



# D/DRC Case

1600 Main Street  
**Pending Individual Landmark**  
TMS: 09014-04-13

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**DESIGN/DEVELOPMENT REVIEW COMMISSION**  
**DESIGN REVIEW DISTRICT**  
**HISTORIC AGENDA**  
**EVALUATION SHEET**  
Case #6

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**ADDRESS:** 1600 Main Street

**APPLICANTS:** Capital Places II (Tom Pioreschi, managing member), owner

**TAX MAP REFERENCE:** TMS# R09014-04-13

**USE OF PROPERTY:** Commercial

**Review District:** Individual Landmark

**NATURE OF REQUEST:** Request for a Certificate of Design Approval for exterior changes and preliminary certification for the Bailey Bill

**FINDINGS/COMMENTS:**

From Staci Richey's previous evaluation for landmark status:

*"This is the 1911 Manson Building later known for one of its major tenants Berry's, a popular retail establishment. It was designed by prominent local architect James B. Urquhart and is an unusual building for Main Street, displaying a large wood and brick façade and occupying a large corner lot. The building underwent a number of changes over the years, but its original design included a projecting, bracketed metal cornice and a three-bay upper façade delineated by multi-story wood paneled bays hosting groups of three windows on each story. The deep red brick façade was punctuated with Indiana limestone and marble circles, diamonds and triangles, and a stone nameplate on the façade and on the side of the building gave its name, "Manson," from the family that owned and built the structure. Urquhart used a similar geometric pattern to detail a red brick on the 1914 Lutheran Publication Building, later used as the Eau Claire Town Hall. There were two storefronts on the Main Street elevation with plate glass set in bronze framing and likely with marble along the bottom, and prismatic glass at the top of the storefront windows. There were other storefronts along the Taylor Street elevation of the building; upper floors consisted of office space and on the third floor there was a large assembly hall and reception room.*

*The building hosted a myriad of tenants over the years, including the Columbia Chamber of Commerce (1915-1918), the U.S. Treasury Department (1939-42, 1944), the U.S. Works Progress Administration, or WPA (1939-1942) and barber shops, jewelers, dentists, a commercial college, and department stores, such as Bon Marche (1920-1932) and Berry's (1962-1982). Reyner, Inc. Jewelers made a lasting change to the north storefront on Main Street, presumably in 1948 when they opened here. Their name is inlaid in the flooring outside the store, which matches the polished granite panels applied to the exterior walls. The south storefront has a deeply recessed entry with plate glass walls on a short foundation of polished granite, also likely dating to the late 1940s or later. When Berry's operated at the site they installed massive stone aggregate panels on the upper stories of the building that hid all of the upper stories, including the windows, giving a monolithic appearance to the exterior. This application required the removal of the projecting cornice.*

*The current owner undertook renovations to remove the panels many years ago, and during the process discovered that the removal was rather damaging to the original brick and stone exterior of the building and that the wood components needed to be replaced. The owner installed new wood windows at that time and rebuilt the wood façade of the upper two stories, with some deviations from the original design. Generally, the building retains its rhythm of openings, its brick exterior and the Manson nameplate above the door on Taylor Street, with a ca. 1940s or 1950s storefront along Main Street."*

The current wood windows and wood components are in various stages of degradation, with peeling paint and rotted wood. Work performed to the building will be done in separate phases, with the windows and wood components surrounding the windows being first. This evaluation will focus on the first phase, which excludes any other work not pertaining to the windows and surrounding wood detailing on the upper floors.

All of the current existing windows and surround detailing on the upper floors will be replaced with historically correct windows and detailing, due to severe deterioration. On the Taylor Street side, there are two previous window openings that are currently bricked up. Given the repair work to the other windows on this elevation, it is appropriate for the bricked-in openings to be carefully opened up to allow for windows and surrounding detailing to be placed back on the elevation.

Changes to landmark buildings rely upon the following recommendations from Section 17-674(d) of the City of Columbia Zoning Ordinance:

- (1) For landmark districts, 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 existing wood windows and wood detailing surrounding the windows on the second floor and above is not original.*
- (2) 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.  
*Not Applicable.*
- (3) 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 windows and wood window detailing will be recreated from historic photos of the building.*
- (4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.  
*Not Applicable.*
- (5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.  
*Not Applicable.*
- (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.  
*The windows and detailing surrounding the windows will be manufactured after studying multiple historic photos of the building and will match the historic detailing in design, color, texture, scale, and proportion.*
- (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.  
*No cleaning will take place during this phase of work.*
- (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.  
*Not Applicable.*

- (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.*

**Pertinent Review Criteria from the Bailey Bill Ordinance:**

(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.

