

D/DRC Case

1525 Bull Street
Individual Landmark
TMS: 11402-03-07

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

ADDRESS: 1525 Bull Street (Beverly Apartments)

APPLICANT: William D. Paradeses, property owner

TAX MAP REFERENCE: TMS#11402-03-07

USE OF PROPERTY: Residential

REVIEW DISTRICT: Individual Landmark

NATURE OF REQUEST: Request for preliminary certification for the Bailey Bill.

FINDINGS/COMMENTS:

The brick three-story 20th Century Romanesque Revival building located at 1525 Bull Street is commonly known as the Beverly Apartments. It was constructed in 1912 for Dr. Oscar Ernest (O.E.) Thomas at a cost of \$17,200. Dr. Thomas was a well-known local druggist who owned a business on Main Street and served as the President of the South Carolina Pharmaceutical Association. The building originally featured six flats, each with four rooms and a bathroom. The accommodations were advertised in 1913 as modern “high class” flats with gas cooking ranges and McCray refrigerators. Although the city directories referred to the building as the Beverly Apartments, newspaper ads frequently referred to the building as the Thomas Apartments, which was likely a result of the building being owned by Dr. O.E. Thomas. Unlike many of the named apartment buildings in the city, the Beverly Apartments does not have its name imprinted on the building. The building once featured a substantial cornice on the parapet and a canopy over the front entryway, so perhaps the name once graced the building in one of these areas. The earliest photo staff could find of the building is from 1914, but the quality is so poor that only the shape of the building and its cornice can be seen.

As early as 1975, the City of Columbia recognized the Beverly Apartments as being an architecturally significant building. As such, it was included in the 1977 publication entitled *Columbia's Commercial Heritage* and was referred to as “A highly interesting and inventive design with a great deal of character.” The building has had a number of exterior alterations over the years, but its footprint has not changed. Notable architectural features that have been removed include the upper cornice, the historic wood windows, and the canopy over the front entrance. Some of the windows that were removed are stored inside the building. Although no elevations were submitted with this application, the applicant would like to install a new canopy over the front entrance to return the building to its historical appearance. Staff would be happy to work with the applicant to select a canopy design that is historically compatible with the building.

The Beverly Apartments is one of the earliest remaining named apartment buildings in Columbia and was recently designated as a Group II Individual Historic Landmark. The building is in need of significant repairs, and the property owner is seeking preliminary certification for the Bailey Bill before the project begins. Although a full rehabilitation is expected, the proposed scope of work at this time focuses on immediate repairs. These include exterior repairs, repairing or replacing the roof, replacing the electrical and plumbing systems, and upgrading the HVAC system. The removal of historic materials or alterations of features and spaces that characterize the property shall be avoided. Additional work that will count toward the investment threshold includes brick repointing and structural repairs, installing storm windows, and adding attic insulation. Interior work and new construction costs will not be included. A new canopy over the front entrance is proposed; however, no elevations have been submitted with this proposal.

The qualified rehabilitation expenses for this project will meet or exceed the 20% minimum investment threshold needed to make the project eligible. Any work done prior to receiving preliminary certification for the Bailey Bill by the D/DRC will not be included in the cost estimate used to determine eligibility.

ARCHITECTURE:

The 20th Century Romanesque Revival building known as the Beverly Apartments is a three-story, solid brick U-shaped structure with a symmetrical 5-bay façade. The two corner bays project out toward Bull Street approximately two feet beyond the main façade, and feature paired windows on the first and second floors. The other three bays feature tripartite windows on the first and second floors, with the exception being that the center bay features a single entry door with sidelights and a transom window on the first floor. The third floor of each bay on the façade features a Romanesque arched tripartite window. The upper portion of the façade shows evidence that an original cornice existed, as it currently has a noticeable amount of damaged brickwork and stucco infill. The façade features intricate brickwork including corbeling, arched surrounds, inverted triangular shapes, and basket weave patterns between the second and third floors. The façade is the most elaborate part of the building, as it utilizes a different color brick and has more detailing than the rest of the building. This can easily be seen as the façade design and materials wrap around the corners of the building. One additional Romanesque arch is repeated on the third floor of the left and right sides. The walls then transition into a different brick color with a modest fenestration pattern of single segmentally arched windows. A simple corbeled cornice further bridges the transition from the façade, and continues around the building to the other side. The rear of the building features a symmetrical fenestration pattern with a combination of standard and segmentally arched single windows. There are also three large bays within the inset portion of the rear that have been altered, so the original window configuration is unknown. The third floor of each of these bays features a segmentally arched opening.

