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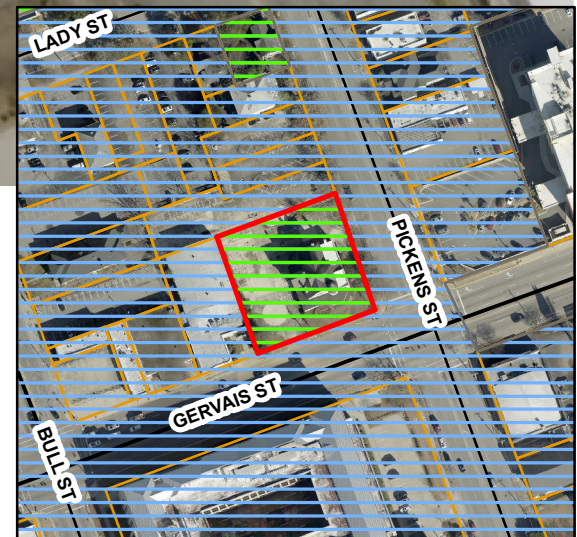


## D/DRC Case

1527 Gervais Street

Individual Landmark

TMS# 11401-05-10



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**DESIGN/DEVELOPMENT REVIEW COMMISSION**  
**DESIGN REVIEW DISTRICT**  
**CONSENT AGENDA**  
**Case #3**

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**ADDRESS:** 1527 Gervais Street (Whaley House)

**APPLICANT:** Dewey Ervin, architect/agent

**TAX MAP REFERENCE:** TMS# R11401-05-10

**USE OF PROPERTY:** Commercial/Institutional

**REVIEW DISTRICT:** Individual Landmark, City Center Design District

**NATURE OF REQUEST** Request for exterior changes and preliminary certification of the Bailey Bill

**FINDINGS/COMMENTS:**

This important property in the City was designed 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 20<sup>th</sup> century. Dunbar Funeral Home was located here for many years and the company adapted the building several times to accommodate its needs. The building has certainly seen some changes over the years, but it is primarily intact and still reads as a terrific example of the style.

While intended for use by the University for the last several years, the house has switched hands recently and the intent is to return the building to residential use with a café on the ground floor.

**Overview of Project**

South Elevation (Gervais Street, front porch)

The house's front porch was completely enclosed to maximize usable space during its tenure as a funeral home. The current intent is to remove the enclosure and re-establish the open front porch for use. Many features were removed for the porch enclosure so several columns, the porch railing, flooring, and the turret base and its windows, etc., will be reconstructed based upon existing details and historic photos. Staff can work with the applicant on all details. On the far right side of the porch, next to the porch, a later addition will remain, serving as the exterior wall to a proposed kitchen; it will have a simple door which will lead directly to the porch. While the proposed door is a historic door relocated from the side of the house, staff would like to work with the applicants on the details of the door here, perhaps simplifying the design further. Facing the house, one will be able to see

the double entry doors, an existing single door to the far left and the proposed single door to the far right; more visual consistency between the two side doors would support the façade more strongly. On the left side of the porch, stairs leading up to a door (which is part of the porch enclosure which will be removed) will be retained for porch access and two single entry doors will be established where two windows originally were on the house.

West Elevation (left side)

Aside from the porch changes reviewed earlier, there are no changes proposed to existing original architecture on the west elevation of the building.

East Elevation (Pickens Street side)

There is an existing double door entry to the house on this side which will remain. A handicap ramp is proposed which will start at the back of the building and turn the corner leading to the extant historic side entry. The ramp base will be brick, reflecting the brick of the house's foundation. The top of the ramp wall should align as closely as possible with the house's foundation height; this is accomplished on the east side but needs to be addressed on the north (back) of the building where the ramp slopes down instead of maintaining a consistent height.

North elevation (back of building)

Generally, the back of the building reflects a myriad of alterations over the years. The plan is to clean this up, replacing doors that go to nowhere (far above ground level) with appropriate windows. The proposed work is all appropriate and staff can work with the applicant on any outstanding details.

**ORDINANCE: Article 2: Administration Sec. 17-2.5(6) Decision Standards for Certificate of Design Approval-Historic Districts and Landmarks**

2. Landmarks, Districts Lacking Established Standards, and Specified Districts If the City Council has not established standards or design guidelines for the district involved, or if the application pertains to individual landmarks, the Governor's Mansion Protection Area, Elmwood Park Architectural Conservation District, or the Landmark District, the Secretary of the Interior's Standards for Rehabilitation, as amended and listed below (the "Standards"), shall serve as the basis for the DDRC's decision, taking into account the designation level of the landmark or 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.

*Original features are not being removed but are being either rehabilitated or re-constructed based upon historic photos and architectural details found in the structure.*

(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.

*The work to the building will not introduce any false historic features which might lead to a misunderstanding of the building's original architecture. The intent is to bring the building back to a more original form, removing the later porch enclosure and re-establishing an open front porch with columns, railing, flooring, turret, windows, etc., which reflect the original details and profiles of the porch.*

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

*The property has seen some changes over the years, the later enclosure of the front porch being the most impactful. This has not gained historic significance and is being removed and the porch reinstated based on historic photos and existing details.*

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

*The building and its historic features, finishes, etc., are being retained where extant.*

(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.

*Generally, the building is being rehabilitated with no loss of historic features. The re-constructed porch will require new columns, balustrade, flooring, and the turret and its windows; all new features will be based upon existing architecture or features or upon historic photos. Profiles, finishes, and other visual qualities of historic features will be replicated as closely as possible in new features.*

(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.

*Not applicable.*

(h) 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 historic material is being removed with characterizes the property. All new work is about re-establishing the visual character of the original house. Original windows and doors are being retained and new windows or doors will be visually consistent but distinct from the originals.*

(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.

*The access ramp on the east side of the building is the only new construction relevant here. The ramp could be removed in the future without harm to the building.*

(j) Where reviewed, materials, design, and height of fences and walls shall reflect the architecture and materials of the associated structure or a historic wall or fence feature typically found in the district.

*Not applicable, no fences or walls are being requested.*

### **BAILEY BILL**

Section 17-2.5 (y)

The Bailey Bill uses the same language as that of Section Sec. 17-2.5(g)6(b)2 under which the project has already been reviewed, so staff is not duplicating the language here. The same comments apply as stated already.

### **STAFF RECOMMENDATIONS:**

Staff recommends a Certificate of Design Approval based upon Section Sec. 17-2.5(6) of the Unified Development Ordinance with the following conditions:

- *Staff to work with the applicants on the design of the door to the far right of the façade;*
- *The handicap ramp having a consistent base height;*
- *Approval of future signage to staff review;*
- *All outstanding details to staff.*

### **BAILEY BILL**

Per Section 17-2.5(y) of the Unified Development Ordinance, staff recommends that preliminary certification of the Bailey Bill be granted to 1527 Gervais Street with the following conditions:

- *Staff to work with the applicants on the design of the door to the far right of the façade;*
- *The handicap ramp having a consistent base height;*
- *The project meeting or exceeding the requisite 20% investment threshold;*
- *All work meeting the standards for work as outlined in Sec. 17-2.5(y);*
- *All outstanding details and future signage to staff.*



The Whaley House today, Gervais Street



Whaley House, 1893



Whaley House , 1930s

## Statement of Significance

The W. B. Smith Whaley House, commonly referred to as the Dunbar Funeral Home, is a Queen Anne style single family home built between 1892-1893 at 1527 Gervais Street. The house was built for William Burroughs Smith Whaley, a prominent local figure known for designing and engineering cotton mills in Columbia. He was one of the most influential men of the time as he helped Columbia develop its rich textile economy by designing the Richland, Olympia, and Granby Mills, among many others, which employed numerous people in the Columbia community. According to the National Register of Historic Places nomination, which was accepted by the National Park Service in 1978, the property is significant for its Queen Anne style architecture and its association with W. B. Smith Whaley. The nomination also mentions a garage on the property which has a gambrel roof and is attached to the house by an enclosed walkway. However, the nomination does not clarify whether the garage is a contributing structure on the site. Since the first line of the Statement of Significance states its importance comes from the Queen Anne style and association of W. B. Smith Whaley, it seems clear that the garage is not a contributing building. The Queen Anne style was a popular architectural style in the United States from the late 1870s until around 1910, which encompasses the construction of the home. The style is characterized by an asymmetrical layout, steeply pitched roof, L-shaped porch, towers and turrets, and differing wall textures, all of which the W. B. Smith Whaley House features. By 1903, Smith Whaley sold his Gervais Street residence and moved to Boston. It remained a single-family home until 1924 when Dunbar Funeral Home took ownership of the property.

Changes to the property include viewing room additions to the east side of the house sometime between 1950 and 1956 as well as the enclosure of the front porch. The northwest corner of the house also sustained additions between 1919 and 1950, likely in the 1940s. Overall, the building retains a high degree of architectural integrity despite these changes, remaining one of the few high style examples of Queen Anne architecture in Columbia.

**HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 2 – DESCRIPTION OF REHABILITATION**

Historic Property Name W. B. Smith Whaley House NPS Project Number \_\_\_\_\_

Property Address 1527 Gervais Street, Columbia, SC

**5. Detailed Description of Rehabilitation Work.** Use this page to describe all work or create a comparable format with this information.  
Number items consecutively to describe all work, including building exterior and interior, additions, site work, landscaping, and new construction.

<b>Number</b> 1	<b>Feature</b> <u>Exterior Wood Siding</u>	<b>Date of Feature</b> <u>1893, 1940s, c1953, 2012</u>
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**Describe existing feature and its condition**

The three-story Queen Anne house features yellow painted clapboard siding on the first two levels except for the second floor turret, which features square shakes. The third level features brown square shakes.

Photo Numbers 1-9, 140-142 Drawing Numbers D3.1, A3.1-3.4

**Describe work to feature**

The exterior of the building will be repainted where needed.

The new construction bathroom on the west side of the porch will be wood clapboard siding to match the existing.

The door opening on the north elevation of the one-story addition will be removed and in-filled with new wood siding to match the existing.

The historic turret on the first floor will be reconstructed as the porch is being reopened to the original appearance. This feature will be clad in wood shakes to match the above levels.

<b>Number</b> 2	<b>Feature</b> <u>Windows</u>	<b>Date of Feature</b> <u>1893, 1940s, c1953, 2012</u>
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**Describe existing feature and its condition**

Most of the windows in the Whaley House are original. They are all in good condition after a rehabilitation in 2012 that involved re-glazing and repainting. The sashes vary from four-over-four lite windows, to two-over-two and one-over-one. Casement windows were added to the enclosed porch walls and therefore are not historic, character defining elements. The northwest corner addition also features non-historic windows on the first floor.

Photo Numbers 1-9, 12, 63, 67, 76, 78, 81, 83-85, 87, 137, 138 Drawing Numbers D3.1, A3.1-3.4

**Describe work to feature**

The original windows in the Whaley House will remain. The non-historic casement windows on the porch will be removed as the original porch will be reopened.

The first floor turret on the south facade will feature two new windows to match what was historically present. These will be two-over-two wooden windows.

The north elevation features two former windows that are currently covered with plywood and will be restored. One is located on the first floor, one on the second. The first floor window will feature a four-over-four double hung window to match the one adjacent to it. The second floor window will have a two-over-two window installed to match its adjacent window.

All new windows will feature clear single pane glass.

**HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 2 – DESCRIPTION OF REHABILITATION**

Historic Property Name W. B. Smith Whaley House NPS Project Number \_\_\_\_\_

Property Address 1527 Gervais Street, Columbia, SC

<b>Number</b> 3	<b>Feature</b> <u>Exterior Doors</u>	<b>Date of Feature</b> <u>1893, 1940s, c1953, 2012</u>
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**Describe existing feature and its condition**

The existing front door is a set of paired four light, darkly stained wooden doors. Each door features four vertically oriented glazed panels separated by thick mullions (in the shape of a cross). A horizontal panel is located between the glazed panels at the top of the door from two vertically oriented wooden panels beneath. The doors are original to the home's construction date.

The west elevation at the former open front porch features a single door that is informed by the original front doors. The door features four glazed panels above a horizontal wood panel and two vertically oriented wooden panels. The vertically oriented panels on this door are more square than rectangular than the panels on the front doors.

The west elevation's northern end features a white single door with a large picture window above two wooden panels and separated by a horizontal panel between the two.

The north elevation features two white wooden doors that do not lead anywhere as they are either above grade or on the second floor with no porch evident. The eastern side of the house has a five panel door comprised of two vertical panels above two smaller panels with a horizontal panel separating the two types of panels. This door is located on the one-story addition at the east side of the building. A second door is located between the first and second floors adjacent to the former enclosed walkway (that was removed by the previous owner). This door features five horizontal panels.

The east elevation features a set of double doors similar to the front doors. These doors are white wooden doors with two narrow glazed panels atop a horizontal wooden panel and two vertically oriented wooden panels.

Photo Numbers 1-6, 8, 9, 11, 25, 125, 133-136 Drawing Numbers D3.1, A1.1, A3.1-A3.4

**Describe work to feature**

The front doors and east elevation doors will remain as they appear with no work occurring on them.

A new paneled door will be added at the turret on the first floor. This door will be a five panel door: two vertical panels above a horizontal panel and two vertical panels beneath it. It will be located on the southwest side of the turret.

The west elevation entrance at the porch location will be removed as a newly constructed bathroom will be located at the historic entrance's location. However, a new door will be added at the southern end of the elevation to access the cafe's foyer. This door will be a five panel door with a horizontal center panel and two vertical panels above and below it.

A set of existing double doors that are currently interior doors will become exterior doors. This set of doors is located in the southeast corner of the building and will access the newly reopened front porch.

<b>Number</b> 4	<b>Feature</b> <u>Front Porch/Porches</u>	<b>Date of Feature</b> <u>1893, 1940s, c.1953</u>
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**HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 2 – DESCRIPTION OF REHABILITATION**

Historic Property Name W. B. Smith Whaley House NPS Project Number \_\_\_\_\_

Property Address 1527 Gervais Street, Columbia, SC

**Describe existing feature and its condition**

The south facade historically featured a large open, wraparound front porch that was likely enclosed in the 1940s during Dunbar Funeral Home's occupation of the building. The center of the facade at the entrance is currently open. A new masonry stair replaced the historic straight run wooden stair to the porch. The new stair has two curved, brick stairs with black wrought iron railings.

A brick straight run stair is located at the enclosed porch on the west elevation. It is not original though it is near the historic location of a wooden stair to the once open porch. The rear of the west elevation features a brick stair with wrought iron rail leading to the rear hall. This dates to the funeral home's occupation.

The east elevation features a concrete stair to a recessed porch and entrance.

Photo Numbers 1-3, 7, 9, 28, 29, 135-136, 139-142 Drawing Numbers D1.1, D3.1, A1.1, A3.1, A3.2, A3.4, A4.1

**Describe work to feature**

The front porch will largely be reopened and restored to its original appearance. New wood columns matching the existing, extant columns will support the porch's roof and a white wooden balustrade will serve as the porch's railing. A small bathroom will be constructed in the northwest corner of the original porch. This newly constructed room will be set back so that the porch steps still access the porch. Due to the one-story addition on the east side of the house, the porch will not wrap around the east elevation as it historically did. The curved double stair at the south facade will remain.

The northern entrance on the west elevation will remain and retain the brick steps leading to the door.

The east elevation concrete stair will be removed and resurfaced as a concrete porch with a stair leading south and a ramp coming from the north, providing ADA access to the cafe and ADA apartment on the first floor. The stair and ramp will feature a metal railing with vertical pickets.

<b>Number</b> 5	<b>Feature</b> Roof	<b>Date of Feature</b> 1893/Late 20th C.
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**Describe existing feature and its condition**

The roof is currently a combination of slate tiles and asphalt shingles. Asphalt shingles are presently at the enclosed front porch roof as well as the small shed roof wing on the north elevation. The unaltered sections of the house feature slate tiles in both a square shape and fish scale design, particularly on the turret roof.

Photo Numbers 1-7, 140-142 Drawing Numbers A1.4, A3.1-A3.4

**Describe work to feature**

The original slate will remain where it is currently located. The roof line and asphalt shingles on the roof of the front porch will remain.

**HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 2 – DESCRIPTION OF REHABILITATION**

Historic Property Name W. B. Smith Whaley House NPS Project Number \_\_\_\_\_

Property Address 1527 Gervais Street, Columbia, SC

<b>Number</b> <u>6</u>	<b>Feature</b> <u>Site</u>	<b>Date of Feature</b> <u>1893, 1927, c.1953</u>
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**Describe existing feature and its condition**

The Whaley House's landscaping reflects its use as a funeral home for the past ninety years with concrete hardscaping dominating the site.

The western side of the yard features a circular driveway in front of the former location of the garage that connects to Gervais Street, the east elevation of the garage, and around to the north elevation of house. The east side of the property has a driveway that runs along it and exits onto Gervais Street. A Y-shaped brick walkway connects the front sidewalk to the front stairs and the two driveways. The yard at the rear of the house is entirely paved, from the garage on the west end to Pickens Street on the east.

The property has a white brick wall along the west side of it as well as a white brick serpentine wall along the northern edge that acts as a small retaining wall. A white brick lattice work wall juts from the southeast corner of the garage east toward the house.

Photo Numbers 1-6, 9, 14-18, 140-142 Drawing Numbers SP1.1

**Describe work to feature**

The site will maintain the existing hardscape as parking for the building. However, the existing landscaped areas such as the front yard and trees along the Pickens Street side will remain with new trees, shrubs, and plantings added.

The brick walkway at the front of the house will remain.

<b>Number</b> <u>7</u>	<b>Feature</b> <u>Interior Floor Plan</u>	<b>Date of Feature</b> <u>1893, c.1953</u>
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**Describe existing feature and its condition**

The house's floor plan is reflective of its earlier history as both a private residence and a funeral home. The home features a series of former parlors, porches, and bedrooms (on the second and third floors). The building has grown and evolved over the years, with porches being enclosed and additions being constructed, particularly a viewing room and two smaller rooms along the eastern side of the building built between 1950 and 1956. The northwest corner of the first floor was altered to accommodate a lift, a rear porch entrance, and a former elevated walkway to the former garage. However, the large foyer with a staircase to the north remains as does the original dining room west of the stair hall. The northern end of the house features a number of small rooms that likely date to the funeral home's occupation.

The second floor features two small rooms at the landing between levels as well as a bedroom and bathroom on the west side of the house (Room 2), a bedroom south of the stairwell (Room 1), and a larger bedroom with a turret (Room 11) and bathroom in the southeast corner. A paneled room (Room 10) is between the turreted bedroom and two rooms in the northeast corner (Rooms 5 & 7) which each feature two ancillary closet spaces (Rooms 4, 6, 8, & 9) on the west side of each room.

The third floor opens to a large landing with three rooms off of it. Room 1 to the west is narrow with low head clearance, Room 2 to the south, and Room 3 to the east which features a bathroom to its north and a turret room to its south.

**HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 2 – DESCRIPTION OF REHABILITATION**

Historic Property Name W. B. Smith Whaley House

NPS Project Number \_\_\_\_\_

Property Address 1527 Gervais Street, Columbia, SC

Photo Numbers 19-81

Drawing Numbers D1.1-D1.3, A1.1-A1.3, A4.3

**Describe work to feature**

The house will largely retain the existing, historic walls in the new design. The building will become a cafe and six apartments, returning the house to a residential use.

The cafe will occupy the house's public spaces such as the foyer, two large parlors (Rooms 11 & 12), and c.1953 viewing room (on the east side of the house - Room 10). The two rooms in the northeast corner of the first floor (Rooms 8 & 9) will become a living room and bedroom for an apartment with part of the hallway becoming the unit's bathroom. Rooms 4-7 on Sheet D1.1, which are located in the center of the north elevation, will become a business center (Room 5) and fitness center (Rooms 4, 6, 7 and small restroom) while a portion of the hall and restroom will become food storage and prep areas for the cafe. Part of Room 6 will also become an ADA accessible bathroom for the cafe. The rear hall will remain but will feature a small janitor's closet at its southeast corner. Rooms 2 and 3 will become another apartment unit with the bedroom, bathroom, and closet located along Room 3 while Room 2 will feature the living room and kitchen. The stairway and hall will remain with a glass storefront system installed behind the half wall to separate the public and private spaces. This will be installed behind the existing wall and trim so that it does not damage the historic fabric. A glass door will provide access to the stairwell. The existing entry vestibule on the west side of the house will be partially reopened to allow the stairs to this once porch space to lead to the reopened porch. However, part of the existing vestibule will become a restroom for the cafe. The east entry vestibule will feature a new single door, connecting the vestibule to the parlor. To meet code requirements, the door will be recessed, projecting into the parlor (new cafe).

The second floor will largely retain its existing layout as this level will become three apartment units. Room 2 will become a studio unit and keep the historic bathroom. Rooms 1, 10, and 11 will become a one bedroom unit with a study in Room 10. The historic bathroom in this apartment will be retained. Room 12 will become a communal laundry room and the existing HVAC room will remain as a mechanical/HVAC room. Rooms 4 & 6 will be absorbed into Room 5 and become the unit's kitchen while Room 7 will become the bedroom and Rooms 8 & 9 the bathroom. The existing connection between Rooms 5 & 10 will be encapsulated in sheet rock which lets the historic door remain in place.

The third floor will largely retain its existing walls with new ones constructed to create a three-bedroom unit. New walls will be added along the stair's east and south sides as well as a wall in Room 2, creating a bathroom and laundry closet. The existing turret room (Room 4) will remain untouched as will much of the room north of it (Room 3), only losing a small portion of its northwest wall. The existing bathroom will remain but will service the new bedroom west of it.

<b>Number</b> 8	<b>Feature</b> Interior Wall Finishes	<b>Date of Feature</b> 1893, c.1940s, c.1953
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**Describe existing feature and its condition**

The home features primarily plaster walls with non-historic damask wallpaper throughout much of the interior. Overall, the plaster appears are in good condition although there are many small areas of spalling and deterioration.

Rooms 7 & 10 on the second floor feature vertical veneer wood paneling that date to the funeral home's occupation. Rooms 8 & 9 are horizontal beadboard that is painted white.

**HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 2 – DESCRIPTION OF REHABILITATION**

Historic Property Name W. B. Smith Whaley House NPS Project Number \_\_\_\_\_

Property Address 1527 Gervais Street, Columbia, SC

The two bathrooms on the second floor feature ceramic tile dados - yellow and black in the bath off Room 11 and seafoam green off room 2. The embalming room on the first floor also features ceramic tile dado along the walls.

Photo Numbers 19-89 Drawing Numbers N/A

**Describe work to feature**

The walls will retain their existing plaster where it is in good condition. Where it is deteriorated, new sheet rock will be installed to retain a similar appearance. All new construction walls will be sheet rock.

