



D/DRC Case

1213 Lady Street

Pending Individual Landmark

TMS: 09013-06-08

**DESIGN/DEVELOPMENT REVIEW COMMISSION
DESIGN REVIEW DISTRICT
CITY CENTER/HISTORIC AGENDA
EVALUATION SHEET
Case # 5**

ADDRESS: 1213 Lady Street

APPLICANT: Scott Garvin, agent

TAX MAP REFERENCE: TMS#09013-06-08

USE OF PROPERTY: Commercial

REVIEW DISTRICT: City Center/Pending Individual Landmark

NATURE OF REQUEST: Exterior changes and site improvements

SUMMARY

This mid-century building, designed by the architectural firm of Blume, Cannon and Ott, came before the D/DRC in December 2013 for a recommendation for landmark status. Plans for exterior changes were presented at the time for informal comments, as they could affect the building's ability to achieve landmark status. Proffered comments were generally positive regarding the intended changes. The Commission affirmed the request for landmark status and forwarded their recommendation to the Planning Commission. The Planning Commission met on February 3rd and also made a recommendation to City Council for landmarking this building. From there a public hearing will occur at City Council on the 18th of March with a 2nd reading on April 1, 2014. After that, the building will come back before the D/DRC at the April meeting for preliminary certification of the Bailey Bill and design approval as a landmark property.

In the meantime, the applicants would like to move forward with some non-Bailey Bill related exterior changes and site improvements. Since the property is currently located within the City Center Design Development District, any project over \$500,000 requires approval by the D/DRC. The total cost of this project is \$1.1 million, which means that it will be reviewed by the D/DRC under the City Center Design Guidelines. The building will not be subject to the landmark review process as stated in Sec. 17-674(d) until after receiving official landmark designation in April. Since the guidelines differ, it should be noted that work approved through the City Center Design Guidelines may not necessarily be approved if reviewed through the landmark review process. Therefore, any work that occurs prior to the building receiving Bailey Bill preliminary certification will not count toward the required 20% investment threshold.

Generally, the plans are to renovate the non-original storefront, add a contemporary awning at the storefront that will not be attached to the façade, replace glass along the upper floors of the façade, add windows to the first floor east side of the building, add a fire stair at the back side of the

building, and install a rooftop pergola. There will also be site improvements in the public right-of-way as well as in the parking lot.

A rooftop pergola has been introduced as a new element; while new elements are usually recommended to be moved back from original edges to maintain distinction between new and old elements, this is clearly contemporary and far enough up that it may not be distracting from the original lines of the building.

On the east side elevation the first two floors of the building originally had no openings, as they were adjacent to an existing building. The upper floors have what appear to be original windows. A two-story punched entry that has some design elements mimicking some of the façade's measurements and details is proposed for the east elevation. As this is not the main façade and there are no original openings in this location (since this wall was hidden a building that was once immediately adjacent to 1213 Lady St.), there is room for working out an entry at this location. Finally there is an exterior stairwell with a screen wall located at the back corner of the east elevation in the rendering, a design element that would not obscure important architectural detailing.

Other items are being considered, such as some minor fencing and signage, both of which could be handled at staff level when the time comes, with the D/DRC's approval.

CITY CENTER GUIDELINE REVIEW

5.6 Landscaping

The streetscape, which is installed and maintained by the public sector, is the most important landscape element in City Center, as described in Chapter 4. There will, however, be many opportunities for landscaping in conjunction with private development. Goals and methods for landscaping in an urban setting differ from common suburban practices; the following guidelines emphasize those differences, without attempting to cover all principles of sound site design and horticultural practices. These guidelines supplement the guidelines presented in Chapter 4; they do not replace them. In other words, private development projects incorporating the features addressed in Chapter 4 (e.g., parking structures and lots) will have to comply with the Chapter 4 guidelines related to those features.

- *Maintenance resources should be given first consideration when planning the urban landscape. In most situations, ease of maintenance is of paramount importance. Complex designs should never be attempted unless the required maintenance can be assured. Paved surfaces, benches, trash receptacles and other landscape furnishings should be of the highest quality construction and should be compatible in design with the architecture of adjacent development. Site preparation and grading should respect traditional urban forms of development. Berms and other suburban land sculpturing techniques are not appropriate in City Center. Plant materials, particularly canopy trees, should be selected from varieties which are well adapted to the local climate and soils, resistant to pests and diseases, long-lived and strong, and free of excessive litter and other maintenance problems. Canopy trees should have an attractive crown structure; ground cover materials should have a tight, weed-resistant growth habit. Every effort should be made to preserve existing trees over four feet in diameter. Where existing trees can be incorporated in new development, appropriate measures should be taken to protect them during construction.*

Street trees and other streetscape improvements are planned for all streets in City Center. Where new development is planned for an area not scheduled for installation of streetscape improvements within the succeeding year, the developer may be required to provide them. The City will provide design specifications on request; these specifications (including dimensions, materials, and planting methods) must be followed and will be subject to inspection.

5.9 Building Additions, Renovations, and Demolitions

When an existing structure is to be renovated or expanded, care should be taken to complete the work in a manner that respects the original design character of the structure.

This building has been recommended for a Group II City of Columbia Historic Landmark and is currently going through the designation process. It will not officially become a landmark until the second reading by City Council on April 1, 2014. Until then the applicant would like to continue moving forward with the project. The intent of the proposed work is to maintain the original design character of the structure and not make any insensitive changes that could potentially disqualify the building from receiving the Bailey Bill.

5.9.1 Preservation of Traditional Features and Decoration

Sensitive response to existing materials, details, proportions, as well as patterns of materials and openings is strongly recommended when any such work will affect the appearance of an existing buildings exterior.

