



## D/DRC Case

1430 Richland Street

Individual Landmark

TMS: 09015-06-06

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**DESIGN/DEVELOPMENT REVIEW COMMISSION  
DESIGN REVIEW DISTRICT  
HISTORIC CONSENT AGENDA  
EVALUATION SHEET  
Case #2**

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**ADDRESS:** 1430 Richland Street

**APPLICANT:** Martin Izett, Signs Now Columbia  
John A. Bolos, J. Bolos Real Estate

**TAX MAP REFERENCE:** TMS#09015-06-06

**USE OF PROPERTY:** C-1, Office and Institutional

**REVIEW DISTRICT:** Individual Landmark

**NATURE OF REQUEST:** Request for a Certificate of Design Approval for signage

**FINDINGS/COMMENTS:**

The two-story, wood frame building located at 1430 Richland Street was built ca. 1875 and is commonly known as the Orchard House. The building is designated as a Group II individual landmark and is a contributing structure in the Landmark District, which is listed in the National Register of Historic Places as Columbia Historic District II. Notable features of the Orchard House include decorative brackets in the eaves, a two-tiered porch on the façade supported by eight octagonal columns with decorative brackets, a central entryway with paired doors containing large-pane glazing that complete a full arched top when closed, and cast iron balusters in the balustrades.

The Orchard House received preliminary certification for the Bailey Bill in November 2011. Most of the rehabilitation work that was approved by the D/DRC at that time has now been completed, and the building has been leased to a real estate company for use as an office. The real estate company has proposed new signage for the building, which includes a 5' tall brick monument sign on the left side of the property. Since the Orchard House is a Group II historic landmark, signage materials should reference historic materials on the associated building and signage should be placed so as not to detract from the structure.

**Proposal:**

The applicant's proposal is to build a painted brick double sided monument sign on the Bull Street side of the property. The sign will be placed perpendicular to the building and the sidewalk, and will not impact any views of the building. The total dimensions of the monument sign including the brick piers and body are 96"x60"x12" with a 72"x48" inset painted aluminum sign face on each side. The brickwork will be painted gray to match the property piers. The Century 21<sup>®</sup> logo will be painted metal routed dimensional letters mounted to the aluminum panel. If lighting is required, staff recommends floodlights

mounted at the base of the monument sign, which is an appropriate method of lighting signs for landmark buildings.

**STAFF RECOMMENDATIONS:**

Staff finds that the proposed sign properly references the materials on the landmark structure and does not adversely visually impact the structure. Staff recommends for a Certificate of Design Approval with any details deferred to staff.

1430 Richland Street – Orchard House – Group II Historic Landmark)



Approximate placement  
of monument sign



**Monument  
96" x 60" x 12"**

**Sign Face:  
72" x 48"**



**Monument brick painted same gray as building base  
Sign face painted same white as building siding**