<b>Number</b> 9	<b>Feature</b> Floors	<b>Date of Feature</b> 1893, c.1940s, c.1953
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**Describe existing feature and its condition**

The floors of the Whaley House vary in their shade of stain, but they are primarily wooden. The main floor has a maple finish and the second floor generally has a pine appearance. The staircase and flooring on the landings are maple while the rooms on the second and third floors tend to be pine. There are areas of water damage on the first floor which require attention. The bathrooms have ceramic tile floors and the second level turret room features a layer of soundproofing material over it, which was added by Dunbar Funeral Home.

The front porch features a cracked quarry tile floor.

Photo Numbers 90-100 Drawing Numbers N/A

**Describe work to feature**

All the hardwood floors will be retained and restored. The flooring with soundproofing material on it will be removed to reveal the original wood floor. Areas of water damage, such as the northeast corner of the first floor will be sanded and re-stained to resemble their original appearance.

The bathrooms will retain their historic tile flooring.

<b>Number</b> 10	<b>Feature</b> Ceilings	<b>Date of Feature</b> 1893, c.1940s, c.1953
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**Describe existing feature and its condition**

The current ceilings have a smooth plaster finish except for the foyer, which has a raised quatrefoil design and the ceiling behind the stair, which has a raised patterned design. Small areas of the ceilings are cracking and peeling due to moisture infiltration. There is a decorative medallion in the foyer, but there are also two on the second level, one in the room west of the stair (Room 2), the second in Room 5 of the second floor in the northeast corner. They are generally in good condition.

Photo Numbers 101-111 Drawing Numbers N/A

**Describe work to feature**

The ceilings will all remain as they appear. Deteriorated sections will be repaired or feature new sheet rock.

The decorative ceiling medallions will remain where they currently exist.

**HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 2 – DESCRIPTION OF REHABILITATION**

Historic Property Name W. B. Smith Whaley House NPS Project Number \_\_\_\_\_

Property Address 1527 Gervais Street, Columbia, SC

<b>Number</b> 11	<b>Feature</b> <u>Fireplaces</u>	<b>Date of Feature</b> <u>1893, c.1953</u>
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**Describe existing feature and its condition**

There are five fireplaces in the house, each with distinctive hearth tiles. They are located throughout the first and second floors and are all in good condition. One fireplace on the second floor appears to have been modernized with a newer surround and mantel added in the mid-to-later twentieth century. This fireplace is in the room west of the Grand Staircase.

Photo Numbers 112-116 Drawing Numbers D1.1-D1.3, A1.1-A1.3

**Describe work to feature**

All fireplaces will remain where they exist. No work will occur on them.

<b>Number</b> 12	<b>Feature</b> <u>Interior Doors</u>	<b>Date of Feature</b> <u>1893, c.1940, c.1953</u>
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**Describe existing feature and its condition**

The house features several types of doors throughout it including pocket doors, double doors, single, and paneled. They all appear in good condition. The majority of the doors are original to the house's construction.

Four-panel doors are the most prominent throughout the house, although five-panel doors are also used, particularly as paired doors. The five panel doors are similar to the four panel doors but feature a horizontal panel between the upper two and lower two panels.

The pocket doors between the Foyer and Room 12 each feature ten panels: three sets of three panels with a horizontal panel between the lower and middle panels.

A seven-panel door is located between the Foyer and Room 2.

Photo Numbers 41, 42, 46, 48, 50, 53, 56, 59, 66, 117-121 Drawing Numbers N/A

**Describe work to feature**

The doors will largely remain where they currently exist or reworked to fit the new plan. New doors will be used at the following locations: openings 102, 105, 109, 110, 117, 118, 121, 123, 124, 126. Opening 110 will be bi-fold closet doors. The remaining interior doors will be wooden five-panel doors.

<b>Number</b> 13	<b>Feature</b> <u>Staircase</u>	<b>Date of Feature</b> <u>1893</u>
------------------	---------------------------------	------------------------------------

**Describe existing feature and its condition**

The main stair is located at the center of the house, immediately north of the foyer. The stair is a dog-legged stair from the first to the second floor while the second to the third level is a hollow newel stair.

**HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 2 – DESCRIPTION OF REHABILITATION**

Historic Property Name W. B. Smith Whaley House NPS Project Number \_\_\_\_\_

Property Address 1527 Gervais Street, Columbia, SC

Photo Numbers 19, 21, 45, 122-124 Drawing Numbers D1.1-D1.3, A1.1-A1.3

**Describe work to feature**

The staircase will remain in its current configuration between the first and second floors but will be modified between the second and third levels to accommodate the low head clearance provided by the roof line. The run between the second floor and the landing will remain and will have a door added at the landing to separate the second floor lobby space from the third floor apartment. Additionally, the run between the landing and third floor will be slightly shifted to the east to avoid the pyramidal ceiling. The stair, which was originally a dog legged stair, will now add a turn at the top.

<b>Number</b> 14	<b>Feature</b> <u>MEP</u>	<b>Date of Feature</b> <u>c.1953, c.1980s</u>
------------------	---------------------------	---

**Describe existing feature and its condition**

The house was fitted with central air during Dunbar Funeral Home's occupation. Mechanical chases were added throughout at opportune locations. Air registers are located along the baseboards and diffusers are in the ceilings in some locations. Some of the mechanical equipment is exposed on the third floor.

Photo Numbers 19-20, 23, 27, 34, 59, 73, 89, 91, 102 Drawing Numbers N/A

**Describe work to feature**

The mechanical equipment will be updated but will reuse all of the existing chases and remain concealed. Where chases do not serve the apartments, ductless mini split units will be used in those rooms.

<b>Number</b> 15	<b>Feature</b> <u>Trim/Molding</u>	<b>Date of Feature</b> <u>1893, c.1953</u>
------------------	------------------------------------	--

**Describe existing feature and its condition**

The Foyer features paneled wainscoting. Room 11 has a chair rail. The house features various thick crown molding styles and baseboards throughout most of the rooms. However, on the first floor, Rooms 3-6 and the Rear Hall, Rooms 2 and 11 on the second floor, and all rooms on the third floor do not have any crown molding. The following rooms feature a thin crown molding: Rooms 1, 7-10, and the stairwell on the second floor.

Window and door casings are wooden throughout the home and vary in level of detail.

Photo Numbers 82, 85, 87, 89, 91, 103, 126-132, 137, 138 Drawing Numbers N/A

**Describe work to feature**

Trim will remain throughout the building. Repairs will be made where needed. New construction walls will feature a similar trim but with a different profile to differentiate it as new.

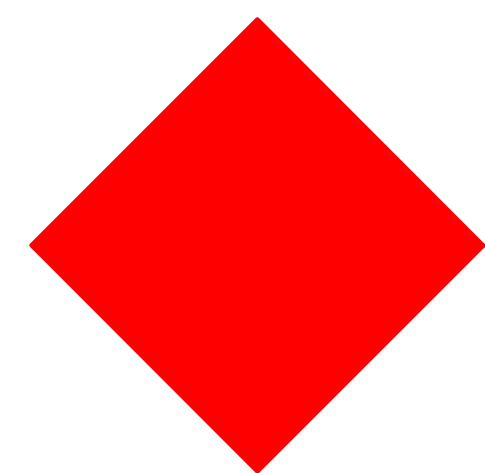
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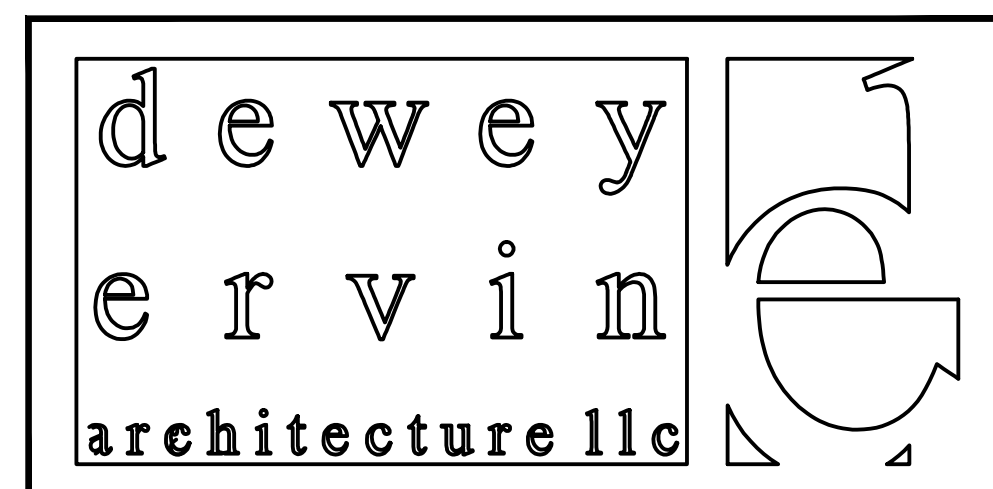
# RENOVATIONS TO 1527 GERVAIS STREET COLUMBIA, SOUTH CAROLINA

## REVIEW DOCUMENTS FEBRUARY 8 2022



**COLLINS CONSULTANTS INC: DESIGN CONSULTANT:**

**STRUCTURAL ENGINEERING**  
**840 Shull Street**  
**West Columbia, SC 29169**  
**Phone: (803) 926-8000**



**INDEX TO DRAWINGS:**

C1.1	CODE REVIEW	A2.1	WINDOW AND DOOR SCHEDULES
SP1.1	SITE PLAN	A2.2	KITCHEN ELEVATIONS
D1.1	FIRST FLOOR DEMOLITION PLAN	A3.0	EXISTING PHOTO/ELEVATIONS
D1.2	SECOND FLOOR DEMOLITION PLAN	A3.1	GERVAIS STREET (SOUTH) ELEVATION
D1.3	THIRD FLOOR DEMOLITION PLAN	A3.2	PICKENS STREET (EAST) ELEVATION
A1.1	FIRST FLOOR PLAN	A3.2	NORTH ELEVATION
A1.2	SECOND FLOOR PLAN	A3.3	WEST ELEVATION
A1.3	THIRD FLOOR PLAN	A4.2	EXTERIOR STAIR DETAILS
A1.4	ROOF PLAN	A4.3	INTERIOR STAIR SECTIONS
		A4.4	DETAILS



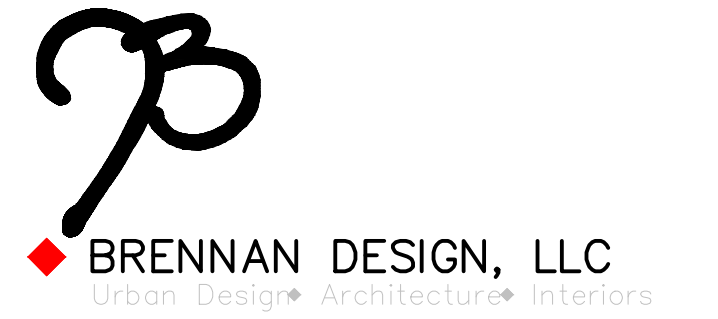
**BRENNAN DESIGN, LLC.**  
Urban Design ♦ Architecture ♦ Interiors

# CODE SUMMARY

## DESIGNED ACCORDANCE WITH:

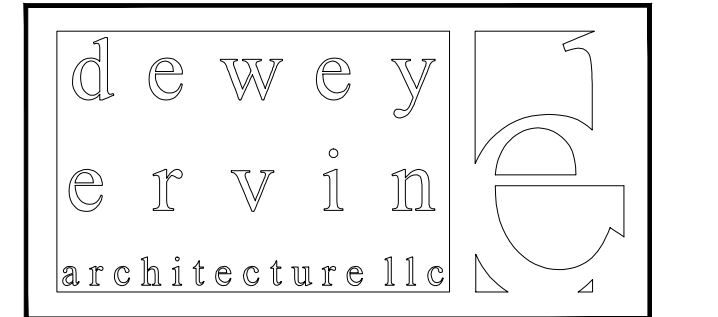
1. INTERNATIONAL BUILDING CODE, 2018 EDITION
2. INTERNATIONAL PLUMBING CODE, 2018 EDITION
3. INTERNATIONAL MECHANICAL CODE, 2018 EDITION
4. INTERNATIONAL FIRE CODE, 2018 EDITION
5. INTERNATIONAL ENERGY CONSERVATION CODE, 2009 EDITION
6. NATIONAL ELECTRICAL CODE, NFPA 70, 2017 EDITION
7. ICC / ANSI - A117.1 - 2017, ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

<b>CHAPTER 3: OCCUPANCY CLASSIFICATION</b>	RESIDENTIAL GROUP R-2	ASSEMBLY GROUP A-2			
<b>CHAPTER 4: SPECIAL REQUIREMENTS</b>	SECTION 420, GROUPS I-1, R-1, R-2, R-3 AND R-4				
<b>420.2 SEPARATION WALLS:</b> PER SECTION 708.3 EXCEPTION (2) - 1/2 HOUR FIRE RESISTANT RATING IN SPRINKLERED BUILDINGS					
<b>420.3 HORIZONTAL SEPARATION:</b> PER SECTION 711.2.4.3 EXCEPTION - 1/2 HOUR FIRE RESISTANT RATING IN SPRINKLERED BUILDINGS					
<b>CHAPTER 5: GENERAL BUILDING HEIGHTS AND AREAS</b>					
<b>TABLES 504.3 &amp; 504.4: ALLOWABLE HEIGHT/STORIES ABOVE GRADE</b>					
HEIGHT ALLOWED	3 STORIES / 60 FEET	2 STORIES / 60 FEET			
HEIGHT ACTUAL	3 STORIES / 57 FEET				
<b>TABLE 506.2: ALLOWABLE BUILDING AREA</b>					
AREA ALLOWED	21,000 SF	18,000 SF			
AREA ACTUAL	8,543 SF				
<b>TABLE 508.4: REQUIRED SEPARATION OF OCCUPANCY (HOURS)</b>	EXCEPTION: SECTION 903.3.1.1. NOT LESS THAN 1/2 HOUR IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM PER				
<b>CHAPTER 6: TYPES OF CONSTRUCTION</b>	5B, SPRINKLERED				
<b>TABLE 601: FIRE RESISTANCE RATING REQUIREMENTS FOR ALL BUILDING ELEMENTS (HOURS)</b>	0				
<b>SECTION 708.3: UNIT SEPERATION</b>	EXCEPTION: PER SECTION 903.3.1.1. NOT LESS THAN 1/2 HOUR IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM				
<b>SECTION 711.2.4.3: FLOOR &amp; ROOF ASSEMBLIES, DWELLING UNITS AND SLEEPING UNITS</b>	EXCEPTION: PER SECTION 903.3.1.1. NOT LESS THAN 1/2 HOUR IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM				
<b>SECTION 712: VERTICAL OPENINGS</b>	VERTICAL OPENINGS CONTAINING EXIT ACCESS STAIRWAYS OR RAMPS IN ACCORDANCE WITH SECTION 1019 SHALL BE PERMITTED.				
<b>CHAPTER 9: FIRE PROTECTION SYSTEMS</b>	SPRINKLERED				
<b>SECTION 903.3.1.1: NFPA 13 SPRINKLER SYSTEMS</b>	PER THE 2018 IBC AND THE SOUTH CAROLINA FIRE CODE				
<b>SECTION 906: PORTABLE FIRE EXTINGUISHERS</b>	PER THE 2018 IBC AND THE SOUTH CAROLINA FIRE CODE				
<b>SECTION 907: FIRE ALARM AND DETECTION SYSTEMS</b>	PER THE 2018 IBC AND THE SOUTH CAROLINA FIRE CODE				
<b>CHAPTER 10: MEANS OF EGRESS</b>					
<b>SECTION 1004: OCCUPANT LOAD</b>	TOTAL DESIGN OCCUPANCY LOAD:	160 OCCUPANTS			
RESIDENTIAL GROUP R-2:	6664 SF / 200 (gross) =	34 OCCUPANTS			
ASSEMBLY (Table & chairs):	1879 SF / 15 SF (net) =	126 OCCUPANTS			
<b>TABLE 1006.2.1: SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY</b>					
GROUP R-2:	20 (MAX. OCCUPANT LOAD)				
GROUP A-2:	40 (MAX. OCCUPANT LOAD)				
<b>1ST FLOOR:</b>					
R-2:	2687 SF / 200 (gross) =	14 OCCUPANTS (1 EXIT REQ'D.)			
A-2:	1879 SF / 15 SF (net) =	126 OCCUPANTS (2 EXITS REQ'D.)			
<b>2ND FLOOR:</b>					
R-2:	2407 SF / 200 (gross) =	12 OCCUPANTS (1 EXIT REQ'D.)			
<b>3RD FLOOR:</b>					
R-2:	1570 SF / 200 (gross) =	8 OCCUPANTS (1 EXIT REQ'D.)			
<b>TABLE 1006.2.1: MAXIMUM COMMON PATH OF EGRESS TRAVEL</b>					
GROUP R-2:	125 FEET, SPRINKLERED				
GROUP A-2:	75 FEET, SPRINKLERED				
<b>TABLE 1006.3.3(1): STORIES WITH ONE EXIT OR ACCESS TO ONE EXIT FOR R-2 OCCUPANCIES - 4 DWELLING UNITS MAX, 125 FEET MAX COMMON PATH OF EGRESS TRAVEL.</b>					
<b>SECTION 1011.2: STAIRWAYS WIDTH &amp; CAPACITY</b>	PER 1005.3.1 - 44 INCHES MIN. REQUIRED - 54 INCHES PROVIDED				
<b>TABLE 1017.2: EXIT ACCESS TRAVEL DISTANCE</b>	250 FT. MAX, SPRINKLERED				
<b>TABLE 1020.1: CORRIDOR FIRE RESISTANCE RATING REQUIREMENT</b>	REQUIRED AND PROVIDED: 1/2-HR				
<b>TABLE 1020.2: MINIMUM CORRIDOR WIDTH</b>	REQUIRED: 36" (OCCUPANT LOAD < 50)				
<b>SECTION 1104.4.1 and 1107.4.3 ACCESSIBLE ROUTE IN GROUP R-2 FACILITIES WITH TYPE A UNITS COMPLYING WITH SECTION 1107.6.2.2.1. AN ACCESSIBLE ROUTE IS NOT REQUIRED TO CONNECT STORIES OR MEZZANINES WHERE TYPE A UNITS, ALL COMMON USE AREAS SERVING TYPE A UNITS AND ALL PUBLIC USE AREAS ARE ON AN ACCESSIBLE ROUTE.</b>					
<b>CHAPTER 17: SPECIAL INSPECTIONS AND TESTS</b>	N/A				
<b>SECTION 2303.2: FIRE RETARDANT TREATED WOOD</b>	N/A				
<b>TABLE 2902.1: PLUMBING FIXTURE REQUIREMENTS REQUIRED:</b>	<b>WATER CLOSETS (ASSEMBLY 1/75)</b>	<b>LAVATORIES (ASSEMBLY 1/200)</b>	<b>URINALS</b>	<b>DRINKING FOUNTAINS (ASSEMBLY 1/500)</b>	<b>SERVICE SINK</b>
MEN	1	1	0	2 (HI/LO)	1
WOMEN	1	1	0		
<b>PROVIDED:</b>					
MEN	1	1	0	2 (HI/LO)	1
WOMEN	1	1	0		

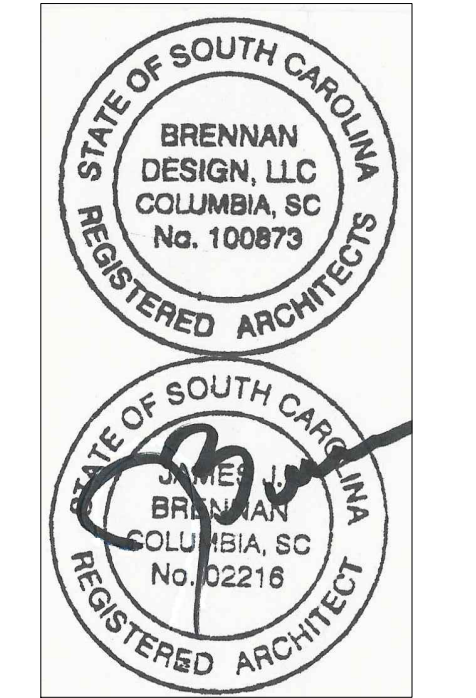


Post Office Box 50007  
Columbia, South Carolina 29250  
Phone: (803) 978-2220

## ◆ DISIGN CONSULTANT



## ◆ COMPANY SEALS



## ◆ PROJECT TITLE

Renovations to  
1527 Gervais  
Street  
Columbia, SC

Columbia, South Carolina

## ◆ PROJECT NUMBER

22-00

## ◆ REVISIONS

## ◆ DATE

February 8, 2022

## REVIEW DOCUMENTS

## ◆ SHEET TITLE

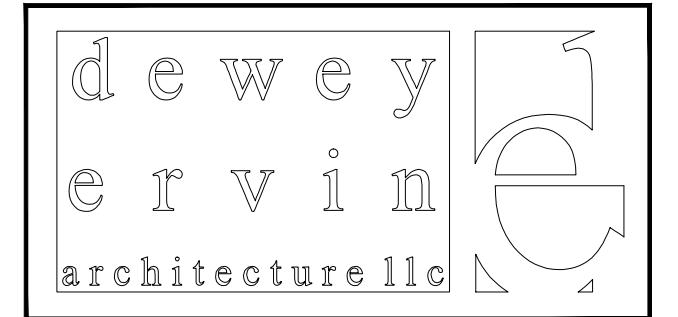
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REVIEW

