



02/21/2013



D/DRC Case

1527 Gervais Street and 1213-1221 Pickens Street

Individual Landmark

TMS: 11401-05-10 and 11401-05-07 through -09



DESIGN/DEVELOPMENT REVIEW COMMISSION
DESIGN REVIEW DISTRICT
HISTORIC AGENDA
Case #2

ADDRESS: 1527 Gervais Street (Whaley House)

APPLICANT: Tim Bradley, agent, Michael Baker International
David Willoughby, architect, Michael Baker International
Harry Davis, Children's Law Center director

TAX MAP REFERENCE: TMS# R11401-05-07,-08, -09, -10

USE OF PROPERTY: Commercial/Institutional

REVIEW DISTRICT: Individual Landmark, City Center Design District

FINDINGS/COMMENTS:

This important property in the City was designed by and lived in by W.B. Smith Whaley who was instrumental in the development and construction of the cotton mills which were foundational to Columbia's economy. The house was built in 1892-1893 and is a fine example of Queen Anne architecture and a last remnant of the residential nature of this section of Gervais Street in the early 20th century. An attached garage building, part of the tenure of the property as the Dunbar Funeral Home, will be demolished as a non-contributing structure and can be handled at staff level.

The house has been undergoing a rehabilitation process for several years with the intent that it will eventually serve as the administrative building for the Children's Law Center for the University of South Carolina's School of Law. About five years ago, it was brought before the DDRC for removal of a non-original porte cochere, side entry and associated features, and for basic stabilization and rehabilitation of windows, all of which were approved. In August 2013 the applicants presented at an informational session to get feedback on the removal of later additions on the back of the building, bringing it closer to the footprint of the house as shown on the 1904 Sanborn map. No plans were produced then but the conceptual idea of the removal of later, unsympathetic additions was supported by the Commission at that time.

Today, the applicants are ready to move forward with the project and have submitted plans for exterior changes/additions to the house, as well as plans for a new structure situated behind the Whaley House; the parcels which are now dedicated to parking behind the Whaley House and to the left will be combined to provide room for interior parking on the lot and the construction of the new training center. The Center is intended for lawyers, social workers, and other professionals who work with children. Because the local landmark building is also listed on the National Register, it is reviewed by the SC State Historic Preservation Office as well, who have met jointly with the applicants and City staff to work through issues and get to a proposal which meets all regulations.

As a landmark, this house and related new construction are reviewed using language from the Secretary of the Interior's Standards for Rehabilitation as amended by City Council in Ordinance No. 2011-010:

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.

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

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

(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.

(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.

(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.

(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.

Rather than applying these individually to each of the components of the buildings, staff is making a general statement that they have worked with the applicants and the SC State Historic Preservation Office to meet the criteria above as closely as possible. Staff feels that the project accomplishes these goals.

Alterations to the Whaley House and the new construction of the Training Center will be reviewed separately.

Whaley House

South Elevation (front porch)

The house's front porch was completely enclosed to maximize usable space during its tenure as a funeral home. The continued use of these spaces for programmatic purposes is important to the Children's Law Center, so the plan is to retain the porch on the right side as enclosed meeting space; however, rather than keeping the solid walls and their windows, the

proposal is to enclose this space with large panes of clear glass fronted by a balustrade system to re-create the massing of an open porch. The heavily horizontal lines of the framing system which appear on the elevation at this scale are not indicative of the final appearance of the glass; please see the rendering for a more accurate representation. On the left side of the porch, the solid walls of the later renovation will be completely removed and a new balustrade will be installed so that the space functions once more as an open air porch. The curving central stairs at the front entry will be removed and new stairs constructed. Like the balustrade, the stairs and their details will be built using the design, details, and materials documented in photographs of the original building.

West Elevation (left side or parking side)

There are no changes proposed to existing original architecture on the east and west elevations of the building; however, at the north elevation (the back of the house), a series of later small additions will be removed to allow for the construction of a new staircase, elevator, lobby and catering kitchen space. These will be visible as part of an addition at the west elevation, looking from Gervais Street; the addition takes the form of a gabled bay referencing the original bay immediately adjacent. Details of the new bay will be streamlined (no cornerboards, no shutters, minimal window trim, etc.) to make the addition distinct yet compatible to the original architecture. The addition will attach via a recessed clear glass hyphen which will be roofed in a dark standing seam metal roof (please note that the small recessed window in the in the roof of the hyphen at this elevation will be removed). Not all materials have been determined for the stair tower, but Hardieboard will be used to reference the original wood siding of the Whaley House and the foundation will match the existing. Further details may be left to staff if the Commission wishes.

North elevation (back of building)

This elevation will be minimally seen from any public right-of-way but the massing and forms still respect the architecture of the original house. At this elevation, one sees the entry door to the stair tower at the far right side which will provide easy access from the newly constructed training facility. Details regarding the final height of the door and transom are yet to be worked out. Tucked in to the gable is an elevator which will reach to the third floor and which was a key request from the director of the program. The elevator is accessible from the exterior of the building at ground level at the east side of the bay. Conversations continue about what the most appropriate cladding material will be for the elevator tower—it is too large to reference as a chimney but the siding which is shown on the elevations is not an optimal solution either. Stucco or vertical metal siding were last discussed between all parties; staff is happy to handle this detail as conversations evolve. Windows on the back will be 1/1 to distinguish them from original windows and will have minimal trim.

New construction (Training Center)

Behind the Whaley House will be the new facility which will have meeting rooms, a mock crime scene, a mock courtroom, etc., for training purposes. The building was originally intended to replace the garage (to be demolished), sitting approximately in its footprint, although it would be clearly larger than that building and would stretch closer to the street.

This position allows the Whaley House to be read as the primary structure from Gervais Street. The building is sited approximately 21' from the back of the Whaley House, although the architect is working to see if it can be pulled a few feet further back on the site.

The design intent of the new structure was to keep it low so that the Whaley House would maintain prominence on the lot, especially from Gervais Street. The new construction needed to be distinct yet compatible but the required size of the new building was daunting. Clearly, Queen Anne architecture would never work for a building with this square footage, so the architects started with trying to find some points to key off of—a hip roof which has a similar pitch of the porch's roof of the Whaley House, plenty of fenestration, and movement and details in the building's walls and pilasters (which particularly are deep and provide very good detailing and shadow lines) which refer to the myriad patterns and forms of the Whaley House. The neutral color palette will tie in with the USC School of Law building around the corner and will help it blend as well with the Whaley House. The building is composed of stucco with bands of brick veneer and clear insulated glass in the windows. It would be appropriate for this to be an untinted, low-e glass, if desired, and conditional upon staff approval. The roof will be a standing seam metal roof. Mechanical equipment will be located at the top of the building; staff has asked that the color of the boxes be either more neutral or the same color as the roof to reduce their prominence.

