

D/DRC Case

804 Gervais Street

W. Gervais Historic Commercial District/City Center Design/Development District

TMS: 08916-11-03



DESIGN/DEVELOPMENT REVIEW COMMISSION
BAILEY BILL APPLICATION
HISTORIC AGENDA
EVALUATION SHEET
Case # 11

ADDRESS: 804 Gervais Street

APPLICANTS: Robert Lewis, agent

TAX MAP REFERENCE: TMS# 08916-11-03

USE OF PROPERTY: Commercial

NATURE OF REQUEST: Request preliminary certification for Bailey Bill

FINDINGS/COMMENTS:

The project came before the Commission in October 2013 for changes to the exterior. Staff has included the evaluation from that review as a refresher for Commissioners. To summarize, however, the proposed changes included a two-story porch on the west elevation, punching larger holes as ingress/egress points toward the front of the building on the west elevation on both first and second floors, re-establishment of windows in the façade (front elevation) to reflect their original placement, new windows sympathetic to the pattern of the original windows, and relatively few changes on the east elevation. While staff found much to support in the new plans, the proposed large punched openings particularly caused concern regarding removal of historic materials, an alteration to the rhythm of openings, as well as an understanding of how the building originally operated. The front of the building was used as an office space and had smaller windows which related to the offices and the warehouse section of the building fell behind these; today one can still see the loading doors in the warehouse which were directly adjacent to the railroad line so that cargo could be moved straight from the railroad cars into the warehouse. Staff considers the west elevation a primary elevation due to its intact architectural features and prominent visibility and suggested that larger openings should be placed toward the rear of the building rather than the front. Therefore, staff's evaluation did not recommend for the new large openings and cautioned that staff would find that they would eliminate the project from consideration of the Bailey Bill. Aside from this item, the building plans would qualify for the Bailey Bill (one note: the covered porch on the application is an approved change (pending staff review) but since it is not part of the original building, the construction costs would not qualify toward meeting the required investment threshold).

Since that review, some positive changes to the plans have been proposed. The two-story porch has been reduced to a one-story covered porch on the first level and the larger proposed openings on the second floor have been eliminated, thus keeping the original materials and windows intact on that story. However, the large proposed opening on the first floor has been retained. Staff still has concerns about creating a new opening here as well as concerns about the scale of the opening in comparison to the smaller existing loading dock doors. This opening has already been approved by the D/DRC as an exterior change, but staff does not find that it meets the intent of the Bailey Bill, which requires maintaining historic materials and a higher level of architectural integrity in return for the incentives. Moving the opening to the east elevation, a secondary elevation, would be preferable, or moving it more to the back of the building, as stated earlier, could also work. Additionally, the removal of original brick and establishment of a large opening is not an easily reversible action. The D/DRC must consider the precedent that would be set if this is approved.

Below are requirements of the Bailey Bill and staff comments regarding the first floor proposed opening.

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 proposed opening would remove original brick and mortar and windows and would introduce a larger opening that would alter the rhythm of the openings (spaces) which characterize this elevation.

(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.

Given its size, it is unlikely that the new opening would be considered historic but it would be better situated on a different elevation or further back on the building.

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

Not applicable.

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

While the brick is not elaborately laid on this building, it is a distinctive element of the building.

(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.

Not applicable.

(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.

Not applicable.

(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 alteration will destroy historic brick and will entail the removal of at least one original window.

The new opening is clearly differentiated from the historic loading doors as it is much larger, but staff does not find the new opening proportional to the existing openings.

(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.

Removing the opening at some point in the future would require re-bricking and mortaring. While the bond pattern is a simple one, going back with original brick and a similarly composed mortar would not necessarily be possible, dependent in part on the condition of the brick as it is removed. Staff does not find that this would be an easily reversible action.

Mr. Lewis has submitted some materials regarding past Bailey Bill projects where changes have been permitted regarding new openings. However, the new openings were either established within existing openings on these projects or where historic fabric had already been lost. New openings were proportional to existing openings as well.

Staff recommendations:

Staff cannot find that 804 Gervais Street as proposed meets the requirements of the Bailey Bill as per Sec. 17-698 but could support it if the opening is moved to the east elevation or possibly toward the back of the building on the west elevation.

CITY OF COLUMBIA
 PRESERVATION PLANNING OFFICE
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 Roof Approximate date of feature 1970's Describe feature and its condition</p> <p>Existing roof is not original to the building.</p> <p>Photograph No. _____ Drawing No. _____</p>	<p>Describe work and impact on feature</p> <p>New standing seam metal roof will be installed.</p>
<p>Architectural feature Brick Approximate date of feature 1896 Describe feature and its condition</p> <p>Brick is in fair condition</p>	<p>Describe work and impact on feature</p> <p>Brick will be cleaned and pointed up with mortar to match existing.</p>
<p>Architectural feature Windows Approximate date of feature 1980 Describe feature and its condition</p> <p>Windows are not original to the building.</p>	<p>Describe work and impact on feature</p> <p>New aluminum clad wood windows will be installed. Two Openings will be enlarged to accommodate restaurant Tenant requirements.</p>
<p>Architectural feature Covered Porch Approximate date of feature N/A Describe feature and its condition N/A</p>	<p>Describe work and impact on feature</p> <p>New one storey covered porch will be added at the west side of the building; steel columns, wood trusses, standing seam metal roof and concrete floor.</p>

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

ADDRESS: 804 Gervais Street, Adluh Flour

APPLICANT: Wes Lyles, architect and agent

TAX MAP REFERENCE: TMS# 08916-11-03

USE OF PROPERTY: Commercial

REVIEW DISTRICT: W. Gervais Street Historic Commercial District

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

FINDINGS/COMMENTS:

This building is a contributing building in the local West Gervais Street Historic Commercial District as well as being a contributing building in the National Register District. Built around 1896 as the W.H. Gibbes Machinery Company, the site has long been associated with Adluh Flour, a still operating mill and institution in the Vista. While there are several buildings on the parcel, this particular building is the one facing directly on Gervais Street. It is a simple two story brick building which has largely retained its architectural form although most windows in the building have been replaced at some point in the past and the front windows and doors have been bricked in. The current proposal is to re-develop the front part of the building for a restaurant on both floors; the back part of the building will be developed separately. There is a proposal to construct long patios to run the length of the restaurant along both east and west sides of the building, with a second story porch along the west side as well.

The applicants are considering the Bailey Bill so it would be helpful for the Commission to keep that in mind as the proposal is reviewed; if certain changes would preclude the Bailey Bill, it would be helpful for the applicants to know this.

The West Gervais Street Historic Commercial District guidelines use the Secretary of the Interior's Standards for Rehabilitation as their basis. Therefore, the intent for rehabilitation of contributing buildings in the Vista is to adhere to the original materials, profiles, openings, and forms.

(1) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The applicants propose to leave the east side of the building largely as is with the addition of a concrete patio running the length of the building and reusing the existing openings and entries, adding only metal awnings. On the front façade, they are looking to re-establish windows and doors which have long been removed; these items are in accordance with the Standards. The largest amount of change is proposed for the west elevation which is very

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visible from Gervais Street. The applicants place great value on access and visibility between public and private space in their other developments and have incorporated that in these plans. To accommodate this, the second windows in from the street at both levels have been changed into doors by opening the bottom of the extant windows to floor level. Although this is a change, maintaining the width of the openings still allows a good understanding of how the building operated originally. Adjacent are two large openings which have been cut into the wall, eliminating a total of three windows, one on the top and two smaller ones below. Their function is to attract attention and business from the street and to let additional light into the building. They are fashioned to reference the three historic large openings which are found on the first floor and were in place to allow easy delivery of products straight from the railroad cars into storage.

Staff and the developers discussed this concept at length with staff expressing unease with the removal of historic material and the introduction of large new openings. Initially, there were several openings proposed of this size on the west side of the building which have now been reduced to two. The new openings certainly could not be confused as an original part of the building but their sheer size also results in an impact on the historic fabric of the building and its rhythm of openings. The architects have noted that if the changes are approved for this building, they would plan to document the areas where removal would take place so that should someone wish to re-construct the original openings in the future, it would be possible to do so from drawings. Staff would recommend salvaging and storing brick as well.

These new openings would not meet the requirements of the Bailey Bill.

(2) The historic character of a district shall be retained and preserved through the preservation of historic materials and features which characterize the historic district.

The large openings proposed do not meet this requirement in staff's view but otherwise, the character of the building would remain intact, not impacting the historic district.

(3) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

Not applicable.

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

Not applicable.

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

Aside from the new openings, the exterior of the building will be retained as is.

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(6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall 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 owners are looking to replace the front windows and front door, all of which were removed, in-filled with brick, and painted over at some point in the distant past. The renderings show 1/1 windows and two-panel double doors. Historic window and door configurations will have to be substantiated with research but the architect is willing to work with staff to determine these. The front doors will be a stained wood; although they are being installed to reinforce the front of the building as a reference to the original entry, the floor plan does not allow for their use as the entry since booths will be placed on the interior in front of the doors and underneath the front windows. However, the three large doors on the east side will be used as entries, which staff feels is an acceptable solution. Regarding windows, the request was for aluminum clad wood windows for lower maintenance. The Standards do state that new materials visually match the historic materials, including materials 'where possible' (some materials might be no longer available). Wood windows were what were present originally and would certainly be a requirement for the Bailey Bill as well. In this instance, since maintenance issues are a concern, low-e storm windows would be an effective way to reduce energy consumption and address maintenance issues at the same time.

A new metal roof is indicated on the plans; the current one is in poor condition. Staff is happy to work with the architects on details of a simple standing seam metal roof. Exposed rafter tails, etc., will be retained or repaired as needed.

(7) 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.

Although it has not been discussed, it would be expected that there would be some cleaning of the brick, etc., during the course of re-development. A gentle cleaning of the brick with the appropriate psi and minimal, if any, chemicals would be appropriate. Staff can work with the architects on this.

(8) 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 property and its environment.

Please see comments under Item #1 regarding the new openings on the west side of the building which are proposed; the new large openings would remove historic material and alter the current pattern of openings.

Additionally, a two story porch/patio is proposed on the west side. Staff has suggested that this be undertaken in as minimally intrusive way as possible, in a way that would be as

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reversible as possible, and in such a way as to distinguish it from the historic structure. To that end, staff would suggest using metal columns for a more contemporary look (perhaps with a brick pier), rather than the brick columns shown, and establishing any porch roofing below the eaves of the existing roof (not as an extension of the building's roof). The bottom floor would be another concrete patio (similar to the one on the east side) and the second floor could have a metal floor. The architects believe they could make the porch self-supportive and so minimize intrusions into the building. This would also help make this part of the project more reversible. Staff would be happy to work on the details with the architects.

(9) 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.

Based on discussions with the architect, staff believes the new porch would be removable in the future if desired with minimal impact to the building. The removal of original window openings and surrounding brick does not impair the essential form of the building so much as it interferes with its architectural integrity.

Regarding a future a Bailey Bill application, thus far the proposal would not meet the requirements of the Bailey Bill due to the new openings proposed on the west side. Otherwise, staff feels that the addition of the porch and other exterior changes could be done so as to meet the requirements for the Bailey Bill.

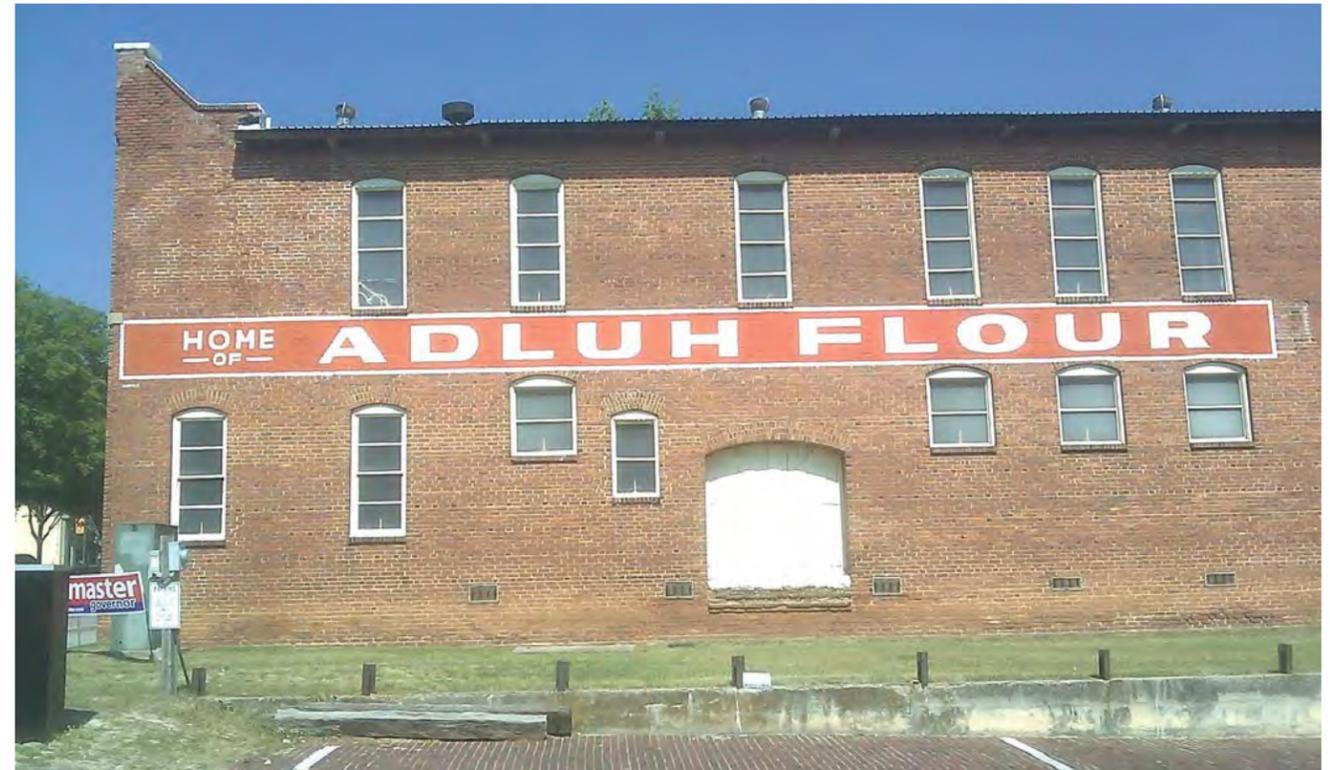
STAFF RECOMMENDATIONS

Staff has concerns regarding the large openings on the west side of the building, regarding the loss of historic material and the precedent this might set in the Vista.

