





D/DRC Case

1003 Elmwood Avenue

City Center Design Overlay District / National Register of Historic Places
TMS# 09012-08-16

-  Preservation District
-  Individual Landmark
-  Design District
-  Community Character District



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

ADDRESS: 1003 Elmwood Avenue

APPLICANT: Joseph Biggins, owner

TAX MAP REFERENCE: R09012-08-16

USE OF PROPERTY: Commercial

REVIEW DISTRICT: National Register Structure

NATURE OF REQUEST: Request for preliminary certification for the Bailey Bill

FINDINGS/COMMENTS:

This National Register structure, completed in 1927, is notable not only for its Gothic architecture but also as the first junior high school built in the state. It was designed by J. B. Urquhart, a prolific and prominent architect in South Carolina. The three-story brick building has a rectangular form with a central courtyard. The elevated entry is situated within a projecting bay and is framed by a pointed arch in cast stone. The entry features double doors, transom, and sidelights with Gothic detailing. While the building is over 81,000 s.f., its massiveness is offset by its repetitive fenestration pattern of tri-partite double-hung windows with a 9/9 pane configuration. Cast stone panels are used to detail the building's façade.

The scope of work is mostly repair and deferred maintenance, and includes power-washing the exterior brick, re-roofing if needed, repainting already painted exterior features, including doors, and window repair and replacement (where necessary). Much of the proposal is to clean and update the interior of the building. Work to the parking lot and some landscaping is also planned but these will not count as eligible expenses for the Bailey Bill. The school's impressive auditorium, still extant but in somewhat poor repair (particularly its tin ceiling), will be re-used for office space. Expenses for repairs to this public space will count as eligible expenses.

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.*

Not applicable. There are no plans to change or alter any extant historic features.

(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.*

Not applicable. There are no plans to construct any additions or make any exterior alterations.

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

Not applicable; there are no changes planned.

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

The owners are not planning to remove any features, finishes, etc., that are extant on the building.

(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.*

Most of the work will be re-painting, cleaning, and some repair. Some windows may need repair or replacement. Since the windows on this building have long since been replaced, staff can work with the owner on any repairs or replacements as desired. The windows, however, should be double-hung, a visual match to the existing windows, and may be either wood or aluminum clad wood windows. Existing historic doors should be retained and repaired.

(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.*

The owner plans to power-wash the exterior of the building. This should be done as gently as possible and following the standards set forth by the National Park Service. Staff will need to review and approve all materials and procedures to ensure that any stone, brick, or mortar of the building are not compromised.

(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.*

Not applicable.

(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.*

Not applicable.

STAFF RECOMMENDATIONS:

Staff finds that the project at 1003 Elmwood Avenue 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 owners must notify staff for review and approval of any replacement windows; significant repairs to existing windows must also be reviewed and approved by staff;
- Specifications for power-washing the exterior of the building must be reviewed and approved by staff;
- 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);
- All outstanding details, including any future signage, deferred to staff.

