BOARD OF ARCHITECTURAL REVIEW - LARGE

Virtual Meeting of MARCH 24, 2021
4:30 PM

DEPARTMENT OF PLANNING, PRESERVATION & SUSTAINABILITY
www.charleston-sc.gov/bar
To participate in the Virtual Board Meeting please refer to the following instructions:

Use the following link for online access: https://us02web.zoom.us/s/81872637006. If you have issues accessing the Zoom meeting, please call: (843)577-1686.

To access via phone, call 1 (312) 626-6799. Webinar ID#818 7263 7006. The meeting will be recorded.

Public Comment Instructions:
Use one of the following methods to request to speak at the meeting or provide comments.
Provide your first and last name, address, telephone number, meeting date, and project number. Requests to speak at the meeting and comments must be received by 12:00 p.m. EST, Wednesday, March 24:
Call 843-724-3765; or
Complete the form at http://innovate.charleston-sc.gov/comments/; or
Send an email to Boards@charleston-sc.gov; or
Mail comments to: Department of Planning, Preservation & Sustainability, 2 George St, Charleston, SC 29401.
MEETING PROTOCOL

• Staff will control the PowerPoint presentation that includes everything submitted by the applicant by the deadline, in accordance with the Submittal Requirements. Applicants simply need to ask staff to advance to the next slide during your presentation.

• Applicants, staff and Board members are required to give their name whenever speaking.

• Video and microphone has been disabled for all attendees. Attendees (not Board members or staff) will only be given the capabilities to speak when they are called on during the public comment period.

• Chat and the Q & A functions have been disabled for everyone.

• Public Comment:
  o The applicants (all team members) and the public have been required to register, indicate the project they wish to comment on, and submit any documents in advance of the meeting.

  o Just as in an in-person meeting, all applications heard today are part of a public meeting format. If you have registered and will speak during the public comment portion of the meeting you will need to state your name and address for the record.

  o Those members of the public that have registered will be called in order by project.

  o Members of the public that speak are encouraged to remain in the meeting for the completion of the item they have commented on.

  o Staff will call on the registered members of the public to speak for each project. Unregistered members of the public who raise their hand will not be called on.
MEETING PROTOCOL (continued)

• **Board:**
  - Board members will be polled by the chair for comments and for their vote on a motion. Each member, when voting, should respond “Yea, in favor” or “Nay, not in favor”. The Chairman shall re-read the motion verbatim and the Board member making the motion should correct the Chairman if he has not re-read the motion accurately.
  
  - If a Board member needs to recuse, he will be temporarily removed from the meeting and placed back in the meeting at the start of the next agenda item.
  
  - If the Board needs to go into Executive Session, they will call into a separate conference line and all video and audio on Zoom will be temporarily turned off until they are ready to return to the regular meeting.

• **Staff** will issue meeting results, including staff comments and Board Motion to the applicant following the meeting. Results will also be posted on the City website at [www.charleston-sc.gov/bar](http://www.charleston-sc.gov/bar).

• **For additional information:**
  - Contact [BAR@charleston-sc.gov](mailto:BAR@charleston-sc.gov)
  - Visit [www.charleston-sc.gov/bar](http://www.charleston-sc.gov/bar) if you are experiencing technical difficulties during the meeting.

• These proceedings are being recorded.
Agenda Item #1

578 MEETING STREET
TMS #459-01-03-031

Request approval for the complete demolition of all buildings on-site with the exception of the front portions of Buildings marked CA and CB as noted on sheet D-7 in the Applicant’s Presentation package.

Not Rated / (East Side) / c. 1922-44 / Height District: 5 / 2.5 - 3 / Historic Corridor District
Agenda Item #1

Applicant’s Presentation
The Ellsworth/Cream Crest Dairy Building
578 Meeting Street

Architectural/Historical Notes

Robert Stockton

March 2017
Figure 1: 578 Meeting Street, façade showing 1941 configuration (left) and south wing with imitative façade treatment (right).

-- Photo by Robert Stockton, February 2017
The Building

The Ellsworth/Cream Dairy Building at 578 Meeting Street is actually a complex of structures, constructed in successive programs: the initial building program in 1921-22, an enlargement and unifying program in 1941, and subsequent additions.

The oldest part of the Ellsworth/Cream Crest complex, a one story brick structure, was built in 1921-22 by William Ellsworth as the location of his business, the Charleston Motorcycle Company. It was constructed on the south side of a lot owned by his wife, Leonie D. Ellsworth, at the northeast corner of Meeting Street and Oeland Place. The most obvious physical evidence of this period is a brick wall with segmental-arched openings on the south side (Figure 2. This

Figure 2: South wall of Ellsworth building, built 1921-22, showing segmental-arched openings.
-- Photo by Willie Murphy, November 2016
south wall originally faced on Oeland Place, a street which was abandoned in the late 20th century, while the main façade fronted on Meeting Street. This south wall is clearly the oldest portion of the building complex, although additional evidence of the 1921-22 building program may be discovered through selective demolition. The physical evidence of the 1921-22 building program is consistent with documentary evidence derived from conveyance and tax records, and by the building’s footprint on the Sanborn map of 1929 (Figure 3).

Figure 3: Sanborn insurance map, 1929, showing one-story brick building at Meeting Street and Oeland Place, and two-story wood residence, built by Ellsworth family in 1921-22.

-- Original in South Carolina Room, Charleston County Public Library.

