

# PRESERVATION NEWSLETTER

## ARCHITECTURAL SURVEYING

Today, the City of Columbia has fifteen historic districts, over 180 Individually listed landmarks, and 130 historic resources within City limits listed in the National Register. But before buildings or districts can be designated as historic, you need to understand the resources that you have. That's where surveying, or more specifically historic resource surveying, comes in. **Historic Resource Surveying is the process of recording historic buildings or locations for the purposes of identifying cultural and historical attributes.** Surveying can include documentation through photographs, written descriptions, and sometimes measured drawings that, when combined with historic research, creates a snapshot in time of existing resources and allows for a better understanding of the evolution and significance of a specific area's built environment.

Now, with a slightly better understanding of what 'surveying' means in the preservation dictionary, let's dive a little deeper into what surveying looks like in the City of Columbia and beyond.



## WHY WE SURVEY

Architectural surveying started at the Federal level in the U.S. in the 1930s with the creation of the Historic American Building Survey (more on that later!) and continues today at the federal, state, and local level. The City of Columbia's surveying efforts contribute to the South Carolina Statewide Survey of Historic Properties, a program of the State Historic Preservation Office (SHPO). Surveys provide valuable information on the significance of historic resources as well as their historic context. This information enables agencies and organizations at all levels to make better informed decisions related to their historic resources. There are many reasons that an organization or agency may conduct an architectural survey; these are a few of the most common reasons why:

- **To record potential historic resources within an area that may be impacted by a Federal project (Required by law as Section 106)**
- **Assess loss of historic buildings/resources in the wake of natural disasters (FEMA)**
- **To survey and record structures that have recently met the 50 year mark for historic resources criteria**
- **To identify resources and districts eligible for listing in the National Register**
- **To identify resources and districts eligible for local historic designation**

# WHAT WE SURVEY

To complete a historic resources survey, the survey area boundaries first need to be defined and the area's history researched at local libraries and archives to establish historic context; resources within that area are then documented with fieldwork; and findings are evaluated for historical significance.

With any type of architectural survey, surveyors will go into the survey area to take a good look around. Fieldwork for surveys can include filling out survey forms – which documents resource/building characteristics- and taking photographs – from the right-of-way only. The resources that surveyors will document can **include buildings, cemeteries, bridges, and structures** - like parking garages – but the documented resources should also generally be at least 50 years old to be considered possibly historic.

A complete Historic Resources Survey is finalized with a written report that includes a historic context of the survey area, a summary of the fieldwork results, and recommendations about historic resources. Recommendations that result from the report will include a list of sites/areas that are eligible for listing in the National Register of Historic Places and those that could be listed as local landmarks or historic districts.

Columbia's 1993 City-wide Architectural Survey and Historic Preservation Plan was an early, comprehensive look at historic resources in the City. In 2018, the City hired a consultant to complete the Eau Claire Historic Resources Survey, which identified potential historic resources in the northern area of the City (see below); and in 2019, the City hired a consultant for the completion of another survey project, this time for Downtown Columbia- picking up resources in the City's historic core that have come of age since the 1993 survey.

## SNAPSHOT: EAU CLAIRE HISTORIC RESOURCES SURVEY




Figure 2. Excerpt from an 1829 Richard County Map Showing Columbia and the Surrounding Area

Source: Mills and Coates 1829

COLUMBIA

The South Carolina legislature established Columbia as the state capital in 1786. Hoping to quell arguments between backcountry and lowcountry Carolinians with a more geographically central state capital, the legislature picked an area along the state's Fall Line, a natural barrier to continuous river travel through the state. Although the fall line seemed to be an advantage to Columbia's development as a commercial junction for river traffic, the rocky river inhibited travel and the flooding of the Congaree River's banks prevented riverside development. Instead, Columbia grew along a planned street grid, on a slight hill east of the river. By the 1820s, it was a central inland crossroads for commerce and travel from all directions. Roads led out from the city, which boasted not only the state capital, but also a university, a new canal system for navigating the river, and found made nearly led out to create non-active city blocks (Mills and Coates 1829; Moore 2006).




Figure 15. 1928 Map by Timlinson

Source: Richard Library

Figure 12: Endeavor House in 1900 (Columbia) and Hyatt Park, 1909

Source: South Carolina Library




Figure 13. New House in College View, 1916

Source: The State 1916




Figure 14. New Home in College View on Hyatt Street, 1916

Source: The State 1916

what existed of North Main Street, in the American Four-square and Neoclassical styles, as the street was not a heavily commercialized road along the survey area. Residents were most often middle-class whites, much different from the wealthy neighbors Hyatt envisioned years before. Hyatt continued to try to stimulate development of College View in 1913 with a land donation for the new Hyatt Park School in the block adjacent to his house (ICPWS C-200; John M. Nevan and Associates 1993; U.S. Department of Agriculture 1965).




