



02/21/2013



D/DRC Case

1325 Park Street
Individual Landmark
TMS: 09013-12-09



DESIGN/DEVELOPMENT REVIEW COMMISSION
DESIGN REVIEW DISTRICT
HISTORIC CONSENT AGENDA
EVALUATION SHEET
Case # 5

ADDRESS: 1325 Park Street

APPLICANT: 1325 Partnership, owner

TAX MAP REFERENCE: TMS#09013-12-09

USE OF PROPERTY: Commercial

REVIEW DISTRICT: Individual Landmark

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

FINDINGS/COMMENTS:

This is the 1929 Champion-Pearson Funeral Home, a surviving remnant of a once thriving African-American business district that existed along several blocks of Washington Street and its intersecting roads, such as Park Street. While a majority of the buildings associated with this district have been demolished, the small handful that remain are important place markers for telling the story of a complex era in Columbia's history. A history where segregated facilities meant to exclude African Americans from certain privileges actually allowed for the creation of a business and professional class of blacks that contributed to their community and ultimately changed the built environment of the capital city.

Built just before the start of the Great Depression by African-American business owners Beverline Pearson and William Champion, this building is generous in its use of mixed materials, size and height. This c. 1930 two and half story, masonry building is unusual for the area. Stone is applied in random coursing on the first floor façade (east elevation) with alternating stone and gold brick course voussoirs in elliptical arches. A recessed, two-bay loggia features a red and gold brick pattern on the walls. Red brick dominates the upper floors of the façade and the side elevations with the gold brick used for lintels above windows and in a cornice detail. Originally featuring 6/6 wood windows, the building has had replacement windows for a number of years with the exception of the original wood, fan light window on the left facade. However, this structure retains a high degree of integrity and is important to the city's history. Pearson owned the funeral home exclusively as early as the 1930s and lived in a small shotgun style house in the back of the property. The funeral home operated here as late as the 1960s. In recent years the building has been used as office space.

PERTINENT SECTIONS FROM CITY ORDINANCE

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.*

No historic materials or characteristic features will be altered. Work is primarily oriented toward repair of original wood, fan light window on façade and replacement of current windows (not original) with 6/6 aluminum clad, wood windows.

- 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.*

Not Applicable.

- 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.*

No exterior changes are planned that will create a false sense of historic development.

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

The railings on the loggia that were added later, will be retained.

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

There are no plans to alter or eliminate any detailing or finishes, etc., on the building.

- 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.*

The only features that are requiring replacement are the current non-original windows.

The original fan light, wood window on the façade will be repaired and deteriorated elements replaced with like materials as necessary.

- 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 exterior 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.*

No exterior work proposed.

- 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 to the building.

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

The proposed work on 1325 Park Street meets the standards listed below for eligibility for the Bailey Bill.

- (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.*

Not applicable.

- (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.

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

The metal bars on the loggia and basement windows will remain.

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

No features or finishes will be altered.

- (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.*

The wood window with fan light on façade will be repaired and any deteriorated wood replaced in kind with same material.

(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.*

Not applicable.

(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.*

Not applicable.

(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 recommends granting a Certificate of Design Approval for 1325 Park Street which is in accordance with Section 17-674, with all details deferred to staff.

Staff also recommends granting preliminary certification of the Bailey Bill for 1325 Park Street 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;*
- *Staff shall review and approve any replacement windows and future signage;*
- *All other details deferred to staff.*



Roy
Richey

August 2017
November 2015

APPLICATION



DESIGN/DEVELOPMENT REVIEW COMMISSION

Please see submission materials checklist for materials necessary for application
SUBMISSION MATERIALS MUST ACCOMPANY APPLICATION
Application forms and materials are **DUE AT 4:00 p.m.** on the deadline date

Location: 1325 Park Street, Columbia, SC 29201

Is the project: Site plan review
 New construction Square Footage _____
 Renovation Square Footage 11,035
 Addition Square Footage _____
 Other Sign/Site Improvement (wall, fence, etc.) _____

- What is the cost of your project? \$1,200,000
- Does this project have 5 or more dwelling units? ___yes x no
 - If yes, how many in total? _____
- Will the total combined sq. footage of existing and new structures on the site be equal to or greater to 50,000square feet? ___yes x no
 - If yes, how what is the total square footage? _____

General Description of Proposal

Historic restoration; repair single remaining historic window; replace remaining windows;
install elevator; upfit interior with historically accurate finishes; upgrade mechanical and
electrical systems.

List of Submission Materials: (See Submission Materials Checklist)

1) Copy of Part 1 submitted to the S.C.H.P.O.; 2) Copy of Permit Drawings submitted to City on 6/5/17.


Applicant Signature*

freeman@belsarpa.com

E-mail Address

H. Freeman Belser
Print Name

400 Saluda Ave., Columbia, SC 29205
Mailing Address

(803)920-4141

Phone Number

6/12/17

Date

*If applicant is not property owner, please submit Letter of Agency form.

approved for this property. The attached sheet describes the specific problems with the proposed work.

Authorized Signature

Date

CITY OF COLUMBIA PLANNING DEPARTMENT
REHABILITATED HISTORIC PROPERTY APPLICATION
PART A - PRELIMINARY REVIEW FORM

This application is used by the City to review rehabilitation work on historic properties, in accordance with South Carolina 1976 Code Section 4-9-195, and pertinent regulations. Applications must include attachments as listed below and the required review fee to be considered complete. Submit application to the Planning Department, PO Box 147, 1136 Washington Street, Columbia, SC 29217. Phone: 803.545.3222; fax: 803.733.8647.

