



D/DRC Case

1213 Lady Street

Pending Individual Landmark

TMS: 09013-06-08

DESIGN/DEVELOPMENT REVIEW COMMISSION
BAILEY BILL APPLICATION
CONSENT AGENDA
EVALUATION SHEET
Case #3

ADDRESS: 1213 Lady Street

APPLICANTS: Scott Garvin, architect/agent

TAX MAP REFERENCE: TMS#09013-06-08

USE OF PROPERTY: Commercial

NATURE OF REQUEST: Request approval for preliminary certification for Bailey Bill

FINDINGS/COMMENTS:

This mid-century building has come before the Commission a few times recently for renovations to the exterior, a new enclosed staircase at the side and rear of the building, and site improvements. The building also came before the D/DRC and the Planning Commission for recommendations for landmark status, which it received from City Council in March. The project is now back before the Commission for preliminary certification for the Bailey Bill.

The project has already been reviewed with the expectation that the applicants would be asking for landmark status and the Bailey Bill. The application covers the new storefront, roof replacement, interior upfits, and a new HVAC. Staff has informed the agent that any interior upfits which do not contribute to significant original material in the building would not qualify for the Bailey Bill, but the other items do certainly qualify.

Below are requirements of the Bailey Bill.

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 original storefront has been altered already and the applicants are going back with a version more closely aligned with the original storefront.

(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.

Not applicable.

(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.

The new storefront is intended to reference the original storefront, which is no longer in evidence.

(6) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used; the surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

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 east side of the building used to abut the wall of the adjacent building (now gone), so this side is now visible.

Existing windows on the upper level will be maintained. New openings on the first level have been approved for this side of the building as it was never a character defining elevation for the structure. The new stairwell is a necessity and has been situated to the rear and side of the east elevation.

(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.

The stairwell at the back does not impede upon the form or integrity of the building and could be removed if required in the future.

Staff recommendations:

Staff recommends recommending for preliminary certification of the Bailey Bill for 1213 Lady Street as it meets the criteria listed, and conditional upon it meeting the 20% investment threshold.

CITY OF COLUMBIA
PRESERVATION PLANNING OFFICE
REHABILITATED HISTORIC PROPERTY APPLICATION
PART A - PRELIMINARY REVIEW FORM

This application is used by the City to review rehabilitation work on historic properties, in accordance with South Carolina 1976 Code Section _____, and pertinent regulations. A separate application should be submitted for each historic building, unless they were functionally-related during the historic period, in which case they can be submitted as a historic complex. Applications must include attachments as listed below and the required review fee to be considered complete. Submit application to Preservation Planning Office, PO Box 147, 1136 Washington Street, Columbia, SC 29217. Phone: 803.545.3222; fax: 803.733.8647.

1. PROPERTY INFORMATION

Historic Name of Property (if known) _____
Address 1213 LADY ST.
City COLUMBIA, South Carolina (ZIP) 29201
Use: Owner-occupied, or _____ Income-producing
Estimated project start date JANUARY 27, 2014 Estimated project completion date MAY 19, 2014
Estimated project costs \$ 1,100,000.00
Fair market value of building \$ 850,000.00
Has an application for federal Investment Tax Credits been filed for this property? _____ Yes No

2. HISTORIC DESIGNATION

The property must have been designated "historic" by the local government allowing this incentive.

Significance: _____
Construction Date: DECEMBER 1964 Describe major alterations or additions (give dates): WINDOWS/STREETFRONT EST. LATE '80S

This building is a:

City Landmark Building _____ Contributing structure in local historic district _____ Contributing structure in National Register District outside of City _____ National Register structure

Give BRIEF overview of the history of the building: THIS 4-STORY MID-CENTURY MODERN OFFICE BUILDING WAS COMPLETED IN DECEMBER 1964. IT USES APPLIED STONE VENER, INTERPLAY OF CONTRASTING COLOR, AND STRONG GEOMETRIC SHAPES.

3. ATTACHMENTS

The following information is needed to process your application. Please send complete information with the initial submission:

- _____ An original signed and completed application;
- _____ A Cashier's Check for \$150, made out to the City of Columbia for single family residences or duplexes; \$300 for all other properties;
- _____ Location map showing where the building is located;
- _____ Photographs clearly showing not only the areas to be rehabilitated, but also overall views of the building;
- _____ Sketched or architectural floor plans of pre-rehabilitation conditions; and
- _____ Sketched or architectural floor plans of the proposed work.

4. OWNER INFORMATION

Name DAVID PROCTOR Signature [Signature]
Address 5455 SUNSET BLVD. Date 3/31/14
LEXINGTON, SC 29072 Daytime Telephone (803) 951-0502

PRESERVATION PLANNING OFFICE USE ONLY

- _____ The work as described in this application and attachments appears to meet the Standards for Rehabilitation and would receive final approval if completed as described.
- _____ The work as described in this application and attachments would meet the Standards for Rehabilitation if the Special Conditions on the attached sheet are met.
- _____ The work as described in this application and attachments does not appear to meet the Standards for Rehabilitation and is not approved for this property. The attached sheet describes the specific problems with the proposed work.

