

D/DRC Case

1230 Sumter Street

Individual Landmark / City Center Design Development District

TMS: 11401-03-01



DESIGN/DEVELOPMENT REVIEW COMMISSION
BAILEY BILL APPLICATION
HISTORIC AGENDA
EVALUATION SHEET
Case # 3

ADDRESS: 1310 Lady Street and 1230 Sumter Street

APPLICANTS: Rick Patel, owner

TAX MAP REFERENCE: TMS# 11401-03-01

USE OF PROPERTY: Commercial

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

FINDINGS/COMMENTS:

This building came before the Commission in February 2014 and was subsequently designated as a Group II landmark. From the February 2014 evaluation: "... a six-story 1921 building and its ten-story 1951 annex located on the southeast corner of Lady and Sumter Streets, in the same block as the recently landmarked Owen building, built in 1949. Known for the past few decades as the Keenan Building, it was originally constructed during 1921 and officially completed in early 1922 as a meeting place for the various Masonic organizations in Columbia. The Palmetto State Life Insurance Company purchased the building in 1939 for their offices and were responsible for the construction of the ten-story annex. They made a conscious effort to create a modern skyscraper next to the 1920s building, creating an interesting juxtaposition. Renovated in 1977 and given the name "Keenan," the building and its annex received a white and gray aluminum skin exterior that masked the disparate facades and created a somewhat unified appearance. The first floor of the skyscraper was also stuccoed during this renovation to replicate the 1920s building's first floor and give continuity along the Lady Street facades. Unfortunately the process obliterated some key components of the terra cotta and cast stone details of the 1922 building, the original first floor of the skyscraper, and almost all of the windows were replaced throughout the structures, except for those on the south side of the 1920s Masonic hall. Despite these changes, recent removal of the metal skin has revealed that a large portion of the exterior elevations remain essentially intact and are able to convey the original design intent of the buildings. The current owners would like to pursue landmark designation and plan to restore missing exterior elements during a massive renovation project, with a goal to qualify for the Bailey Bill."

The owner is now pursuing the Bailey Bill and is engaged in repairing what historic material is still extant on both buildings and replacing what's missing. The storefront configuration will remain as is but architectural detailing on both buildings, particularly on the 1920s building fronting Sumter Street, will be reconstructed as closely as possible to the original detailing. This is a somewhat unusual project in that the applicant is actually going back and replacing missing or highly deteriorated architectural features. Existing details and/or photographs of the building should provide enough information to establish patterns, detailing, etc. It is important to get those as close to original as possible so that the work does not become conjectural.

The Secretary of the Interior Standards for Rehabilitation provide the foundation for the Bailey Bill. The Criteria is listed immediately below:

Bailey Bill Criteria based upon the Secretary of the Interior Standards for Rehabilitation:

Section 17-695, City of Columbia Zoning Ordinance

- (1) *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.*

There is no plan to further remove or alter any historic materials.

- (2) *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.*

The owner does not plan to change the detailing or materials in any way that would create a mistaken idea of historic development.

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

The 1970's re-surfacing was already being removed at the time of landmarking; no other changes are anticipated.

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

Where extant, existing historic features, materials, and so on, are being retained and will be duplicated as closely as possible to match the original features and materials of the building.

- (5) *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.*

Window sills, some brick band detailing, the cornices, and so on, of the 1920s building were victims of the modernizing project of the 1970s. These features protruded from the building and were simply hacked off to accommodate the new cladding. The owner is willing to match the original features in terms of materials and design as closely as can be determined. Some areas still have remnants from which to determine patterns; otherwise staff and the applicant will have to determine patterns from some high resolution photos of the 1925 building.

The later 50s addition at the back of the building is more streamlined and repairs here will be simpler and more straightforward. The odd structure on the top will be removed and the roof and cornice re-instated.

- (6) *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 has spoken with the applicant in terms of cleaning existing masonry and terra cotta and will work with him on the appropriate methods.

- (7) *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.

- (8) *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

Signage

Amount and location of signage is as regulated in the city's zoning ordinance. Signage should not obscure historic elements of decoration or windows. Signage has been discussed briefly and may be reviewed at staff level if the Commission approves.