- *Many times in the remodeling of storefronts, original decorative details are intact as visual “leftovers” or simply covered up with subsequent construction. If the building is to be refurbished, these forgotten details should not be wasted. If enough of them remain, they can be restored as part of the original design. If only a few remain, they can be incorporated as design features in a new storefront. In either case the design of any improvements should grow out of the remaining traditional details and create a harmonious background which emphasizes them.*
- *Existing historic decoration should be preserved. It reinforces the traditional character of Columbia’s City Center and adds a richness of details which is often irreplaceable at today’s cost. At the same time, the details of the decoration lend a unique character to individual buildings and to the City Center as a whole. In case where historic*

The proposed scope of work intends to maintain the historic character of the building while upfitting it for modern use. The original marble façade will be repaired and cleaned, while the non-original storefront and curtainwall on the façade will be replaced to match the original design as seen in historic photographs.

5.9.2 Storefront Renovation

Where the original storefront remains (little or no remodeling has occurred), it should be preserved and repaired with as little alteration as possible.

- *Where only part of the original storefront remains (limited remodeling has occurred), the storefront should be repaired, maintaining historic materials where possible, including the replacement of extensively deteriorated or missing parts of new parts based upon surviving examples of transoms, bulkheads, pilasters, signs, etc.*
- *Where the original storefront is completely missing (extensive remodeling has occurred), the first priority is to reconstruct the storefront based upon historical, pictorial and physical documentation. If that is not practical, the design of the new storefront should be compatible with the size, scale, proportion, material and color of the existing structure.*

The original storefront is no longer extant; however, the applicant is proposing a new storefront that is somewhat based on the original design seen in historic photographs. The storefront will consist of 3-bays and will utilize an aluminum framed storefront system with insulated glass. The main entrance will be on the left side and will feature double doors. The center bay will have an integral drop box and ATM panel. The details of this bay will need to be reviewed by staff prior to installation. The right bay originally featured a pair of doors that matched those in the left bay as can be seen in early photographs of the building. The applicant's design for the right side bay is a departure from the original configuration as full glass instead of paired entry doors is proposed.

5.9.3 Window Replacement

The impact of windows on the facade is determined by the size, shape, pattern of openings, spacing and placement within the facade. When altering or reconstructing windows, consideration of these elements is crucial to retaining the structure's original architectural balance and integrity. Wherever possible retain the original window openings. If the existing ceiling has been lowered, pull the dropped ceiling back from the original window.

- *If possible, save and restore the original windows and frames. Replace missing, rotting or broken sash, frames, mullions and muntins with similar material.*
- *If the original window openings have been altered, developers are encouraged to restore the openings to their original configuration and detail. Blocking or filling window openings that contribute to the overall facade design is discouraged.*
- *When replacing windows, consideration should be given to the original size and shape detailing and framing materials. Where practical, replacement windows should be the same operating type as the original window.*

The curtainwall windows on the façade were previously replaced. The applicant is proposing to replace them with an aluminum curtainwall system with 1" insulated glass. The design and finish will be based on historical documentation and photographs.

The existing upper windows on the right side will be retained and repaired. New openings will be made on the lower two floors of the right side of the building. This is currently a blank wall that was once blocked by an adjacent building that is no longer extant. The windows follow the original fenestration pattern but are taller than the existing windows. The additional height may help to differentiate the old from the new so that they are not interpreted as original features.

5.9.5 Door Replacement

Where possible, original doors and door hardware should be retained, repaired and refinished, provided they can comply with the requirements of the Americans with Disabilities Act (ADA). • If new replacement doors are necessary, they should be compatible with the historical character and design of the structure.

- *Original awning hardware should be used if it is in working order or is repairable.*

The original doors on the storefront are no longer extant. The original storefront configuration featured double doors on each side of the façade. As proposed, the new configuration will place double entry doors in the left bay of the façade.

5.9.4 Awnings

- *The traditional canvas, slanted awnings are most appropriate for*

older storefronts and is encouraged over contemporary hooped or box styles.

A freestanding aluminum canopy is proposed as a design element above the storefront. The canopy will not be attached to the building in order to prevent damage to the historic materials on the façade. Although not a traditional canvas type feature, the modern interpretation of the canopy works well with the building's mid-century modern architecture.

5.9.7 Painting

Done properly, painting can be one of the simplest and most dramatic improvements one can make to a façade. It gives the façade a well-maintained appearance and is essential to the long life of many traditional materials.

No previously unpainted surfaces will be painted.

5.9.8 Repair and Cleaning

- *Surface cleaning should be undertaken with the gentlest means possible. Sandblasting and other harsh cleaning methods that may damage historic building materials is strongly discouraged.*
- *Waterproofing and graffiti proofing sealers should be used after cleaning and repair.*

No harsh cleaners or techniques will be used

5.9.9 Replacement of Unavailable Components

When historic construction materials cannot be replaced or matched, care should be taken to match the original pattern, thickness, color, and texture as closely as possible with available materials. In general, simulated replacement materials (artificial stone, simulated "aged" brick) are discouraged.

All historic features will be conserved where possible.

5.9.10 Additions to Existing Structures

The design of a proposed addition should follow the general scale, proportion, massing, and detailing of the original structure; it should be harmonious, not in stark contrast.

- *New additions should be interpretations of the existing buildings wherein the main characteristics of the existing structure are incorporated using modern construction methods. This may include: the extension of architectural lines from the existing structure to the addition; repetition of windows and entrance spacing; use of harmonizing colors and materials; and the inclusion of similar, yet distinct, architectural details (i.e. window/ door trim, lighting fixtures, tile/ brick decoration, etc.).*
- *New additions should be designed so that if the addition were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.*

- *Decks, stairs and other minor additions should use similar materials, design, and colors to the original building. These additions should occur in areas not visible from the street.*

A wire mesh staintower will be placed on the rear of the building as shown on the attached elevations. This feature harmonizes with the building but is distinct in terms of design and materials. If removed in the future, the essential form and integrity of the building would remain.

An aluminum trellis will be installed on the roof of the building near the façade. This is merely a design element that could easily be removed in the future without damaging the building or affecting its architectural integrity.

6.8.2 Surface Parking

- *Street trees should be provided along all street frontage and spaced at 35- to 40-foot intervals. Continuous landscape screening (along 100 percent of the street frontage except at entrances and exits) must be provided by an evergreen or deciduous hedge. Street trees should be installed at a minimum size of 2 1/2-inch caliper and should be 14 to 16 feet high.*

The applicant is providing one shade tree and a continuous evergreen hedge in locations between the sidewalk and the parking area.

