



### **D/DRC Case**

1001 Senate Street
National Register Structure, Bailey Bill Structure
TMS# 08916-03-12

## DESIGN/DEVELOPMENT REVIEW COMMISSION DESIGN REVIEW DISTRICT HISTORIC AGENDA

#### **EVALUATION SHEET**

Case # 2

**ADDRESS:** 1001 Senate Street

**APPLICANT:** Andrew Rogerson, Garvin Design Group

**TAX MAP REFERENCE:** 08916-03-12

**USE OF PROPERTY:** Commercial

**REVIEW DISTRICT:** National Register/Bailey Bill structure

**NATURE OF REQUEST:** New construction

#### **FINDINGS/COMMENTS:**

This is the former Columbia Central Fire Station constructed 1949-1951 and designed in the Moderne and International styles by Heyward Singley, a prominent Columbia architect. Singley specialized in public buildings and was the architect of all of Columbia's fire stations which were constructed between 1940-52. The fire station is a simple, stream-lined building of brick and limestone with the most detail focused on the entry, a two-story slightly bowed limestone façade with a single door and transom and three molded raised panels on the canted walls on either side of the entry. Horizontal bands of windows and eight large bays for firetrucks largely comprise the openings on the building. Also included on the site is a six-story concrete fire tower, used for training purposes, which was built between 1952-54. A third and final building on the northeast corner of the lot was a brick service building for the fire trucks.

The fire station itself was converted for mixed-use purposes several years ago but has been standing largely vacant, as have the other buildings on the lot. The new use for the site is a boutique hotel with a restaurant and bar. Hotel rooms will be incorporated into all three buildings and an addition is proposed to connect the service building with the fire tower; a porte-cochere will be added between the addition and the fire station on the interior of the lot for entry to the hotel. An inconspicuous addition of two rooms is proposed on the roof of the first floor, north elevation, of the fire station. Site work is proposed as part of the project which includes a good deal of hardscaping as well as landscaping. The vehicular entry to the property will be from Park Street and cars will exit onto Senate Street, maintaining original circulation patterns.

This property is listed in the National Register and has the Bailey Bill. The new work will be evaluated per the Bailey Bill guidelines. The applicants will be applying for state and federal tax credits as well.

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#### PERTINENT SECTIONS FROM THE ORDINANCE:

Sec. 17-2.5(y) Bailey Bill – Special Tax Assessment Created

- a. Standards for rehabilitation work:
- (i) 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.

The buildings on the lot will remain largely unaltered with the removal of a few windows in the service building to allow for the connector building and a few historically insignificant doors on the fire station building (which has already had some alterations approved a few years ago). The fire tower 'windows' (originally openings with no glass for training purposes) will have glass added but these will be solid panes of glass with minimal trim so they will largely continue to read as they did originally. A glass addition at the top of the tower is proposed to screen a roof access point from weather. The largest change on the site is the addition of the connector building between the tower and the service building. However, this is designed to blend with the historic buildings while remaining distinct from them-the use of glass for the lobby area of the connector and the glass elevator which acts as a hyphen between the tower and the addition, for instance. Vehicular circulation on the lot remains the same, although direction flow is reversed.

(ii) 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 new addition has been carefully designed to blend with the existing buildings on the lot while remaining distinct from them. The connector building will have a glass hyphen at each point it connects to a historic building, underscoring that it is a new, yet compatible, structure.

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

  Not applicable.
- (iv) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property should be preserved.

The limestone and brick façade of the fire station building will be retained as well as its extant historic windows. While the fire tower is very utilitarian, there is a surprising bit of Greek key detailing at the first level which will remain intact.

- (v) 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.

  Not applicable.
- (vi) 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.

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Although no cleaning has as yet been proposed, if the need arises, cleaning can be accomplished through the use of gentle chemical solutions and soft brushes or low pressure power washing. Staff will work out any of these details with the applicant if required.

(vii) 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.

The first floor rooftop addition of two rooms on the fire station building is centered on the roof and not highly visible, given that the building has a second story facing onto Park and Senate Streets. These rooms will also be set back from the edge of the building to reduce their impact and will employ materials that are compatible with the building.