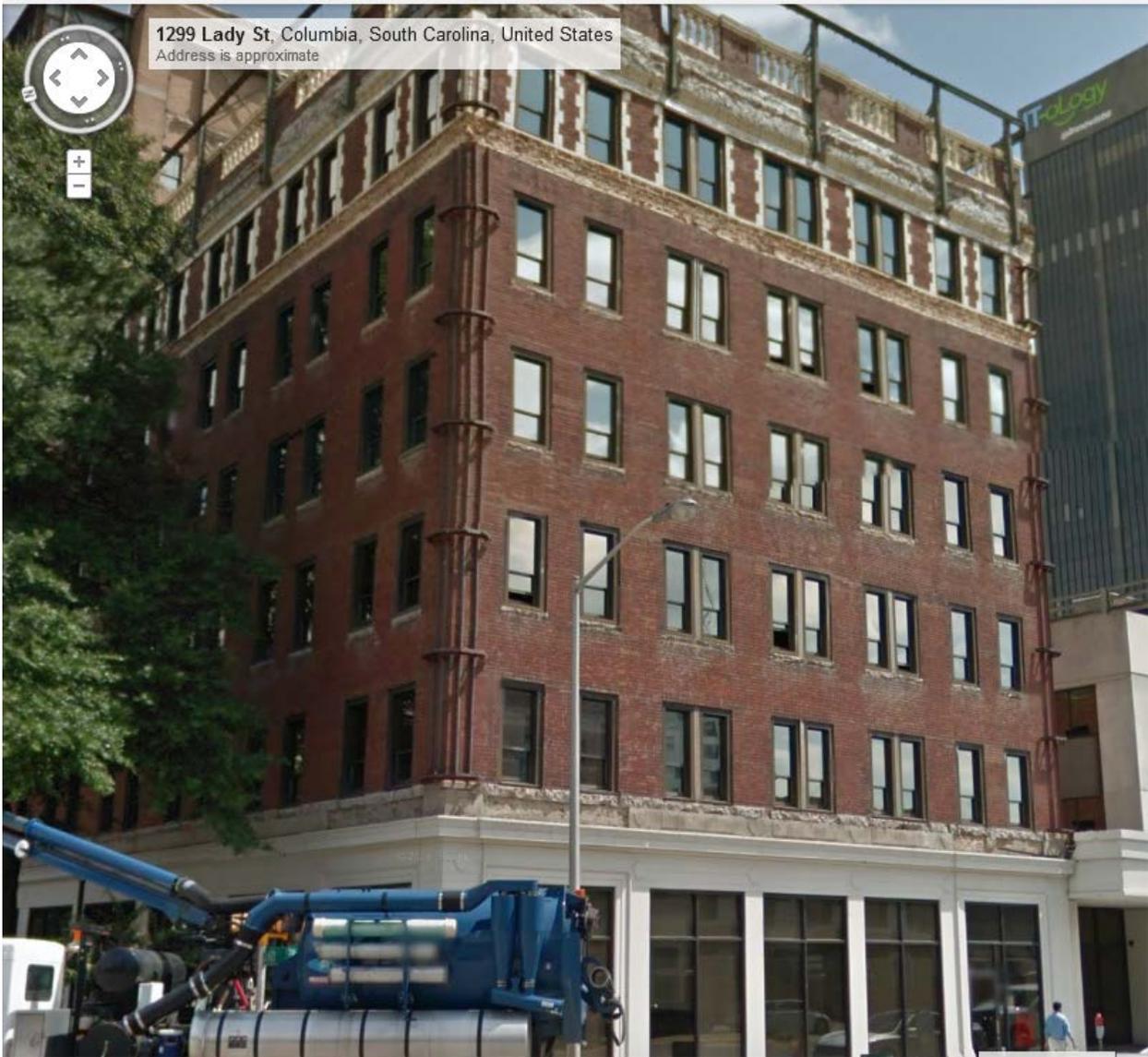
Staff recommendations:

Staff finds that the project at 1310 Lady and 1230 Sumter Streets as proposed meets the requirements in Section 17-695 and recommends approval for preliminary certification and exterior changes with the following conditions:

- *Terra cotta and cast stone details, as well as granite sills, etc., to be reproduced with original materials and as closely as possible to originals; all details, finishes, colors, etc., to be worked out with staff;*
- *Details of any paint removal and cleaning of masonry or any exterior material to be reviewed by staff;*
- *Signage and all other items to be deferred to staff.*



The original building, photo provided by applicant





The 1950s anenx ((photo provided by applicant)



Details of original building (photo provided by applicant)



Hacked windows sills on 1920s building (photo provided by applicant)



Rooftop detail of original building, provided by applicant; staff expects that details from an enlargement of this photograph will assist in finalizing details of architectural features.



Example of area on building of gaps in architectural detailing; enough is extant, however, to reproduce the original pattern.

