

D/DRC Case

705, 707, 711 Gervais Street

W. Gervais Historic Commercial Protection District/Design District

TMS: 08912-07-08, -09, -10

DESIGN/DEVELOPMENT REVIEW COMMISSION
BAILEY BILL APPLICATION
HISTORIC AGENDA
EVALUATION SHEET
Case # 1

ADDRESS: 705, 707, 711 Gervais Street
W. Gervais Historic Commercial District

APPLICANTS: Scott Garvin, agent and pending owner

TAX MAP REFERENCE: TMS# 08912-07-08, -09, and -10

USE OF PROPERTY: Commercial

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

FINDINGS/COMMENTS:

This property is a central parcel in the Vista, a district associated with the railroad and the early development of Columbia. These warehouse/commercial buildings date back to the 1870s with 705 Gervais uniquely referencing the railroad lines-- it was constructed at an angle to parallel the adjacent railroad lines so as to facilitate loading and unloading of goods. These buildings, as noted in the attached history, are likely some of the oldest in the district, and the intent to redevelop them into a mix of uses, such as restaurant, retail, and perhaps living space, is laudable. Public art, outdoor seating areas, and a mix of landscaping and hardscape should also encourage a more lively use of the parcel.

The buildings have seen many alterations over the years, most notably the facades of the structures at 707 and 711 (facades are now combined into one building front). These have been severely altered on both buildings although the bulk of the rest of the buildings behind the façade remains fairly intact. The applicant is applying for National Register landmark status for 705 Gervais Street but the other buildings did not qualify for consideration because of their highly altered facades.

The applicant is also applying for Bailey Bill certification for all three buildings. Staff has recommended referencing the original or early facades as much as possible on these building for the following reasons: 1) this is a Bailey Bill project; 2) the warehouse forms of the buildings remain and are important references to the early nature of the historic district; 3) the altered facades detract from a better understanding of the individual buildings and their role in the Vista; 4) the building at 705 maintains its façade and its form and provides some direction for the rehabilitation project.

A brief summarization of the project per building follows. Also please refer to the narrative supplied by the applicant at the end of the evaluation.

705 Gervais: Non-original stucco on the façade will be removed, paint removed from all brick, existing bricked-in openings will be re-established, and a new standing seam metal roof will replace the shingled roof. The proposal to use wooden windows and clear glass in this building is appropriate; staff will work with the applicant on appropriate pane configurations. The proposal to use insulated glass will require careful attention to detail in order to get the

profiles correct in the windows. The larger openings would have been loading dock doors, so flexibility here with pane configurations is acceptable; actual window openings and their new windows will require some consideration and research to determine appropriate pane configurations. Likewise, a new wood and glass system is proposed for the front door and the details on this will also require some research. For openings of this size, double doors would have been common and the use of glass more restricted.

This space is proposed for restaurant use and a long open air porch is proposed on the east side of the building for extra seating. The porch would feature a shed roof and aluminum framing and should be complementary to, yet distinctive from, the original building. An arched porch entry is suggested to this porch at two locations; the arch is intended to reference the arched entry of the original building.

707 Gervais: Sanborn maps and photographs provide clues as to the appearance and general construction of the early facades for 707 and 711. The original building at 707 appears to have had the same distinctive parapet wall and similar openings to what is still seen on 705 Gervais and the intent is to bring back this façade. Although certainty about window configurations, door style, etc., is lacking, certainly the general form, placement of openings, and some information about corbelling and brick patterns can be ascertained from the one of the photographs from @ 1910 which are included in the packet and the Sanborn map, as well as the building next door. All brick will be cleaned and any paint removed. Once again, wood windows and clear glass will be appropriate here as suggested and per staff's previous comments regarding window profiles.

Two thirds down the length of the building, a partial demolition is proposed to separate the front two thirds of the building from the back and to create an open air seating area for retail/restaurant space proposed at the back. This piece of the building is theorized to be infill as there are some odd changes in construction and the way the roofs come together. Staff is comfortable with the demolition, for the aforementioned reasons as well as the fact that the demolition is far back on the building and not highly visible.

711 Gervais: A hotel originally stood at the site of 711 Gervais but was torn down in the late 1880s; at that point a new building was constructed which housed Tozier Engine Works, owned by John Willis. The photographs in the packet show the building from @1910. It actually stretched across to the corner (where the parking lot to Jimmy John's is today) but at some point, the lots were subdivided and the right portion of the building demolished. Perhaps in the 1960s or 70s, the façade was replaced with the current façade, now a deteriorating loading bay facing directly onto Gervais Street. Staff and the applicant explored the re-construction of a façade which referenced the 1888 façade but the existing brick down the east corner and side is fragile. The applicant is concerned that even careful and selective demolition here may precipitate an extensive amount of damage to the historic building behind the facade. Therefore, his approach has been to retain this bay and remove enough brick to the left of it to open a second bay; these would roughly reference the original façade and its bays, which were created by brick pilasters and recessed brick. This would create an open air trellised patio space immediately behind the façade and on the street front; the facade maintains a building street edge and also references where the original building stood. The aluminum trellis would connect the façade to the intact warehouse building behind; the form of the historic warehouse building can clearly be seen from the street with this proposal. Since there is no existing front wall to the warehouse section, glass storefront has been proposed. Details of this would have to be worked out at staff level, if the Commission approves.

The Secretary of the Interior Standards for Rehabilitation provide the foundation for the W. Gervais guidelines, as well as the Bailey Bill, and the City Center/Design Development Guidelines are also referenced for site improvements. The applicants Bailey Bill is attached at the end of the evaluation and is approvable, with the condition of the investment threshold being met. The Criteria is listed immediately below:

Bailey Bill Criteria based upon the Secretary of the Interior Standards for Rehabilitation:
Section 17-695, City of Columbia Zoning Ordinance

- (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.*

On all buildings, efforts are being made to retain what is original to each, in the cases of 707 and 711, largely the form and existing brick and openings. The facades which are being removed are not characteristic of the original buildings and have not acquired significance of their own.

- (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.*

Any changes planned should be either easily discernible as contemporary or else should be in keeping with the historic buildings.

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

Some additions are being removed which either are not historic or else are not highly visible. The changes to the facades of 707 and 711 have not acquired historic significance in their own right, therefore the proposed alterations are appropriate.

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

Where extant, existing historic features, materials, and so on, are being retained.

- (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.*

Work on 705 Gervais will entail repair and maintenance work but potentially no replacement of features. Work on the façade of 707 will require close attention to photographs, etc., in order to create a facade which resembles the original. The new façade of 711 is a compromise between existing conditions and what we know about the original façade.

- (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.*

The applicant has successfully removed paint from old brick on previous projects, using very gentle methods which did not damage the brick. Staff does not anticipate any problems here.

- (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.*

New work should not damage historic materials. The new façade on 711 Gervais, which is easily understood as a contemporary gesture, is certainly differentiated from the historic portions of the buildings, and is compatible with the massing of the warehouse building it is attached to.

- (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 porch at the east side of 705 Gervais could certainly be removed without issue in the future as well as the trellised patio at the front of 711 Gervais.

Signage

Amount and location of signage is as regulated in the city's zoning ordinance. Signage should not obscure historic elements of decoration or windows. Signage has not yet been discussed but may be reviewed at staff level if the Commission approves.

Site Plan: City Center

Thus far, sitework can be reviewed at staff level, although it is being commented upon here. The applicant is considering and has included residential use on a parcel but has not confirmed that use as yet—if the residential is pursued, rather than office space, it potentially will have to come back for formal site plan review by the D/DRC, as it would contain five or more residential units. At this point, however, we are moving forward at staff level as though the residential will not happen.

