

02/04/2021

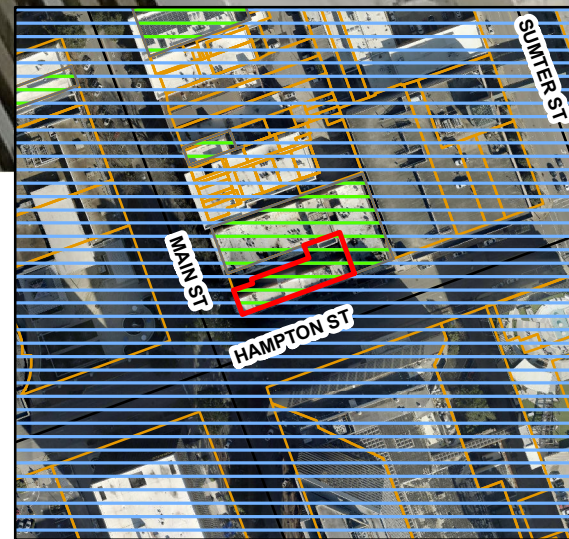


D/DRC Case

1500 Main Street

Individual Landmark/City Center Design District

TMS# 09014-09-16



**DESIGN/DEVELOPMENT REVIEW COMMISSION
DESIGN REVIEW DISTRICT
HISTORIC/CONSENT AGENDA
EVALUATION SHEET
Case #3**

ADDRESS: 1500 Main Street

APPLICANT: Sylvan Building Partnership, Al Saad, owner/partner

TAX MAP REFERENCE: TMS# 09014-09-16

USE OF PROPERTY: Commercial

REVIEW DISTRICT: Individual Landmark/City Center Design District

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

FINDINGS/COMMENTS:

This building is a Tier 1 City Landmark and a beautifully intact and somewhat rare example of the Second Empire style in Columbia. Like others of its style, the highly ornamented four-story masonry building features a slate mansard roof, bracketed cornices, quoins, pedimented dormers, and various window header styles. The double door entry, which addresses the corner of Main and Hampton Streets, has a large decorative, copper roofed canopy and a projecting storefront curving to run down Hampton Street along the first two bays of the building. The upper third of the storefront windows features small prism-like squares of glass which are a distinctive and beautiful detail of the display windows. The building was constructed in 1871 for the Central National Bank. Gustof and Johannes Sylvan bought the building in the early 1900s for their jewelry store. Although ownership has changed in recent years, the building retains its name and the front continues to serve as a jewelry store. The back bays of the building originally had commercial/service uses, such as tailor or shoe shops; today, office and restaurant use comprise the back portion of the building.

The owners have carefully maintained the building over time and are now engaged in updating the HVAC units and making other repairs, including roof replacement, as needed. The largest part of the project addresses the dormer windows on the fourth floor. These are seeing various degrees of disrepair; the plan is to retain as much original material as possible and to repair with like materials where necessary. Staff is working with the contractor to determine where repair or replacement is needed.

PERTINENT SECTIONS FROM THE ORDINANCE:

Changes to landmark buildings rely upon the following recommendations from Section 17-2.5(g) of the City of Columbia Unified Development Ordinance:

b(2) Landmarks, Districts Lacking Established Standards, and Specified Districts

(a) For landmark districts and individual landmarks, 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.

There is no proposal to alter any features or spaces. The building's historic character will be retained and there is no alteration of existing original materials, aside from necessary repairs.

(b) In architectural conservation districts and protection areas, the historic character of a property shall be retained and preserved through the preservation of historic materials and features which characterize the historic district.

Not applicable.

(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.

Only repairs are intended for the building. Later repairs to the detailing of two of the front dormers (facing Main Street) resulted in a window profile lacking the depth and profile of the original window detailing. The original profile and trim detailing of the other dormer windows will be replicated for these windows; this work is not conjectural but based on the historic windows.

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

Not applicable.

(e) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

All historic features and materials will be preserved and repaired as possible. Later repairs to the detailing of two of the front dormers (facing Main Street) resulted in a window profile lacking the depth and profile of the original detailing. The original profile and trim detailing of the other dormer windows will be replicated for these windows.

(f) 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, and character-defining features that have been lost due to intentional damage, removal, or neglect shall be rebuilt.

There is a detailed report included in the submittal which shows the areas of deterioration for each of the dormer windows. Staff has consulted with the contractor and the intent is to repair only where required, using a dense wood for the repairs. The wood will be primed and carefully joined in to prevent water seepage/future damage. Any wood repairs will follow the profile and dimensions of the wood it is replacing. The detailing of the two dormer windows facing Main Street will be corrected to have the same profile and depth of the historic windows.

(g) 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.

Not applicable.

(h) 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.

The roof repair will not be visible from the street and does not replace historic material. The dormer windows will be repaired as needed, not replaced.

(i) 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.

(j) Where reviewed, materials, design, and height of fences and walls shall reflect the architecture and materials of the associated structure or a historic wall or fence feature typically found in the district.

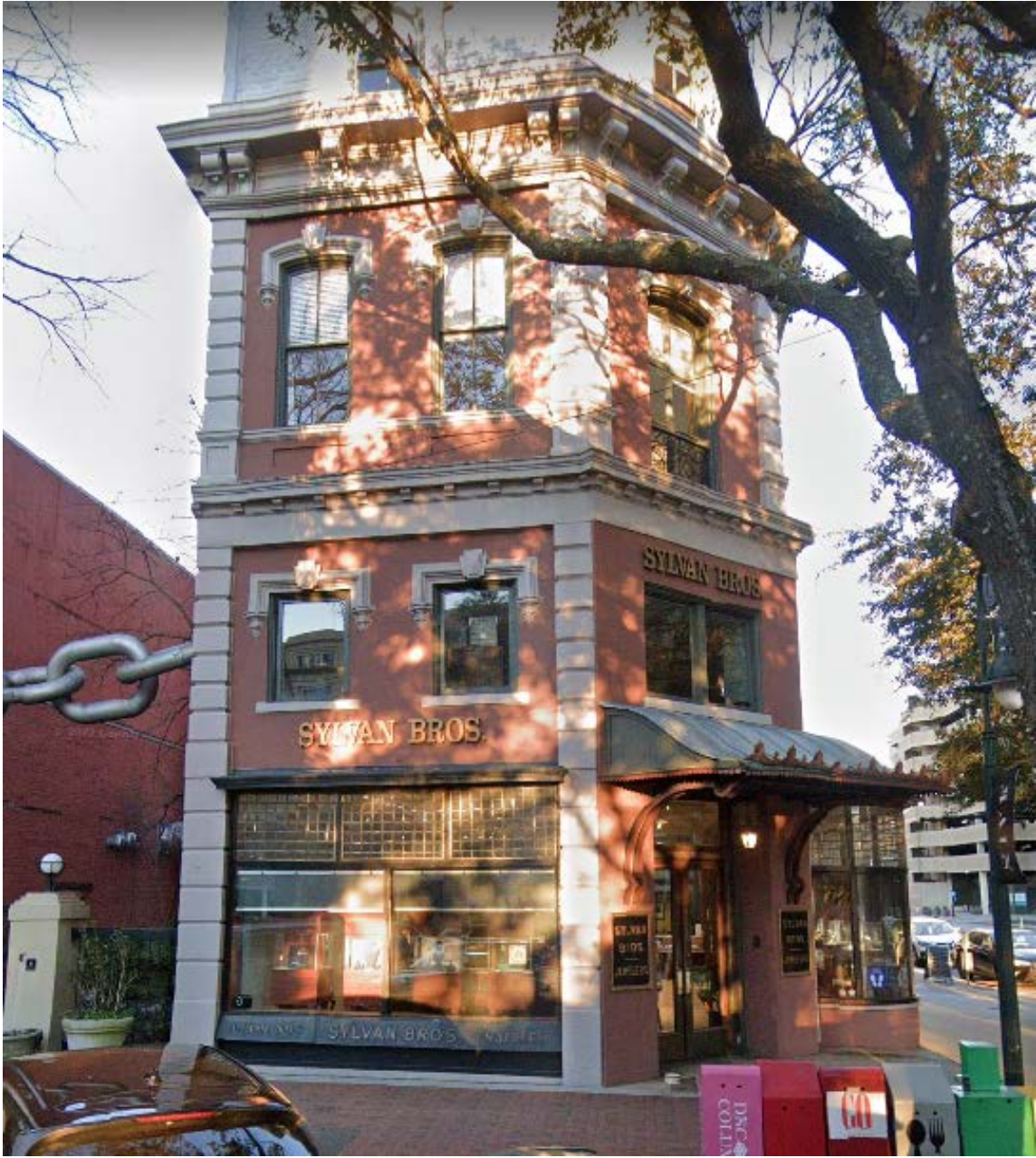
Not applicable.

The above items are the parameters for review for projects that receive the Bailey Bill; this language is largely duplicative to the language from the City ordinance (Sec. 17-2.5(y)) by which the project has already been addressed. All above criteria will be met in this project. If any future work is proposed beyond the scope of what is presented here then it will be reviewed.

STAFF RECOMMENDATIONS:

1. Staff finds that the project at 1500 Main Street complies with Section 17-2.5(g) of the City of Columbia Unified Development Ordinance and recommends granting a certificate of Design Approval with the following conditions:
 - All details deferred to staff.

2. Staff finds that the project generally complies with Sec. 17-2.5(y) of the City Ordinance and recommends preliminary certification for the Bailey Bill with the following conditions:
 - The project meeting or exceeding the 20% investment threshold requirements for qualified rehabilitation expenses;
 - All work meeting the standards for work as outlined in Section 17-2.5(y);
 - All details deferred to staff.



Main Street view

Googlemaps image



Hampton Street view

Googlemaps image



Postcard image of Sylvan's

SUBMITTED BY
APPLICANT



HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 2 – DESCRIPTION OF REHABILITATION

Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.	NPS Project Number
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1. Historic Property Name Sylvan Building
Street 1500 Main Street/1201 Hampton Street
City Columbia County Richland State SC Zip 29201
Name of Historic District or National Register property Columbia Commercial Historic District
 Listed individually in the National Register of Historic Places; date of listing March 23, 1972
 Located in a Registered Historic District; name of district _____
 Part 1 – Evaluation of Significance submitted? Date submitted _____ Date of certification _____

2. Project Data (for phased projects, data entered in this section must be totals for entire project)
Date of building 1871 Estimated total rehabilitation costs (QRE) \$426,175
Number of buildings in project 1 Floor area before / after rehabilitation 18,333 / 18,333 sq ft
Start date (estimated) 02/28/2022 Use(s) before / after rehabilitation Office / Office
Completion date (estimated) 04/20/2022 Number of housing units before / after rehabilitation 0 / 0
Application includes phase(s) 1 of 1 phases Number of low-moderate income housing units before / after rehabilitation 0 / 0
 Intend to elect IRS 60-month phased rehabilitation

3. Project Contact (if different from applicant)
Name Janie Campbell Company Rogers Lewis Jackson Mann & Quinn, LLC
Street 1901 Main St. Suite 1200 City Columbia State SC
Zip 29201 Telephone (803) 978-1963 Email Address jcampbell@rogerslewis.com

4. Applicant
I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable]:
 I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or
 if I am not the fee simple owner of the above described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011).
For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.
Name Alfred Saad Signature (Sign in ink) [Signature] Date 03/16/2022
Applicant Entity Sylvan Building Investment Company, LLC SSN _____ or TIN 57-1088907
Street P. O. Box 5764 City Columbia State SC
Zip 29250 Telephone (803) 254-3795 Email Address AlSaad@fostersaad.com
 Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

- The National Park Service has reviewed the Historic Preservation Certification Application – Part 2 for the above-named property and has determined that:
- the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is complete.
 - the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.
 - the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

Date _____ National Park Service Authorized Signature (Sign in ink) _____
 NPS conditions or comments attached

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

Historic Property Name Sylvan Building NPS Project Number _____

Property Address 1500 Main Street/1201 Hampton Street, Columbia, SC

5. Detailed Description of Rehabilitation Work. Use this page to describe all work or create a comparable format with this information.
Number Items consecutively to describe all work, including building exterior and interior, additions, site work, landscaping, and new construction.