HISTORIC:

The building was constructed in 1912 for Dr. O.E. Thomas, well-known local druggist who owned a business on Main Street and served as President of the South Carolina Pharmaceutical Association. It is currently the second oldest named apartment building in the city, as it was built one year later than the Marlboro Apartments on Blanding Street.

Review of projects involving individual landmarks is predicated upon the Secretary of the Interior's Standards as amended by City Council in Section 16-674.

**City of Columbia Code of Ordinances - Chapter 17 - Article V.
Historic Preservation and Architectural Review**

DIVISION 1

Section 17-674. Review process.

- (d) *Criteria for review of design of structures and sites.*
- (1) *Issuance of a certificate of design approval shall be based upon the requirements set forth in the standards or design guidelines adopted by the city council for each historic district. For individual landmarks, the Governor's Mansion Protection Area, Elmwood Park Architectural Conservation District, and the Landmark District, the Secretary of the Interior's Standards for Rehabilitation, as amended and listed below (the "Standards"), shall serve as guidelines until such time as design guidelines may be written and adopted by City Council for each local historic district. The Standards are to be applied to specific rehabilitation projects, taking into account the designation level of each district.*
- a. *For landmark districts and individual landmarks, 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 proposed plan is sensitive to the building's architectural integrity, and the historic character of the Beverly Apartments will be retained and preserved. There are no plans to alter any features that characterize the property, and most of the work falls into the general maintenance category.

- b. *In architectural conservation districts and protection areas, the historic character of a district shall be retained and preserved through the preservation of historic materials and features which characterize the historic district.*

N/A

- c. *For individual landmarks and the landmark district, 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.*

The building once featured a canopy over the front entrance. The applicant would like to install a new canopy based on the original design in order to return the building to its historical appearance. At this time, no photographs showing the detailing of the original canopy have been located; however, the applicant remembers that the canopy had a unique prism glass design. Staff would be happy to work with the applicant to select a canopy design that is historically compatible with the building.

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

There have been no changes to the Beverly Apartments that have acquired historic significance. The only visible changes are the removal of the upper cornice, windows, and front entrance canopy.

- e. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

There are no plans to alter the exterior of the Beverly Apartments. All existing architectural details including the front entry door and sidelights shall be retained and repaired.

- f. *Deteriorated historic features shall be repaired rather than replaced. Where severe deterioration or complete loss requires replacement of a distinctive feature, the new feature shall match the old in design, color, finish, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence, and character-defining features that have been lost due to intentional damage, removal or neglect shall be rebuilt.*

Historic materials will be retained and repaired if at all possible. Any features that are beyond repair will be replicated using matching materials. A new front entry canopy will be installed that will be historically compatible with the building's architecture.

- g. *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.*

No harsh treatments of any kind will be used on historic materials. Any treatment option must be thoroughly tested to ensure that damage does not occur.

- b. *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.*

At this time, there are no plans for any new additions, exterior alterations, or related new construction.

- i. *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.*

At this time, there are no plans for any new additions or new construction.

Bailey Bill Ordinance, Sec. 17-698. Eligible rehabilitation.

The proposed scope of work for the Beverly Apartments focuses on immediate repairs and meets the eligibility criteria as listed below.