Staff recommends approval for the following parts of the proposal, as it meets the intent of the W. Gervais Street Historic Commercial Guidelines, which are based upon the Secretary of the Interior Standards for Rehabilitation:

- Staff to review and work out design and materials of two story porch on west side and patio on the east side of the building;
- Staff recommends wood windows and doors with details deferred to staff;
- Staff to review and approve all details regarding metal awnings and roofing;
- All other details to be deferred to staff

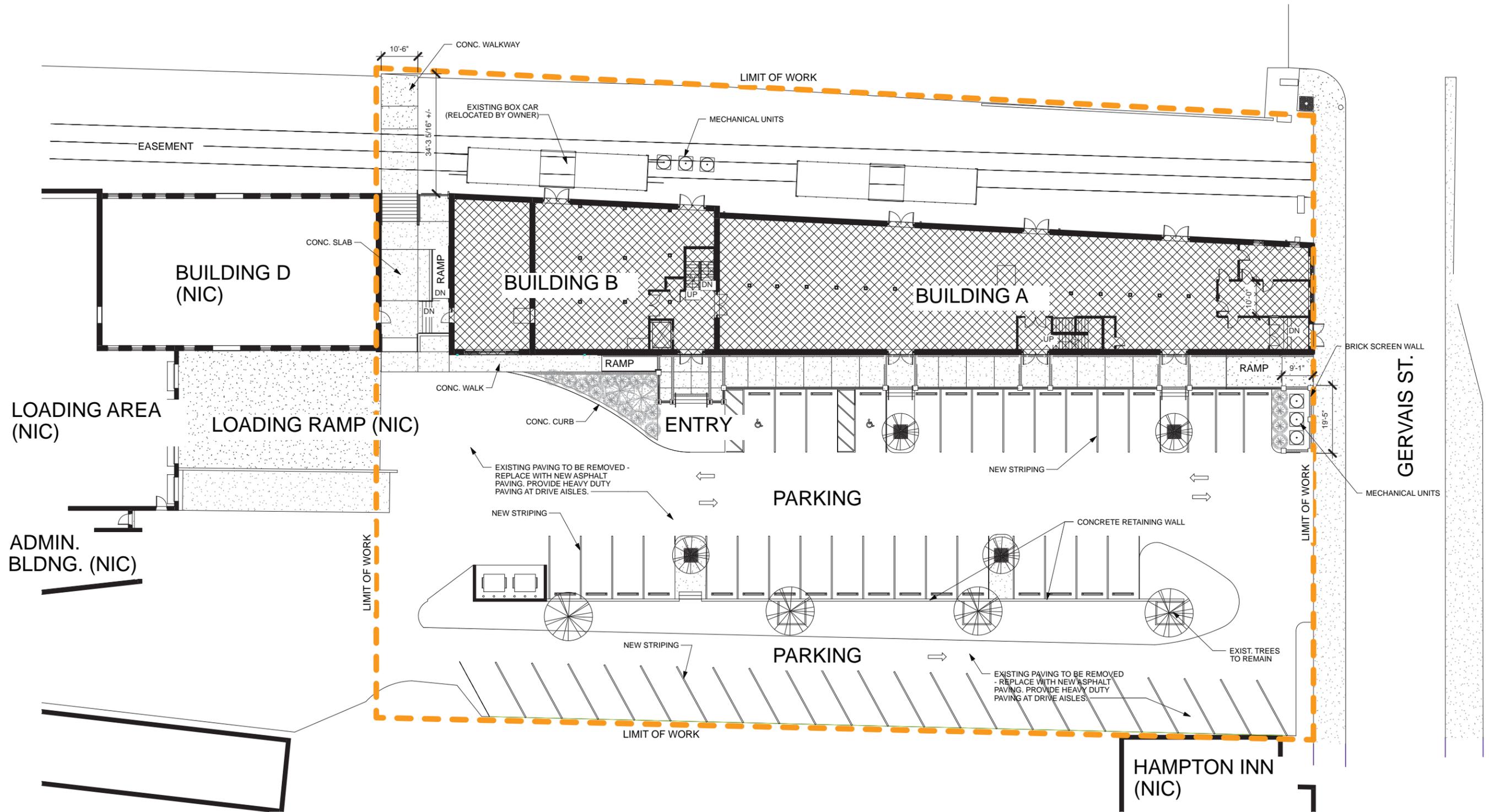
Existing Conditions



Existing Conditions

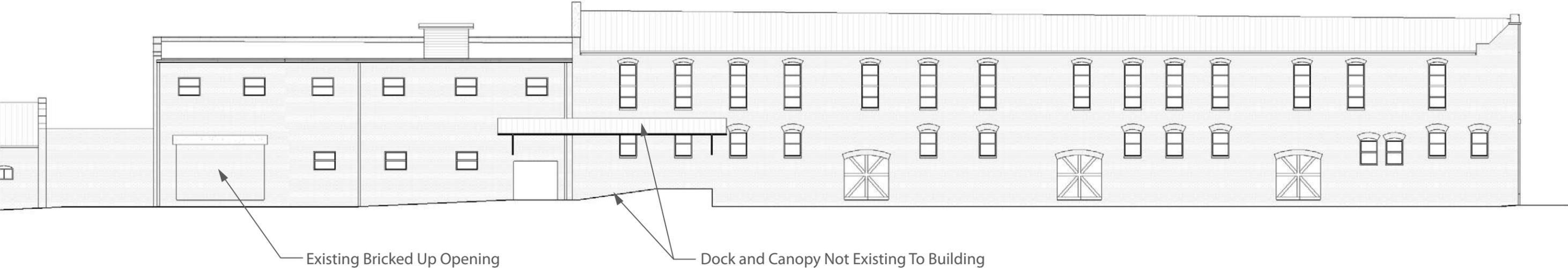


Overall Site Plan



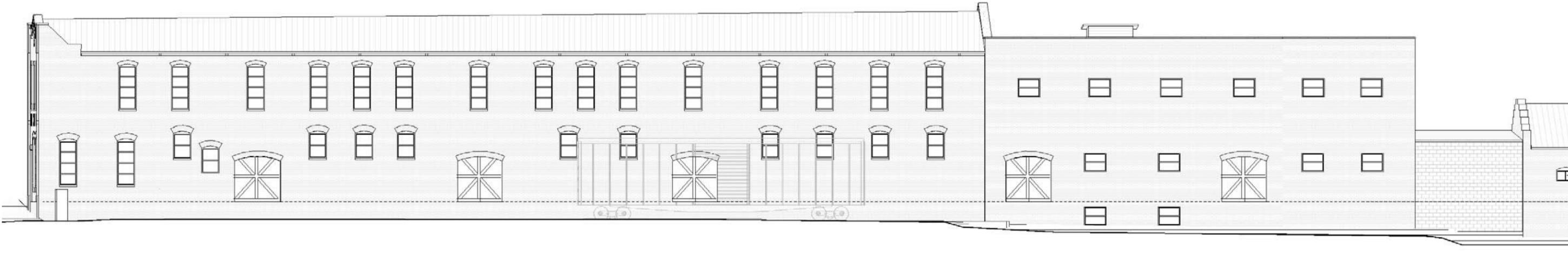
Existing Conditions
East Elevation

All Existing Windows Not Original to Building

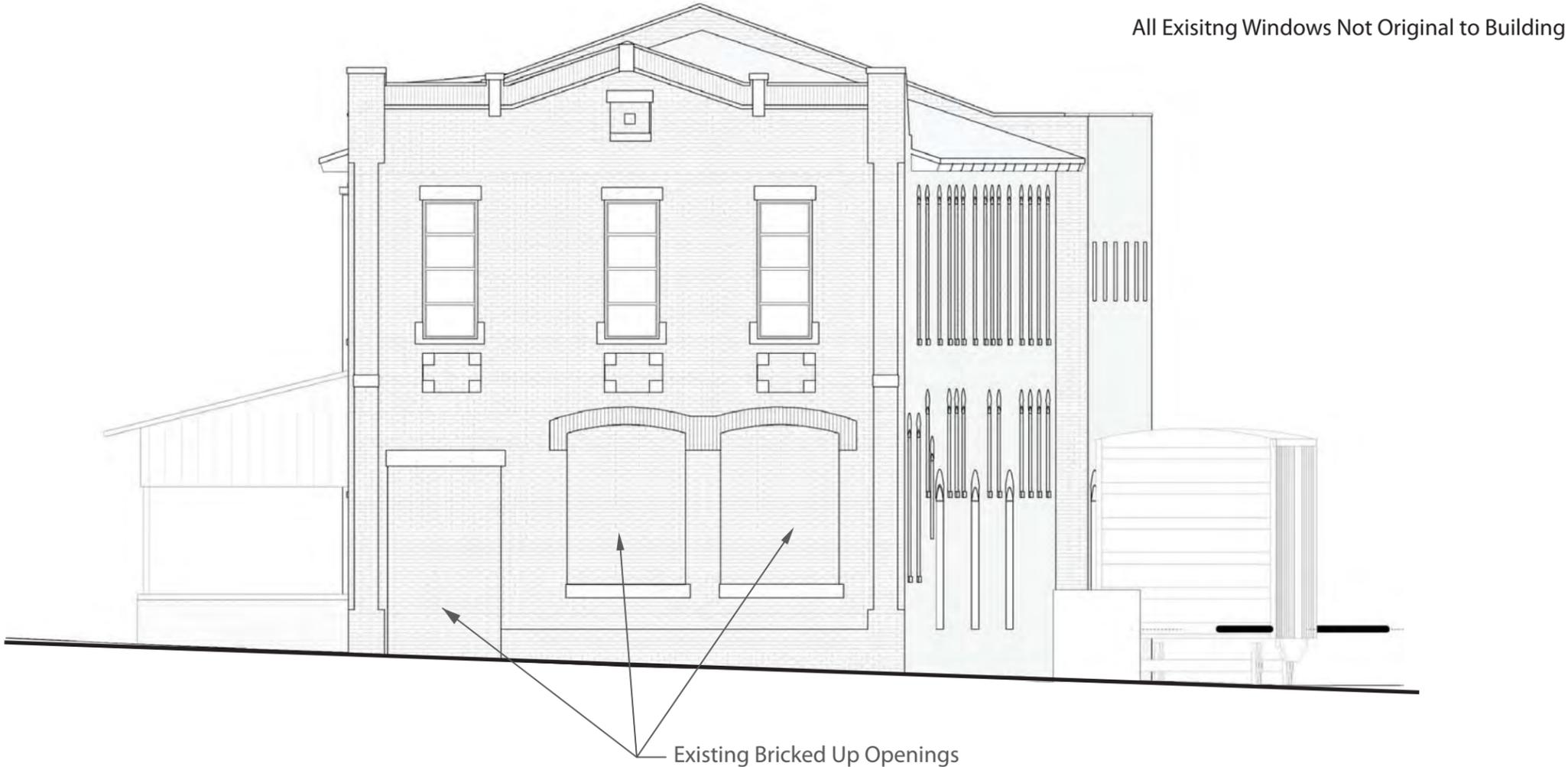


Existing Conditions
West Elevation

All Existing Windows Not Original to Building



Existing Conditions
North Elevation



Exterior Rendering

Columbia / Front



Exterior Rendering

Columbia



Exterior Rendering

Columbia / Patio Removed



PUBLIC AREA



BACK OF HOUSE

OC COLUMBIA - EXTERIOR ELEVATION

ALLIED

ARCHITECTURE
AND DESIGN

date: 08.23.13

drawing:

SK-31.1

43 Dore St SF CA 94103-3827 www.allied.pro 415.551.2250



Exterior Rendering East Elevation



Materials

- Roof - Standing Seam Metal
- Awning - Standing Seam Metal
- Windows - Aluminum Clad Wood
- Doors - Wood, Painted

Exterior Rendering Partial West Elevation



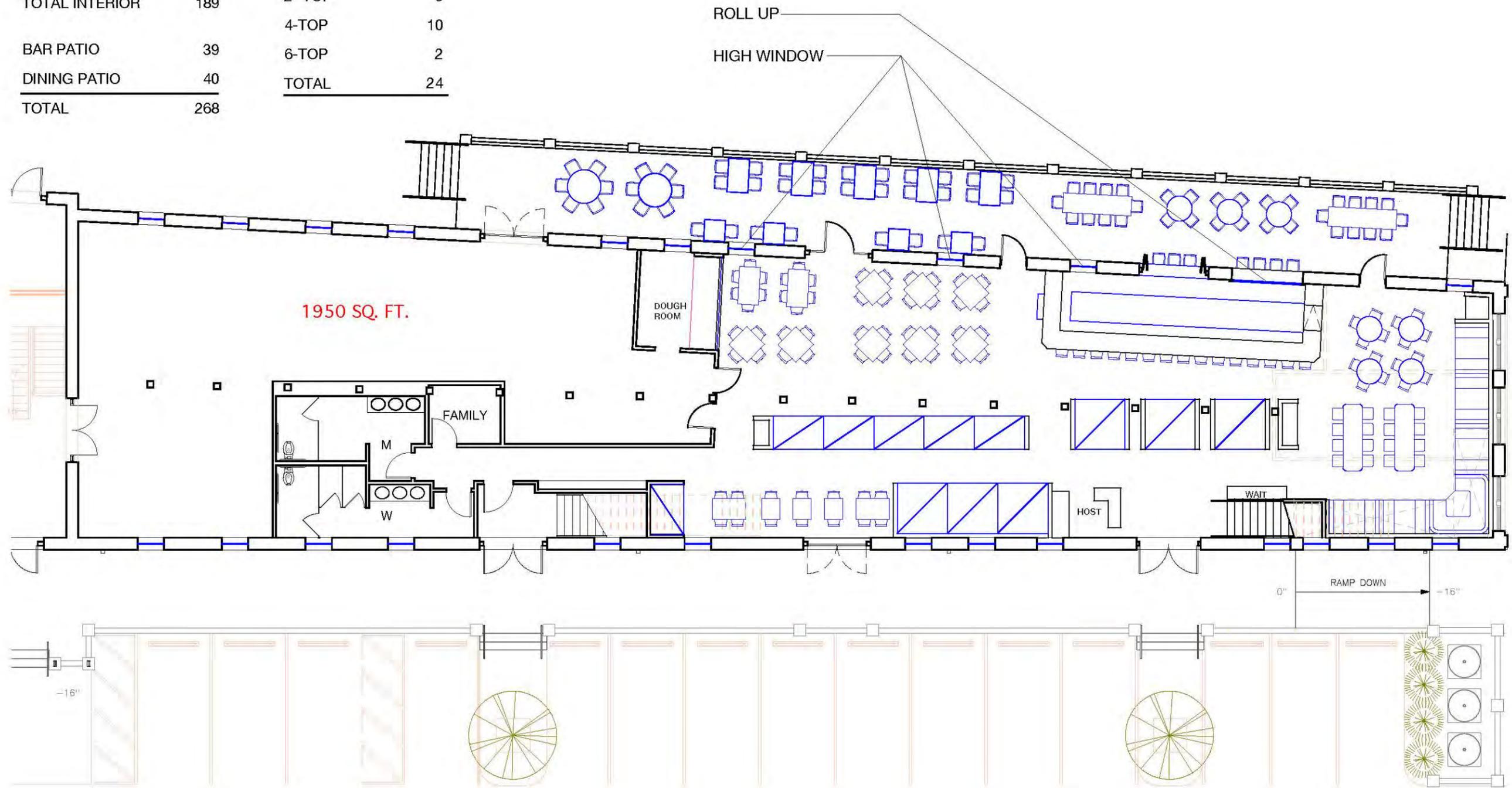
SEAT SUMMARY [1st floor]

BAR AREA	89
DINING AREA	100
TOTAL INTERIOR	189
BAR PATIO	39
DINING PATIO	40
TOTAL	268

INT. TABLE SUMMARY

4 BOOTH	6
6 BOOTH	3
2- TOP	3
4-TOP	10
6-TOP	2
TOTAL	24

5550 SF TOTAL INT.



OC COLUMBIA - FIRST FLOOR PLAN

ALLIED ARCHITECTURE AND DESIGN
 43 Dore St SF CA 94103-3827 www.allied.pro 415.551.2250

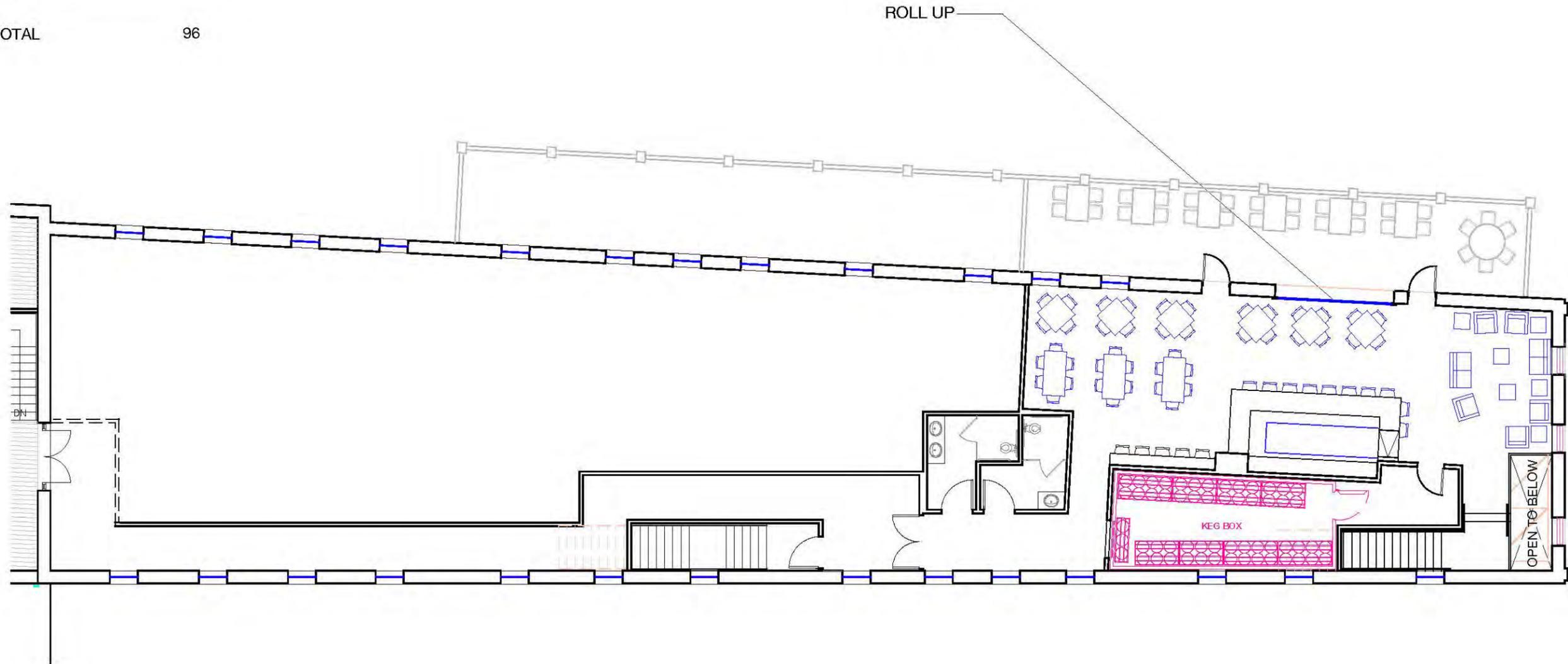
date: 08.23.13
 drawing: SK-31.2



SEAT SUMMARY [2nd floor]

2200 SF TOTAL INT.

BAR AREA	66
BALCONY	30
<hr/>	
TOTAL	96



OC COLUMBIA - 2ND FLOOR PLAN

ALLIED ARCHITECTURE AND DESIGN
43 Dore St SF CA 94103-3827 www.allied.pro 415.551.2250

date: 08.23.13
drawing: SK-31.3



ROGERS ♦ LEWIS
— ROGERS LEWIS JACKSON MANN & QUINN, LLC —

Robert Lewis
rlewis@rogerslewis.com

October 29, 2013

Ms. Amy Moore
City of Columbia Preservation Office
1136 Washington Street, 3rd Floor
Columbia, SC 29217

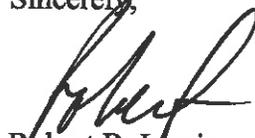
Re: 804 Gervais Street/ Adluh Flour Building

Dear Amy:

Now that the DDRC has approved the renovation plans for the Adluh Flour Building, we would like to also present this for Bailey Bill approval. I have enclosed some quick research that I have done on other historic buildings in Columbia that have required a new door or window opening to make the property useable for its intended purpose. We believe that the openings to be made in the Adluh Flour Building are appropriate and that they do not take away from the historic character of the building. I would like to have a short meeting with you to discuss this at your convenience.

S

Sincerely,



Robert B. Lewis
Attorney at Law

RBL/bjk
Enclosures

cc: Robin Dial II
Wes Lyles, Studio 2LR
Bill Allen
Beth Ellis

A

The Secretary of Interior's Standards for Rehabilitation and Guidelines for Historic Buildings

- 1. Alterations/Additions c-10, c-26**
- 2. Entrances and Porches c-27, c-29**
- 3. Store Fronts c-29**

GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS

The Guidelines were initially developed in 1997 to help protect property owners, developers, and Federal managers apply the Secretary of the Interior's "Standards for Rehabilitation" during the project planning stage by providing general design and technical recommendations. Unlike the Standard's the Guidelines are not codified as program requirements. Together with the "Standards for Rehabilitation" they provide a model process for owners, developers, and Federal agency managers to follow.

It should be noted at the outset that the Guidelines are intended to assist in applying the Standards to projects generally; consequently, they are not meant to give case-specific advice or address exceptions or rare instances. For example, they cannot tell an owner or developer which features of their historic building are important in defining the historic character and must be preserved – although examples are provided in each section- or which features could be altered, if necessary, for the new use. This kind of careful case-by-case decision making is best accomplished by seeking assistance from qualified historic preservation professionals in the planning stage of the project. Such professionals include architects, architectural historians, historians, archeologists, and others who are skilled in the preservation, rehabilitation, and restoration of historic properties.

The Guidelines pertain to historic buildings of all sizes, materials, occupancy, and construction types; and apply to interior and exterior work as well as new exterior additions. Those approaches, treatments, and techniques that are consistent with the Secretary of the Interior's "Standards for Rehabilitation" are listed in the "Recommended" column on the left; those approaches, treatments, and techniques which could adversely affect a building's historic character are listed in the "Not Recommended" column on the right.

To provide clear and consistent guidance for owners, developers, and federal agency managers to follow, the "Recommended" courses of action in each section are listed in the order of historic preservation concerns so that a rehabilitation project may be successfully planned and completed – one that, first, assures the preservation of a building's important or "character-defining" architectural materials and features and, second, makes possible an efficient contemporary use. Rehabilitation guidance in each section begins with protection and maintenance, that work, which should be maximized in every project to enhance overall preservation goals. Next, where some deterioration is present, repair of the building's historic materials and features is recommended. Finally, when deterioration is so extensive that repair is not possible, the most problematic area of work is considered: replacement of historic materials and features with new materials.

To further guide the owner and developer in planning a successful rehabilitation project, those complex design issues dealing with new use requirements such as alterations and additions are highlighted at the end of each section to underscore the need for particular sensitivity in these areas.

Identify, Retain, and Preserve

The guidance that is basic to the treatment of all historical buildings – **identifying, retaining, preserving** the form and detailing of those architectural materials and features that are important in defining the historic character – is always listed in the “Recommended” column. The parallel “Not Recommended” column lists the types of actions that are most apt to cause the diminution or even loss of the building’s historic character. It should be remembered, however, that such loss of character is just as often caused by the cumulative effect of a series of actions that would seem to be minor interventions. Thus, the guidance in all of the “Not Recommended” columns must be viewed in that larger context, e.g. for the total impact on a historic building.

