



D/DRC Case

1528 Sumter Street

Individual Landmark

TMS# 09014-06-01

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

ADDRESS: 1528 Sumter Street

APPLICANT: Jerome Simons, GMK Architects

TAX MAP REFERENCE: TMS# 09014-06-01

USE OF PROPERTY: Institutional

REVIEW DISTRICT: Individual Landmark/National Register structure

NATURE OF REQUEST: Request for Certificate of Design Approval for an addition

FINDINGS/COMMENTS:

The Bethel African Methodist Episcopal Church was built in 1921 to accommodate its growing congregation (established in 1866). The church was designed by John Anderson Lankford (1874-1946), one of the first registered African-American architects in the United States. He attended the Lincoln Institute where he was educated in engineering, mechanics, and construction arts. By the time he was commissioned for the design of Bethel AME in 1921, Lankford had been practicing his craft for many years and was well respected for his abilities.

The church is built in the Romanesque Revival style and is a substantial brick building with a gabled roof and two parapeted towers with pyramidal roofs at its façade. The arched windows on the façade and its towers are of different sizes but consistently tripartite with stone headers. The original stained glass in all of the church's arched windows was removed for rehabilitation in the early 2000s and stored.. The north and south elevations feature five bays of 6/6 windows and a few single doors with transoms on the first floor and a large tripartite arched window in each bay of the second floor.

The building has not housed a congregation for many years and is now in the planning stages for use as a cultural arts center. The interior is being reconfigured to accommodate a black box theater/training room, dressing room, work rooms, a warming kitchen, offices, and so on. An approximately 3,700 s.f. three-story addition is proposed for a new entry/lobby, restrooms, stairwell and elevator, etc. An alley to the right of the building will serve as a courtyard to the addition which will start at the last bay of the building and wrap around to encompass the rear of the structure. Generally, staff finds the project compliant with the ordinance language for additions to landmarks. State historic preservation staff will also have review of this project.

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.*

The architect has sited the addition far back on the right side, covering over one of the five large arched windows there. The addition will then wrap around the back, terminating at the north elevation and covering several somewhat randomly placed single windows. These are not highly significant features and are on a comparatively minor elevation. Given that the existing church sits almost on its property lines, this makes the most of the limited available space for expanding and minimizes the impact on the building and historic materials.

- (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.*

The addition will be brick and will reference historic windows and features while being detailed differently. Likewise, the new small tower on the addition references the historic church towers while streamlining detailing.

- (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.*

Generally, distinctive historic components of the building will be preserved. The addition will eliminate one of the large arched windows far back on the right side and a single entry door will be re-configured into a window there but the addition does not encroach further on important historic materials or features.

- (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.*

While the openings to the four sets of double doors to the church found on Sumter and Taylor Streets are historic, the doors themselves have been changed. These will be replaced

with more appropriate doors for the church's architecture, as will two minor single doors on the north elevation. Staff is happy to work with the applicants on the details. The building's historic stained glass windows are stored and will be rehabilitated and put back into their openings. A single entry door on the south elevation will be re-configured into a window to match adjacent historic windows; this is far enough back to be a minor change. Otherwise, historic materials will be repaired and retained.

(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.*

As stated earlier, the church sits almost on its property lines and the architect has sited the addition toward the rear of the structure, minimizing its impact to historic materials as well as its visual impact. The massing and size of the addition are complementary and appropriately subordinate to those of the historic church. Architectural features, such as new windows and a tower, reference those of the existing building, while detailing them in a more contemporary manner, so that the addition and the historic building are differentiated. The lobby entry will feature double doors with sidelights and a transom, referencing the transoms found on the historic building but detailed differently. A canopy is planned at this entry as well, details still to be determined. A single door far back on the south elevation will be removed and replaced with a window to match adjacent historic windows. Any new brick and mortar widths/color/composition should match the historic brick and mortar. Staff recommends that the pre-cast concrete veneers on the addition on the north and east elevations be altered to have the same brick veneer as the rest of the addition to allow it to visually recede. The applicant was agreeable to this request.

(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.*

If the addition is removed in the future, the essential form and integrity of the historic property would remain.

(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.* Fencing will be utilized to secure the courtyard and lobby while not in use. A combination of brick columns and metal fencing as proposed is appropriate; a knee wall here might help to reduce how tall the fence appears. Staff can work with the applicant on this. Also, a new brick wall will be built along the courtyard here on the south elevation. The brick will either match or be complementary to that of the church.