This site has the potential to be an enormous draw, pulling visitors further down the west end of Gervais Street, where pedestrian traffic tends to be lighter. The mix of uses, options to be indoor or out when dining, potential retail, public art, etc., when combined correctly, can help to revitalize these parcels. A plaza-like environment between 705 and 707 Gervais Street is sought. The surface parking area will be concrete with brick pavers creating a walkway between buildings. Originally the entire area was shown as brick pavers, but this was a little visually overwhelming and undoubtedly expensive; however, perhaps a bit more detailing with brick (or other materials) aside from these walkways could help maximize the sought-after plaza feel. Some green space has been suggested immediately adjacent to the porch on the east side of 705, which would then be separated from parking spaces by a low brick wall. Green screens along the west side of 707 will help to provide some interest and relief from hardscaping.

Between 707 and 711, an alley provides access to both the proposed restaurant and the residential/offices behind. The alley would be paved with brick and there would most likely be gates/fencing if residential actually comes in. Some landscaping will be required and all details may be worked out with staff.

The applicant has been working with the Zoning Administrator regarding parking but as yet has not received extensive comments on landscaping requirements per the Ordinance, so there is the potential for some change to the plans. Additionally, there are requirements in the City Center guidelines per landscaping on the site and in parking areas which will have to be met.

Staff recommendations:

Staff finds that the project at 705, 707, and 711 Gervais Street as proposed meets the Secretary of the Interior Standards for Rehabilitation, which form the basis for both the West Gervais Street Historic Commercial District and recommends approval with the following conditions:

Details of paint removal and cleaning of masonry to come back to staff for approval;

Details of standing seam metal roof to come back to staff for approval;

All details of windows, doors, storefront, and trellises, to be worked out per staff recommendations;

Additional detailing of site, including fencing and any hardscape materials to be worked out with staff;

Landscaping requirements per the City Ordinance and the City Center guidelines to be met;

Signage to be handled by staff;

All other items to be deferred to staff.

Bailey Bill:

Staff recommends granting approval for preliminary certification for the Bailey Bill (Sec. 17-695) based upon compliance with this section and with the conditions cited in the previous motion being met and with the condition that the investment threshold is met.

CITY OF COLUMBIA PLANNING DEPARTMENT
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 4-9-195, 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 the Planning Department, 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) _____ City Market _____
Address _____ 705, 707, 711 Gervais Street _____
City _____ Columbia _____, South Carolina (ZIP) _____ 29201 _____
Use: _____ Owner-occupied, or Income-producing
Estimated project start date _____ 10/2014 _____ Estimated project completion date _____ 10/2015 _____
Estimated project costs \$ _____ \$2,300,000 _____
*Fair market value of building \$ _____ \$875,000 _____ Taxable value of property \$ _____

(PLEASE NOTE: FMV and taxable value of a property may be different. FMV of the building is used to determine the threshold for qualifying expenses for the Bailey Bill. The applicant is responsible for verification of the taxable value of a property and should consult with Richland County on this matter; the taxable value as understood by the County of a property at the time of preliminary certification will determine the value at which the property will be assessed for the 20 year abatement period).

2. HISTORIC DESIGNATION

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

Significance:

Construction Date: _____ 705 is being nominated for National Landmark _____ Describe major alterations or additions (give dates): _____ complete renovation starting in 10/2014 _____

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 (705 will be)

Give BRIEF overview of the history of the building: _____ see attached

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; application fees are non-refundable.
- 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.
- _____ Estimates for proposed work on each architectural feature

4. OWNER INFORMATION

Name _____ Signature _____
Address _____ Date _____
Daytime Telephone _____

PLANNING DEPARTMENT 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 _____

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

5. DESCRIPTION OF PROPOSED WORK

Use the spaces below to describe the proposed work. Architectural features would include items such as: roof; exterior brick or siding; windows; doors; site/landscape features; entrance hall; main stair; parlors; fireplaces/mantles; floors/walls/ceilings; mechanical/ electrical/plumbing; etc. If an application has been submitted for the federal Investment Tax Credits, you may use a copy of the description of the proposed work from the federal form for this section, but your submittal must still include the information in sections 1 through 4.

<p>Architectural feature___Roof structure and membrane Approximate date of feature____1870s to 1940s____ Describe feature and its condition Existing roof trusses in each building are in need of repair. Existing shingles are old and will be removed New rigid insulation and standing seam metal roof will be installed</p> <p>Photograph No._____ Drawing No._____</p>	<p>Describe work and impact on feature</p> <p>Roof structure and roof membrane will be restored to original condition</p>
<p>Architectural feature___Windows and doors_____ Approximate date of feature____1960s_____ Describe feature and its condition Existing bricked in openings will be opened back up New wood windows/doors will be installed in these openings All existing windows and doors will be replaced with the same system</p> <p>Photograph No._____ Drawing No._____</p>	<p>Describe work and impact on feature</p> <p>Building openings will be restored to original condition</p>
<p>Architectural feature___Exterior walls_____ Approximate date of feature____1870s-1950s_____ Describe feature and its condition Paint will be removed from exterior brick Stucco will be removed from exterior walls where possible</p> <p>Photograph No._____ Drawing No._____</p>	<p>Describe work and impact on feature</p> <p>Exterior walls will be restored to original condition</p>
<p>Architectural feature___Gervais facades_____ Approximate date of feature___1870s to 1960s_____ Describe feature and its condition 705 façade – paint and stucco will be removed 707 façade – exiting brick will be partially removed and 1870 gable will be reconstructed, paint removed 711 façade – new opening will be cut into wall to match 1890 elevation, paint removed Photograph No._____ Drawing No._____</p>	<p>Describe work and impact on feature</p> <p>705 and 707 will be restored to original condition 711 will be restored to some extent</p>

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

5. DESCRIPTION OF PROPOSED WORK (Continued):

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

<p>Architectural feature__Entries and porches_____</p> <p>Approximate date of feature__current_____</p> <p>Describe feature and its condition</p> <p>New entry canopies and porches will be provided on each of the three buildings, constructed of steel framing, aluminum trim, and metal roofs.</p> <p>Photograph No._____ Drawing No._____</p>	<p>Describe work and impact on feature</p> <p>This work will not detract from the historic structures. The construction will be light and delicate and not obtrusive, and will recall some of the character of the historic buildings.</p>
<p>Architectural feature__MEP/FS_____</p> <p>Approximate date of feature__1960s_____</p> <p>Describe feature and its condition</p> <p>Existing electrical and plumbing systems need to be replaced. There is no mechanical or fire protection systems</p> <p>Photograph No._____ Drawing No._____</p>	<p>Describe work and impact on feature</p> <p>All new mechanical, electrical, plumbing, and fire protection systems will be installed to protect the buildings and make them more functional.</p>
<p>Architectural feature__Floors _____</p> <p>Approximate date of feature__1870s_____</p> <p>Describe feature and its condition</p> <p>Existing wood floors need to be repaired and or replaced</p> <p>Potograph No._____ Drawing No._____</p>	<p>Describe work and impact on feature</p> <p>Existing wood floors will be refinished. Some existing wood will be removed and used in other locations.</p>
<p>Architectural feature_____</p> <p>Approximate date of feature_____</p> <p>Describe feature and its condition</p> <p>Photograph No._____ Drawing No._____</p>	<p>Describe work and impact on feature</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
PLANNING DEPARTMENT
REHABILITATED HISTORIC PROPERTY APPLICATION
PART A - AMENDMENT FORM

Use this form to propose changes in project work. Submit the completed and signed form to Planning Department, 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):

_705 Gervais Street _____

Address__ Columbia _____

City__ SC _____, South Carolina (ZIP) _____ 29072 _____

Describe changes in the project work:

OWNER INFORMATION

Name _____ Signature _____

Address _____ Date _____

Daytime Telephone _____

PLANNING DEPARTMENT 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

City Market Redevelopment: 705, 707, and 711 Gervais Street

Renovation Scope

June 1, 2014

Site Development

The entire site area will be renovated to create a vibrant mixed use destination that is pedestrian centered and inviting to Vista patrons. The mix will include retail, restaurant, and residential uses.