The brick connector building and glass elevator, while more impactful in terms of square footage and presence, were carefully designed to remain subordinate to, but compatible with, the service building and the fire tower. Brick color and mortar color and detailing should blend visually with those of the service building. Glass hyphens, one of them the elevator, sandwich each side of the connector building, separating it visually from the historic buildings on either side. Windows in the addition reflect the orientation and scale of original windows. Finally, a small glass box will be added to the top of the fire tower. The roof will be accessible for use and this will shield the opening to the roof from weather. The applicants have reduced the height and visibility of this structure as much as possible.

(viii) 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.

While removing the connector and glass elevator from the property would likely leave some scarring, the original buildings and their finishes would largely remain intact.

#### **STAFF RECOMMENDATIONS:**

Staff finds that the project at 1001 Senate Street complies with Sec. 17-2.5(y) of the City Ordinance and recommends granting 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 glass to be as clear or very minimally tinted and staff to approve all window trim details and glass before ordering or installation;
- Staff to approve brick and mortar details and color for the connector building prior to ordering and installation;
- Any proposed cleaning to be reviewed and approved by staff;
- Any changes to the scope of work to come to staff for review;
- All details, including signage, deferred to staff.

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#### Columbia Central Fire Station 1001 Senate St. Columbia, SC Preliminary Photos – 9/13/2019 – 8/20/2020



Photo 1 – South façade of Headquarters Building



Photo 2 – South façade of Headquarters Building looking east



Photo 3 – Main entrance at southwest corner and west elevation, looking northeast, Headquarters



Photo 4 – North elevation, looking southeast, Headquarters Building



Photo 5 – East elevation of Headquarters Building, looking north with Garage at rear