The property was acquired in 1933 by the Grant Realty Corporation, which leased it to the Cream Crest Dairy Company. The dairy plant, opening in July, 1934, initially was located in the one-story brick Ellsworth building at 578 Meeting. In 1941, as reported in The News & Courier, the Cream Crest Dairy plant was enlarged. A two-story wooden house on the north half of the lot, formerly the Ellsworth residence, that was numbered 578½ Meeting, was removed. A one-story masonry building was constructed immediately adjacent to the north side of the Ellsworth brick structure. At that time the two buildings were unified by a common façade along the Meeting Street frontage. The new configuration is shown on the 1942 Sanborn (Figure 4).
Figure 4: 1942 Sanborn map, showing expansion of Cream Crest Dairy Building
-- South Carolina Room, Charleston County Public Library

Documentation of the 1941 building program is confirmed by physical evidence in the form of brickwork on the Meeting Street façade and on the north side of the building, consistent with the year 1941. There also is evidence in these west and north walls of large windows that, at some subsequent point in time, were infilled with brick.

Six decades later, a south wing was added to the Ellsworth/Cream Crest Dairy Building, consisting of concrete block construction and a brick façade along the Meeting Street frontage. This new brick façade was patterned after that of the older façade, complete with the illusion of brick-up windows (Figure 1).

Other masonry additions were made to the main building over the decades of its history as a dairy plant, apparently as determined by expediency. These additions exhibit no particular architectural distinction.
Figure 5: Photos 1994, showing north side (upper) and front (lower) of dairy plant.

-- Provided by LS3P, Architects
The History

The oldest part of the building complex at 578 Meeting Street was built by the Ellsworth family in 1921-22. Leonie D. Ellsworth purchased the lot, measuring 50 feet by 100 feet, at the northeast corner of Meeting Street and Oeland Place, by a deed dated April 1, 1921. Ellsworth bought the lot from Minnie Steenken for $5.00 “and other valuable consideration,” probably indicating that Ellsworth was assuming payment of a mortgage on the lot. The purchased property was described as Lot No. 3 on a plat of the property of the Moseley Realty Corporation, made by G. M. Howe, surveyor, dated November 20, 1919 (Figure 6). The lot measured 50 feet in front on Meeting Street, 52.35 feet on the back line, and 100 feet in depth. It was further described as butting and bounding to the north on Lots numbered 4, 9, 11, 13 and 15 on the said plat; east on Lot No. 57 on the said plat; south on Oeland Place; and west on Meeting Street.\(^1\)

Figure 6: Plat by G. M. Howe, 1919, showing Lot No. 3, Meeting Street & Oeland Place.

-- Plat Book C, p. 151, Charleston County Register of Mesne Conveyance Office
The Moseley Realty Corporation had conveyed the vacant lot to Minnie Steenken by a deed dated November 10, 1920. There was a legal issue with the wording of that transaction, the word “heirs” having been stricken out of the habendum clause by mistake. To correct the legal situation the Moseley Realty Corporation executed a quit claim deed for the property to Leonie D. Ellsworth, dated January 4, 1923. The property was described in the same terms as the 1921 deed from Steenken to Ellsworth.²

The Ward 10 ward book (tax record) for 1922-1925 indicates that one masonry building and one wooden building were standing on the lot belonging to Leonie D. Ellsworth, at the northeast corner of Meeting Street and Oeland Place. The lot, measuring 50 feet by 100 feet, was assessed at $1000 for each of the buildings, and the lot, for a total assessment of $2000. The previous ward book, for 1918-1921, had indicated that the site of the Ellsworth buildings was vacant.³

Leonie D. Torok Ellsworth was the wife of William Ellsworth (1884-1951), a motor mechanic. The one-story masonry structure, on the lot that she purchased, was built for her husband’s business, the Charleston Motorcycle Company. That is the part of the present building with the arched openings on the south side, which originally faced Oeland Place. The brick building at 578 Meeting Street, is shown on the Sanborn insurance map of 1929 (Figure 3), labeled “auto shop.” The Charleston Motorcycle Company, previously located at 450 Meeting Street, was listed at 578 Meeting in the 1923 city directory, the survey for which was done in 1922. The two-story wooden house on the Ellsworth lot was labeled residential on the Sanborn map of 1929, with the address of 478½ Meeting Street. It was built as the home of the Ellsworth family, as indicated by the 1923 city directory, which listed them living at 578½ Meeting. The family previously had been listed as living at 556 Meeting Street. The Motorcycle Company evidently did not prosper, and ceased to be listed in city directories. The city directory of 1925-26 listed Edward Gates, a black man, as living at 578 Meeting, and identified William Ellsworth as a motor mechanic. The Ellsworth family, however, continued to live at 578½ Meeting.⁴

Leonie D. Ellsworth mortgaged the property, containing the brick building and wooden house, to John M. Rivers, by a deed of mortgage dated January 4, 1923. The Ellsworth family obviously was affected by the Great Depression which began in 1929. By 1931, Leonie D. Ellsworth found herself to pay off the mortgage. To relieve herself from the debt, she conveyed the property to Arthur L. Rivers, 2nd, by a deed dated February 20, 1931. By the terms of the
deed, she accepted a consideration of only $5.00, in return for relief from the indebtedness of the mortgage. The terms also relieved Arthur L. Rivers, 2\textsuperscript{nd}, from the indebtedness of the said mortgage, which was terminated. The property was described in the same terms as in the 1921 deed from Steenken to Ellsworth.\textsuperscript{5}

Arthur L. Rivers, 2\textsuperscript{nd}, conveyed the property to the Grant Realty Company by a deed dated November 29, 1933. The consideration was a purchase money mortgage executed by Grant Realty Company, securing a bond of $22,000, plus interest, executed by the company to Rivers. The property again was described in the same terms as in the 1921 deed from Steenken to Ellsworth.\textsuperscript{6}