*Historic materials will be retained. The existing windows and surrounding detailing are not original to the building.*

- (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.

*Not Applicable.*

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

*This phase will be solely focused on the upper level windows and surrounding wood detailing. Historic photographs of the building will be studied closely to ensure the detailing, proportions, etc. of the replacement windows and surrounding detailing will match what existed historically.*

- (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.

*Historic photographs of the building will be studied extensively to ensure replacement windows and surrounding detailing will match the original windows in design, color, texture, etc. The existing windows and surrounding detailing are not historic.*

- (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 applicants are not proposing any sandblasting or other chemical or physical treatments.*

- (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.

*This phase of work is exclusively focused on the window and wood detailing surrounding the existing windows. Great care should be taken in ensuring the surrounding brick and other historic material will not be damaged while removing and replacing the windows and surrounding detailing and when opening up the two bricked-in window openings located on the Taylor Street elevation.*

- (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.

*Not Applicable.*

**Staff recommendations:** Staff finds that the proposal meets Section 17-674(d) and recommends that 1600 Main Street be approved, conditional upon staff working out details and materials with the applicant, and receiving construction and/or shop drawings prior to the manufacturing of any windows or detailing; all details deferred to staff. Staff also recommends that 1600 Main Street be given preliminary certification for the Bailey Bill, conditional upon qualified rehabilitation expenses meeting or exceeding the 20% investment requirement and future work meets Landmark and Bailey Bill guidelines.