- (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.*
 - (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.*

- (3) *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*
- (4) *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property should be preserved.*
- (5) *Deteriorated historic features shall be repaired rather than replaced; where the severity of deterioration requires replacement of a distinctive feature, the new should match the old in design, color, texture, and other visual qualities and, where possible, materials; replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
- (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.*
- (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.*
- (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.*

STAFF RECOMMENDATIONS:

Staff recommends that 1525 Bull Street be given preliminary certification for the Bailey Bill with the following conditions:

- *The project shall meet or exceed the 20% investment threshold requirements for qualified rehabilitation expenses*
- *All work shall meet the standards for work as outlined in Section 17-698(a)*
- *The design for the replacement front entrance canopy shall be reviewed by staff*
- *All details deferred to staff.*

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.

Architectural feature <u>Ext. Masonry</u> Approximate date of feature _____ Describe feature and its condition Photograph No. _____ Drawing No. _____	Describe work and impact on feature Replace missing Brick and mortar. No impact on exterior
Architectural feature <u>Gutters</u> Approximate date of feature _____ Describe feature and its condition Photograph No. _____ Drawing No. _____	Describe work and impact on feature Replace or paint (down spouts)
Architectural feature <u>Plumbing</u> Approximate date of feature _____ Describe feature and its condition Photograph No. _____ Drawing No. _____	Describe work and impact on feature Some 1912 Only original claw foot tubs in back bathrooms to stay
Architectural feature <u>Electrical</u> Approximate date of feature _____ Describe feature and its condition Photograph No. _____ Drawing No. _____	Describe work and impact on feature smoke alarms (hard wire) Panels and upgrade

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

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Architectural feature <u>Windows</u> Approximate date of feature <u>Have been</u> Describe feature and its condition <u>replaced</u> Photograph No. _____ Drawing No. _____	Describe work and impact on feature Half have been chatted and covered by Aluminum others will be completed as soon as possible. Will be matched as others.
Architectural feature <u>Interiors</u> Approximate date of feature <u>some 1912</u> Describe feature and its condition Photograph No. _____ Drawing No. _____	Describe work and impact on feature All molding will be replaced around windows. New molding was milled to match original sheet rock. Hardwood pine floors to be refinished. Interior doors and mantles to remain the same.
Architectural feature <u>Mechanical</u> Approximate date of feature _____ Describe feature and its condition Photograph No. _____ Drawing No. _____	Describe work and impact on feature Heating system radiators are original Boiler is not original
Architectural feature <u>Exterior Canopy</u> Approximate date of feature _____ Describe feature and its condition Photograph No. _____ Drawing No. _____	Describe work and impact on feature The canopy will be replaced at or near the original

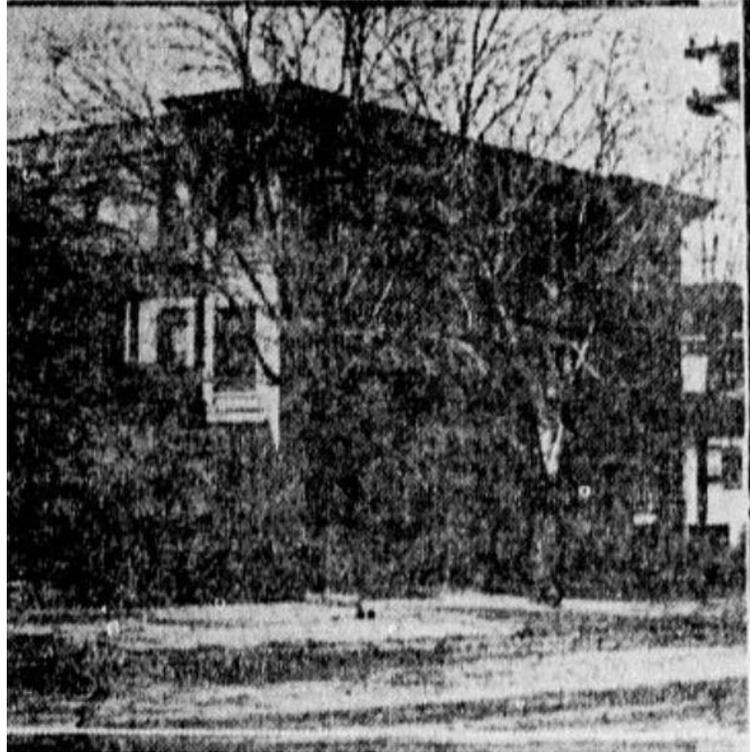
CITY OF COLUMBIA
 PLANNING DEPARTMENT
REHABILITATED HISTORIC PROPERTY APPLICATION
PART A - CONTINUED