The Grant Realty Company was headed by James G. Sherrer as president and treasurer. Sherrer also was president of the Ashley Ice Cream Company, which was located at 574-576 Meeting Street, on the southeast corner of Meeting Street and Oeland Place. Ashley Ice Cream Company had been listed at that location since 1922.\textsuperscript{7}

Grant Realty Company leased the property at 578 Meeting Street to the Cream Crest Dairy, of which John Bernard Clarey was president and Ernest L. Henderson was vice president and secretary. George Weathers and A.L. Felder were among the organizers of the business, evidently as silent partners holding 60 per cent of the stock. The brick building, constructed for use by the Charleston Motorcycle Company, was remodeled for use by the dairy. Cream Crest Dairy announced in July of 1934 the opening of their “new and modern equipped dairy plant” at 578 Meeting Street, “just north of Ashley Ice Cream Co.”\textsuperscript{8}

An increased demand for dairy products was brought about by the growth of Charleston’s population following the expansion of the Charleston Naval Shipyard by the U.S. Government beginning in 1938, as part of a national preparedness policy on the eve of World War II. To meet the demand, Cream Crest Dairy expanded and modernized its plant in 1941, couching its efforts in patriotic terms. \textit{The News and Courier}, December 2, 1941, reported, “Cream Crest dairy, in recognition of the fact that good health is a first line of defense in national preparedness, is bending every effort to give the Charleston public the best quality milk, delivered as promptly as possible and handled under the most sanitary conditions.” Toward that end, the Cream Crest Dairy plant at 578 Meeting Street “has justified the expectations of its founders and has been enlarged and expanded recently.” The new configuration was shown on the Sanborn insurance map of 1942 (Figure 4).
The former Ellsworth residence at 578½ Meeting Street had been removed. A new masonry building was constructed adjacent to the north of the Ellsworth brick building, and the two entities were unified by a new brick façade. The expanded plant also was modernized: “Equipment in the plant is all of stainless steel. The most modern dairy machinery that can be obtained is used throughout the plant’s operation.”

The expansion and modernization program was opportune. A few days after the newspaper report was published, the Japanese attacked Pearl Harbor on December 7, 1941. On the day following what President Franklin D. Roosevelt called “a date that will live in infamy,” Congress declared war on Japan and the United States officially entered World War II on December 8, 1941. Construction and equipment materials used by Cream Crest before Pearl Harbor would become less available for civilian use. Stainless steel, in particular, became a regulated production material, diverted for use in a wide variety of military products including weaponry, helmets, mess kits, and even artificial dentures.

Figure 7: Plat by W. L. Gaillard, 1964, showing Cream Crest Dairy plant and other properties. -- Plat Book R, p. 95, Charleston County Register of Mesne Conveyance Office
The expanded plant is shown on a plat (Figure 7) by W. Lucas Gaillard, surveyed May 12, 1964, as “1 story brick and block” situated on Lot No. 3 of several lots belonging to the Grant Realty Corporation, on the east side of Meeting Street, north side of Oeland Place and south side of Hughes Place, now Spell Street [shown as Goldsmith Row on the 1929 Sanborn (Figure 3) and as Smith Row on the 1942 Sanborn (Figure 4)]. The Gaillard plat was based on the Howe plat of 1919, of lots then owned by the Moseley Realty Company (Figure 6). The plat indicates that several properties to the north and east of the original Ellsworth lot had been acquired by the Grant Realty Corporation and were about to be conveyed to Cream Crest Dairy Company, Inc.  

The referenced conveyance was by a deed dated May 29, 1964. The various lots owned by the Grant Realty Corporation were conveyed as a single tract, described as measuring and butting and bounding as follows: to the north on Hughes Place, now Spell Street, as shown on the Gaillard plat, 219.83 feet; to the east partly on Lot No. 27, 52.4 feet, and partly of Lot No. 51, 54.15 feet; south partly on lots Nos. 49 and 51, 42.12 feet, and partly on Oeland Place, 104.02 feet.  

The 1964 deed also recited the history of acquisitions by Grant Realty Corporation, with reference to the lot numbers on the Gaillard plat. Lot No. 3 [the original Ellsworth lot] had been conveyed by Arthur L. Rivers, 2nd., in 1933 [as discussed above]. The other lots had been purchased from various owners between 1933 and 1943. The 1964 deed was signed by J.C. Sherrer as president and Robert M. Hopkins as secretary, of the Grant Realty Corporation. The consideration was $60,000.  

Cream Crest Dairy, which up until 1964 had leased the real estate from Grant Realty Corporation, had changed ownership several times and its operations had expanded during the three decades since its establishment. By December, 1949, A. L. Felder, one of the original organizers, was deceased, and his stock in the company had been inherited by his widow. George Weathers, another of the original organizers, had become president. In December, 1949, Weathers and Mrs. Felder bought out the interests of J. Bernard Clary and Ernest L. Henderson, who together owned 40 per cent. Clary and Henderson would continue in management. Mrs. A. L. Felder became vice president, and George Weathers brought his sons George Weathers, Jr., and Lawrence M. Weathers into the business, the latter as general manager. By March of 1957, James G. Sherrer, president of Grant Realty Corporation, the property owner, had become
president of Cream Crest Dairy, the tenant, with Clary and Henderson still involved in the business management. In March of 1957, the business, but not the real estate, was acquired by Greswold (Bill) Gwynette, the president of a larger competitor, the West End Dairy. Clary would continue as plant manager, while Henderson went to work in sales for West End Dairy. However, plant operations would close a few years later.

