

02/23/2017

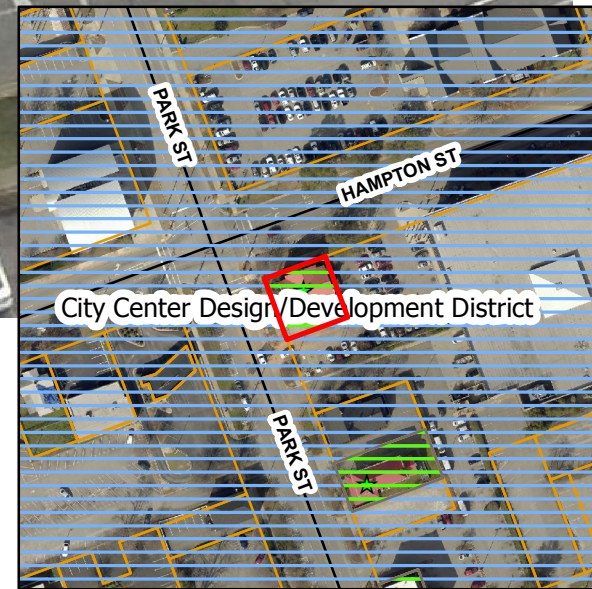


D/DRC Case

1000 Hampton Street

Individual Landmark

TMS# 09013-03-23



DESIGN/DEVELOPMENT REVIEW COMMISSION
DESIGN REVIEW DISTRICT
CONSENT AGENDA
EVALUATION SHEET
Case # 3

ADDRESS: 1000 Hampton St.

APPLICANT: Wanda Gale Breedlove, owner

TAX MAP REFERENCE: TMS# R09013-03-23

USE OF PROPERTY: Commercial

REVIEW DISTRICT: Individual Landmark Group I

NATURE OF REQUEST: Request preliminary approval for Bailey Bill certification

FINDINGS/COMMENTS:

The building is a Group I Landmark in the City and is also listed in the National Register of Historic Places.

This classical revival style building was originally built as the ‘House of Peace’ Synagogue in 1915. First located at 1318 Park Street, it served the local Orthodox Jewish population until their community required a larger facility.¹ The building was sold and in 1936 it took on new life as an African-American night club; the club gained notoriety as the source of the popular dance, The Big Apple, which swept the country. Over the years, the building housed various businesses and was eventually moved to its current location in 1982.

The current owners are interested in performing basic maintenance, dealing with some water issues, and generally repairing damaged wood, stabilizing windows, and so on. All of their proposed work meets the criteria for local landmarks as well as the Bailey Bill.

Sec. 17-698. - Eligible rehabilitation.

(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.

No historic materials or features are planned for removal.

(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.

Not applicable.

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

No features, finishes, etc., will be disturbed.

(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.

A survey of the building shows that only repair is necessary at this point, but the applicants will work with staff if the degree of damage is such that replacement of any feature is necessary.

(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.

Staff will work with the applicants on any proposed methods of cleaning.

(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:

As per Section 17-698 of the City of Columbia ordinance, staff recommends granting approval for preliminary certification of the Bailey Bill with all details deferred to staff

¹ Historic Columbia, August 2010, *The Big Apple, 1000 Hampton Street.*



The Big Apple



Areas of repair/maintenance



Areas to be repaired/painted



Some examples of water infiltration in basement