- *Hedges should be installed at a minimum height of 24 inches, with a maximum spacing of 30 inches; hedges should be maintained at a height of 36 to 42 inches. Hedges should be installed in a minimum 5-foot wide continuous landscape lone.*

- *Solid masonry walls 30 to 36 inches high can be substituted for hedges to screen parking areas; Materials should match the site's exterior building materials. Where such walls replace hedges, the 5-foot landscape zone should be maintained.*

- *Interior parking lot landscaping should be provided to divide lots into groups of parking spaces and break large expanses of parking. Parking lots should have one landscaped island and one shade tree per twenty parking spaces. The minimal size of an interior landscaped parking island should be 200 square feet. Landscaped islands at least 5 feet in width shall be introduced in all parking areas at intervals not exceeding 100 feet. A minimum of 10 percent of the total area of the lot shall be dedicated to landscaped areas.*

- *When at least 25 percent of all outdoor vehicular pavement area, or at least 50 percent of all outdoor pedestrian pavement area, consists of decorative or permeable pavement, the required average density of trees required in parking lots shall be decreased by 25 percent.*

- *The required average density of trees in parking lots shall be decreased by 25 percent when stone, unit masonry, or other decorative curb is provided in lieu of concrete curb.*

One shade tree will be planted near the new staintower. Details regarding soil will be deferred to the Land Development Planner. Immediately under the trees, organic mulch should be provided.

Irrigation is required to maintain all the plants—the type chosen is up to the applicant, but needs to be dependable to keep the plants alive and in good health.

4.4 Service and Loading Areas

Service and loading areas should be located to minimize their visibility from public streets. On blocks with multiple sides facing gateway streets, individual determinations of the more visually significant frontages will be required. Refuse containers and actively-used service and loading areas must be screened from view by the buildings they serve or by solid masonry walls which are designed as an integral part of the building, finished with compatible materials and with a minimum height of six feet. If screening walls are located adjacent to public use areas, they must be buffered from view with a landscaped strip at least eight feet wide. Wherever possible, ground-mounted mechanical equipment should be located within a screened service area. Where this is not feasible, mechanical equipment should be located where it is not visible from streets, sidewalks and adjacent properties. Areas used for occasional service or loading (less than one day per week, or less than one hour per day) may be treated according to the guidelines for surface parking lots.

N/A

STAFF RECOMMENDATIONS:

Staff recommends the commission consider granting a certificate of design approval with conditions. A recommended motion is as follows:

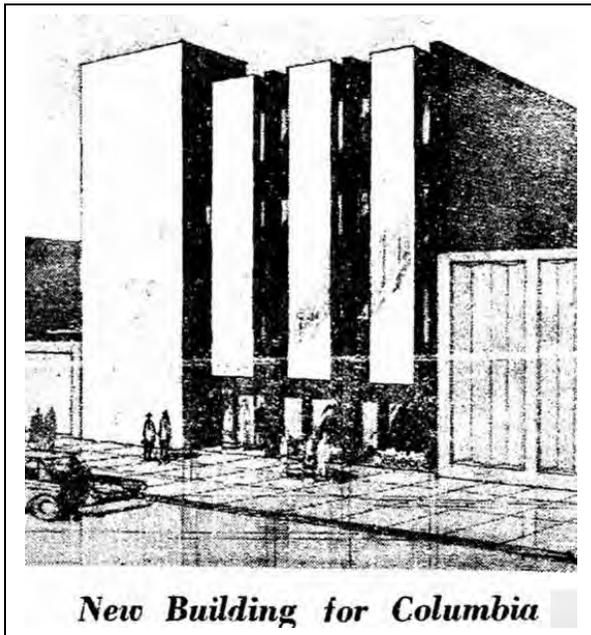
Motion:

To: Granting a Certificate of Design Approval for 1213 Lady Street based upon the following items:

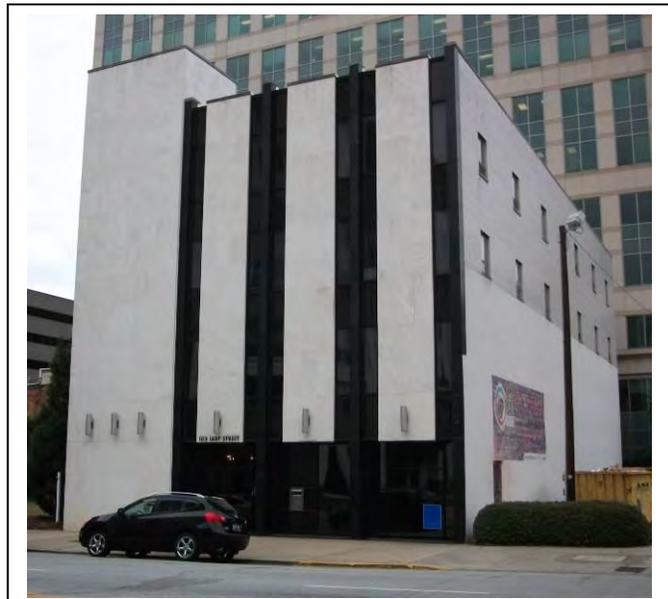
The project shall comply with the following conditions:

- A permit encroachment for work within the right-of-way will be required
- All details deferred to staff

IMAGES:



New Building for Columbia



Top Left: Artist rendering from *The State*, May 12, 1964 p. 13
Above: Staff photo



Images during construction in 1964 taken by Russell Maxey. To the right of the new building was the Singley Building, with a mid-century façade, and to the left were two small retail buildings. As the surviving structure on the entire north side of the 1200 block of Lady Street, 1213 Lady holds an important place in the city's built history. (Images courtesy of Richland Library)

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W. Dixon Foster
W. A. "Bill" Caldwell

