

02/28/2023

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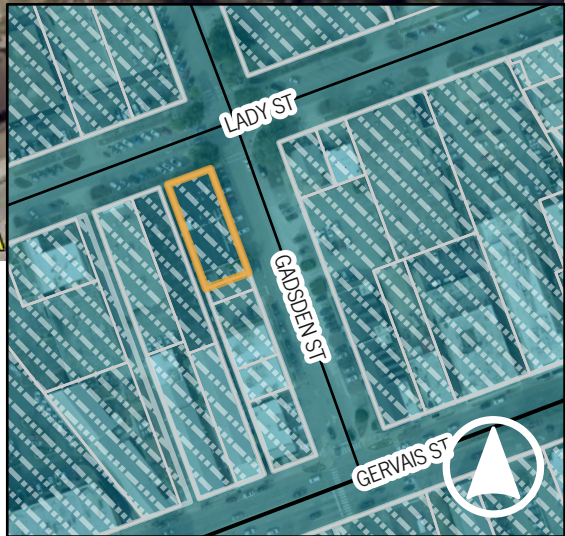
D/DRC Case

1237 Gadsden Street

West Gervais Historic Commercial District

TMS# 08912-07-04

	Preservation District
	Individual Landmark
	Design District
	Community Character District



DESIGN/DEVELOPMENT REVIEW COMMISSION
DESIGN REVIEW DISTRICT
HISTORIC/REGULAR AGENDA
EVALUATION SHEET
Case #1

ADDRESS: 1237 Gadsden Street

APPLICANT: Janie Campbell, agent
Rogers Lewis Jackson & Mann

TAX MAP REFERENCE: 08912-07-04

USE OF PROPERTY: Commercial

REVIEW DISTRICT: West Gervais Historic Commercial District

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

FINDINGS/COMMENTS:

This structure was built in 1939 for the Epes-Fitzerald Paper Company. It is a simple, two-story brick building which has been used over the years as commercial and office space. The building has seen a series of alterations over its life, including painting of the brick and infill or changes to windows and doors. Despite these changes, the building has its original materials, form, and massing and still retains integrity as an example of a warehouse in the West Gervais Street Commercial District. The current proposal is to convert the building into a 41-unit boutique hotel. This proposed work entails changing some openings on the east side, adding two windows on west elevation, constructing a new lobby on the south side of the building, adding a rooftop patio, and so on. The designs for the new lobby and rooftop patio are in an early stage, so this portion of the proposal will come back to the DDRC at a later date for approval. Staff generally finds that the work will meet the guidelines for the district as well as the criteria for the Bailey Bill with some conditions for approval.

PERTINENT SECTIONS FROM THE GUIDELINES:

Sec. 17-2.5(y) Bailey Bill – *Special Tax Assessment Created*

a. *Standards for rehabilitation work:*

(i) *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.*

The building is a bit unusual as it does not have an articulated main entrance; instead, the structure seems to have been built so that several single door entries provided access along the east elevation, making this a primary façade. The proposal to change all of the doors to windows on this elevation would therefore alter the understanding of how the building originally functioned.

Currently, the oldest photo of the east elevation dates to 1959. This photo shows the location of original door and window openings including two single door openings still in place today. This photo will be used as the documentary evidence for the reestablishment of windows and retention of the original single door openings still in place.

Unless new evidence uncovers a different original configuration, staff recommends keeping the two door openings, as recorded on the historic photo. These non-original doors themselves could be secured or dry-walled over on the interior, if desired; likewise, there may be appropriate replacement doors with part glass which could be used as a reference to the originals but still be non-operational. The south elevation historically featured very few openings (aside from a freight opening which has been bricked in for many years) so an addition on this elevation will entail little loss of historic materials and is an appropriate location for it.

(ii) 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.

As stated earlier, several door openings are proposed to be turned into windows, several of which are approvable. However, the drawings show windows inserted full length into the extant door openings. For the openings approved to revert or turn into windows, the manner in which historic windows are detailed in the building should be reflected; for instance, there should be brick infill beneath the window and sills and headers which align with those of historic windows. While reflecting these basic elements, the windows, sills/headers may be detailed differently in subtle ways to differentiate them from original openings and windows.