Protect and Maintain

After identifying those materials and features that are important and must be retained in the process of rehabilitation work, then **protecting and maintaining** them are addressed. Protection generally involves the least degree of intervention and is preparatory to the other work. For example, protection includes the maintenance of historic material through treatments such as rust removal, caulking, limited paint removal, and re-application of protective coatings; the cyclical cleaning of roof gutter systems; or installation of fencing, protective plywood, alarm systems and other temporary protective measures. Although a historic building will usually require more extensive work, an overall evaluation of its physical condition should always begin at this level.

Repair

Next, when the physical condition of character-defining materials and features warrants additional work **repairing** is recommended. Guidance for the repair of historic materials such as masonry, wood, and architectural metals again begins with the least degree of intervention possible such as patching, piecing-in, splicing, consolidating, or otherwise reinforcing or upgrading them according to recognized preservation methods. Repairing also includes the limited replacement in kind- or with compatible substitute material – of exclusively deteriorated or missing parts of features when there are surviving prototypes (for example, brackets, dentils, steps, plaster, or portions of slate or tile roofing). Although using the same kind of material is always the preferred option, substitute material is acceptable if the form and design, as well as the substitute material itself, convey the visual appearance of the remaining parts of the feature and finish.

Replace

Following repair in the hierarchy, guidance is provided for **replacing** an entire-defining feature with new material because the level of deterioration or damage of materials includes repair (for example, an exterior cornice; an interior staircase; or a complete porch or storefront). If the essential form and detailing are still evident so that the physical evidence can be used to re-establish the feature as an integral part of the rehabilitation project, then its replacement is appropriate. Like the guidance for repair, the preferred option is always replacement of the entire feature in kind, that is, with the same material. Because this option may not always be

technically or economically feasible, provisions are made to consider the use of a compatible substitute material.

It should be noted that, while the National Park service guidelines recommend the replacement of an entire character-defining feature under certain well-defined circumstances, they never recommend removal and replacement with new material of a feature that –although damaged or deteriorated – could reasonably be repaired and thus preserved.

Design for Missing Historic Features

When an entire interior or exterior feature is missing (for example, an entrance, or cast iron facade, or a principal staircase), it no longer plays a role in physically defining the historic character of the building unless it can be accurately recovered in form and detailing through the process of carefully documenting the historical appearance. Where an important architectural feature is missing, its recovery is always recommended in the guidelines as the first or preferred, course of action. Thus, if adequate historical, pictorial, and physical documentation exists so that the feature may be accurately reproduced, and if it is desirable to re-establish the feature as part of the building's historical appearance, then designing and constructing a new feature based on such information is appropriate. However a second acceptable option for the replacement feature in a new design that is compatible with the remaining character-defining features of the historic building. The new design should always take into account the size, scale, and material of the historic building itself and, most importantly, should be clearly differentiated so that a false historical appearance is not created.

Alterations/Additions to Historic Buildings

Some exterior and interior alteration to the historic building are generally needed to assure its use, but it is most important that such alterations do not radically change, obscure, or destroy character-defining spaces, materials, features, or finishes. Alterations may include providing additional parking space on an existing historic building site; cutting new entrances or windows on secondary elevations; inserting an additional floor; installing an entirely new mechanical system; or creating an atrium or light well. Alteration may also include selective removal of buildings or other features of the environment or building site that are intrusive and therefore detract from the overall historic character.

The construction of an exterior addition to a historic building may seem to be essential for the new use, but it is emphasized in the guidelines that such new additions should be avoided, if possible, and considered only after it is determined that those needs cannot be met by altering secondary, i.e., non character-defining interior spaces. If, after a thorough evaluation of interior solutions, an exterior addition is still judged to be the only viable alternative, it should be designed and constructed to be clearly differentiated from the historic building and so that the character-defining features are not radically changed, obscured, damaged, or destroyed.

Additions to historic buildings are referenced within specific sections of the guidelines such as Site, Roof, Structural Systems, etc. but are also considered in more detail in a separate section, **NEW ADDITIONS TO HISTORIC BUILDINGS.**

Health and Safety Code Requirements; Energy Retrofitting

These sections of the rehabilitation guidance address work done to meet health and safety code requirements (for example, providing barrier-free access to historic buildings); or retrofitting measures to conserve energy (for example, installing solar collectors in an unobtrusive location on the site). Although this work is quite often an important aspect of rehabilitation projects, it is usually not part of the overall process of protecting or repairing character-defining features; rather, such work is assessed for its potential negative impact on the building's historic character. For this reason, particular care must be taken not to radically change, obscure, damage, or destroy character-defining materials or features in the process of rehabilitation work to meet code and energy requirements.

Specific information on rehabilitation and preservation technology may be obtained by writing to the National Park Service, at the addresses listed below:

Preservation Assistance Division
National Park Service
P.O. Box 37127
Washington, DC 20013-7127

Cultural Resources Division
Alaska Regional Office
National Park Service
2525 Gamble St.
Anchorage, AK 99503

National Historic Preservation Programs
Western Regional Office
National Park Service
450 Golden Gate Avenue
Box 36063
San Francisco, CA 94102

Division of Cultural Resources
Rocky Mountain Regional Office
National Park Service
655 Parfet St.
P.O. Box 25287
Denver, CO 80225

Preservation Services Division
Southeast Regional Office
National Park Service
75 Spring Street SW, Room 1140
Atlanta, GA 30303

Office of Cultural Programs
Mid-Atlantic Regional Office
National Park Service
Second and Chestnut Streets
Philadelphia, PA 19106

CONTENTS

BUILDING EXTERIOR

Masonry: Brick, stone, terra-cotta, concrete, adobe, stucco, and mortar

Preservation of Historic Features (maintenance, repair, replacement)	C.14
Design for Missing Historic Features	C.17

Wood: Clapboard, weatherboard, shingles, and other wooden siding and decorative elements

Preservation of Historic Features (maintenance, repair, replacement)	C.18
Design for Missing Historic Features	C.19

Architectural Metals: Cast iron, steel, pressed tin, copper, aluminum, and zinc

Preservation of Historic Features (maintenance, repair, replacement)	C.20
Design for Missing Historic Features	C.22

Roofs

Preservation of Historic Features (maintenance, repair, replacement)	C.22
Design for Missing Historic Features	C.24
Alterations/ Additions for the New Use	C.24

Windows

Preservation of Historic Features (maintenance, repair, replacement)	C.25
Design for Missing Historic Features	C.26
Alterations/ Additions for the New Use	C.26

Entrances and Porches

Preservation of Historic Features (maintenance, repair, replacement)	C.27
Design for Missing Historic Features	C.28
Alterations/ Additions for the New Use	C.28

Storefronts

Preservation of Historic Features (maintenance, repair, replacement)	C.29
Design for Missing Historic Features	C.30

BUILDING INTERIOR

Structural Systems

Preservation of Historic Features (maintenance, repair, replacement)C.31
Alterations/ Additions for the New Use. C.32

Interior Spaces, Features and Finishes

Preservation of Historic Features (maintenance, repair, replacement)C.33
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Preservation of Historic Features (maintenance, repair, replacement)C.37
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BUILDING SITE

Preservation of Historic Features (maintenance, repair, replacement)C.39
Design for Missing Historic Features C.41
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DISTRICT/NEIGHBORHOOD

Preservation of Historic Features (maintenance, repair, replacement)C.42
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BUILDING EXTERIOR

Masonry: Brick, stone, terra cotta, concrete, adobe, stucco and mortar

Masonry features (such as brick cornices and door pediments, stone window architraves, terra cotta brackets and railings) as well as masonry surfaces (modeling, tooling, bonding patterns, joint size, and color) may be important in defining the historic character of the building. It should be noted that masonry is among the most susceptible to damage by improper maintenance or repair techniques and by harsh or abrasive cleaning methods. Most preservation guidance on masonry thus focuses on such concerns as cleaning and the process of repointing.

<u>Recommended</u>	<u>Not Recommended</u>
<p>Identifying, retaining, and preserving masonry features that are important in defining the overall historic character of the building such as walls, brackets, railings, cornices, window architraves, door pediments, steps, and columns; and joint and unit size, tooling and bonding patterns, coatings, and color.</p>	<p>Removing or radically changing masonry features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.</p>
<p>Protecting and maintaining masonry by providing proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in curved decorative features.</p>	<p>Replacing or rebuilding a major portion of the exterior masonry walls that could be repaired so that, as a result, the building is no longer historic and is essentially new construction. Applying paint or other coatings such as stucco to masonry that has been historically unpainted or uncoated to create a new appearance.</p>
<p>Cleaning masonry only when necessary to halt deterioration or remove heavy soiling.</p>	<p>Removing paint from historically painted masonry.</p>
<p>Carrying out masonry surface cleaning tests after it has been determined that such cleaning is necessary. Tests should be observed over a sufficient period of time so that both the immediate effects and the long range effects are known to enable selection of the gentlest method possible.</p>	<p>Radically changing the type of paint or coating or its color.</p>
	<p>Failing to evaluate and treat the various causes of mortar joint deterioration such as leaking roofs or gutters, differential settlement of the building, capillary action, or extreme weather exposure.</p>
	<p>Cleaning masonry surfaces when they are not heavily soiled to create a new appearance, thus needlessly introducing chemicals or moisture into historic materials.</p>
	<p>Cleaning masonry surfaces without testing or without sufficient time for testing to be of value.</p>

Masonry (continued) <i>Recommended</i>	<i>Not Recommended</i>
Cleaning masonry surfaces with the gentlest method possible, such as low pressure water and detergents, using natural bristle brushes.	Sandblasting brick or stone surfaces using dry or wet grit or other abrasives. These methods of cleaning permanently erode the surface of the material and accelerate deterioration.
Inspecting painted masonry surfaces to determine whether repainting is necessary.	Using a cleaning method that involves water or liquid chemical solutions when there is any possibility of freezing temperatures.
Removing damaged or deteriorated paint only to the next sound layer using the gentlest method possible (e.g. handscraping) prior to repainting.	Cleaning with chemical products that will damage masonry, such as using acid on limestone or marble, or leaving chemicals on masonry surfaces.
Applying compatible paint coating systems following proper surface preparation.	Applying high pressure water cleaning methods that will damage historic masonry and the mortar.
Repainting with colors that are historically appropriate to the building and the district.	Removing paint that is firmly adhering to, and thus protecting masonry surfaces.
Evaluating the overall condition of the masonry to determine whether more than protection and maintenance are required, that is, if repairs to the masonry fence will be necessary.	Using methods of removing paint which are destructive to masonry, such as sandblasting, application of caustic solutions, or high pressure waterblasting.
Repairing masonry walls and other masonry features by repointing the mortar joints where there is evidence of deterioration such as disintegrating mortar, cracks in mortar joints, loose bricks, damp walls, or damaged plaster work.	Failing to follow manufacturers' product and application instructions when repainting masonry.
Removing deteriorated mortar by carefully hand-raking the joints to avoid damaging the masonry.	Using new paint colors that are inappropriate to the historic building and district.
	Failing to undertake adequate measures to assure the preservation of masonry features.
	Removing nondeteriorated mortar from sound joints, then repointing the entire building to achieve a uniform appearance.
	Using electric saws and hammers rather than hand tools to remove deteriorated mortar from joints prior to repointing.