East elevation (Pickens Street)

The east elevation of the building is the most visible since it faces on to Pickens Street. The building has been properly moved toward the streetfront and is set back enough to be in line with the Whaley House and adjacent historic buildings. The main entry to this building is oriented to the parking lot side (west elevation) of the parcel where most people will be parking but the Pickens Street side has an entry as well—this entry will likely not be used, at least at the moment, but urban design standards require entries at the street to promote a pedestrian environment. Aside from the glass at street level, the architect has also utilized some openings with lattice screens to maintain the rhythm of openings but provide privacy on the interior of the building.

West elevation (Parking lot side)

This elevation will be interior and largely not as visible since it is set so far back on the lot but it maintains the detailing and rhythm of openings as the other elevations.

Landscaping and Fencing:

Any fencing or walls on this site should reflect the era of the Whaley House so that they do not negatively impact the property, particularly from Gervais Street. The fencing shown on the renderings along Gervais Street is not accurate; the brick pillars will be reduced to more of a 4' height with metal railings in between. Staff is happy to work out details of this with the applicants.

Another wall with gates is potentially planned along the east elevation parallel to the sidewalk and between the new construction and the landmark house. Since this is not the primary elevation, there is more flexibility here for larger walls/gates that reflect the commonly used materials and styles of other walls on the USC campus. These can be worked out with staff.

It appears on the site plan that there is some sort of new structure between the Whaley House and the Training Center. Staff does not have an elevation of this or any information, so cannot recommend approval. This feature may need to come back to D/DRC for a separate approval.

Site Plan

Because this building falls within the City Center Design/Development District, where urban design principles apply and pedestrian engagement is a priority, site plan review is handled using those guidelines:

5.4 SITE PLANNING

The manner in which a building and its accessory uses are arranged on a site are critical to how the building contributes to the overall quality of the built environment. This section outlines a series of site planning guidelines that will help establish a human scale, pedestrian-friendly quality in City Center.

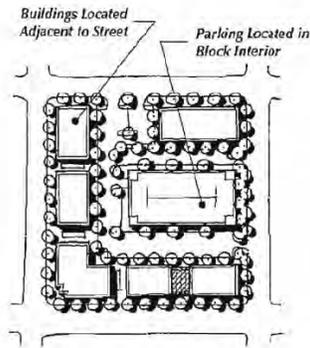
5.4.2 Street Orientation

The way that a structure is oriented to the street plays a big role in establishing the overall feeling of the street. As a general rule, buildings should be oriented so as to engage and maintain pedestrian interest. Following are specific directions on how this can be accomplished.

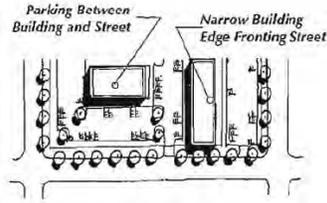
- *Storefronts should be designed to orient to the major street frontage. While side or rear entries may be desirable, the predominant major building entry should be oriented toward the major street.*

This building is part of a larger parcel and was designed to relate to the Whaley House. The main entry on this building is situated to the interior of the lot where the majority of the parking spaces are and to accommodate flow between the two buildings. However, another entry has also been established on the Pickens Street side, to accommodate this guideline.

- *The front building facade should be oriented parallel to the street or toward a major plaza or park. While the east side of the building is not the front building façade, it is detailed to read as a primary facade to accommodate this guideline.*



Appropriate Siting



Inappropriate Siting

6.8.2 Surface Parking

New surface parking lots should be designed to minimize the negative impact of large paved surfaces on the quality of the visual environment.

The site plan meets this guideline. Since maximizing parking for the Center is a priority, the applicants are planning to work with Parking Services to develop more parking spaces on the street by closing three of the four existing curb cuts to meet this need.

STAFF RECOMMENDATIONS:

Aside from the structure placed between the Whaley House and the Training Center, Staff recommends approval of the request for a Certificate of Design Approval for exterior changes to the existing landmark structure, as well as the proposed new construction, citing the Secretary of the Interior's Standards for Rehabilitation as amended by City Council in Ordinance No. 2011-010 with the following conditions and with the understanding that they will be deferred to staff for resolution:

- *Final determination of the cladding material for the elevator tower;*
- *Specifications for the Whaley House porch enclosure windows;*
- *Details of balustrade and front porch stairs;*
- *All details of walls/fences;*
- *Changing the color of the roof's mechanical boxes to reduce prominence;*
- *All future signage; and any other outstanding details.*



The Whaley House today, Gervais Street



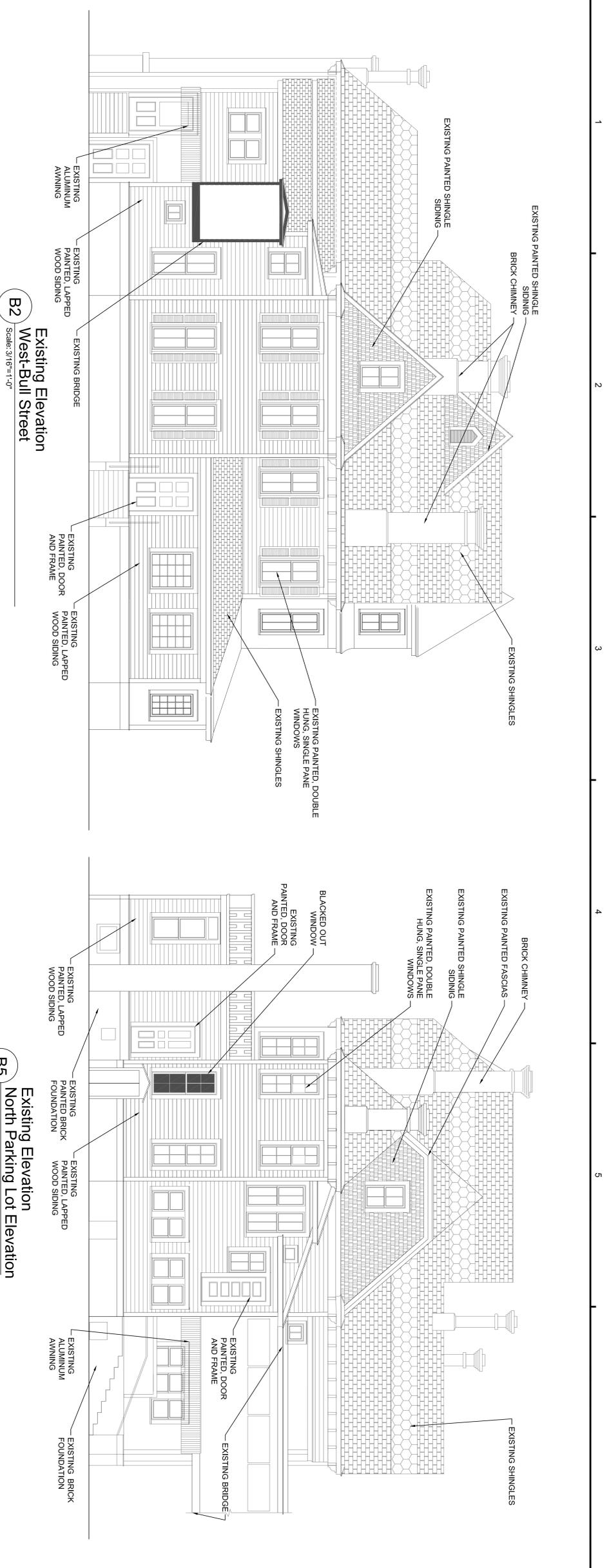
Whaley House, 1930s



Back of house where demolition of later alterations will take place (including bridge to garage)