All existing concrete pavement and walkways will be removed and a blend of brick pavers and concrete will be installed. All pedestrian walkways and seating areas will be pavers. Existing non-historic additions to 705 Gervais will be removed to return to the original c. 1870 structures and free up more space for green space and seating areas. Likewise, infill additions to 707 and 711 will be removed to return to original structures and to create more pedestrian walkways and access points to the buildings. 707 and 711 will stand alone on Gervais as the original structures once did.

Seat walls and porches will be installed along 705 to animate the central plaza like area with people and activity, visible from Gervais Street. A sculptural element will be installed at the entrance off Gervais to announce the recreation of City Market and to continue the movement toward placing meaningful, physical art in the Vista. Outdoor seating areas will also be created between the remaining sections of 707, as well as the renovated loading dock area of 711, by installing a roof trellis for shading.

705 Gervais

705 Gervais (formerly 701) is a historically significant structure, originally constructed in c. 1870 and expanded in c. 1890 and is the most historically intact building on the site. There were two later utilitarian additions that are not historically significant and they will be removed. Working with SCAH, this property is being nominated for national landmark status.

Exterior. The restoration of the exterior includes removal of paint, and in some cases stucco, as well as the installation of new windows where the openings have been bricked in. New windows and doors will be constructed of wood frames, painted white, and will follow historical profiles to the degree that photo documentation is available. Glazing will be a clear insulated system for energy performance. The shingle roof will be replaced with a standing seam metal roof (over rigid insulation), light grey in color. Gutters and downspouts will be added, matching the roof color. New porches and entrance canopies will be added along the East elevation to better identify tenant entries as well as provide shaded areas for seating and gathering. These elements will be constructed of minimally sized white aluminum frame

members and grey metal roof to complement yet provide a more contemporary addition to the historical façade. The porches will be contained with lightly detailed aluminum fencing, painted white.

New utilities for water, sewer, power, and sprinkler system and all necessary grease traps and vaults will be installed in the drive/plaza area. New lighting and security cameras will also be installed throughout the site. A portion of the pedestrian walkway between 707 and 711 will be secured by an aluminum fence, for use by residents only.

Interior

The buildings will be completely renovated include new electrical, lighting, mechanical, plumbing, and fire protection systems. Existing wood structural framing and trusses will be repaired as necessary. Existing wood floors will be refinished where still in place, and some rotten wood will be replaced by wood floors from the 707 infill. Other flooring products will be used as needed in appropriate areas, such as ceramic tile or stained concrete.

707 Gervais

707 Gervais is also a historically significant structure, originally built in c. 1870. The rear building (1600sf) was constructed during the 1960s and an infill was constructed in the 1970's. During the same time period, and the front façade was drastically altered, and 707 and 711 were connected by an infill addition. A large metal roll up door was installed during this time facing Gervais, and remains to this day.

Exterior. Since the existing gable façade has been altered so dramatically, we are going to reconstruct it to match the 1872 photo. This will involve removal of the existing parapet and to some extent a lot of the existing masonry. The restoration of the remaining exterior includes removal of paint, and in some cases stucco, as well as the installation of new windows where the openings have been bricked in. New windows and doors will be constructed of wood frames, painted white, and will follow historical profiles to the degree that photo documentation is available. Glazing will be a clear insulated system for energy performance. The shingle roof will be replaced with a standing seam metal roof (over rigid insulation), light grey in color. Gutters and downspouts will be added, matching the roof color. New entrance canopies will be added to better identify tenant entries. A trellis roof constructed of grey aluminum members will be provided in the infill area to provide a shaded gathering area. The wood floor in this area currently will be removed and reused elsewhere.

Interior

The two buildings will be completely renovated include new electrical, lighting, mechanical, plumbing, and fire protection systems. Existing wood structural framing and trusses will be repaired as necessary. Existing wood floors will be refinished where still in place, and some

rotten wood will be replaced by wood floors from the 707 infill. Other flooring products will be used as needed in appropriate areas, such as ceramic tile or stained concrete.

711 Gervais

The remaining portion of 711 Gervais is also historically significant structure in City Market, originally constructed in c. 1888. A significant portion of the building was demolished in the 1960's and as mentioned above, the infill was constructed next to 707 and the façade was altered dramatically by the placement. A loading dock was created along Gervais Street and remains to this day.

Exterior. Since the existing façade has been altered so dramatically, we are going to recreate it to some extent by removal of existing masonry to create another opening, similar to the 1872 photograph. A trellis roof constructed of grey aluminum members will be provided in the front patio area infill area to provide a shaded gathering area. The restoration of the remaining exterior includes removal of paint, and in some cases stucco, as well as the installation of new windows where the openings have been bricked in. New windows and doors will be constructed of wood frames, painted white, and will follow historical profiles to the degree that photo documentation is available. Glazing will be a clear insulated system for energy performance. The shingle roof will be replaced with a standing seam metal roof (over rigid insulation), light grey in color. Gutters and downspouts will be added, matching the roof color. New entrance canopies will be added to better identify tenant entries. In the new alley, brick pavers and new lighting will be installed. Brick and concrete stoops will be constructed to provide access to each apartment.

Interior

The building will be completely renovated include new electrical, lighting, mechanical, plumbing, and fire protection systems. Existing wood structural framing and trusses will be repaired as necessary. Existing wood floors will be refinished. Other flooring products will be used as needed in appropriate areas, such as ceramic tile or stained concrete. Lofts will be constructed of heavy timber framing to provide bedroom space for the apartments.