Masonry (continued)	
<u>Recommended</u>	<u>Not Recommended</u>
<p>Duplicating old mortar in strength, composition, color, and texture.</p>	<p>Repointing with mortar of high portland cement content (unless it is the content of the historic mortar). This can often create a bond that is stronger than the historic material and can cause damage as a result of the differing coefficient of expansion and the differing porosity of the material and the mortar.</p>
	<p>Repointing with a synthetic caulking compound.</p>
	<p>Using a "scrub" coating technique to repoint instead of traditional repointing methods.</p>
<p>Duplicating old mortar joints in width and in joint profile.</p>	<p>Changing a width or joint profile when repointing.</p>
<p>Repairing stucco by removing the damaged material and patching with new stucco that duplicated the old in strength, composition, color, and texture.</p>	<p>Removing sound stucco; or repairing with new stucco that is stronger than the historic material or does not convey the same visual appearance.</p>
<p>Using mud plaster as a surface coating over unfired, unstabilized adobe because the mud plaster will bond to the adobe.</p>	<p>Applying cement stucco to unfired, unstabilized adobe. Because the cement stucco will not bond properly, moisture can become entrapped between materials, resulting in accelerate deterioration of the adobe.</p>
<p>Repairing masonry features by patching, piecing-in, or consolidating the masonry using recognized preservation methods. Repair may also include the limited replacement in kind – or with compatible substitute material of those extensively deteriorated or missing parts of masonry features when there are surviving prototypes such as terra-cotta brackets or stone balusters.</p>	<p>Replacing an entire masonry feature such as a cornice or balustrade when repair of the masonry and limited replacement of deteriorated or missing parts are appropriate.</p>
	<p>Using a substitute material for the replacement part does not convey the visual appearance of the surviving parts of the masonry feature or that is physically or chemically incompatible.</p>
<p>Applying new or non-historic surface treatment such as water-repellent coatings to masonry only after repointing and only if masonry repairs have failed to arrest water penetration problem.</p>	<p>Applying waterproof, water-repellant, or non-historic coatings such as stucco to masonry as a substitute for repointing and masonry repairs. Coatings are frequently unnecessary, expensive, and may change the appearance of historic masonry as well as accelerated its deterioration.</p>

Masonry (continued)	
<u>Recommended</u>	<u>Not Recommended</u>
<p>Replacing in kind an entire masonry feature that is too deteriorated to repair – if the overall form and detailing are still evident – using the physical evidence to guide the new work. Examples can include large sections of a wall, a cornice, balustrade, column, or stairway. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.</p>	<p>Removing a masonry feature that is unrepairable and not replacing it; or replacing it with new feature that does not convey the same visual appearance.</p>
<p>Design for Missing Historic Features</p>	
<p>Designing and installing a new masonry feature such as steps or a door pediment when the historic feature is completely missing. It may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building.</p>	<p>Creating a false historical appearance because the replaced masonry feature is based on insufficient historical, pictorial, and physical documentation.</p> <p>Introducing a new masonry feature that is incompatible in size, scale, material, and color.</p>

The aforementioned work is highlighted in bold to indicate that it represents the particularly complex technical or design aspects of rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

Wood: Clapboard, weatherboard, shingles, and other wooden siding and decorative element

Because it can be easily shaped by sawing, planing, carving, and gouging, wood is the most commonly used material for architectural features such as clapboards, cornices, brackets, entablatures, shutters, columns and balustrades. These wooden features – both functional and decorative – may be important in defining the historic character of the building and thus their retention, protection, and repair are of particular importance in rehabilitation projects.

<u>Recommended</u>	<u>Not Recommended</u>
<p>Identifying, retaining, and preserving wood features that are important in defining the overall historic character of the building such as siding, cornices, brackets, window architraves, and doorway pediments; and their paints, finishes, and colors.</p>	<p>Removing or radically changing wood features which are important in defining the overall character of the building so that, as a result, the character is diminished.</p> <p>Removing a major portion of the historic wood instead of repairing or replacing only the deteriorated wood, then reconstructing the facade with new material in order to achieve a uniform or “improved” appearance.</p>

Wood (continued)	
<u>Recommended</u>	<u>Not Recommended</u>
<p>Protecting and maintaining wood features by providing proper drainage so that water is not allowed to stand on flat, horizontal surfaces or accumulate in decorative features.</p>	<p>Radically changing type of finish or its color or accent scheme so that the historic character of the exterior is diminished.</p>
<p>Applying chemical preservatives to wood features such as beam ends or outriggers that are exposed to decay hazards and are traditionally unpainted.</p>	<p>Stripping historically painted surfaces to bare wood, then applying clear finishes or stains in order to create a "natural look."</p>
<p>Retaining coatings such as paint that help protect the wood from moisture and ultraviolet light. Paint removal should be considered only where there is paint surface deterioration and as part of an overall maintenance program which involves repainting or applying other appropriate protective coatings.</p>	<p>Stripping paint or varnish to bare wood rather than repairing or reapplying a special finish, i.e., a grained finish to an exterior wood feature such as a front door.</p>
<p>Inspecting painted wood surfaces to determine whether repainting is necessary or if cleaning is all that is required.</p>	<p>Failing to identify, evaluate, and treat the causes of wood deterioration, including faulty flashing, leaking gutters, cracks and holes in siding, deteriorated caulking in joints and seams, plant material growing too close to wood surfaces, or insect or fungus infestation.</p>
<p>Removing damaged or deteriorated paint to the next sound layer using the gentlest method possible (handscraping and handsanding), then repainting.</p>	<p>Using chemical preservatives such as creosote which can change the appearance of wood features unless they were used historically.</p>
<p>Using with care electric hot-air guns on decorative wood features and electric heat plates on flat wood surfaces when paint is so deteriorated that total removal is necessary prior to repainting.</p>	<p>Stripping paint or other coatings to reveal bare wood, thus exposing historically coated surfaces to the effects of accelerated weathering.</p>
<p>Using chemical strippers primarily to supplement other methods such as handscraping, handsanding</p>	<p>Removing paint that is firmly adhering to, and thus, protecting wood surfaces.</p>
	<p>Using destructive paint removal methods such as a propane or butane torches, sandblasting or waterblasting. These methods can irreversibly damage historic woodwork.</p>
	<p>Using thermal devices improperly so that the historic woodwork is scorched.</p>
	<p>Failing to neutralize the wood thoroughly after using chemicals so that new paint does not adhere.</p>

<p>and the above-recommended thermal devices. Detachable wooden elements such as shutters, doors, and columns may – with the proper safeguards be chemically dip-stripped.</p>	<p>Allowing detachable wood features to soak too long in a caustic solution so that the wood grain is raised and the surface roughened.</p>
<p>Applying compatible paint coating systems following proper surface preparation.</p>	<p>Failing to follow manufacturers' product and application instructions when repainting exterior woodwork.</p>
<p>Repainting with colors that are appropriate to the historic building and district.</p>	<p>Using new colors that are inappropriate to the historic building or district.</p>
<p>Evaluating the overall condition of the wood to determine whether more than protection and maintenance are required, that is, if repairs to wood features will be necessary.</p>	<p>Failing to undertake adequate measures to assure the preservation of wood features.</p>
<p>Repairing wood features by patching, piecing-in, consolidating, or otherwise reinforcing the wood using recognized preservation methods. Repair may also include the limited replacement in kind or with compatible substitute material of those extensively deteriorated or missing parts of features where there are surviving prototypes such as brackets, moldings, or sections of siding.</p>	<p>Replacing an entire wood feature such as a cornice or wall when repair of the wood and limited replacement of deteriorated or missing parts are appropriate.</p>
<p>Replacing in kind an entire wood feature that is too deteriorated to repair if the overall form and detailing are still evident – using the physical evidence to guide the new work. Example of wood features include a cornice, entablature or balustrade. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.</p>	<p>Using substitute materials for the replacement part that does not convey the visual appearance of the surviving parts of the wood feature or that is physically or chemically incompatible.</p>
<p>Design for Missing Historic Features</p>	<p>Removing an entire wood feature that is unrepairable and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.</p>
<p>Designing and installing a new wood feature such as cornice or a doorway when the historic feature is completely missing. It may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building.</p>	<p>Creating a false historical appearance because the replaced wood feature is based on insufficient historical, pictorial, and physical documentation.</p> <p>Introducing a new wood feature that is incompatible in size, scale, material, and color.</p>

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Architectural Metals: Cast iron, steel, pressed tin, copper, aluminum, and zinc.

Architectural metal features – such as cast-iron facades, porches, and steps; sheet metal cornices, roofs, roof cresting and storefronts; and cast or rolled metal doors, window sash, entablatures, and hardware – are often highly decorative and may be important in defining the overall historic character of the building. Their retention, protection, and repair should be a prime consideration in rehabilitation projects.

<u>Recommended</u>	<u>Not Recommended</u>
<p>Identifying, retaining, and preserving architectural metal features such as columns, capitals, window hoods, or stairways that are important in defining the overall historic character of the building; and their finishes and colors.</p>	<p>Removing or radically changing architectural metal features which are important in defining the overall character of the building so that, as a result, the character is diminished.</p> <p>Removing a major portion of the historic architectural metal instead of repairing or replacing only the deteriorated metal, then reconstructing the facade with new material in order to achieve a uniform or “improved” appearance.</p>
<p>Protecting and maintaining architectural metals by providing proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in curved decorative features.</p>	<p>Radically changing the type of finish or its historic color or accent scheme.</p> <p>Failing to identify, evaluate, and treat the causes of corrosion, such as moisture from leaking roofs or gutters.</p> <p>Placing incompatible metals together without providing a reliable separation material. Such incompatibility can result in galvanic corrosion of the noble metal, e.g. copper will corrode cast iron, steel, tin, and aluminum.</p>
<p>Cleaning architectural metals, when necessary, to remove corrosion prior to repainting or applying other appropriate protective coatings.</p>	<p>Exposing metals which were intended to be protected from the environment.</p> <p>Applying paint or other coatings to metals such as copper, bronze, or stainless steel that were meant to be exposed.</p>
<p>Identifying the particular type of metal prior to any cleaning procedure and then testing to assure that the gentlest cleaning method possible is selected or determining that cleaning is inappropriate for the particular metal.</p>	<p>Using cleaning methods which alter or damage the historic color, texture, and finish of the metal.</p> <p>Removing the patina of historic metal. The patina may be a protective coating on some metals, such as bronze or copper, as well as a significant historic finish.</p>

Architectural Metals (continued)	
<u>Recommended</u>	<u>Not Recommended</u>
<p>Cleaning soft metals such as lead, tin, copper, terneplate, and zinc with appropriate chemical methods because their finishes can be easily abraded by blasting methods.</p>	<p>Cleaning soft metals such as lead, tin, copper, terneplate, and zinc with grit blasting which will abrade the surface of the metal.</p>
<p>Using the gentlest cleaning methods for cast iron, wrought iron, and steel – hard metals – in order to remove paint build up and corrosion. If handscraping and wire brushing have proven ineffective, low pressure dry grit blasting may be used as long as it does not abrade or damage the surface.</p>	<p>Failing to employ gentler methods prior to abrasively cleaning cast iron, wrought iron or steel; or using high pressure grit blasting.</p>
<p>Applying appropriate paint or other coating systems after cleaning in order to decrease the corrosion rate of metals or alloys.</p>	<p>Failing to re-apply protective coating systems to metals or alloys that require them after cleaning so that accelerated corrosion occurs.</p>
<p>Repainting with colors that are appropriate to the historic building or district.</p>	<p>Using new colors that are inappropriate to the historic building or district.</p>
<p>Applying an appropriate protective coating such as lacquer to an architectural metal such as a bronze door which is subject to heavy pedestrian use.</p>	<p>Failing to assess pedestrian use or new access patterns so that architectural metal features are subject to damage by use or inappropriate maintenance such as salting adjacent sidewalks.</p>
<p>Evaluating the overall condition of the architectural metals to determine whether more than protection and maintenance are required, that is, if repairs to the features will be necessary.</p>	<p>Failing to undertake adequate measures to assure the preservation of architectural metal features.</p>
<p>Repairing architectural metal features by patching, splicing, or otherwise reinforcing the metal using recognized preservation methods. Repair may also include the limited replacement in kind – or with compatible substitute material – of those extensively deteriorated or missing parts of features where there are surviving prototypes such as porch balusters, column capitals or bases, or porch cresting.</p>	<p>Replacing an entire architectural metal feature such as a column or a balustrade when repair of the metal and limited replacement of deteriorated or missing parts are appropriate.</p> <p>Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the architectural metal feature or that is physically or chemically incompatible.</p>

Architectural Metals (continued)	
<u>Recommended</u>	<u>Not Recommended</u>
<p>Replacing in kind an entire architectural metal feature that is too deteriorated to repair – if the overall form and detailing are still evident – using the physical evidence to guide the new work. Examples could include cast iron porch steps or steel sash windows. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.</p>	<p>Removing an architectural metal feature that is unrepairable and not replacing it; or replacing it with a new architectural metal feature that does not convey the same visual appearance.</p>
<p>Design for Missing Historic Features</p> <p>Designing and installing a new architectural metal feature such a sheet metal cornice or a cast iron capital when the historic feature is completely missing. It may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building</p>	<p>Creating a false historical appearance because the replaced architectural metal feature is based on insufficient historical, pictorial, and physical documentation.</p> <p>Introducing a new architectural metal feature that is incompatible in size, scale, material, and color.</p>

The aforementioned work is highlighted in bold to indicate that it represents the particularly complex technical or design aspects of rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

Roofs

The roof – with its shape; such as cresting, dormers, cupolas, and chimneys; and the size, color, and patterning of the roofing material- can be extremely important in defining the building's overall historic character. In addition to the design role it plays, a weather tight roof is essential to the preservation of the entire structure; thus, protecting and repairing the roof as a "cover" is a critical aspect of every rehabilitation project.