## ◆ SHEET NUMBER

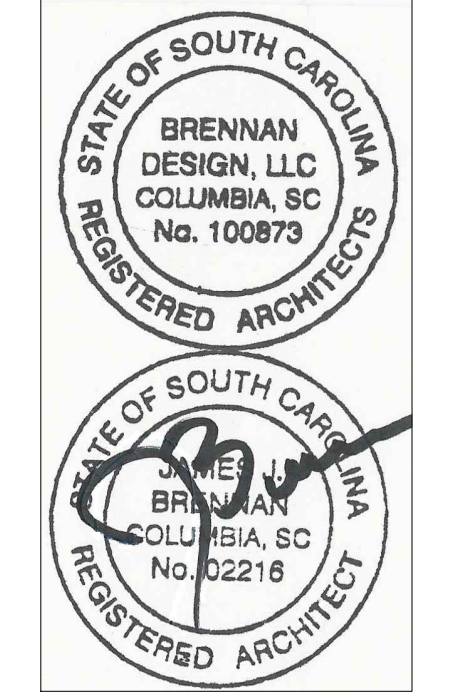
C1.1

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◆ **COMPANY SEALS**



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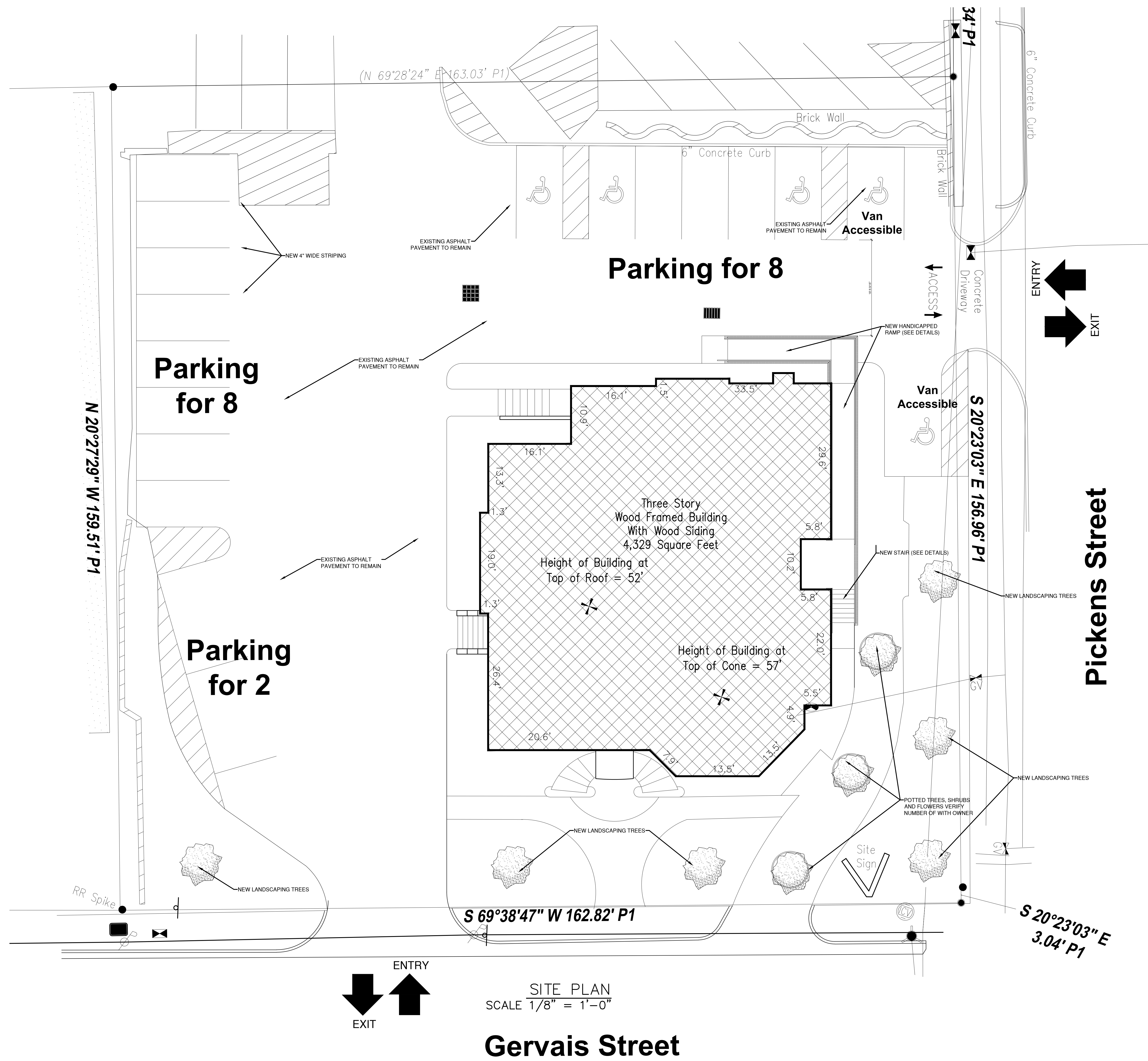
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SITE  
 PLAN

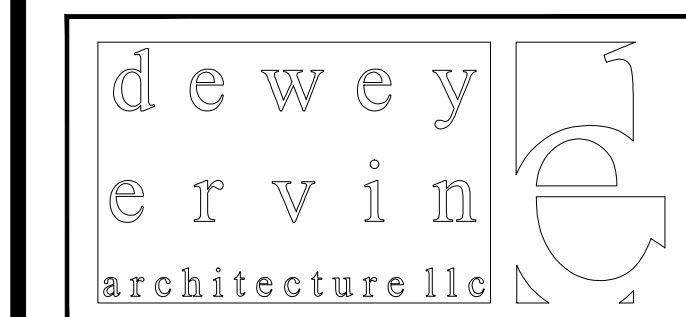
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SP1.1

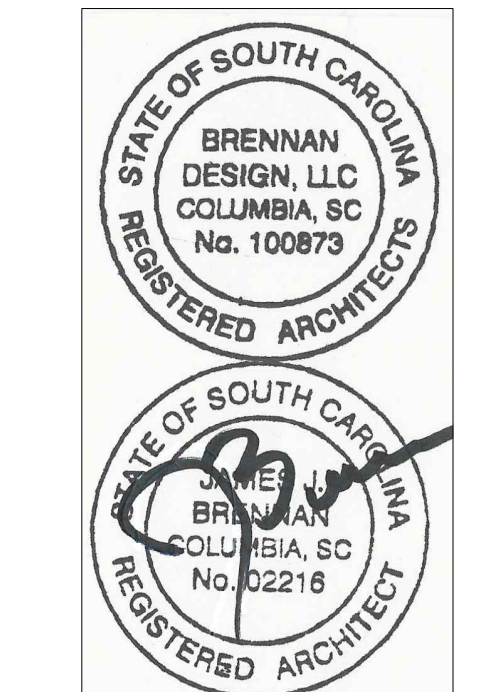
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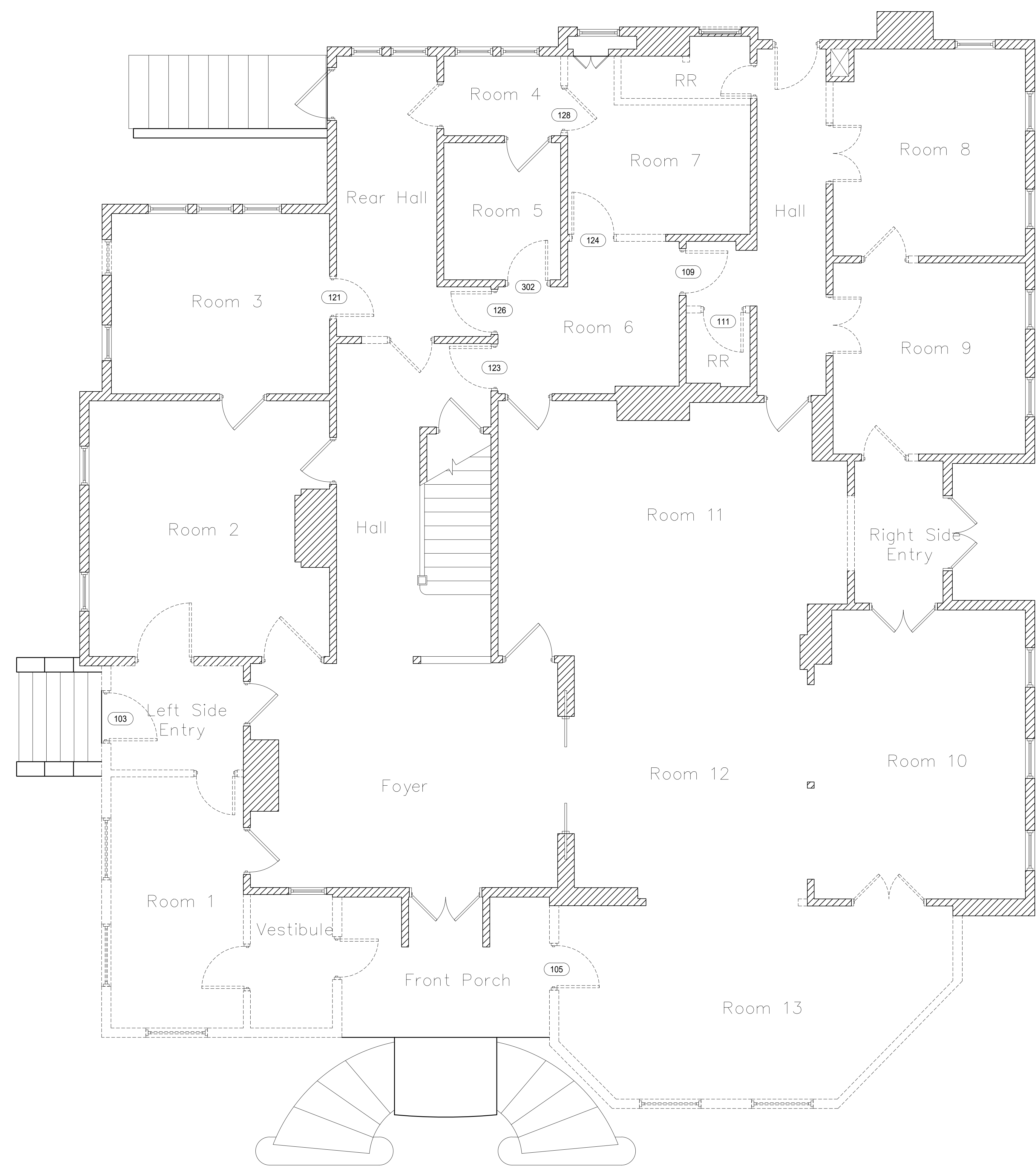
REVIEW DOCUMENTS

◆ SHEET TITLE

FIRST  
 FLOOR  
 DEMO PLAN

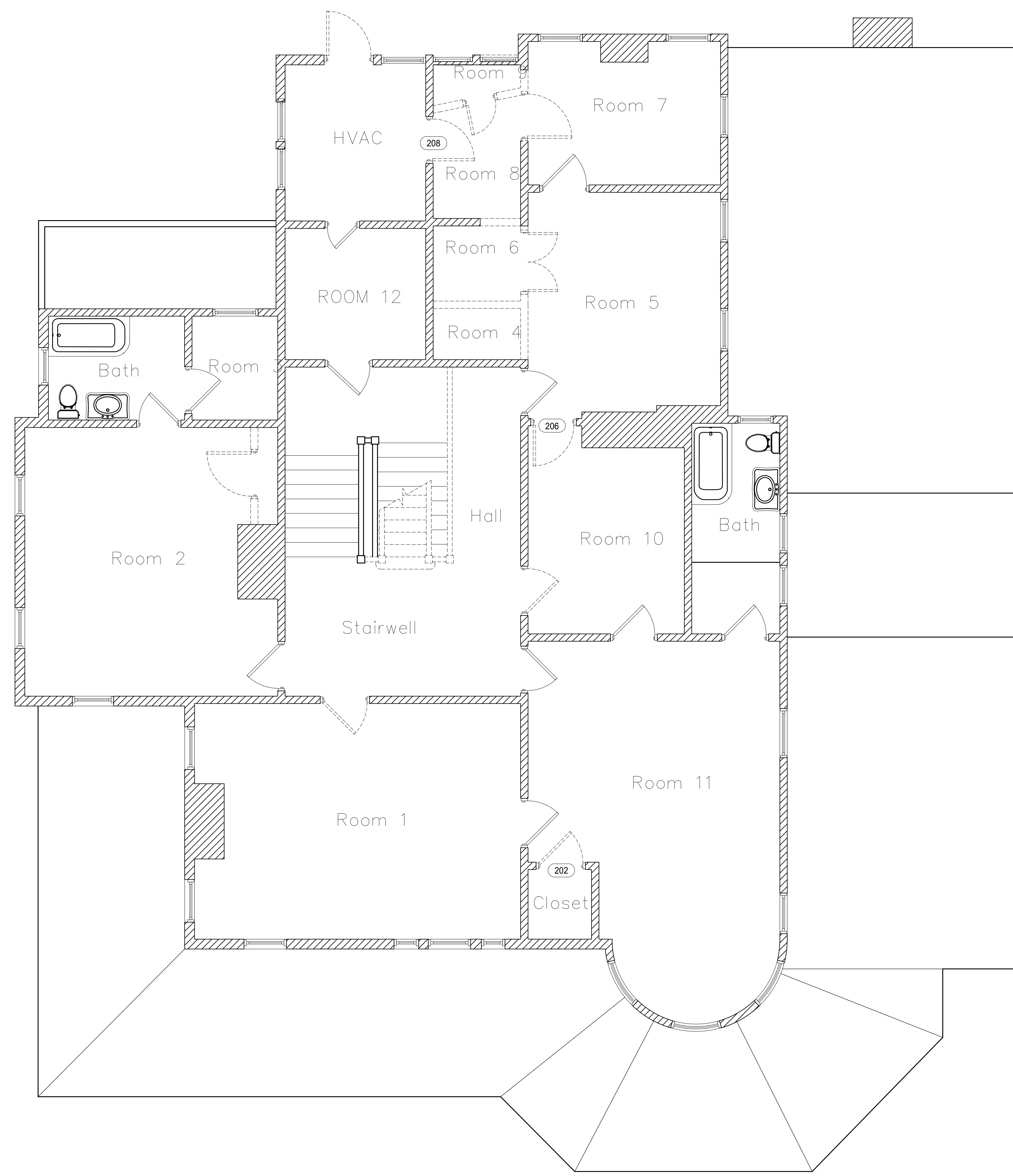
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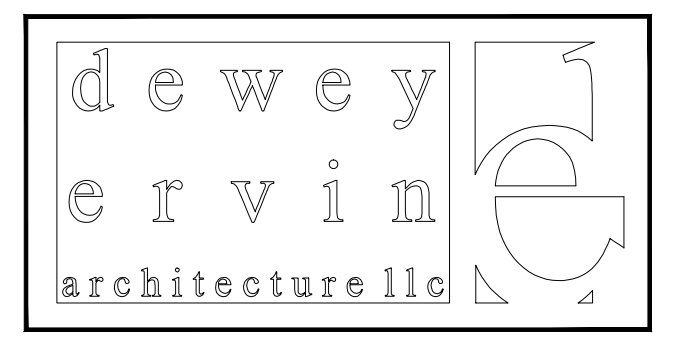
NOTE: SEE DEMOLITION AND CONSTRUCTION  
 SCHEDULE FOR ADDITIONS NOTES  
**FIRST FLOOR DEMO PLAN**  
 SCALE 1/4" = 1'-0"

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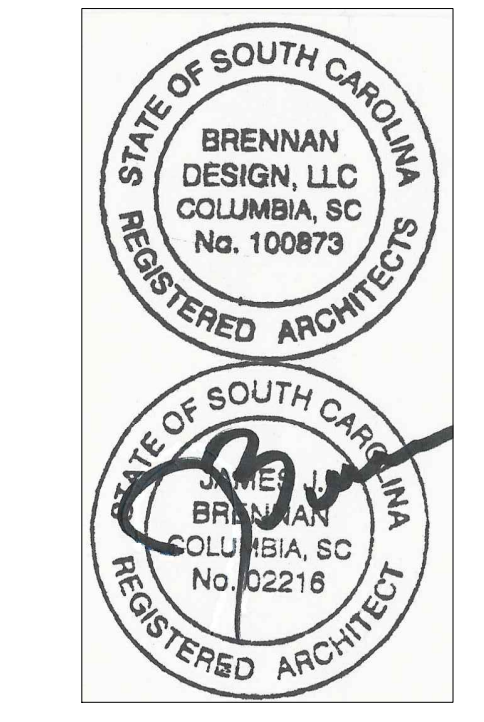


NOTE: SEE DEMOLITION AND CONSTRUCTION  
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**SECOND FLOOR DEMO PLAN**  
 SCALE 1/8" = 1'-0"

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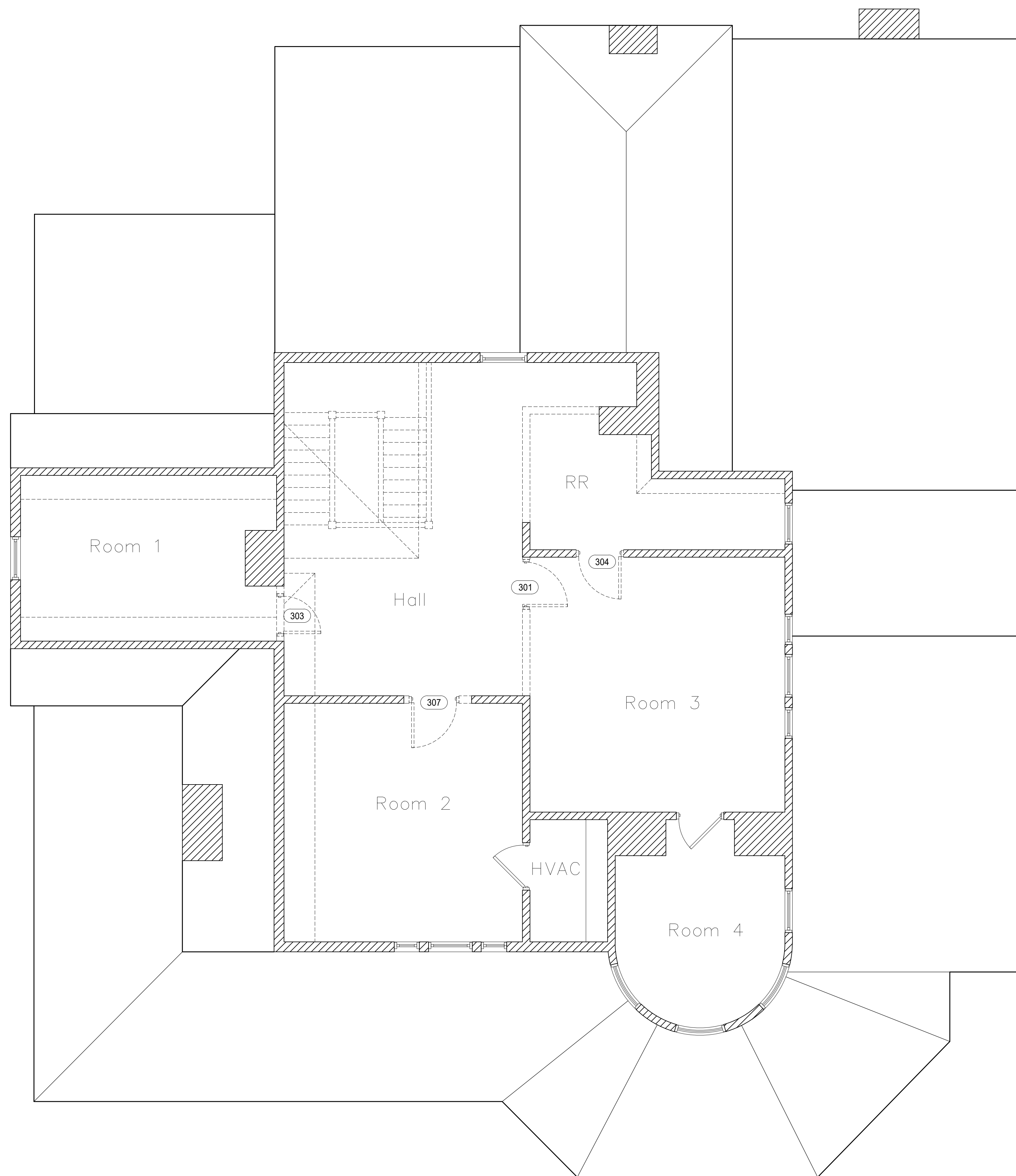
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SECOND  
 FLOOR  
 DEMO PLAN

◆ SHEET NUMBER

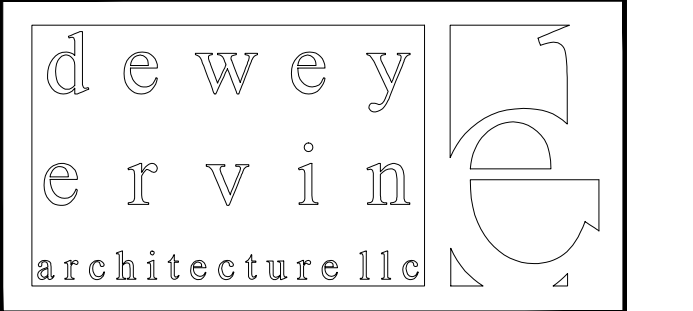
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NOTE: SEE DEMOLITION AND CONSTRUCTION  
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**THIRD FLOOR DEMO PLAN**  
 SCALE 1/8" = 1'-0"

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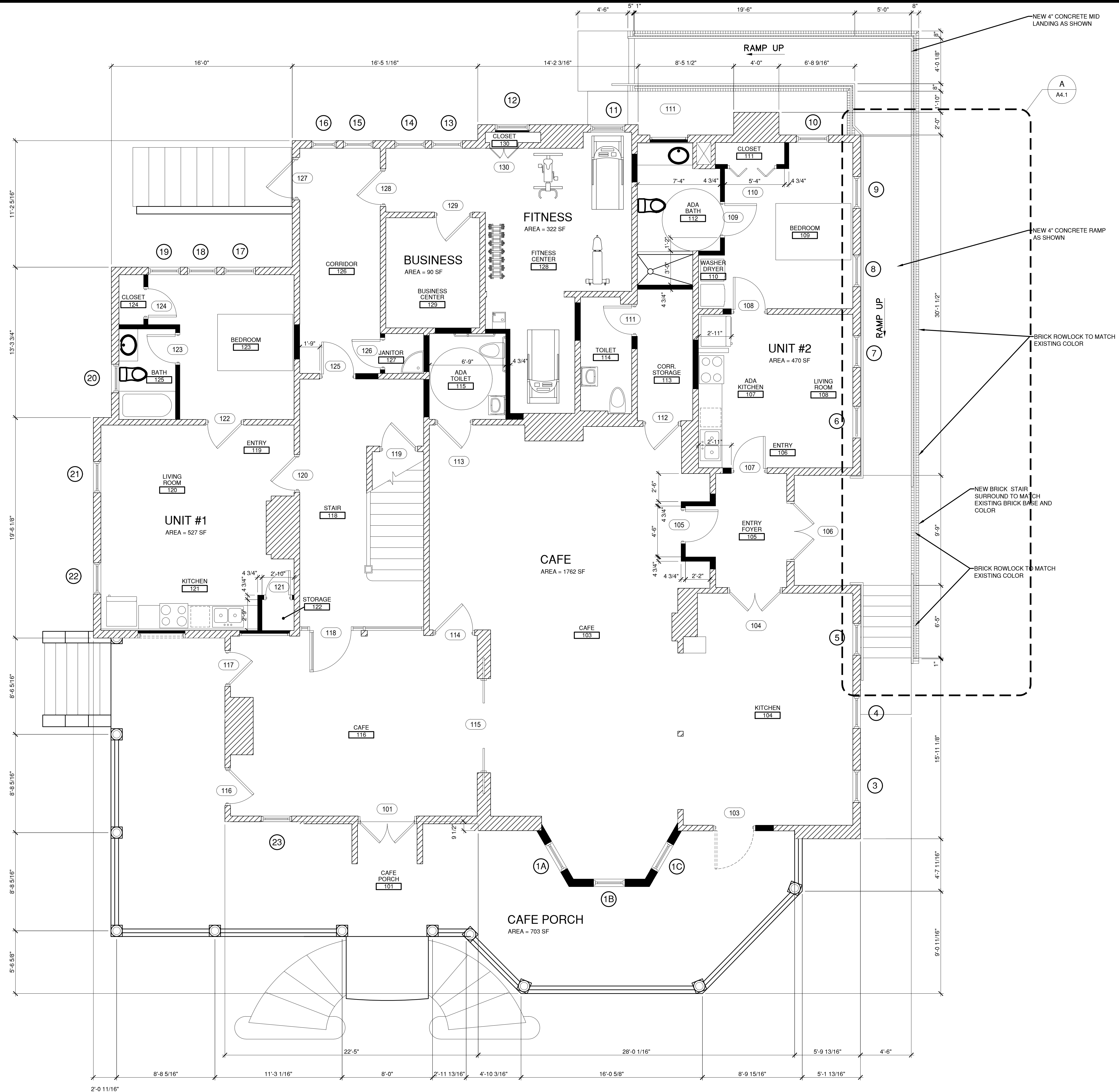
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THIRD  
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◆ SHEET NUMBER