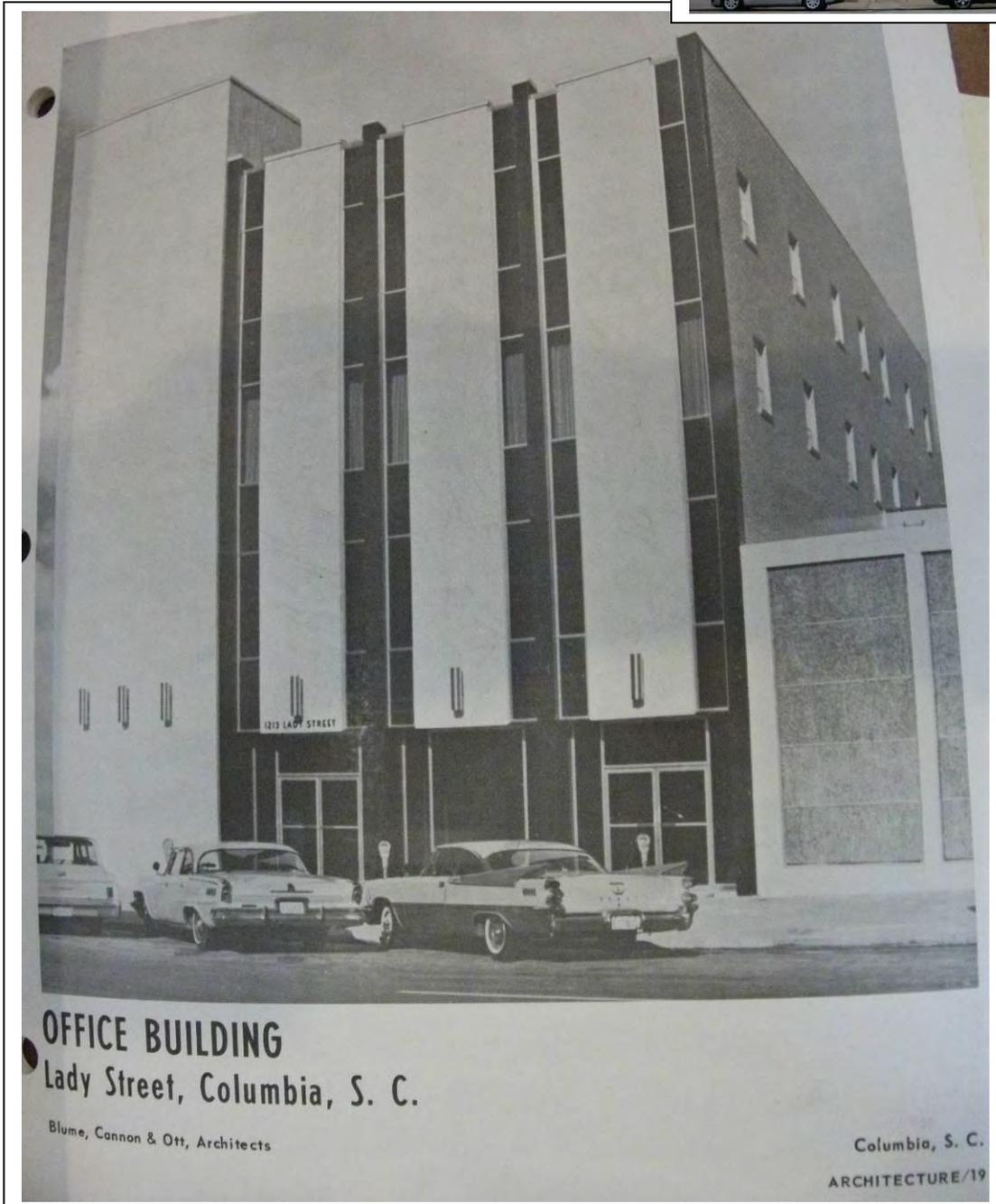
Foster & Caldwell Agency
(Formerly W. Dixon Foster Co.)
1213 Lady St. Phone 256-1801
Columbia, S. C.

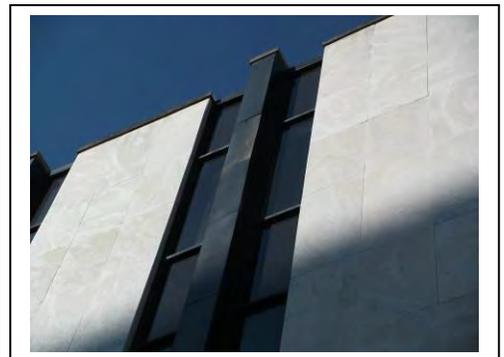
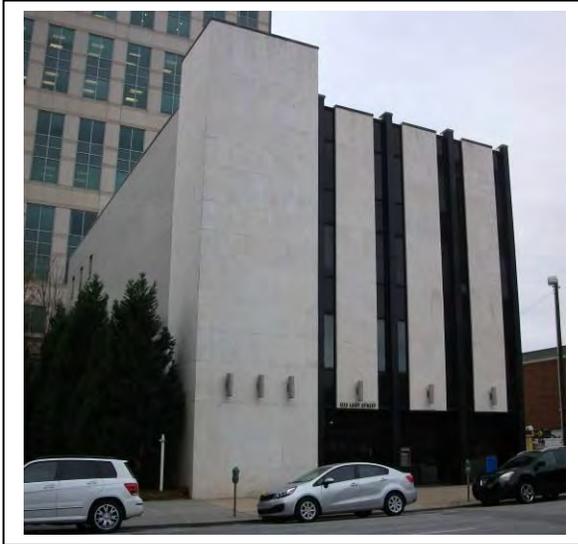
Ad for insurance agency in 1213 Lady St. in 1965, from *The State*



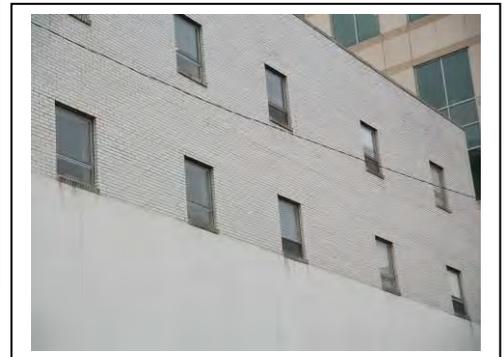
At Right: Current image, by staff

Below: Image of 1213 Lady from the 1966 v. 2 *Architecture* magazine produced by the South Carolina AIA.