1. PROPERTY INFORMATION

Historic Name of Property (if known) Champion and Pearson Funeral Home
Address 1325 Park Street
City Columbia South Carolina (ZIP) SC 29201
Use: Owner-occupied --OR-- Income-producing
Estimated project start date 6/21/17 Estimated project completion date 10/1/17
Estimated project costs \$ 1,200,000

PLEASE NOTE: Fair market value (FMV) and taxable value of a property may be different. FMV of the building is used only to determine the threshold for qualifying expenses for the Bailey Bill. The **applicant** is responsible for verification of the taxable value of a property and must consult with Richland County on this matter; the value as understood by the County of a property **at the time of preliminary certification** will determine the value at which the property will be assessed for the 20 year abatement period.

I have spoken with the Richland County Assessor and have had my taxable value confirmed by them for the date of preliminary certification review by the Design/Development Review Commission.

*Fair market value of building \$ 910,000 Taxable value of property \$ 739,600
Applicant's Initials HFB Date: 6/12/17

2. HISTORIC DESIGNATION

The property must have been designated "historic" by the local government allowing this incentive.

Significance:

Construction Date: 1929 Describe major alterations or additions (give dates): See Attached
Part I submitted to SCHPO.

This building is a:

City Landmark Building Contributing structure in local historic district Contributing structure in National Register District National Register structure


Give BRIEF overview of the history of the building: See attached Part 1 submitted to SCHPO.

3. ATTACHMENTS

The following information is needed to process your application. Please send complete information with the initial submission:

- An original signed and completed application;
- A Cashier's Check for \$150, made out to the City of Columbia for single family residences or duplexes; \$300 for all other properties; application fees are non-refundable.
- Photographs clearly showing not only the areas to be rehabilitated, but also overall views of the building;
- Sketched or architectural floor plans of pre-rehabilitation conditions; and
- Sketched or architectural floor plans of the proposed work.
- Estimates for proposed work on each architectural feature

4. OWNER INFORMATION

Name 50 Weight, LLC Signature 
Address 400 Saluda Avenue, Columbia, SC 29205 Date 6/12/17
Daytime Telephone (803)920-4141

PLANNING DEPARTMENT USE ONLY

- The work as described in this application and attachments appears to meet the Standards for Rehabilitation and would receive final approval if completed as described.
- The work as described in this application and attachments would meet the Standards for Rehabilitation if the Special Conditions on the attached sheet are met.
- The work as described in this application and attachments does not appear to meet the Standards for Rehabilitation and is not

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>Windows</u> Approximate date of feature <u>c. 1929; 1986</u> Describe feature and its condition One historic triple fan light window remains from 1929. The remaining 64 windows were replaced in c. 1986. Photograph No. _____ Drawing No. <u>5,8-10</u>	Describe work and impact on feature The historic triple fan light window will be restored to historic condition. The remaining 1980s windows will be replaced with low-E 270 insulated glass clad replacement windows. Estimated cost of work = \$70,000
Architectural feature <u>Floorings</u> Approximate date of feature <u>c. 1929; 1986</u> Describe feature and its condition There are hardfloor floors throughout the top two floors and the loft. Some of the hardwoods have been carpeted over. The Ground floor is slab on grade concrete. Photograph No. _____ Drawing No. <u>12</u>	Describe work and impact on feature All carpet will be removed and hardwoods will be repaired and refinished throughout the top two floors and the loft. LVT and carpet will be installed on the ground floor over the slab. Estimated cost of work = \$66,000.
Architectural feature <u>Roof</u> Approximate date of feature <u>c. 2000</u> Describe feature and its condition The existing roof is a functional TPO system. Photograph No. _____ Drawing No. <u>4</u>	Describe work and impact on feature The roof will be replaced using TPO system that allows for new mechanical systems. Estimated cost of work = \$55,000.
Architectural feature <u>Mech/Elec/Plumbing</u> Approximate date of feature <u>c. 1986</u> Describe feature and its condition The mechanical, electrical, and plumbing systems were installed during the mid-1980s renovation. Photograph No. _____ Drawing No. <u>M1-7, E1-11; P1-3</u>	Describe work and impact on feature The systems will be updated. The mechanical system will be a VRV system to preserve the existing structure and to minimize ductwork. The new electrical and plumbing systems will be to current code. Estimated cost of work = \$250,000.