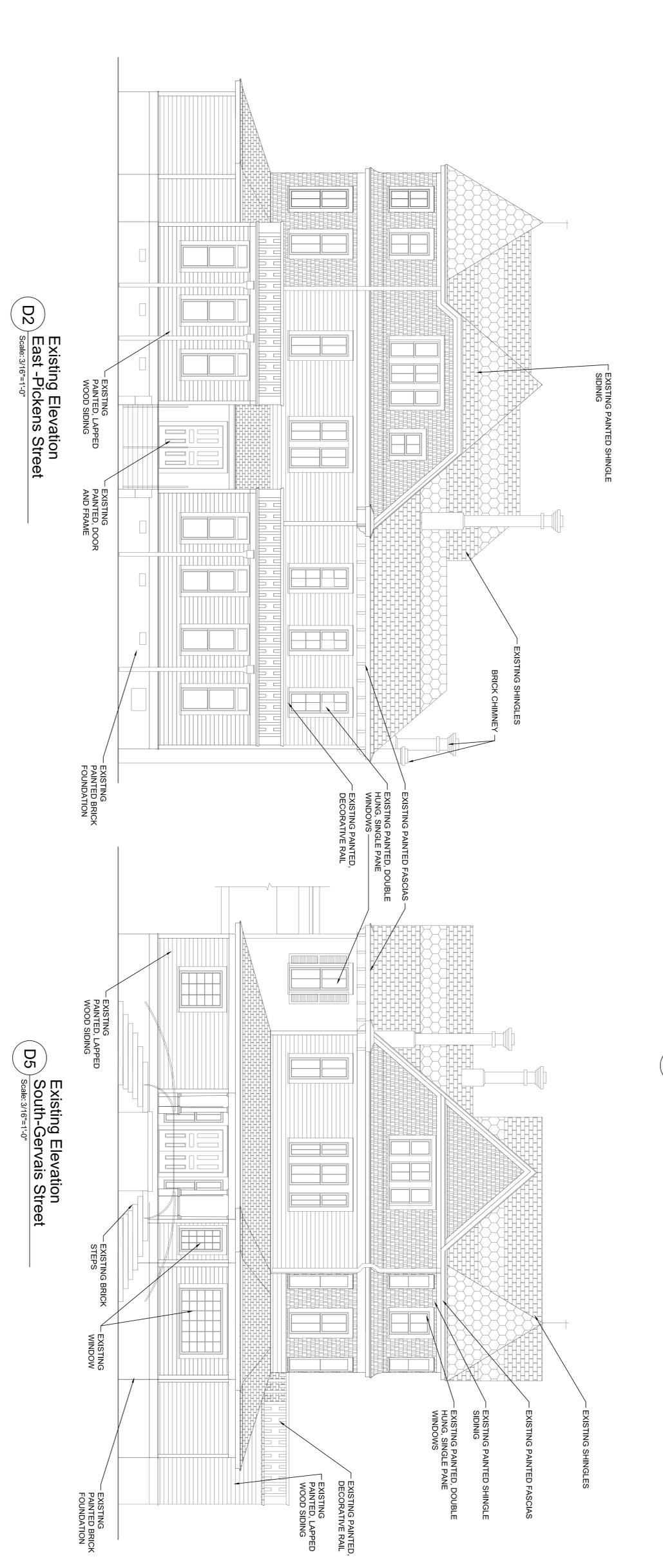


Garage to be demolished



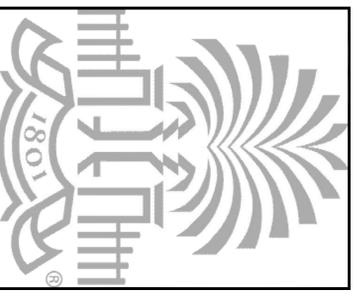
B2
Existing Elevation
West-Bull Street
Scale: 3/16"=1'-0"

B5
Existing Elevation
North Parking Lot Elevation
Scale: 3/16"=1'-0"



D2
Existing Elevation
East-Pickens Street
Scale: 3/16"=1'-0"

D5
Existing Elevation
South-Gervais Street
Scale: 3/16"=1'-0"