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

While the openings along the east elevation have changed over time, the new windows and doors have not acquired historic significance in their own right. Any changes to the building's openings should aim to reflect the characteristics of the historic configuration.

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

Aside from the proposal to alter door openings on the east elevation (discussed above), no other changes are proposed that would remove distinctive features.

(v) 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.

Thus far no feature seems deteriorated enough to require replacement. For windows and doors that have been altered over the years, as mentioned above, staff recommends that the new features reflect the characteristics, including the header and sill height, of original features as seen in the 1959 photo.

(vi) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used; the surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

No cleaning of the existing brick has been proposed, but if it is desired, a low psi is required; staff can work with the applicants on this if needed.

(vii) 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.

Staff recommends the retention of two historic door openings on the east elevation. The proposed addition on the south elevation is appropriately located on a non-primary façade but will be designed and detailed further. This will come back to the DDRC for approval.

(viii) 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.

Given the location of the proposed addition, it could be removed at a later date without impact to the structure.

West Gervais Guidelines

Given that the addition/rooftop patio will come to the DDRC for design approval at a future date, staff is addressing the remaining part of the project per the West Gervais guidelines.

C. Doors

1. *Retain original doors, openings, surrounds, sidelights, trim, transoms and other details in their original location and with their original size, materials and details. Openings that have gained historic significance but that are not original shall also be retained.*

As stated earlier, two door openings on the east elevation should be retained based upon evidence from the building's architecture and historic photos. The doors would not be required to be operable.

2. *Retain the original rhythm and pattern of door openings.*

As stated above, based upon pictorial and architectural evidence, at least two of the door openings on the east elevation should be retained.

3. *Do not introduce new openings on the primary façade.*

The applicants are not proposing to introduce new door openings on the primary façade.

4. *Do not introduce new openings on highly visible elevations that would interrupt the original pattern of openings. If a new door is necessary (ex. for building codes) differentiate the opening so that it does not appear to be original to the building, but make it compatible with the materials and general design of the building.*

Not applicable.

5. *New entrances on secondary elevations should be placed away from the main elevation(s), should be differentiated from original openings in their design, and should maintain the rhythm of openings. For example, an existing window opening might be lengthened to convert to a door.*
Not applicable.
6. *Missing doors or doors deteriorated beyond repair should be replaced with doors that visually match the original, or that are of compatible design for the date of the building, and may be wood, metal or fiberglass.*
Staff can review any new doors for compliance with this guideline.
7. *Nonfunctional entrances that are architecturally significant should be preserved.*
There are currently no non-functional entrances on the building. However, original doors should be retained and may be converted to nonfunctional entrances.

D. Windows

1. *Retain original window openings in their original location and with their original size. Openings and windows that have gained historic significance but that are not original shall also be retained.*
The double window on the north corner of the building as well as the next single window to the south are original and will be retained. No altered openings have acquired historic significance. Where original windows have been lengthened into doors in the past but are desired to be re-established as windows now, they should go back to their original size, including reestablishing the full size of the original double window adjacent to the existing double window.
A window on the south side of the building will be replaced with double doors. This is not a primary façade and has little articulation; new doors here will not impact the historic integrity of the building.
2. *Retain the original rhythm and pattern of window openings.*
On the east elevation, historic windows still extant will remain. The owners are proposing to replace all of the doors with windows. Some of these doors were originally windows, so re-establishing an opening where there was one historically is approvable. However, these new openings should retain the rhythm and pattern of historic window openings by being sized and located to align properly with historic windows. Windows will need brick infill below and sills and headers, detailed slightly differently from the historic windows.
A few new windows are proposed on the west elevation but this elevation is not highly visible and is a secondary, if not tertiary, elevation. The proposed new windows fit with the rhythm of openings on this elevation.
3. *When a building has original windows, jambs and trim, those items must be repaired rather than replaced. When a majority of the wood or metal is viable, repair of deteriorated or damaged windows shall be preferred over replacement.*
No changes are proposed to existing historic windows.
4. *If replacement of a small number of units is deemed necessary by the D/DRC or City Staff after evaluating the sill, frame, sash, hardware, weather-stripping, stops, trim, operability, and glazing,*

replace with units that match the original window and its various parts including detailing, size, reflective quality, and materials.

Not applicable.