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

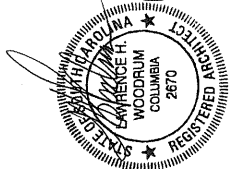
5. DESCRIPTION OF PROPOSED WORK (Continued):

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

Architectural feature <u>Walls/Ceilings</u> Approximate date of feature <u>c. 1929; 1986</u> Describe feature and its condition The walls are exposed brick in areas and covered in drywall and plaster in other areas. Except for one room on the second floor (conference room 202) that has exposed trusses, the ceilings are finished with either drywall or acoustical drop ceilings. Photograph No. _____ Drawing No. <u>1-4, 11-12</u>	Describe work and impact on feature The walls with exposed brick will not be covered. The walls with plaster be repaired as needed . The walls with drywall will be repaired as needed. Conference room 202 will remain open with trusses visible. The other ceilings will be finished with drywall or ACT. Estimated cost of work = \$75,000.
Architectural feature <u>Site</u> Approximate date of feature <u>c. 1986</u> Describe feature and its condition The site has a parking lot and minimal landscaping. Photograph No. _____ Drawing No. _____	Describe work and impact on feature The parking lot will remain. The landscaping will be improved moderately. Estimated cost of work = \$10,000.
Architectural feature <u>Exterior Facade</u> Approximate date of feature <u>c. 1929</u> Describe feature and its condition The exterior facade is primarily brick veneer. The East elevation has a granite facade on the lower portion. The brick and granite is in good condition. Photograph No. _____ Drawing No. <u>5</u>	Describe work and impact on feature The exterior facade will not be changed. Estimated cost of work = zero.
Architectural feature <u>Exterior Stair</u> Approximate date of feature <u>c. 1986</u> Describe feature and its condition The exterior metal staircase in the rear is for egress. It is in decent condition. Photograph No. _____ Drawing No. <u>Not shown.</u>	Describe work and impact on feature The exterior metal staircase will remain, but will be repainted.