5. DESCRIPTION OF PROPOSED WORK (Continued):

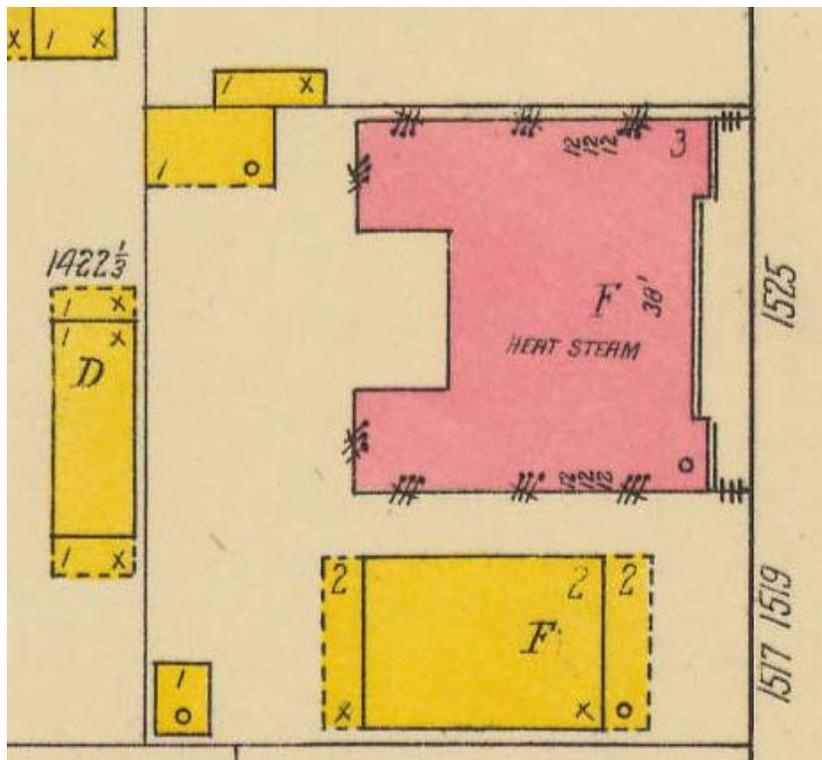
(Please feel free to make copies of this sheet. Use as many spaces as necessary to fully describe your project.)

Architectural feature <u>Stairs</u> Approximate date of feature _____ Describe feature and its condition _____ Photograph No. _____ Drawing No. _____	Describe work and impact on feature Front stairs to remain the same Back stairs will have to be modified to meet code (hand rail)
Architectural feature <u>Roof</u> Approximate date of feature _____ Describe feature and its condition _____ Photograph No. _____ Drawing No. _____	Describe work and impact on feature To be repaired or replaced
Architectural feature <u>Floor plans</u> Approximate date of feature _____ Describe feature and its condition _____ Photograph No. _____ Drawing No. _____	Describe work and impact on feature No change in floor plans at this time
Architectural feature <u>Exterior doors</u> Approximate date of feature _____ Describe feature and its condition _____ Photograph No. _____ Drawing No. _____	Describe work and impact on feature Exterior doors are to be refinished

**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.*



Early photograph showing the original cornice
The State Newspaper – March 22, 1914



Sanborn Fire Insurance Map showing the footprint
of the Beverly Apartments – June 1919
USC Digital Collections



1525 Bull Street – Beverly Apartments – February 1993



1525 Bull Street – Beverly Apartments – March 2015



Existing conditions showing brick detailing





Existing conditions – Left side (above) and right side (below)





Existing conditions – Rear of building





