

D/DRC Case

902 Sumter Street, Rutledge College

Individual Landmark

TMS: 11304-05-01

DESIGN/DEVELOPMENT REVIEW COMMISSION
DESIGN REVIEW DISTRICT
CONSENT AGENDA
EVALUATION SHEET
Case #2

ADDRESS: 902 Sumter Street, USC Horseshoe, Rutledge College

APPLICANTS: Sanders Tate
Watson Tate Savory, Architects

TAX MAP REFERENCE: TMS#11304-05-01

USE OF PROPERTY: Institutional/Individual Landmark

NATURE OF REQUEST: Request Certificate of Design Approval for exterior changes

FINDINGS/COMMENTS:

Rutledge College, circa 1805, was the University's first building completed after the college was chartered in 1801 and had multiples uses, including classrooms, chapel, laboratory, and student and faculty housing, until 1809 when DeSaussure was finished. The building has seen extensive changes over the years, as might be expected, resulting in little real idea of the original architectural detailing. The scope of the work includes replacing non-original 6/6 windows (most recently replaced during a 1970s renovation) with 6/6 wood single-pane windows; maintenance may also include the replacement of sills as well where deterioration is too complete to countenance repair. Please note that although the applicants' attached narrative mentions using simulated divided lite windows, this is **not** the case. Single pane wood windows are intended. Some exterior doors may be replaced too but new doors will be based upon the design of the current doors. Again, these are not original to the building. Rutledge College is a City of Columbia Group 1 landmark.

Review of the proposal has also been approved by the SC Department of Archives and History staff; SCDAH and City staff will be looking at a window mock-up in mid-October for approval of specific profiles. Work is not anticipated to begin until mid-2015.

(1)a. For landmark districts, 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.

No historic materials will be removed; the windows which will be replaced were installed in the 1970s.

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.

No historic materials or features will be removed.

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.

No conjectural features will be used.

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

Not applicable.

(5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved. Although there are no original windows left, the 6/6 pane configuration and muntin profile on the windows should be reflective of the early era of the building. The proportions and details of the windows look appropriate.

(6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall 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.

As stated above, we will be approximating what would be expected for the building, given its early date of construction, as much as possible. There is little documentary evidence of the original windows. New windows will be of Honduran mahogany, single-paned, and will have a 6/6 pane configuration. As noted earlier, SCDAH and City staff will be consulting with the architects on appropriate muntin profiles.

Where stucco repair is required, the intent is to duplicate the composition of what is present. Given the age of the building and the range of possible materials used for repair over the years, the architects think it best to analyze each area in order to understand how best to approach a needed repair.

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

Staff does not know of any intended cleaning but will consult with the architects on appropriate techniques and materials.

(8) 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.

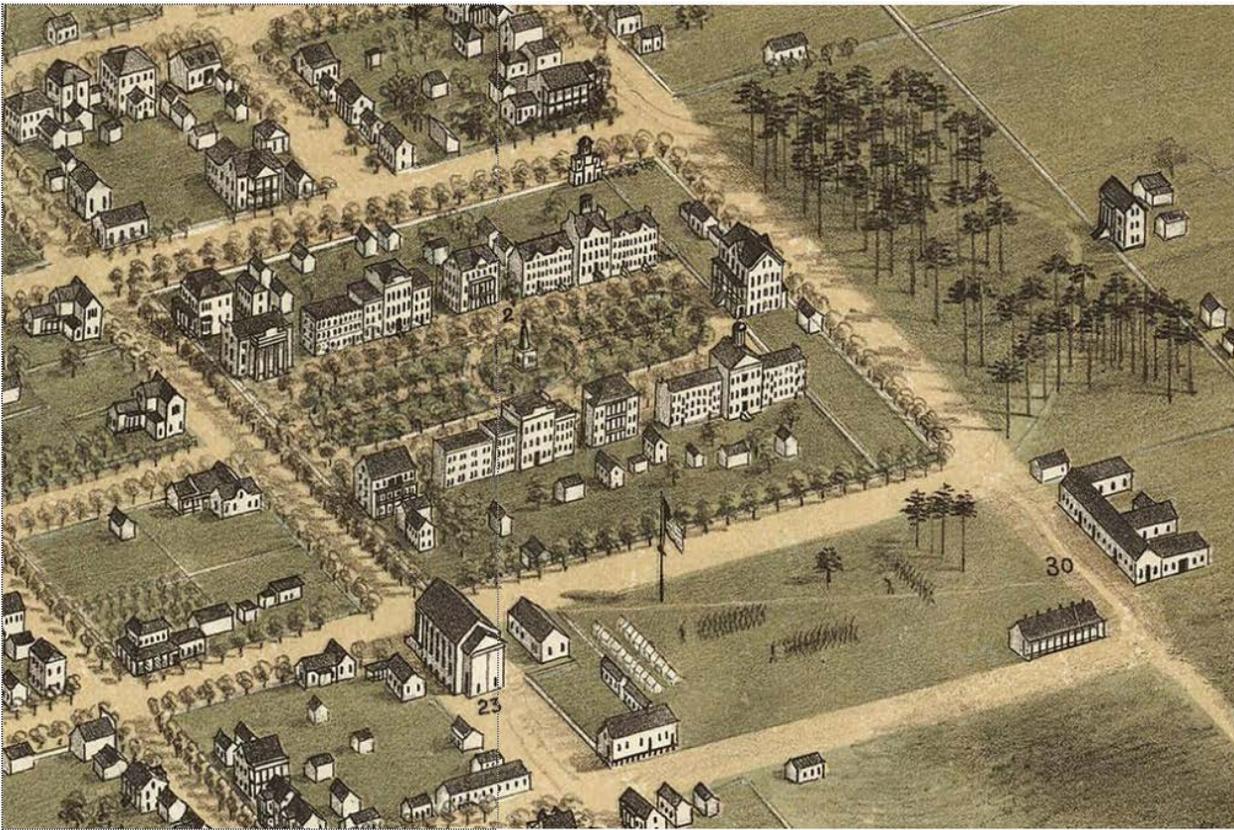
Not applicable.

(9) 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 recommends granting a Certificate of Design Approval based upon compliance with Sec. 17-674 of the City's Code of Ordinances and with all details deferred to staff.



Sanborn Map, USC Horseshoe, 1872



Rutledge Building, circa 1875

University of South Carolina Collection



Entry to Rutledge College



Close up of windows