In 1961, Regis Milk Company took over the Cream Crest plant. Regis Milk Company had been established in Norfolk, Virginia, by S.O. Hawkins in 1958. The company headquarters was relocated to Charleston, and Regis remained in operation at 578 Meeting Street until 2011. Roy Hawkins, son of the founder, was chief executive officer, and Thaddus L. Mitchum was president.

For three decades, Regis Milk Company would be a tenant at the location. The real estate was until 1988 owned by Cream Crest Dairy Company, which would continue with the acquisition of real estate in the blocks bounded by Meeting, Stuart, Nassau and Johnson (Johnston) streets.

By a deed dated December 15, 1988, Cream Crest Dairy Company, Inc., with Greswold Gwynette as president and sole stockholder and director, conveyed to Gwynette, as individual, the real estate belonging to the company, for $5.00 “and other consideration.” The sale, of course, included the historic Ellsworth-Cream Crest building at 578 Meeting Street, and its tract, labeled as Parcel C, described in the same terms as in the 1964 deed from Grant Realty Corporation to Cream Crest Dairy.

Greswold Gwynette conveyed the Cream Crest property to the Regis Milk Company, for $515,453, by a deed dated July 1, 1994. The conveyance of multiple parcels included that labeled as Parcel C, including the historic Ellsworth-Cream Crest building at 578 Meeting Street.

Regis Milk Company consolidated its holdings by combining its various tracts into a new Tract A, shown on a plat by George A.Z. Johnson, Jr., Inc., dated June 17, 1996 (Figure 8). The new Tract A, containing 2.229 acres, included most of the area bounded by Meeting, Stuart, Nassau and Johnson streets, excepting a new Tract B, containing .325 acre, at the northwest corner of Nassau and Johnson streets, which belonged to St. Philip’s A.M.E. Church. The new Tract A included the abandoned rights-of-way of Oeland Place and Hughes Place.
Street, Goldsmith Row, Smith Row). The plat, concerned with property lines, did not show any of the existing buildings.\textsuperscript{17}

Regis Milk Company conveyed its holdings at the location to Exchange Real Estate Holdings, for $5.00, by a deed dated November 5, 2005. The deed was signed by Thaddus L. Mitchum as president of Regis Milk Company.\textsuperscript{18}
Regis Milk Company closed its plant at 578 Meeting Street in 2011.19

Figure 9: Aerial view of Regis Milk Company property, with Ellsworth-Cream Crest Dairy Building at lower center.
-- http://www.officespace.com/charleston-sc/building/1321810-578-meeting-street
Endnotes

1Charleston County, Register of Mesne Conveyance Office, Deeds, F31:32. Although from Charleston, Steenken, when she signed the 1921 deed, was then living in Duval County, Florida.
4The News and Courier, November 4, 1951; Sanborn Map Company, insurance maps of Charleston, 1929, copy in South Carolina Room, Charleston County Public Library; Charleston city directories, 1920-1930.
6Deeds, P37:431.
7Deeds, L80:165; Charleston city directories, 1921-1930; Visit Ice Cream Plant; Boys Eat Their Fill of Ashley Ice Cream, The News and Courier, October 18, 1924.
8The News and Courier, July 16, 1934, December 30, 1949; City directory, 1938.
9The News and Courier, December 2, 1941; Sanborn Map Company, insurance maps of Charleston, 1941.
10Charleston County, Register of Mesne Conveyance Office, Plats, R:95, C:151.
11Deeds, L80:165.
12Deeds, L80:165.
15Deeds, J180:744.
16Deeds, D245:44.
17Plats, EB:228.
18Deeds, L564:216.
578 MEETING STREET
TMS No: 459-01-03-031

Application Request for Demolition of Existing Constructions as noted.

BAR-L Meeting Date:
March 24, 2021

Drawing Index:
D-01 Title & Site Location
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D-08 Building A - Exterior
D-09 Building A - Interior
D-10 Building B - Exterior
D-11 Building B.A - Interior
D-12 Building B.B - Interior
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D-14 Building C - Exterior Side
D-15 Building C.A - Interior
D-16 Building C.B - Interior
D-17 Building C.B - Interior Plenum
D-18 Building C.C - Interior
D-19 Building C.C - Interior Plenum
D-20 Building D - Exterior
D-21 Building D - Interior
D-22 Building E - Exterior
D-23 Building F - Exterior
D-24 Building F - Interior
D-25 Building G - Exterior
D-26 Building H - Exterior

Exhibit: Site History Report
Aerial Views of Site

Older satellite image shows some areas that are no longer present, as noted.
NOTES
1. TAX MAP NO: 408-02-02-A
2. THE PROPERTY SHOWN HEREIN IS CURRENTLY OWNED BY EXCHANGE REAL ESTATE VENTURES, LLC.
3. ACCORDING TO F.I.R.M. MAP NO 4050G, PARCELS ORAL DATED NOVEMBER 17, 2004, THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN FLOOD HAZARD ZONE AE. THE 1% ANNUAL CHANCE FLOODPLANE IS SHOWN IN BURGUNDY.
4. COORDINATES AND DIRECTIONS SHOWN ON THIS SURVEY ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM (SPCS). DISTANCES SHOWN ARE GROUND DISTANCES NOT URBAN DISTANCES.
5. DECLARATION: 3.4.4.1 EXISTING SITE SURVEY DRAWN BY WALKER CONCEPTS INC. 11/2/2020.
6. ELEVATIONS BASED ON NAVD88 Datum Surveyed and Corrected by Walker Concepts Inc. 11/2/2020 with Field to Office Methodology.
7. This survey should be used for all layout and record data for this project. If any discrepancies are found please contact Thomas & Hutton prior to proceeding. It is the Contractor's responsibility to establish supplemental control within the project as needed.