5. *If a window is determined to be non-original or non-historic, a replacement window may be aluminum-clad with simulated divided lite of an appropriate design and configuration for the building's era. If it is adjacent to historic windows it must match those windows in details and size.*
6. *The new windows on the west elevation will be aluminum clad and will have a pane configuration which matches existing windows. New windows on the east side of the building will be double-hung, 6/6, aluminum clad wood windows. If wholesale replacement is found to be necessary, either match the original unit or substitute a unit appropriate to the building's period of significance, maintaining the use of historical materials. Aluminum-clad, double-pane wood windows may also be appropriate provided they can match the details, sizes and shapes of the historic windows.*

Not applicable.

7. *If no historic documentation exists as to the original windows and double-hung windows are appropriate for the window opening, then a 1/1 or 6/6 configuration may be used, provided that there are exterior muntins on the 6/6 window capable of replicating historic detailing. For openings where different configurations would have been more likely, a new window shall conform with the materials and design typical for the style and era of the building.*

New windows will be 6/6 to match historic patterns.

8. *Improve the thermal performance of existing historic windows through adding or replacing weather stripping and adding appropriate storm windows which are compatible with the character of the building and which do not damage window frames.*

Not applicable.

STAFF RECOMMENDATIONS:

Staff finds that the project at 1237 Gadsden Street complies with Sec. 17-2.5(y) of the City Ordinance and recommends granting preliminary certification for the Bailey Bill with the following conditions:

- The project meeting or exceeding the 20% investment threshold requirements for qualified rehabilitation expenses;
- All work meeting the standards for work as outlined in Section 17-2.5(y);
- The retention of two door openings on the east elevation as recommended;
- That new window openings on the east elevation reflect the size, location, alignment, and detailing of historic window openings and windows there;
- The design and details of the addition and rooftop patio come back to DDRC for separate approval;
- All other details, including signage, be deferred to staff.

Staff finds that the project at 1237 Gadsden Street complies with Section Eight of the West Gervais Street Historic Commercial District guidelines and recommends granting a certificate of Design Approval with the following conditions:

- The retention of two door openings on the east elevation as recommended;
- That proposed window openings on the east elevation reflect the size, location, alignment, and detailing of historic window openings and windows there;
- The design and details of the addition and rooftop patio come back to DDRC for separate approval;
- All other details, including signage, be deferred to staff.



1959--1237 Gadsden Street



1980s-- 1237 Gadsden Street



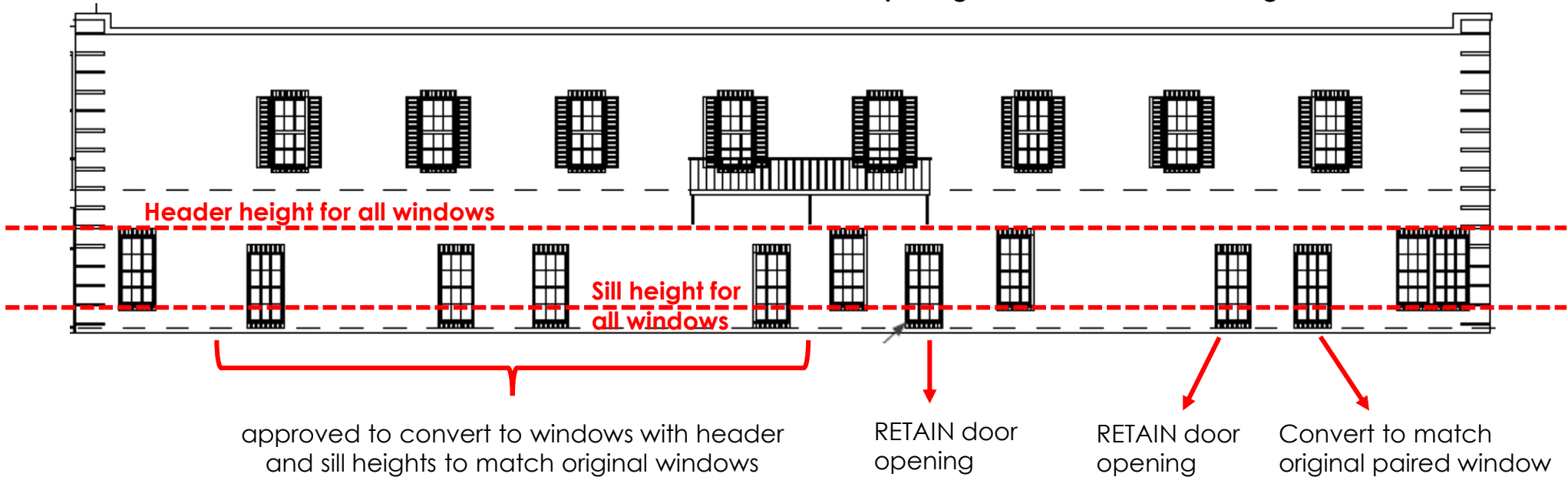
Location of original roll-up warehouse door