**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.*

DRAWN	LHW
DATE	MAY 2017
REV.	
NORTH	

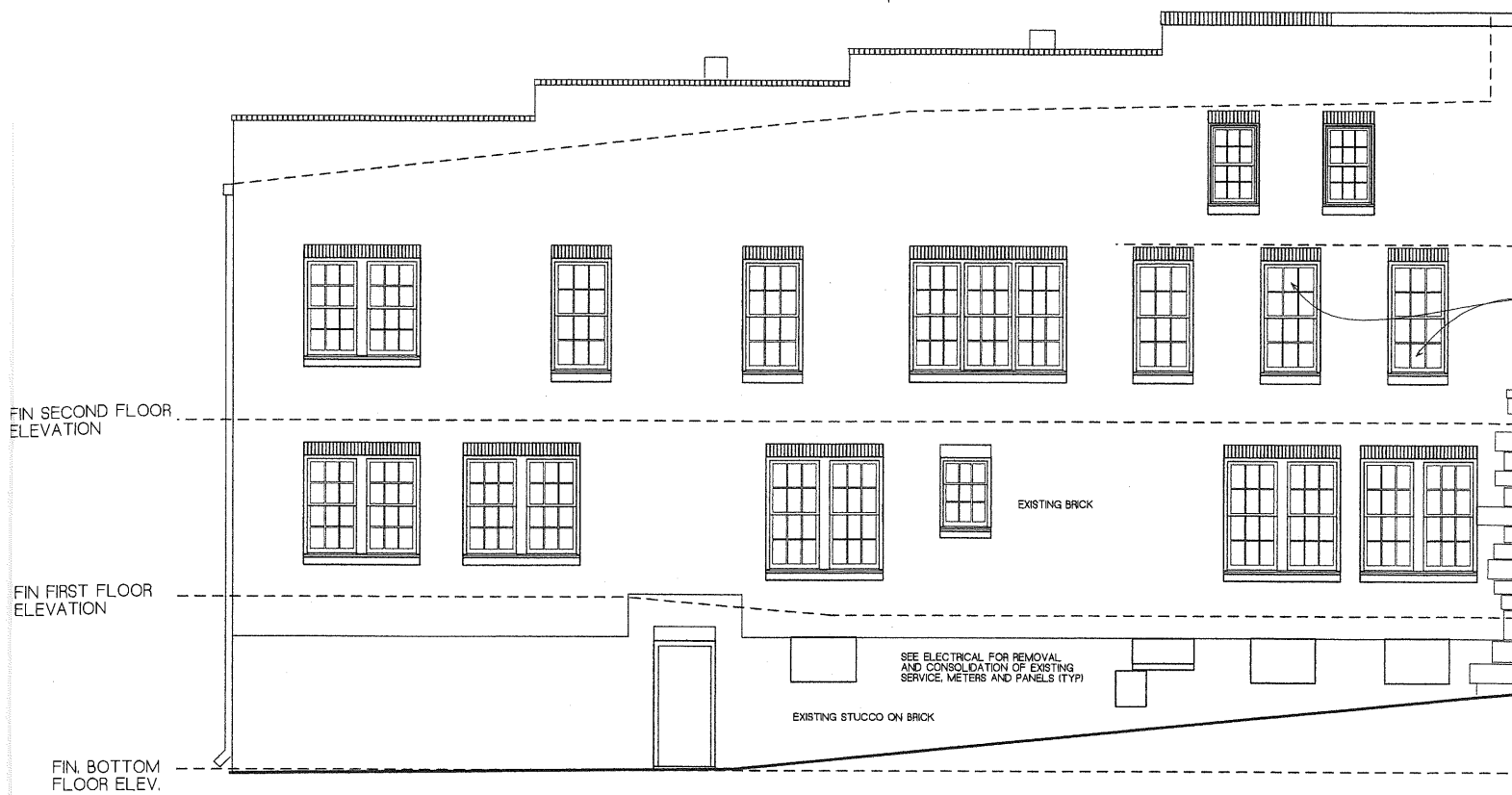


RESTORATION AND RENOVATIONS
1325 PARK STREET
 BOYER COMMERCIAL CONSTRUCTION
 COLUMBIA SOUTH CAROLINA

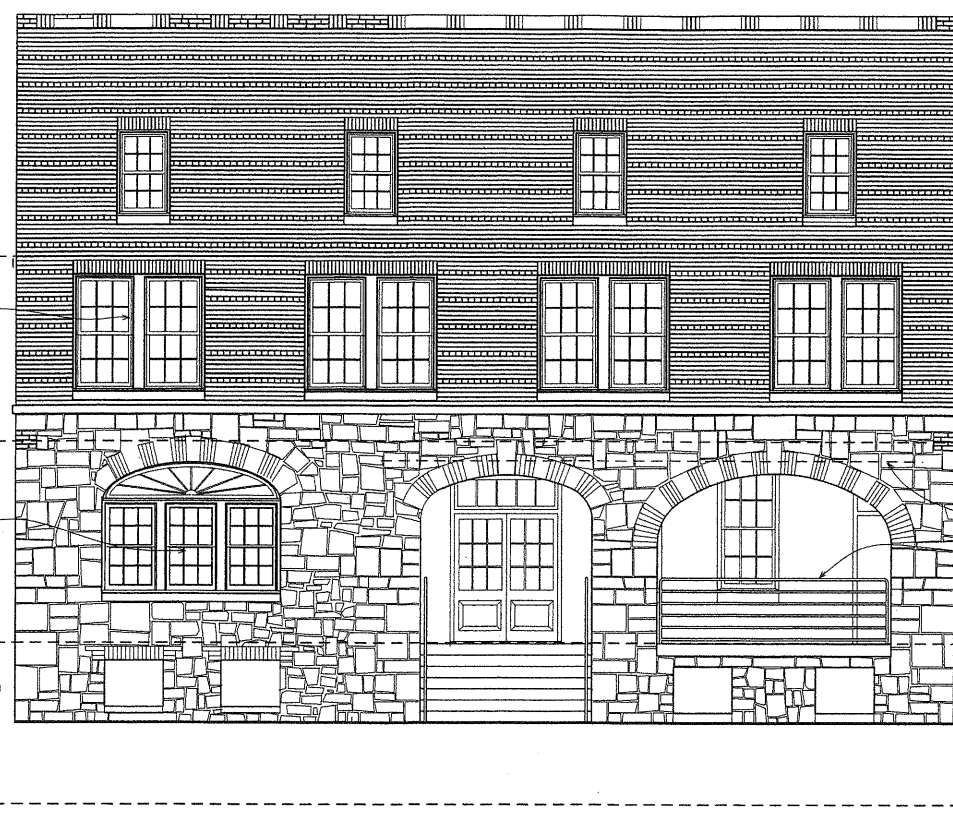