CITY OF COLUMBIA
 PLANNING DEPARTMENT
REHABILITATED HISTORIC PROPERTY APPLICATION
PART A - CONTINUED

5. DESCRIPTION OF PROPOSED WORK

Use the spaces below to describe the proposed work. Architectural features would include items such as: roof; exterior brick or siding; windows; doors; site/landscape features; entrance hall; main stair; parlors; fireplaces/mantles; floors/walls/ceilings; mechanical/ electrical/plumbing; etc. If an application has been submitted for the federal Investment Tax Credits, you may use a copy of the description of the proposed work from the federal form for this section, but your submittal must still include the information in sections 1 through 4.

<p>Architectural feature <u>exterior window sills</u> Approximate date of feature <u>1920s</u> Describe feature and its condition Original sills were decorated with an ornate granite facade, but have been almost completely destroyed rendering the outside an eyesore. Photograph No. <u>1</u> Drawing No. _____</p>	<p>Describe work and impact on feature New granite sills that match the original will be installed</p>
<p>Architectural feature <u>cornice work near roof</u> Approximate date of feature <u>1920s</u> Describe feature and its condition Terra cotta cornice that runs the course of the building has become damaged over time. Some has become lost or destroyed Photograph No. <u>2</u> Drawing No. _____</p>	<p>Describe work and impact on feature New terra cotta cornice that matches original will be installed</p>
<p>Architectural feature _____ Approximate date of feature _____ Describe feature and its condition Photograph No. _____ Drawing No. _____</p>	<p>Describe work and impact on feature</p>
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Headline: Masonic Lodges Lay Cornerstone William W. Wannamaker of Orangeburg Delivers Masterly Address; Article Type: News/Opinion
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MASONIC LODGES LAY CORNERSTONE

**William W. Wannamaker
 of Orangeburg Delivers
 Masterly Address.**

**HANDSOME TEMPLE
 WILL BE ERECTED**

Samuel T. Lanham, Grand Master, Preiding Over Simple but Impressive Ceremonies—Hundreds of Columbians Gather for Memorable Event in Fraternal Order Circles.

Laying the foundation stone of the \$250,000 Masonic temple under construction at the southeast corner of Sumter and Lady streets was made a memorable event yesterday afternoon by impressive exercises. The Stars and Stripes floated to the breeze on a pole at the top of six stories of steel directly over the spot where the cornerstone was to be set. Samuel T. Lanham, grand master of the grand lodge of Masons, laid the stone according to the Masonic ritual, the work being complete when he said: "The stone has been tried and proved by the plumb, the square and level." The ceremonies were witnessed by a mass of Masons and spectators. The oration by William W. Wannamaker of Orangeburg, past grand master, was a feature of the exercises. Columbia chapter, Eastern Star, and the Shriners' band contributed to the success.

Several hundred Masons assembled at the present temple on Main street at 6:30 o'clock and marched to the site of the new structure. The procession was headed by Chief Richardson, Lieutenant Swearingen and Sergeant Knox of the Columbia police force and the Shriners' band. Next to the band marched Masons

positioned the copper box containing interesting matter, and C. Frank Hart of Columbia, grand secretary, read a list of the contents. Grand Master Lanham walked to the stone with the Lafayette trowel in his hands and scattered cement. The cornerstone was set at 7:30 o'clock and the grand master tried the setting with the plumb bob, the square and the level and then pronounced that the cornerstone had been tried and proved by the three tools. The grand master delivered the Masonic benediction and the grand honors were given by hundreds of arms. The exercises came to an end when the Eastern Star sang the closing song, accompanied by the band.

Seated in a rolling chair close to the cornerstone was H. Herman of Columbia who has been an invalid for several years. Mr. Herman held important offices in Richland lodge for many years and is one of the most beloved Masons in the state. His presence yesterday brought many extended hands and expressions of good wishes.

Beneath the Heavy Granite.

Resting secure under the heavy cornerstone is the copper box containing the following: Proceedings of the grand lodge, 1921; grand chapter, 1920; grand council, 1920; grand commandery, 1919. Copy of The State, July 4; copy of Columbia Record, July 4; Royal Arch penny; Royal Arch shackle; coins of the day; Royal fish Bible program, including program for cornerstone exercises. Ahimian Hezen; copy of "To the Mason Desiring Further Knowledge," Bible; occasional lodge program; order of Ascension day exercises of Columbia commandery, 1921; copy of by-laws of Columbia commandery, Acacia lodge, Richland lodge, Columbia lodge, Cuba council and Columbia chapter, silver medal from Columbia commandery; pocket piece of Columbia lodge; vest pocket history of Freemasonry by Haywood; copy of "The Keystone" of Columbia chapter, containing memorial of Jacob T. Barton.