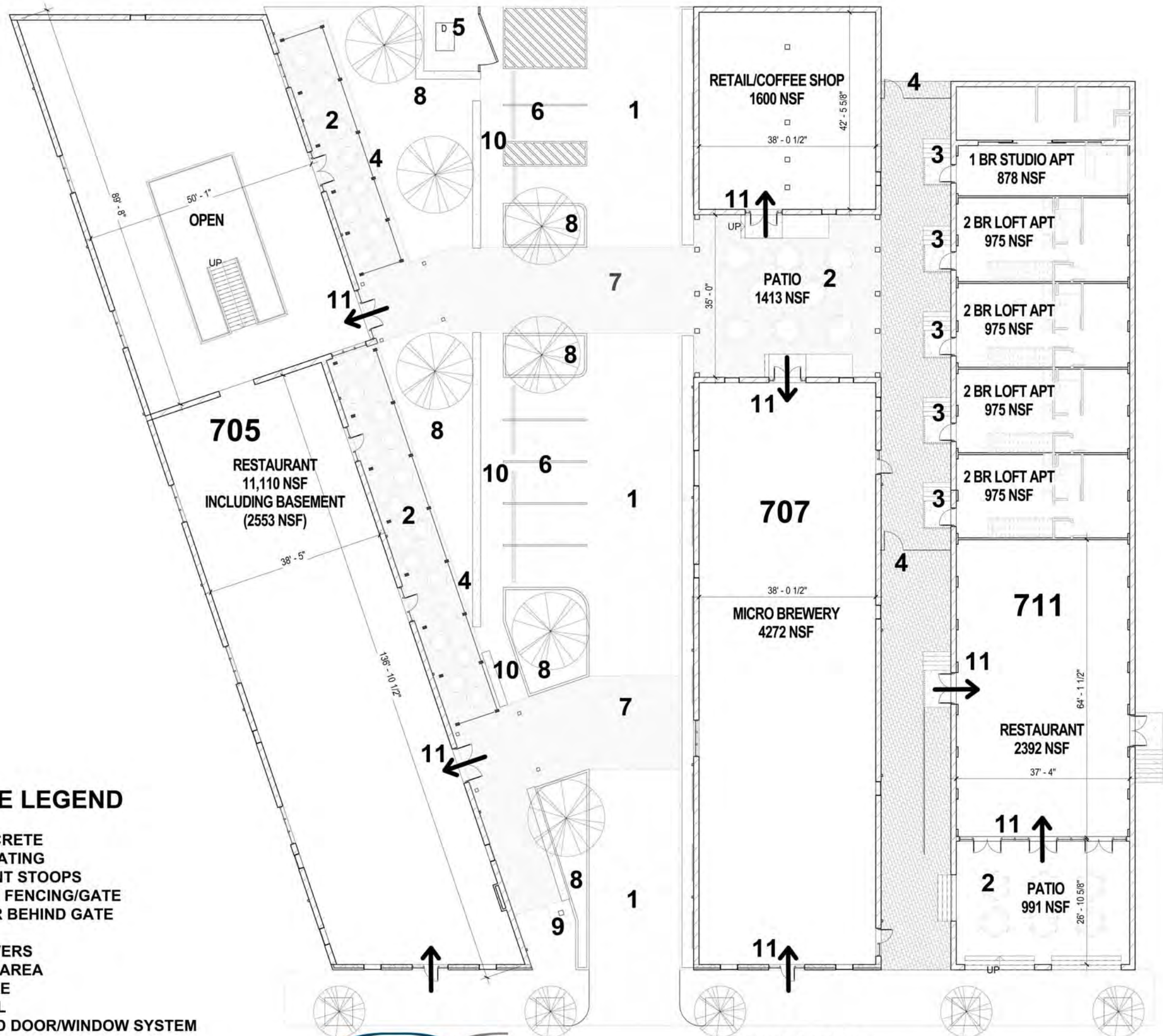
- ### KEYNOTE LEGEND
- 1. METAL ROOF
 - 2. PORCH ADDITION
 - 3. ARCHED METAL ROOF AT ENTRY
 - 4. ALUMINUM TRELLIS OVER SEATING
 - 5. DUMPSTER BEHIND GATE
 - 6. PARKING
 - 7. BRICK PAVERS
 - 8. PLANTING AREA
 - 9. SCULPTURE
 - 10. SEAT WALL
 - 11. NEW ROOF





- ### KEYNOTE LEGEND
- 1. NEW CONCRETE
 - 2. PORCH SEATING
 - 3. APARTMENT STOOPS
 - 4. ALUMINUM FENCING/GATE
 - 5. DUMPSTER BEHIND GATE
 - 6. PARKING
 - 7. BRICK PAVERS
 - 8. PLANTING AREA
 - 9. SCULPTURE
 - 10. SEAT WALL



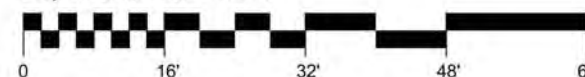


KEYNOTE LEGEND

- 1. NEW CONCRETE
- 2. PORCH SEATING
- 3. APARTMENT STOOPS
- 4. ALUMINUM FENCING/GATE
- 5. DUMPSTER BEHIND GATE
- 6. PARKING
- 7. BRICK PAVERS
- 8. PLANTING AREA
- 9. SCULPTURE
- 10. SEAT WALL
- 11. NEW WOOD DOOR/WINDOW SYSTEM



Graphic Scale: 1 inch = 16 feet





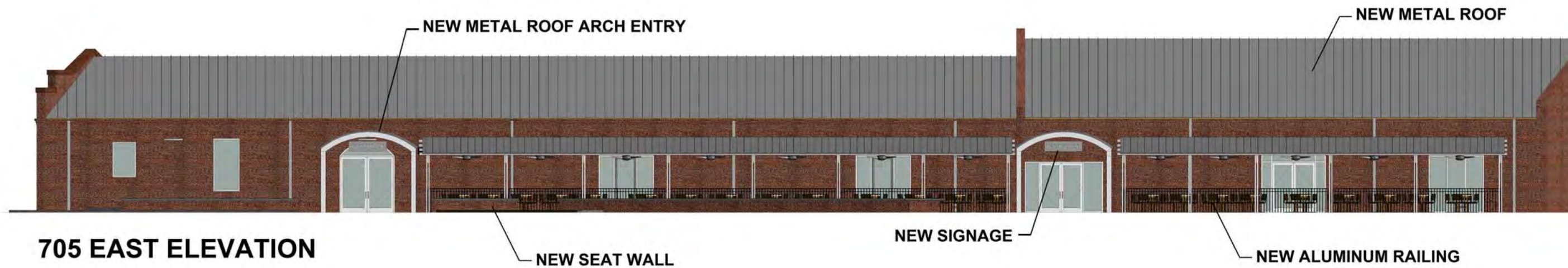
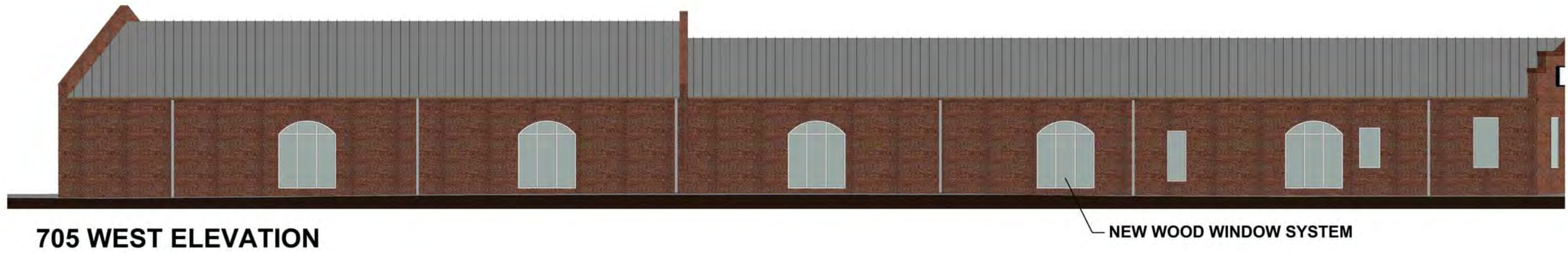
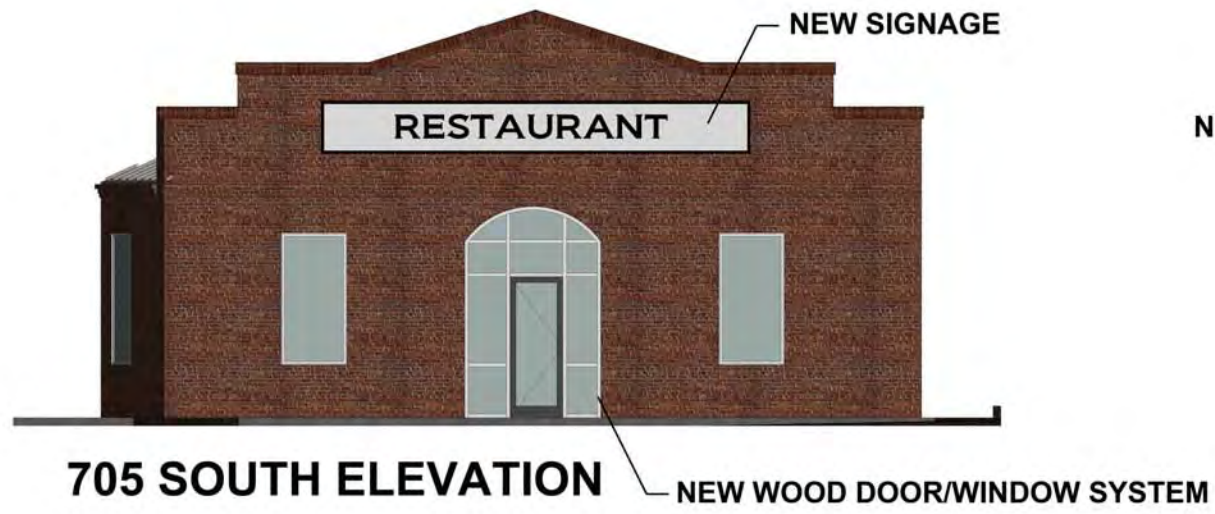
GERVAIS ST. VIEW





