
DESIGN/DEVELOPMENT REVIEW COMMISSION
HISTORIC AGENDA
EVALUATION SHEET
Case # 8

ADDRESS: 711 Gervais Street
W. Gervais Historic Commercial District

APPLICANTS: Scott Garvin, architect

TAX MAP REFERENCE: TMS# 08912-07-08

USE OF PROPERTY: Commercial

NATURE OF REQUEST: Changes to Bailey Bill project

FINDINGS/COMMENTS:

These three properties came to DDRC in July for preliminary certification for the Bailey Bill and exterior changes. The project is proceeding well but there are a few changes proposed for the building on the end (next to Jimmy John's). This building has been highly altered over time—sometime in the 1960s or '70s, a solid wall was built either over/in place of the facades of both 707 and 711 Gervais, joining the two buildings together; additionally, a loading bay was punched in on the far right side of 711 Gervais at some point. The first plan reviewed in July separated the two building to reflect their original configuration; on 711 Gervais Street, the renderings showed the retention of the loading bay opening on the right with a new one added to its left to mirror it. The July 2014 evaluation explains the façade and the original plan:

“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.”

However, demolition on the left side of the façade of 711 Gervais Street has revealed that there is an original wall with two window openings and an intact window, which the architect would like to keep in place. Accordingly, he

has submitted a new plan for the building façade (attached to this document). Staff is supportive of the new proposal as it retains original material, but wanted to bring it before the Commission for review, given that it is a rather large change.

Staff recommendations:

Staff finds that the revisions of the project at 711 Gervais Street as proposed meet the Secretary of the Interior Standards for Rehabilitation and the conditions of the Bailey Bill and recommends approval with all details deferred to staff.



Drawing submitted in July 2014



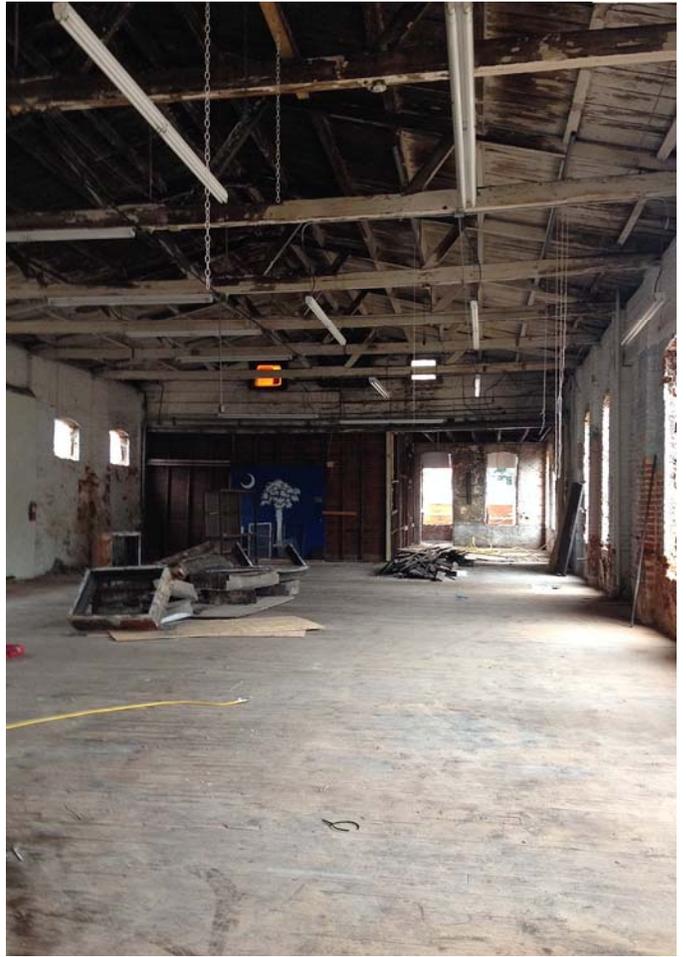
New rendering, east view



New rendering, south view



Existing conditions - January 2014



Existing conditions - January 2014