Number <u>1</u>	Feature <u>Dormers</u>	Date of Feature <u>1871</u>
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Describe existing feature and its condition

The third floor features twelve single dormers (one on the west elevation, one on the canted elevation, and eight on the south elevation, and one on the east elevation) as well as one dormer for the paired windows at the center of the south elevation. Six of the dormers on the south elevation feature triangular pediments, four feature segmental pediments, and the paired window dormer features a segmental pediment atop a flat entablature.

The east elevation features a single dormer with a triangular pediment.

Photo Numbers 1-3, 5-8, 13-15, 50-53 Drawing Numbers Attachment #1

Describe work to feature

Due to areas of poor condition, the dormers require large scale repairs. The dormers will use wood to replace deteriorated pieces and be repainted the existing color. See attachment #1 for additional information and details regarding the scope of the dormer repairs.

Number <u>2</u>	Feature <u>Roof</u>	Date of Feature <u>1871, c.2000s</u>
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Describe existing feature and its condition

The west and south elevations feature a slate mansard roof that appears in good condition. The remainder of the building features a flat roof in fair condition.

Photo Numbers 13-15, 50-53 Drawing Numbers N/A

Describe work to feature

The roof will be repaired and patched where needed.

Number <u>3</u>	Feature <u>HVAC</u>	Date of Feature <u>c.2000</u>
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Describe existing feature and its condition

The building features central heating and air conditioning with multiple units to serve the multiple tenants. All HVAC ductwork is concealed.

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

Historic Property Name Sylvan Building NPS Project Number _____

Property Address 1500 Main Street/1201 Hampton Street, Columbia, SC

Photo Numbers 16-33, 36-42, 45-49 Drawing Numbers N/A

Describe work to feature

New HVAC units will be installed to serve the restaurant tenant as well as the second and third floor offices. The existing ductwork and chases will be reused, but the HVAC units will be replaced. All equipment and ductwork will remain concealed.

Number 4	Feature <u>Windows</u>	Date of Feature <u>1871, 1906</u>
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Describe existing feature and its condition

The building features various window types: one-over-one double hung windows along the first floor on the south elevation from the center stairwell eastward. These are squared windows with square stone window hoods with keystones. The north elevation features six-over-six wooden windows.

The jewelry store, which occupies the first floor corner space, features a level and a half, with storefront display windows with prism glass transoms at the lower level and square direct set windows above the storefront, each window surmounted by a window hood with keystone. The canted corner bay features a set of paired direct set windows without a window hood and keystone. The two bays of the west elevation feature two direct set windows surmounted by window hoods with keystones.

The second floor's south elevation is primarily composed of arched two-over-two windows, each with an arched window hood. The projecting pavilions feature segmental arch two-over-two windows with segmental arch window hoods. The canted southwest bay features a full-height six-light segmental arched window with a Juliet balcony. The opening is surmounted by a pediment. The west elevation features two segmental arched two-over-two windows with window hoods.

The south elevation's third floor features eight individual dormers and one paired window dormer. The canted southwest elevation features a single two-over-two window dormer. A single dormer is present on the west elevation as well as one on the east elevation.

The dormer windows appear in poor condition.

Photo Numbers 1-15, 50-53 Drawing Numbers Attachment #1

Describe work to feature

The third floor dormer windows will be repaired, or where too deteriorated, replaced with new wood windows that match the existing profiles and glazing. See attachment #1 for detailed information and locations regarding window repairs.

The first and second floor windows, as well as the north elevation, will remain with no work occurring on them.

Number 5	Feature <u>Interior Wall Finishes</u>	Date of Feature <u>1871, 1906</u>
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Describe existing feature and its condition

The building features four levels: a garden level along the south elevation facing Hampton Street, which houses a restaurant, and features a combination of exposed brick,

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

Historic Property Name Sylvan Building NPS Project Number _____

Property Address 1500 Main Street/1201 Hampton Street, Columbia, SC

sheet rock, and plaster walls. The first floor, which houses a jewelry store in the southwest corner, as well as the first floor offices, which are raised above the sidewalk level, feature plaster and sheet rock walls. The second and third levels both feature plaster and sheet rock walls.

Photo Numbers 16-49 Drawing Numbers N/A

Describe work to feature

The interior walls will be repainted similar colors to what currently exist. The small area of exposed brick will remain where it exists. It will not be painted.

Number <u>6</u>	Feature <u>Floors</u>	Date of Feature <u>1871, 1906</u>
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Describe existing feature and its condition

The garden level restaurant, first floor offices, stairwell, and second and third floor offices and corridors feature hardwood floors. The first floor jewelry store features carpet.

Photo Numbers 16-29, 31-34, 36-46 Drawing Numbers N/A

Describe work to feature

The restaurant features damaged flooring at the kitchen and behind the bar. These areas will be sanded and refinished.

No work will occur on any other floor.

Number <u>7</u>	Feature <u>Staircase</u>	Date of Feature <u>1871, 1906</u>
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Describe existing feature and its condition

The building features a central stairwell located at the center of the south elevation. It features an open dog-legged staircase with wooden banister and handrail.

Photo Numbers 26, 27, 37, 38 Drawing Numbers N/A

Describe work to feature

The staircase's handrail will be sanded, stained, and receive a gloss finish.

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

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SYLVAN BUILDING DORMERS SURVEY

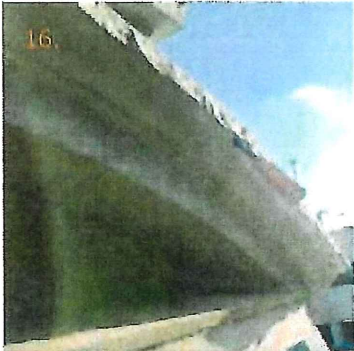
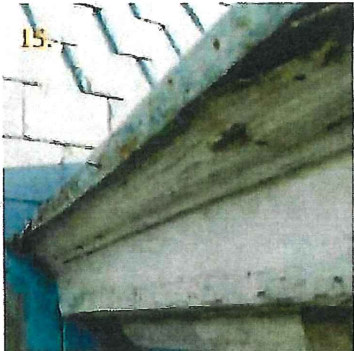
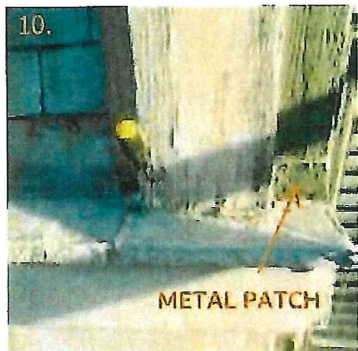
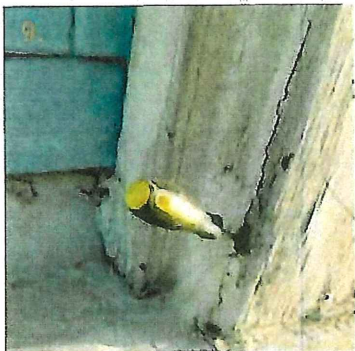
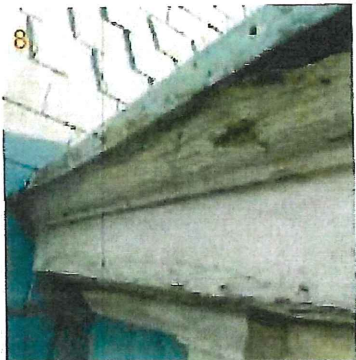
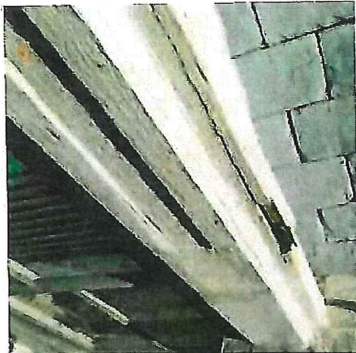
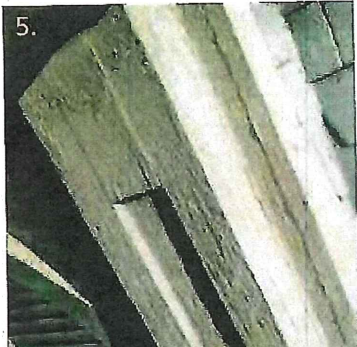
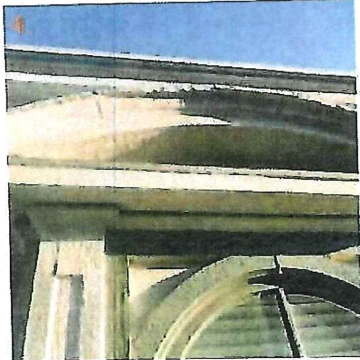
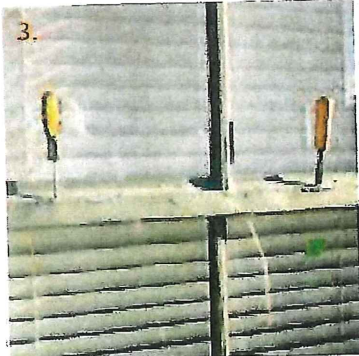
Attachment #1