Location of original windows

Location of original roll-up warehouse door

Location of original single door and window- **RETAIN both openings**

Location of original single door and 2 double windows- **RETAIN door and re-establish missing double window**



SUBMITTED
BY
APPLICANT

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

Historic Property Name Epes-Fitzgerald Paper Company NPS Project Number _____

Property Address 1237 Gadsden 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.

Number <u>1</u>	Feature <u>Exterior Brick</u>	Date of Feature <u>1939, 1990</u>
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Describe existing feature and its condition

The two-story masonry building is laid in a five-course common bond and is currently painted salmon. The corners of the building feature a recessed course of brick on every eighth course, creating the illusion of quoins on the corners.

Above each window opening is a soldier course lintel. The lintels on the east and north elevations are painted white while the secondary elevations have unpainted lintels. Each window opening also features a rowlock sill, which is painted in the same locations as the lintels.

Scarring of a wide freight opening is visible on the south end of the east facade.

Historically, the building exhibited an unpainted, red brick finish with "Epes-Fitzgerald Paper Co." painted between the first and second levels on the east facade and "wholesaler" on the north elevation.

Photo Numbers 1-11 Drawing Numbers _____

Describe work to feature

The existing paint will be retained.

Number <u>2</u>	Feature <u>Windows</u>	Date of Feature <u>1990</u>
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Describe existing feature and its condition

The building features wooden six-over-six double hung windows, some of which are paired, and some that are shorter and narrower than most. Additionally, the building features a fixed six-light wooden window on the west end of the north elevation's first floor. Historically, this window type was located across the east facade's second floor. The existing windows on the second floor are six-over-six double hung windows flanked by black louvered shutters.

The secondary elevations primarily have aluminum direct set windows. These date to the 1990s renovation and are located on the second floor of the west and south elevations. The first floor of the west elevation features small, one-over-one wooden double hung windows

Photo Numbers 1-11 Drawing Numbers _____

Describe work to feature

The east facade windows will largely remain the same with new windows installed in the locations of the existing six-panel doors along the first floor.

The existing windows on the north elevation will remain as they exist with no work occurring on them.

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

Historic Property Name Epes-Fitzgerald Paper Company NPS Project Number _____

Property Address 1237 Gadsden Street, Columbia, SC

Two new six-over-six windows will be punched into the west elevation: one on the first and one on the second floor.

The existing window on the south elevation will be removed and replaced with a set of double doors.

Number 3	Feature Exterior Doors	Date of Feature 1990
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Describe existing feature and its condition

Currently, the building houses multiple tenants, which is reflected through the use of seven single-leaf doors located across the east facade. Each is a six-panel wood door, six of which feature a flared, seamed metal awnings above them. Moving south to north, the second and fourth bay doors are not covered.

The west elevation has a set of fully glazed wooden storefront doors at the center of the elevation. A freight opening near the north end is in-filled with a picture window and vertical wooden siding.

Photo Numbers 1-11 Drawing Numbers _____

Describe work to feature

The existing six-panel doors along the east facade will be replaced with new aluminum-clad six-over-six double hung windows.

A set of aluminum-frame storefront doors will be installed on the east facade of the lobby addition with a single door located on the second floor.

New windows will occupy the openings on the west elevation.

Number 4	Feature Roof	Date of Feature 1990
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Describe existing feature and its condition

The building features a flat roof.

The existing coping is flat aluminum while historically it featured clay coping tiles.

Photo Numbers N/A Drawing Numbers _____

Describe work to feature

A new 60-mil TPO roof membrane with ISO board insulation will be installed.

