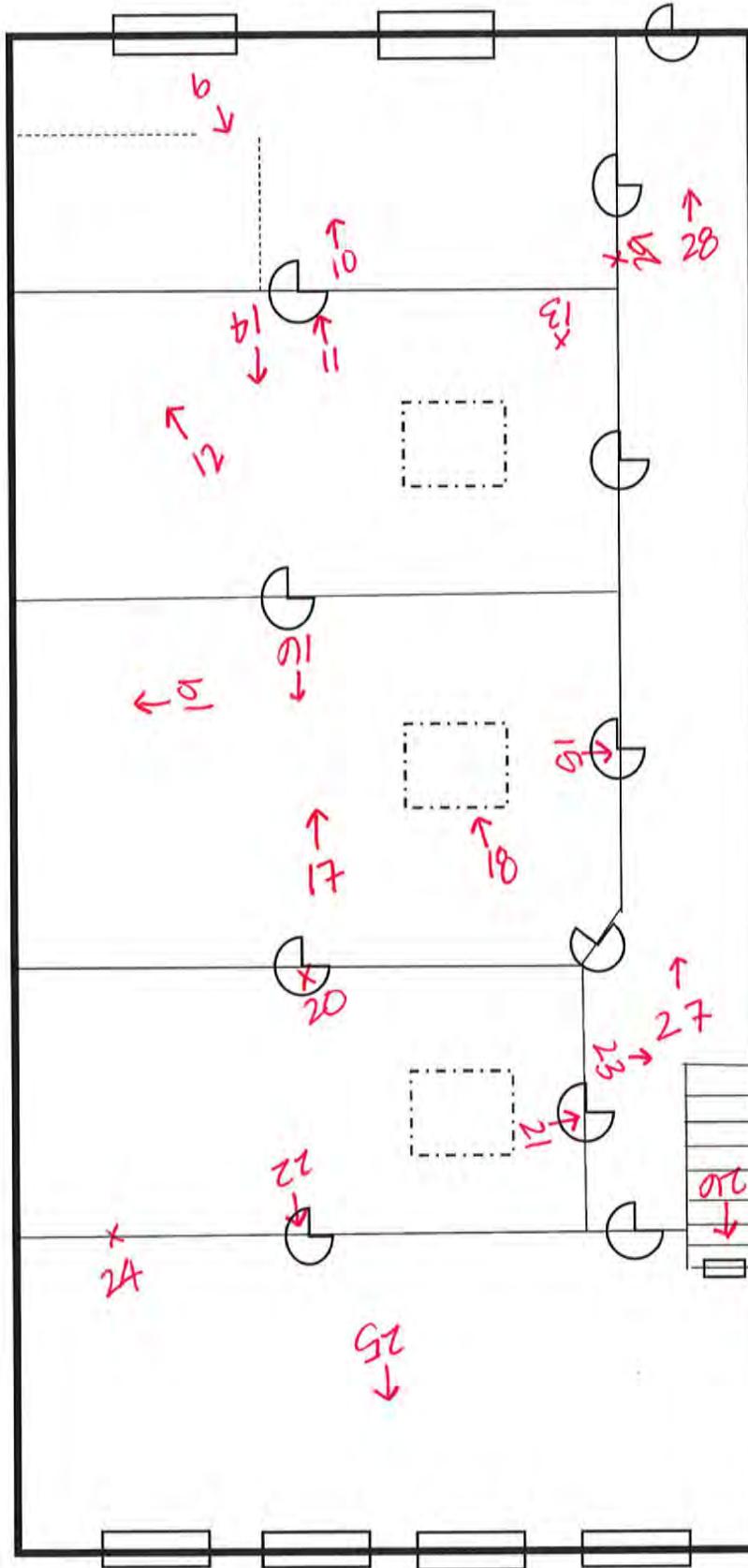
↑
30

*Not Drawn to Scale



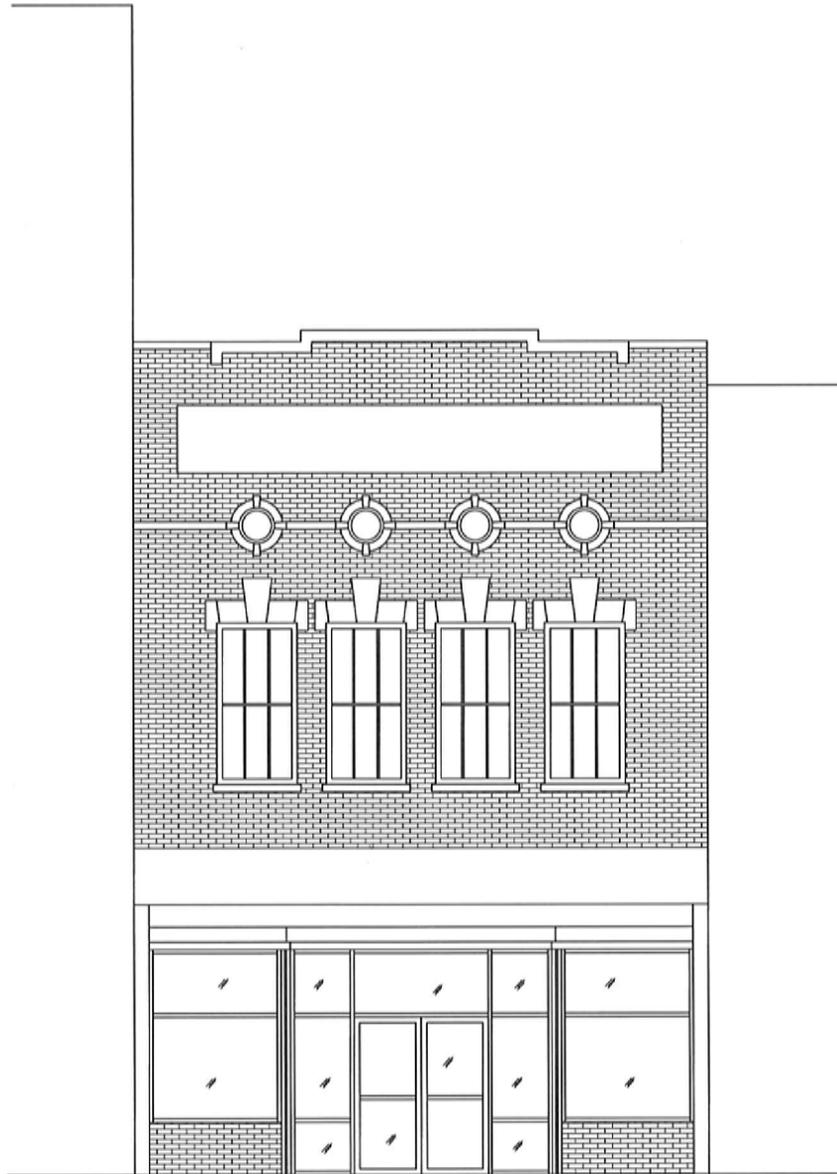
D1.2 Second Level Existing Floor

Plan Photo Map



*Not Drawn to Scale

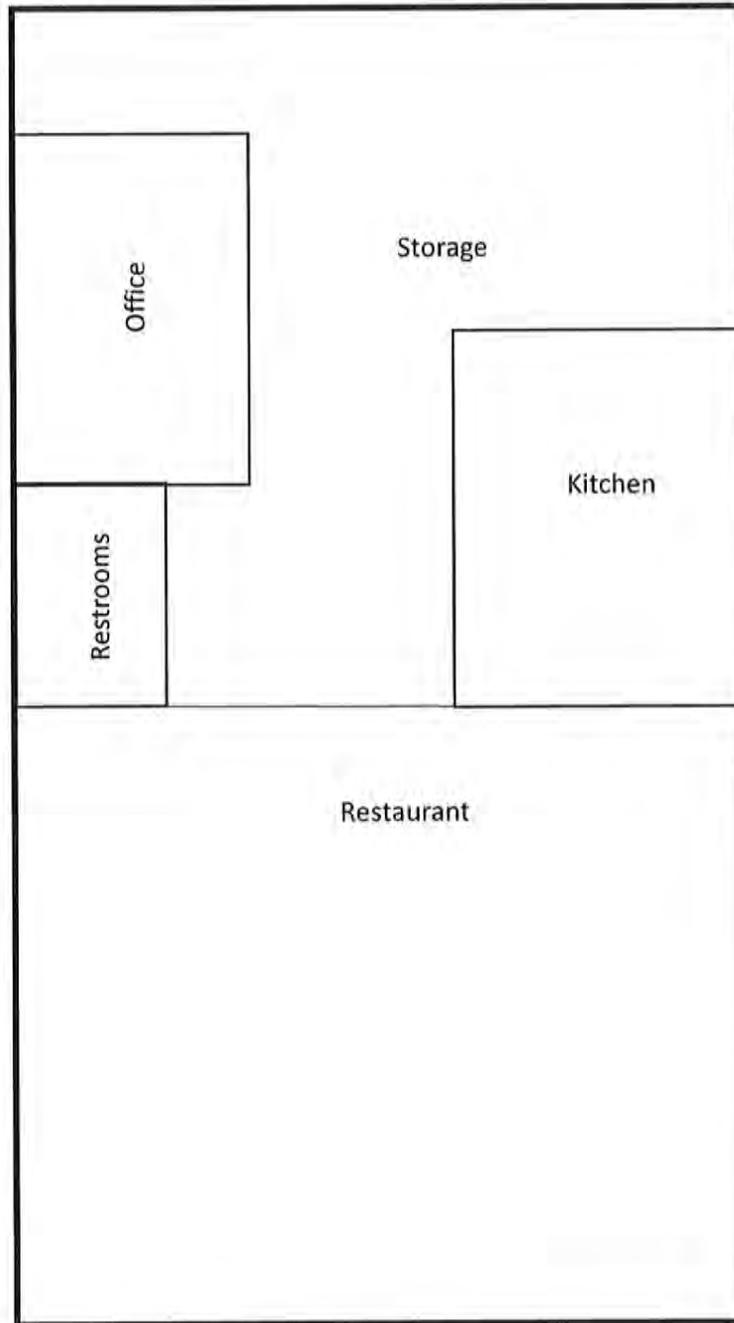