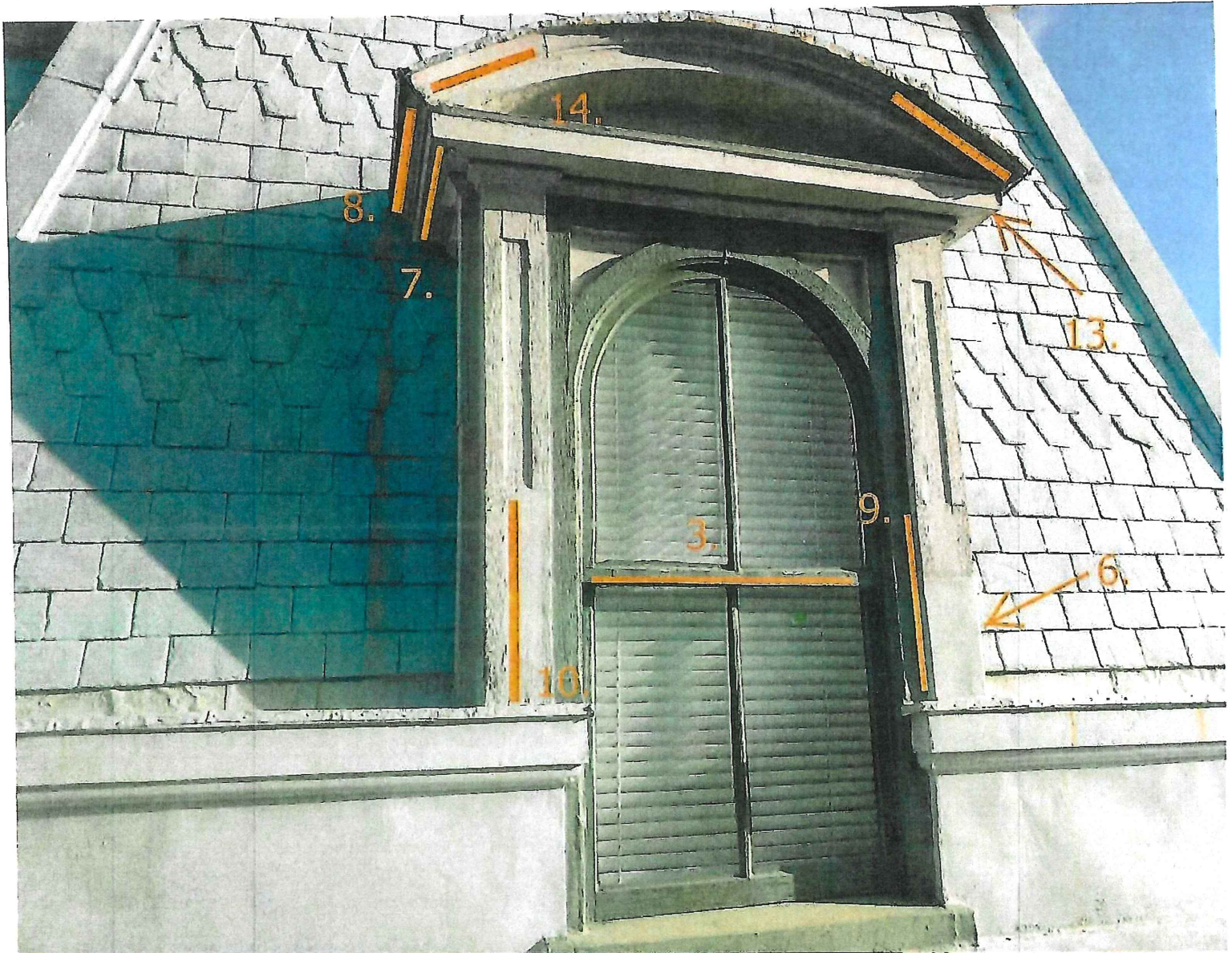
AUG. 25, 2021



SYLVAN BUILDING DORMER ONE

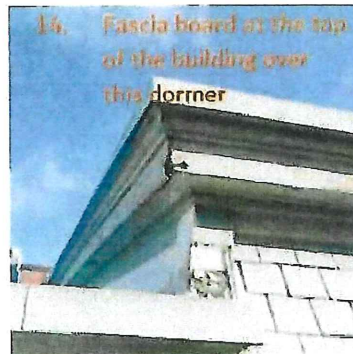
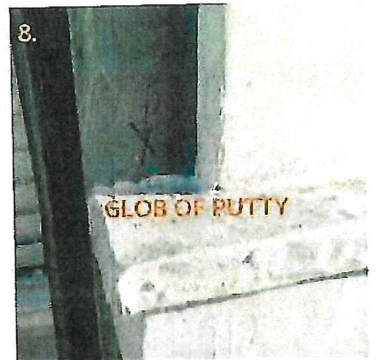
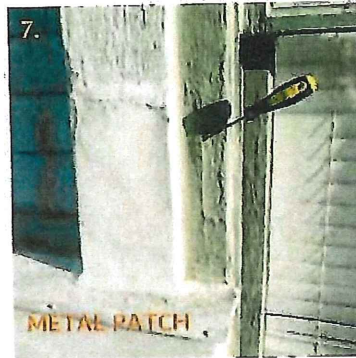
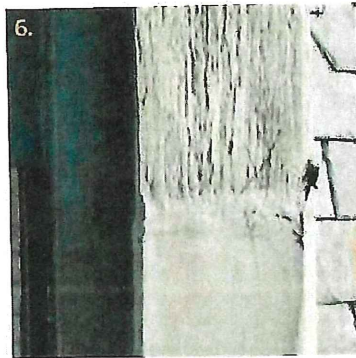
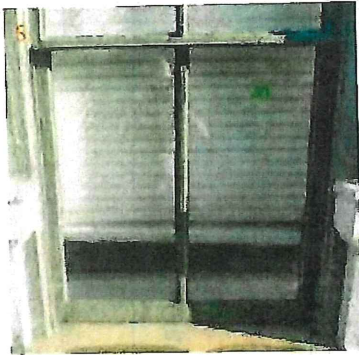
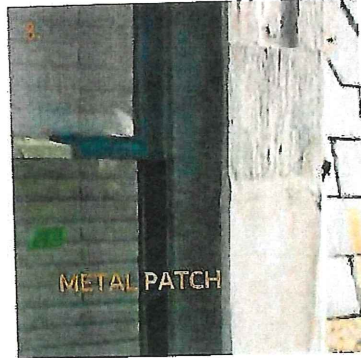
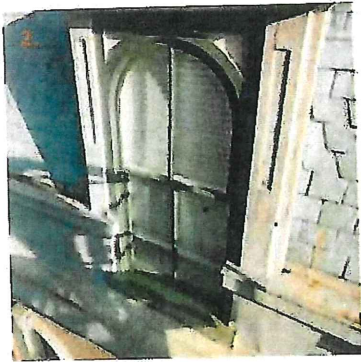
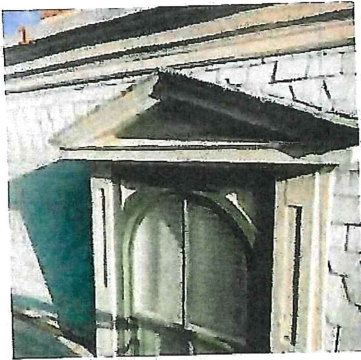


SYLVAN BUILDING DORMER ONE



Areas lined with red are rotten and needs replacing.
Numbers above correspond with detail picture

SYLVAN BUILDING DORMER TWO



SYLVAN BUILDING DORMER TWO

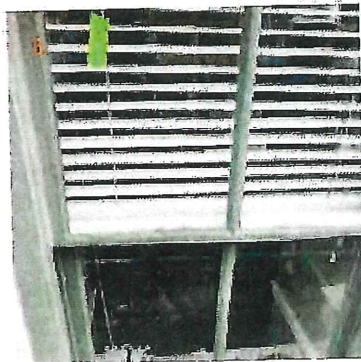


METAL PATCH

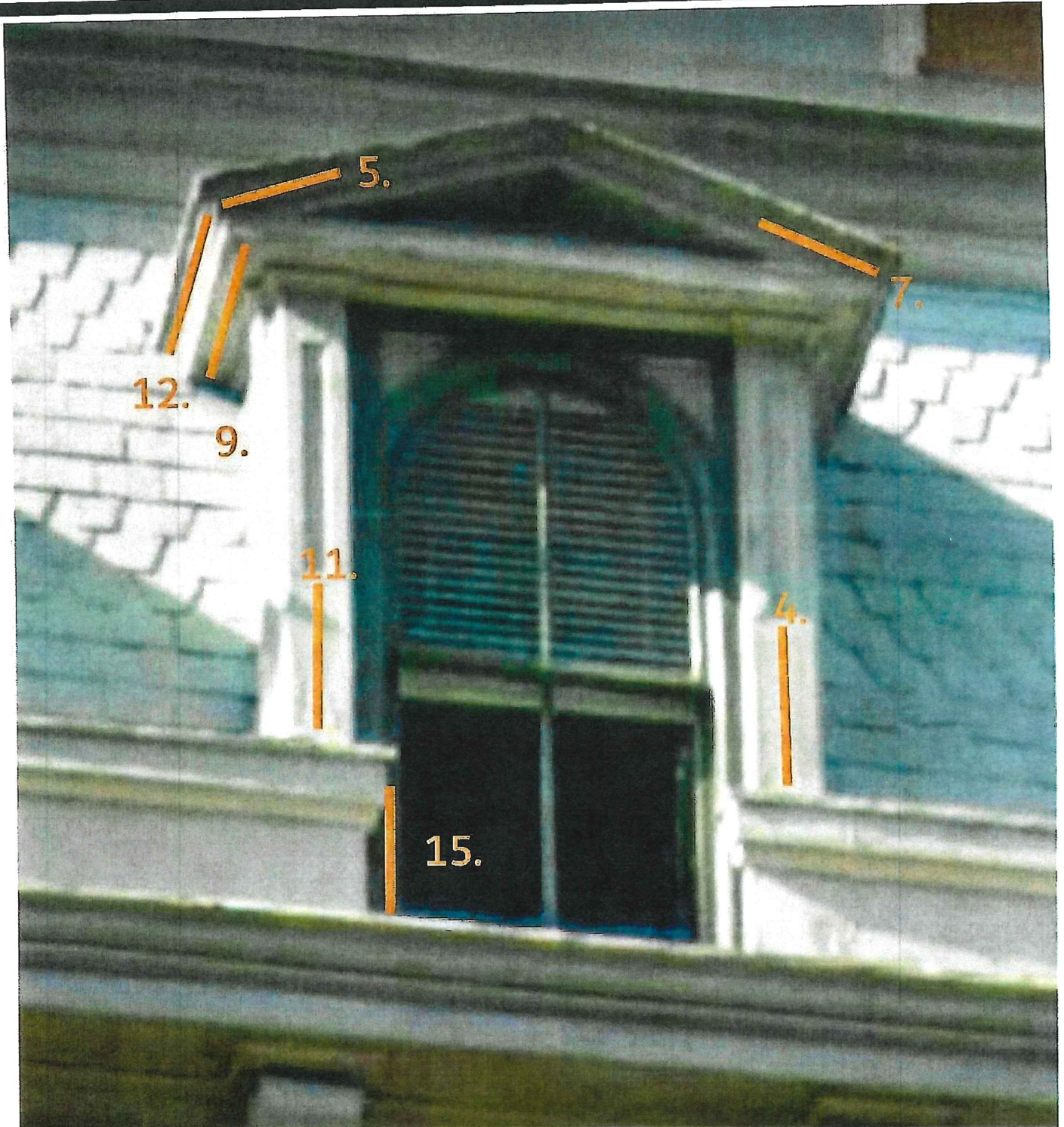


Areas lined in red are rotten and it is recommended that they be replaced. Length of red line is how much needs replacing.

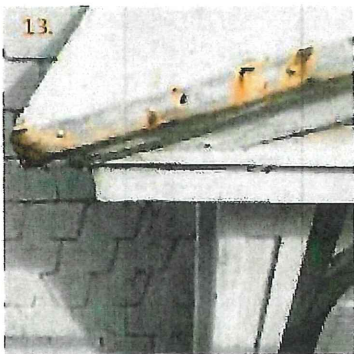
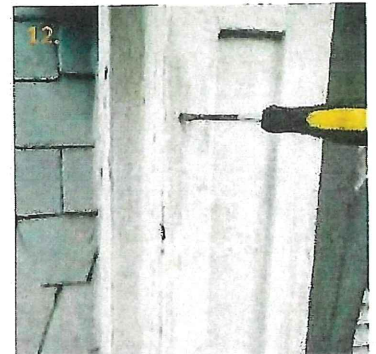
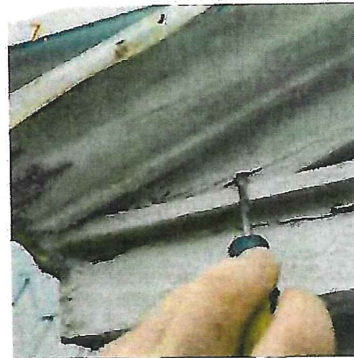
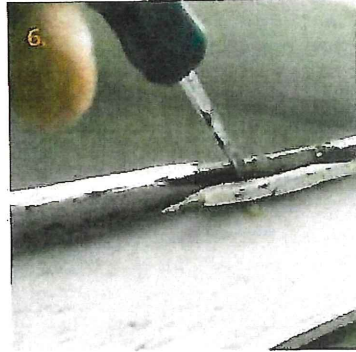
SYLVAN BUILDING DORMER THREE



SYLVAN BUILDING DORMER THREE



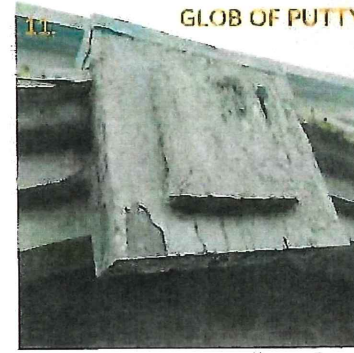
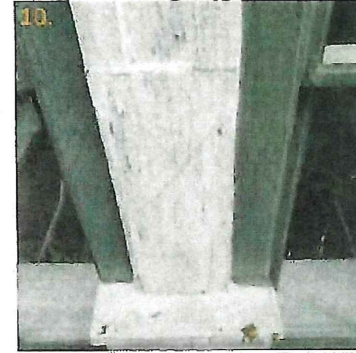
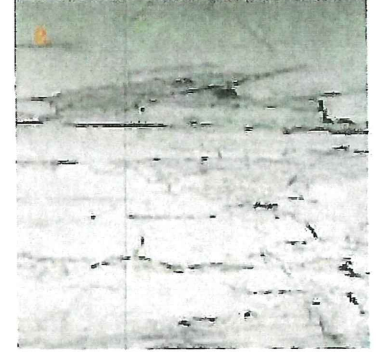
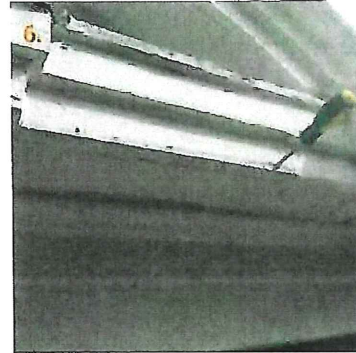
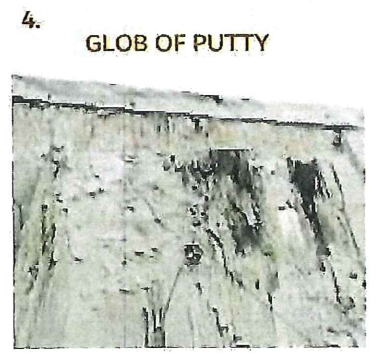
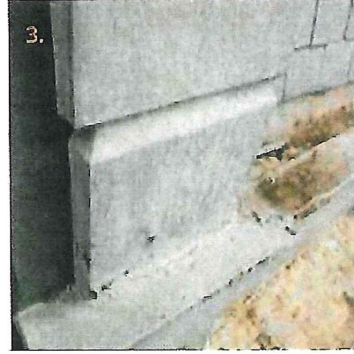
SYLVAN BUILDING DORMER FOUR