Current images, by staff





SHIFT SPACE ~ 6'-0" →

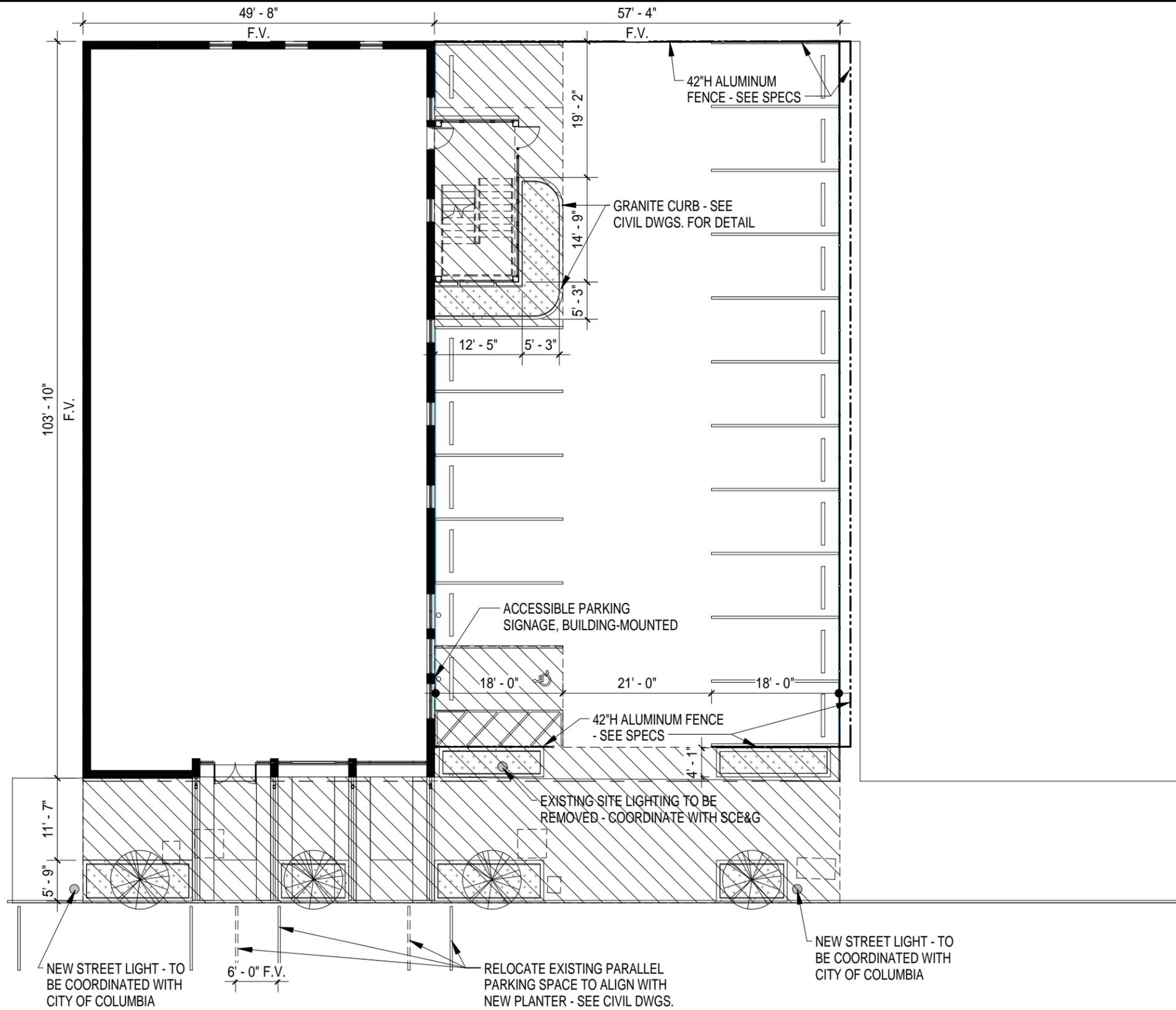




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1 ARCHITECTURAL SITE PLAN
 DDRC_1 1/16" = 1'-0" REFERENCED ON: A1.1

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PROJECT TITLE
FIRST COMMUNITY BANK

1213 LADY ST
 COLUMBIA, SC 29201

REVISION:



ISSUED VIA:

ARCH PROJECT NO:

F332.13

REFERENCE:

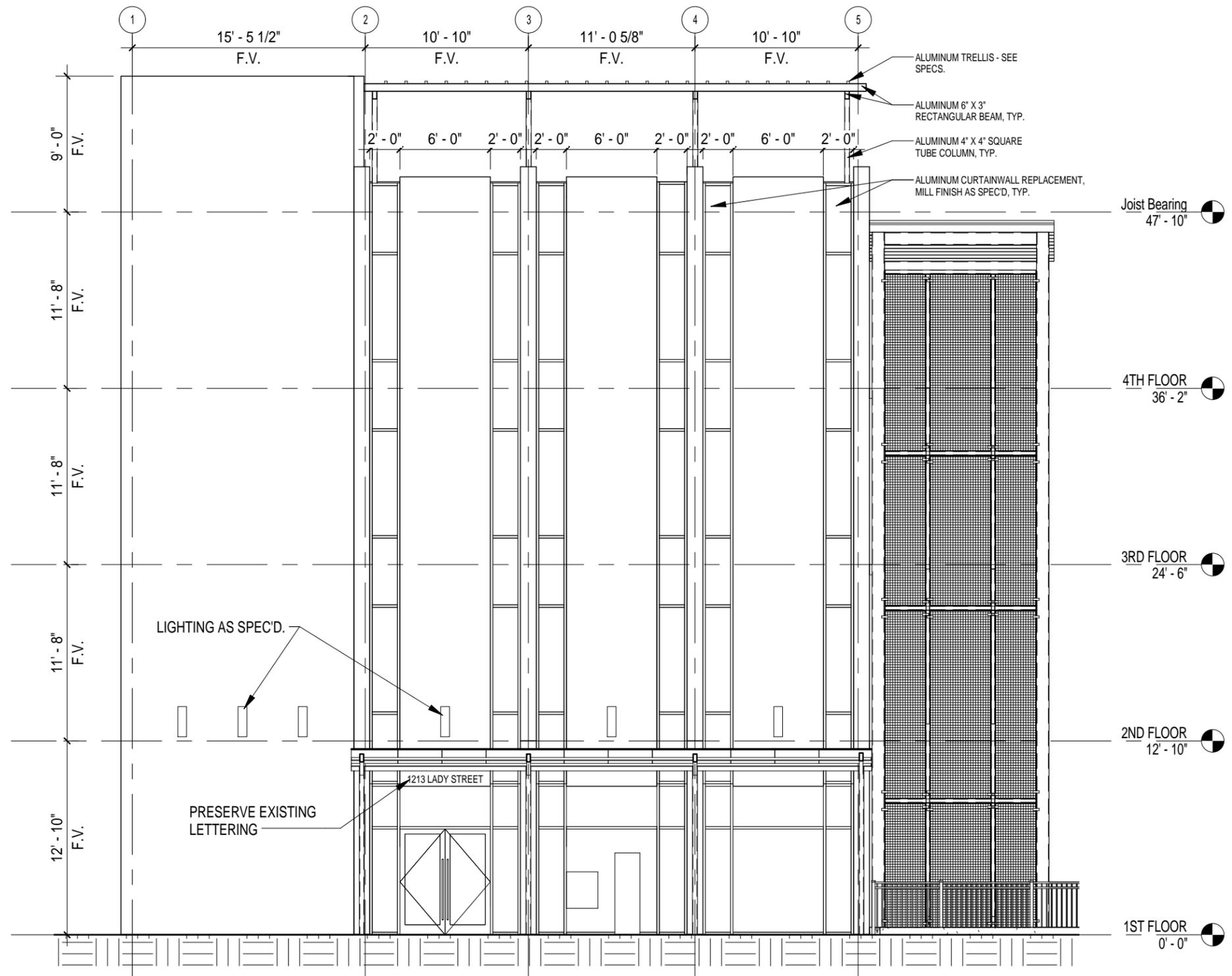
Author

DATE:

01/31/14

SKETCH NO:

DDRC_1



1 SOUTH ELEVATION DDRC
 DDRC_2 1/8" = 1'-0" REFERENCED ON: A1.1

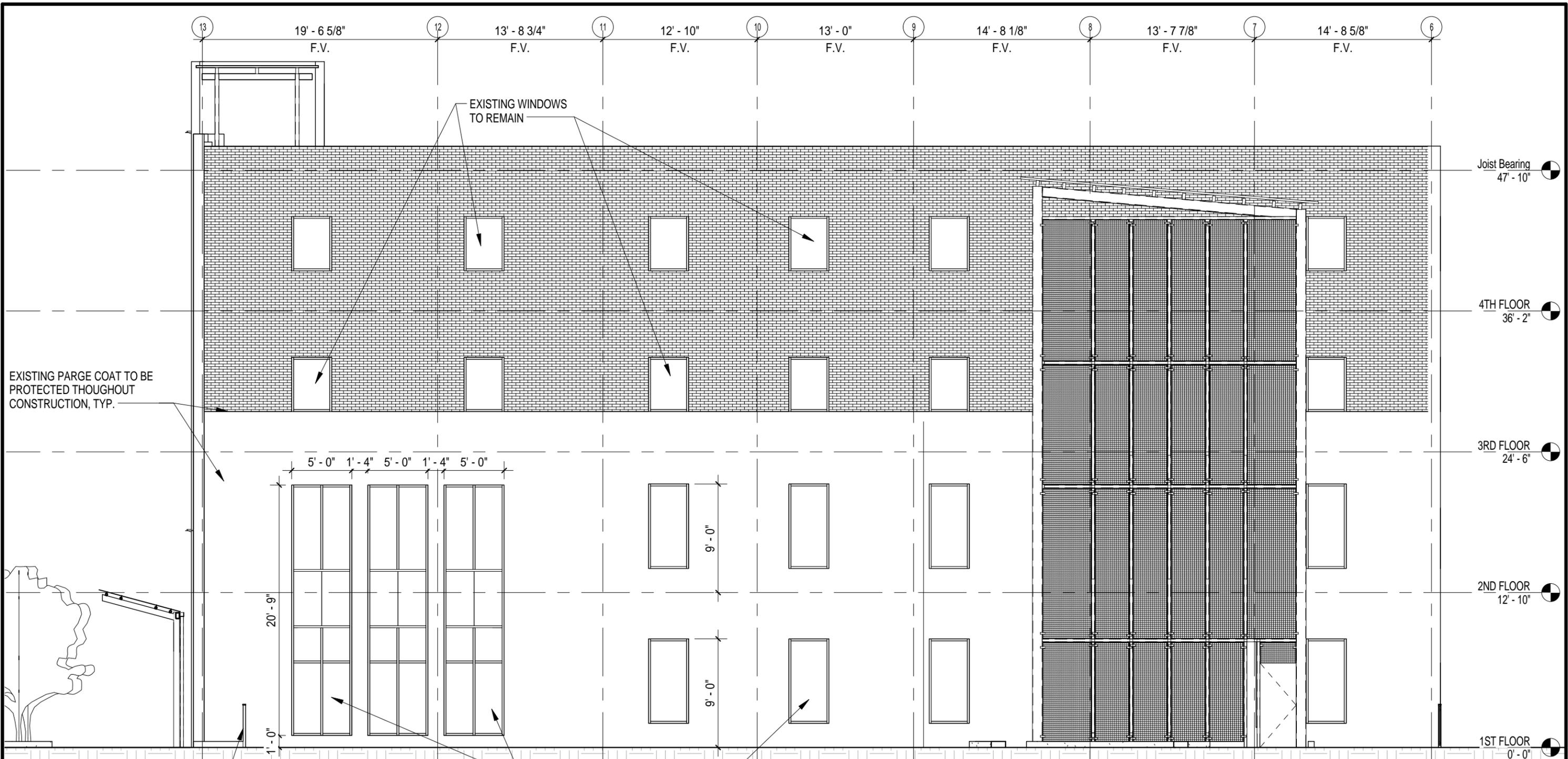
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ARCH PROJECT NO: F332.13	REFERENCE: Author
DATE: 01/31/14	SKETCH NO: DDRC_2