Photo 6 – Interior of Headquarters, first floor looking southwest



Photo 7 – Interior of Headquarters looking northwest

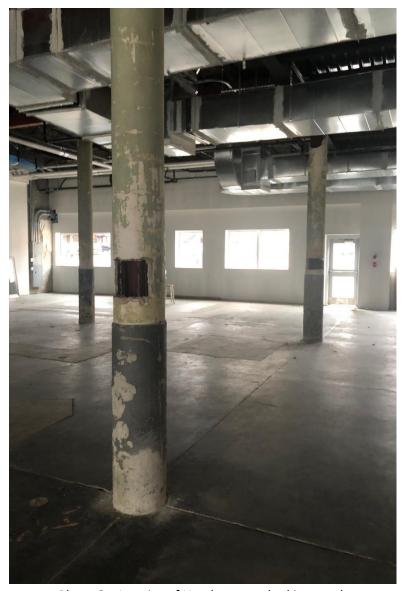


Photo 8 – Interior of Headquarters looking north



Photo 9 – Western stair and elevator, Headquarters looking north



Photo 10 – Second floor interior of Headquarters, looking southeast



Photo 11 – Second floor of Headquarters, western projecting wing looking north

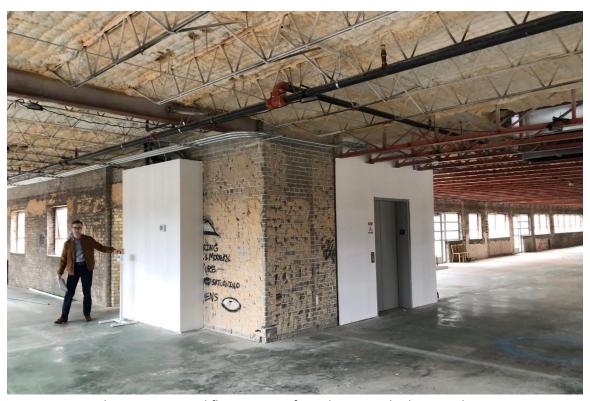


Photo 12 – Second floor corner of Headquarters, looking northeast



Photo 13 – Garage Building with original doors, south façade



Photo 14 – Garage Building, southwest oblique



Photo 15 – Interior of Garage Building, looking west



Photo 16 – Garage interior looking north



Photo 17 – Interior of Garage Building with mezzanine level, looking east



Photo 18 – Mezzanine of Garage, looking south



Photo 19 – Garage interior looking southeast



Photo 20 – Eastern bay of Garage, looking north



Photo 21 – Western wall of east bay, Garage, looking northwest



Photo 22 – Eastern Garage bay with original garage door, looking south



Photo 23 – Drill Tower, southeast oblique



Photo 24 – Drill Tower, north elevation with fire escape



Photo 25 – First floor interior of Drill Tower, looking west



Photo 26 – Interior of Drill Tower, looking east



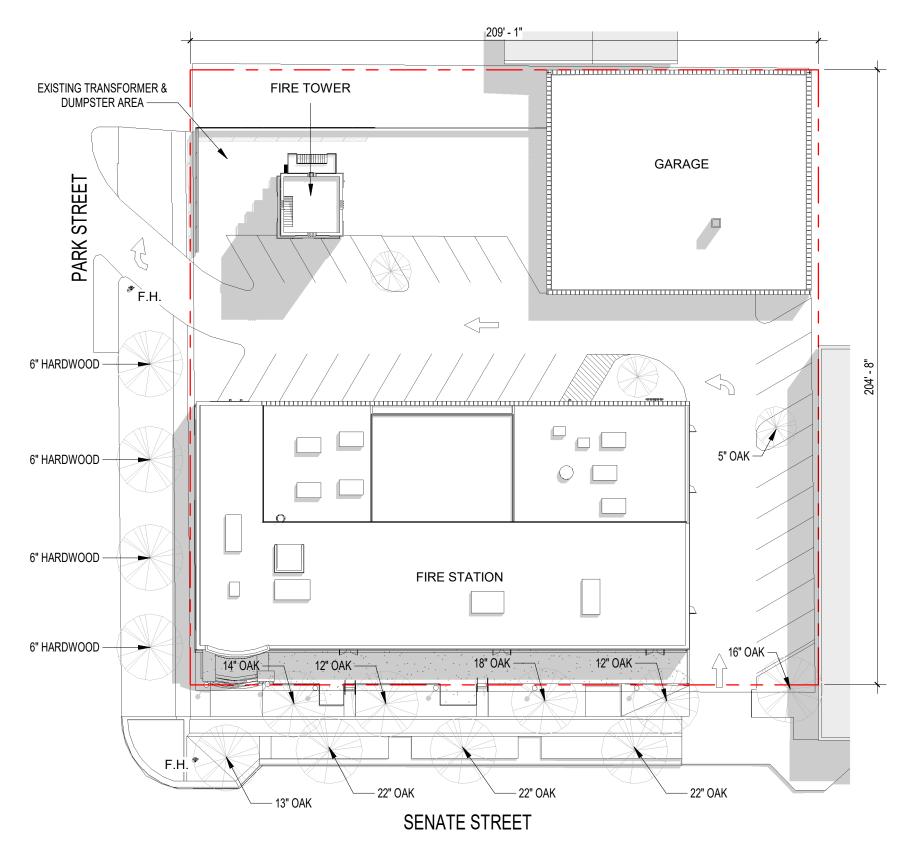
Photo 27 – Interior stair of Drill Tower, looking west