SYLVAN BUILDING DORMER FOUR



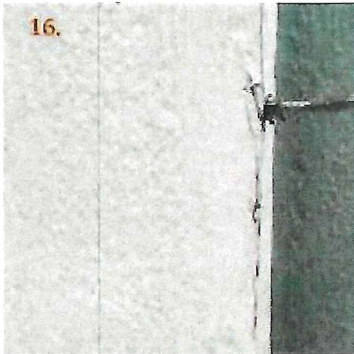
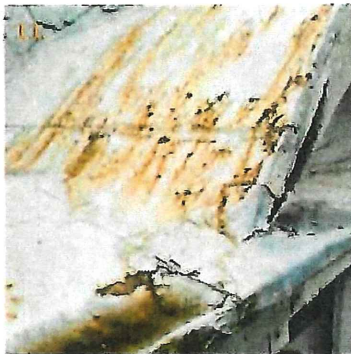
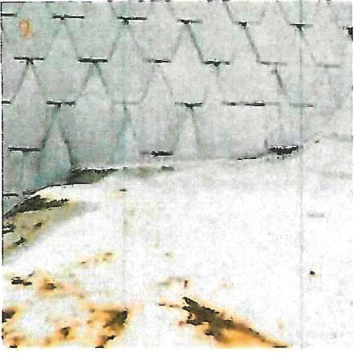
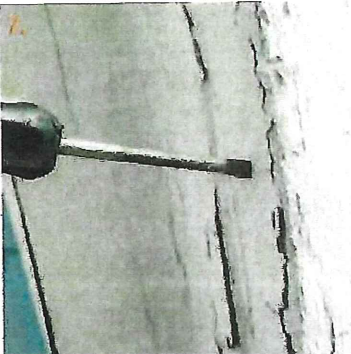
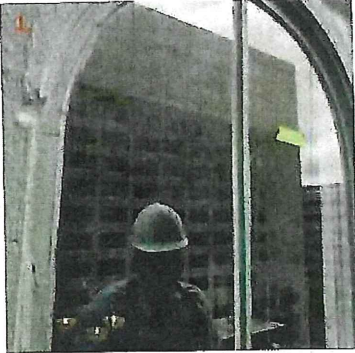
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SYLVAN BUILDING DORMER FIVE



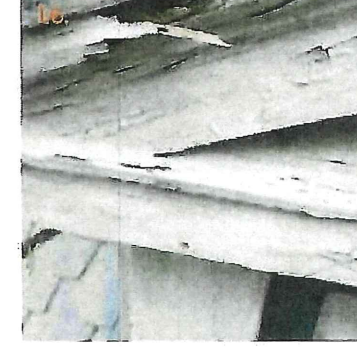
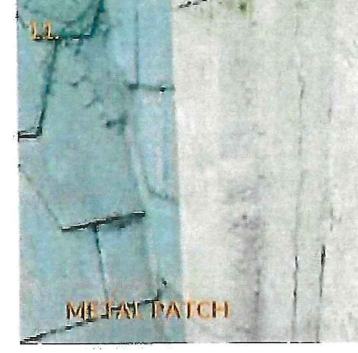
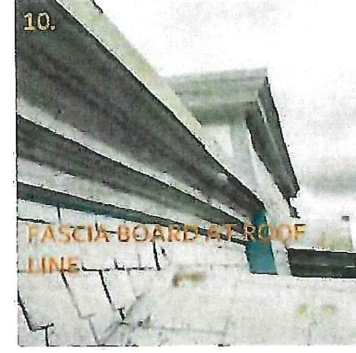
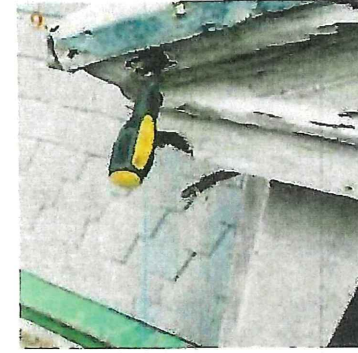
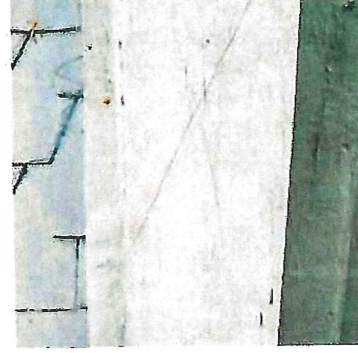
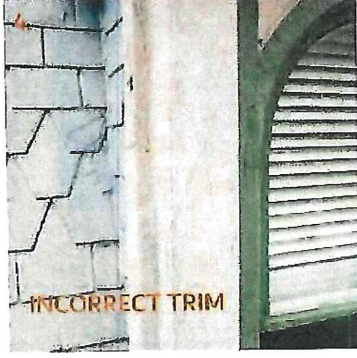
SYLVAN BUILDING DORMER SIX