1 EAST ELEVATION_DDRC
 DDRC_3 1/8" = 1'-0" REFERENCED ON: A1.1

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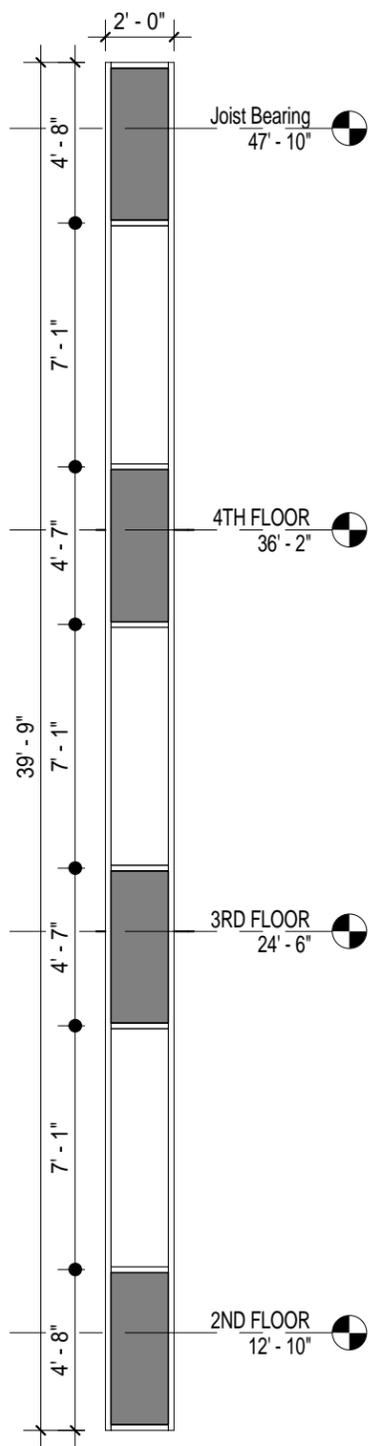
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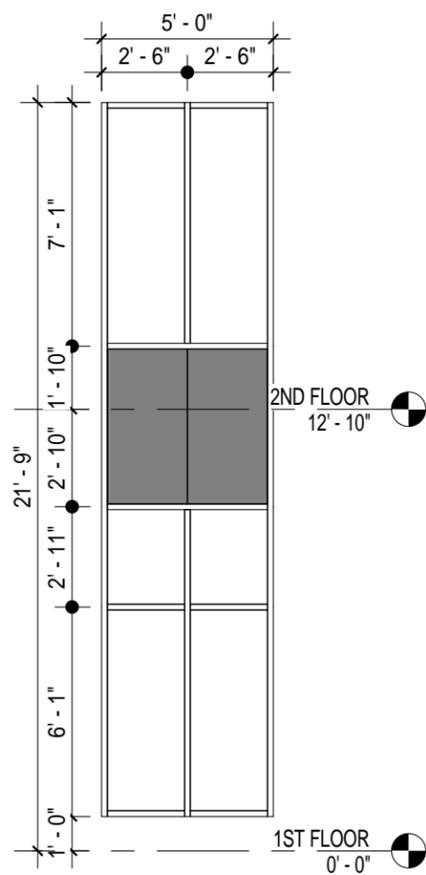
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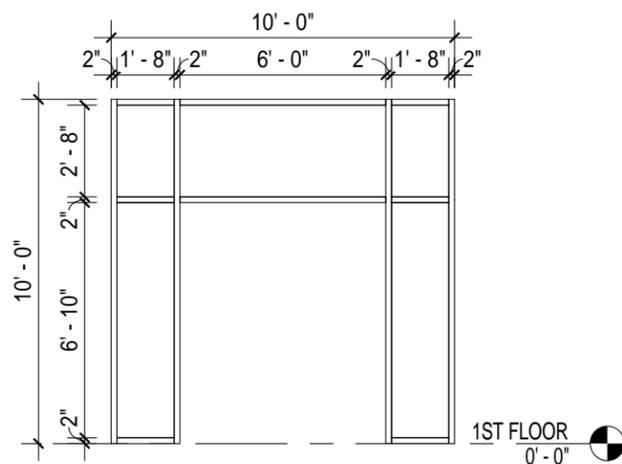
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ARCH PROJECT NO: F332.13	REFERENCE: Author
DATE: 01/31/14	SKETCH NO: DDRC_3