Number 5	Feature Balcony	Date of Feature 1990
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Describe existing feature and its condition

A wrought-iron balcony was added to the center two bays of the second floor on the east facade. It is supported by three brackets and the railing features a decorative diamond-

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

Historic Property Name Epes-Fitzgerald Paper Company NPS Project Number _____

Property Address 1237 Gadsden Street, Columbia, SC
shaped pattern with volutes.

Photo Numbers 1, 3 Drawing Numbers _____

Describe work to feature

The existing balcony will remain in place. No work will occur on this feature.

Number <u>6</u>	Feature <u>Site</u>	Date of Feature _____
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Describe existing feature and its condition

The building is located at a busy corner in the West Gervais Street Historic District, a historic warehouse and industrial district. A narrow brick and concrete sidewalk is located along the east facade with parking along it while a concrete sidewalk abuts the north elevation.

Photo Numbers 1-9, 11 Drawing Numbers _____

Describe work to feature

The existing sidewalks will be removed and relocated.

Light wells will be excavated on the east facade and west elevation to allow light to access the basement level hotel rooms.

Number <u>7</u>	Feature <u>Lobby Addition</u>	Date of Feature <u>2024</u>
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Describe existing feature and its condition

N/A

Photo Numbers N/A Drawing Numbers _____

Describe work to feature

The building will be rehabilitated into a boutique hotel and feature a lobby addition at the south elevation. This new addition will be recessed from the plane of the original building's face. The east facade of this addition will be composed of aluminum-framed storefront as will the eastern half of the south elevation. The remainder of the south elevation and the west elevation will be a material distinctive from but compatible with the existing painted brick. A lobby will occupy the first floor while the second floor

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

Historic Property Name Epes-Fitzgerald Paper Company NPS Project Number _____

Property Address 1237 Gadsden Street, Columbia, SC

will have a rooftop patio on the east half of the addition with an interior bar space on the west side.

Number	Feature _____	Date of Feature _____
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Describe existing feature and its condition

Photo Numbers _____ Drawing Numbers _____

Describe work to feature

Number	Feature _____	Date of Feature _____
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Describe existing feature and its condition

Photo Numbers _____ Drawing Numbers _____

Describe work to feature

Number 10	Feature _____	Date of Feature _____
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Describe existing feature and its condition

Photo Numbers _____ Drawing Numbers _____

**HOTEL TRUNDLE
- VISTA**

ADDRESS:
1237 GADSDEN STREET
COLUMBIA, SC 29201

DRAWINGS BY:
MARCUS MUNSE

OWNER:

MANAGING MEMBERS:

DATE PREPARED:

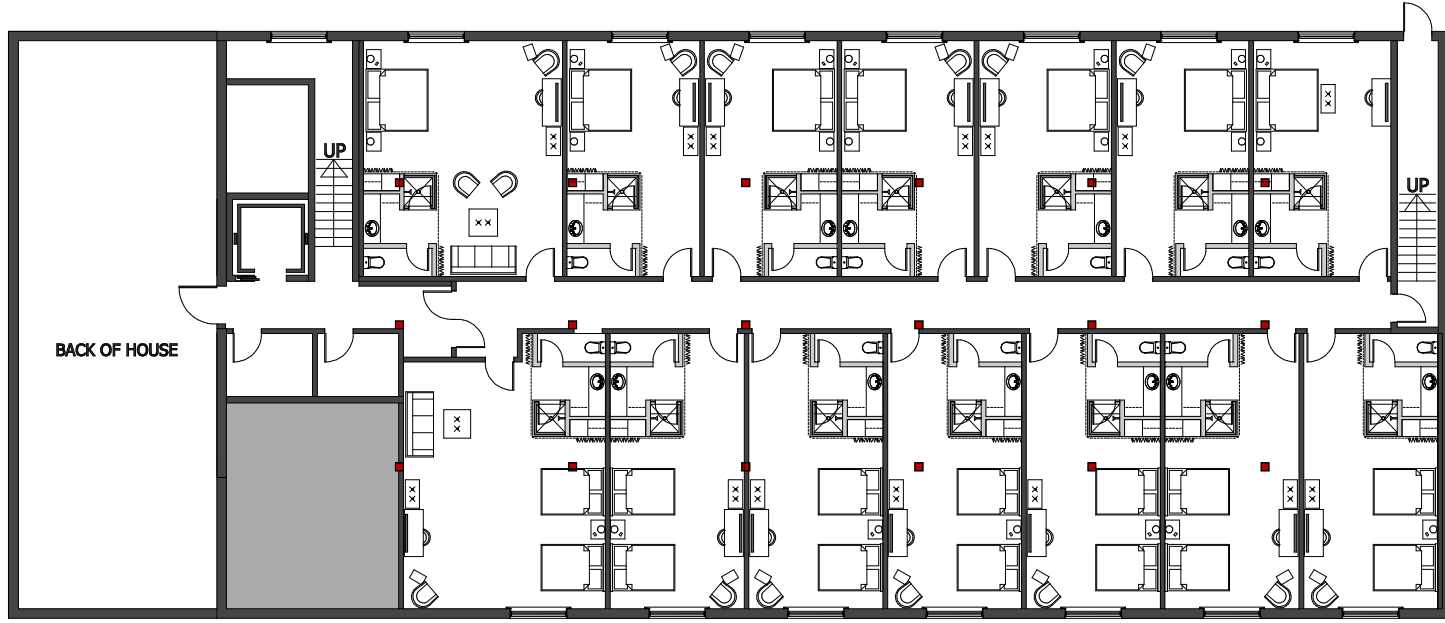
REVISIONS:

SCALE: NOT TO SCALE

ARCHITECTURAL BSMNT

SHEET

A1.0



**HOTEL TRUNDLE
- VISTA**

ADDRESS:
1237 GADSDEN STREET
COLUMBIA, SC 29201

DRAWINGS BY:
MARCUS MUNSE

OWNER:

MANAGING MEMBERS:

DATE PREPARED:

REVISIONS:

SCALE: NOT TO SCALE

ARCHITECTURAL 1ST FLR

SHEET

A1.1



**HOTEL TRUNDLE
- VISTA**

ADDRESS:
1237 GADSDEN STREET
COLUMBIA, SC 29201

DRAWINGS BY:
MARCUS MUNSE

OWNER:

MANAGING MEMBERS:

DATE PREPARED:

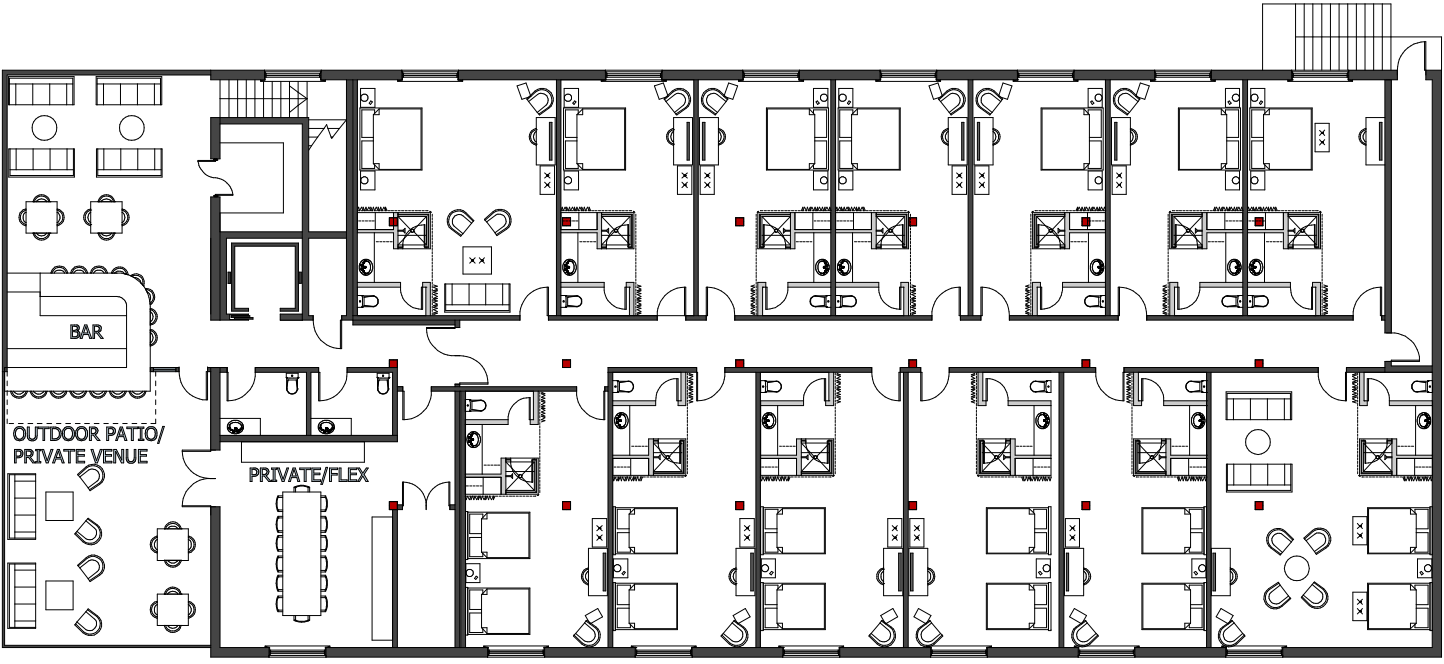
REVISIONS:

SCALE: NOT TO SCALE

ARCHITECTURAL 2ND FLR

SHEET

A1.2



LIGHT WELLS WILL BE ADDED TO THE FRONT AND REAR ELEVATIONS TO BRING LIGHT INTO THE BASEMENT

**HOTEL TRUNDLE
- VISTA**

ADDRESS:
1237 GADSDEN STREET
COLUMBIA, SC 29201

DRAWINGS BY:
MARCUS MUNSE

OWNER:

MANAGING MEMBERS:

DATE PREPARED:

REVISIONS:

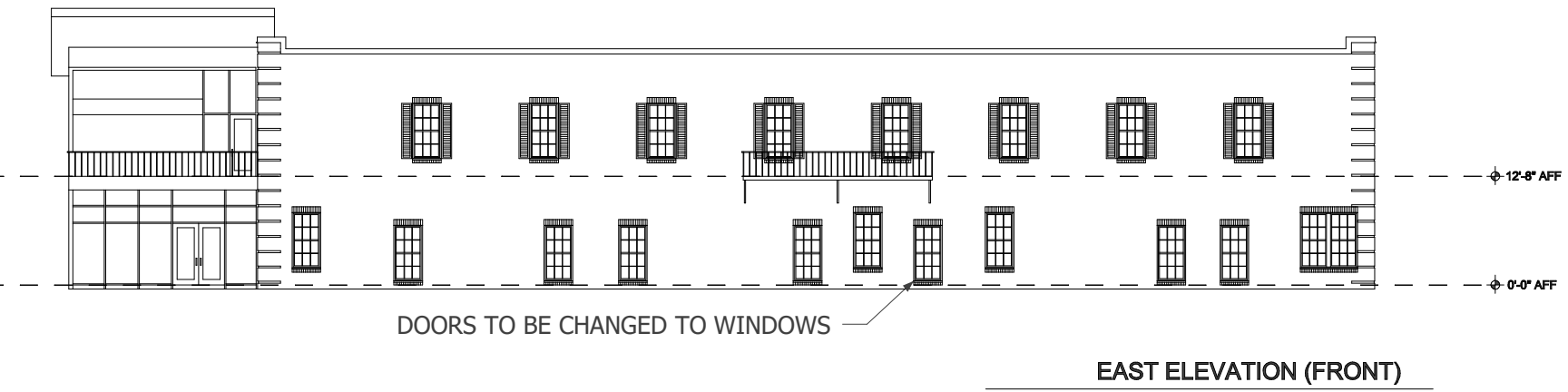
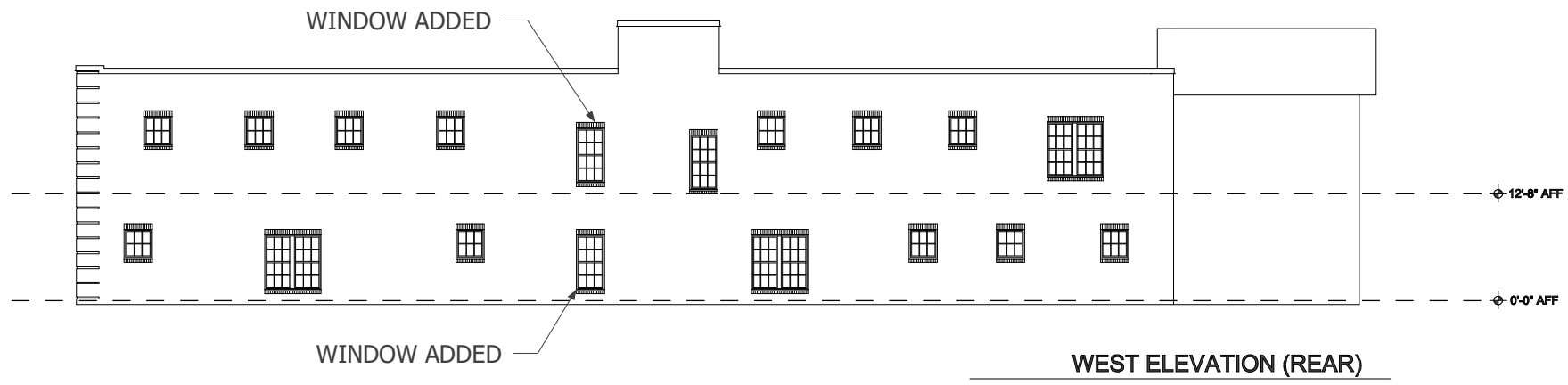
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SCALE: NOT TO SCALE