LEGEND
- EXCEPTION NUMBER FROM TITLE COMMITMENT
- PROPERTY CORNER SET (PK NAIL)
- PROPERTY CORNER FOUND (AS DESIGNED)
- PK NAIL IN TITE 1/8" X 7/8" PLASTIC CAP
- PK NAIL FOUND
- PK NAIL FOUND
- NAIL FOUND
- DIMENSION PER PLAT CBS PAGE 228
- COMMUNICATION BOX
- COMMUNICATION MANHOLE
- GAS VALVE
- GUY WIRE ANCHOR
- POWER/UTILITY POLE
- SEWER CLEANOUT
- SEWER MANHOLE
- CUP INLET
- GRATE INLET
- STORM MANHOLE
- BACKFLOW PREVENTER
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- EASEMENT
- UNDERGROUND NATURAL GAS
- UNDERGROUND ELECTRIC
- IRON
- OVERHEAD ELECTRIC

Existing Site Survey
Scale: 1/16" = 1'-0"

578 Meeting Street
BARL Demolition Request
Meeting: March 15, 2021
BUILDING WAS CONSTRUCTED IN LATE 1960s AS AN OFFICE FOR UNIVERSAL CIT CREDIT CORPORATION, AN AUTO FINANCING COMPANY. IT APPEARS FIRST ON 1967 SANBORN MAPS. ACCORDING TO THE 1964 CITY DIRECTORY THIS COMPANY WAS LOCATED AT 272 B MEETING STREET AND LISTED AT THIS ADDRESS IN 1968 DIRECTORY.

STRUCTURE IS CONCRETE SLAB ON GRADE WITH SINGLE WIFE LOAD BEARING CMU WALLS WITH PAINTED EXTERIOR FINISH AND WOOD TRUSSES WITH SHINGLE ROOF. FRONT OF BUILDING IS CLAD WITH BRICK VENEER. WINDOWS AND DOORS ARE METAL FRAMES.

REQUESTING CITY APPROVAL TO DEMOLOISH THIS BUILDING.

ENLARGED PHOTOS SHOW EXISTING CONDITION OF BRICK FACADE AND PARAPET CONSTRUCTIONS, AND STRUCTURAL SETTLEMENT AND SEPARATION CONCERNS.
BUILDING A

INTEGRITY OF EXISTING ROOF STRUCTURE HAS BEEN COMPROMISED OVER TIME. PHOTOS 3-7 ON THIS SHEET REPRESENT ABOVE CEILING CONDITION OF ORIGINAL ROOF CONSTRUCTION. LARGE SECTIONS OF ROOF TRUSSES HAVE BEEN CUT AWAY TO CREATE SPACE FOR MECHANICAL EQUIPMENT AND DUCT WORK. ELECTRICAL PANEL UNCOVERED NEAR ATTIC ACCESS HATCH.

REQUESTING CITY APPROVAL TO DEMOLISH THIS BUILDING.
BUILDING B - 6340 GSF

BUILDING WAS CONSTRUCTED AFTER 1973 IT DOES NOT APPEAR ON THE 1973 SANBORN MAP. IT SERVED AS COLD STORAGE FOR BOTTLED DAIRY PRODUCTS AWAITING SHIPMENT.

STRUCTURE IS AN ELEVATED CONCRETE SLAB ON FILL CONFUSED BY CONCRETE FOUNDATION WALLS. EXPOSED STEEL STRUCTURE ON INTERIOR SUPPORTS INSULATED METAL WALL PANELS AND ROOF SYSTEM.

REQUESTING CITY APPROVAL TO DEMOLISH THIS BUILDING.
BUILDING BA

INTERIOR PHOTOS OF EXPOSED STEEL STRUCTURE AND INSULATED METAL WALL PANELS AND ROOF DECKING

REQUESTING CITY APPROVAL TO DEMOLISH THIS BUILDING.
INTERIOR PHOTOS OF EXPOSED STEEL STRUCTURE AND INSULATED METAL WALL PANELS AND ROOF DECKING

REQUESTING CITY APPROVAL TO DEMOLISH THIS BUILDING.
BUILDING C - 4410 GSF

(SEE DETAIL DISCUSSION IN HISTORIC REPORT BY ROBERT STOCKTON)

INITIAL PORTION OF THIS BUILDING (CB) WAS CONSTRUCTED IN THE EARLY 1920s AND APPEARS ON THE 1929 SANBORN MAP. CB WAS BUILT AS A MOTORCYCLE SHOP. CREAM CREST DAIRY LEASED THE STRUCTURE AND BEGAN OPERATION OF THEIR DAIRY PLANT IN 1934. CREAM CREST EXPANDED THE DAIRY PLANT IN 1941 BY ADDING CA & CC. THIS BUILDING FOOTPRINT IS SHOWN ON THE 1942 SANBORN MAP.

STRUCTURE IS A SLIGHTLY ELEVATED CONCRETE SLAB ON FILL WITH MASONRY FOUNDATION WALLS. WALLS OF BUILDING C ARE LOAD BEARING MASONRY THAT SUPPORT 2" X 8" WOOD JOISTS SUPPORTING WOOD ROOF SHEATHING WITH LOW SLOPE MULTIPLY MEMBRANE ROOFING. 2" X 4" WOOD CEILING FRAMING IS SUSPENDED FROM JOISTS TO SUPPORT TONGUE AND GROVE CEILING FINISH THAT HAS BEEN COVERED WITH ADHESIVE APPLIED FRP PANELS.


REQUESTING CITY APPROVAL TO DEMOLISH PORTIONS OF THIS BUILDING.