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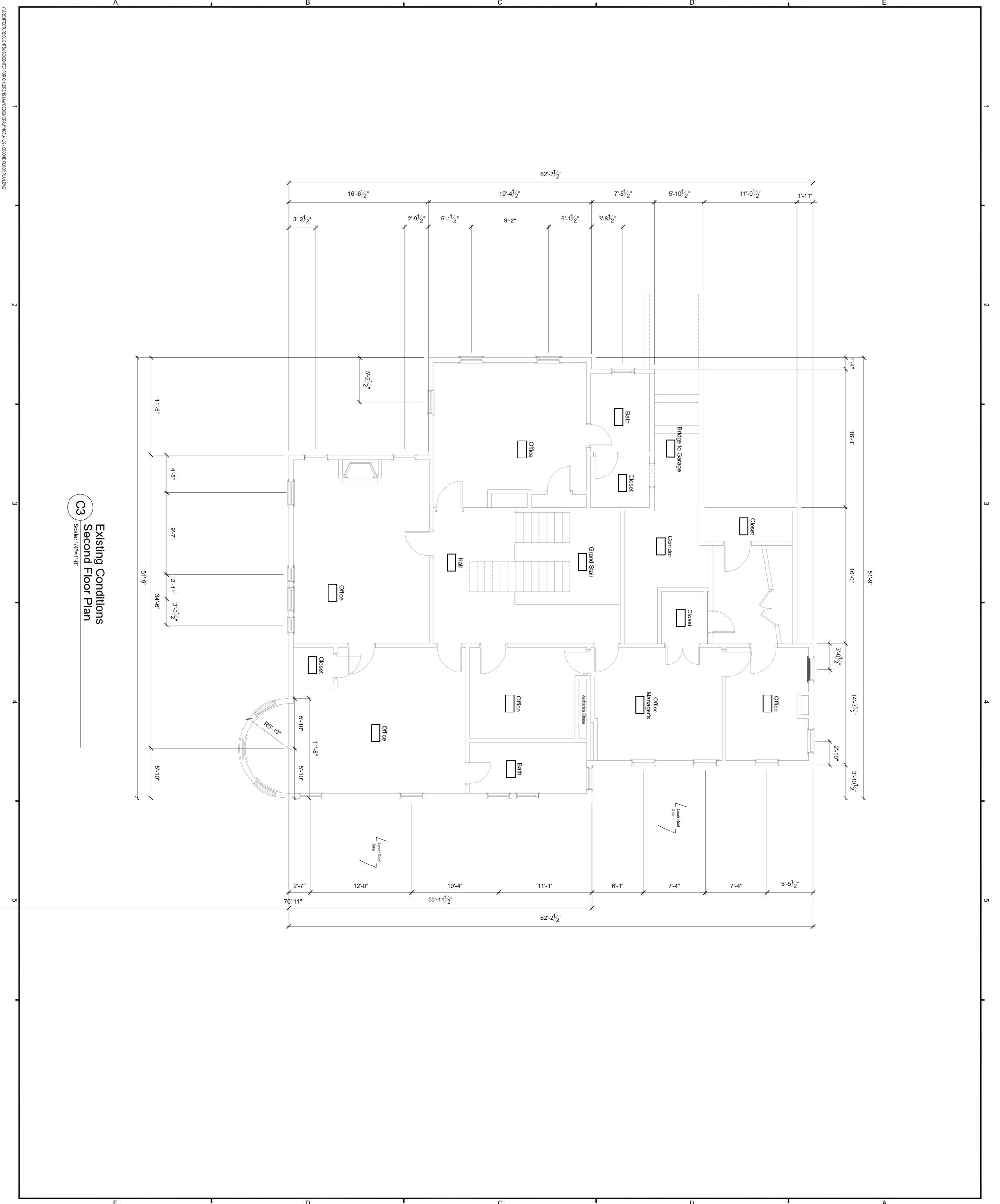
REVISIONS			
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A	Conceptual Design	08/01/2016	DAW
B	Final Revised Conceptual Design	08/23/2016	DAW
C	Final Revised Schematic Design	10/10/2016	DAW
D	Final Revised Schematic Design - Add 3 Interview Rooms	10/10/2016	DAW
D	Final Revised Schematic Design - Add 3 Interview Rooms/rev per comments	10/11/2016	DAW
E	Revised Schematic Design - Review entries per site plan	10/28/2016	DAW
E	Revised Schematic Design - DW/FPZ	01/10/2017	DAW

Project Name:
Whaley House Existing Elevations

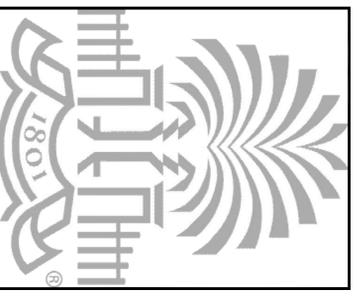
Client:
**USC Development Foundation
Children's Law Center**

Project Number:
October 10, 2016

Scale:
AE2.00



C3
Scale: 1/4"=1'-0"
Existing Conditions
Second Floor Plan



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No.	Description	Date	By
A	Conceptual Design	08/01/2016	DAW
B	Final Revised Conceptual Design	08/23/2016	DAW
C	Final Revised Schematic Design	10/07/2016	DAW
D	Final Revised Schematic Design	10/07/2016	DAW
E	Final Revised Schematic Design	10/11/2016	DAW
E	Revised Schematic Design- comments	10/28/2016	DAW
E	Revised Schematic Design- Revise entries per site plan	01/10/2017	DAW
E	Revised Schematic Design- DW/FZ		DW

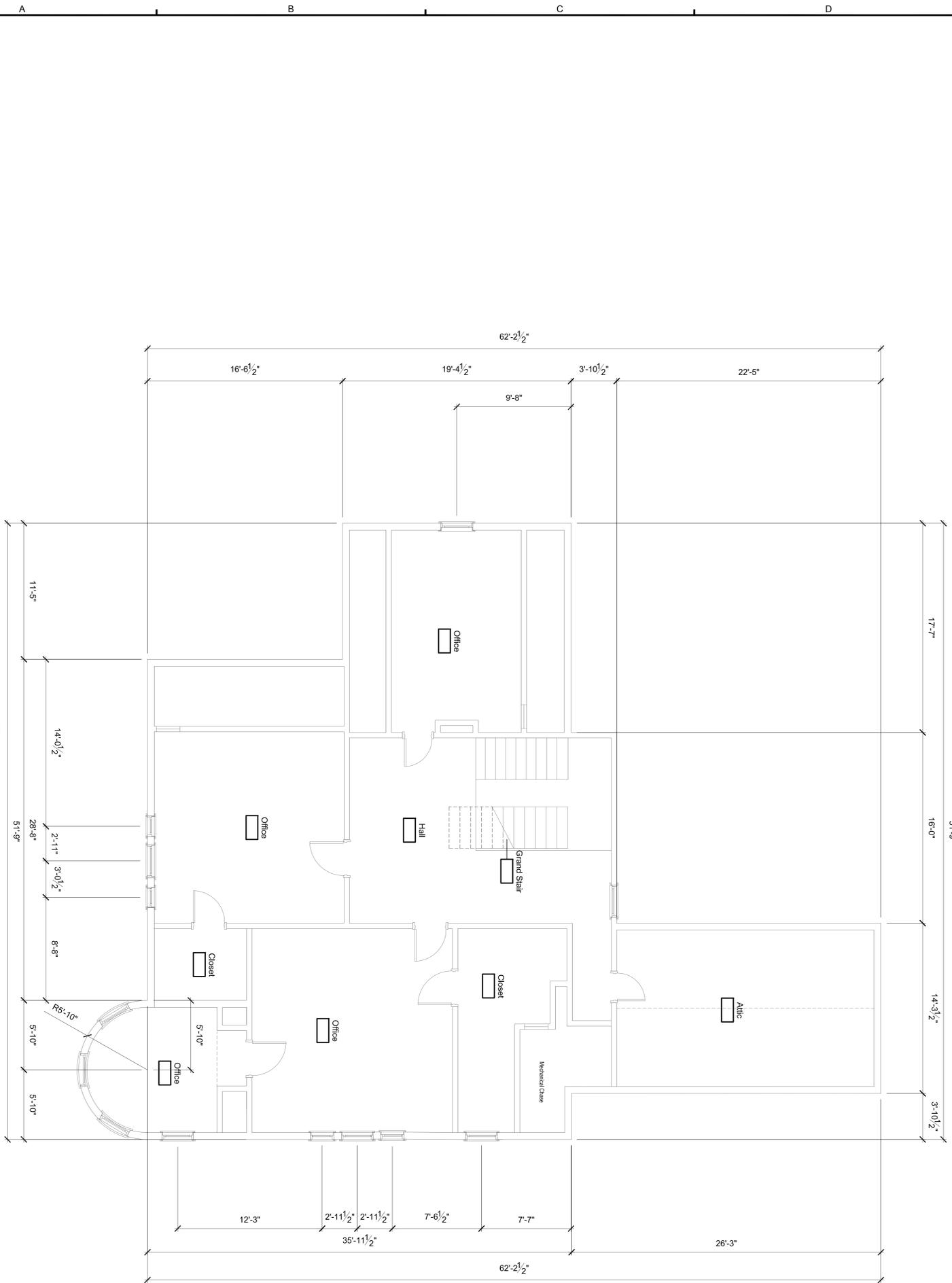
Project Name:
USC Development Foundation
Children's Law Center