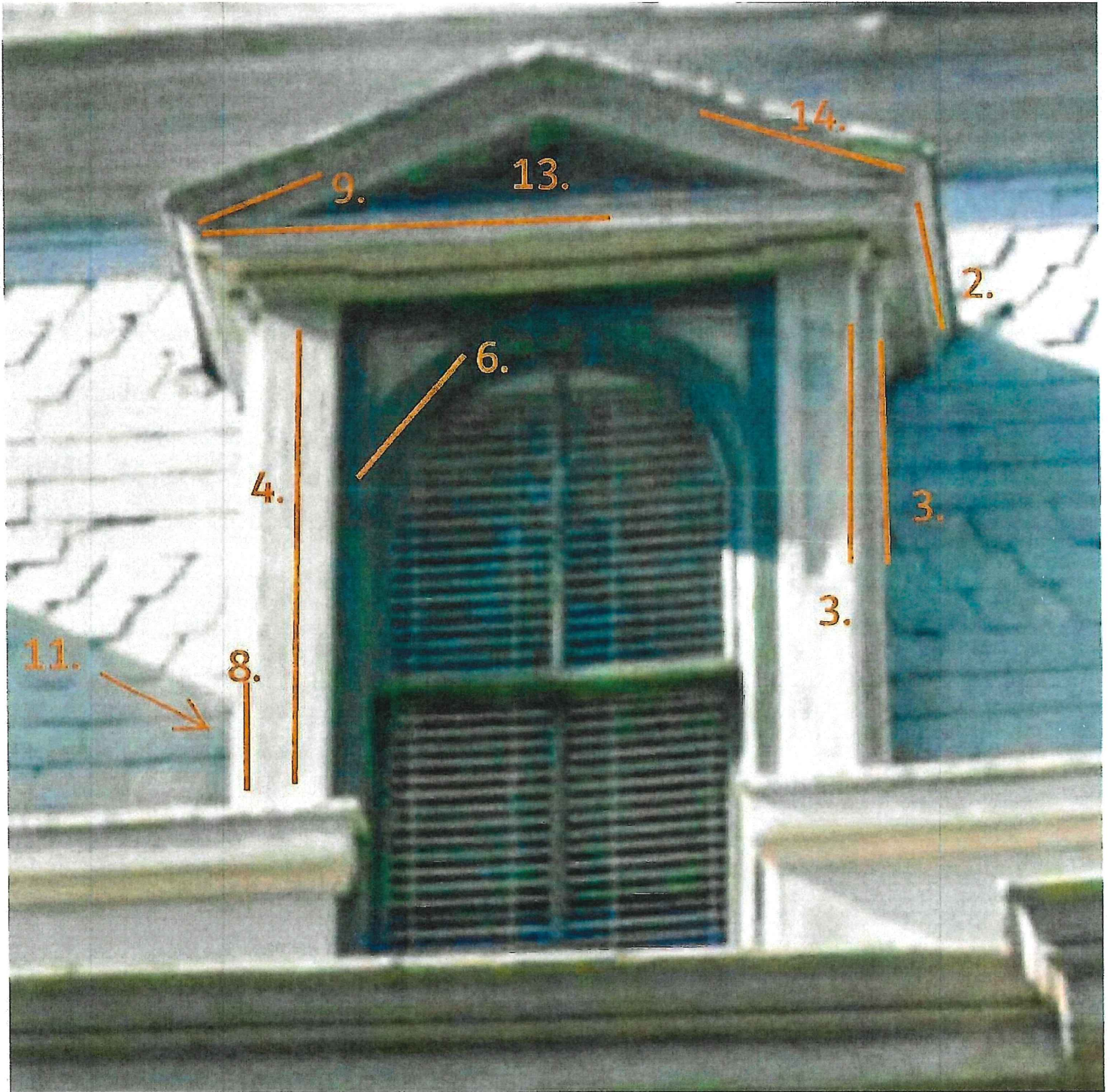
SYLVAN BUILDING DORMER SIX



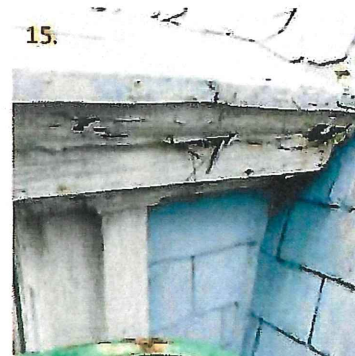
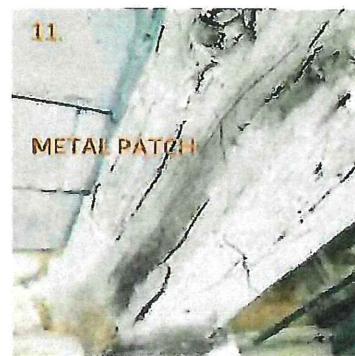
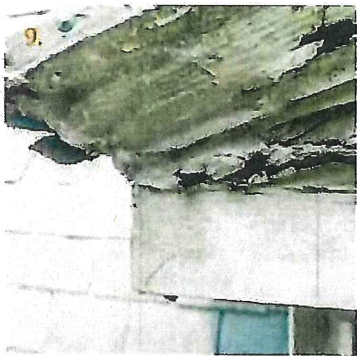
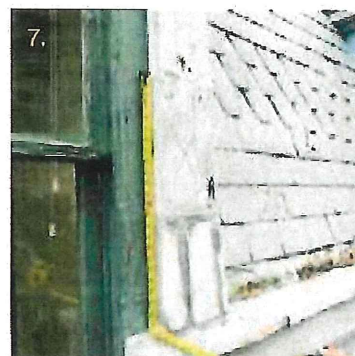
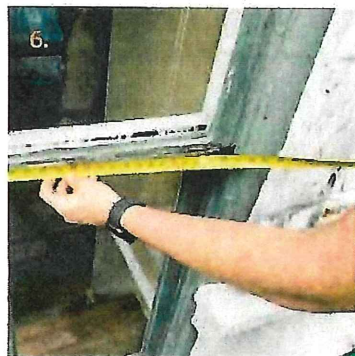
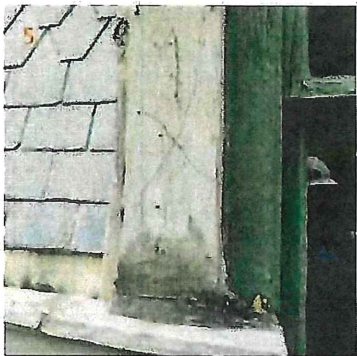
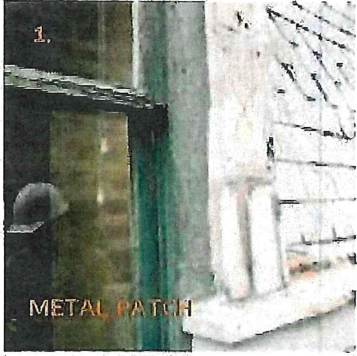
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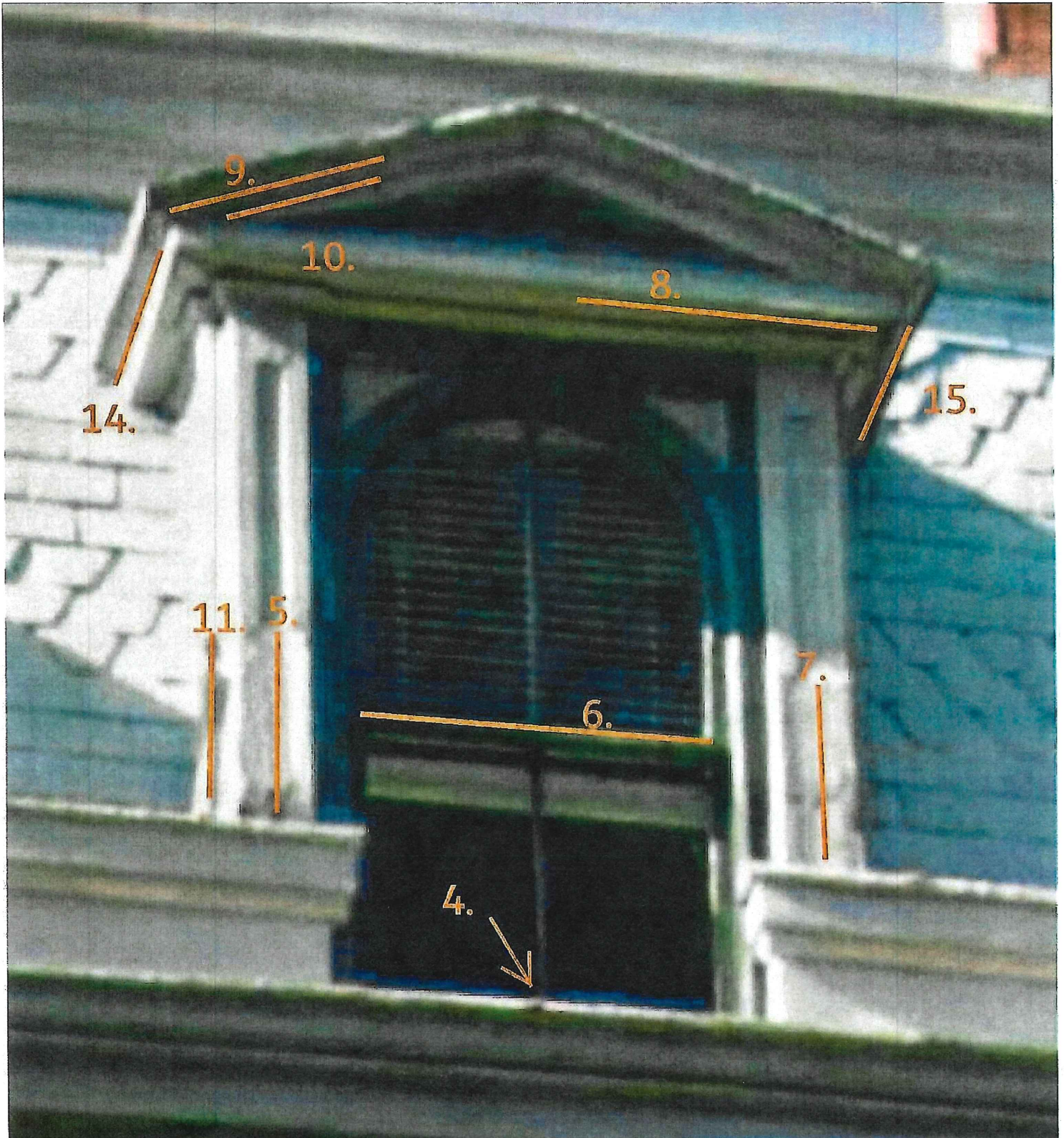
SYLVAN BUILDING DORMER SEVEN



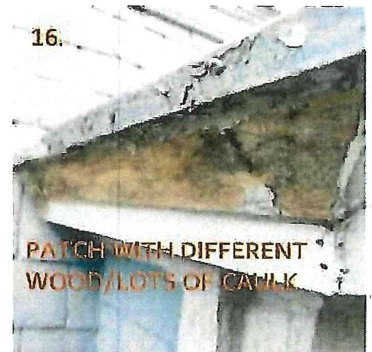
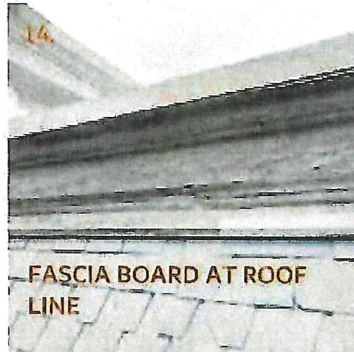
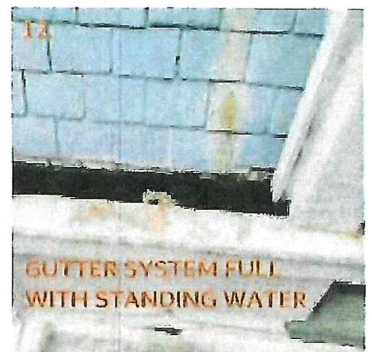
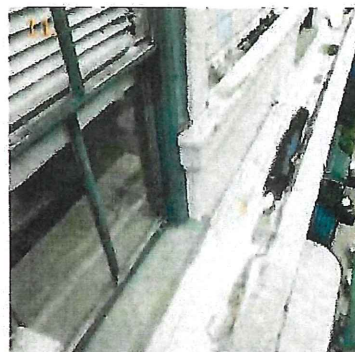
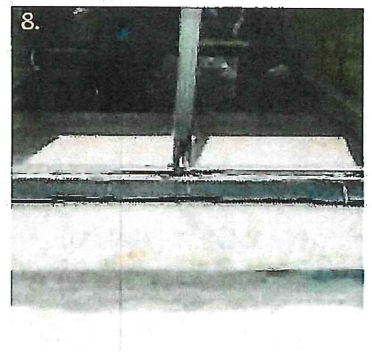
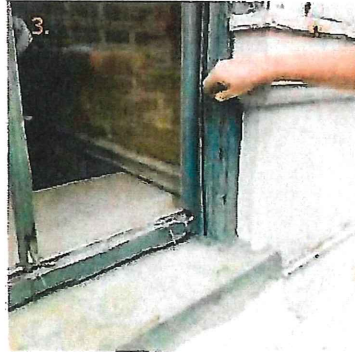
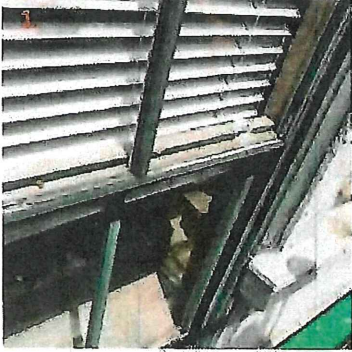
SYLVAN BUILDING DORMER EIGHT



SYLVAN BUILDING DORMER EIGHT



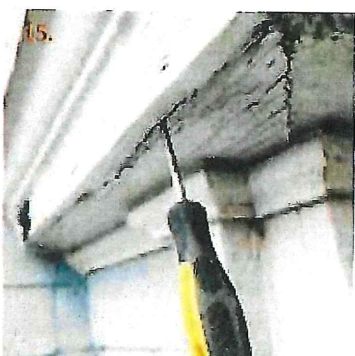
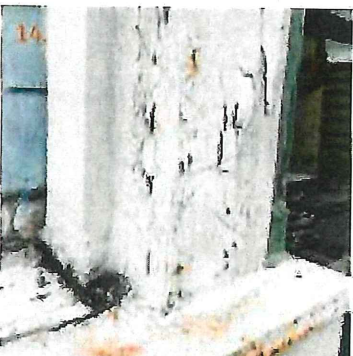
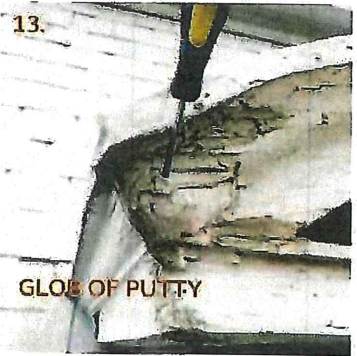
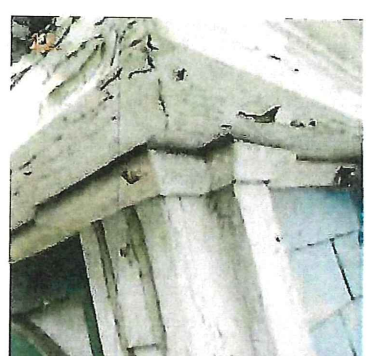
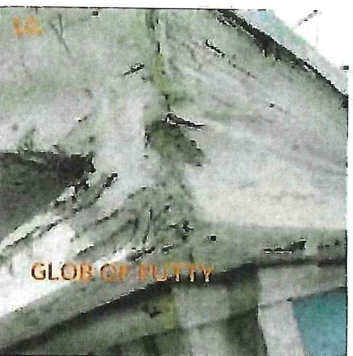
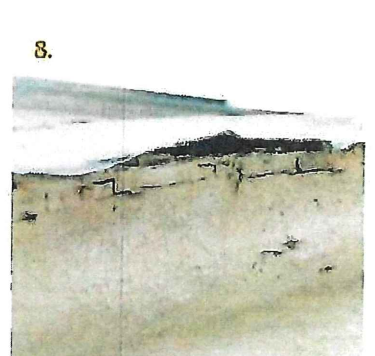
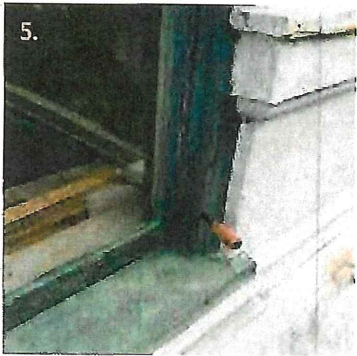
SYLVAN BUILDING DORMER NINE