Heyward & Woodrum
 LTD., AIA

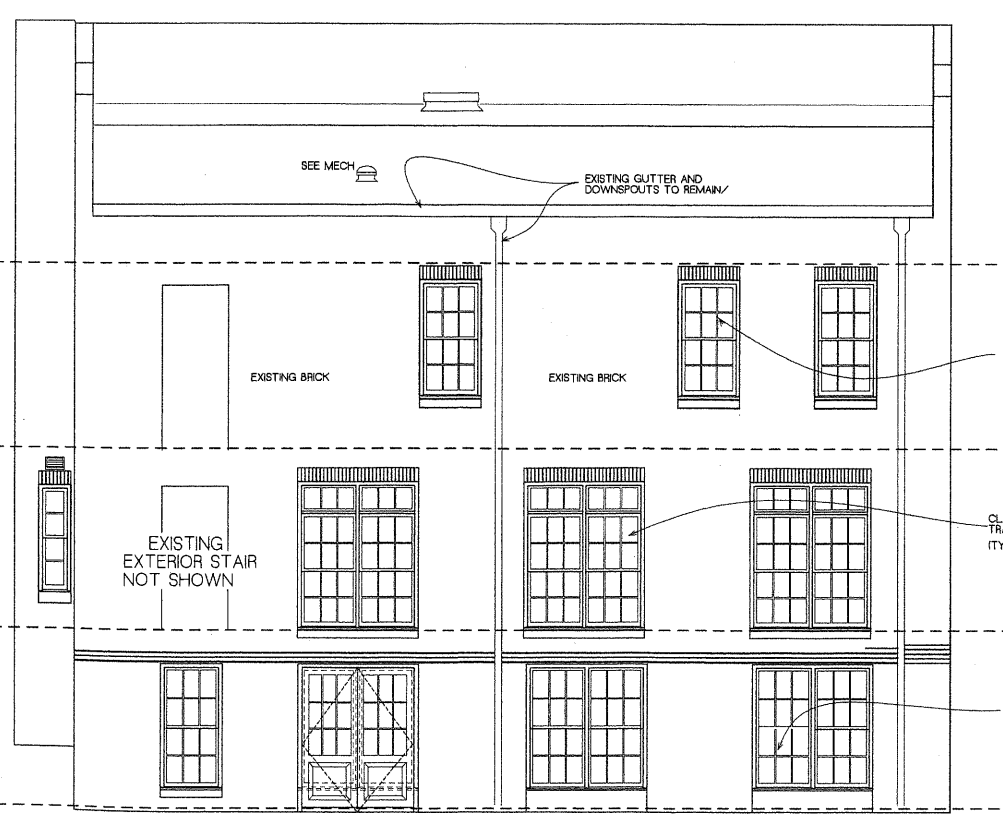
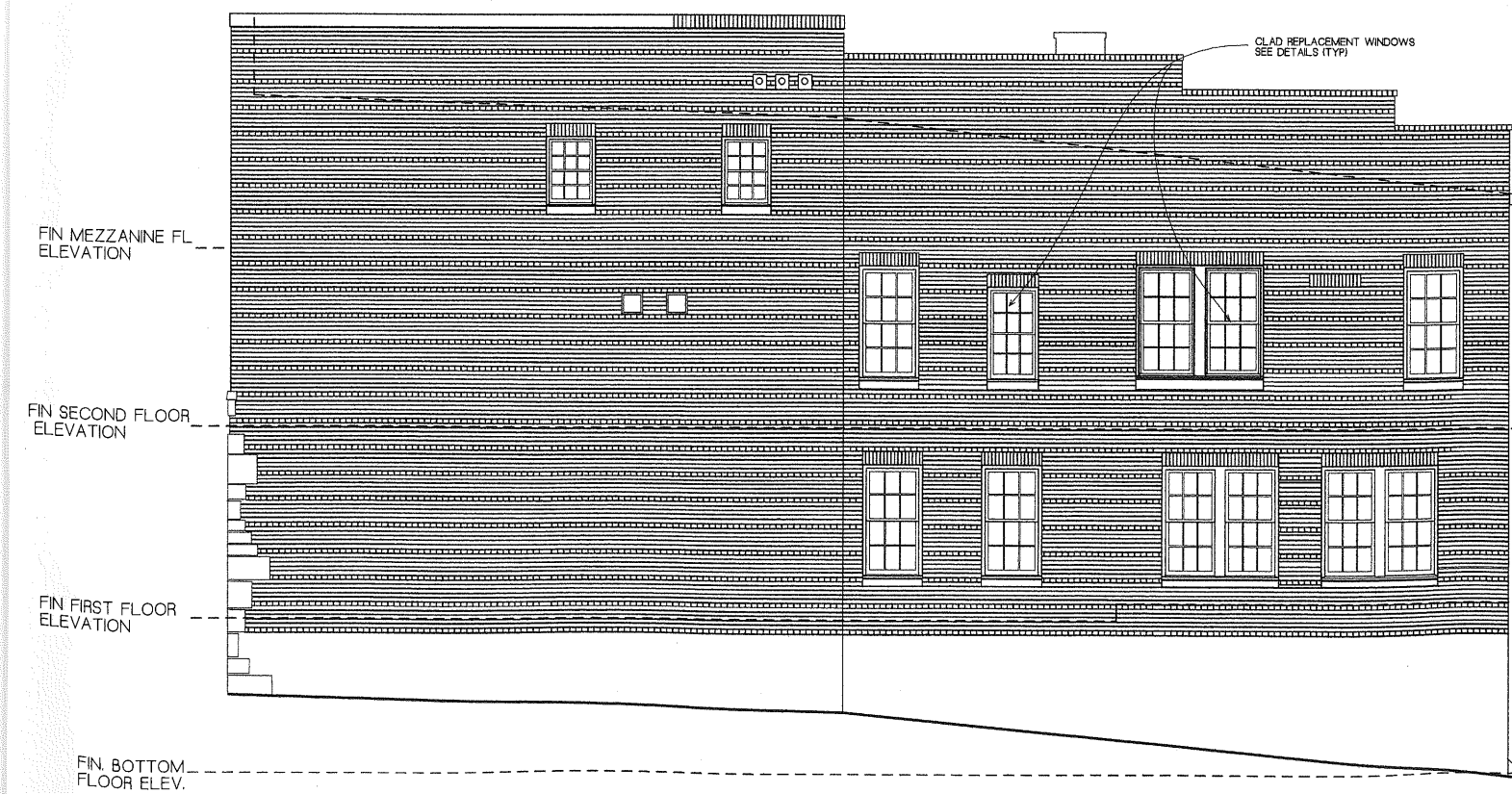
SHEET



LEFT SIDE (SOUTH) ELEVATION
SCALE: 3/16" = 1'-0"

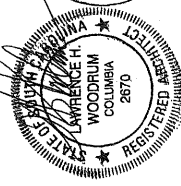


PARK STREET (EAST) ELEVATION
SCALE: 3/16" = 1'-0"