Photo 28 – Rooftop stair access, looking west

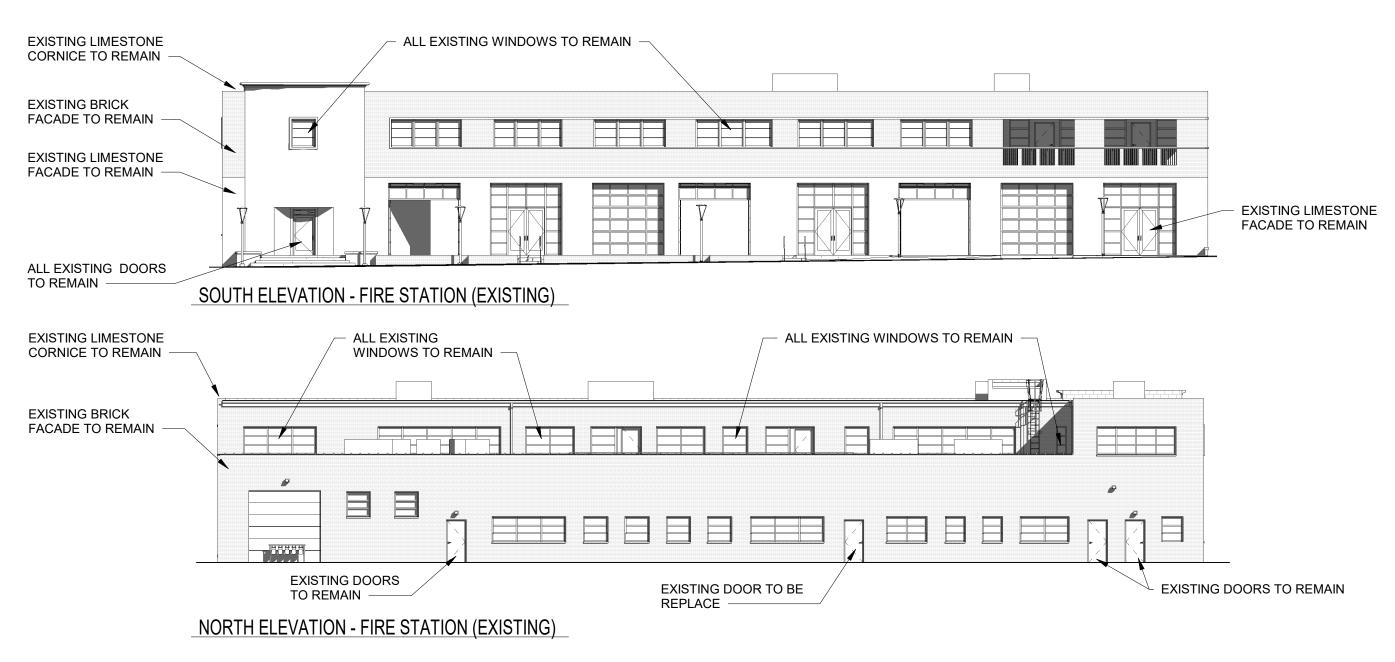


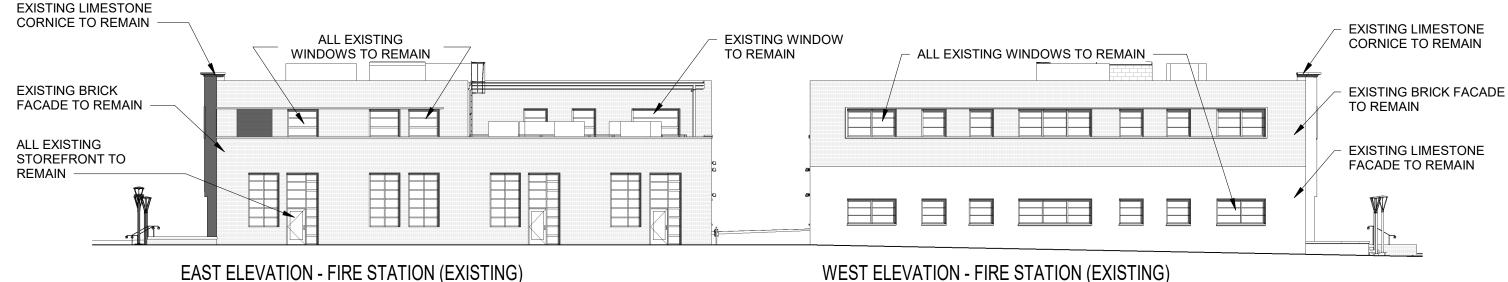
Photo 29 – Paved site, looking east

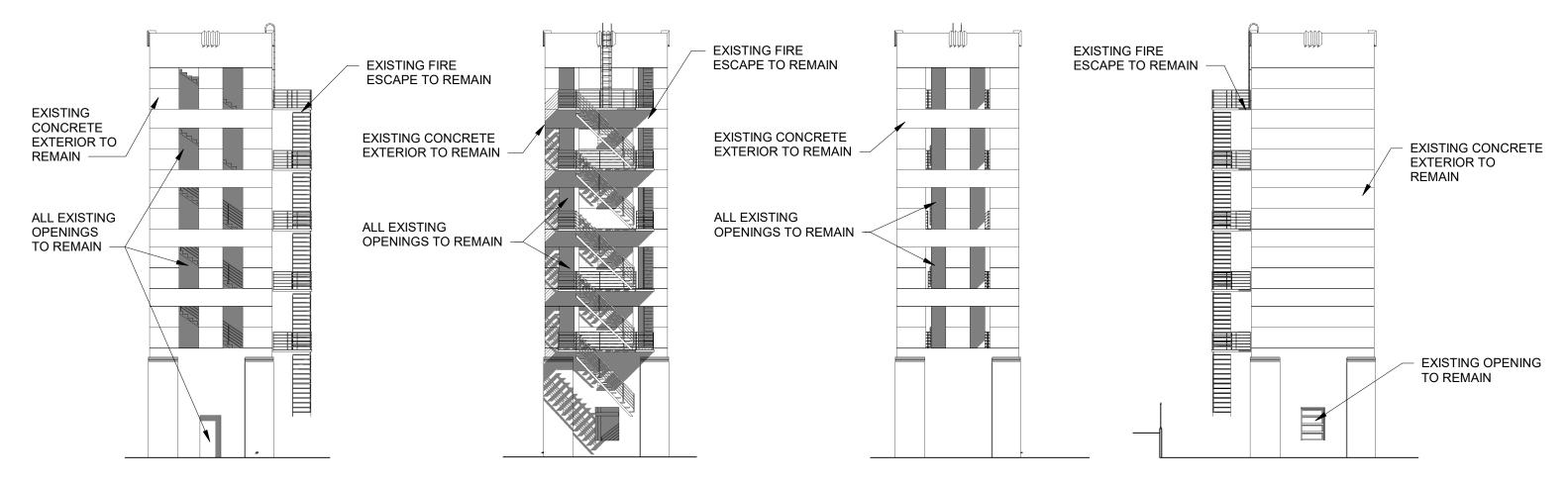






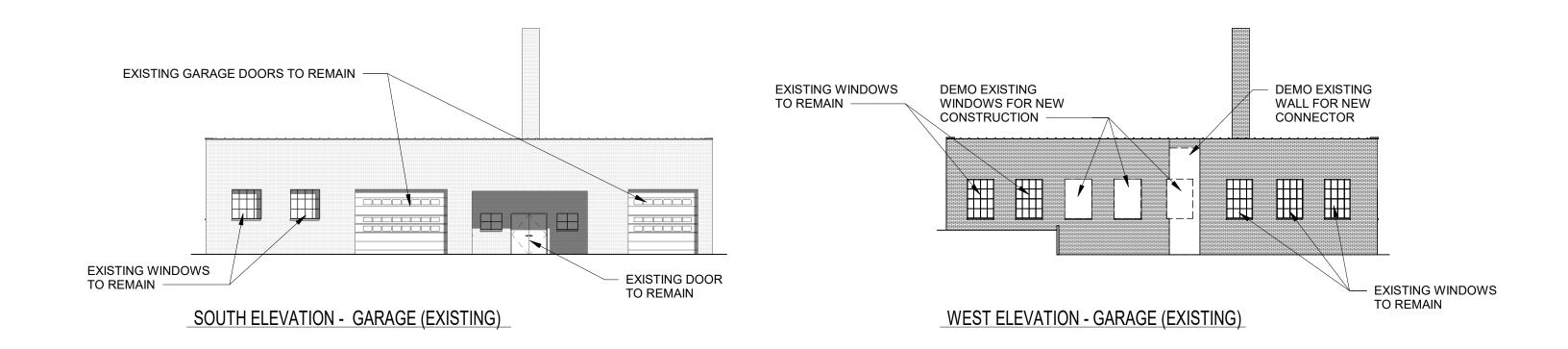