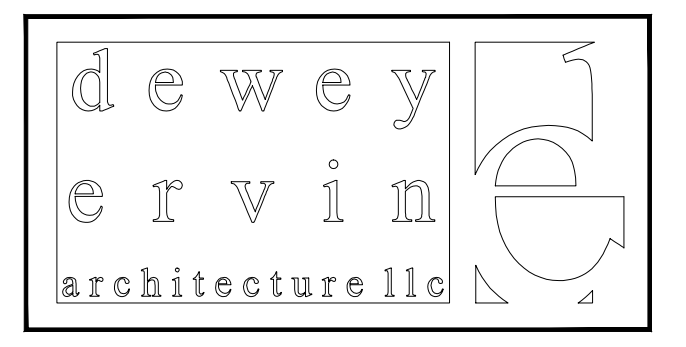
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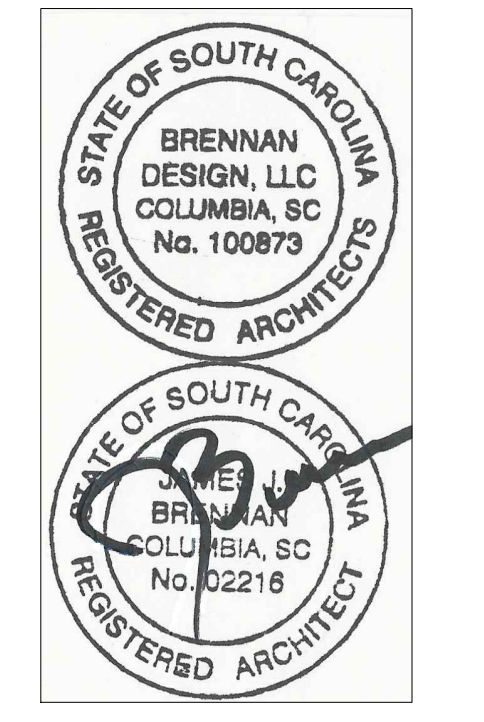


NOTE: SEE DEMOLITION AND CONSTRUCTION SCHEDULE FOR ADDITIONS NOTES  
**FIRST FLOOR PLAN**  
 SCALE 1/8" = 1'-0"

◆ DESIGN CONSULTANT



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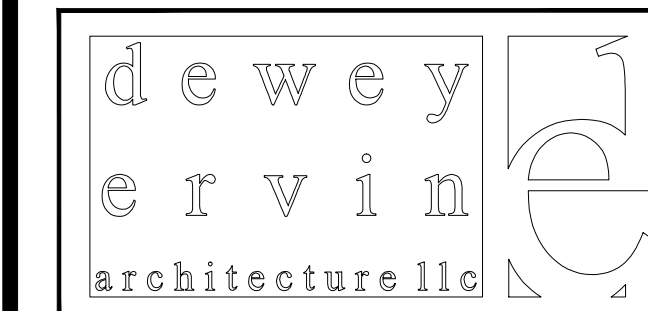
FIRST FLOOR PLAN

◆ SHEET NUMBER

A1.1

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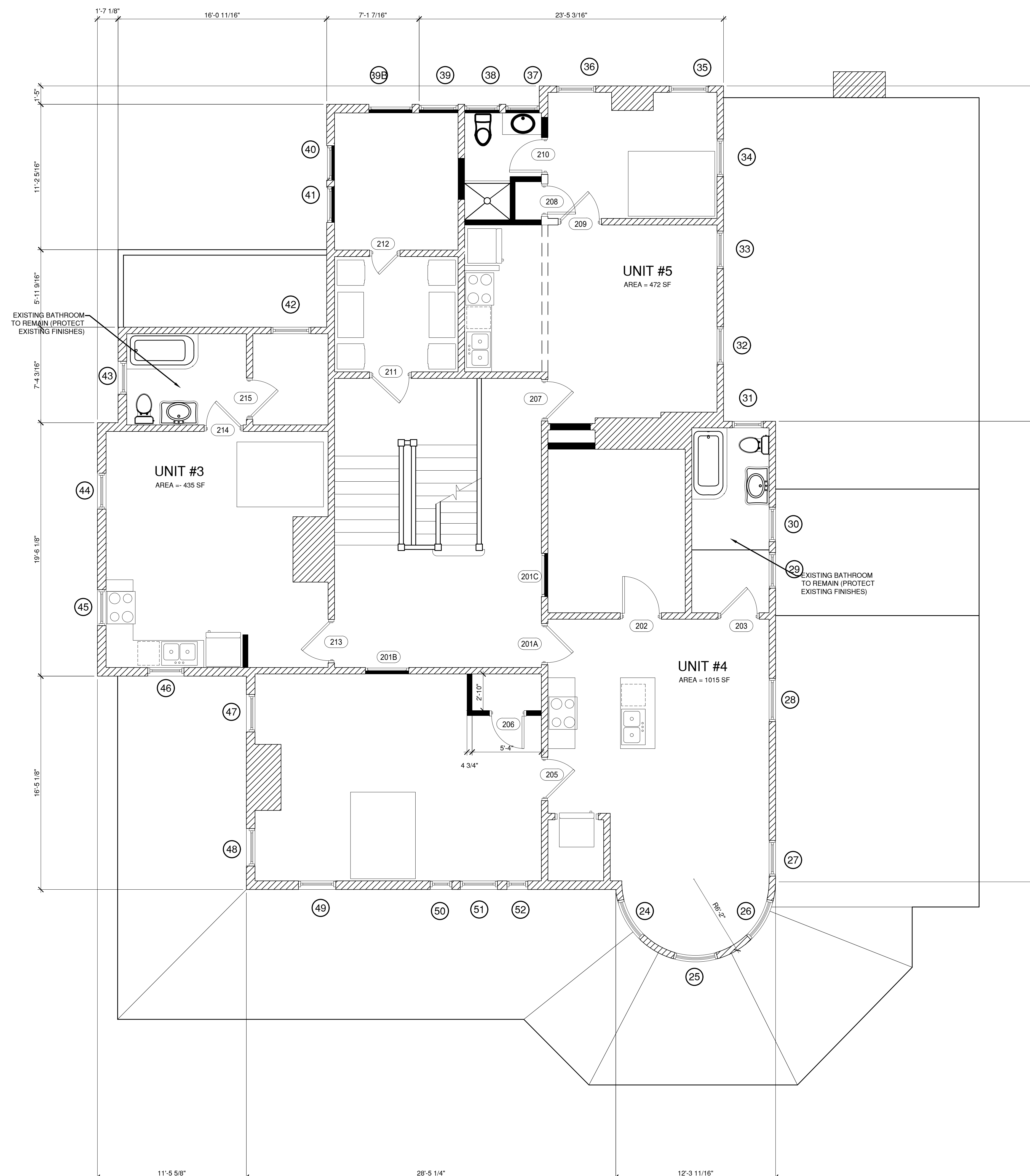
REVIEW DOCUMENTS

◆ SHEET TITLE  
 SECOND  
 FLOOR  
 PLAN

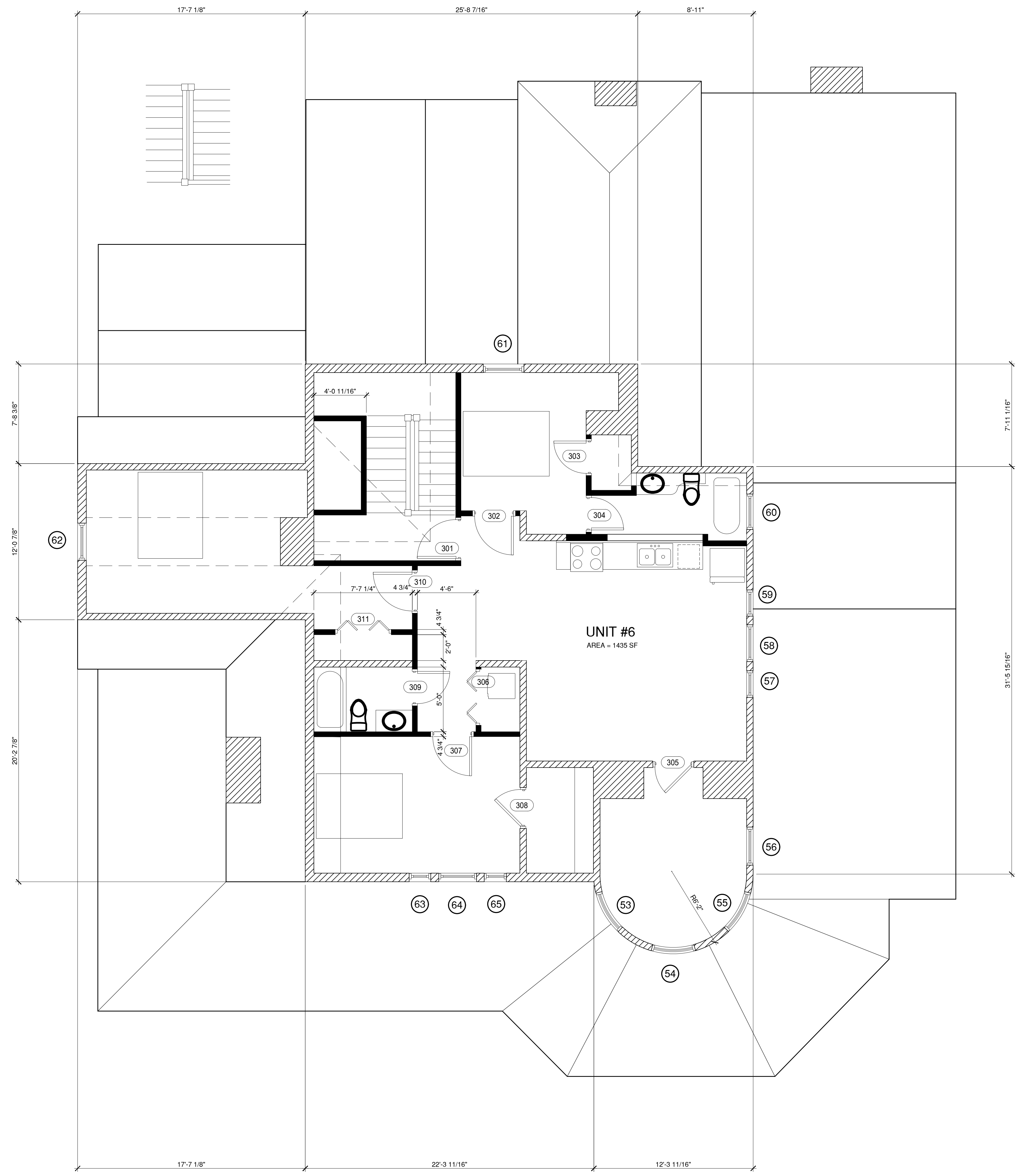
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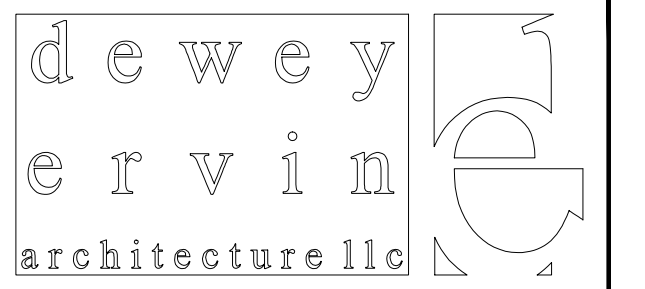


NOTE: SEE DEMOLITION AND CONSTRUCTION  
 SCHEDULE FOR ADDITIONS NOTES  
**SECOND FLOOR PLAN**  
 SCALE 1/8" = 1'-0"

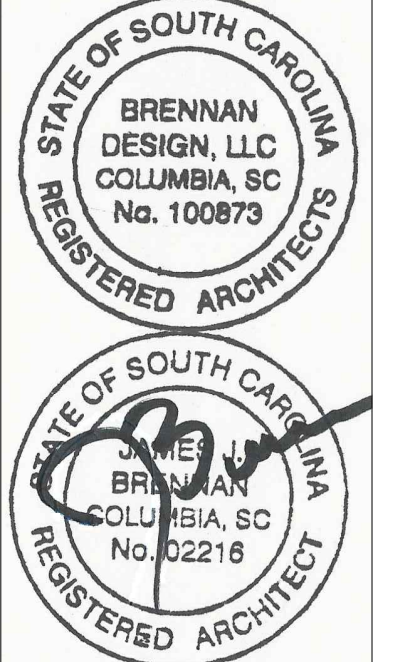


NOTE: SEE DEMOLITION AND CONSTRUCTION  
 SCHEDULE FOR ADDITIONS NOTES  
**THIRD FLOOR PLAN**  
 SCALE 1/8" = 1'-0"

◆ DISIGN CONSULTANT



◆ COMPANY SEALS



◆ PROJECT TITLE

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Columbia, South Carolina

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22-00

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February 8, 2022

REVIEW DOCUMENTS

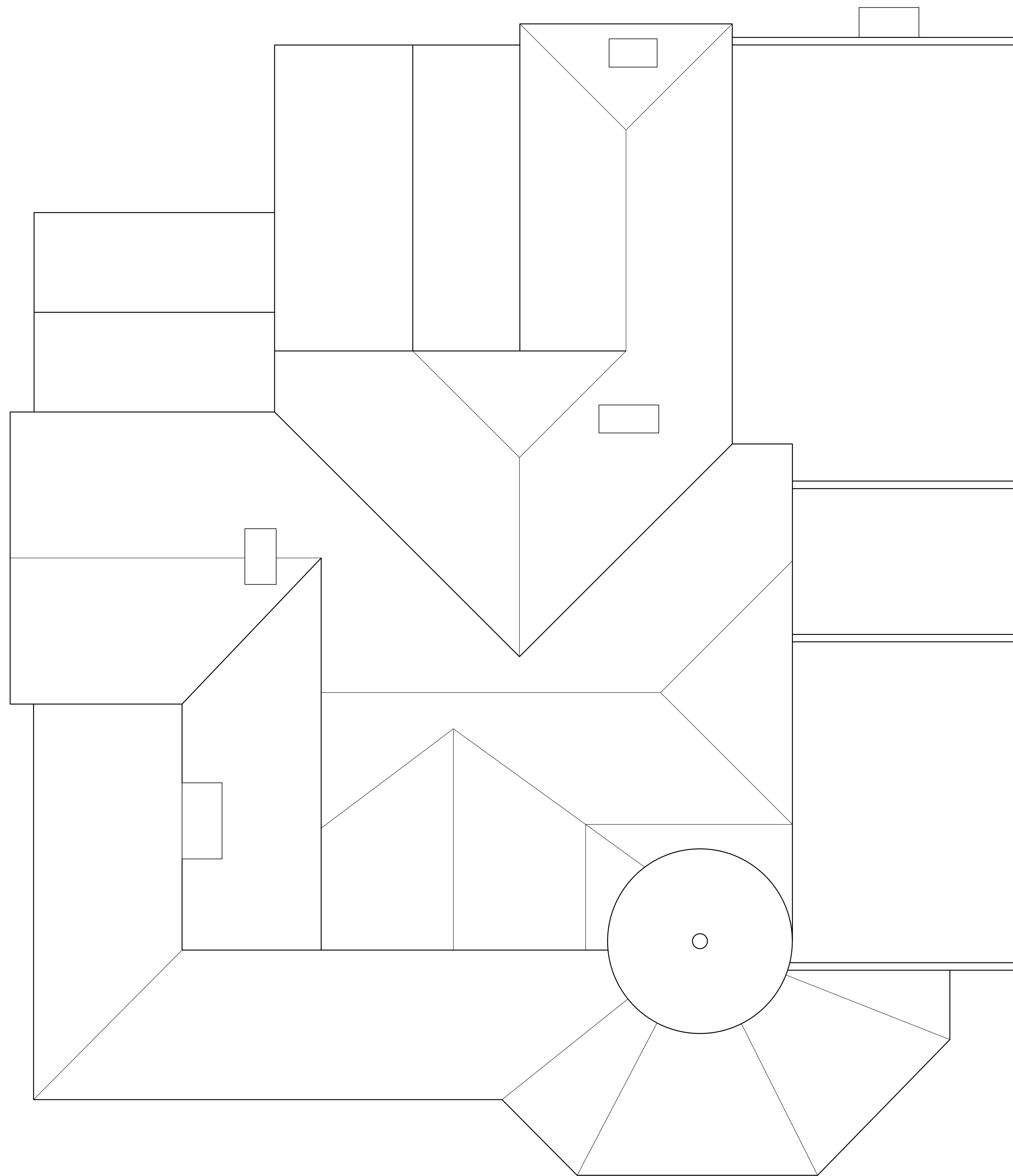
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THIRD  
 FLOOR  
 PLAN

◆ SHEET NUMBER

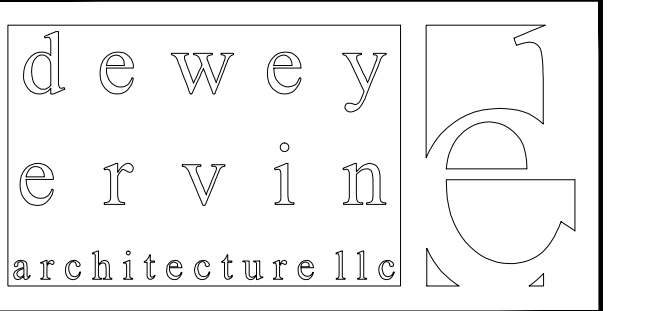
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NOTE: SEE DEMOLITION AND CONSTRUCTION  
 SCHEDULE FOR ADDITIONS NOTES  
**ROOF PLAN**  
 SCALE 1/8" = 1'-0"

◆ DISIGN CONSULTANT



◆ COMPANY SEALS



◆ PROJECT TITLE

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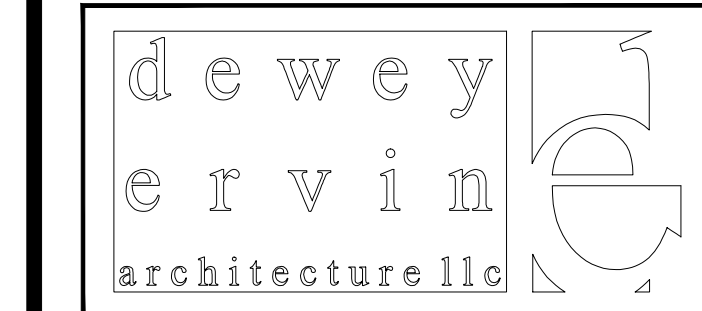
◆ SHEET TITLE  
 ROOF  
 PLAN