SYLVAN BUILDING DORMER NINE



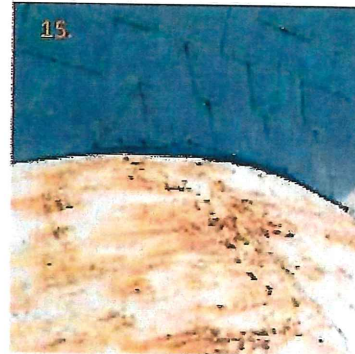
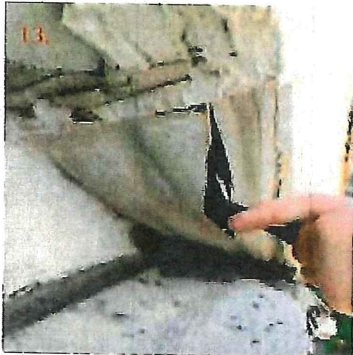
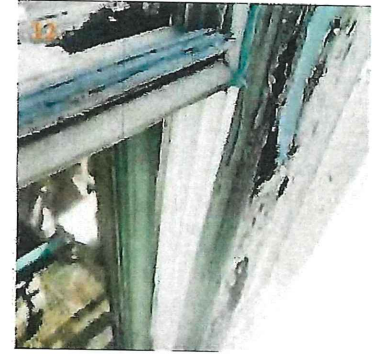
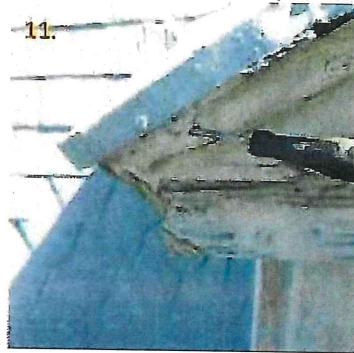
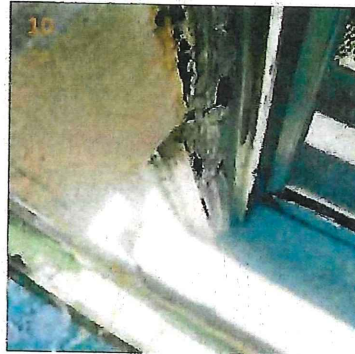
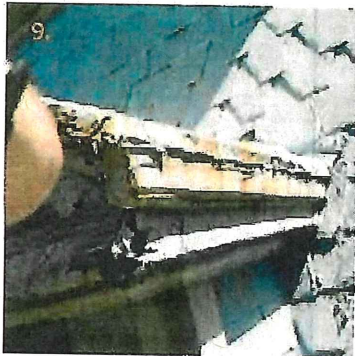
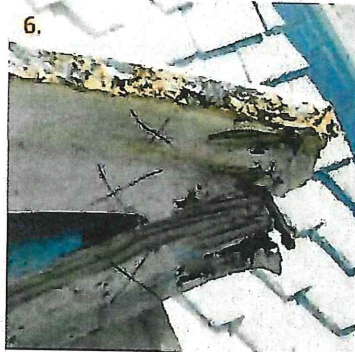
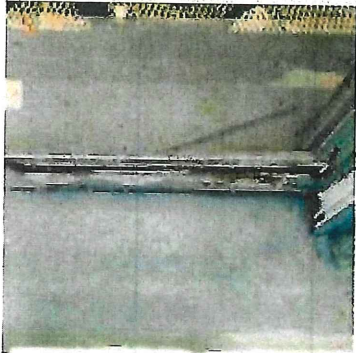
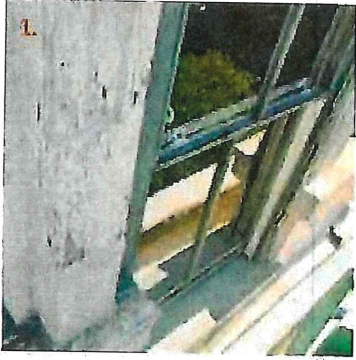
SYLVAN BUILDING DORMER TEN

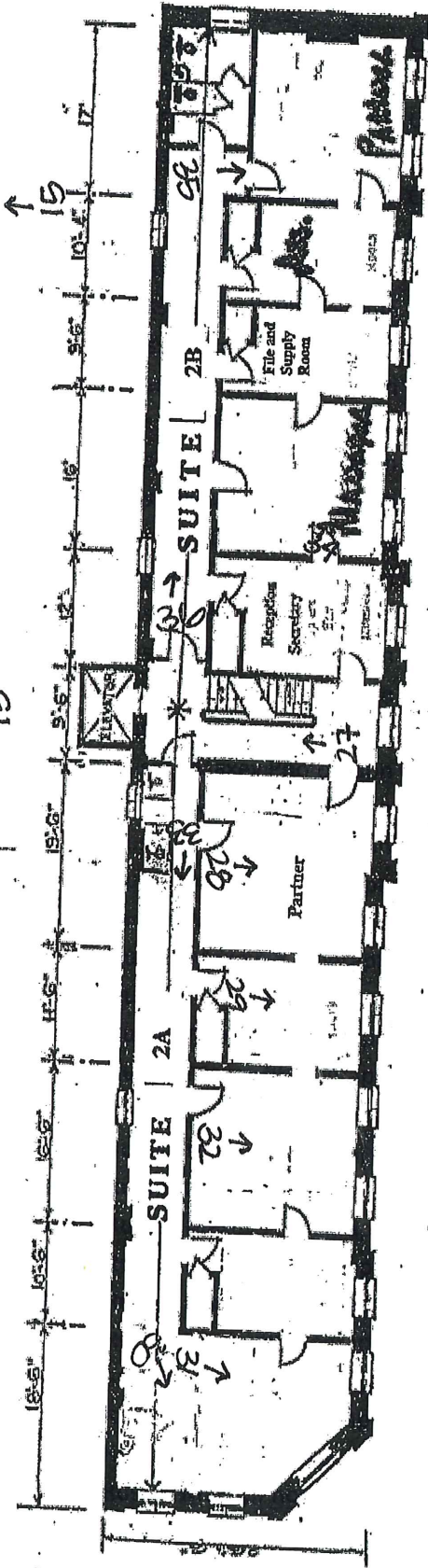
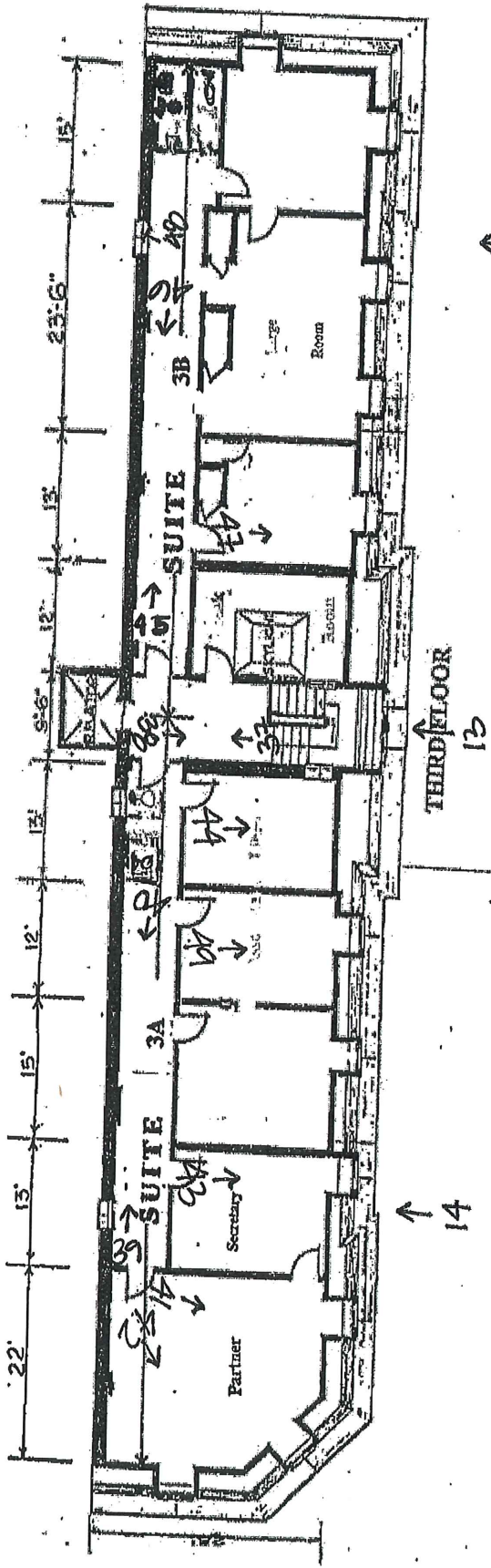


SYLVAN BUILDING DORMER TEN



SYLVAN BUILDING DORMER ELEVEN





THIRD FLOOR
13

SECOND FLOOR

THE SYLVAN BUILDING
1201 Hampton Street
Columbia, South Carolina 29201

Proposal for McKay, McKay, Henry & Foster, P.A.

Photo Key ↑ N

SYLVAN BUILDING DORMER ELEVEN



Sylvan Building
1500 Main St./1201 Hampton St. Columbia, SC
Columbia Commercial Historic District
Part II Photographs – 2/16/2022