Drawing Name:
Whaley House
Existing Conditions
Second Floor Plan

Project Number: _____
Sheet Number: _____
Date: October 10, 2016

Designer: _____
Checker: _____
Architect: _____

AE-1.20



C3
Existing Conditions
Third Floor Plan
Scale: 1/4"=1'-0"



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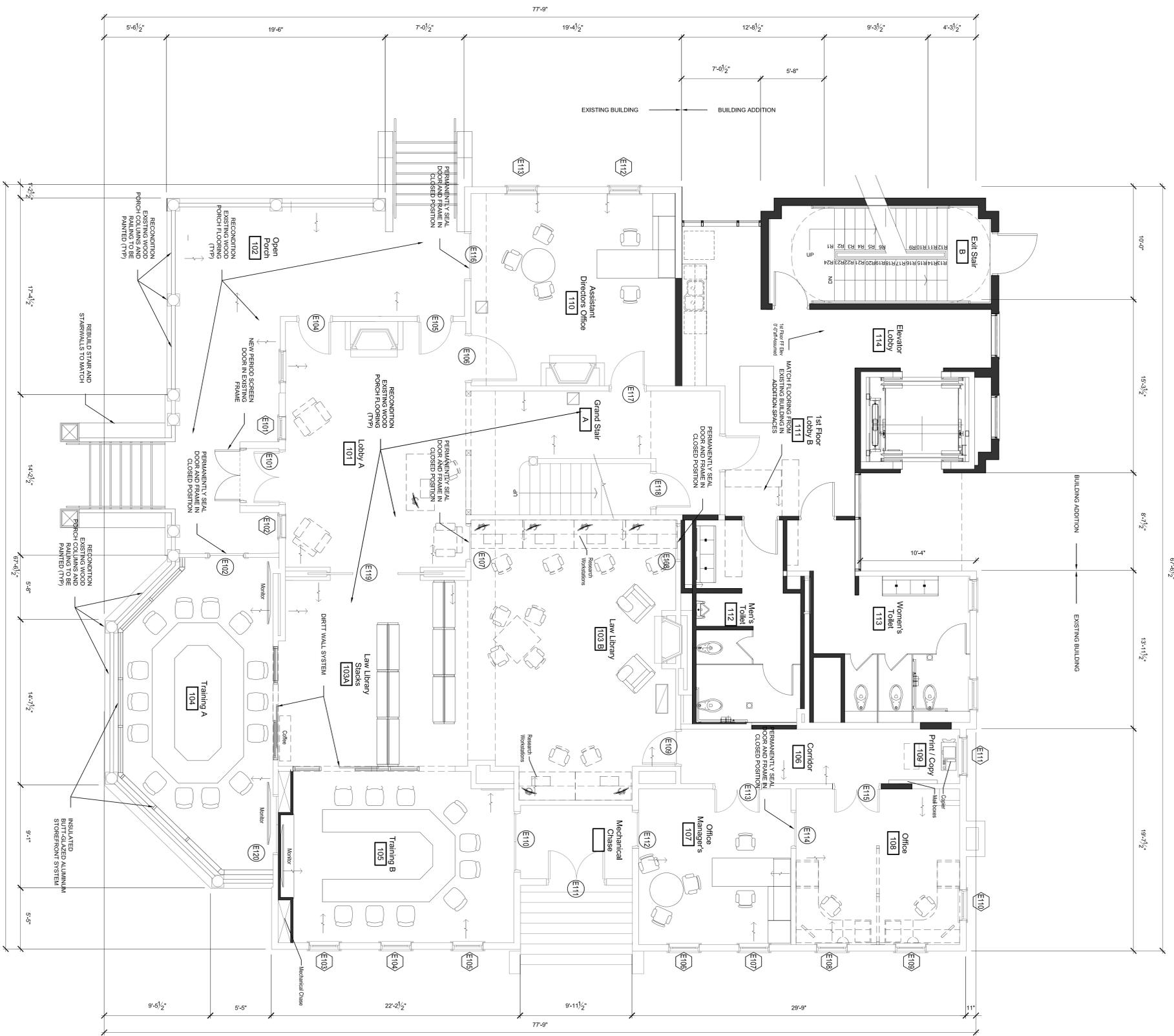
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A	Conceptual Design	08/01/2016	DAW
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C	Final Revised Schematic Design	10/10/2016	DAW
D	Final Revised Schematic Design Add 3 Interview Rooms	10/10/2016	DAW
E	Final Revised Schematic Design Revise entries per site plan comments	10/26/2016	DAW
E	Revised Schematic Design	01/10/2017	DAW
	Checked by:		DW
	Drawn by:		FZ
	Checked by:		DW

Project Name:
**USC Development Foundation
Children's Law Center**

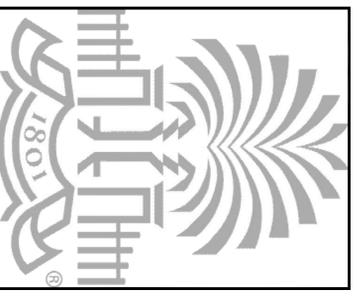
Drawing Name:
**Whaley House
Existing Conditions
3rd Floor Floor Plan**

Project Number:
Drawing Number:
Date:
October 10, 2016

AE-1.30



A3 First Floor Plan
Scale: 1/4"=1'-0"



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D	Final Revised Schematic Design	10/10/2016	DAW
E	Revised Schematic Design- Revise entries per site plan	10/28/2016	DAW
F	Revised Schematic Design- Final owner comments	01/10/2017	DAW
G	Revised Schematic Design- Additional user comments	01/26/2017	DAW
H	Revised Schematic Design- Additional user comments (USC)	02/07/2017	DAW
J	Revised Schematic Design- Add detail for Attorney	02/03/2017	DAW
K	Issued Schematic Design- City / SHPPD Historic	04/13/2017	DAW
L	Issued Schematic Design- Incorporate City / SHPPD Cmts	05/22/2017	DAW
M	Issued Schematic Design- Rev. Plan options for 2nd stair-city	05/26/2017	DAW
M	Issued Schematic Design- Mag w/ Amy Moore / City Arch	05/26/2017	DAW
N	Issued Schematic Design- Mag w/ Amy Moore / City Arch	06/01/2017	DAW
P	Issued Schematic Design- Rev. Plan options w/ Tim / Henry / Rais	06/19/2017	DAW
R	Issued Schematic Design- Issued Schematic Design	07/10/2017	DAW
S	Issued Schematic Design- Design Review Meeting	08/04/2017	DAW
T	Design Review Meeting	08/10/2017	DAW
V	Design Review Meeting	08/16/2017	DAW
W	Design Review Meeting	08/24/2017	DAW
X	Design Review Meeting	08/29/2017	DAW
Y	Design Review Meeting	09/05/2017	DAW
Y.1	Design Review Meeting Comments	09/06/2017	DAW
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Z.1	USC Design Review Committee	09/26/2017	DAW
Z.2	DDBC Review	10/06/2017	DAW