◆ SHEET NUMBER

A1.4

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◆ DESIGN CONSULTANT



◆ COMPANY SEALS



◆ PROJECT TITLE

Renovations to  
 1527 Gervais  
 Street  
 Columbia, SC

Columbia, South Carolina

◆ PROJECT NUMBER

22-00

◆ REVISIONS

◆ DATE

February 8, 2022

REVIEW DOCUMENTS

◆ SHEET TITLE  
 WINDOW AND  
 DOOR  
 SCHEDULES

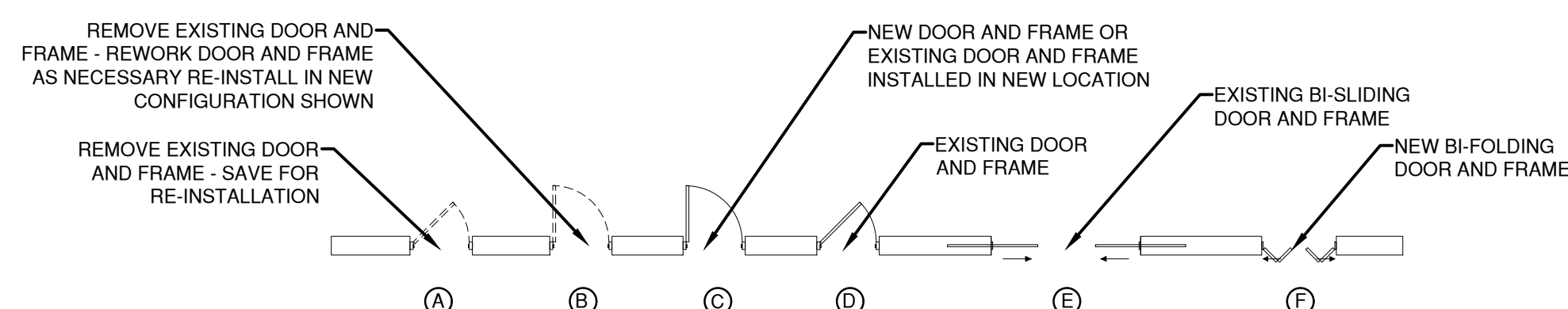
◆ SHEET NUMBER

A2.1

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## DOOR SCHEDULE

DOOR NUMBER	NEW DOOR	EXIST DOOR	EXIST DR RE-WORK	NOTES	TRANSOM				RATING	
					EXISTING TO REMAIN NO WORK REQUIRED	FROSTED GLASS	CREATE SOLID PANEL	TO BE FIRE RATED	30 MIN	60 MIN
<b>FIRST FLOOR</b>										
101		●		EXISTING DOOR TO BE RESTORED IN PLACE						
103			●	REPLACE DOUBLE DOOR WITH SINGLE LEAF DOOR FROM FIRST FLOOR "LEFT SIDE ENTRY" (SEE SHEET D1.1)						
104		●		EXISTING DOOR TO BE RESTORED IN PLACE						
105			●	NEW OPENING WITH RELOCATED DOOR FROM FIRST FLOOR "ROOM 13" (SEE SHEET D1.1)						
106		●		EXISTING DOOR TO BE RESTORED IN PLACE						
107		●		REUSE EXISTING DOOR; SHIFT DOOR WITHIN WALL AS SHOWN ON PLANS; ADA CLEARANCES						
108		●		REUSE EXISTING DOOR; SHIFT DOOR WITHIN WALL AS SHOWN ON PLANS; ADA CLEARANCES						
109		●		REUSE EXISTING 4-PANELED WOOD DOOR FROM FIRST FLOOR "ROOM 6" (SEE SHEET D1.1)						
110	●			NEW 4'-0" X 7'-0" WOOD SOLID PANELED 4-LEAF ACCORDION CLOSET DOOR						
111		●		REUSE EXISTING 4-PANELED WOOD DOOR FROM FIRST FLOOR "RR" (SEE SHEET D1.1)						
112		●		EXISTING DOOR TO BE RESTORED IN PLACE						
113		●		EXISTING DOOR TO BE RESTORED IN PLACE						
114		●		EXISTING DOOR TO BE RESTORED IN PLACE						
115		●		EXISTING DOOR TO BE RESTORED IN PLACE						
116		●		EXISTING DOOR TO BE RESTORED IN PLACE						
117		●		EXISTING DOOR TO BE RESTORED IN PLACE						
118	●			GLASS INTERIOR STOREFRONT SYSTEM; MULLIONS AND METAL COMPONENTS OF DARK BRONZE					●	
119		●		EXISTING DOOR TO BE RESTORED IN PLACE					●	
120		●		EXISTING DOOR TO BE RESTORED IN PLACE					●	
121		●		REUSE EXISTING 4-PANELED WOOD DOOR FROM FIRST FLOOR "ROOM 3" (SEE SHEET D1.1)						
122		●		EXISTING DOOR TO BE RESTORED IN PLACE						
123		●		REUSE EXISTING 4-PANELED WOOD DOOR FROM FIRST FLOOR "HALL/ ROOM 6" (SEE SHEET D1.1)						
124		●		REUSE EXISTING 4-PANELED WOOD DOOR FROM FIRST FLOOR "ROOM 7/ ROOM 6" (SEE SHEET D1.1)						
125		●		REUSE EXISTING DOOR; SHIFT DOOR WITHIN WALL AS SHOWN ON PLANS						
126		●		REUSE EXISTING 4-PANELED WOOD DOOR FROM FIRST FLOOR "REAR HALL/ ROOM 6" (SEE SHEET D1.1)					●	
127		●		EXISTING DOOR TO BE RESTORED IN PLACE						
128		●		REUSE EXISTING 4-PANELED WOOD DOOR FROM FIRST FLOOR "ROOM 4/ ROOM 7" (SEE SHEET D1.1)					●	
129		●		EXISTING DOOR TO BE RESTORED IN PLACE						
130		●		EXISTING DOOR TO BE RESTORED IN PLACE						
<b>SECOND FLOOR</b>										
201A		●		EXISTING DOOR TO BE RESTORED IN PLACE		●				●
201B		●		EXISTING DOOR TO BE RESTORED AND FIXED IN PLACE; INFILL PANEL ON APARTMENT INTERIOR WITH SOUND BATTING		●				●
201C		●		EXISTING DOOR TO BE RESTORED AND FIXED IN PLACE; INFILL PANEL ON APARTMENT INTERIOR WITH SOUND BATTING		●				●
202		●		REUSE EXISTING 4-PANELED WOOD DOOR FROM SECOND FLOOR "CLOSET/ ROOM 11" (SEE SHEET D1.2)						
203		●		EXISTING DOOR TO BE RESTORED IN PLACE						
205		●		EXISTING DOOR TO BE RESTORED IN PLACE						
206		●		REUSE EXISTING 4-PANELED WOOD DOOR FROM SECOND FLOOR "ROOM 5/ ROOM 10" (SEE SHEET D1.2)						
207		●		EXISTING DOOR TO BE RESTORED IN PLACE					●	
208		●		REUSE EXISTING 4-PANELED WOOD DOOR FROM SECOND FLOOR "HVAC/ ROOM 8" (SEE SHEET D1.2)						
209		●		EXISTING DOOR TO BE RESTORED IN PLACE						
210		●		REUSE EXISTING DOOR; SHIFT DOOR WITHIN WALL AS SHOWN ON PLANS						
211		●		EXISTING DOOR TO BE RESTORED IN PLACE					●	
212		●		EXISTING DOOR TO BE RESTORED IN PLACE						
213		●		EXISTING DOOR TO BE RESTORED IN PLACE					●	
214		●		EXISTING DOOR TO BE RESTORED IN PLACE		●				
215		●		EXISTING DOOR TO BE RESTORED IN PLACE						
<b>THIRD FLOOR</b>										
301		●		REUSE EXISTING 4-PANELED WOOD DOOR FROM THIRD FLOOR "HALL/ ROOM 3" (SEE SHEET D1.3)						●
302		●		REUSE EXISTING 4-PANELED WOOD DOOR FROM FIRST FLOOR "ROOM 5/ ROOM 6" (SEE SHEET D1.1)						
303		●		REUSE EXISTING 4-PANELED WOOD DOOR FROM THIRD FLOOR "HALL/ ROOM 1" (SEE SHEET D1.3)						
304		●		REUSE EXISTING 4-PANELED WOOD DOOR FROM THIRD FLOOR "RR/ ROOM 3" (SEE SHEET D1.3)						
305		●		EXISTING DOOR TO BE RESTORED IN PLACE						
306	●			NEW 4'-0" X 6'-8" WOOD SOLID PANELED 4-LEAF ACCORDION CLOSET DOOR						
307		●		REUSE EXISTING 4-PANELED WOOD DOOR FROM THIRD FLOOR "HALL/ ROOM 2" (SEE SHEET D1.3)						
308		●		EXISTING DOOR TO BE RESTORED IN PLACE						
309	●			NEW 2'-8" X 6'-8" WOOD 4-PANELED DOOR TO MATCH EXISTING DOORS						
310	●			NEW 2'-8" X 6'-8" WOOD 4-PANELED DOOR TO MATCH EXISTING DOORS						
311	●			NEW 4'-0" X 6'-8" WOOD SOLID PANELED 4-LEAF ACCORDION CLOSET DOOR						



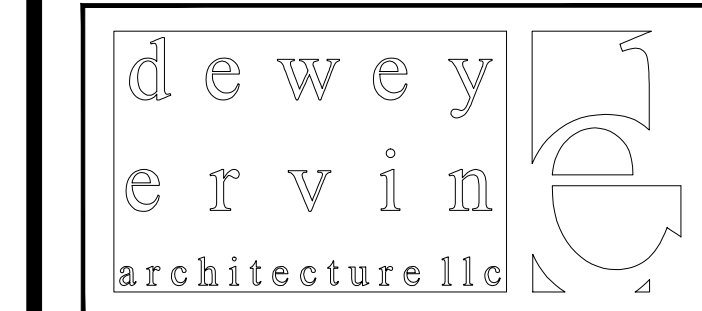
FLOOR PLAN DOOR TYPES  
 SCALE 1/4" = 1'-0"

## WINDOW SCHEDULE

WINDOW NUMBER	NEW WINDOW	EXIST WINDOW	EXIST WIN RE-WORK	NOTES
<b>FIRST FLOOR</b>				
1A	●			NEW WINDOW IN NEW CONSTRUCTION WALL; SEE WINDOW TYPE ELEVATION "A"
1B	●			NEW WINDOW IN NEW CONSTRUCTION WALL; SEE WINDOW TYPE ELEVATION "A"
1C	●			NEW WINDOW IN NEW CONSTRUCTION WALL; SEE WINDOW TYPE ELEVATION "A"
2		●		EXISTING WINDOW TO BE RESTORED IN PLACE
3		●		EXISTING WINDOW TO BE RESTORED IN PLACE
4		●		EXISTING WINDOW TO BE RESTORED IN PLACE
5		●		EXISTING WINDOW TO BE RESTORED IN PLACE
6		●		EXISTING WINDOW TO BE RESTORED IN PLACE
7		●		EXISTING WINDOW TO BE RESTORED IN PLACE
8		●		EXISTING WINDOW TO BE RESTORED IN PLACE
9		●		EXISTING WINDOW TO BE RESTORED IN PLACE
10		●		EXISTING WINDOW TO BE RESTORED IN PLACE
11	●			NEW WINDOW AT EXISTING OPENING; TO VISUALLY MATCH EXISTING WINDOW No.12
12		●		EXISTING WINDOW TO BE RESTORED IN PLACE; MAINTAIN INFILL WALL AND CLOSET AT INTERIOR
13		●		EXISTING WINDOW TO BE RESTORED IN PLACE
14		●		EXISTING WINDOW TO BE RESTORED IN PLACE
15		●		EXISTING WINDOW TO BE RESTORED IN PLACE
16		●		EXISTING WINDOW TO BE RESTORED IN PLACE
17		●		EXISTING WINDOW TO BE RESTORED IN PLACE
18		●		EXISTING WINDOW TO BE RESTORED IN PLACE
19		●		EXISTING WINDOW TO BE RESTORED IN PLACE
20		●		EXISTING WINDOW TO BE RESTORED IN PLACE
21		●	●	EXISTING WINDOW TO BE RESTORED IN PLACE; RESTORE INTERIOR SILL AND TRIM TO MATCH EXISTING; COORDINATE INTERIOR TRIM WITH BATHROOM FIXTURES
22		●		EXISTING WINDOW TO BE RESTORED IN PLACE
23	●			NEW WINDOW AT EXISTING OPENING
<b>SECOND FLOOR</b>				
24		●		EXISTING WINDOW TO BE RESTORED IN PLACE
25		●		EXISTING WINDOW TO BE RESTORED IN PLACE
26		●		EXISTING WINDOW TO BE RESTORED IN PLACE
27		●		EXISTING WINDOW TO BE RESTORED IN PLACE
28		●		EXISTING WINDOW TO BE RESTORED IN PLACE
29		●		EXISTING WINDOW TO BE RESTORED IN PLACE
30		●		EXISTING WINDOW TO BE RESTORED IN PLACE
31		●		EXISTING WINDOW TO BE RESTORED IN PLACE
32		●		EXISTING WINDOW TO BE RESTORED IN PLACE
33		●		EXISTING WINDOW TO BE RESTORED IN PLACE
34		●		EXISTING WINDOW TO BE RESTORED IN PLACE
35		●		EXISTING WINDOW TO BE RESTORED IN PLACE
36		●		EXISTING WINDOW TO BE RESTORED IN PLACE
37	●			NEW WINDOW AT EXISTING OPENING; TO VISUALLY MATCH EXISTING WINDOW No. 38
38		●	●	EXISTING WINDOW TO BE RESTORED IN PLACE; RESTORE INTERIOR SILL AND TRIM TO MATCH EXISTING; COORDINATE INTERIOR TRIM WITH BATHROOM FIXTURES
39		●		EXISTING WINDOW TO BE RESTORED IN PLACE
39B	●			NEW WINDOW TO REPLACE EXTERIOR DOOR; TO VISUALLY MATCH EXISTING WINDOW No. 39
40		●		EXISTING WINDOW TO BE RESTORED IN PLACE
41		●		EXISTING WINDOW TO BE RESTORED IN PLACE
42		●		EXISTING WINDOW TO BE RESTORED IN PLACE
43		●		EXISTING WINDOW TO BE RESTORED IN PLACE
44		●		EXISTING WINDOW TO BE RESTORED IN PLACE
45		●		EXISTING WINDOW TO BE RESTORED IN PLACE; SILL BELOW KITCHEN COUNTERTOP
46		●		EXISTING WINDOW TO BE RESTORED IN PLACE; SILL BELOW KITCHEN COUNTERTOP
47		●		EXISTING WINDOW TO BE RESTORED IN PLACE
48		●		EXISTING WINDOW TO BE RESTORED IN PLACE
49		●		EXISTING WINDOW TO BE RESTORED IN PLACE
50		●		EXISTING WINDOW TO BE RESTORED IN PLACE
51		●		EXISTING WINDOW TO BE RESTORED IN PLACE
52		●		EXISTING WINDOW TO BE RESTORED IN PLACE
<b>THIRD FLOOR</b>				
53		●		EXISTING WINDOW TO BE RESTORED IN PLACE
54		●		EXISTING WINDOW TO BE RESTORED IN PLACE
55		●		EXISTING WINDOW TO BE RESTORED IN PLACE
56		●		EXISTING WINDOW TO BE RESTORED IN PLACE
57		●		EXISTING WINDOW TO BE RESTORED IN PLACE
58		●		EXISTING WINDOW TO BE RESTORED IN PLACE
59		●		EXISTING WINDOW TO BE RESTORED IN PLACE
60		●		EXISTING WINDOW TO BE RESTORED IN PLACE
61		●		EXISTING WINDOW TO BE RESTORED IN PLACE
62		●		EXISTING WINDOW TO BE RESTORED IN PLACE
63		●		EXISTING WINDOW TO BE RESTORED IN PLACE
64		●		EXISTING WINDOW TO BE RESTORED IN PLACE
65		●		EXISTING WINDOW TO BE RESTORED IN PLACE

\* IF A WINDOW CANNOT BE RESTORED IN PLACE, WINDOW IS TO BE REFURBISHED USING ORIGINAL COMPONENTS TO THE EXTENT POSSIBLE AND TO VISUALLY MATCH ADJACENT WINDOWS OF THE SAME TYPE.

◆ DESIGN CONSULTANT



◆ COMPANY SEALS



◆ PROJECT TITLE

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22-00

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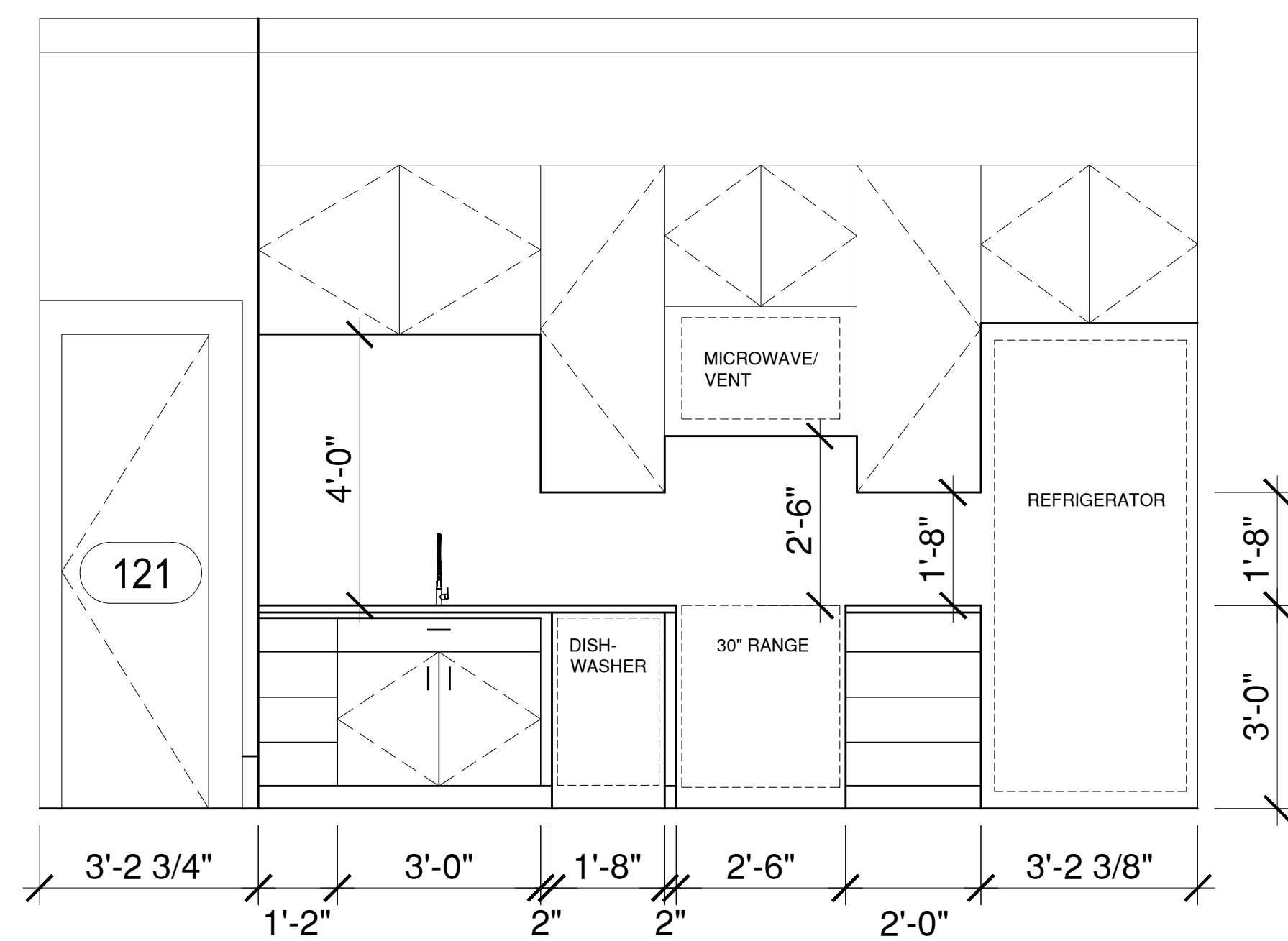
REVIEW DOCUMENTS