STAFF RECOMMENDATIONS:

Staff finds that the project at 1528 Sumter 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:

- Remove precast concrete panels from east and north elevations of addition;
- Details of replica doors and new windows to be deferred to staff;
- New entry canopy deferred to staff;
- Staff to approve brick color and mortar choices;
- All other details, including signage, deferred to staff.



Bethel AME

GoogleMaps photo



Alley, Sumter St, south elevation *GoogleMaps photo*



Sumter Street, south elevation *GoogleMaps photo*



Taylor Street, north elevation

GoogleMaps photo

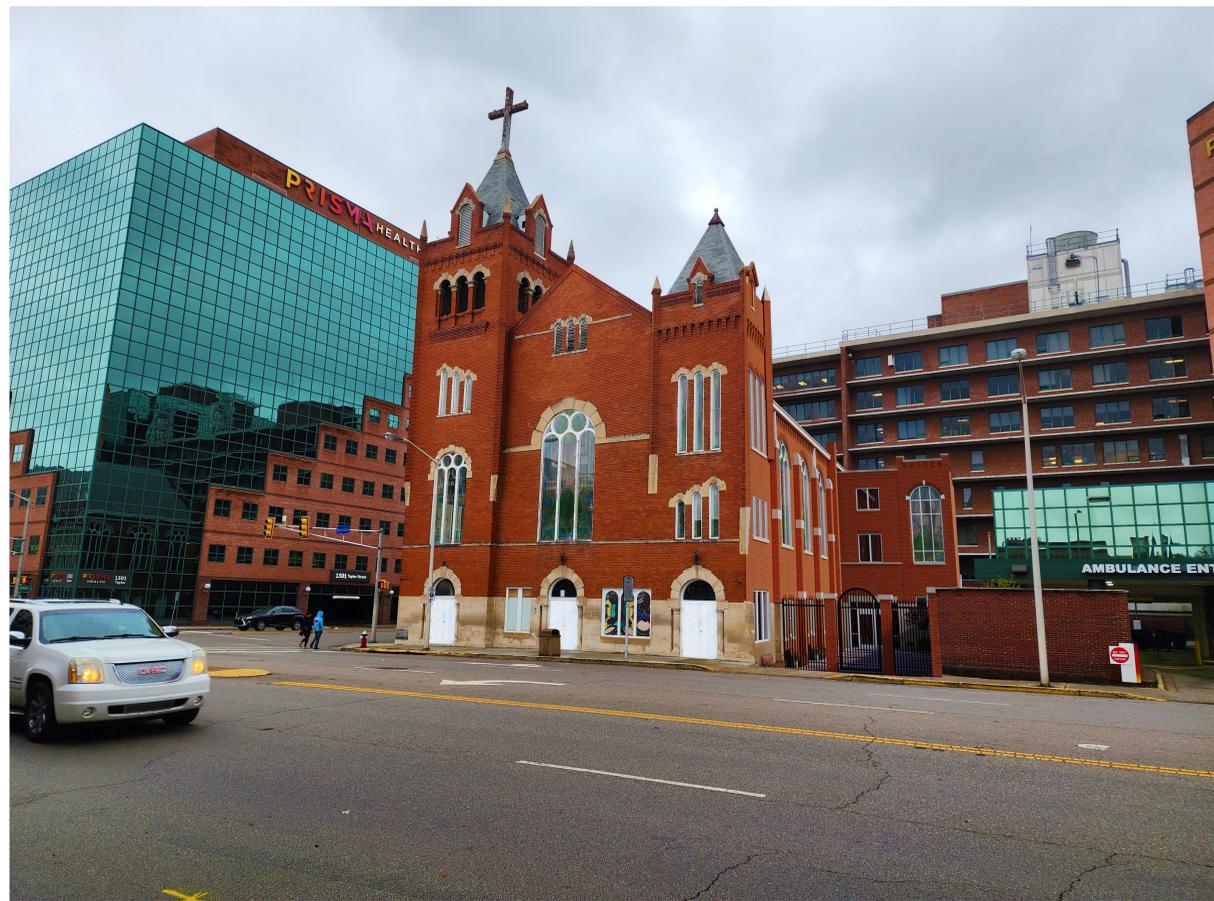


Taylor Street, east elevation

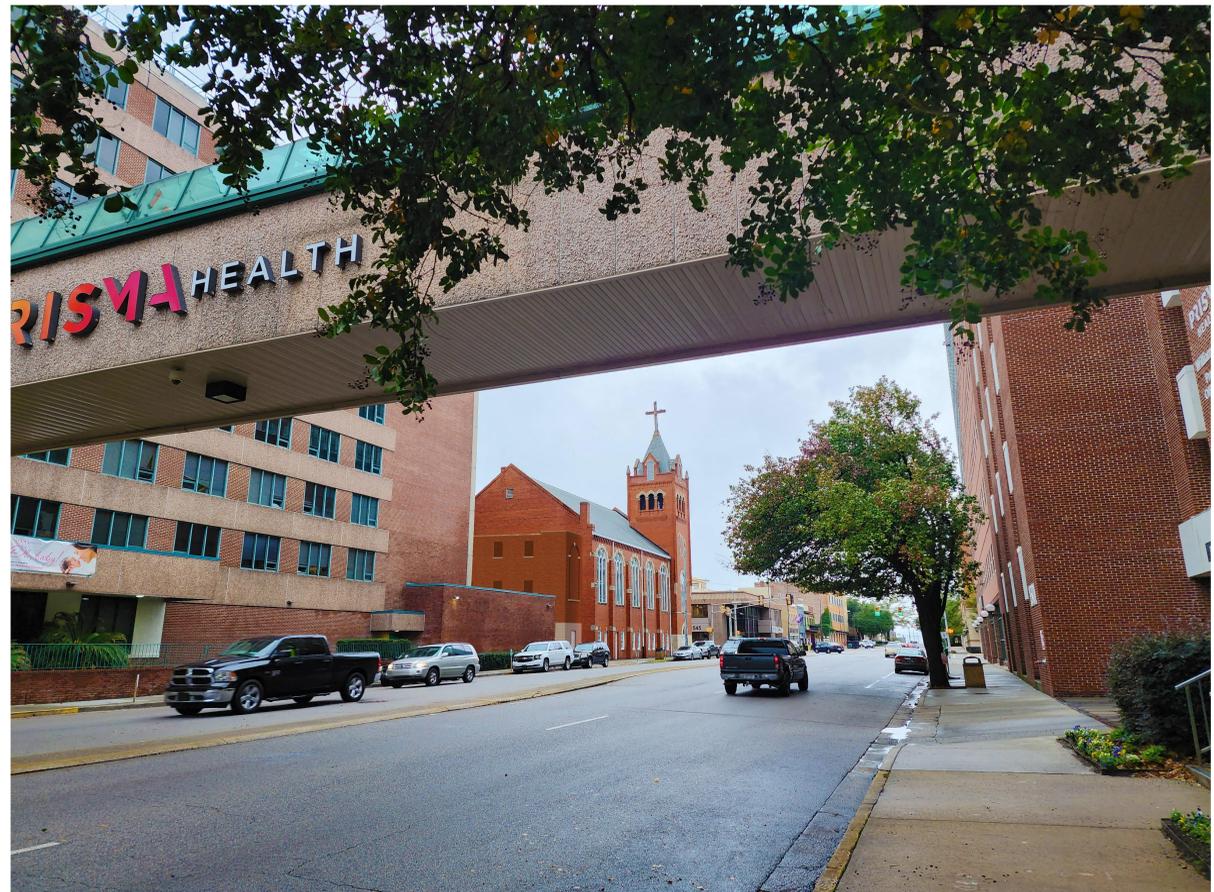
GoogleMaps photo



① COURTYARD VIEW



② SUMTER STREET VIEW



③ TAYLOR STREET VIEW



BETHEL AME CHURCH
819 WOODROW STREET
COLUMBIA, SOUTH CAROLINA
29205

project name
BETHEL AME CHURCH
REHABILITATION AND ADDITION

project number
22040.01

scale/signature



issued for
DDRC APPLICATION

date
NOVEMBER 23, 2022

number	item	date

key plan



BETHEL AME CHURCH
REHABILITATION AND ADDITION

sheet title
EXTERIOR RENDERINGS

sheet number
A3.1

drawn by TLD
checked by