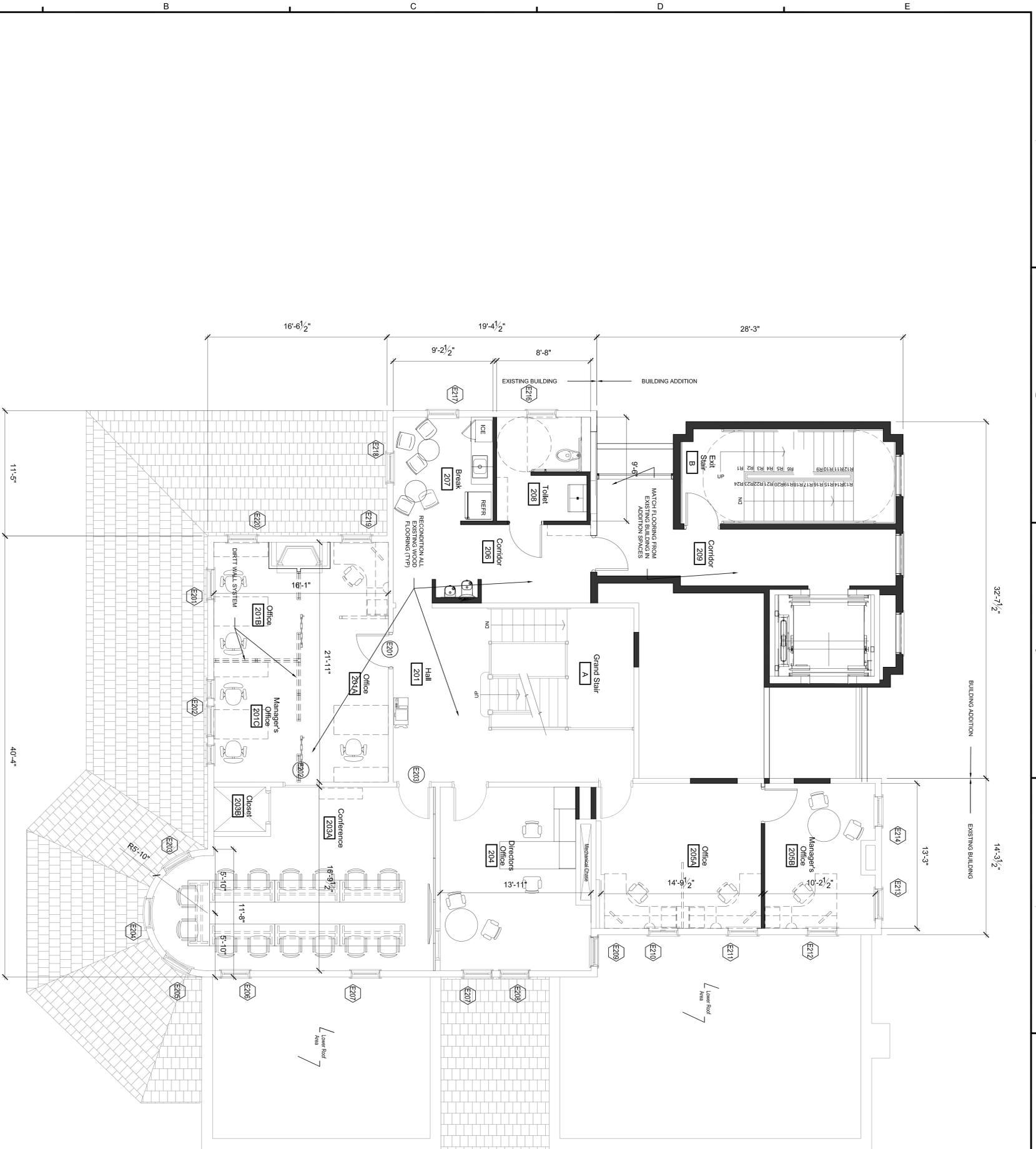
Designed by:	Drawn by:	Checked by:
DW/FFZ	FZ	DW

Project Name: USC Development Foundation
Children's Law Center

Project Number: 155637
Date: July 10, 2017
Discipline: Architecture

Whaley House
First Floor Plan

A1.01



A2 Second Floor Plan
Scale: 1/4"=1'-0"

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No.	Description	Date	By
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B	Final Revised Conceptual Design	08/23/2016	DAW
C	Final Revised Schematic Design	10/10/2016	DAW
D	Final Revised Schematic Design - Add 3 Interview Rooms - per comments	10/10/2016	DAW
E	Revised Schematic Design - Revise entries per site plan	10/26/2016	DAW
F	Revised Schematic Design - Revised Schematic Design - Final owner comments	01/16/2017	DAW
G	Revised Schematic Design - Additional user comments	01/26/2017	DAW
H	Revised Schematic Design - Additional user comments (USO)	02/07/2017	DAW
J	Revised Schematic Design - Add detail for Attorney City / SHIPO Historic	04/19/2017	DAW
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V	Design Review Meeting	08/24/2017	DAW
X	Design Review Meeting	09/05/2017	DAW
Y	Design Review Meeting Comments	09/06/2017	DAW
Z	USC Design Review Committee	09/26/2017	DAW
Z2	DDRC Review	10/06/2017	DAW