COURTYARD VIEW







RESTAURANT VIEW



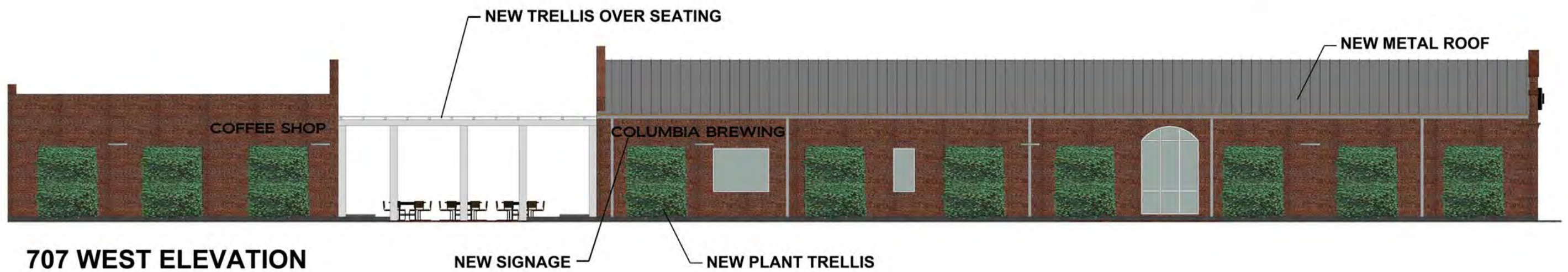
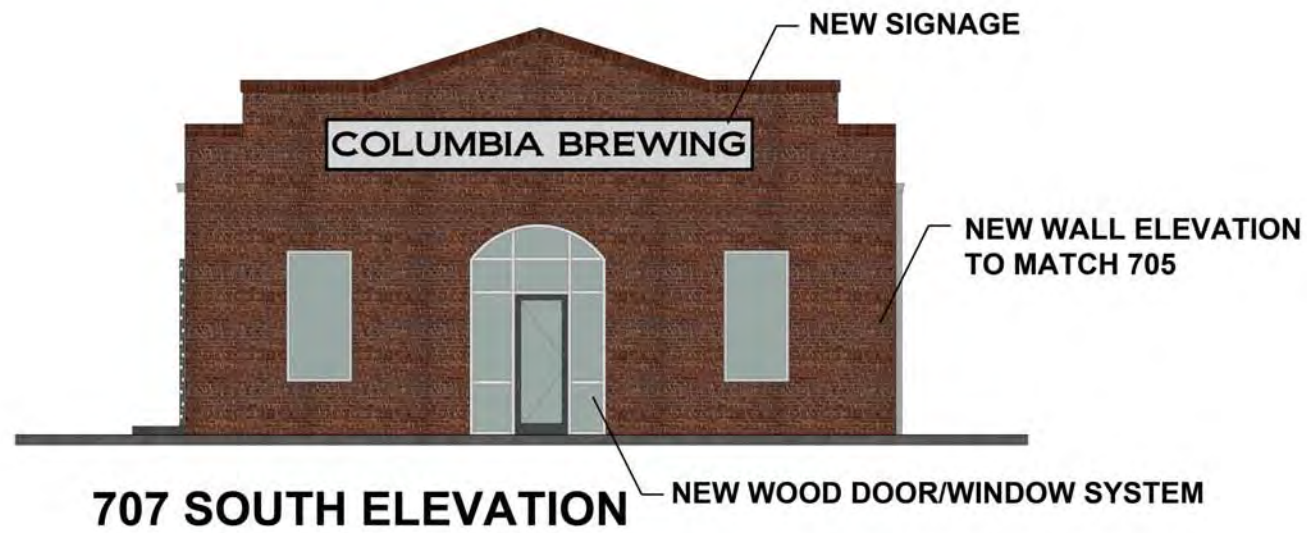




RESTAURANT VIEW









MICRO BREWERY VIEW



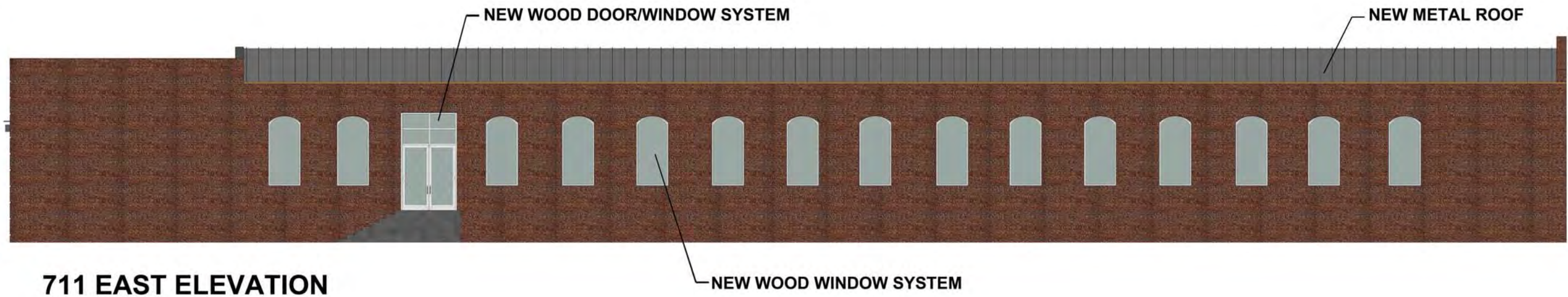
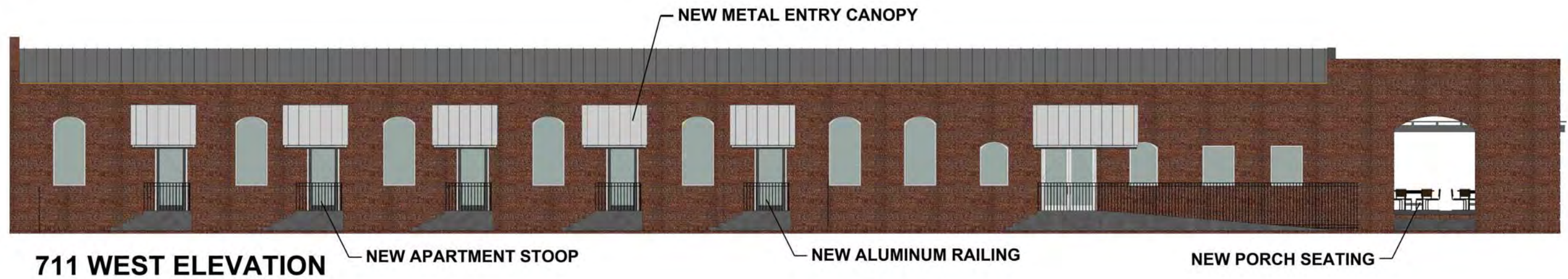