<u>Recommended</u>	<u>Not Recommended</u>
<p>Identifying, retaining, and preserving roofs- and their functional and decorative features- that are important in defining the overall historic character of the building. This includes the roofs' shape, such as hipped, gambrel, and mansard; decorative features such as cupolas, cresting, chimneys, and weathervanes; and roofing material such as slate, wood, clay tile, and metal, as well as its color, and patterning.</p>	<p>Radically changing, damaging, or destroying roofs which are important in defining the overall historic character of the building so that, as a result, the character is diminished.</p> <p>Removing a major portion of the roof or roofing material that is repairable, then reconstructing it with new material in order to create a uniform, or "improved" appearance.</p>

Roof (continued)	
<u>Recommended</u>	<u>Not Recommended</u>
<p>Protecting and maintaining a roof by cleaning the gutters and downspouts and replacing deteriorated flashing. Roof sheathing should also be checked for proper venting to prevent moisture condensation; and to insure that materials are free from insect infestation.</p>	<p>Changing the configuration of a roof by adding new features such as dormer windows, vents, or skylights so that the historic character is diminished.</p>
<p>Providing adequate anchorage for roofing material to guard against wind damage and moisture penetration.</p>	<p>Stripping the roof of sound historic material such as slate, clay tile, wood, and architectural metal.</p>
<p>Protecting a leaking roof with plywood and building paper until it can be properly repaired.</p>	<p>Applying paint or other coatings to roofing material which has been historically uncoated.</p>
<p>Repairing a roof by reinforcing the historic materials which comprise roof features. Repairs will also generally include the limited replacement in kind – or with compatible substitute material – of those extensively deteriorated or missing parts of features when there are surviving prototypes such as cupola louvers, dentils, dormer roofing; or slates, tiles, or wood shingles on a main roof.</p>	<p>Failing to clean and maintain gutters and downspouts properly so that water and debris collect and cause damage to roof fasteners, sheathing, and underlying structure.</p>
<p>Replacing in kind an entire feature of the roof that is too deteriorated to repair- if the overall form and detailing are still evident – using the physical evidence to guide the new work. Examples can include a large section of roofing, or a dormer or chimney. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.</p>	<p>Allowing roof fasteners, such as nails and clips to corrode so that roofing material is subject to accelerated deterioration.</p>
	<p>Permitting a leaking roof to remain unprotected so that accelerated deterioration of historic building materials- masonry, wood, plaster, paint and structural members – occurs.</p>
	<p>Replacing an entire roof feature such as a cupola or dormer when repair of the historic materials and limited replacement of deteriorated or missing parts are appropriate.</p>
	<p>Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the roof or that is physically or chemically incompatible.</p>
	<p>Removing a feature of the roof that is unrepairable, such as a chimney or dormer, and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.</p>

Roof (continued)	
<u><i>Recommended</i></u>	<u><i>Not Recommended</i></u>
<p>Design for Missing Historic Features</p> <p>Designing and constructing a new feature when the historic feature is completely missing, such as a chimney or cupola. It may be an accurate restoration using historical, pictorial, and physical documentation or be a new design that is compatible with the size, scale, material and color of the historical building.</p>	<p>Creating a false historical appearance because the replaced feature is based on insufficient historical, pictorial, and physical documentation.</p> <p>Introducing a new roof feature that is incompatible in size, scale, material, and color.</p>
<p>Alterations/Additions for the New Use</p> <p>Installing mechanical and service equipment on the roof such as air conditioning, transformers, or solar collectors when required for the new use so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining features.</p> <p>Designing additions to roofs such as residential, office, or storage spaces; elevator housing; decks and terraces; or dormers or skylights when required by the new use so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining features.</p>	<p>Installing mechanical or service equipment so that it damages or obscures character-defining features; or is conspicuous from the public right of way.</p> <p>Radically changing a character-defining roof shape or damaging or destroying character-defining roofing material as a result of incompatible design or improper installation techniques.</p>

The aforementioned work is highlighted in bold to indicate that it represents the particularly complex technical or design aspects of rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

Windows

A highly decorative window with an unusual shape, or glazing pattern, or color is most likely identified immediately as a character-defining feature of the building. It is far more difficult, however, to assess the importance of repeated windows on a facade, particularly if they are individually simple in design and material, such as the large, multi-paned sash of many industrial buildings. Because rehabilitation projects frequently include proposals to replace window sash or even entire windows to improve thermal efficiency or to create a new appearance, it is essential that their contribution to the overall historic character of the building be assessed together with their physical condition before specific repair or replacement work is taken.

<u>Recommended</u>	<u>Not Recommended</u>
<p>Identifying, retaining, and preserving windows and their functional and decorative features – that are important in defining the overall historic character of the building. Such features can include frames, sash, muntins, glazing, sills, heads, hoodmolds, panelled or decorated jambs and moldings, and interior and exterior shutters and blinds.</p>	<p>Removing or radically changing windows which are important in defining the overall historic character of the building so that, as a result, the character is diminished.</p>
<p>Protecting and maintaining the wood and architectural metal which comprise the window frame, sash, muntins, and surrounds through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems.</p>	<p>Changing the number, location, size or glazing pattern of windows, through cutting new openings, blocking-in windows, and installing replacement sash which does not fit the historic window opening.</p>
<p>Making windows weathertight by recaulking and replacing or installing weatherstripping. These actions also improve thermal efficiency.</p>	<p>Changing the historic appearance of windows through the use of inappropriate designs, materials, finishes, or colors which radically change the sash, depth of reveal, and muntin configuration; the reflectivity and color of the glazing; or the appearance of the frame.</p>
<p>Evaluating the overall condition of materials to determine whether more than protection and maintenance are required, i.e. if repairs to windows and window features will be required.</p>	<p>Obscuring historic window trim with metal or other material.</p> <p>Stripping windows of historic material such as wood, iron, cast iron, and bronze.</p>
<p>Making windows weathertight by recaulking and replacing or installing weatherstripping. These actions also improve thermal efficiency.</p>	<p>Failing to provide adequate protection of materials on a cyclical basis so that deterioration of the window results.</p>
<p>Making windows weathertight by recaulking and replacing or installing weatherstripping. These actions also improve thermal efficiency.</p>	<p>Retrofitting or replacing windows rather than maintaining the sash, frame, and glazing.</p>
<p>Evaluating the overall condition of materials to determine whether more than protection and maintenance are required, i.e. if repairs to windows and window features will be required.</p>	<p>Failing to undertake adequate measures to assure the preservation of historic windows.</p>

Windows (continued)	
<u>Recommended</u>	<u>Not Recommended</u>
<p>Repairing window frames and sash by patching, splicing, consolidating or otherwise reinforcing. Such repair may also include replacement in kind of those parts that are either extensively deteriorated or missing when there are surviving prototypes such as architraves, hoodmolds, sash, sills and interior or exterior shutters and blinds.</p>	<p>Replacing an entire window when repair of materials and limited replacement of deteriorated or missing parts are appropriate.</p>
<p>Replacing in kind an entire window that is too deteriorated to repair – if the overall form and detailing are still evident – using the physical evidence to guide the new work. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.</p>	<p>Failing to reuse serviceable window hardware such as brass lifts and sash locks.</p>
Design for Missing Historic Features	<p>Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the window or that is physically or chemically incompatible.</p>
<p>Designing and installing new windows when the historic windows (frame, sash and glazing) are completely missing. The replacement windows may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the new window openings and the historic character of the building.</p>	<p>Removing a character-defining window that is unrepairable and blocking it in; or replacing it with a new window that does not convey the same visual appearance.</p>
Alterations/Additions for the New Use	<p>Creating a false historical appearance because the replaced window is based on insufficient historical, pictorial, and physical documentation.</p>
<p>Designing and installing additional windows on rear and on other-non character defining elevations if required by the new use. New windows openings may also be cut into exposed party walls. Such design should be compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character-defining elevation.</p>	<p>Introducing a new design that is incompatible with the historic character of the building.</p>
	<p>Installing new windows, including frames, sash, and muntin configuration that are incompatible with the building's historic appearance or obscure, damage, or destroy character-defining features.</p>

Windows (continued)	
<u>Recommended</u>	<u>Not Recommended</u>
<p>Providing a setback in the design of dropped ceilings when they are required for the new use to allow for the full height of the window openings.</p>	<p>Inserting new floors or furred-down ceilings which cut across the glazed areas of windows so that the exterior form and appearance of the windows are changed.</p>

The aforementioned work is highlighted in bold to indicate that it represents the particularly complex technical or design aspects of rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

Entrances and Porches

Entrances and porches are quite often the focus of historic buildings, particularly when they occur on primary elevations. Together with their functional and decorative features such as doors, steps, balustrades, pilasters, and entablatures, they can be extremely important in defining the overall historic character of a building. Their retention, protection, and repair should always be carefully considered when planning rehabilitation work.

<u>Recommended</u>	<u>Not Recommended</u>
<p>Identifying, retaining, and preserving entrances – and their functional and decorative features – that are important in defining the overall historic character of the building such as doors, fanlights, sidelights, pilasters, entablatures, columns, balustrades, and stairs.</p> <p>Protecting and maintaining the masonry, wood, and architectural metal that comprise entrances and porches through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems.</p>	<p>Removing or radically changing entrances or porches which are important in defining the overall historic character of the building so that, as a result, the character is diminished.</p> <p>Stripping entrances and porches of historic material such as wood, iron, cast iron, terra cotta, tile and brick. Removing an entrance or porch because the building has been reoriented to accommodate a new use.</p> <p>Cutting new entrances on a primary elevation.</p> <p>Altering utilitarian or service entrances so they appear to be formal entrances by adding panelled doors, fanlights, and sidelights.</p> <p>Failing to provide adequate protection to materials on a cyclical basis so that deterioration of entrances and porches results.</p>

Entrances and Porches (continued)	
<u>Recommended</u>	<u>Not Recommended</u>
<p>Evaluating the overall condition of materials to determine whether more than protection and maintenance are required, that is, if repairs to entrance and porch features will be necessary.</p>	<p>Failing to undertake adequate measures to assure the preservation of historic entrances and porches.</p>
<p>Repairing entrances and porches by reinforcing the historic materials. Repair will also generally include the limited replacement in kind – or with compatible substitute material – of those extensively deteriorated or missing parts of repeated features where there are surviving prototypes such as balustrades, cornices, entablatures, columns, sidelights, and stairs.</p>	<p>Replacing an entire entrance or porch when the repair of materials and limited replacement of parts are appropriate.</p> <p>Using a substitute material for the replacement parts that does not convey the visual appearance of the surviving parts of the entrance and porch or that is physically or chemically incompatible.</p>
<p>Replacing in kind an entire entrance or porch that is too deteriorated to repair – if the overall form and detailing are still evident – using the physical evidence to guide the new work. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.</p>	<p>Removing an entrance or porch that is unrepairable and not replacing it; or replacing it with a new entrance or porch that does not convey the same visual appearance.</p>
<p>Design for Missing Historic Features</p>	<p>Creating a false historical appearance because the replaced entrance or porch is based on insufficient historical, pictorial, and physical documentation.</p>
<p>Designing and constructing a new entrance or porch if the historic entrance or porch is completely missing. It may be a restoration based on historical, pictorial, and physical documentation; or be a new design that is compatible with the historic character of the building.</p>	<p>Introducing a new design that is incompatible with the historic character of the building.</p>
<p>Alterations/Additions for the New Use</p>	<p>Enclosing porches in a manner that results in a diminution or loss of historic character such as using solid materials such as wood, stucco, or masonry.</p>
<p>Designing enclosures for historic porches when required by the new use in a manner that preserves the historic character of the building. This can include using large sheets of glass and recessing the enclosure wall behind existing scrollwork, posts, and balustrades.</p>	

<u>Entrances and Porches (continued)</u>	
<u>Recommended</u>	<u>Not Recommended</u>
<p>Designing and installing additional entrances or porches when required for the new use in a manner that preserves the historic character of the building, i.e., limiting such alteration to non-character-defining elevations.</p>	<p>Installing secondary service entrances and porches that are incompatible in size and scale with the historic building or obscure, damage, or destroy character-defining features.</p>

The aforementioned work is highlighted in bold to indicate that it represents the particularly complex technical or design aspects of rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

Storefronts

Storefronts are quite often the focus of historic commercial buildings and can thus be extremely important in defining the overall historic character. Because storefronts also play a crucial role in a store's advertising and merchandising strategy to draw customers and increase business, they are often altered to meet the needs of a new business. Particular care is required in planning and accomplishing work on storefronts so that the building's historic character is preserved in the process of rehabilitation.