USC Development Foundation
Children's Law Center

Whaley House
2nd Floor Plan

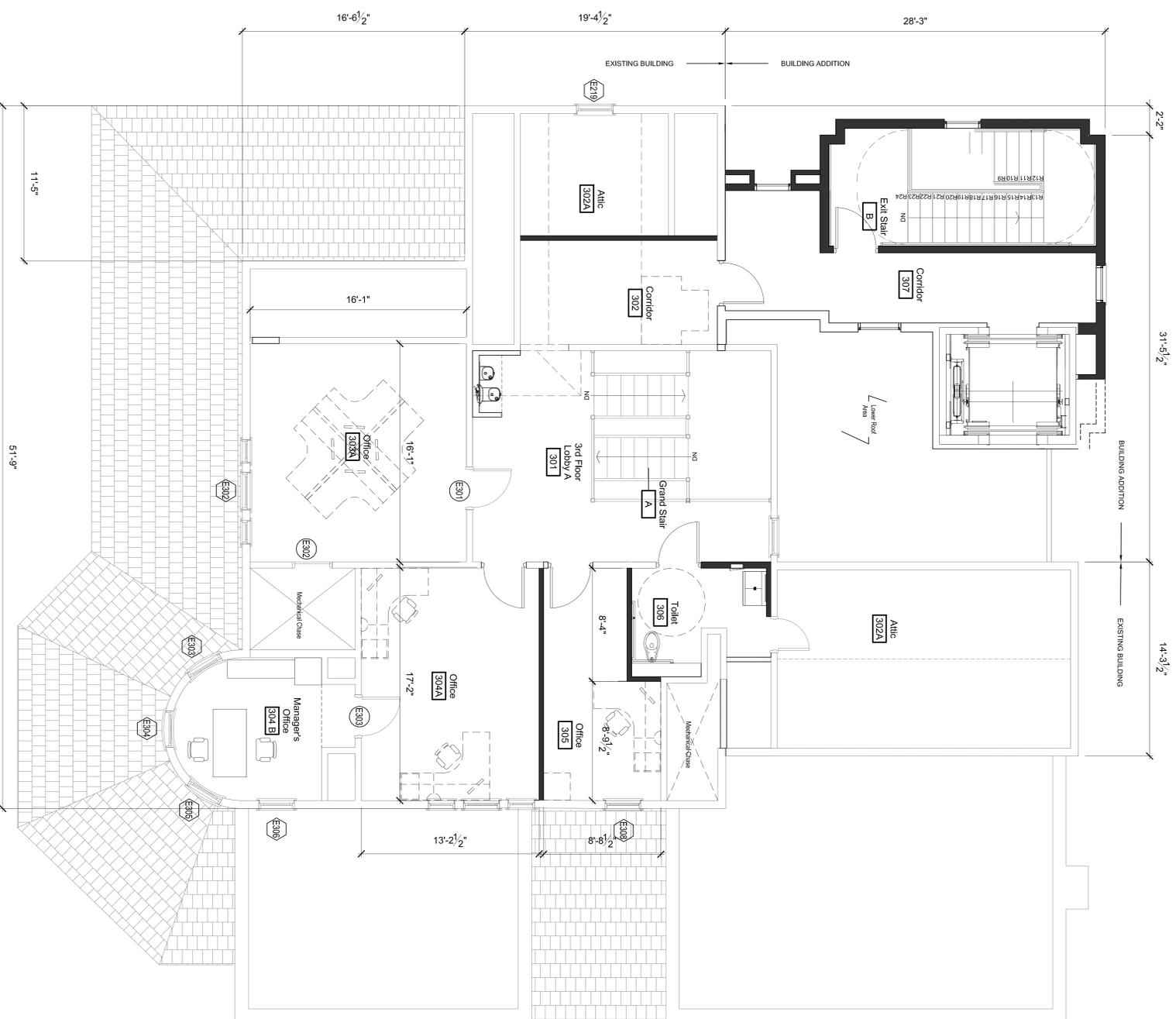
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Date: July 10, 2017
Discipline: Architecture

Drawing Name: A1.02

Checked By: DW
Checked By: DW

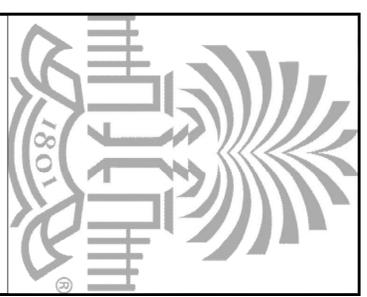
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Design and Title: FZ

A2 Third Floor Plan
Scale: 1/4"=1'-0"



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F	Revised Schematic Design- Final owner comments	01/16/2017	DAW
G	Revised Schematic Design- Additional user comments	02/07/2017	DAW
H	Revised Schematic Design- Additional user comments (USO)	03/30/2017	DAW
J	Revised Schematic Design- Add detail for Attorney	04/13/2017	DAW
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Z.1	USC Design Review Committee	09/26/2017	DAW
Z.2	DDRC Review	10/06/2017	DAW

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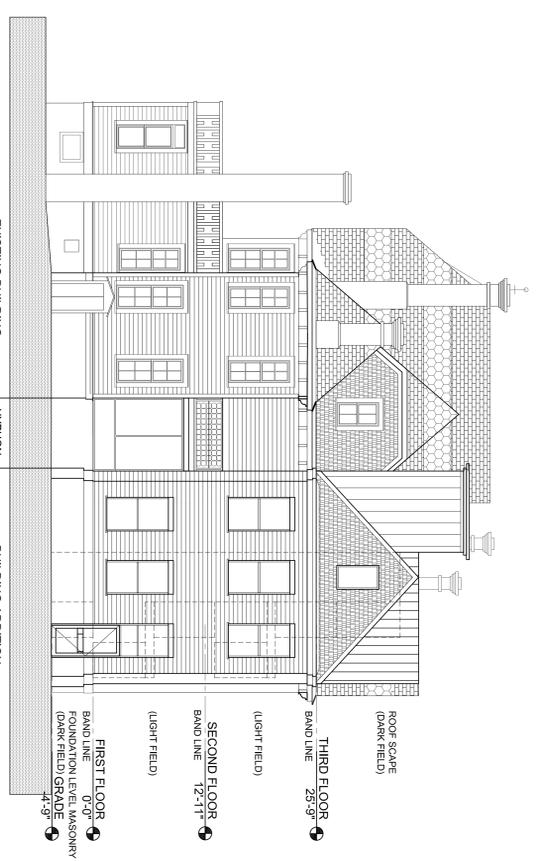


Whaley House
3rd Floor Plan

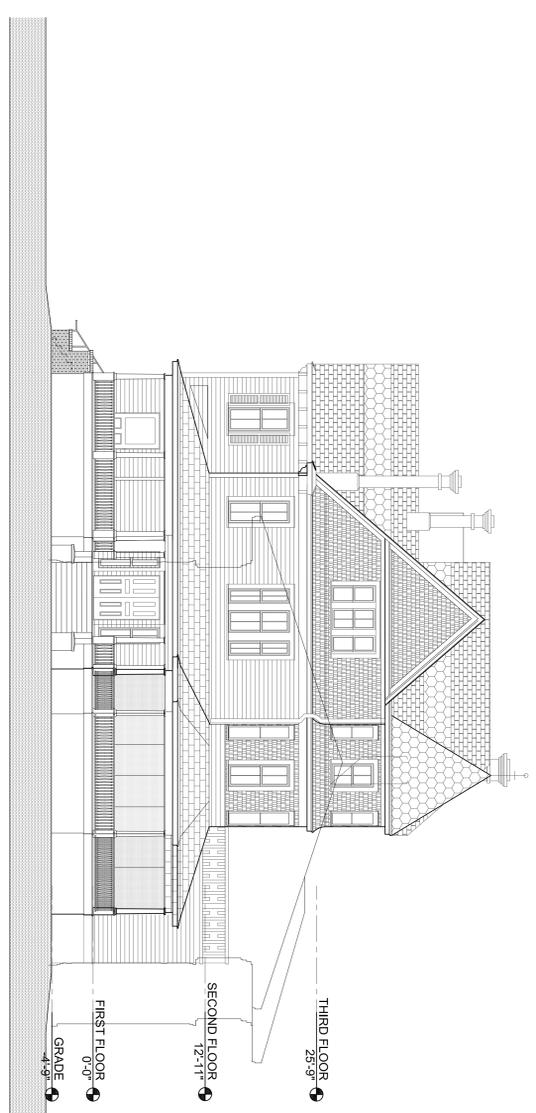
USC Development Foundation
Children's Law Center