SUBMITTED
BY
APPLICANT



1. Site - site ID sign



2. exteriors - brick masonry & wood window systems



3. Exteriors - overview at west elevation



4. Exteriors - overview of east elevation



5. Exteriors - overview of main entrance at west elevation



6. Exteriors - overview of west elevation



7. Exteriors - overview of west elevation



8. Exteriors - south elevation



9. Exteriors - south elevation



10. Exteriors - south elevation



11. Site - central court yard



12. Site - courtyard



13. Site - courtyard



14. Site - courtyard



15. Site - courtyard



16. Exteriors - typical brick masonry in good condition



17. Site - bare lawn area at west boundary



18. Site - asphalt at north parking lot (note vegetative growth)



19. Site - asphalt at north parking lot (note vegetative growth)



20. Site - asphalt pavement at main entry



21. Site - asphalt paving at east elevation



22. Site - bird bath at east elevation parking lot



23. ADA - accessible parking at main entry



24. Site - area drain at drive lane (note vegetative growth)



25. Site - dumpsters at east parking lot



26. Site - irrigation controller



27. Site - office parking at west elevation



28. Site - office parking at west elevation



29. Site - parking at main entrance



30. Site - parking at north elevation



31. Site - parking at north elevation



32. Site - parking lot at east elevation to north



33. Site - parking lot at east elevation to south



34. Site - parking lot at east elevation to south



35. Site - parking lot at north elevation to west



36. Site - rear parking lot



37. Site - sidewalk distress



38. Site - sidewalk distress



39. Site - sidewalk distress



40. Site - sidewalk distress



41. Site - sidewalk distress



42. Site - sidewalk distress



43. Site - sidewalk distress



44. Site - sidewalk distress



45. Site - sidewalk distress



46. Site - sidewalk distress



47. Site - sidewalk distress



48. Site - storm drain



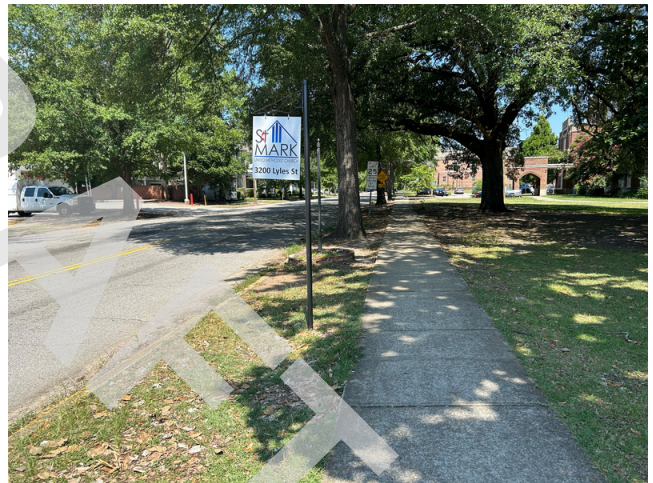
49. Site - typical landscaping / lawn area



50. Site - view to east along Elmwood Ave. at south boundary



51. Site - view to north along Park St. at west boundary



52. Site - view to north along Park St. at west boundary



53. Site - view to south along Park St. at west boundary



54. MEP - roof top HVAC condenser units



55. MEP - roof top HVAC condenser units



56. Roof - access scuttle at Unit 312



57. Roof - lower roof



58. Roof - lower roof at rear



59. Roof - lower roof at rear



60. Roof - Porte cochere roof system



67. Exteriors - brick masonry parapet wall



68. Exteriors - main entry at west elevation



69. Exteriors - older wood entry doors at east elevation



70. Exteriors - typical brick masonry in good condition



71. Exteriors - typical brick masonry in good condition



72. Elevator - cab finishes



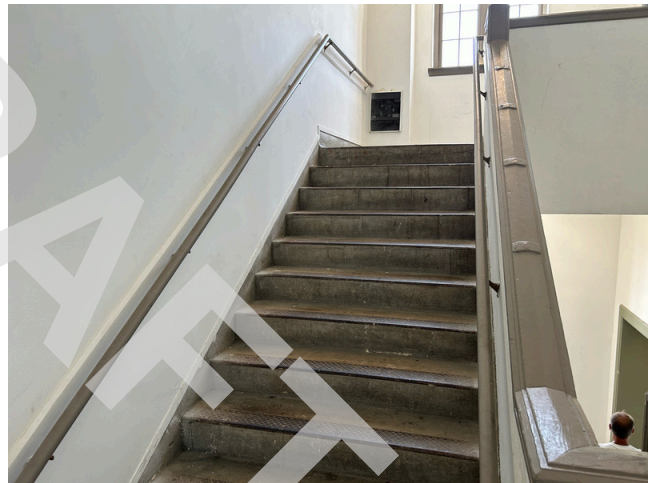
97. Interiors - former school main entry