REQUEST TO DEMOLISH REAR PORTION

REQUEST TO SAVE FRONT PORTION

EXT. 1

EXT. 2

EXT. 3
BUILDING C - 4410 GSF

(SEE DETAIL DISCUSSION IN HISTORIC REPORT BY ROBERT STOCKTON)

INITIAL PORTION OF THIS BUILDING (CB) WAS CONSTRUCTED IN THE EARLY 1920s AND APPEARS ON THE 1929 SANBORN MAP. CB WAS BUILT AS A MOTORCYCLE SHOP. CREAM CREST DAIRY LEASED THE STRUCTURE AND TOOK OVER OPERATION OF THEIR DAIRY PLANT IN 1934. CREAM CREST EXPANDED THE DAIRY PLANT IN 1941 BY ADDING CA & CC. THIS BUILDING FOOTPRINT IS SHOWN ON THE 1942 SANBORN MAP.

STRUCTURE IS A SLIGHTLY ELEVATED CONCRETE SLAB ON FILL WITH MASONRY FOUNDATION WALLS. WALLS OF BUILDING C ARE LOAD BEARING MASONRY, THAT SUPPORT 2" X 8" WOOD JOISTS SUPPORTING WOOD ROOF/ SHEATHING WITH LOW SLOPE MULTIPLY MEMBRANE ROOFING. 2" X 4" WOOD CEILING FRAMING IS SUSPENDED FROM JOISTS TO SUPPORT TONGUE AND GROOVE CEILING FINISH THAT HAS BEEN COVERED WITH ADHESIVE APPLIED FRP PANELS.


BUILDING ADDITION CC IS CONSTRUCTED MOSTLY OF LOAD BEARING CMU WALLS, BUT OVER TIME, THESE WALLS HAVE BEEN SIGNIFICANTLY ALTERED TO CREATE LARGE OPENINGS FOR MILK DISTRIBUTION PIPING FROM OUTSIDE SILOS OR TO INSTALL LARGE OVERHEAD CEILING DOORS AND DOORS TO LATER ADDITIONS. IF A NORTH WALL EVER EXISTED, IT WAS COMPLETELY REMOVED TO ADD BUILDING F PRIOR TO 1964. WHEN F APPEARS ON SANBORN MAPS, THERE IS EVIDENCE THAT AT LEAST A PORTION OF THE EAST WALL OF CC WAS BRICK. THIS CAN BE SEEN IN PHOTO 5 ON THIS SHEET. BRICK IS NOW SUPPORTED BY CMU WALLS WITH LARGE OPENINGS.

REQUESTING CITY APPROVAL TO DEMOLISH PORTIONS OF THIS BUILDING.

Enlarged photos of existing wall and infill conditions
BUILDING CA

1. LOOKING SOUTH WEST FROM BUILDING CA INTO BUILDING CB. LITTLE EVIDENCE REMAINS OF ORIGINAL NORTH WALL OF BUILDING CB.

2. PHOTO OF OFFICE SPACE IN BUILDING CA.

3. FROM CENTER OF BUILDING CA LOOKING WEST TOWARD OFFICE.

4. NORTH WEST CORNER OF BUILDING CA WITH LARGE OVERHEAD COILING DOOR AND EGRESS DOOR TO EXTERIOR.

5. FROM CENTER OF BUILDING CA LOOKING EAST SHOWING DOOR (LEFT) TO BUILDING BB AND DOOR (RIGHT) INTO BUILDING CC.

6. OPENING IN NORTH WALL OF BUILDING CA SHOWS ORIGINAL 18" THICK BRICK WALL CONSTRUCTION, INSULATED METAL WALL PANEL OF BUILDING BB BEYOND.

REQUESTING CITY APPROVAL TO DEMOLISH PORTIONS OF THIS BUILDING.
INTEGRITY OF EXISTING ROOF STRUCTURE HAS BEEN COMPROMISED OVER TIME. DETAIL PHOTOS OF STRUCTURAL MEMBERS ON FOLLOWING PAGES REPRESENT GENERAL CONDITIONS OF WOOD STRUCTURAL COMPONENTS AND THEIR CONNECTION TO THE LOAD BEARING BRICK WALLS.

SIGNIFICANT DAMAGE TO THE ROOF OCCURRED DURING THE TIME REGIS MILK WAS IN OPERATION. REPORTEDLY THE SINGLE INTERNAL ROOF DRAIN WAS STOPPED BY DEBRIS AND RAIN WATER PONDED ON THE ROOF, CAUSING SIGNIFICANT LEAKS AND STRUCTURAL DEFLECTION.

INTERNAL STAINLESS STEEL POST AND TRUSS SUPPORT STRUCTURES WERE ADDED TO HELP SUPPORT THE ROOF AND SUPPORT PIPING FOR MILK BOTTLING PROCESS.

A NEW ROOF STRUCTURE WAS ADDED ABOVE THE ORIGINAL STRUCTURE TO INCREASE ROOF SLOPES AND IMPROVE DRAINAGE.

REQUESTING CITY APPROVAL TO DEMOLISH PORTIONS OF THIS BUILDING.
BUILDING CB

INTEGRITY OF EXISTING ROOF STRUCTURE HAS BEEN COMPROMISED OVER TIME. PHOTOS ON THIS SHEET REPRESENT ABOVE CEILING CONDITION OF ORIGINAL ROOF CONSTRUCTION. SEE ADDITIONAL NOTES FROM PREVIOUS SHEET.

1. LOOKING NORTH - GENERAL OBSERVATIONS OF 2" X 8" ROOF JOISTS WITH SUSPENDED 2" X 4" CEILING JOISTS, NOTE SIGNIFICANT SAG IN 2" X 8" MEMBERS. WATER DAMAGE, MOLD GROWTH, NEW LUMBER SCABBED ON AT BEARING END.