◆ SHEET TITLE  
 KITCHEN  
 ELEVATIONS

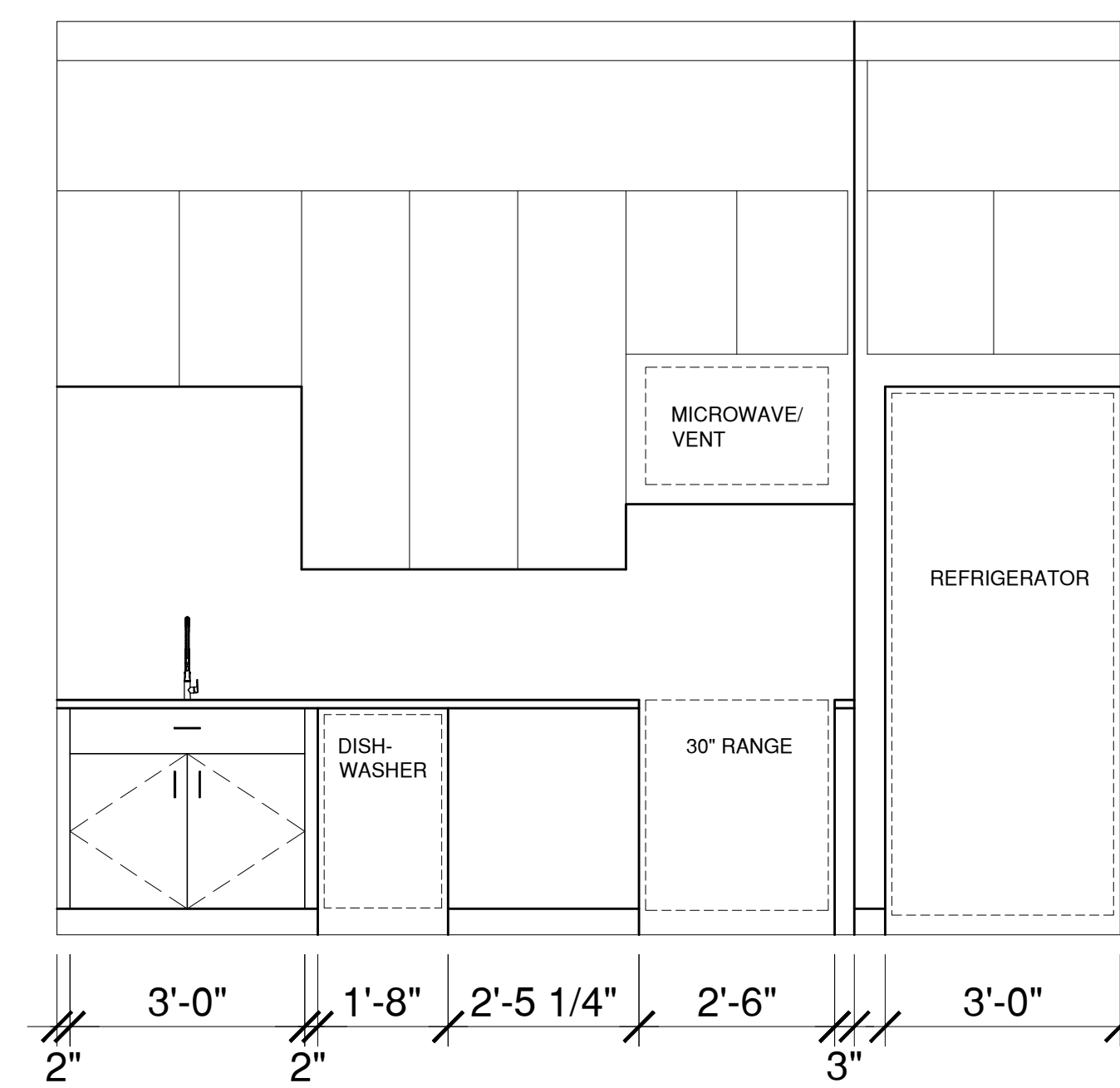
◆ SHEET NUMBER

A2.2

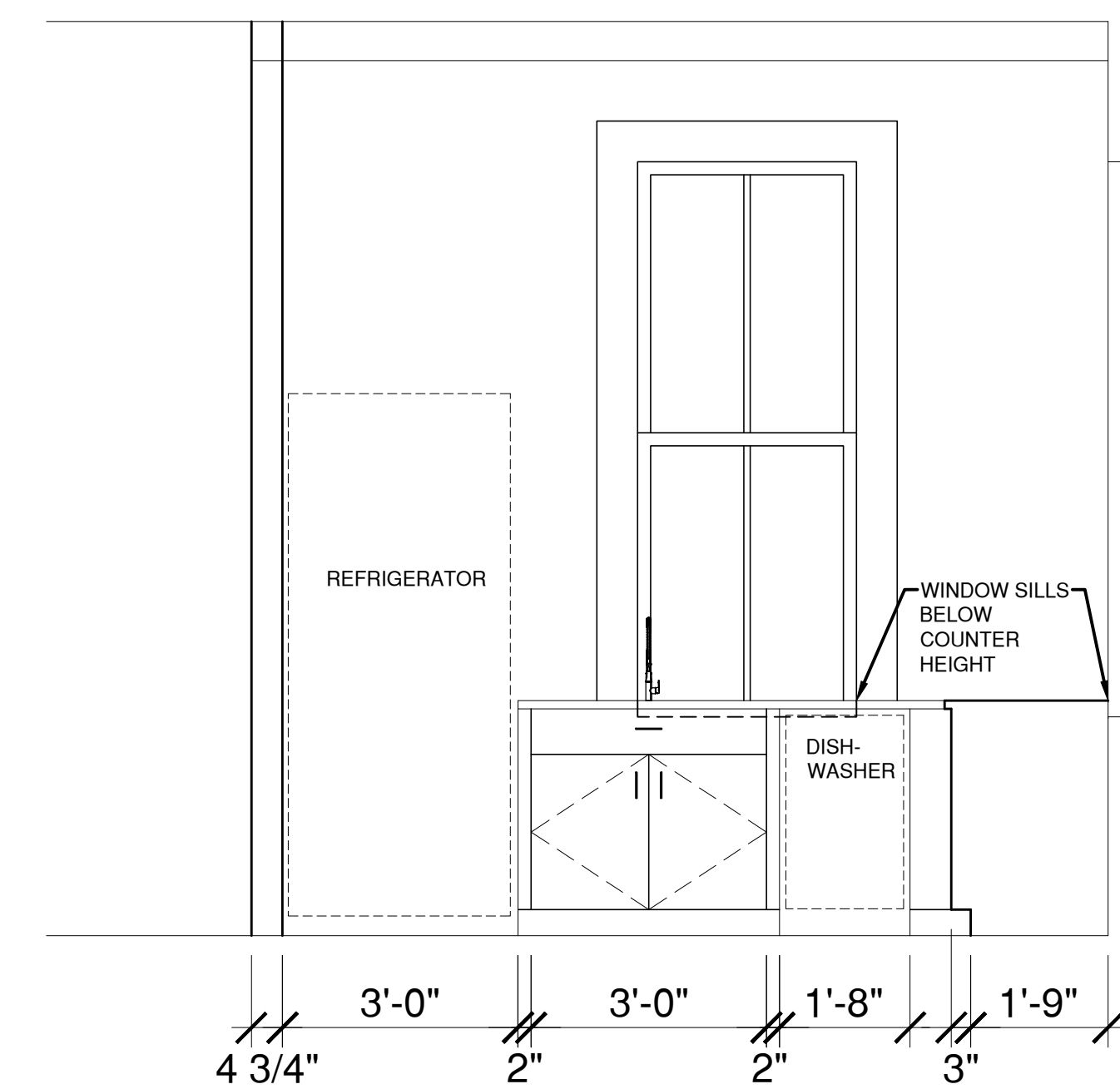
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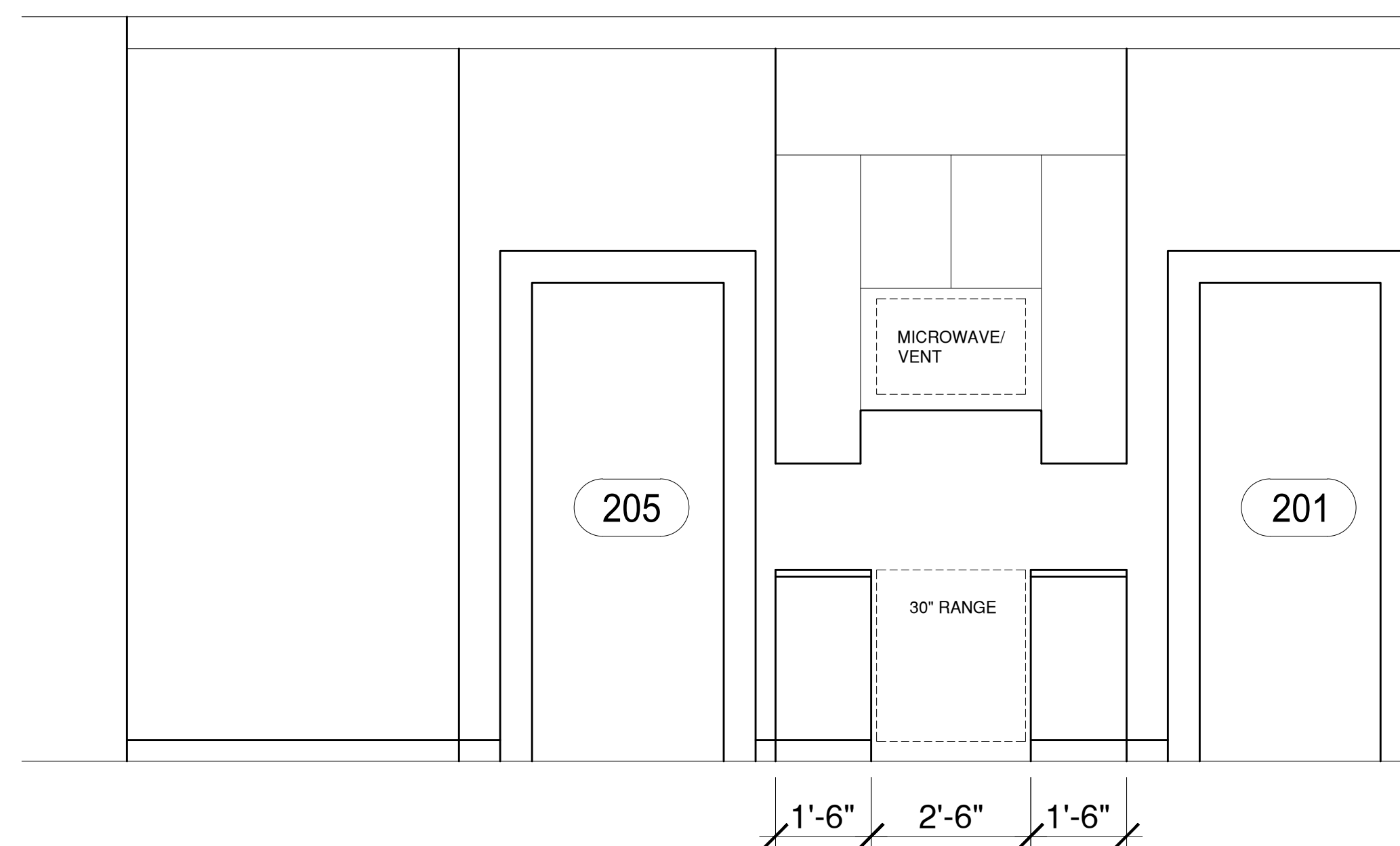
UNIT #1 - KITCHEN ELEVATION  
 SCALE 1/2" = 1'-0"



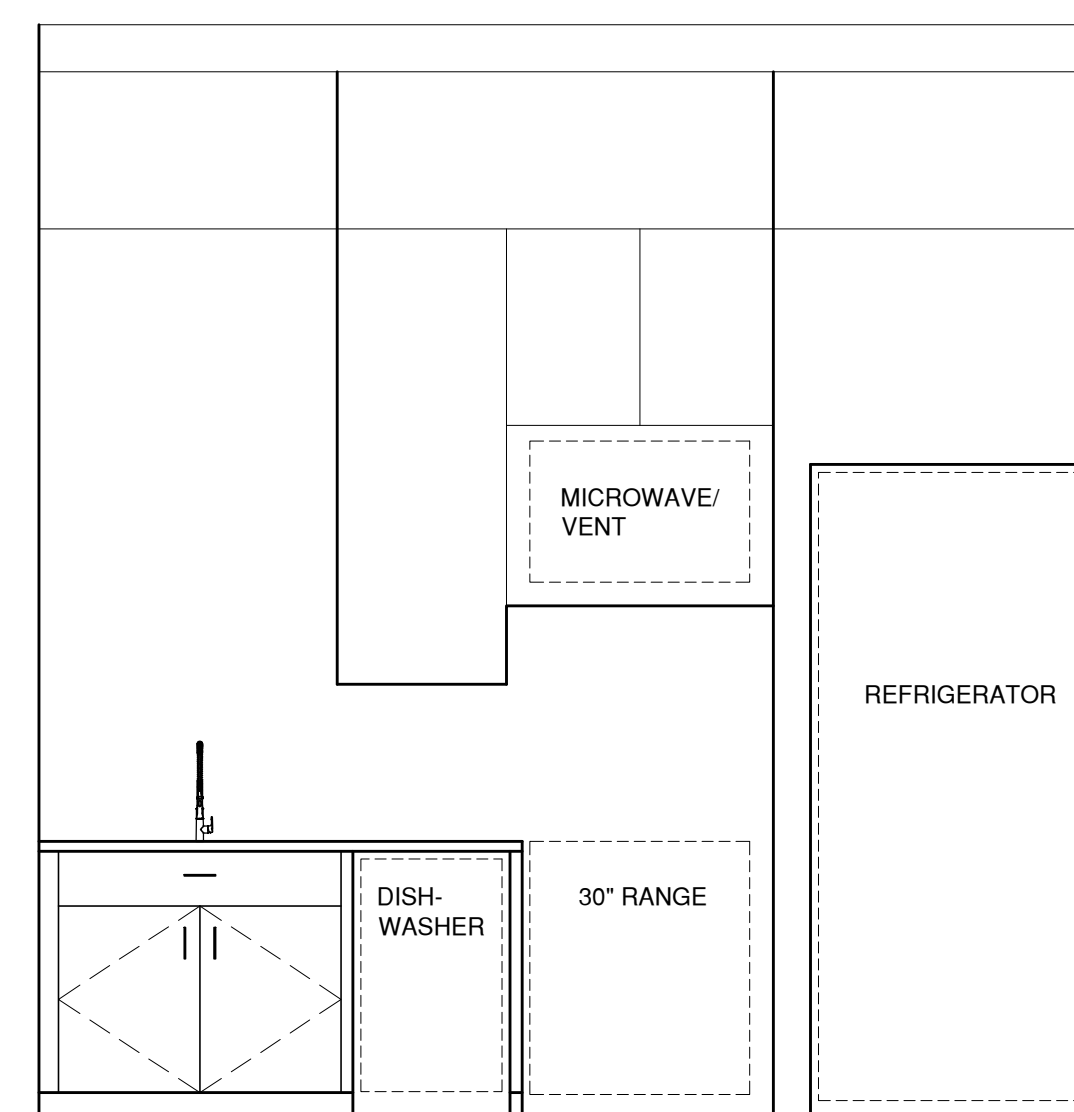
UNIT #2 - KITCHEN ELEVATION  
 SCALE 1/2" = 1'-0"



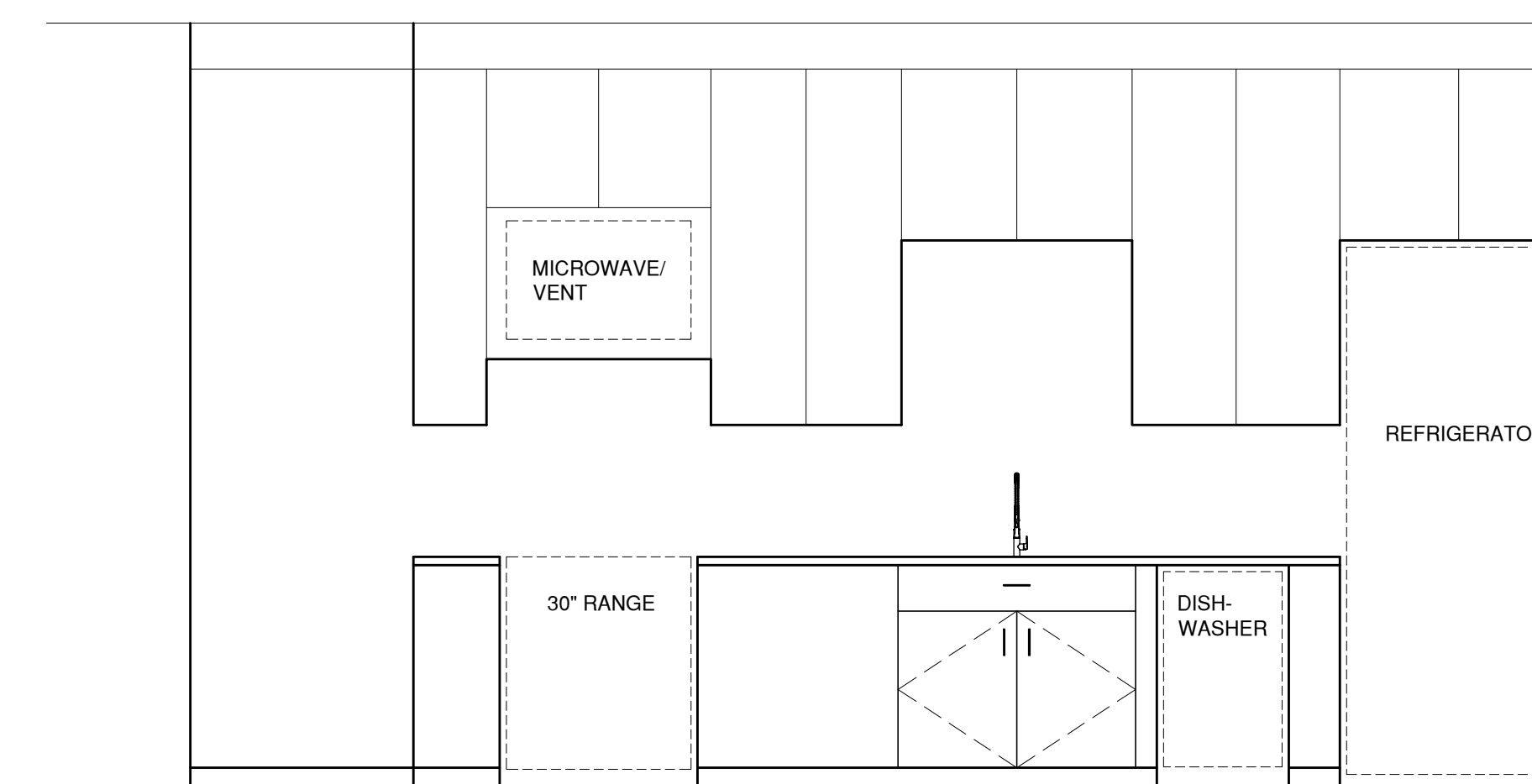
UNIT #3 - KITCHEN ELEVATION  
 SCALE 1/2" = 1'-0"



UNIT #4 - KITCHEN ELEVATION  
 SCALE 1/2" = 1'-0"



UNIT #5 - KITCHEN ELEVATION  
 SCALE 1/2" = 1'-0"



UNIT #6 - KITCHEN ELEVATION  
 SCALE 1/2" = 1'-0"



EXISTING GERVAIS STREET ELEVATION



EXISTING PICKENS STREET ELEVATION

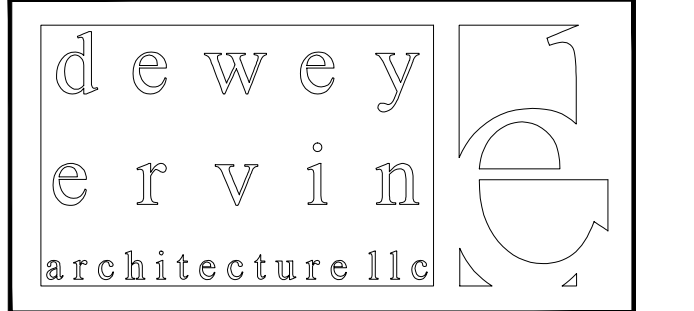


EXISTING REAR ELEVATION



EXISTING LEFT SIDE ELEVATION

◆ DISIGN CONSULTANT



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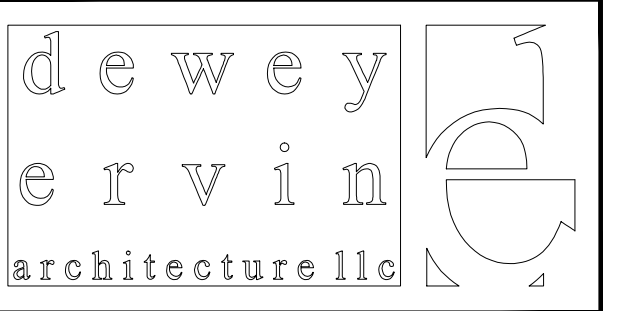
EXISTING  
 ELEVATIONS

◆ SHEET NUMBER

D3.0

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◆ SHEET TITLE

GERVAIS STREET  
 (SOUTH)  
 ELEVATION

◆ SHEET NUMBER

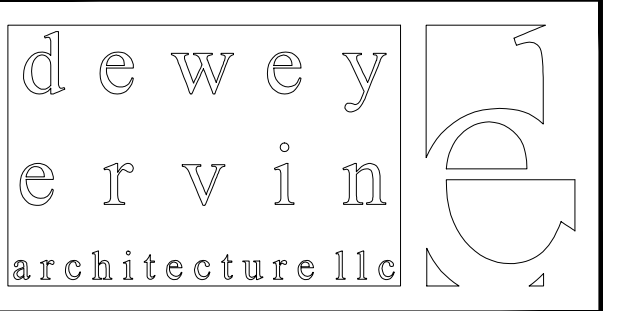
A3.1



PROPOSED GERVAIS STREET ELEVATIONS  
 SCALE 1/4" = 1'-0"

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◆ SHEET TITLE

PICKENS STREET  
 (WEST)  
 ELEVATION

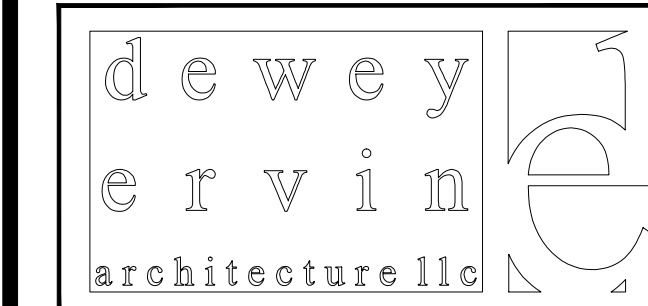
◆ SHEET NUMBER

A3.2



PROPOSED PICKENS STREET ELEVATIONS  
 SCALE 1/4" = 1'-0"

◆ DISIGN CONSULTANT



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◆ SHEET TITLE

NORTH  
 ELEVATION

◆ SHEET NUMBER

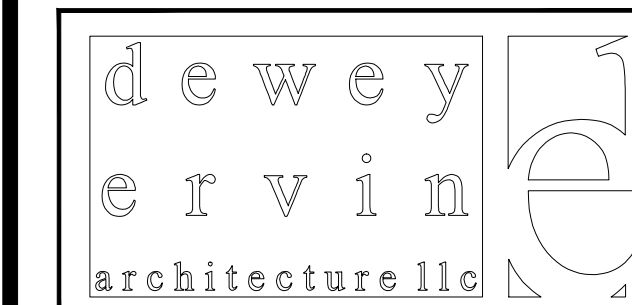
A3.3



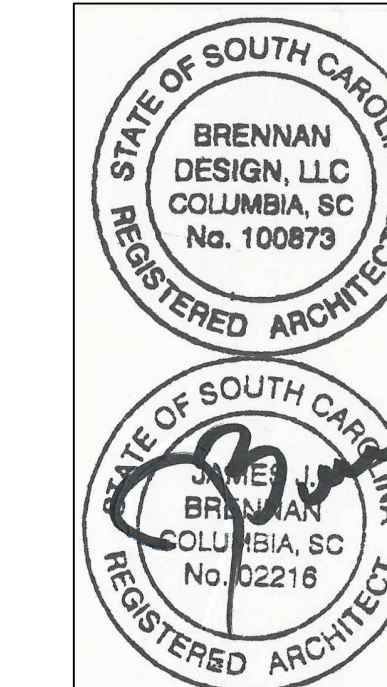
PROPOSED REAR ELEVATION  
 SCALE 1/4" = 1'-0"

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◆ SHEET TITLE  
 WEST  
 ELEVATION

◆ SHEET NUMBER

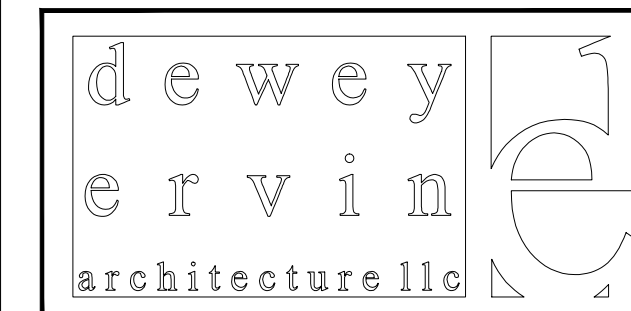
A3.4



PROPOSED LEFT SIDE ELEVATIONS  
 SCALE 1/4" = 1'-0"

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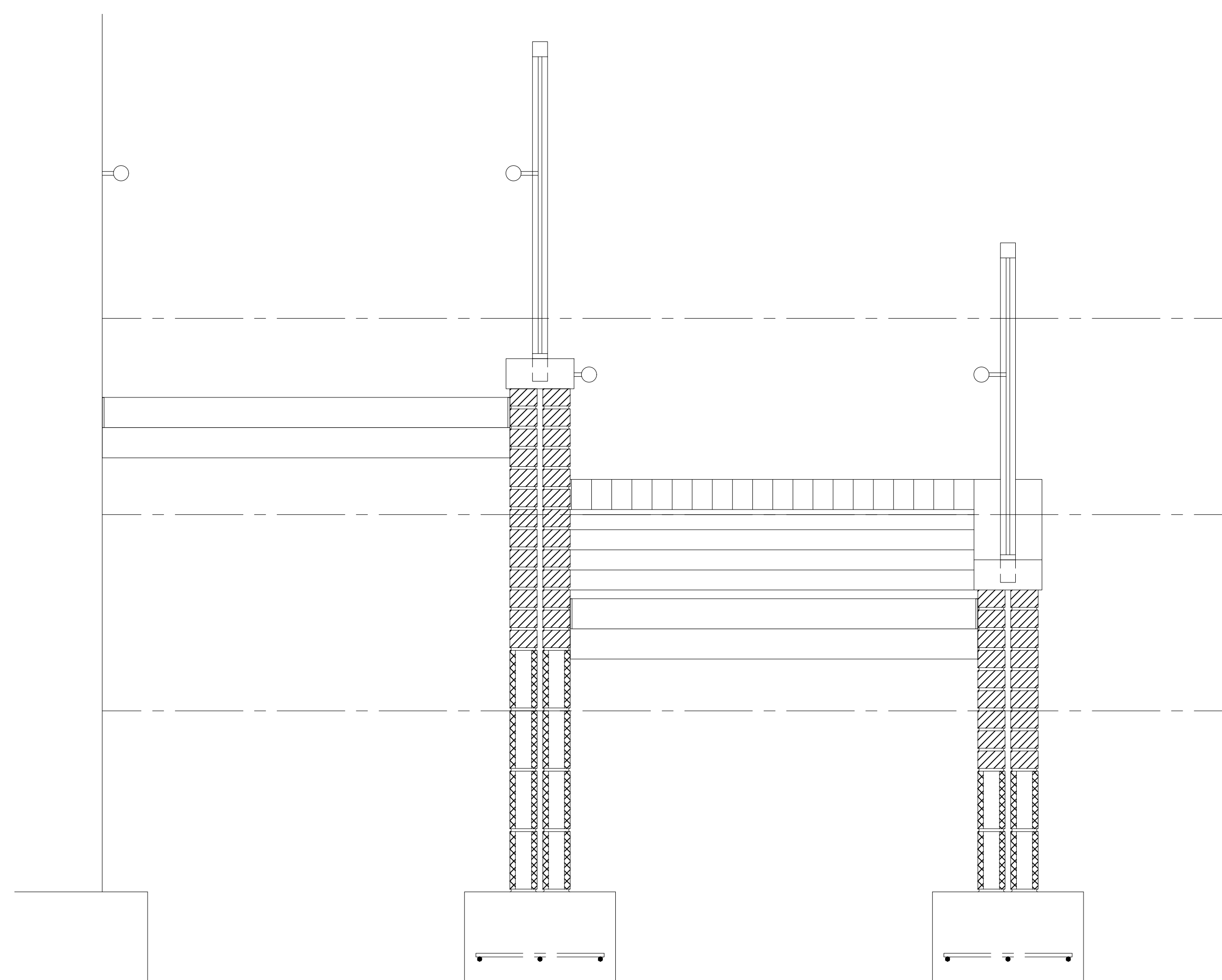
◆ SHEET TITLE