COFFEE/RETAIL VIEW









RETAIL/RESTAURANT VIEW





700 block Gervais St. Maps

1872

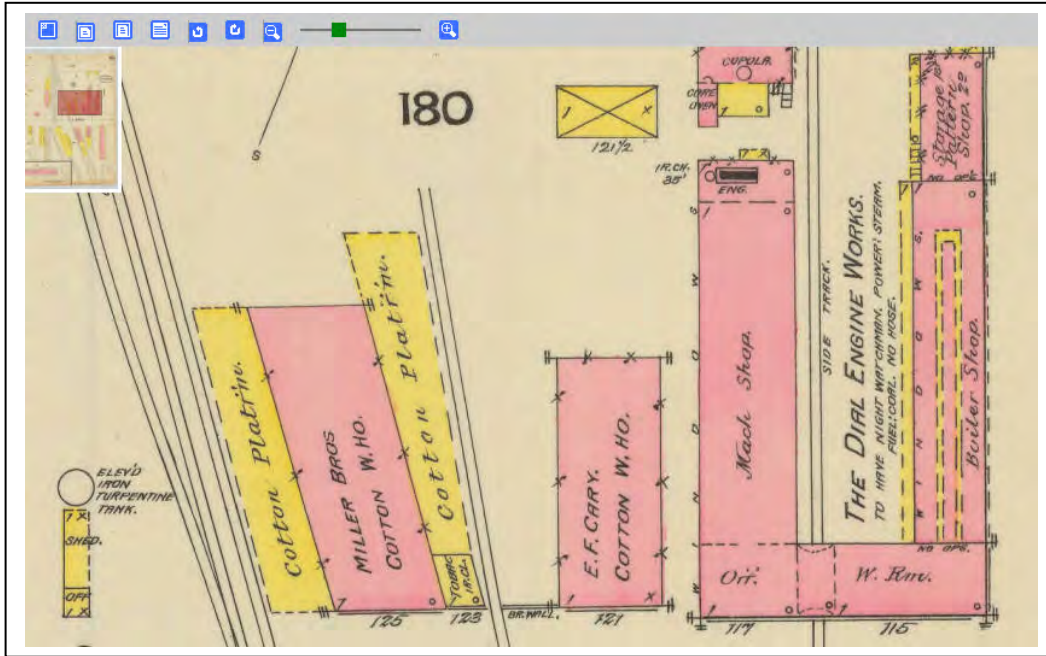


1883

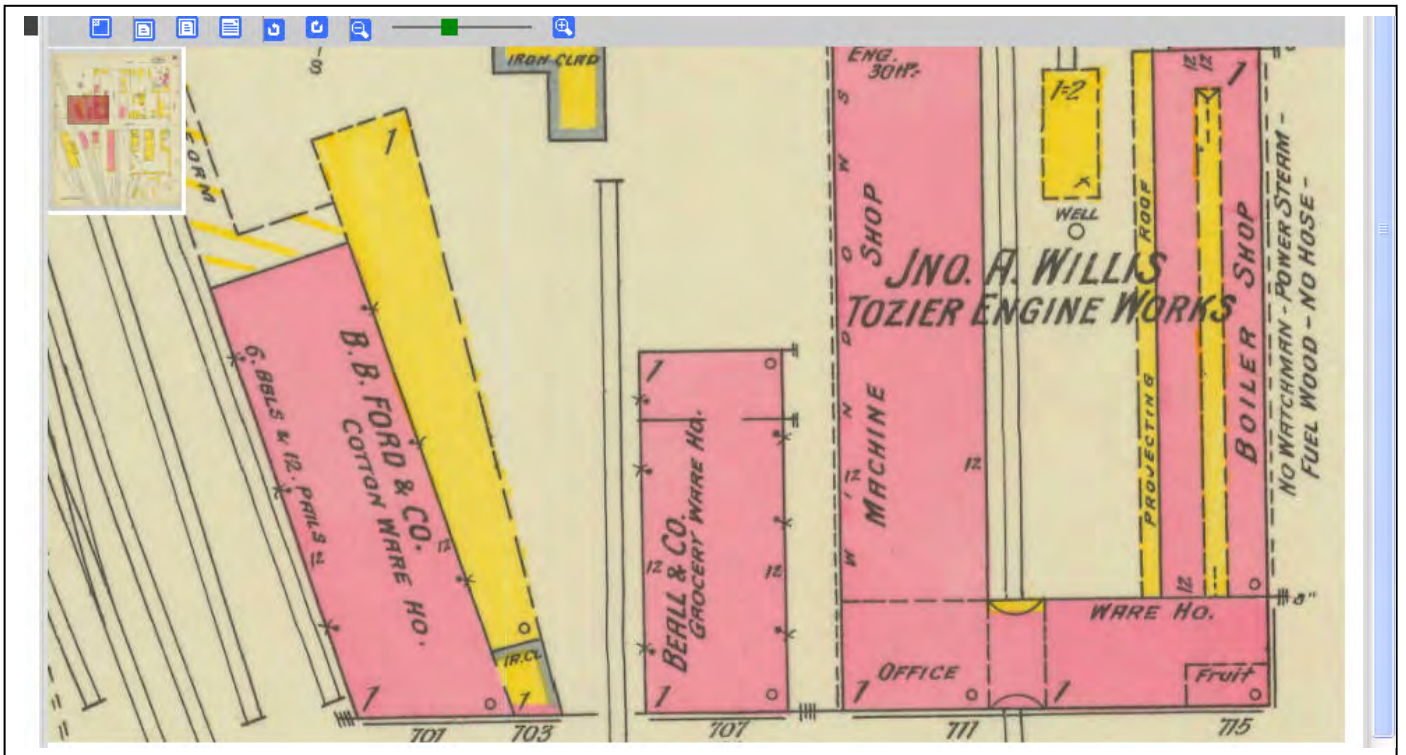




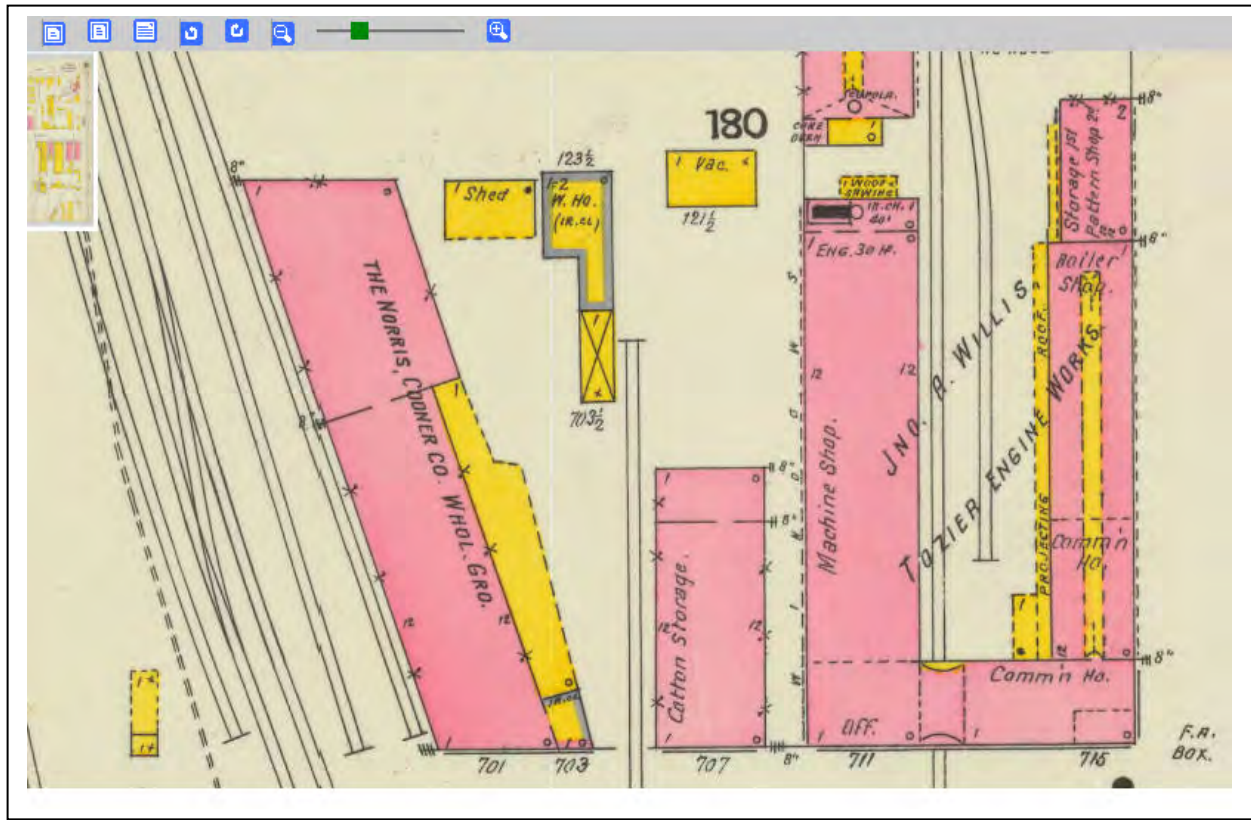
1888



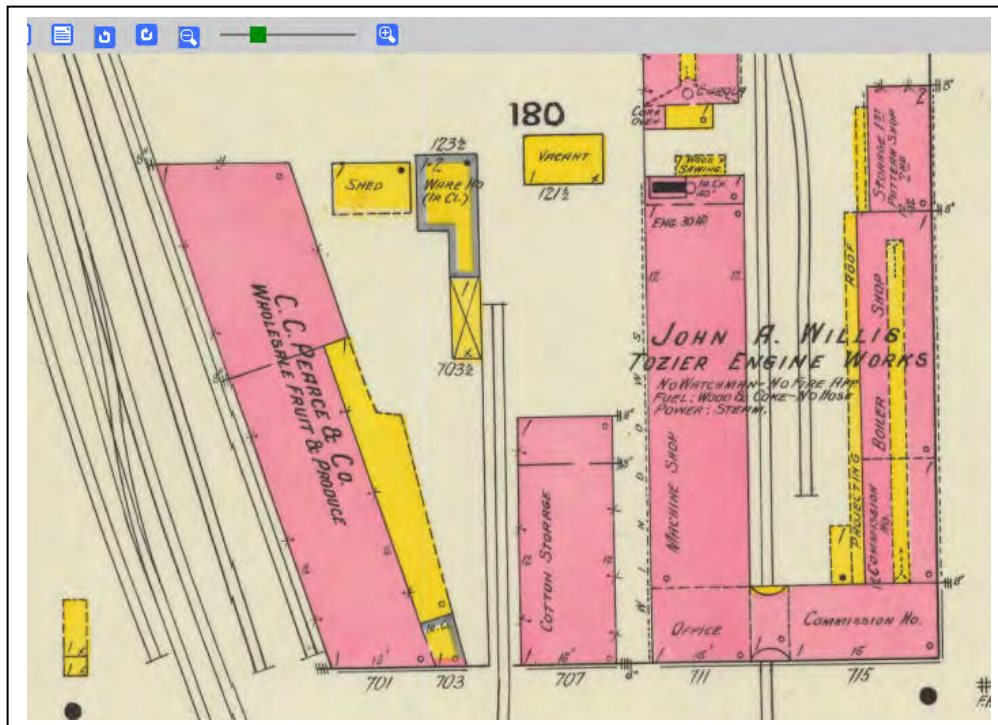
1898



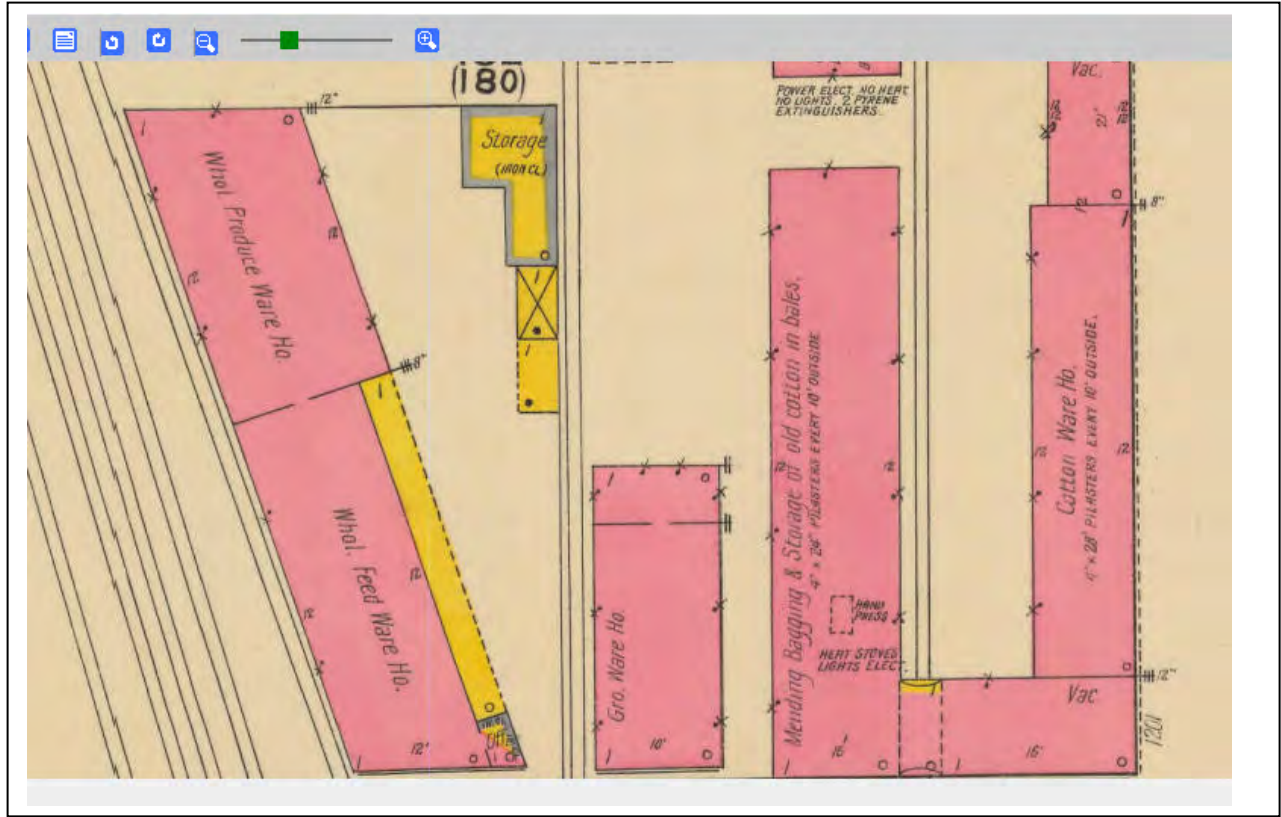
1904



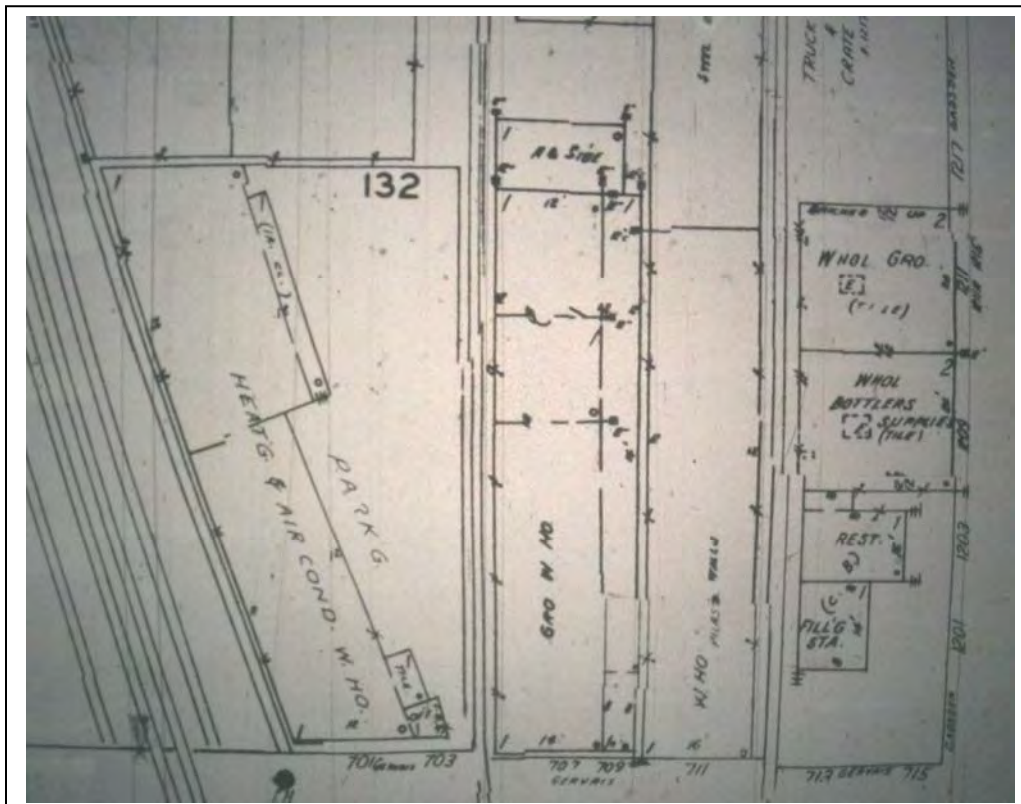
1910



1919



1969



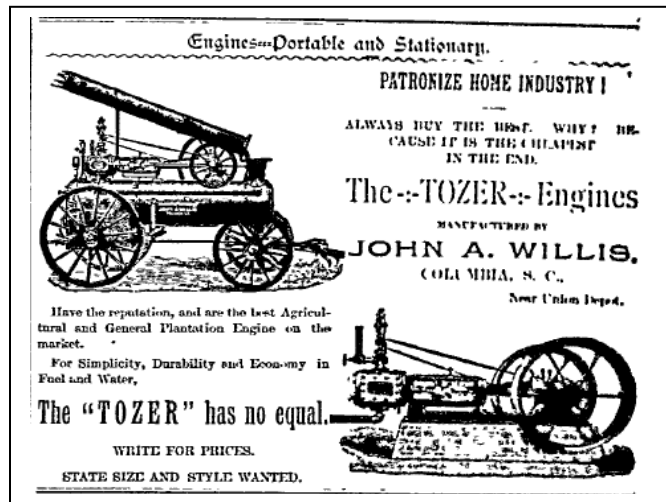
701 (now 705), 707, 709 and 711 Gervais Street

This north side of Gervais Street's 700 block has long been part of the city's industry, transportation and commerce. Located at the heart of the railroad district, which was created during the 1840s, the buildings at 701 and 707-709 Gervais Street are potentially some of the oldest in the district. While the building at 800 Gervais Street is understood as the oldest building in the area, dating to around 1846, many of the neighboring brick railroad depots, warehouses and commercial buildings were constructed either in the 1890s or in the first few decades of the 1900s.

The buildings are all brick, single story, with a unique slanted design to 701 Gervais Street (changed to 705 Gervais Street in 2002 with the construction of the Vista Lofts to the west). Large arched openings, many of them filled in, are still delineated by the arched lintels visible by soldier courses of brick in 701 and 707 Gervais Street. These large openings were functional in design as they allowed for huge bales of cotton to be transported in and out of the buildings. Utilitarian in design, all three of the buildings are part of the unique story of what is now called the Vista. Different from some of the other large depots that created large front buildings on Gervais Street to hosts offices and attract passengers, these buildings were the working buildings that allowed massive amounts of cotton, produce and equipment to come in and out of Columbia, contributing heavily to its economic success through at least the last quarter of the 1800s and well into the 1900s.