1600 Main, ca. 1912



1600 Main, ca. 1948. Shot by Maxey



Close-up of window detailing on Main Street, ca. 1948





1600 Main, by Hensel.

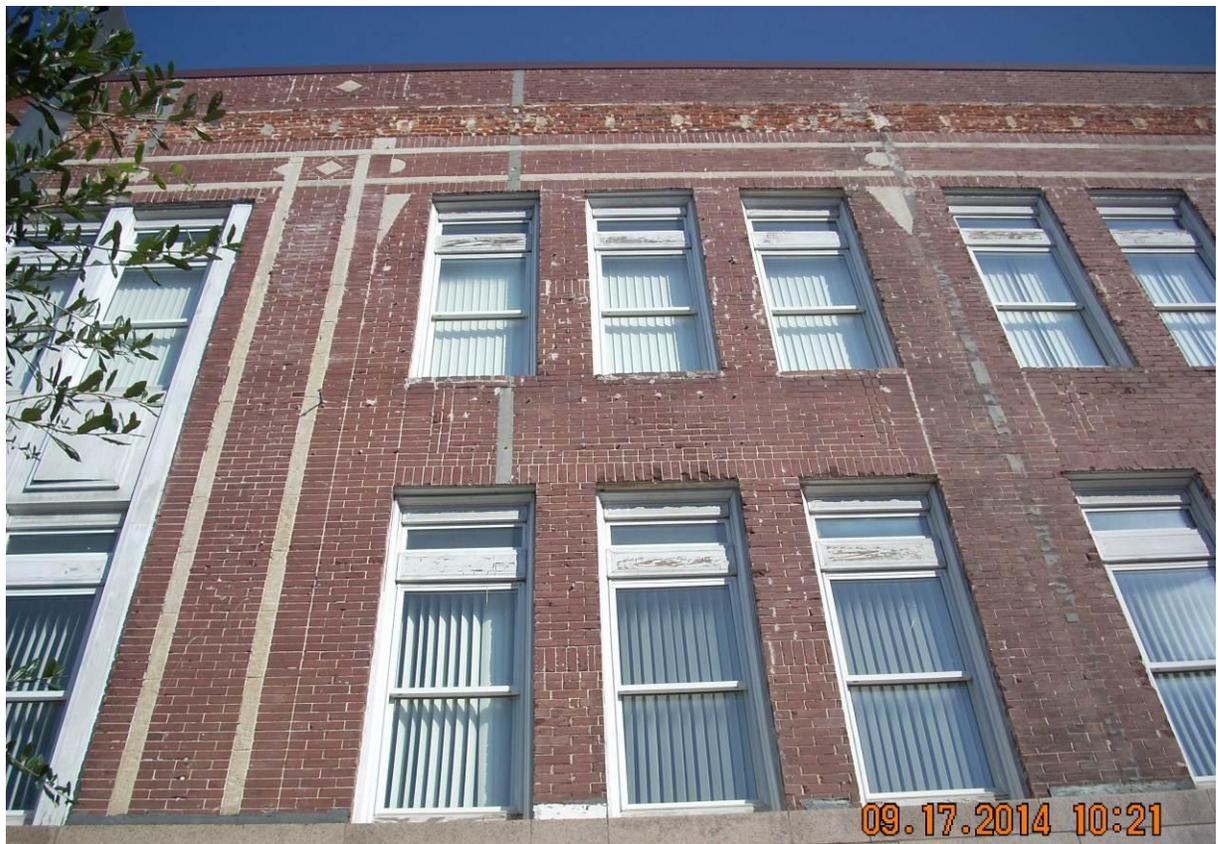


1600 Main, ca. 1950  
Close up of window details



1600 Main, Existing windows and trim

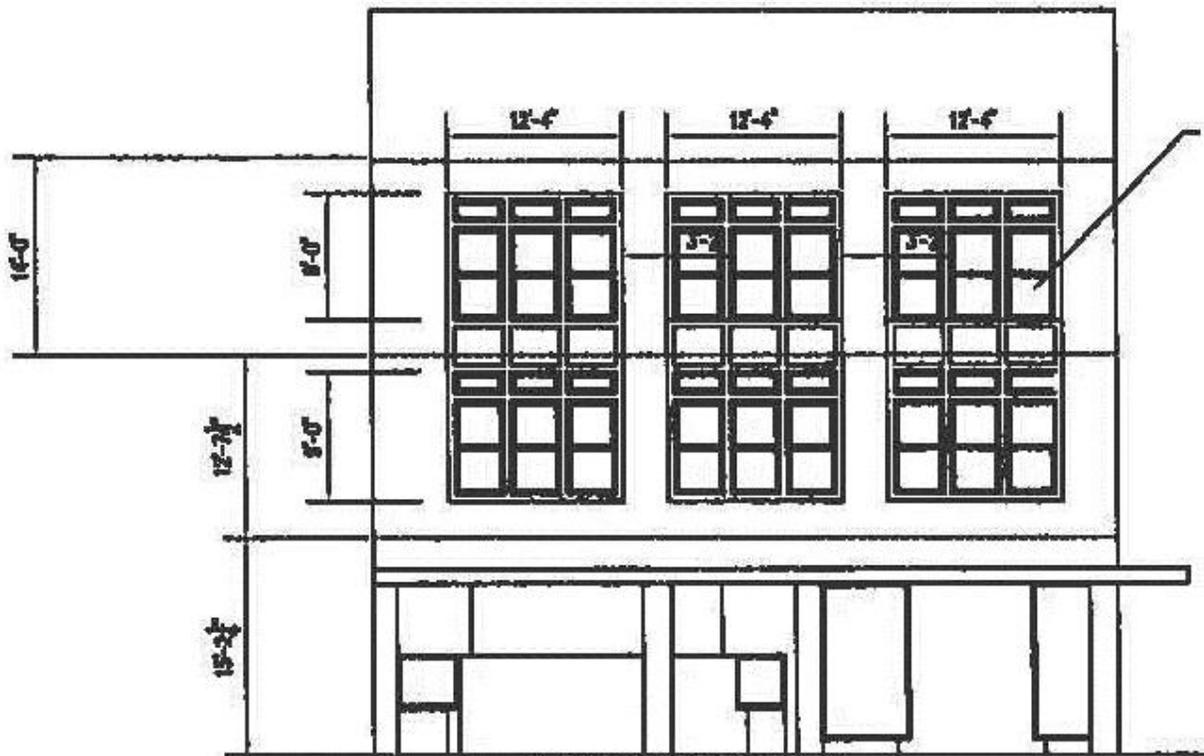
Non-historic in-fill proposed for removal, new window installation.



1600 Main, Existing windows and trim



1600 Main, Existing windows and trim



Proposed Main Street Elevation