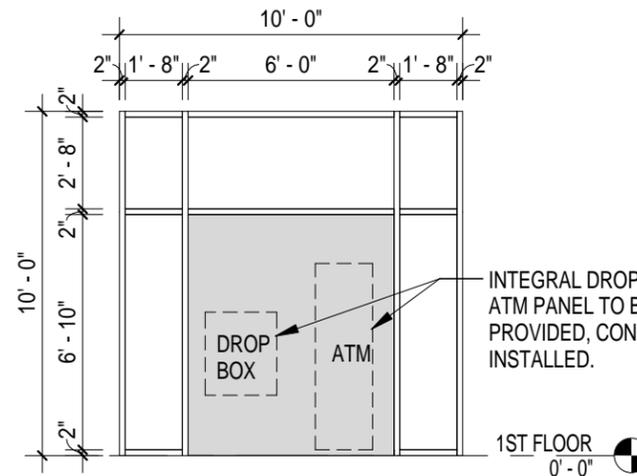
1 SOUTH CURTAIN WALL
DDRC_4 3/16" = 1'-0" REFERENCED ON: A1.2



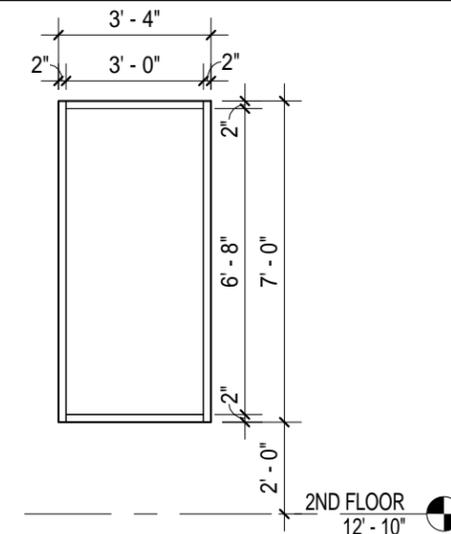
2 EAST CURTAIN WALL
DDRC_4 3/16" = 1'-0" REFERENCED ON: A1.1



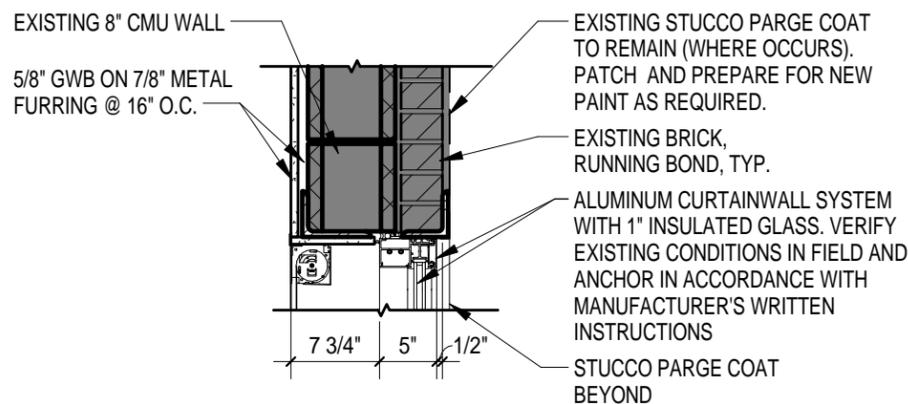
3 ENTRY STOREFRONT
DDRC_4 3/16" = 1'-0" REFERENCED ON: A1.1



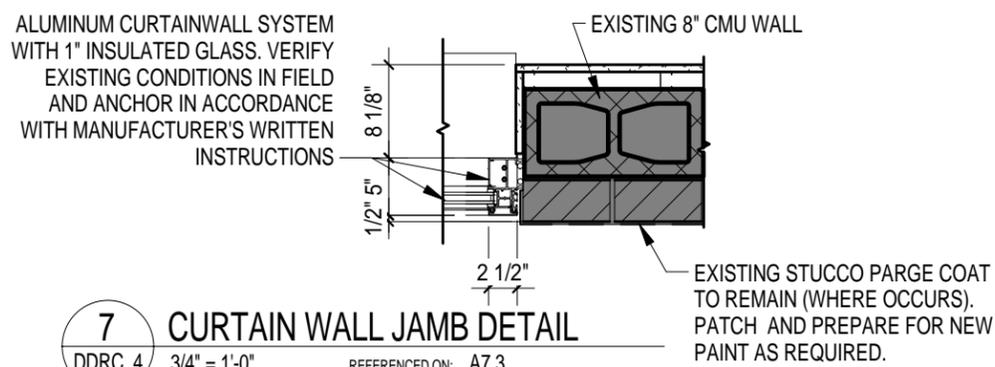
4 ATM STOREFRONT
DDRC_4 3/16" = 1'-0" REFERENCED ON: A1.1



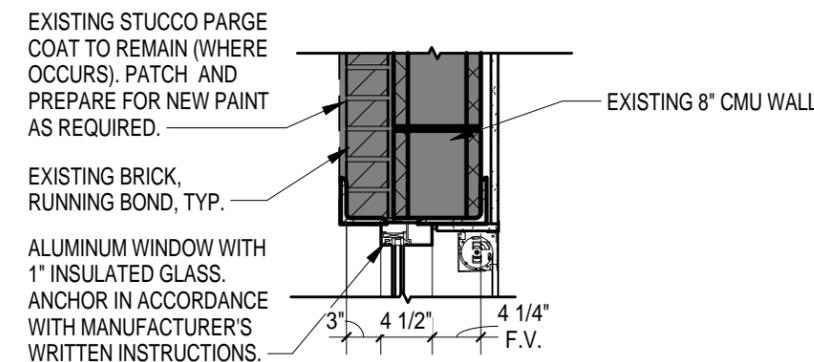
5 EAST STOREFRONT
DDRC_4 1/4" = 1'-0" REFERENCED ON: A1.2



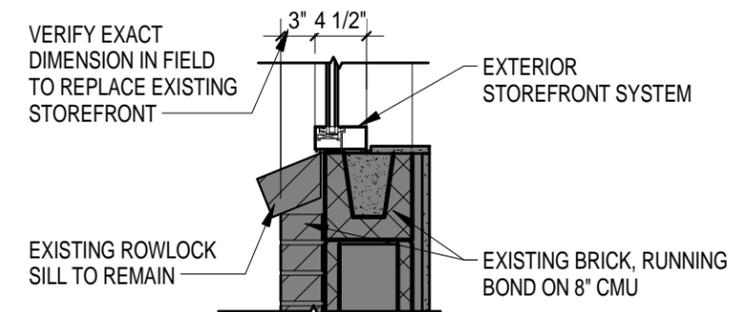
6 CURTAIN WALL HEAD DETAIL
DDRC_4 3/4" = 1'-0" REFERENCED ON: A7.3



7 CURTAIN WALL JAMB DETAIL
DDRC_4 3/4" = 1'-0" REFERENCED ON: A7.3



8 STOREFRONT HEAD DETAIL
DDRC_4 3/4" = 1'-0" REFERENCED ON:



9 STOREFRONT SILL DETAIL
DDRC_4 3/4" = 1'-0" REFERENCED ON: A7.3

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