The buildings at 701 and 707-709 Gervais Street appear to be on a map dating to 1872. This bird's eye view map shows the distinctive parapet roof of the façade of 701 Gervais, which was repeated in the façade of 707-709 Gervais, which has since been altered. A large hotel stood east of the buildings in 1872, was demolished by 1883, and replaced by 1888, likely by the building that still stands at 711 Gervais Street.

Each of these buildings appears to have been used continuously by local industries and commercial enterprises. The original building at 701 Gervais Street was used by the Miller Brothers as a cotton warehouse by 1888, though they were apparently bankrupt by 1893. The brick building's unique shape was actually somewhat common in the area during the 1870s and 1880s, as the buildings slanted to take advantage of the railroad tracks, which angled to the northwest slightly. Cotton platforms made of wood flanked the building in the 1880s, but the west platform was removed by the late 1890s to make room for yet another railroad track. Meanwhile, a short railroad spur lay to the east between 701 and 707 Gervais Street, offering a valuable location for the two cotton warehouses to load their goods. Yet another spur ran on the east side of 711 Gervais, through an archway between that building and its associated buildings to the east, on the corner of Gervais and Gadsden Streets. By 1888, 711 Gervais Street was home to the Dial Engine Works, which shortly became the highly successful Tozer Engine Works, owned by John A. Willis. Below is an 1891 advertisement from the works, which rebuilt railroad engines and other machines.



The turn of the twentieth century was a period of transition for the 700 block, as cotton prices dropped and other industries grew to meet the demands of Columbia's expanding population. The building at 701 Gervais Street changed from a cotton warehouse to a wholesale grocery warehouse and gained an addition on the rear between 1898 and 1904. It was owned by the Norris Cooner Company in 1904, which was a wholesaler in groceries, selling flour, sugar, rice, coffee, cigars, teas, canned goods and spices, and employing twelve people. The building at 707 Gervais Street changed from a grocery warehouse back to a cotton warehouse by 1904 and the building at 711 Gervais remained the machine shop for Tozer Engine Works.