<u>Recommended</u>	<u>Not Recommended</u>
<p>Identifying, retaining, and preserving storefronts – and their functional and decorative features – that are important in defining the overall historic character of the building such as display windows, signs, doors, transoms, kick plates, corner posts, and entablatures.</p> <p>Protecting and maintaining masonry, wood, and architectural metals which comprise storefronts through appropriate treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coating systems.</p>	<p>Removing or radically changing storefronts – and their features – which are important in defining the overall historic character of the building so that, as a result, the character is diminished.</p> <p>Changing the storefront so that it appears residential rather than commercial in character.</p> <p>Removing historic material from the storefront to create a recessed arcade.</p> <p>Introducing coach lanterns, mansard overhangings, wood shakes, nonoperable shutters, and small-paned windows if they cannot be documented historically.</p> <p>Changing the location of a storefront's main entrance.</p> <p>Failing to provide adequate protection to materials on a cyclical basis so that deterioration of storefront features result.</p>

Storefronts (continued)	
<u>Recommended</u>	<u>Not Recommended</u>
<p>Protecting storefronts against arson and vandalism before work begins by boarding up windows and installing alarm systems that are keyed into local protection agencies.</p>	<p>Permitting entry into the building through unsecured or broken windows and doors so that interior features and finishes are damaged through exposure to weather or through vandalism.</p>
<p>Evaluating the overall condition of storefront materials to determine whether more than protection and maintenance are required, that is, if repairs to features will be necessary.</p>	<p>Stripping storefronts of historic material such as wood, cast iron, terra cotta, carrara glass, and brick.</p> <p>Failing to undertake adequate measures to assure the preservation of the historic storefront.</p>
<p>Repairing storefronts by reinforcing the historic materials. Repairs will also generally include the limited replacement in kind – of those extensively deteriorated or missing parts of storefronts where there are surviving prototypes such as transoms, kick plates, pilasters, or signs.</p>	<p>Replacing an entire storefront when repair of materials and limited replacement of its parts are appropriate.</p>
<p>Replacing in kind an entire storefront that is too deteriorated to repair – if the overall form and detailing are still evident – using the physical evidence to guide the new work. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.</p>	<p>Using substitute material for the replacement parts that does not convey it with a new storefront or that is physically or chemically incompatible.</p>
<p>Design for Missing Historic Features</p>	<p>Removing a storefront that is unrepairable and not replacing it; or replacing it with a new storefront that does not convey the same visual appearance.</p>
<p>Designing and constructing a new storefront when the historic storefront is completely missing. It may be a restoration based on historical, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building. Such new design should generally be flush with the facade; and the treatment of secondary design elements, such as awnings or signs, kept as simple as possible. For example, new signs should fit flush with the existing features of the facade, such as the fascia board or cornice.</p>	<p>Creating a false historical appearance because the replaced storefront is based on insufficient historical, pictorial, and physical documentation.</p>
	<p>Introducing a new design that is incompatible in size, scale, material, and color.</p>
	<p>Using new illuminated signs; inappropriately scaled signs and logos; signs that project over the sidewalk unless they were a characteristic feature of the historic building; or other types of signs that obscure, damage, or destroy remaining character-defining features of the historic building.</p>

The aforementioned work is highlighted in bold to indicate that it represents the particularly complex technical or design aspects of rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

BUILDING INTERIOR

Structural System

If features of the structural system are exposed such as load bearing brick walls, cast iron columns, roof trusses, post and beams, vigas, or stone foundation walls, they may be important in defining the building's overall historic character. Unexposed-defining or an entire structural system may nonetheless be significant in the history of building technology; therefore, the structural system should always be examined and evaluated early in the project planning stage to determine both its physical condition and its importance to the building's historic character or historical significance. See also Health and Safety Code Requirements.

<u><i>Recommended</i></u>	<u><i>Not Recommended</i></u>
<p>Identifying, retaining, and preserving structural systems- and individual features of systems that are important in defining the overall historic character of the building, such as post and beam systems, trusses, summer beams, vigas, cast iron columns, above grade stone foundation walls, or loadbearing brick or stone walls.</p>	<p>Removing, covering, or radically changing features of structural systems which are important in defining the overall historic character of the building so that, as a result, the character is diminished.</p>
<p>Protecting and maintaining the structural system by cleaning the roof gutters and downspouts; replacing roof flashing; keeping masonry, wood, and architectural metals in a sound condition, and assuring that structural members are free from insect infestation.</p>	<p>Putting a new use into the building which could overload the existing structural system, or installing equipment or mechanical systems which could damage the structure.</p>
<p>Examining and evaluating the physical condition of the structural system and its individual features using non-destructive techniques such as x-ray photography.</p>	<p>Demolishing a loadbearing masonry wall that could be augmented and retained and replacing it with a new wall (i.e. brick or stone), using the historic masonry only as an exterior veneer.</p>
	<p>Leaving known structural problems untreated such as deflection of beams, cracking and bowing of walls, or racking of structural members.</p>
	<p>Utilizing treatments or products that accelerate the deterioration of structural material such as introducing urea-formaldehyde foam insulation into frame walls.</p>
	<p>Failing to provide proper building maintenance on a cyclical basis so that deterioration of the structural system results.</p>
	<p>Utilizing destructive probing techniques that will damage or destroy structural material.</p>

B

Examples of New Openings in Historic Buildings Which Conform to the Secretary of Interior's Standards for Rehabilitation

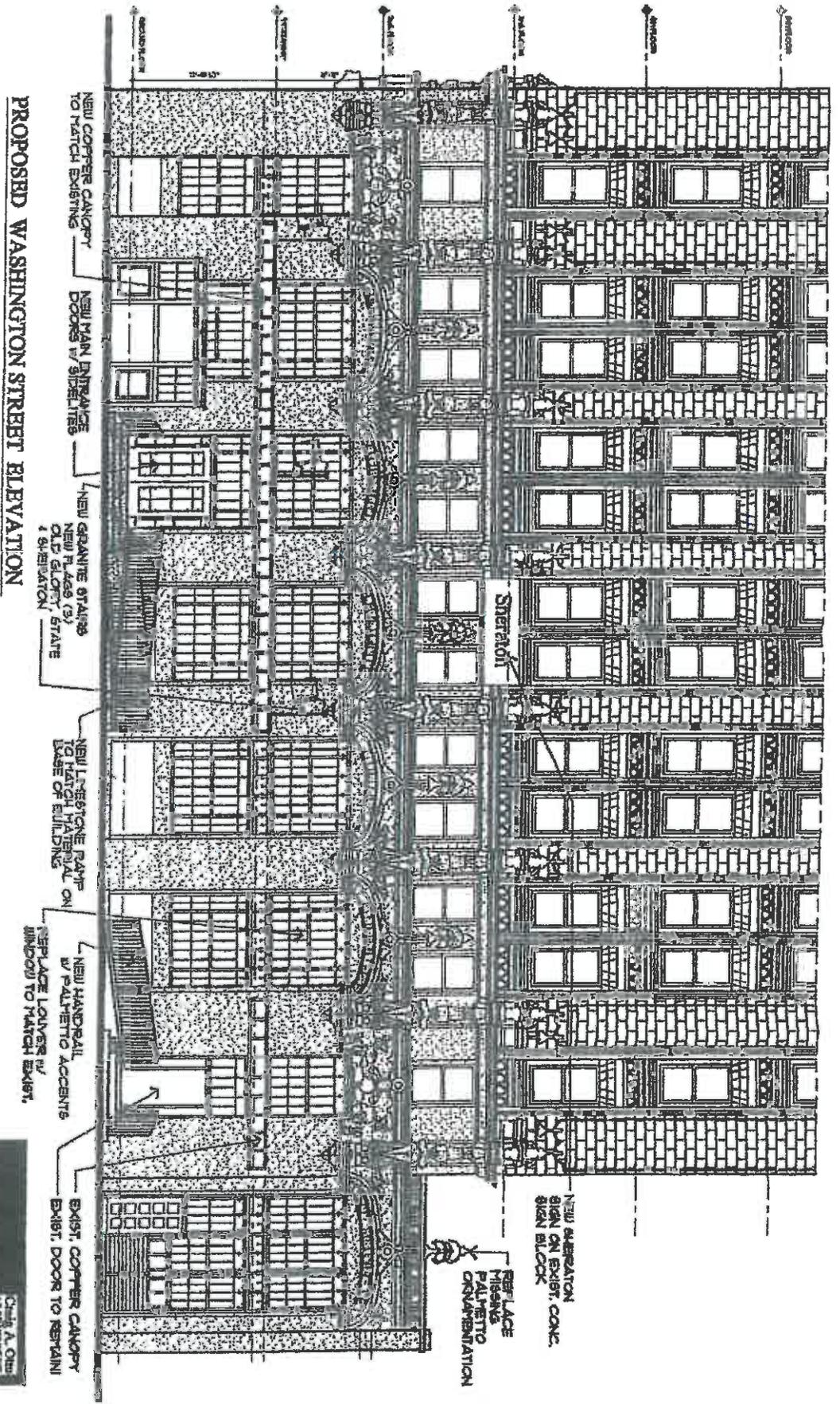
- 1. 1400 Main Street**
- 2. 1208 Washington Street**
- 3. 701 Whaley Street**

1

1400 Main Street



HABS. NO. ST. 411-7



PROPOSED WASHINGTON STREET ELEVATION

CHASE & PARSONS ARCHITECTS
 1111 15th Street, N.W.
 Washington, D.C. 20004
 Phone: 202-462-1000
 Fax: 202-462-1001
 www.chaseandparsons.com





DATE: 11-22-11
TO: ROBERT LEWIS
agent for OWNER OR PROJECT CONTACT
FROM: DAN ELSWICK
SC DEPT. OF ARCHIVES & HISTORY
RE: PALMETTO BUILDING, COLUMBIA
FEDERAL TAX INCENTIVE PROJECT

The attached state review sheet provides you a copy of our comments for your Federal Investment Tax Credit Project. These comments have been provided to the National Park Service (NPS) for their use while reviewing the application. This information is for your reference and does not require any specific action on your part.

Enclosed you will find the state review sheet describing the part of the application that is under review in our office. Please note the parts of the application provide different approvals.

Part 1 - NPS and this office use Part 1 of the application as the basis for certifying that a structure is historic. It is needed for properties that are within National Register Historic Districts, or not yet listed in the National Register. Individually listed properties containing one building are not required to complete Part 1 of the application because they are already certified as historic.

✓ **Part 2** - NPS and this office use Part 2 of the application to determine if the proposed rehabilitation work will meet the Secretary of the Interior's Standards for Rehabilitation. This description is usually conveyed through plans and specifications. Approval of Part 2 by NPS provides preliminary approval of the rehabilitation project.

Amendment - NPS and this office use the Amendment to review work that was not included in the initial application or is a change based on newly discovered conditions or circumstances. Approval of the Amendment by NPS provides preliminary approval of the work described.

Request for Certification of Completed Work (Part 3) - NPS and this office use Part 3 to determine if the completed work meets the Standards for Rehabilitation. Approval of Part 3 by NPS provides final approval of the rehabilitation project.

As you know, each part of the application is sent to the state office for initial review and comments, then sent to the National Park Service for review and approval. If you have any questions concerning the Part 1 application please contact Andy Chandler at (803) 896-6179 or via email at chandler@scdah.state.sc.us. For those concerning the Part 2/Part 3 applications and the Federal Tax Incentive Program, in general, please contact Dan Elswick at (803) 896-6174 or via e-mail at elswick@scdah.state.sc.us.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FedEx Ground Tracking ID
3114376 00012806
GROUND PREPARED

Historic Preservation Certification Application
State Historic Preservation Office Review & Recommendation Sheet
Rehabilitation-Part 2/Part 3

NPS Project Number 18479

SCDAH Project Number 2006-032

1

Property: Palmetto Building - REVISED APPLICATION

Preliminary done

1400 Main Street

Non standard billing

Columbia, SC 29201

Certified Historic Structure? yes pending

SHPO SUMMARY REVIEW

Type of Request: REVISED Part 2
 Part 3 (Part 2 previously reviewed)
 Part 3 (Part 2 not previously reviewed)
 Amendment

Fully reviewed by SHPO

No outstanding concerns

Date REVISED application received by State 10-21-11

Owner informed of SHPO recommendation

Date(s) additional information requested by State

In-depth NPS review requested

Complete information received by State N/A

Date transmitted to NPS 11-16-11

Property visit by State staff rehab.
(before) (during) (after)

2

STATE RECOMMENDATION:

Dan Elswick , who meets the Secretary of the Interior's Professional Qualification Standards, reviewed this application.

The project:

meets the Standards.

meets the Standards *only* if the attached conditions are met.

does not meet Standard number(s) for the reasons listed on reverse.

warrants denial for lack of information.

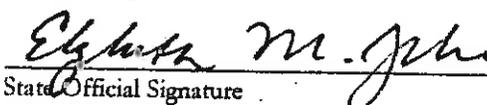
This application is being forwarded without recommendation.

For completed work previously reviewed, check as appropriate:

completed rehabilitation conforms to work previously approved.

completed rehabilitation differs substantively from work previously approved (describe divergences from Part 2 application on reverse)

11/16/2011
Date


State Official Signature

3 ISSUES: Additions, including rooftop Alteration of significant exterior features or surfaces Alteration, removal, or covering of significant interior finishes or features Adjacent new construction, extensive site work, or demolition of adjacent structures Changes to significant interior spaces or plan features (including circulation patterns). Window replacements on any major elevation that do not match historic configuration, material, and profiles Damaging or inadequately specified masonry treatments Other (explain)

-
- 4**
- Basis for Recommendation. Focus on how the issues checked in NUMBER 3 are being addressed. Where denial is recommended, explain fully. Comment on noteworthy aspects of the project, including any technical or design innovations, or creative solutions.

