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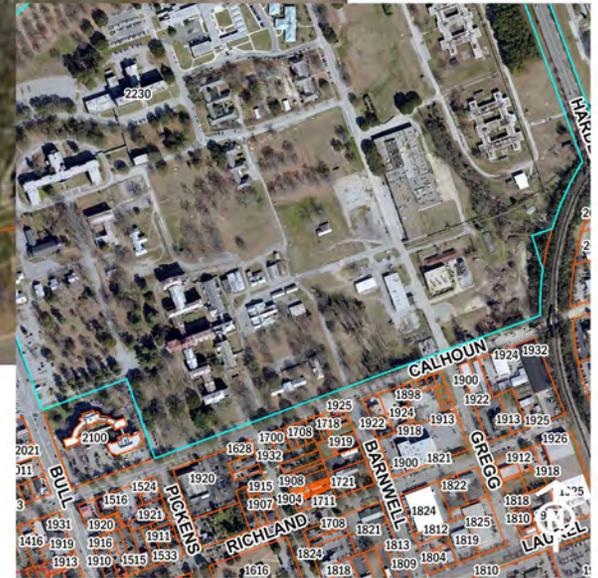


D/DRC Case

2150 Harden Street, Parker Annex Building

Pending Individual Landmark

TMS: 11501-01-01



DESIGN/DEVELOPMENT REVIEW COMMISSION
DESIGN REVIEW DISTRICT
HISTORIC AGENDA
EVALUATION SHEET
Case #5

ADDRESS: 2150 Harden Street (Parker Annex Building)

APPLICANT: Bull Street Development, LLC
Charles I. Small

TAX MAP REFERENCE: TMS#11501-01-01

USE OF PROPERTY: Commercial

REVIEW DISTRICT: Pending Individual Landmark

NATURE OF REQUEST: Request for recommendation for Individual
Historic Landmark designation.

FINDINGS/COMMENTS:

The Parker Annex is located on the campus of the South Carolina Department of Mental Health, which features a historic core of buildings spanning over a century of development. The building is located southeast of the Babcock Building, along the north side of Calhoun Street's tall brick wall, and was originally built in 1910 as an overflow housing unit for male African-American patients that were in the Parker Building, erected in 1897 and demolished in 1980. After 1974 the red brick building received a coat of ivory-colored paint and its façade was altered slightly with the loss of a projecting roof gable.

This is the only remaining structure on the Bull Street campus that was built solely for use by African-American patients. They were shifted in and out of different buildings over the years, usually in the older quarters or in wood buildings. The use of a brick structure was an improvement for the patients and reduced the risk of a fire catastrophe. However, the building's simplistic design and lack of ornamentation reflect the fact that it was not a highly visible component of the campus and that it was created for a segregated community of patients, who were eventually removed from the campus altogether, to an African-American mental health campus called State Park. In fact, the Parker Annex was considered a temporary measure until the patients could be transferred to a segregated campus, but nonetheless, it was quickly overcrowded. By 1922 the building held almost double the number of patients it was designed for. African Americans on the campus were given much of the labor intensive tasks of working in the farm, for males, and working in the food and dining services for women, due to prevailing beliefs that they were well suited to this type of work.

The building's location in the southeast part of the campus, south of the utilitarian structures like the laundry, give some indication of prevailing attitudes at the time towards African-American patients. Some details of the building include brick voussiors above the lunette and the tripartite

window on the north elevation. Segmental arches above the windows and stone window sills are some of the other features that are somewhat disguised by the paint. The lack of detail in the building may also be partly due to the fact that to cut down on costs, the state employed convict labor and used bricks from campus walls during construction. A date plate on the façade gives “1910” as the construction year for the building.

The Parker Annex is the last surviving building on the Bull Street Campus that was constructed specifically for African-American patients. It also features distinctive architectural elements that are consistent with other prominent front-gable buildings on the campus. Therefore, it is an excellent candidate for Group II Individual Historic Landmark Designation. With designation, the building would be eligible to apply for the Bailey Bill, which would make a rehabilitation proposal for the building more economically feasible. The building is in need of significant repairs, and the property owner is seeking landmark designation as the first step in the rehabilitation process.

ELIGIBILITY FOR DESIGNATION:

Following are the criteria for listing as a Group II Landmark:

Group II consists of structures or sites which constitute a delineation of Columbia’s material visual history to a lesser degree than those of Group I; they evidence one or more of the following criteria for selection:

- (1) The sites of events, homes of men, etc., having contributed to local history.
- (2) Reasonably distinctive characteristics in architectural design, not necessarily unique.
- (3) Somewhat rare type within Columbia.
- (4) Belonging to a family or “genera” of buildings of which it is a good example.
- (5) The work of an architect of local importance.
- (6) A good example of a style or type of building which is becoming, or is in danger of becoming extinct locally.

Where at all possible, these should be preserved on their original sites, possibly by “adaptive use.” Where the interior is impossible to preserve, the exterior should be retained by conservation and/or restoration.

A unique building on campus, the Parker Annex is an important component of the material visual history for the city. It meets the following criteria:

- (1) This is the last surviving site of the buildings constructed specifically for African-American patients and therefore contributes to local history by providing an example of the treatment and segregation practices enforced by the state a century ago.**
- (2) Though not necessarily a unique building, this structure has some distinctive architectural features on the façade and in the window lintels and sills, and mimics the prominent front gable repeated on other buildings on campus.**
- (3) This is the only surviving ward building in Columbia’s Bull Street campus constructed for African-Americans and is therefore rare.**
- (4) As one of the ward buildings on campus, this belongs to a family of structures that vary in style, size and detail. It is an excellent example of its type because it speaks to the simplicity that was deemed appropriate for its use.**

- (5) The architect is unknown.
- (6) As this is the last of the ward buildings on the Bull Street campus that was constructed solely for segregation by race, it is a type that is in danger of becoming extinct. It is now vacant and suffering from deferred maintenance.

A few buildings that have been designated as Group II Historic Landmarks include: Kirkland Apartments (1619 Pendleton Street); Granby Mill Office (339 Heyward Street); W.T. Grant Building (1614 Main Street); Fox Theater (1607 Main Street); Canal Dime Bank (1530 Main Street); and the Owen Building (1321 Lady Street).

PROPOSED DESIGN GUIDELINES:

It is recommended that the Secretary of the Interior’s Standards for Preservation as amended in Sec. 17-674 of the Columbia City Code serve as the design guidelines for this property.

STAFF RECOMMENDATION:

Staff recommends for the application of the –Design Preservation overlay to designate the Parker Annex Building on the Bull Street Campus as a Group II Landmark, using the Secretary of the Interior’s Standards for Preservation as amended in Sec. 17-674 of the Columbia City Code as design guidelines.