By 1910, the buildings continued to host similar businesses and the buildings remained the same essentially through the 1910s. By the 1960s, however, the building at 707 Gervais Street was altered by the addition of rear bays and the addition a long bay along the length of the east elevation, which was given the address of 709 Gervais Street. The loss of the adjacent buildings at 711 Gervais Street left only the former Tozer company's machine shop. Perhaps by this time, and at least by the 1970s, the buildings at 707, 709 and 711 Gervais Street received a dramatic facelift with the addition of a continuous façade shared along the buildings. These historic structures continued their use as warehouses into the 1960s and likely beyond.

As summation, these historic buildings are among the last of their kind in the city and in the Vista. The building at 701 Gervais Street is the last of the slanted buildings, and with the railroads relocated in the 1980s, this building is the last vestige of the influence of the railroads on building shape in the area. It maintains its historic shape and size, with the parapet roof shape remaining on the façade. The utilitarian facades of 707-709-711 Gervais Street have been heavily altered, but the majority of the buildings retain their exterior materials and form. It is recommended that these buildings be preserved and serve either in their historic functions or for new capacities through adaptive reuse. Single-story warehouse structures were once a hallmark of this block, and now new construction to the west, south and east have rendered this small group of buildings even more important, as they lend context to each other through a shared history of form, architecture, and use.



COTTON SCENE ON GERVAIS ST.
COLUMBIA. S. C.

BLANCHARD. 7355