2. SIMILAR CONDITIONS AT ANOTHER LOCATION LOOKING OPPOSITE DIRECTION.

3. LIMITED BEARING ON MASONRY WALL ORIGINAL WOOD MEMBER DECAY REPAIR WITH NEW LUMBER ADDED.

4. SAME ADDED LUMBER CUT TO FIT OVER NUT AND WASHER OF ANCHOR BOLT.

5. SIMILAR ANCHOR BOLT THROUGH ADJACENT ORIGINAL JOIST RUNNING BACK TO MASONRY WALL.

6. ANCHOR BOLT EXTENDS THROUGH BRICK WALL TO METAL PLATE ON EXTERIOR, INTENDED PREVIOUSLY AS A TENSION ROD TO HOLD JOIST IN BEARING POCKET OF BRICK WALL. THREE DIAMOND SHAPED METAL PLATES ARE VISIBLE IN EXTERIOR PHOTO 2. SEVERAL SIMILAR PLATES ALSO NOTED ON INTERIOR OF BUILDING D WHERE EXTERIOR OF BUILDING CB WALL IS COVERED BY 2005 ADDITION.

REQUESTING CITY APPROVAL TO DEMOLISH PORTIONS OF THIS BUILDING.
Building CC

Integrity of existing roof structure has been compromised over time. Photos on this sheet represent above ceiling condition of original roof construction. See addition notes from previous sheet.

1. East wall of building CC with numerous large and small opening into building C. CMU wall construction behind FRP finish panels.

2. South CMU wall of building CC with large overhead coiling door. Exterior face of this wall shows evidence of numerous modification over time.

3. Photo from building CC looking north west into building CB. Entire lower portion of original east wall of CB was removed and replaced with a steel beam and concrete infill to support remaining top of brick wall and parapet that extends through roof.

4. Photo from building F looking south into building CC. There is no evidence of original north wall construction on building CC.

Requesting city approval to demolish this building.
BUILDING CC

INTEGRITY OF EXISTING ROOF STRUCTURE HAS BEEN COMPROMISED OVER TIME. PHOTOS ON THIS SHEET REPRESENT ABOVE CEILING CONDITION OF ORIGINAL ROOF CONSTRUCTION. SEE ADDITIONAL NOTES FROM PREVIOUS SHEET

1. LOOKING SOUTH - GENERAL OBSERVATIONS OF 2" X 6' ROOF JOISTS WITH SUSPENDED 2" x 6' CEILING JOISTS. NOTE WATER DAMAGE. CUT STRUCTURE FOR DUCT WORK TO ROOF TOP UNITS. SOUTH WALL OF CC IS CMU CONSTRUCTION.

2. LOOKING WEST - NOTE REMAINING BRICK OF EAST WALL OF BUILDING CB. PLYWOOD FORM WORK CONTAINS CONCRETE IN FILL THAT BRIDGES GAP BETWEEN STEEL BEAM AND ORIGINAL BRICK WALL AND PARAPET. STEEL BEAM SPANS FULL WIDTH OF EAST END OF BUILDING CB WHERE ENTIRE WALL BELOW BEAM WAS REMOVED.

3. LOOKING EAST - NOTE VALLEY CONSTRUCTION WITH POINT LOADS TRANSFERRED TO MID SPAN OF CEILING JOISTS. CMU LOAD BEARING EAST WALL, BEYOND.

ROOF FRAMING AND PLYWOOD DECKING ARE BOTH DISSIMILAR TO ROOF FRAMING OF BUILDING CB, SUGGESTING MUCH MORE RECENT CONSTRUCTION FOR THIS PORTION OF BUILDING C.

REQUESTING CITY APPROVAL TO DEMOLISH THIS BUILDING.
BUILDING D - 1000 GSF

BUILDING WAS CONSTRUCTED IN 2005 TO SERVE AS RECEIVING AREA FOR DAIRY BOTTLING PRODUCTS.

STRUCTURE IS AN ELEVATED CONCRETE SLAB ON FILL CONFINED BY CONCRETE FOUNDATION WALLS. LOAD BEARING MASONRY WALLS SUPPORT WOOD TRUSSES AND WOOD DECKING AND LOW SLOPING MULTI PLY MEMBRANE ROOFING. NORTH, WEST AND SOUTH WALLS EXTEND TO FORM PARAPETS AND ROOF DRAINS TO THE EAST ROOF EDGE. ROOF SUPPORTS EXPOSED HVAC EQUIPMENT AND DUCTWORK. WEST WALL FACING MEETING STREET WAS CONSTRUCTED TO MIMIC THE ADJACENT BRICK FACADE OF BUILDING C.

REQUESTING CITY APPROVAL TO DEMOLISH THIS BUILDING.
BUILDING D

GENERAL PHOTOS OF INTERIOR SPACE.

1. EAST CMU WALL WITH OVERHEAD COILING DOORS TO LOADING DOCK AREA.

2. SOUTH EAST CORNER WITH STAIR LEADING DOWN TO CONNECTION WITH BUILDING E.

3. PHOTO LOOKING NORTH TOWARD SOUTH WALL OF BUILDING CB. NOTE STAIR AND LARGE OPENING CUT INTO SOUTH WEST CORNER OF BUILDING CB TO CONNECT CB WITH THIS 2005 ADDITION.