98. Interiors - leasing office



99. Amenities - typical parlor



100. Interiors - common stair system



101. Interiors - common stair system



102. Interiors - common stair system



103. Interiors - common corridor to two story wing



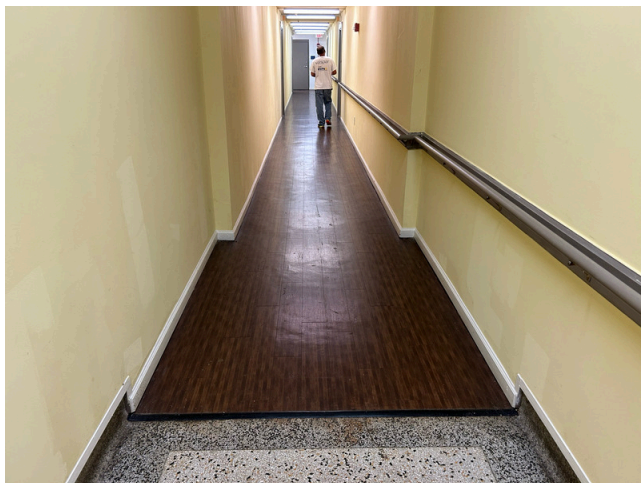
104. Interiors - common corridor to two story wing