Project Number: 155537
Date: July 10, 2017

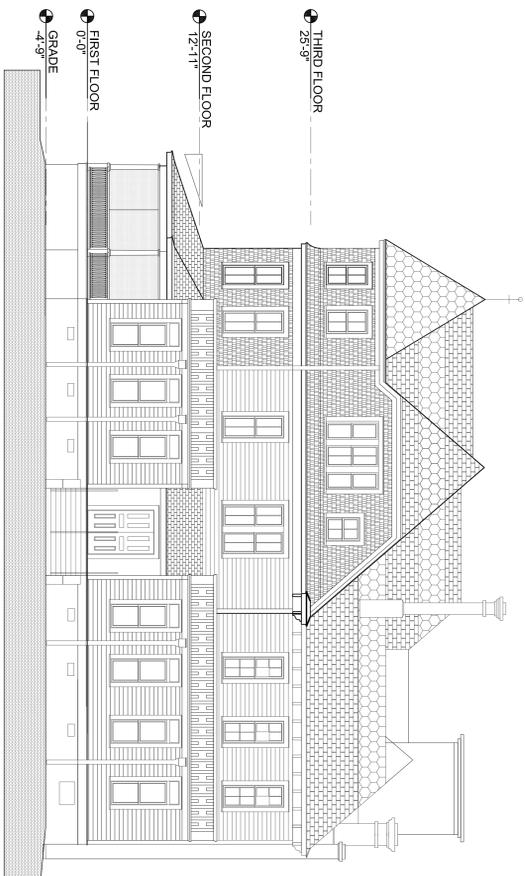
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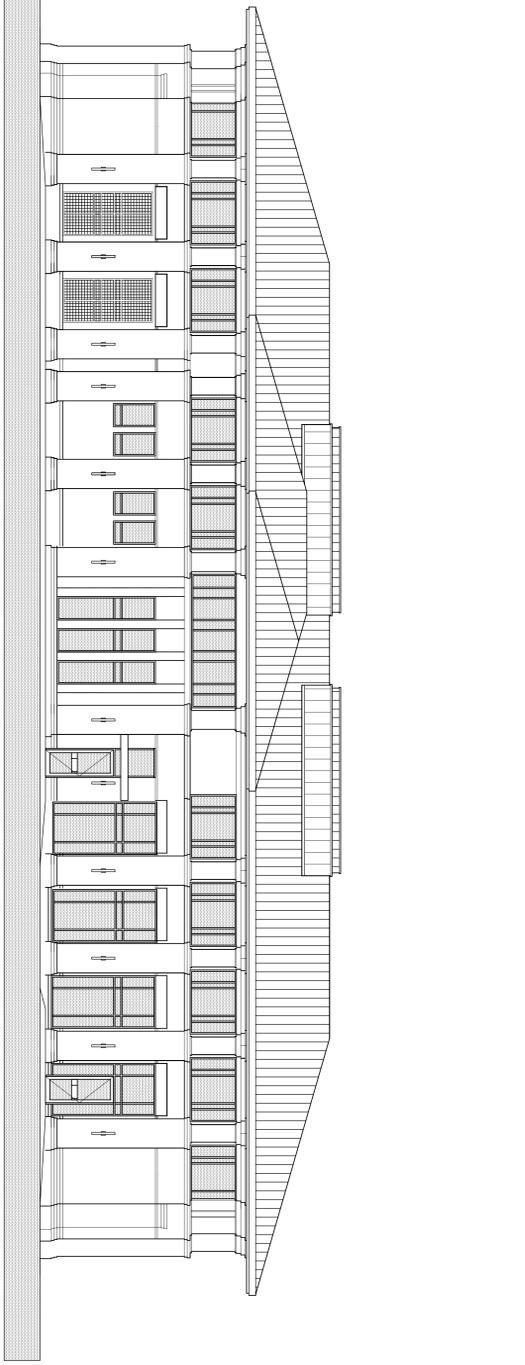
A1 North Elevation-From Training Center
Scale: 1/8"=1'-0"



A4 South Elevation-Gervais Street
Scale: 1/8"=1'-0"



B2 East Elevation - Pickens Street
Scale: 1/8"=1'-0"



E2 West Elevation - Parking Side
Scale: 1/8"=1'-0"



METAL STANDING SEAM
MATCH EXISTING ROOF
WOOD SHAKES ARE TO
MATCH EXISTING BUILDING

LAPPED SIDING -
COLOR TO MATCH
EXISTING BUILDING

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H	Revised Schematic Design - Additional user comments (USC)	02/07/2017	DAW
J	Revised Schematic Design - Add detail for Attorney	02/03/2017	DAW
K	Issued Schematic Design - City / SHPPD Historic Incorporate City / SHPPD Cmts	04/13/2017	DAW
L	Issued Schematic Design - Revise Schematics for 2016 state-city	05/22/2017	DAW
M	Issued Schematic Design - Mtg w/ Amy Moore / City Arch	05/26/2017	DAW
N	Issued Schematic Design - Mtg w/ Amy Moore / City Arch	06/01/2017	DAW
P	Issued Schematic Design - Rev Plan options w/ Tim / Harry / Rais	06/19/2017	DAW
R	Issued Schematic Design - Issued Schematic Design	07/10/2017	DAW
S	Issued Schematic Design - Issued Schematic Design	08/04/2017	DAW
T	Design Review Meeting	08/10/2017	DAW
V	Design Review Meeting	08/16/2017	DAW
W	Design Review Meeting	08/24/2017	DAW
X	Design Review Meeting	08/29/2017	DAW
Y	Design Review Meeting	09/05/2017	DAW
Y.1	Design Review Meeting Comments	09/06/2017	DAW
Z	USC Trustee Review Meeting	09/06/2017	DAW
Z.1	USC Design Review Committee	09/26/2017	DAW
Z.2	DDBC Review	10/06/2017	DAW

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USC Development Foundation
Children's Law Center

Project Name: USC Development Foundation
Children's Law Center

Project Number: 155537
Date: July 10, 2017

Client: USC Development Foundation
Architect: Architecture

Drawing Number: **A2.01**