4. PHOTO OF NORTH EAST CORNER SHOWING DETAIL OF SOUTH WALL OF BUILDING CB. NOTE DIAMOND SHAPED PLATES AND BOLTS ON WALL. SEE NOTES ON BUILDING CB INTERIOR PLENUM PHOTOS

5. WOOD TRUSS ROOF STRUCTURE WITH PLYWOOD ROOF DECK.

REQUESTING CITY APPROVAL TO DEMOLISH THIS BUILDING.
THE ORIGINAL BUILDING WAS CONSTRUCTED AFTER 1973 (THIS BUILDING DOES NOT APPEAR ON 1973 SANBORNE MAP) AND BEFORE 1996 WHEN IT APPEARS ON PROPERTY SURVEY PLATS. THE ORIGINAL STRUCTURE SERVED AS A RESTAURANT UNTIL PROPERTY WAS ACQUIRED BY DAIRY OWNERS AND INCORPORATED AS A BREAK ROOM AND RESTROOM FACILITY FOR REGIS MILK EMPLOYEES.

STRUCTURE IS A CONCRETE SLAB ON GRADE AND LOAD BEARING FLUTED CMU SUPPORTING WOOD TRUSSES PLYWOOD SHEATHING AND SHINGLE ROOF.

BUILDING IS NOT PROPOSED FOR DEMOLITION AT THIS TIME.

REQUESTING CITY APPROVAL TO DEMOLISH THIS BUILDING.
FULLY ENCLOSED PORTION OF BUILDING (FA) WAS CONSTRUCTED PRIOR TO 1964 WHEN IT APPEARS ON SANBORN MAP. IT SERVED AS SPACE FOR PIPING BULK MILK PRODUCT FROM EXTERIOR SILOS TO MILK BOTTLING LINE IN BUILDING C.

FB WAS CONSTRUCTED BETWEEN 1964 & 1967 WHEN IT APPEARS ON SANBORN MAP. IT IS A COVERED HIGH BAY EXTERIOR RECEIVING / LOADING AREA. STRUCTURE IS A CONCRETE SLAB ON GRADE WITH LOAD BEARING MASONRY WALLS AND WOOD ROOF STRUCTURE SUPPORTING LOW SLOPE MULTI-PLY MEMBRANE ROOF SYSTEM.

REQUESTING CITY APPROVAL TO DEMOLISH THIS BUILDING.
Building FA

PHOTOS OF GENERAL INTERIOR CONDITIONS.

1. PHOTO LOOKING NORTH EAST FROM BUILDING CC INTO BUILDING F. LARGE OPENINGS IN CMU WALLS FOR PIPING MILK FROM EXTERIOR SILOS.

2. NORTH WALL OF BUILDING FA. FB IS A COVERED EXTERIOR AREA BEYOND THIS WALL.

3. PHOTO FROM BUILDING CC LOOKING NORTH WEST INTO BUILDING FA. GENERAL PHOTO OF INTERIOR CONDITION.

4. PHOTO FROM CENTER OF BUILDING FA LOOKING SOUTH WEST TOWARD BUILDING CC AND EAST WALL OF BUILDING CA. NOTE STAINLESS STEEL TUBE COLUMNS THAT MAY PROVIDE SUPPORT FOR EDGE OF LOWER ROOF OF CC.

5. PHOTO FROM BUILDING CC LOOKING NORTH INTO BUILDING FA. GENERAL PHOTO OF INTERIOR CONDITION.

6. PHOTO FROM CENTER OF BUILDING FA LOOKING SOUTH INTO BUILDING CC. NOTE STAINLESS STEEL TUBE COLUMNS THAT MAY PROVIDE SUPPORT FOR EDGE OF LOWER ROOF OF CC.

REQUESTING CITY APPROVAL TO DEMOLISH THIS BUILDING.
THE ORIGINAL BUILDING (GA) WAS CONSTRUCTED PRIOR TO 1964 WHEN IT APPEARS ON SANBORN MAP. IT SERVED AS AN ELECTRICAL DISTRIBUTION ROOM AND SPACE FOR PIPING BULK MILK PRODUCT FROM EXTERIOR SILOS TO MILK BOTTLING LINE IN BUILDING C.

GB WAS CONSTRUCTED AFTER 1973 (DOES NOT APPEAR ON 1973 SANBORN MAP) AND BEFORE 1996 WHEN IT APPEARS ON SURVEY PLATS. THIS ADDITION SERVED AS AN INTERIOR PIPING CHASE FOR MILK PRODUCT PIPING FROM EXTERIOR SILOS.

STRUCTURE IS A CONCRETE SLAB ON GRADE WITH LOAD BEARING MASONRY WALLS AND WOOD ROOF STRUCTURE SUPPORTING LOW SLOPE MULTIPLY MEMBRANE ROOF SYSTEM.

REQUESTING CITY APPROVAL TO DEMOLISH THIS BUILDING.
BUILDING H - 1560 GSF

THE ORIGINAL BUILDING (HA) WAS CONSTRUCTED IN THE LATE 1960'S WHEN IT APPEARS ON 1967 SANBORN MAP. IT SERVED AS A COMPRESSOR ROOM FOR DAIRY PROCESSING EQUIPMENT.

HB WAS CONSTRUCTED AFTER 1973 (DOES NOT APPEAR ON 1973 SANBORN MAP) AND BEFORE 1996 WHEN IT APPEARS ON SURVEY PLATS. THIS ADDITION SERVED AS A WORK SHOP AND STORAGE SPACE.

STRUCTURE IS A CONCRETE SLAB ON GRADE WITH LOAD BEARING MASONRY WALLS AND WOOD ROOF STRUCTURE SUPPORTING LOW SLOPE MULTIPLY MEMBRANE ROOF SYSTEM.

REQUESTING CITY APPROVAL TO DEMOLISH THIS BUILDING.
Agenda Item #2

The Board will meet in Executive Session for Legal Updates and Training.