105. Interiors - common tenant corridor



106. Interiors - common tenant corridor



107. Interiors - corridor to two story wing (1st floor)



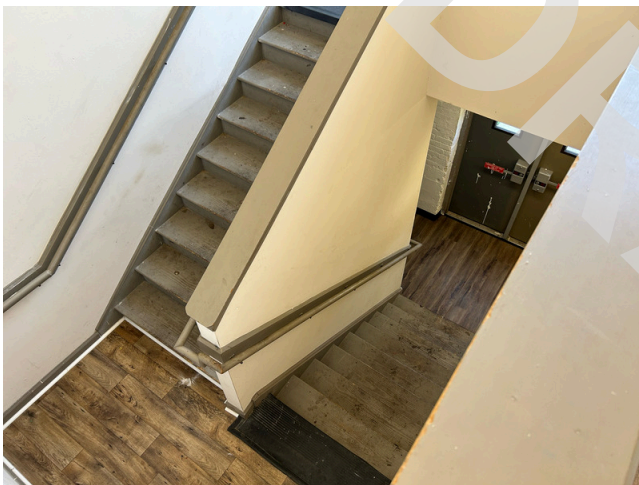
108. Interiors - gang mail boxes



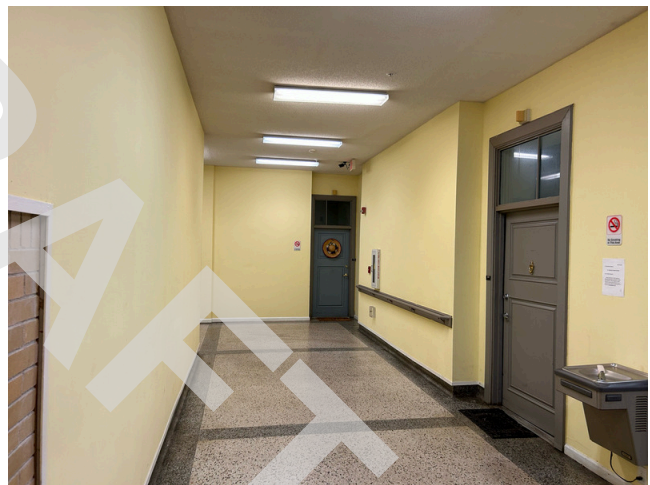
109. Interiors - leasing office



110. interiors - old plumbing leak / stained ceiling in corridor



111. Interiors - rear stairs at two story wing



112. Interiors - typical common area finishes



113. Interiors - typical terrazzo condition at common corridor



114. Interiors - typical unit entry door



115. Interiors - wood stairs at 2 story wing



116. Interiors - wood stairs at 2 story wing



117. Interiors - only remaining school lockers



118. Interiors - 309



119. Interiors - 309



120. Interiors - 309



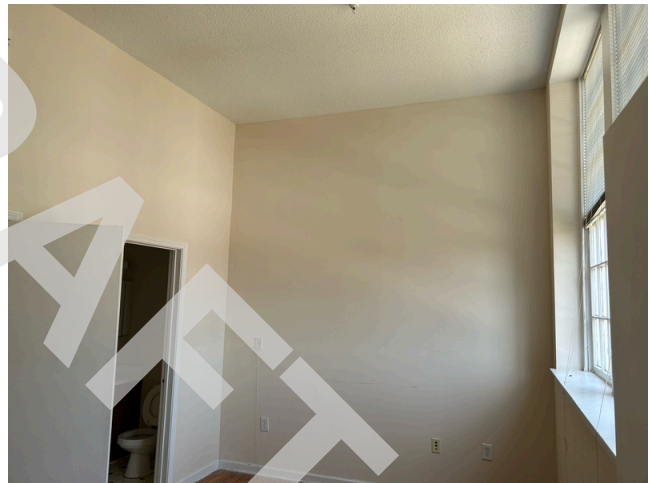
121. Interiors - 309



122. Interiors - 309



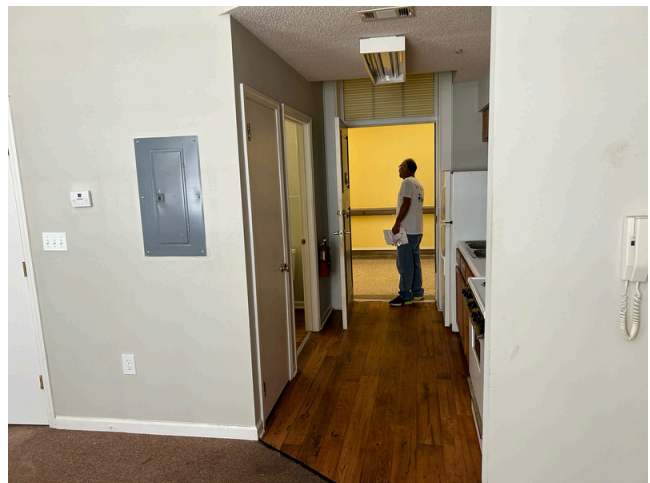
123. Interiors - 309



124. Interiors - 309



125. Interiors - unit 105



126. Interiors - unit 105



127. Interiors - unit 105



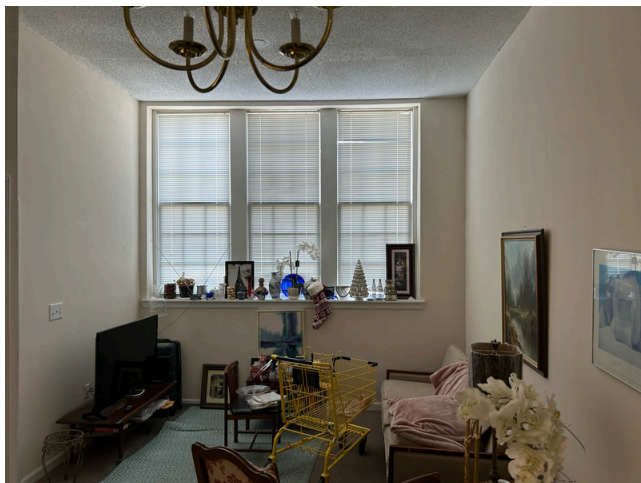
128. Interiors - unit 105



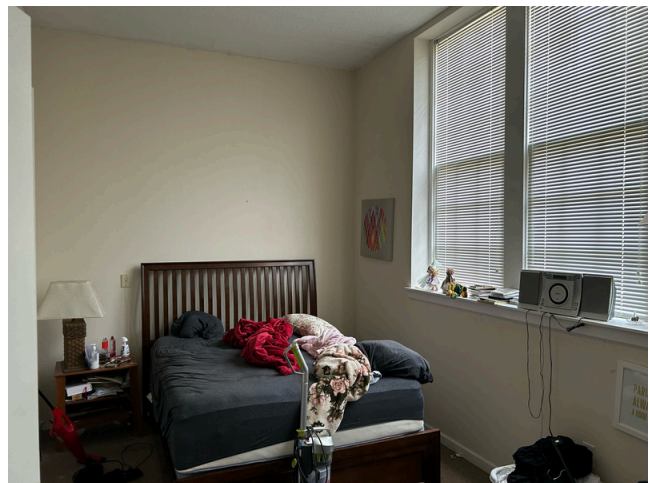
129. Interiors - unit 105 / old plumbing leak damage