STATE EVALUATION OF PROJECT & CONCERNS:

This application describes a project for a new hotel in this historic commercial and office building. Since the initial application, Robert Lewis, an agent for the applicant, has compiled images and descriptions from many sources to document the "prior to rehabilitation" condition of the building, as required by federal regulations, and to clarify some of the rehabilitation work. These comments refer to the REVISED Part 2 application signed August 5, 2011. In that revised application, areas of work have been described that were not described completely in the initial application. In other areas where work took place, the "prior to rehabilitation" condition remains undocumented and precludes this office from making a recommendation for the overall project.

Comments:

The exterior work on the building appears to be compatible with the historic character of the building and in one instance is commendable. We are pleased to see that the revised description of the work on the exterior terra cotta and granite appears compatible with these significant historic materials. Retention and repair of the historic windows is commendable in such a large building. The infill of the historic light well has been handled in a manner that is compatible yet distinct, per the recommended approach in the Secretary of the Interior's Standards for Rehabilitation. New openings and some slight changes of materials on the ground floor of the Washington Street side of the building appear to be handled with sensitivity. On the interior, retention of the historic banking hall and the separate elevator lobby on the ground floor, as well as the elevator lobbies on the upper floors is compatible with the historic character of the building.

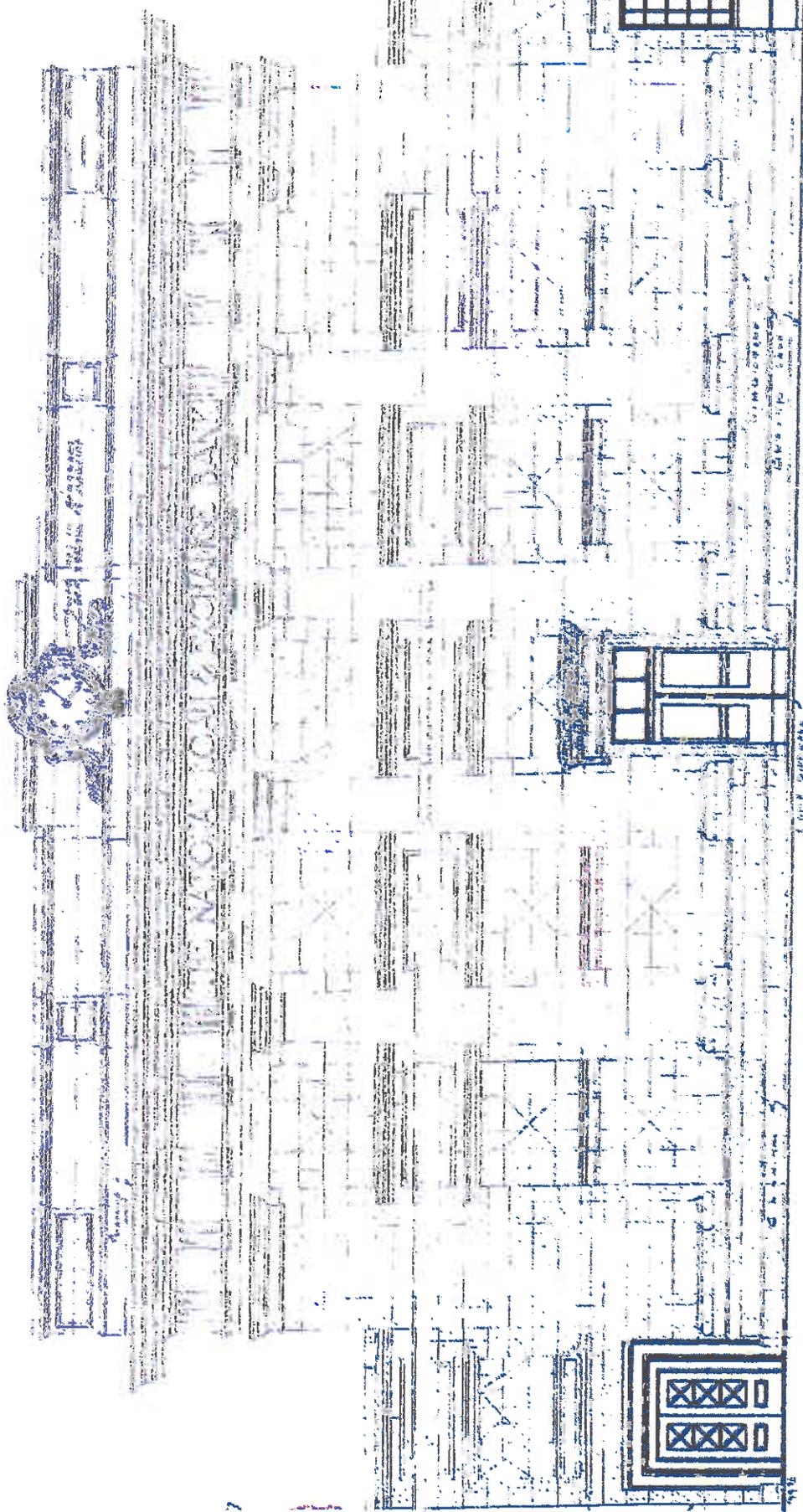
What remains difficult to review and comment upon are the changes made to certain character-defining areas and features of the building. While the May 17, 2006 Craig Otto report on the building indicates "Existing" conditions, this is not the same as the "prior to rehabilitation" documentation required by this program. Please note that the date of the Craig Otto report is approximately six months after demolition was reported in the local newspaper. In particular, any remaining decorative plaster (such as the newspaper article shows at the mezzanine), the condition of the historic columns, also in the banking hall, as well as the historic walls in the upper floor corridors are not fully documented in the "prior to rehabilitation" state as needed for review.

We regret that we are unable to make a recommendation on this project. We trust that these comments will be of benefit in the review process.

NPS COMMENTS:

2

1208 Washington Street



PROPOSED ADDITIONAL ENTRANCE

SCALE: 3/32" = 1'-0"

Architectural feature, Additional Entrance

Drawing no. 6



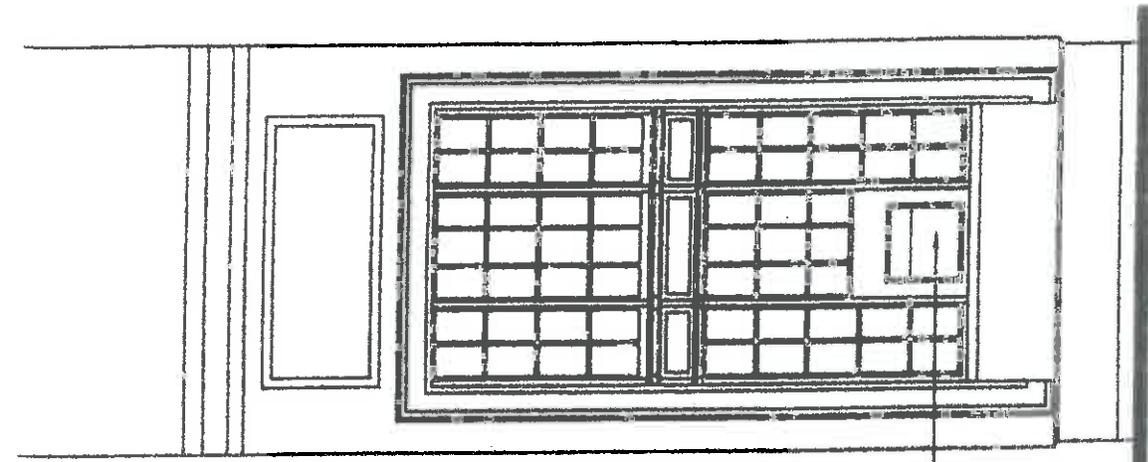
Number
5

Architectural feature. **Additional Entrance at Northwest corner of Building** – Picture no. 7
December 12, 2012

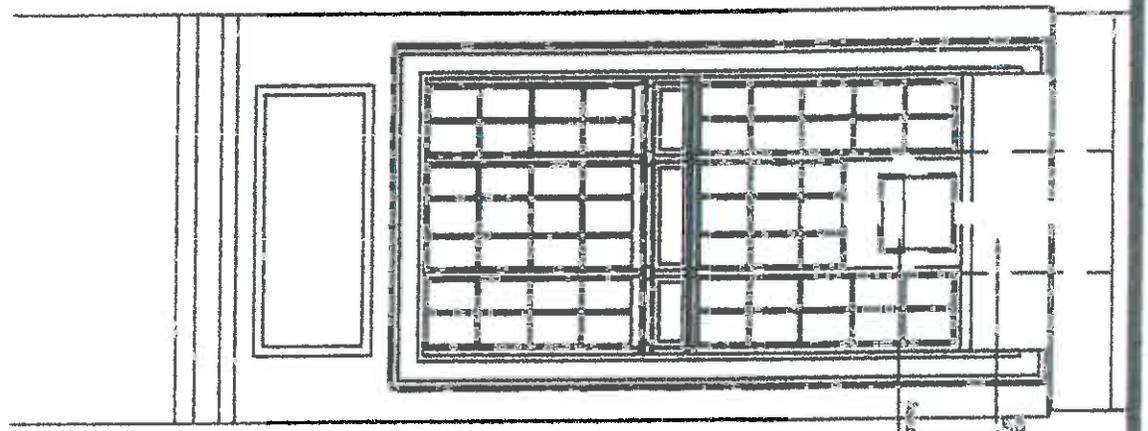


Number
5

Architectural feature. **Former Staircase Addition, Southeast corner of Building and New Toilet Additions** – Picture no. 8
December 12, 2012

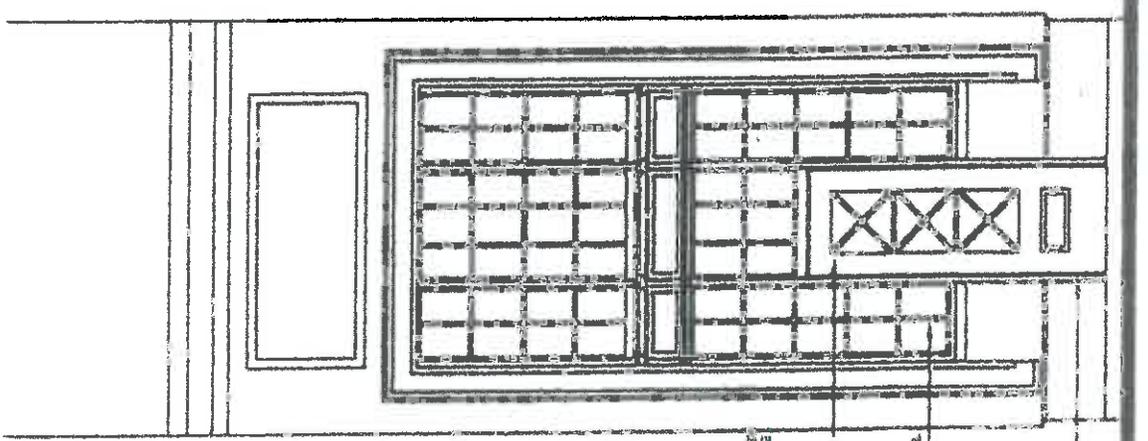


EXISTING LIGHT FIXTURE



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ALL EXISTING PAINTED SURFACES TO BE REFINISHED TO BE REFINISHED TO BE REFINISHED

ENLARGED ELEVATIONS OF PROPOSED ADDITIONAL ENTRANCE

SCALE: 3/8" = 1'-0"

3

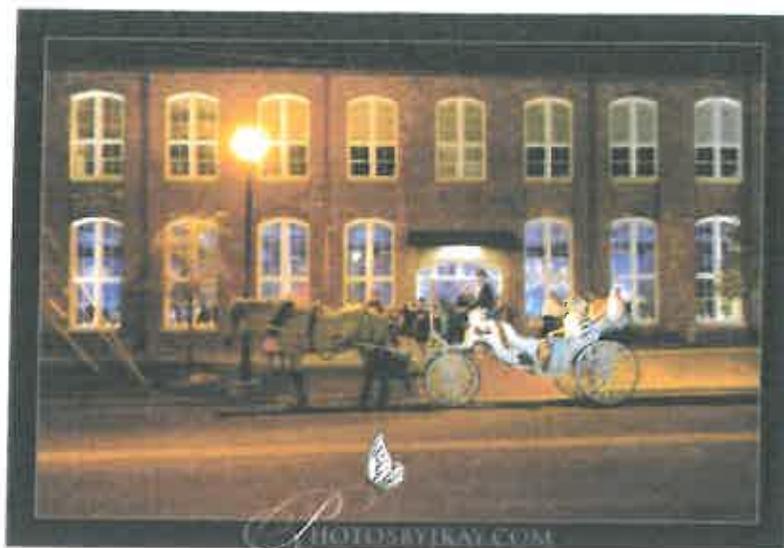
701 Whaley Street

South Carolina Department of Archives and History

Pacific Community Association Building, Left Elevation-Front



Images provided by the [South Carolina Department of Archives and History](http://www.scdah.net).



701 whaley street columbia sc

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