SHEET

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DATE	MAY 2017
REV.	
NORTH	

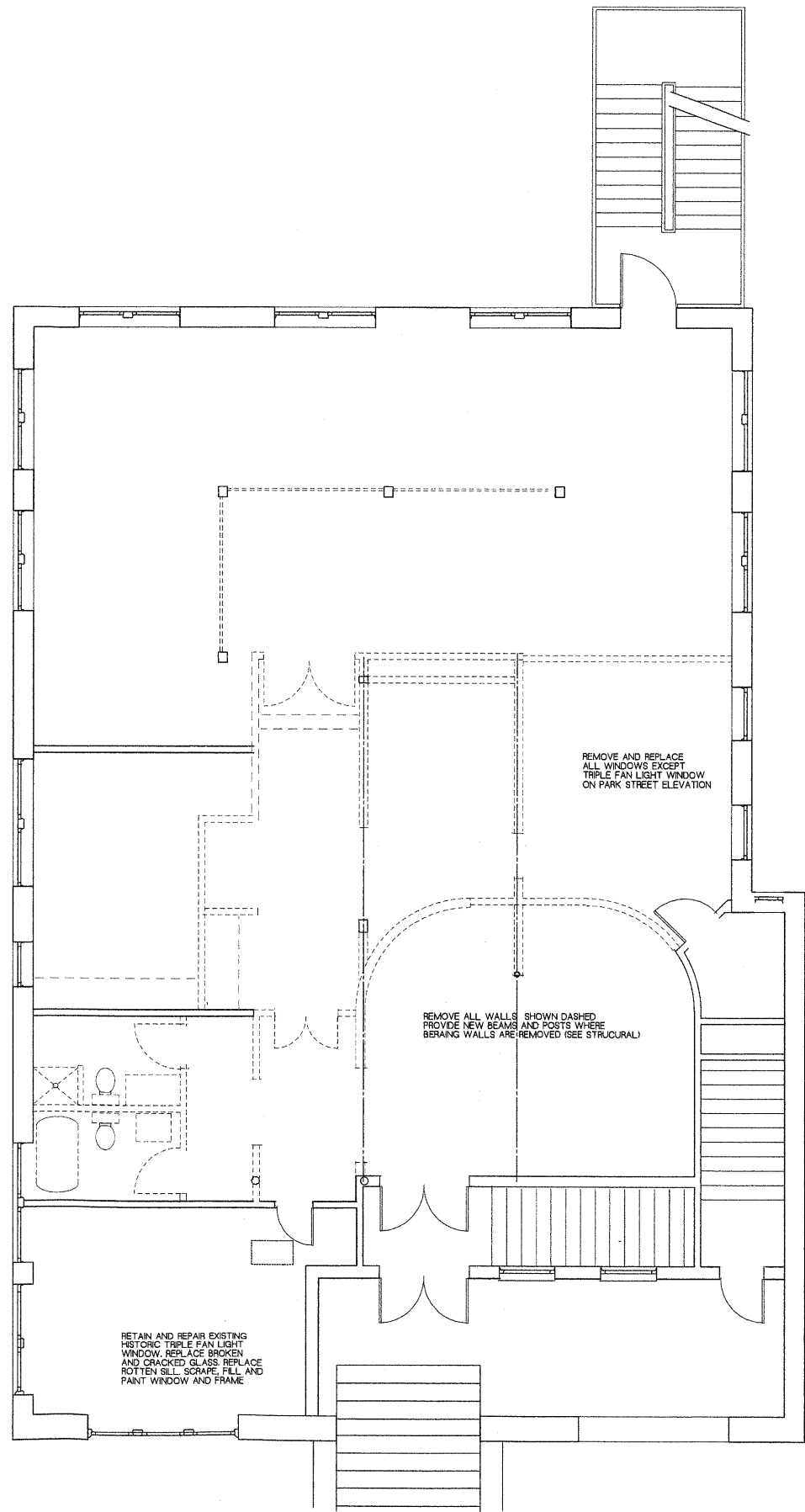


RESTORATION AND RENOVATIONS
1325 PARK STREET
 BOYER COMMERCIAL CONSTRUCTION
 COLUMBIA SOUTH CAROLINA

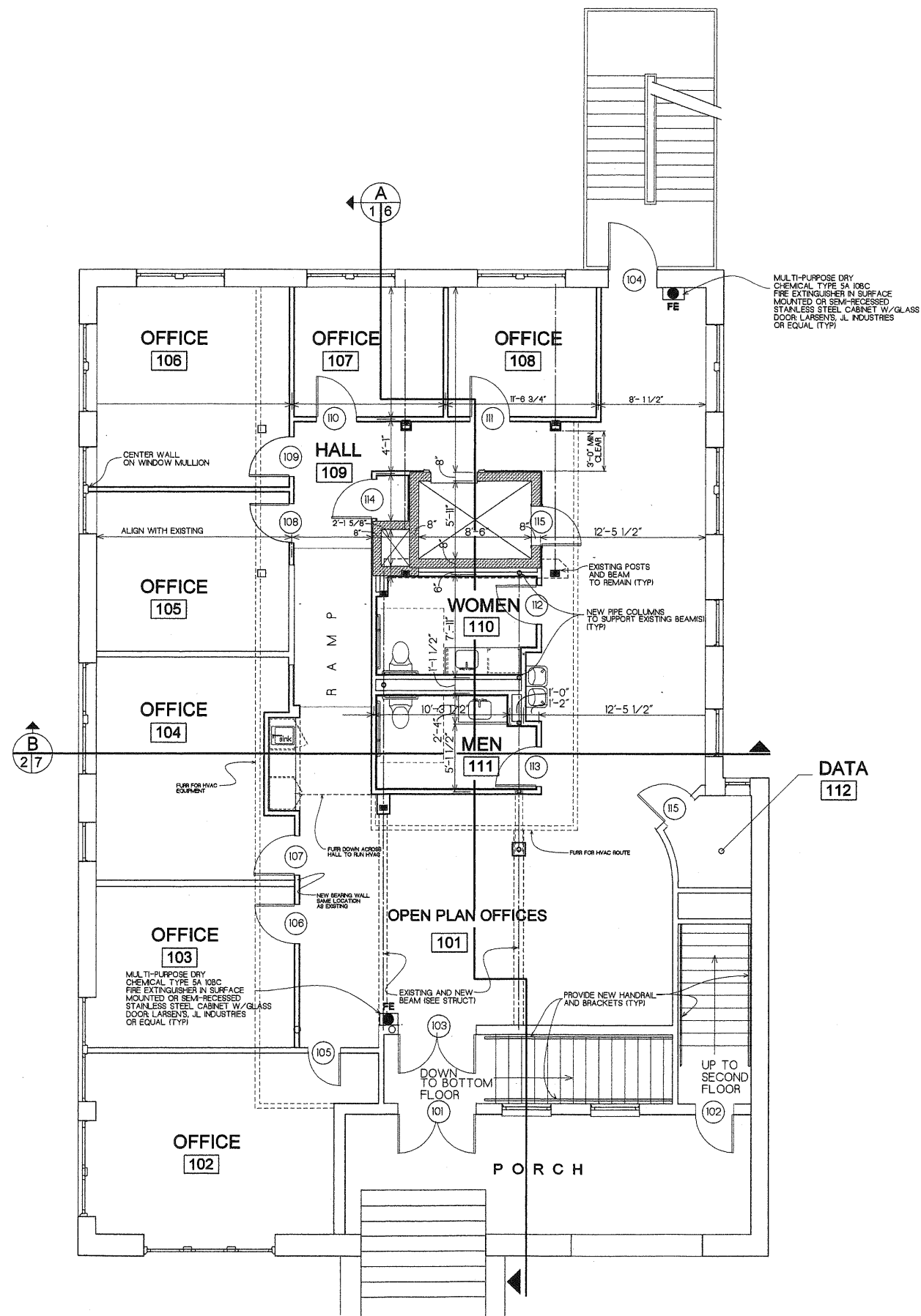


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 LTD., AIA

SHEET

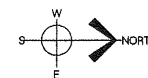