Figure 22. Examples of Minimal Traditional Houses

a. 1305 Lorick Avenue





Figure 23. Examples of Other Mid-Century Houses

a. 1514-1513 Columbia College Drive



b. 806 Glendon Road

Above: Examples of architectural styles identified in the area while surveying; Below: Recommendations from the survey include recommendations for National Register and local historic districts

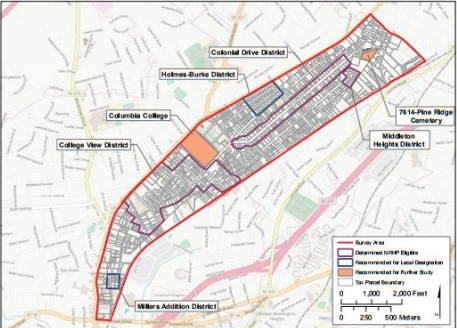


Figure 36. Map Showing Resource Recommendations

Source: ESRI OpenStreet Map (2018)




Figure 46. Map Showing Recommended NRHP Boundary for the Middleton Heights District

Source: Bing Maps Hybrid (2018)

Pages from the Historic Context section of the survey explore the history of Columbia as it relates to the development of the Eau Claire area

# DOCUMENTATION NEVER STOPS

## LOCALLY DESIGNATED RESOURCES

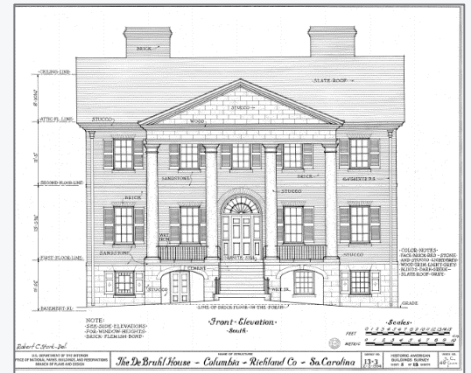
Keeping an updated record of historic resources doesn't stop when a local historic district is created. While historic districts were created to protect the historic character of the particular areas or neighborhoods, changes to individual buildings and historic districts as a whole are inevitable over time. The City of Columbia preservation staff regularly updates records of protected properties through the following measures:

- **District Resurveys:** Resurveying districts at regular intervals allows preservation staff to understand the changes or trends in each district and address any issues if found. Surveys are conducted every 5-10 years depending on the level of protection of each area and documentation consists of photographs taken from the public right-of-way only.
- **Condition Assessments:** Preservation staff conducts regular condition assessments of individually listed landmark buildings and Bailey Bill properties. These quick property surveys are intended to give a snapshot of the condition of these protected buildings and to note any issues that should be addressed to prevent further deterioration. Documentation consists of photographs taken from the public right-of-way and a written form describing the current condition of exterior features such as the roof, door, windows, porch, siding, etc.

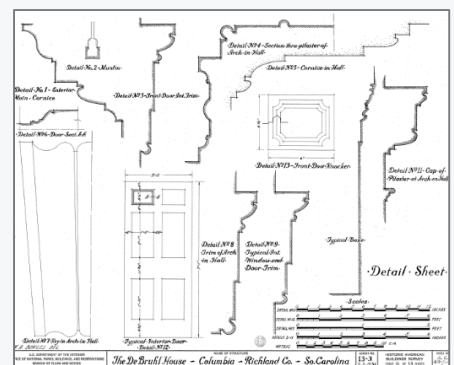
## NATIONAL HISTORIC SURVEYING

Documentation standards are also in place at the federal level to keep a record of historic sites nationwide. Federal surveying programs are administered by the Heritage Documentation Program which is part of the National Park Service. These surveys are housed at the Library of Congress with many files available online and all records available copyright free.

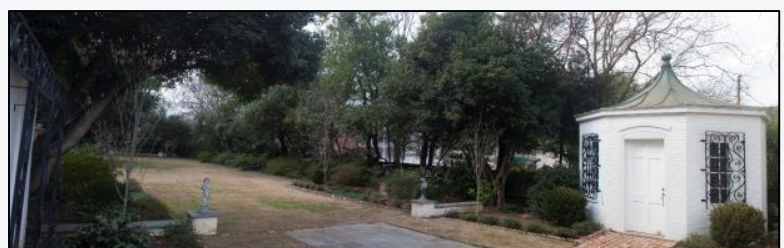
- **Historic American Buildings Survey (HABS)** includes measured drawings, historical reports, and large-format black-and-white photographs of a wide range of historic architecture examples; some HABS documentation is the only remaining evidence of now demolished buildings.
- **Historic American Engineering Record (HAER)** includes documentation of historic sites and structures related to engineering and industry such as bridges, ships, railroads, and canals.
- **Historic American Landscapes Survey (HALS)** records historic landscapes through measured drawings, written histories, and large-format photographs.



HABS measured drawings of the local DeBruhl-Marshall House



HAER documentation of the Columbia Canal



HALS documentation of South Carolina Memorial Garden on Lincoln Street