The Columbia Masonic temple will be modern in every respect. The columns of steel, floors of reinforced concrete, exterior walls of brick and terra cotta, the interior walls to be of hollow tile and brick, will give the Masons a fireproof structure. The interior is to be trimmed with marble and quartered sawed white oak. The first two stories will be of Mount Airy granite and gray Indiana lime-

from various parts of the state. The grand lodge session was led by Grand Master Lanham. Arriving at the new building the lines opened ranks and the grand lodge officers marched through and took seats on the stand. Members of the Eastern Star and the Shriners' band were seated within the frame work of the building.

Grand Master Lanham presided over the exercises and introduced the Rev. E. M. Lightfoot, who offered the invocation. Guy H. A. Cooper, a past grand master, introduced William W. Wannamaker, the orator of the day, as the man for the occasion. He said Mr. Wannamaker was peculiarly fitted to speak at these memorable exercises.

Pride of Columbia.
Mr. Wannamaker said that all Columbia should be pleased at the Masons' evidence of faith and confidence in the future for it is difficult in times of depression to visualize future prosperity. The speaker declared it to be far more worthy the praise of all that the temple is to be the culmination of altruistic motives and to be dedicated to the service of mankind without the hope of financial reward. Mr. Wannamaker said Freemasonry has a secret mode of recognition and instruction, but its principles are as open as the Holy Bible. Its philosophy only that of a human life and its practice coextensive with all human activity. The speaker said "God grant that no institution of church or Freemasonry shall ever again hold sway over the minds of men and not be willing to accept every human being as a masterpiece of divine creation and worthy of every light and influence that can tend to elevate it to the perfection of true manhood."

Mr. Wannamaker said Freemasonry impresses its ideals upon the world through the individual. It teaches him that he might practice, proclaim and maintain them. Founded as it is upon the immutable principles of the fatherhood of God and the brotherhood of man, he said, it accepts all humanity as the product of the one God and strives to uplift it through the influence of brotherly love. The speaker said, "Today we are celebrating all over the land the anniversary of the Declaration of Independence," and declared that Freemasonry wrote into that document its most immortal part, "that all men are created equal, that they are endowed by their creator with certain inalienable rights, that among them are life, liberty and the pursuit of happiness."

Need Healthy Minds.

Touching on the latest question, Mr. Wannamaker said the trouble with capital and labor today is the lack of appreciation of the other fellow's viewpoint. He said capital has not always dealt fairly with labor and now that labor through education and efficiency is fighting itself, it treats capital as an old enemy, and both lacking confidence in the other for fear of an advantage, each exacts more than a just appraisal of its worth. The speaker said if there is to be industrial peace it must be through mutual respect and confi-

dence. The next four stories will be of red face brick and mixed shades, the sixth story to be of cream terra cotta and brick. The structure as designed will present a pleasing effect and rank among the handsomest buildings in Columbia.

The first floor will be occupied by the Illinois Machinery company. The southwest corner of the temple will be the entrance to the Masonic lodges. Lodges will have quarters in the building and the top floor will be given over to the Masonic club. Here will be found reading and writing rooms, billiard rooms, card rooms, shower baths and other conveniences.

The temple is being erected by the Security Building corporation, the following comprising the board of directors: C. Campbell, G. Frank Hart, C. C. Hubertus, James H. Fowler, Walter Bailey, Y. C. Colvert, Charles H. Barron, Ira B. Nuten and W. H. Cary. James B. Brigham of Columbia is the architect and W. P. Bone of Goldsboro, N. C., is the contractor. The building will cost approximately \$356,000 and will be ready for occupancy on or about June 1, 1922.

done and to attain that there must first be healthy, well balanced minds. Mr. Wannamaker said illiterate negroes prejudice the most dangerous foes to republican institutions. On the other hand, education is the most powerful weapon that can be used against prejudice. The speaker urged a personal interest in public schools and colleges. He said they are the most leveling influences in the world today and the child of tomorrow without an education will face the difficulties of life under a serious handicap.

In conclusion, the orator said the heart without sorrow like the rough diamond is crude and harsh but with the grinding of the sunbeams its dormant rays burst forth into brilliant beams of sunshine. Every shadow makes life more sympathetically grand and every tear that falls leaves a deeper tenderness of heart. As touch of words that can soothe another's woes, said the speaker, Mr. Wannamaker closed his address by saying, "It seems to be one of the laws of God's universe that for mankind there can be no sunshine without shadow, no tenderness without grief, no sympathy without sorrow and that in God's hands adversity is a blessing and death a crown."

Concerts to Net.

At the conclusion of the oration Jesse Sharp of Charleston grand treasurer of the grand lodge, de-