Photo 1 – Southwest oblique

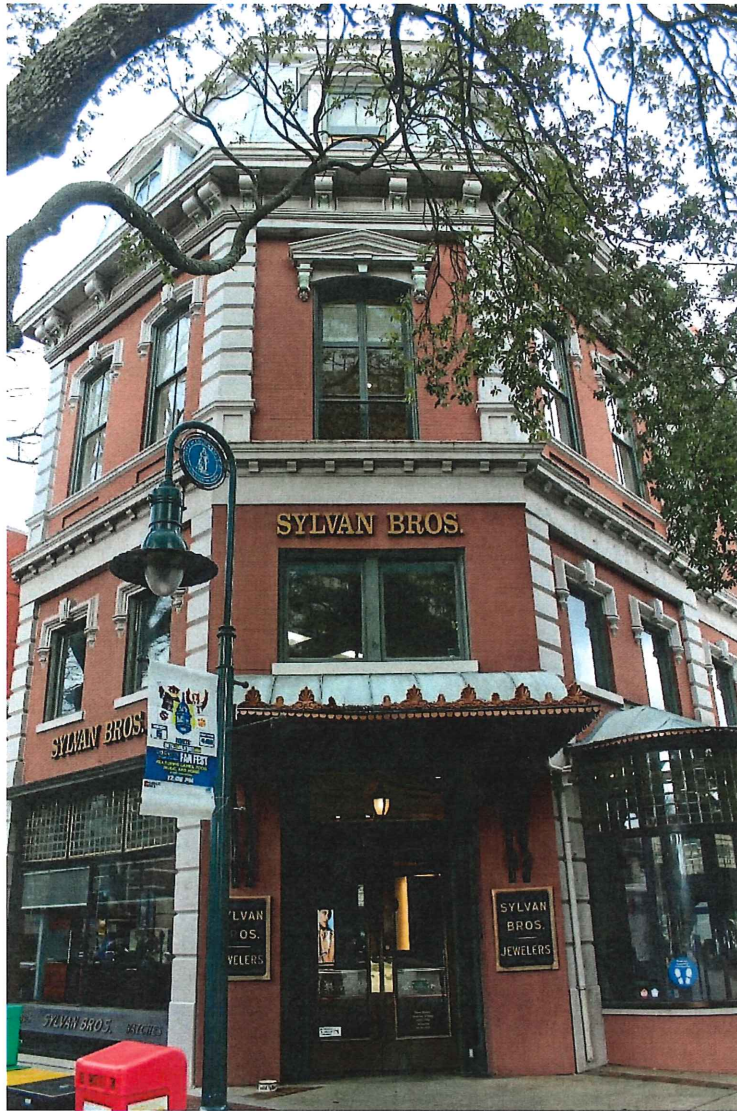


Photo 2 – Corner entrance, looking northeast



Photo 3 – West end of south elevation, looking north



Photo 4 – Prism glass transom and curved display windows, looking east



Photo 5 – East end of south elevation, looking north



Photo 6 – South elevation, looking west



Photo 7 – West elevation and corner entrance, looking east



Photo 8 – Northwest oblique



Photo 9 – North elevation brick and windows

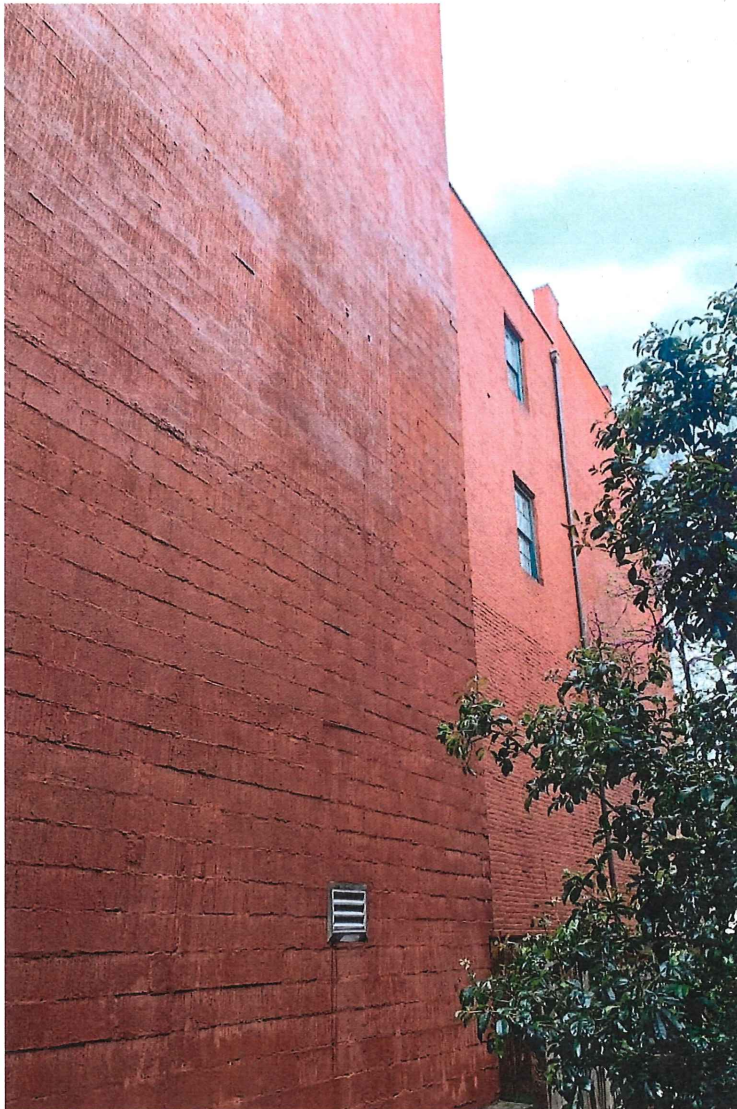


Photo 10 – North elevation, looking west



Photo 11 – North elevation, looking east

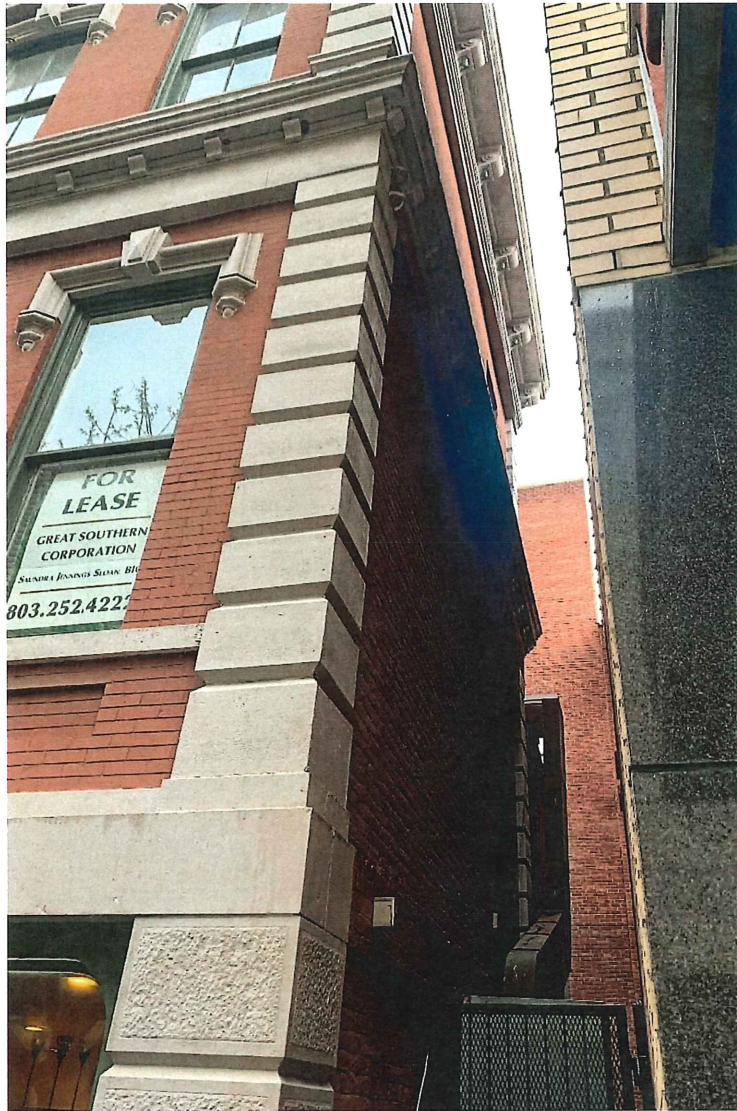


Photo 12 – East elevation, looking north



Photo 13 – Center dormer on south elevation



Photo 14 – Dormers on western end of south elevation



Photo 15 – Dormers on eastern end of south elevation



Photo 16 – Jewelry store in first floor, looking east



Photo 17 – Jewelry store in first floor, looking west



Photo 18 – Garden level restaurant, looking east



Photo 19 – Garden level restaurant, looking west



Photo 20 – First floor office space, looking north



Photo 21 – First level office, looking south



Photo 22 – First level salon, looking south



Photo 23 – First level salon, looking north



Photo 24 – First floor office, looking northeast



Photo 25 – First floor office, looking south



Photo 26 – Center stairwell, looking south toward first level



Photo 27 – Second floor landing, looking north

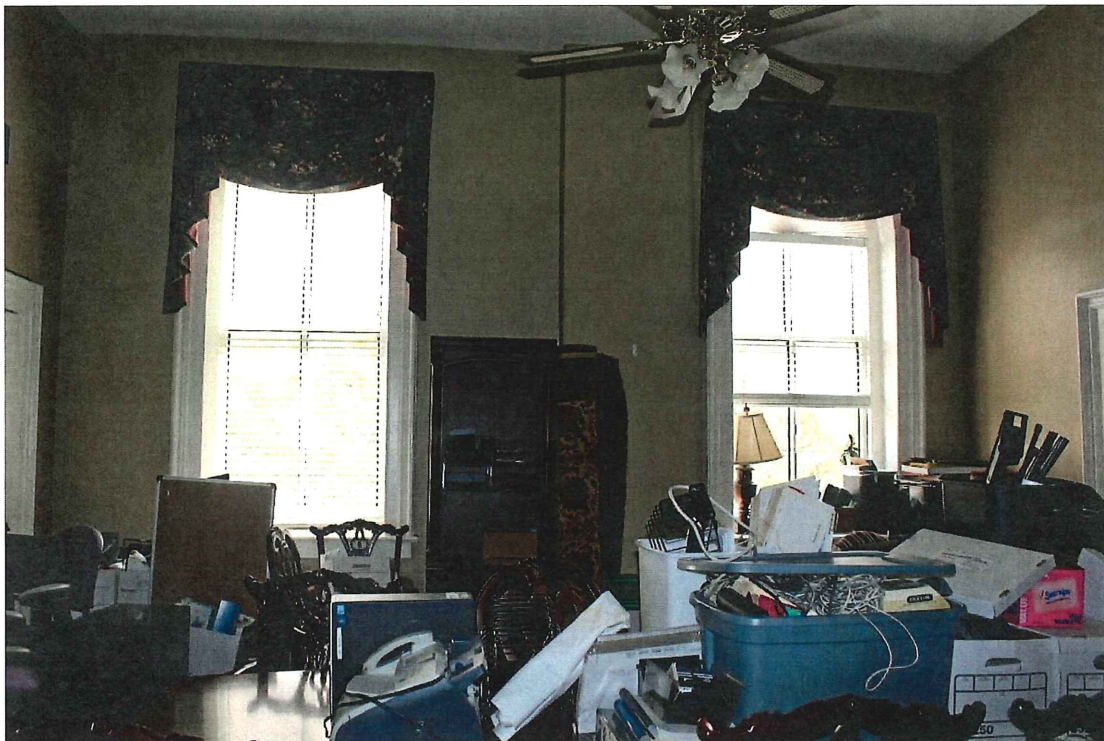


Photo 28 – Second floor office, looking south



Photo 29 – Second floor office, looking south



Photo 30 – Second floor office, looking west