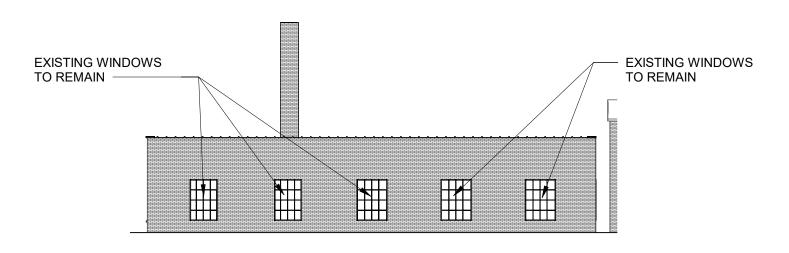




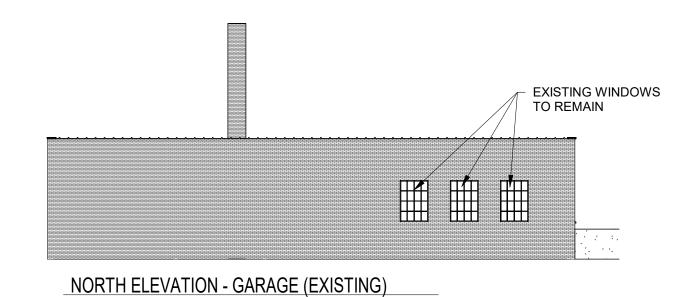
EAST ELEVATION - FIRE TOWER (EXISTING) NORTH ELEVATION - FIRE TOWER (EXISTING) SOUTH ELEVATION - FIRE TOWER (EXISTING) WEST ELEVATION - FIRE TOWER (EXISTING)