ELEVATIONS

SHEET

A2.0



**HOTEL TRUNDLE
- VISTA**

ADDRESS:
1237 GADSDEN STREET
COLUMBIA, SC 29201

DRAWINGS BY:
MARCUS MUNSE

OWNER:

MANAGING MEMBERS:

DATE PREPARED:

REVISIONS:

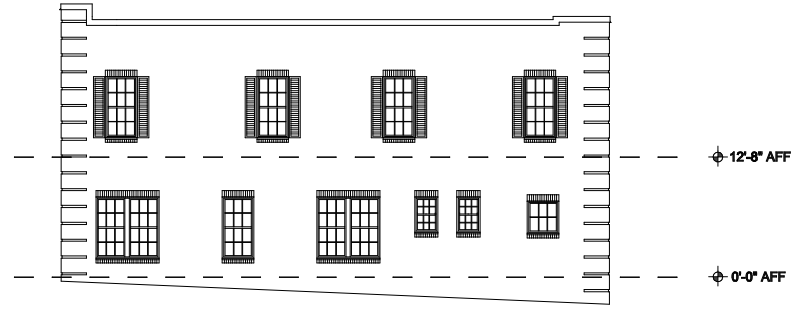
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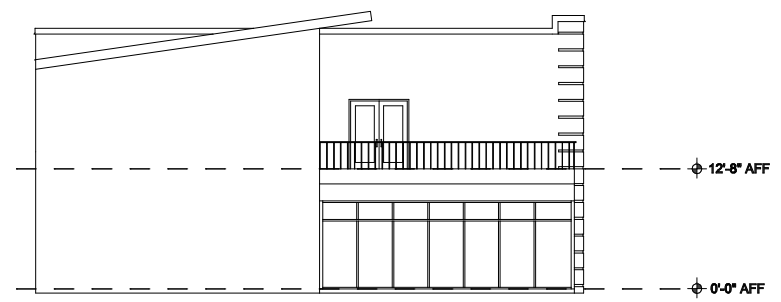
ELEVATIONS

SHEET

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NORTH ELEVATION



SOUTH ELEVATION

Epes-Fitzgerald Paper Company
1237 Gadsden St. Columbia, SC
Bailey Bill Photographs – 7/12/2023
West Gervais Street Historic District



Photo 1 – East façade



Photo 2 – North end of east façade



Photo 3 – Single leaf doors with flared awnings, balcony, center of east façade



Photo 4 – South end of east façade



Photo 5 – South elevation



Photo 6 – Replacement and in-filled windows, bracketed metal balcony, west elevation



Photo 7 – West elevation, looking north



Photo 8 – West elevation with replacement windows and door openings, looking south



Photo 9 – North elevation



Photo 10 – Original six-light window, north elevation

Historic Photographs



Photo 11 – “Epes-Fitzgerald Paper Company,” 6.17.1959, *The State* Newspaper Photo Archive