PARK STREET (FIRST FLOOR) DEMOLITION PLAN



PARK STREET (FIRST FLOOR) PLAN

SCALE: 3/16" = 1'-0"



DRAWN LHW
 DATE MAY 2017
 REV.
 NORTH

STATE OF SOUTH CAROLINA
 ARCHITECTS
 HEYWARD & WOODRUM, LTD., AIA
 COLUMBIA, SC 29204
 REGISTERED

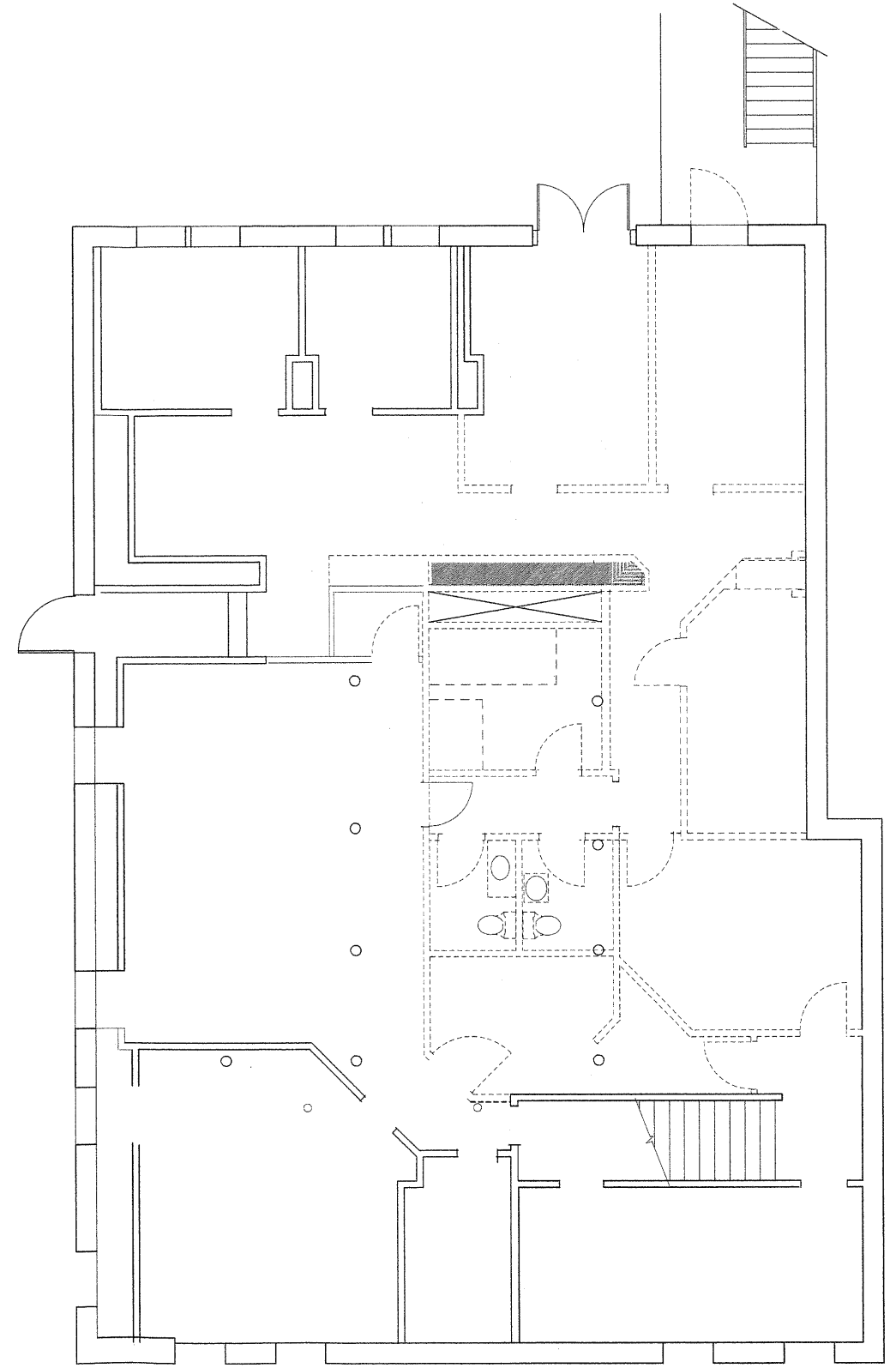
STATE OF SOUTH CAROLINA
 ARCHITECTS
 LAWRENCE H. WOODRUM, AIA
 COLUMBIA, SC 29204
 REGISTERED