Authorized Signature _____ Date _____
See attached sheets

CITY OF COLUMBIA
 PRESERVATION PLANNING OFFICE
 REHABILITATED HISTORIC PROPERTY APPLICATION
 PART A - CONTINUED

5. DESCRIPTION OF PROPOSED WORK (Continued):

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

<p>Architectural feature <u>REQUIRED EGRESS STAIR & ASSOCIATED WORK</u> Approximate date of feature <u>APRIL 2014</u> Describe feature and its condition</p> <p>THE EXISTING EGRESS PATH DID NOT MEET CODE. PROPOSED STAIR IS OUTSIDE OF THE ORIGINAL BUILDING FOOTPRINT.</p> <p>Photograph No. _____ Drawing No. _____</p>	<p>Describe work and impact on feature</p> <p>THE PROPOSED EGRESS STAIR ALLOWS SAFE EXIT IN THE CASE OF AN EMERGENCY. IT IS LOCATED TO THE REAR OF THE PARKING LOT TO NOT OBSTRUCT THE ORIGINAL LADY STREET FACADE. IT WILL BE SURROUNDED BY LANDSCAPING BEDS WITH VINES PLANTED TO GROW ONTO AN INTERGRAL GREEN SCREEN TRELIS.</p>
<p>Architectural feature <u>WINDOWS/STOREFRONT</u> Approximate date of feature <u>APRIL 2014</u> Describe feature and its condition</p> <p>THE ORIGINAL STOREFRONT HAS BEEN REPLACED IN THE LAST 20-30 YEARS WITH A BLACK SYSTEM.</p> <p>Photograph No. _____ Drawing No. _____</p>	<p>Describe work and impact on feature</p> <p>THE PROPOSED STOREFRONT WILL RETURN TO THE ORIGINAL DESIGN INTENT WITH A MILL FINISH ALUMINUM & CLEAR GLASS.</p>
<p>Architectural feature <u>INTERIOR UPFITS/HVAL</u> Approximate date of feature <u>APRIL 2014</u> Describe feature and its condition</p> <p>THE BUILDING INTERIOR HAS BEEN ALTERED SEVERAL TIMES SINCE ORIGINAL CONSTRUCTION.</p> <p>Photograph No. _____ Drawing No. _____</p>	<p>Describe work and impact on feature</p> <p>NEW FINISHES & HVAL WILL BETTER SERVE THE FUNCTIONS OF A BRANCH BANK AND OFFICE SPACE.</p>
<p>Architectural feature <u>ROOF REPLACEMENT</u> Approximate date of feature <u>APRIL 2014</u> Describe feature and its condition</p> <p>THE EXISTING ROOF IS NOT ORIGINAL AND HAS SEVERAL LEAKS.</p> <p>Photograph No. _____ Drawing No. _____</p>	<p>Describe work and impact on feature</p> <p>THE NEW ROOF WILL REPAIR DAMAGE AND ALLOW FOR INSTALLATION OF NEW HVAL EQUIPMENT AND A NEW ROOF TRELIS.</p>

*Fair market value means the appraised value as certified to the DDRC by a real estate appraiser licensed by the State of South Carolina, the sales price as delineated in a bona fide contract of sale within six months of the time it is submitted, or the most recent appraised value published by the Richland County Tax Assessor.

CITY OF COLUMBIA
PRESERVATION PLANNING OFFICE
REHABILITATED HISTORIC PROPERTY APPLICATION
PART A - AMENDMENT FORM

Use this form to propose changes in project work. Submit the completed and signed form to Preservation Planning Office, PO Box 147, 1136 Washington Street, Columbia, SC 29217. Phone: 803.545.3222; fax: 803.733.8647.

Name of Property (as submitted on Part A form):

Address 1213 LADY ST.

City COLUMBIA, South Carolina (ZIP) 29201

Describe changes in the project work:

OWNER INFORMATION

Name DAVID PROCTOR
Address 5455 SUNSET BLVD.
LEXINGTON, SC 29072

Signature 
Date 3/31/14
Daytime Telephone (803) 951-0502

PRESERVATION PLANNING OFFICE USE ONLY

- The work as described in this amendment appears to meet the Standards for Rehabilitation and would receive final approval if completed as described.
- The work as described in this amendment would meet the Standards for Rehabilitation if the Special Conditions on the attached sheet are met.
- This work as described in this amendment does not appear to meet the Standards for Rehabilitation and is not approved for this property. The attached sheet describes the specific problems with the proposed work.

Secretary to the Design/Development Review Commission
 See attached sheets

Authorized Signature

Date



First
Community
Bank

First
Community
Bank

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LADY
STREET