SECTIONS  
 AND  
 DETAILS

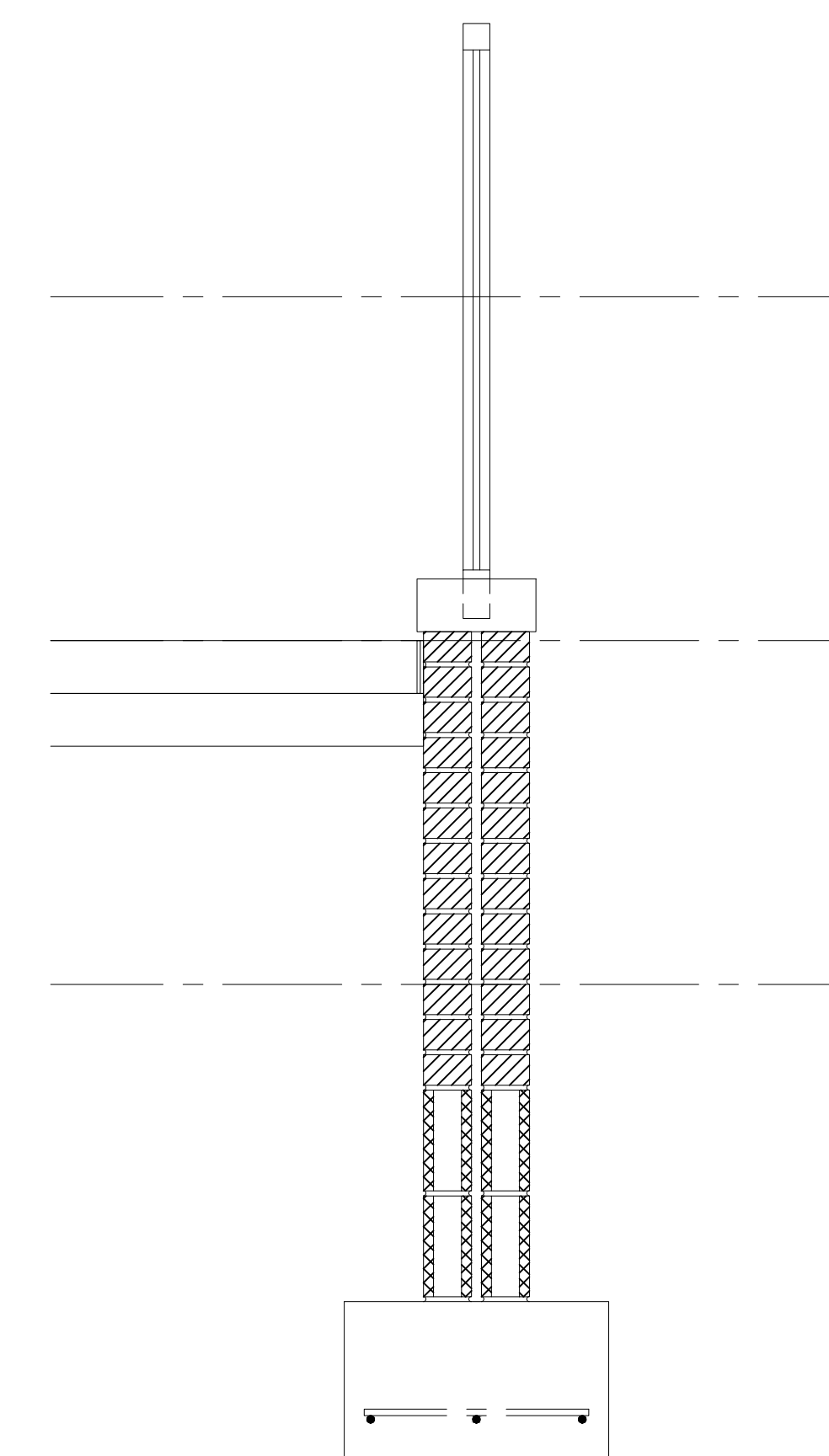
◆ SHEET NUMBER

A4.2

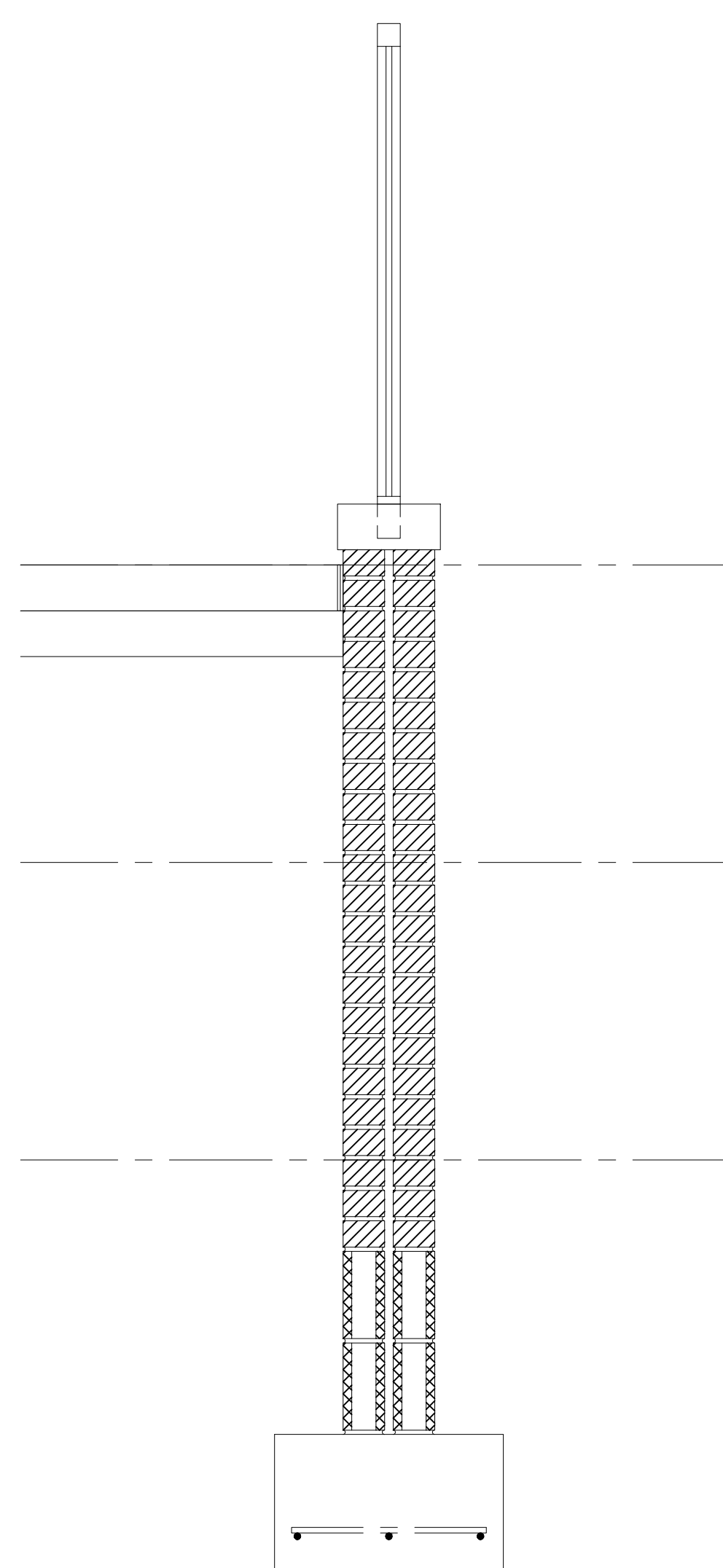
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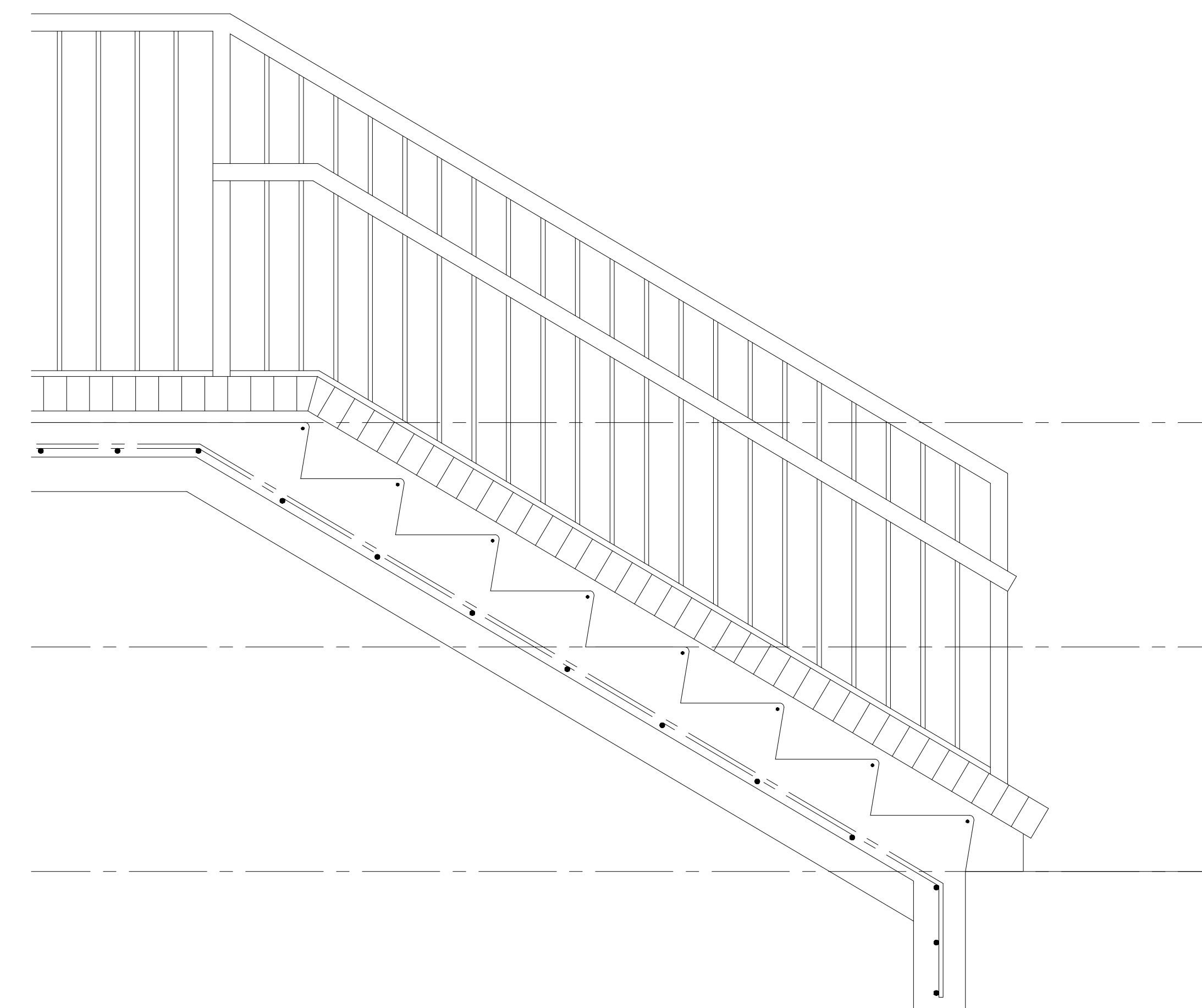
RAMP SECTION 1  
 SCALE 1/2" = 1'-0" (A4-2)



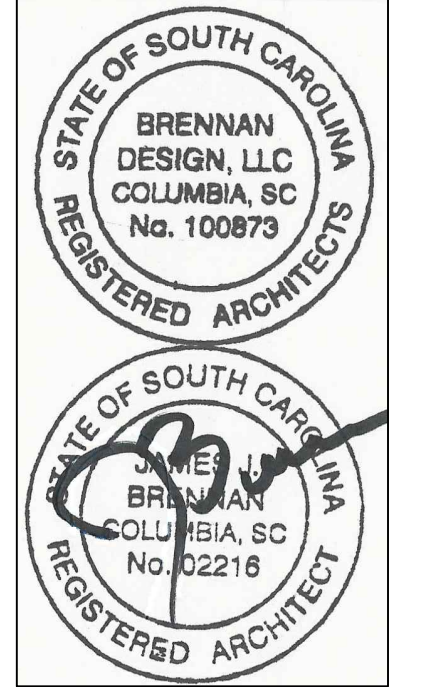
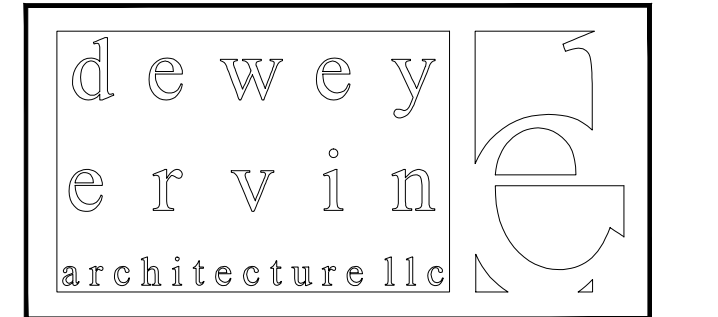
RAMP SECTION 2  
 SCALE 1/2" = 1'-0" (A4-2)



RAMP SECTION 3  
 SCALE 1/2" = 1'-0" (A4-2)



RAMP SECTION 4  
 SCALE 1/2" = 1'-0" (A4-2)

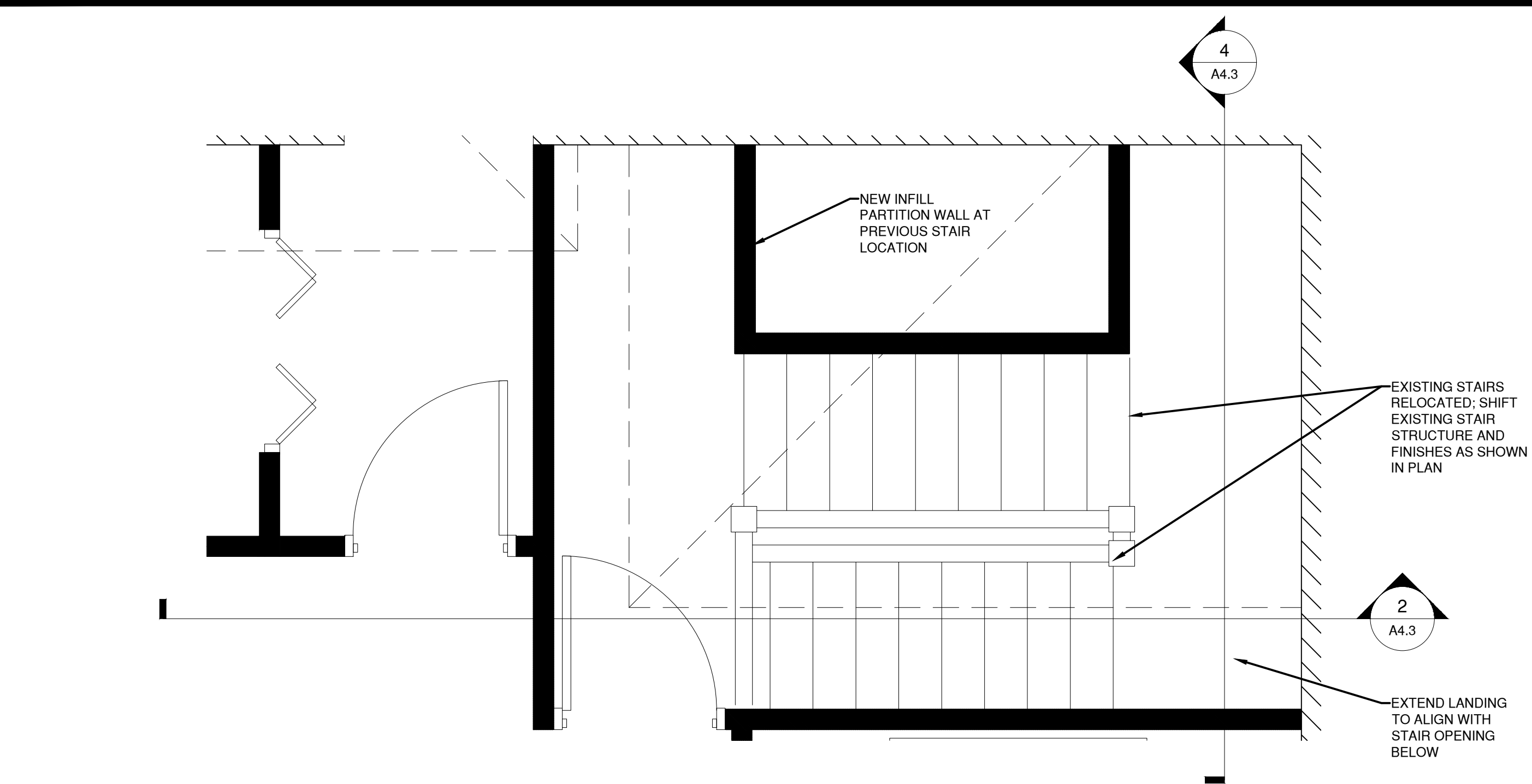


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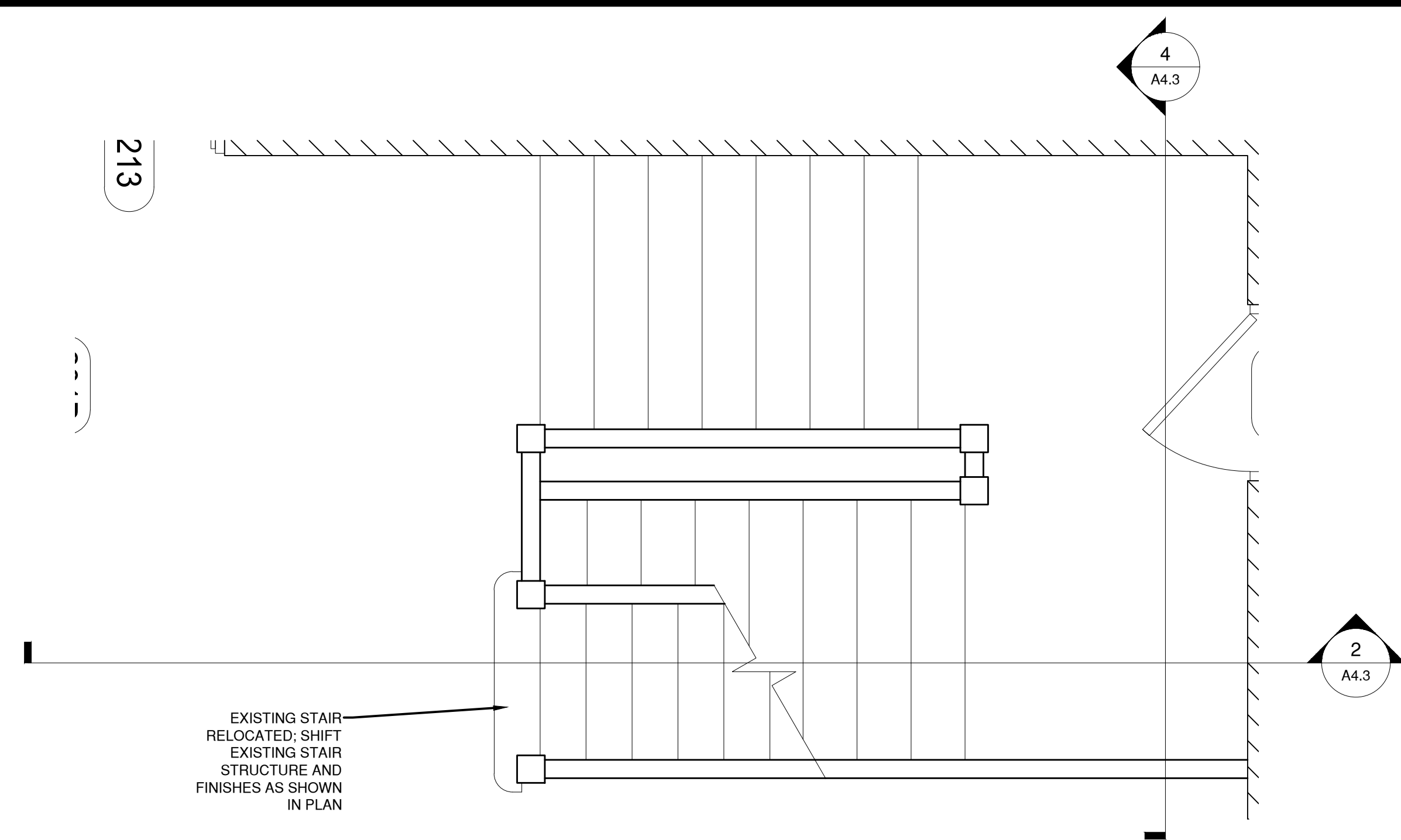
Columbia, South Carolina

