



## D/DRC Case

1400 Main Street

**Individual Landmark**

TMS: 09014-08-14

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**DESIGN/DEVELOPMENT REVIEW COMMISSION**  
**DESIGN REVIEW DISTRICT**  
**Consent Agenda**  
**EVALUATION SHEET**  
Case # 2

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**ADDRESS:** 1400 Main Street

**APPLICANT:** Rick Patel, owner  
Robert Lewis, agent

**TAX MAP REFERENCE:** TMS# R09014-08-15

**USE OF PROPERTY:** Commercial

**REVIEW DISTRICT:** Individual Landmark

**NATURE OF REQUEST:** Request Certificate of Design Approval for exterior changes

**FINDINGS/COMMENTS:**

Individual landmarks are significant structures and the intent of review of all actions to these structures is to keep their appearance as close to original as possible, while allowing for contemporary use. As such, historic materials are essential for repair or new additions.

While it retains much of its original architectural features, this Italian Gothic 1900s building has seen some changes to its exterior over the years, including the granite panels which either covered over or replaced ground floor windows (see picture from 1913). The owner is now opting to remove the granite panels and either restore any windows which may be underneath or to construct new windows to complement the existing building. It is most likely that no windows are extant underneath the panels. The top parts of the windows, shown in the current elevation photograph below, are original, but below them are replacement windows from a later date. New windows will most likely match these in terms of color and material (metal) while retaining as much of the configuration of the original street level windows as possible. Staff will work with the applicants on the exact details and will receive detailed specifications before any windows are manufactured.

Additionally, a later stained glass panel dating from the era of the earlier Sherlock Holmes Pub, will be removed and replaced with clear glass. The owner will salvage the stained glass.

New signage will be needed for the new Starbucks which will be going in. Staff has informed the applicants that any new signage which uses internally illuminated channel letters will not be permitted; no new signage has been proposed at this time but if the DDRC is willing, staff feels comfortable working with the owner on appropriate signage.

Pertinent Sections from Sec. 17-674 of the Columbia City Code  
Sec. 17-674. Review process.

*(d) Criteria for review of design of structures and sites. 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 Preservation as amended and listed below 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.*

*(1)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.*

Conjectural features shall not be undertaken.

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

There are no existing additions or exterior alterations that have gained historical significance over time.

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

No distinctive finishes, features, etc., will be impacted. If there are existing windows under the panels, they will be properly rehabilitated.

*(6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall 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.*

If windows are extant under the granite panels, then they will be rehabilitated. In the event they are gone, new windows, matching the old as closely as possible while retaining some distinction from the original window sashes above, will be manufactured.

*(7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used.*

*The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

Not applicable.

*(8) 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.*

The new work shall not destroy historic materials and will be distinct yet compatible with the original windows.

*(9) 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.*

Not applicable.

**STAFF RECOMMENDATIONS:** Staff recommends that the Commission grant a Certificate of Design Approval, based upon the projects' accordance with Section 17-674, with all outstanding details, including signage, deferred to staff.



Existing elevation, Washington Street



1913 Photograph of Palmetto Building, Washington Street side



**SCHEMATIC DESIGN DRAWINGS**

PROJECT #: 62678-001 DESIGNER: ELOISA BUSTOS / CMA

SHERATON COLUMBIA (LC)

SHEET: 3 08-27-14



WILL SEE THROUGH WALL BLOCKING WINDOW WILL BE DEMOLISHED



PAINT PANELS BLACK, TYP  
PAINT RAILS & STILES P634-SG, TYP



REFINISH MARBLE



WINDOW



WINDOW



NEW DOOR WITH RESERVE HANDLE  
PAINT EXTERIOR P634-SG



WILL SEE THROUGH WALL BLOCKING WINDOW WILL BE DEMOLISHED



NEW LIGHT  
CLEAR GLASS PANELS  
PAINT PANELS BLACK, TYP  
PAINT RAILS & STILES P634-SG, TYP



GLASS DOOR  
PAINT GYP P654-SG

REFINISH MARBLE



**SCHEMATIC DESIGN DRAWINGS**

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