3 EXTERIOR ELEVATION (EXISTING)
3/16" = 1'-0"

D1.0 Existing Facade

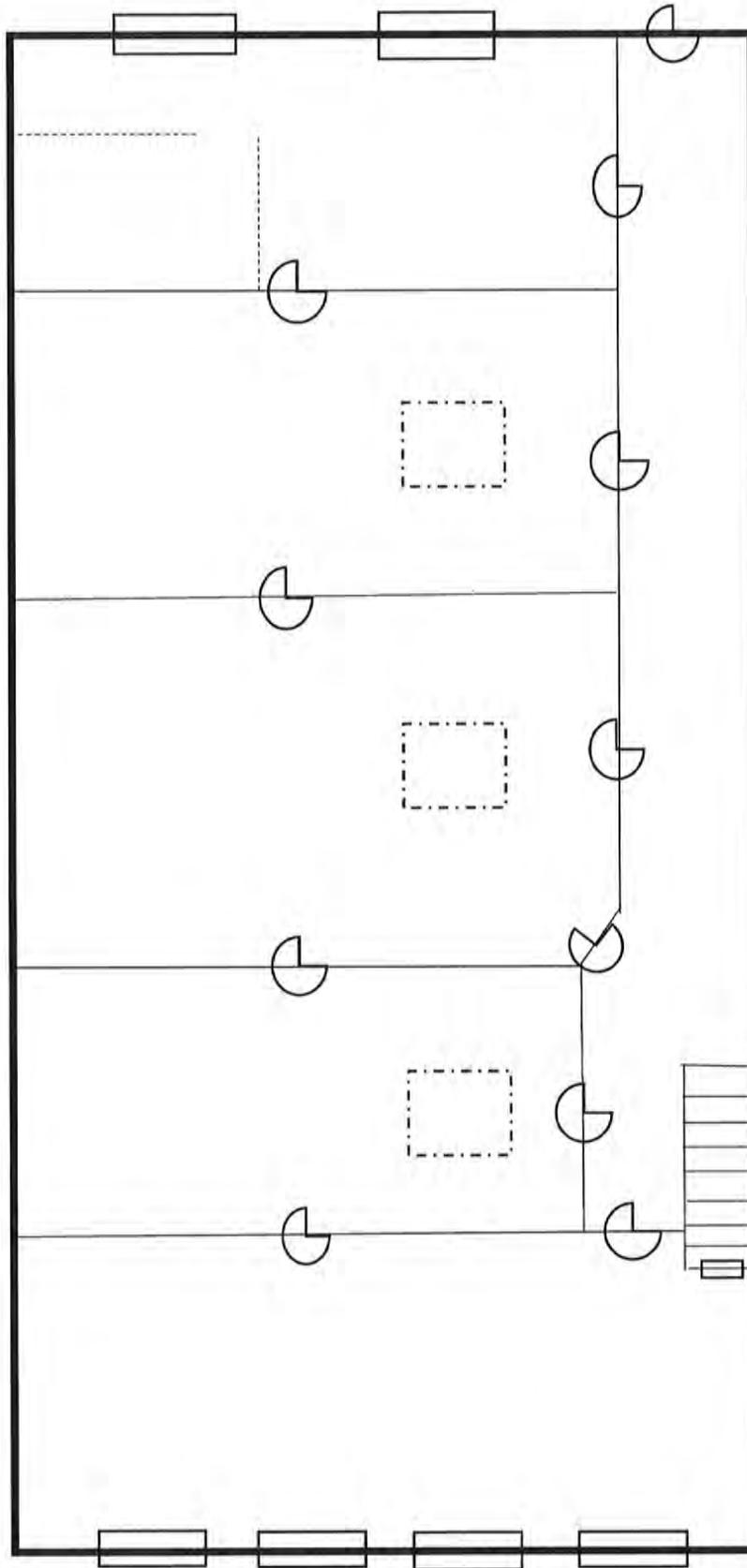
D1.1 First Level Existing Floor Plan



*Not Drawn to Scale



D1.2 Second Level Existing Floor



*Not Drawn to Scale



	A	B
1	Projected Costs for Proposed Work	
2		
3	New Roof	\$15,000
4	New HVAC	\$50,000
5	Sprinkler System	\$45,000
6	2nd Floor Upfit	\$250,000
7	1st Floor Upfit	\$90,000
8		
9	Total	\$450,000