130. Interiors - unit 105 / old plumbing leak damage



131. Interiors - unit 110



132. Interiors - unit 110



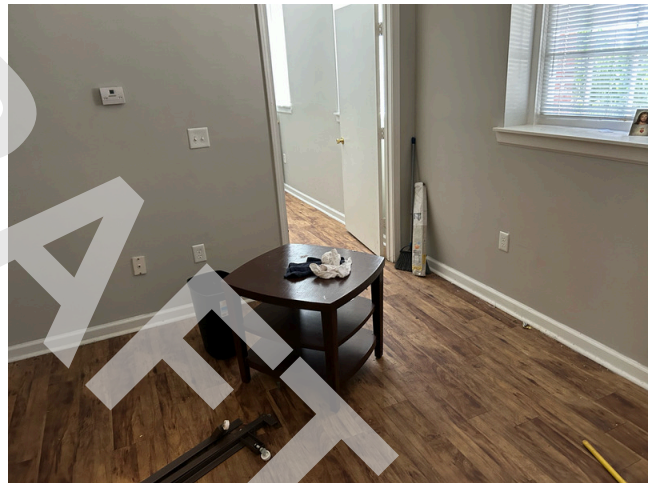
133. Interiors - unit 111



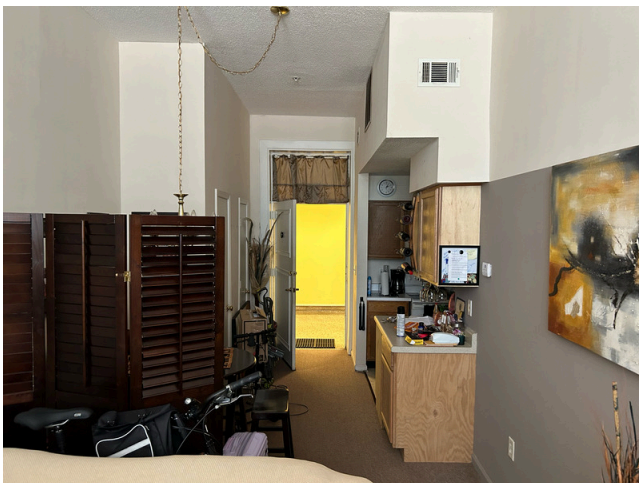
134. Interiors - unit 111



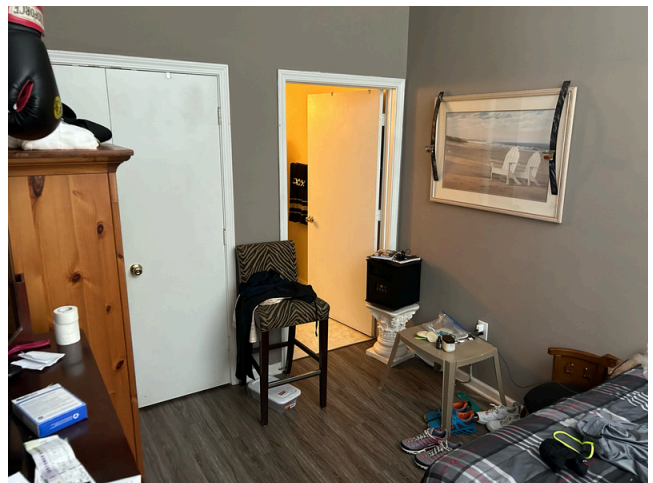
135. Interiors - unit 111



136. Interiors - unit 111



137. Interiors - unit 117



138. Interiors - unit 117



145. Interiors - unit 206



146. Interiors - unit 206



147. Interiors - unit 206



148. Interiors - unit 206 / original wood floors



149. Interiors - unit 209



150. Interiors - unit 209



151. Interiors - unit 209 / no carpet



152. Interiors - unit 210



153. Interiors - unit 210



154. Interiors - unit 211



155. Interiors - unit 211



156. Interiors - unit 211

Photos by staff: AUDITORIUM



View from balcony



Balcony



Balcony seating