RESTORATION AND RENOVATIONS
 1325 PARK STREET
 BOYER COMMERCIAL CONSTRUCTION
 COLUMBIA SOUTH CAROLINA

HEYWARD & WOODRUM, LTD., AIA

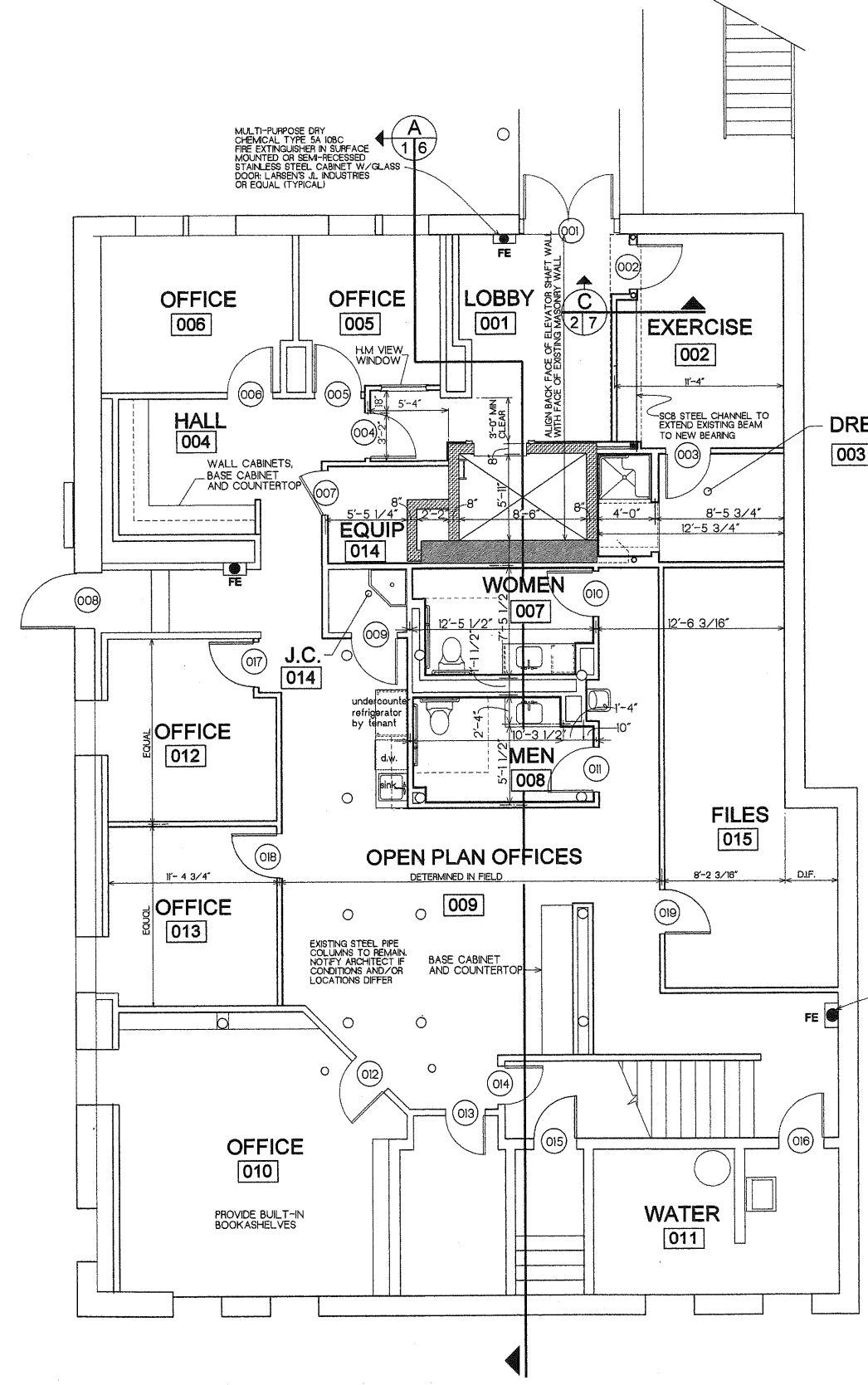
Heyward & Woodrum

SHEET
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BOTTOM FLOOR DEMOLITION PLAN

SCALE: 3/16" = 1'-0"



BOTTOM FLOOR PLAN

SCALE: 3/16" = 1'-0"