Photo 31 – Second floor office, looking south



Photo 32 – Second floor office, looking south



Photo 33 – Second floor corridor, looking west

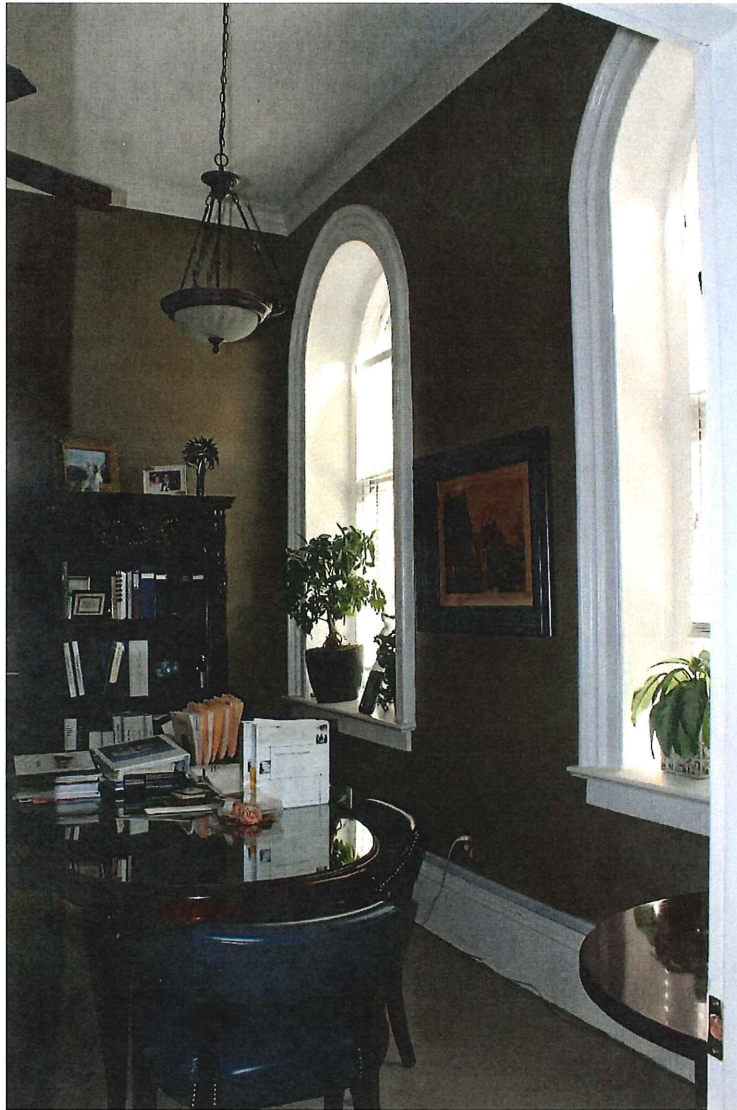


Photo 34 – Second floor office, looking southeast

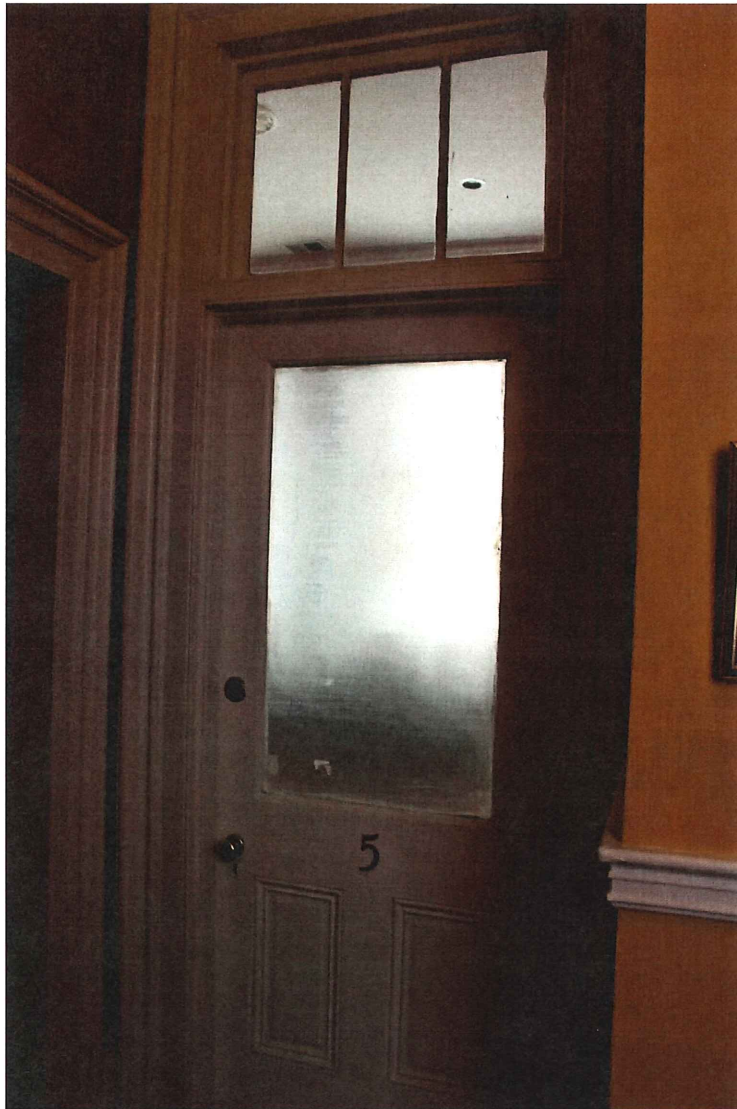


Photo 35 – Second floor door



Photo 36 – Second floor corridor, looking east

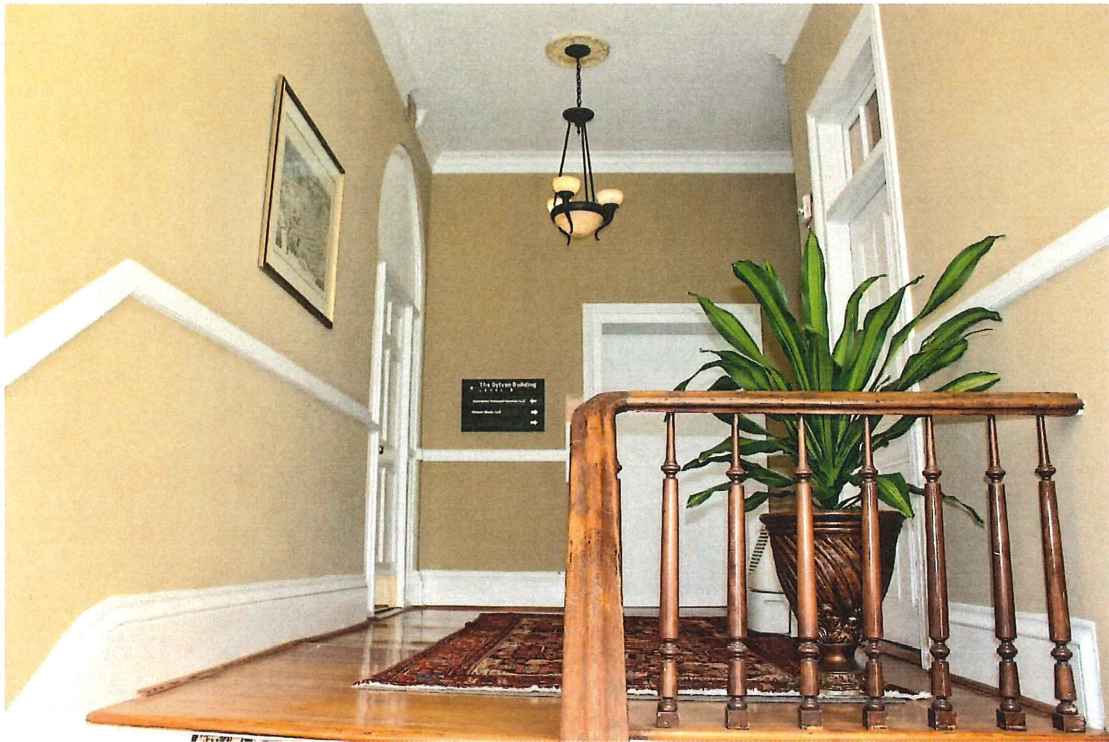


Photo 37 – Third floor landing, looking north

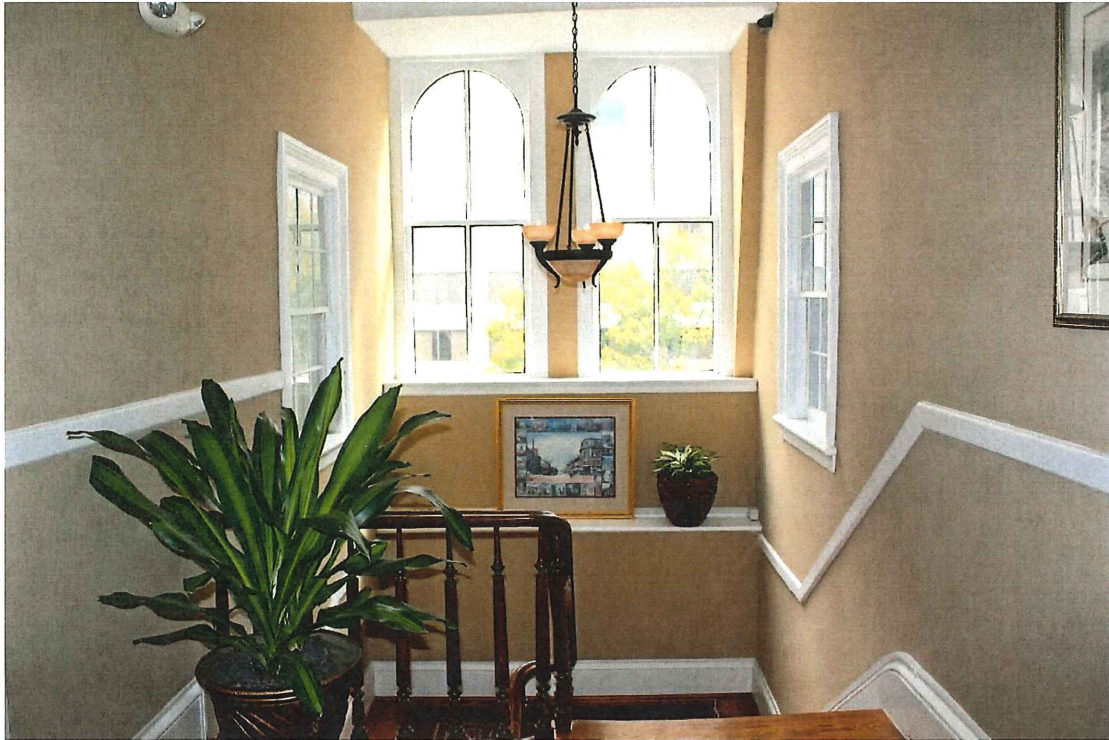


Photo 38 – Third floor landing, looking south



Photo 39 – Third floor corridor, looking east

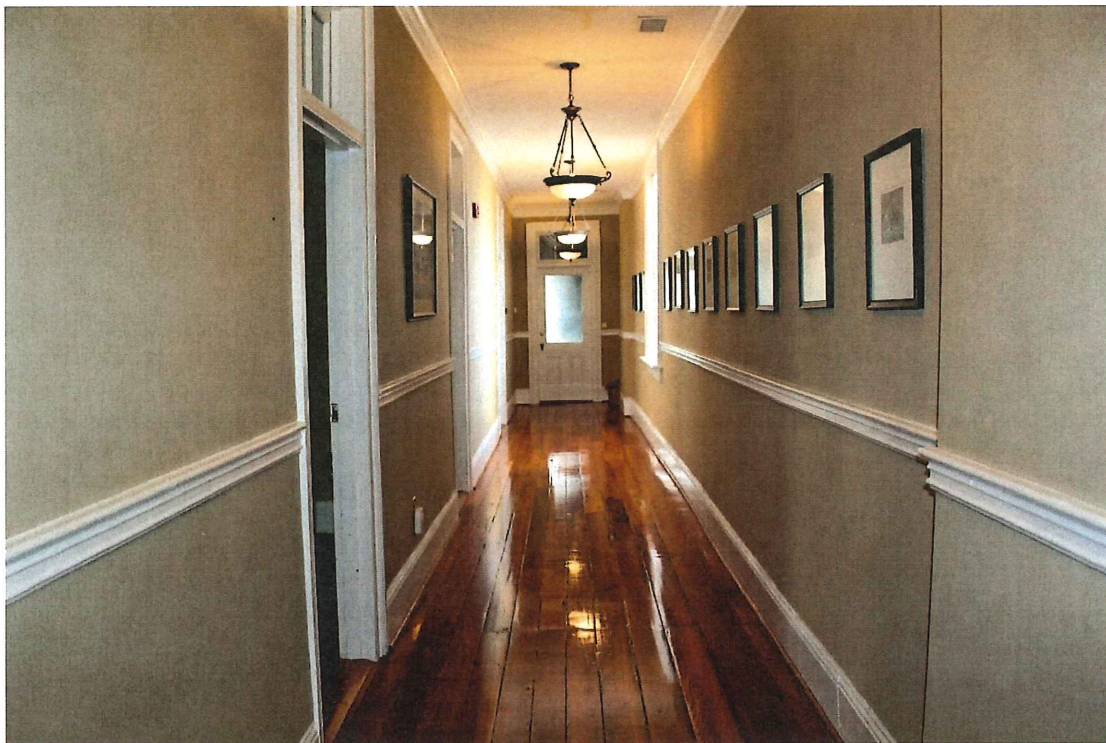


Photo 40 – Third floor corridor, looking west



Photo 41 – Third floor office, looking south



Photo 42 – Third floor office, looking southwest



Photo 43 – Third floor office, looking south



Photo 44 – Third floor office, looking south



Photo 45 – Third floor corridor, looking east



Photo 46 – Third floor corridor, looking west



Photo 47 – Third floor office, looking south



Photo 48 – Third floor window detail, looking north

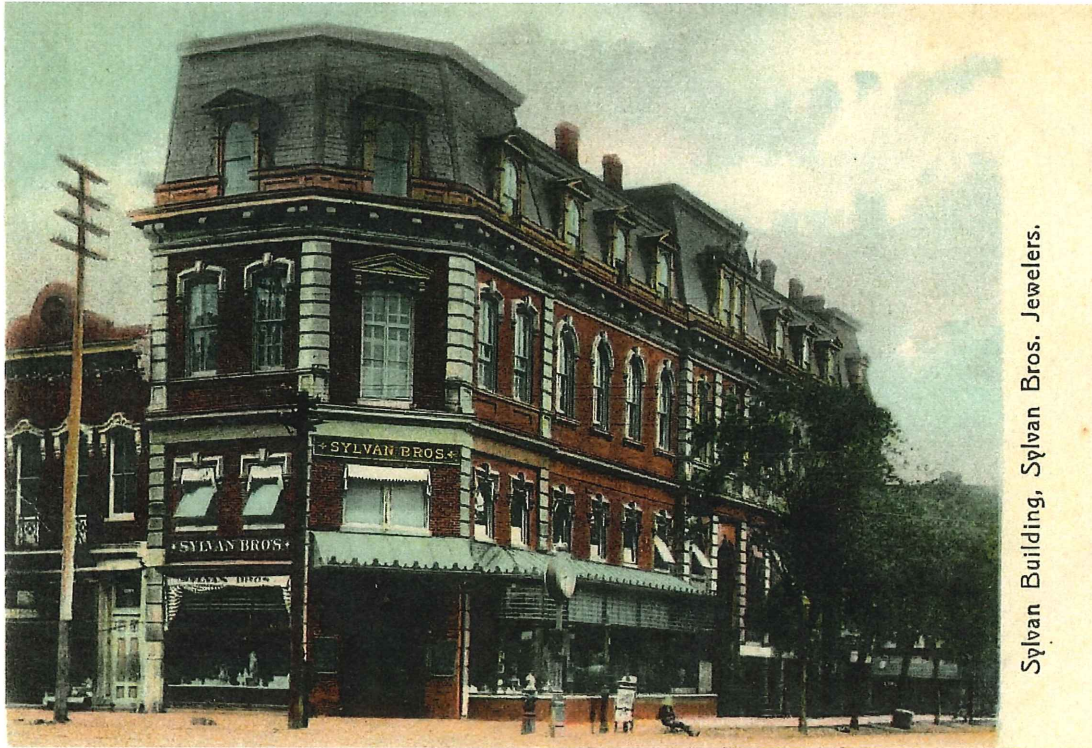


Photo 49 – Third floor office, looking south

Historic Photographs



Photo 50 – "Columbia, S.C. Main Street, Showing Retail Section," c.1908, Postcards of the Midlands Collection, Richland Library



Sylvan Building, Sylvan Bros. Jewelers.

Photo 51 – “Sylvan Building, Sylvan Bros. Jewelers,” 1908, South Carolina Postcards, University of South Carolina Digital Collections



Photo 52 – “Sylvan Building,” 1979, Russell Maxey Photograph Collection, Richland Library



Photo 53 – “Sylvan Building,” 1980, Russell Maxey Photograph Collection, Richland Library