22-00

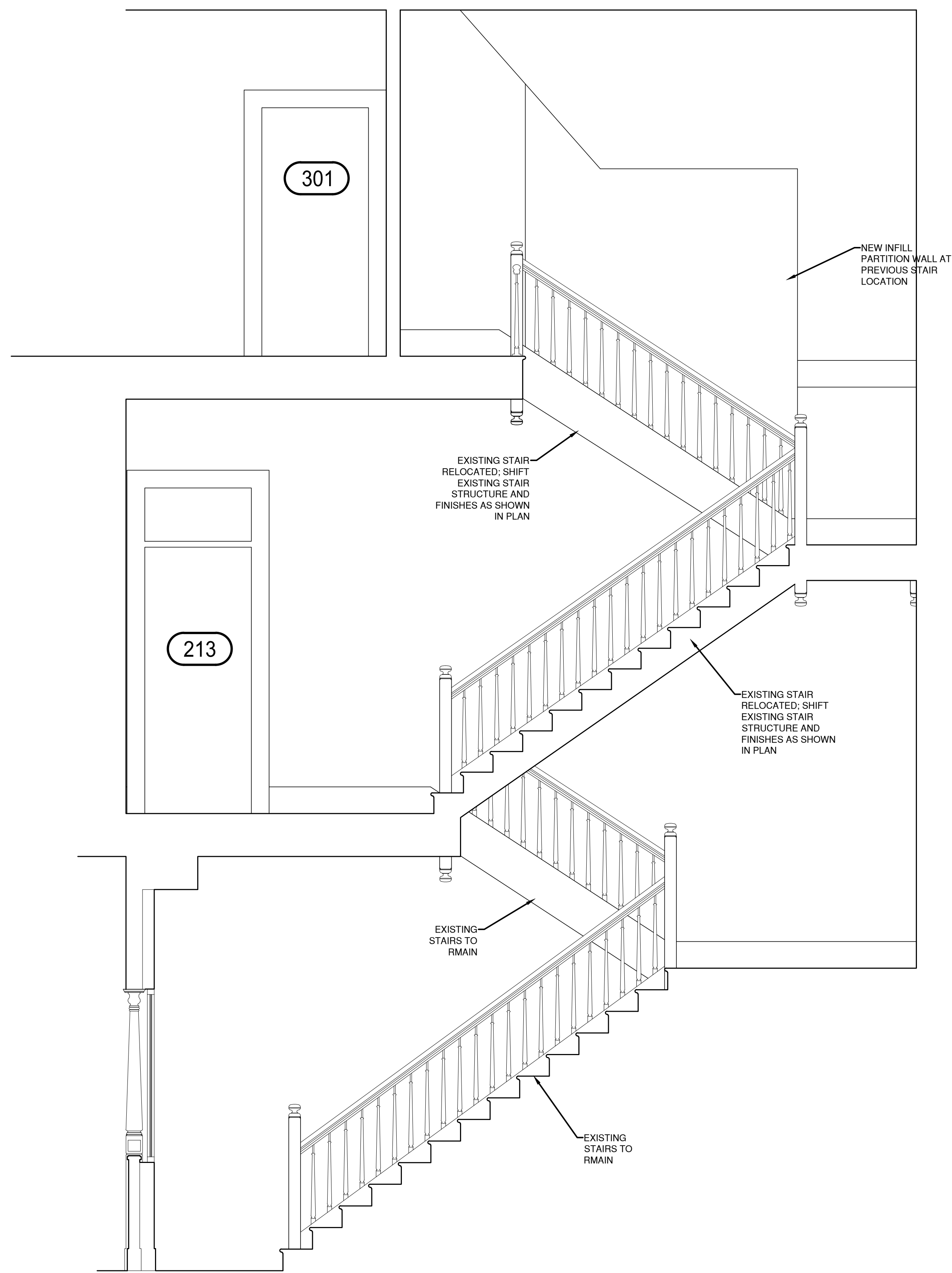
A4.3



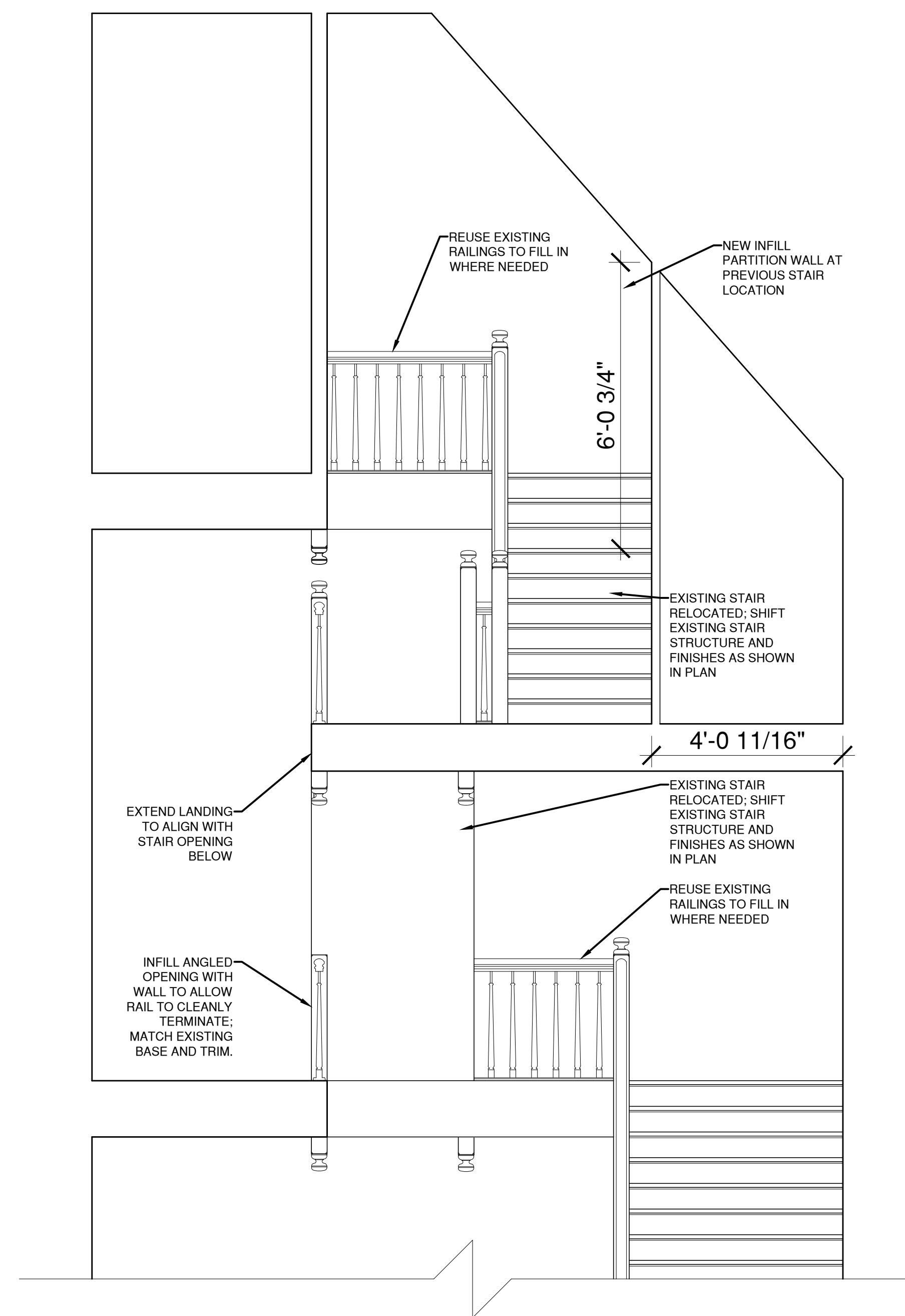
1 STAIR PLAN AT THIRD FLOOR  
 SCALE 1/2" = 1'-0"



3 STAIR PLAN AT SECOND FLOOR  
 SCALE 1/2" = 1'-0"

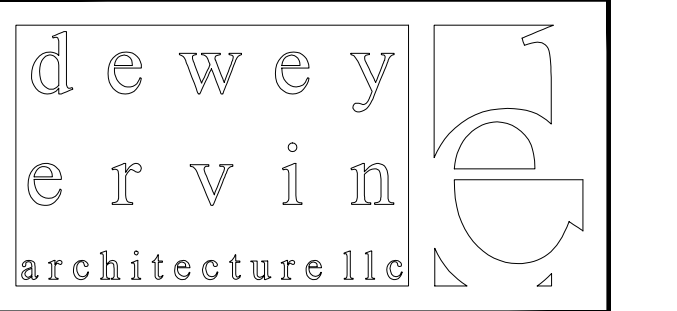


2 STAIR SECTION - LOOKING WEST  
 SCALE 1/2" = 1'-0"



4 STAIR SECTION - LOOKING SOUTH  
 SCALE 1/2" = 1'-0"

◆ DISIGN CONSULTANT



◆ COMPANY SEALS



◆ PROJECT TITLE

Renovations to  
 1527 Gervais  
 Street  
 Columbia, SC

Columbia, South Carolina

◆ PROJECT NUMBER

22-00

◆ REVISIONS

◆ DATE

February 8, 2022

REVIEW DOCUMENTS

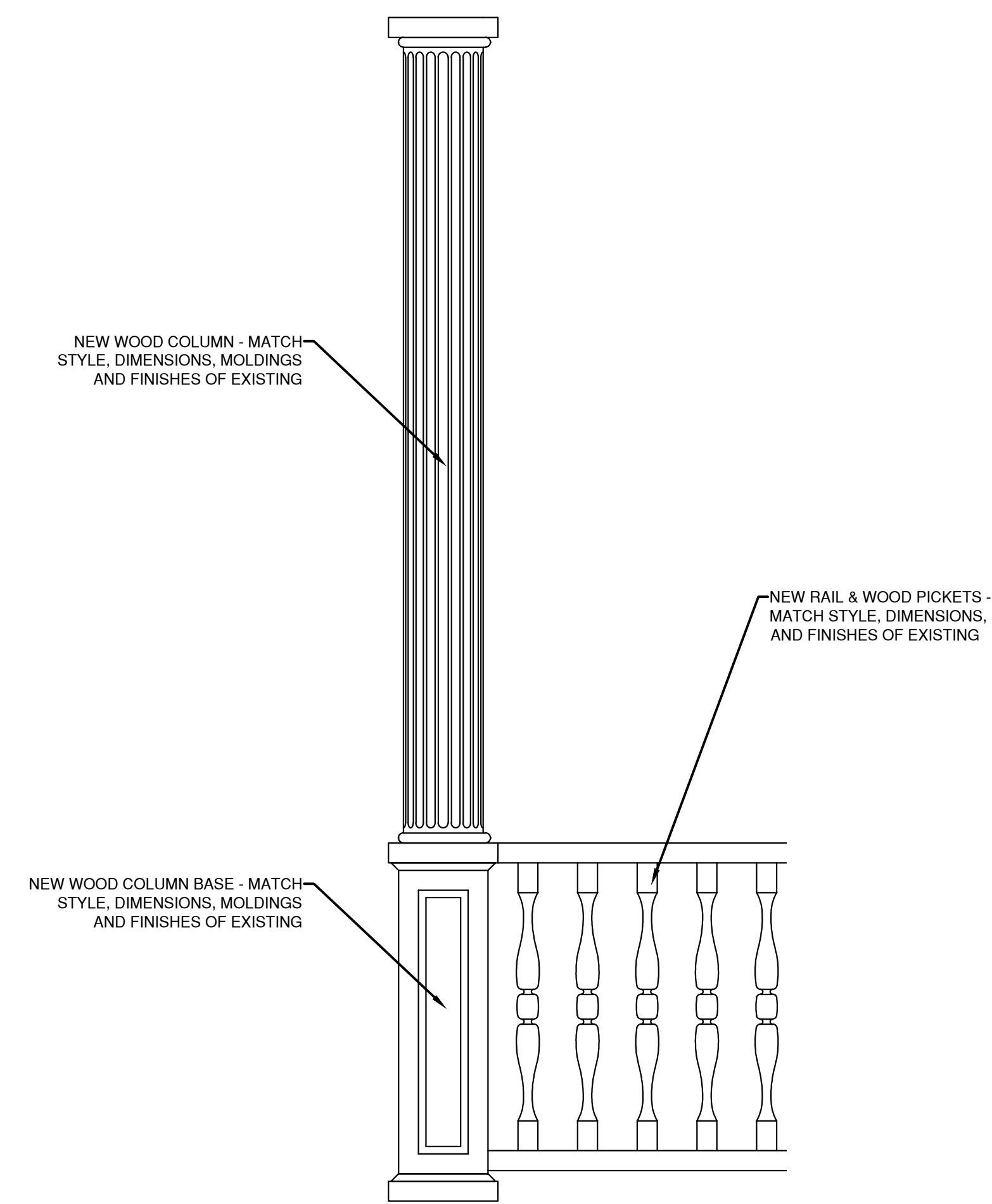
◆ SHEET TITLE

SECTIONS  
 AND  
 DETAILS

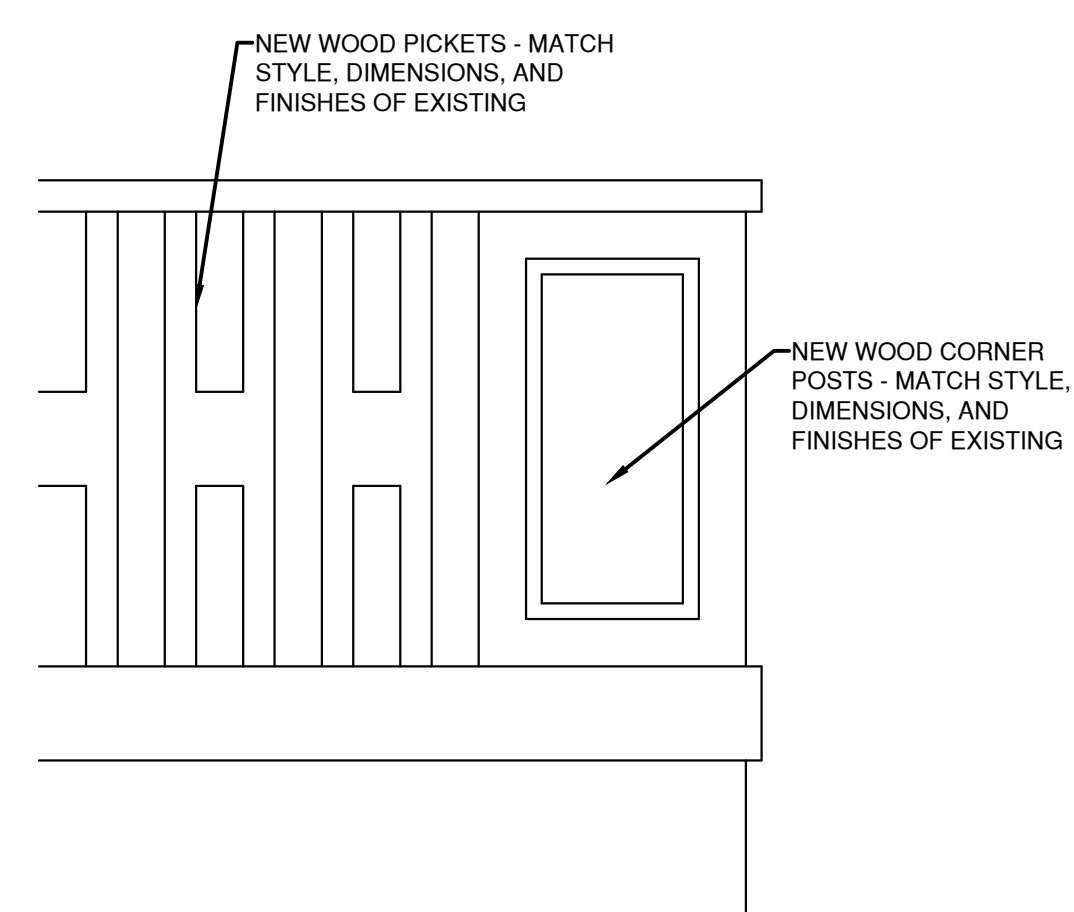
◆ SHEET NUMBER

A4.4

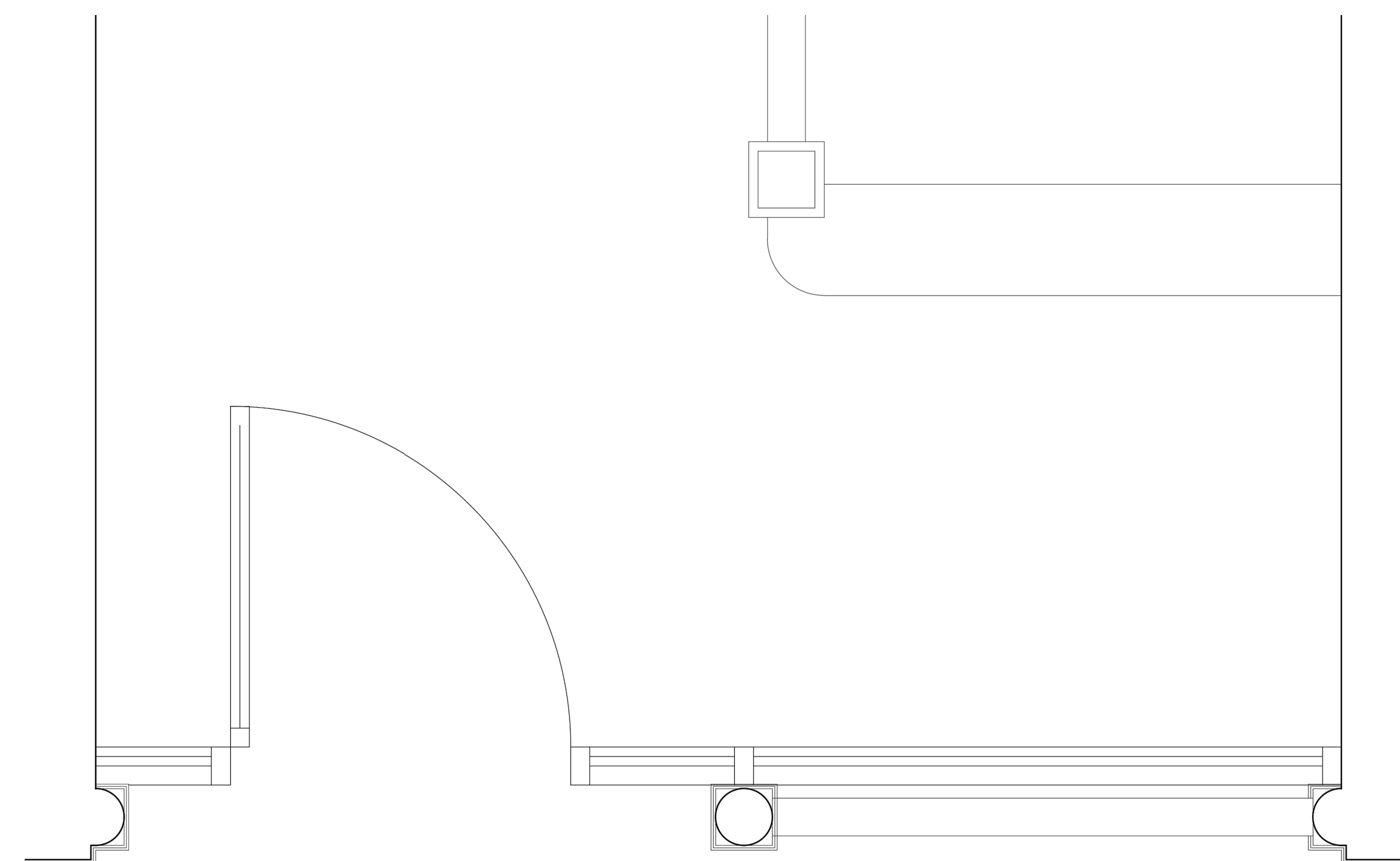
This drawing is an instrument of service and remains the property of the architect. It is not to be used for any work other than that which it is drawn without liability. The drawings and specifications shall not be shown, used or disclosed to any person, firm or organization for any other project or application to this project except by agreement in writing and appropriate compensation to Brennan Associates, Inc. All sets are to be returned to this office at the completion of the work.



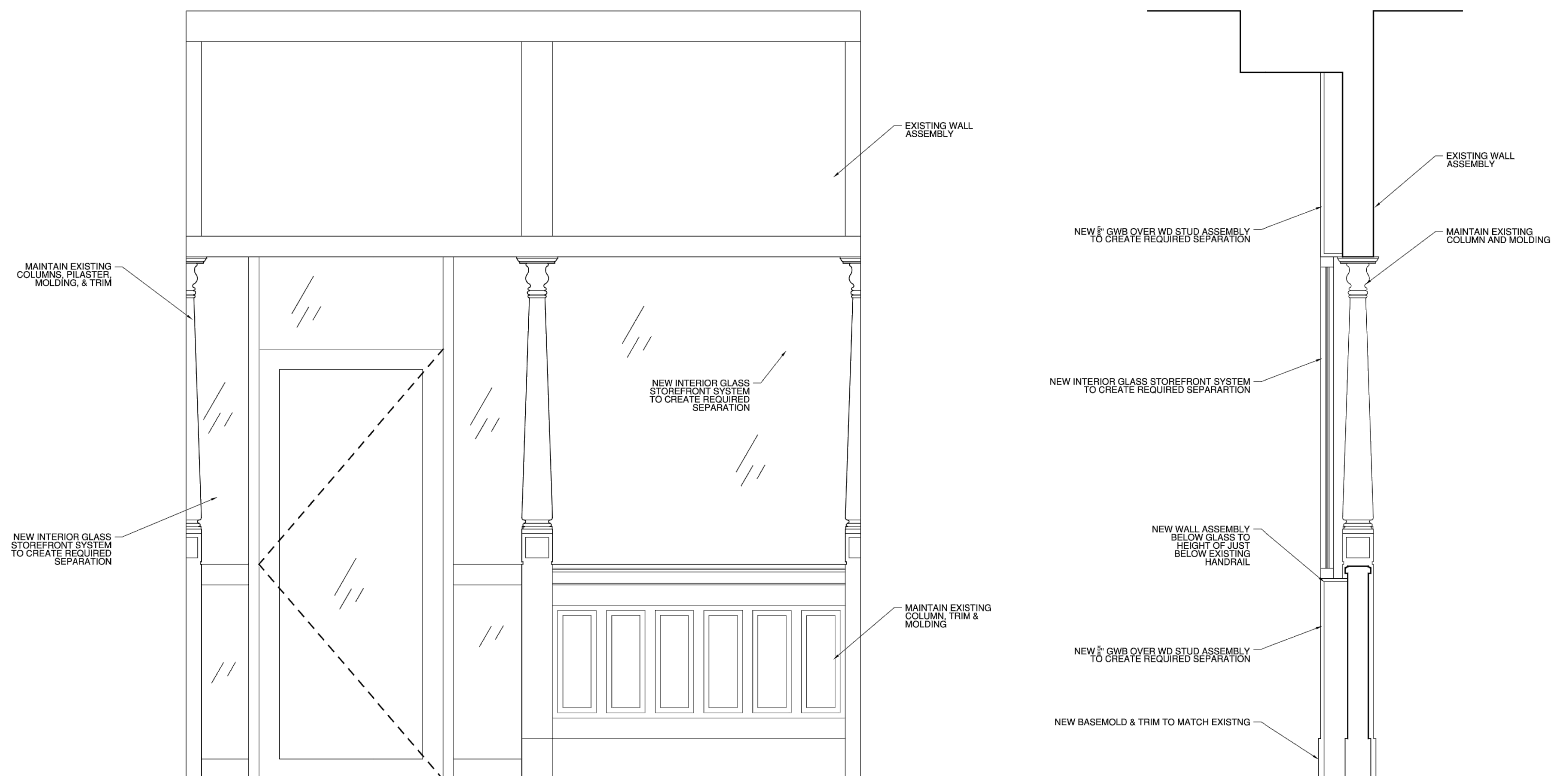
FIRST FLOOR COLUMN AND PICKET DETAILS  
 SCALE 1" = 1'-0"



SECOND FLOOR GUARD RAIL PICKET DETAILS  
 SCALE 1" = 1'-0"



ENLARGED PLAN AT STAIR SCREEN  
 SCALE 1" = 1'-0"



INTERIOR ELEVATIONS AT STAIR SCREEN  
 SCALE 1" = 1'-0"