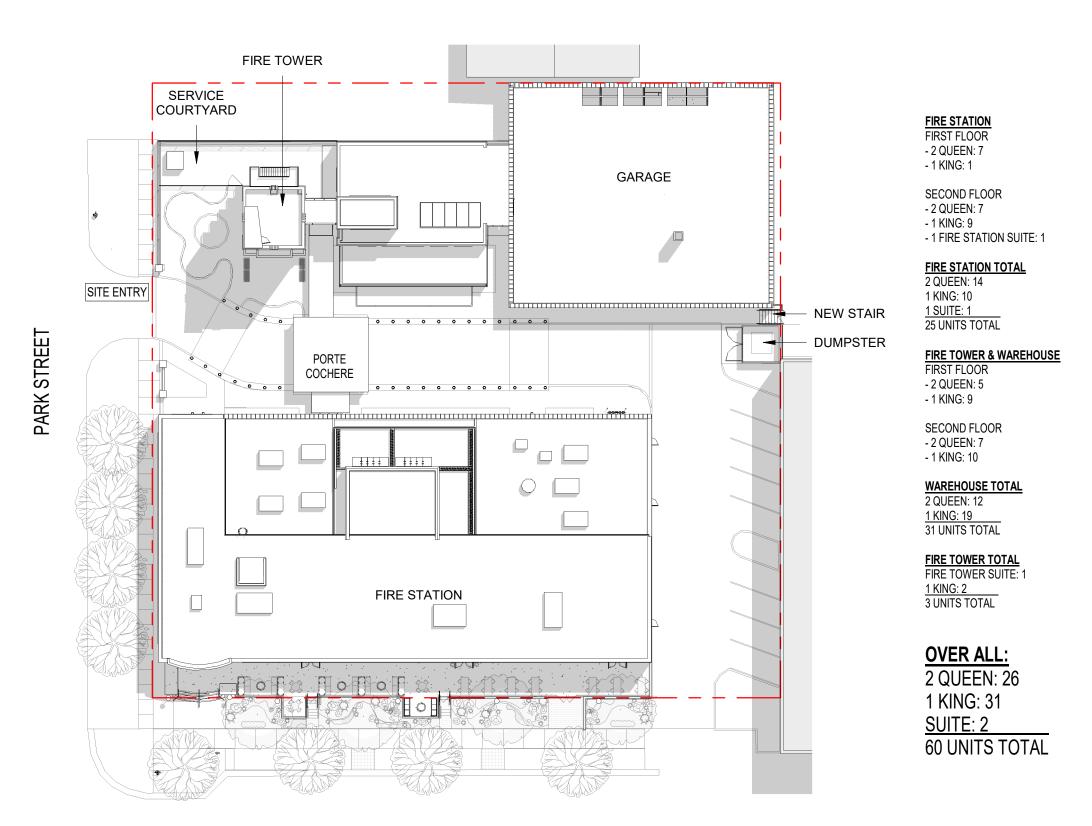








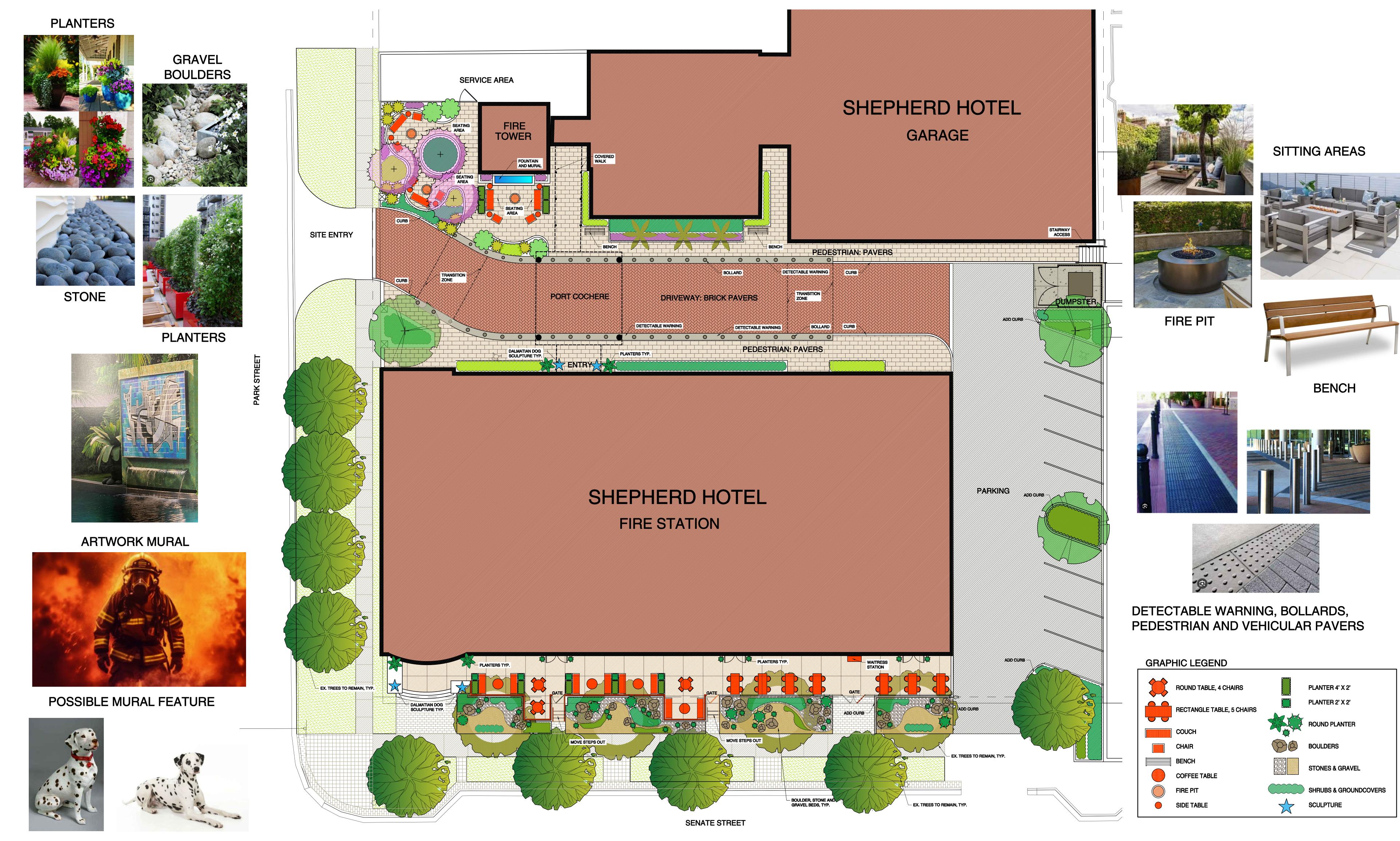




SENATE STREET





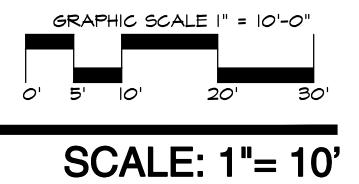


DALMATIANS ENTRY FEATURE

CONCEPTUAL SITE PLAN

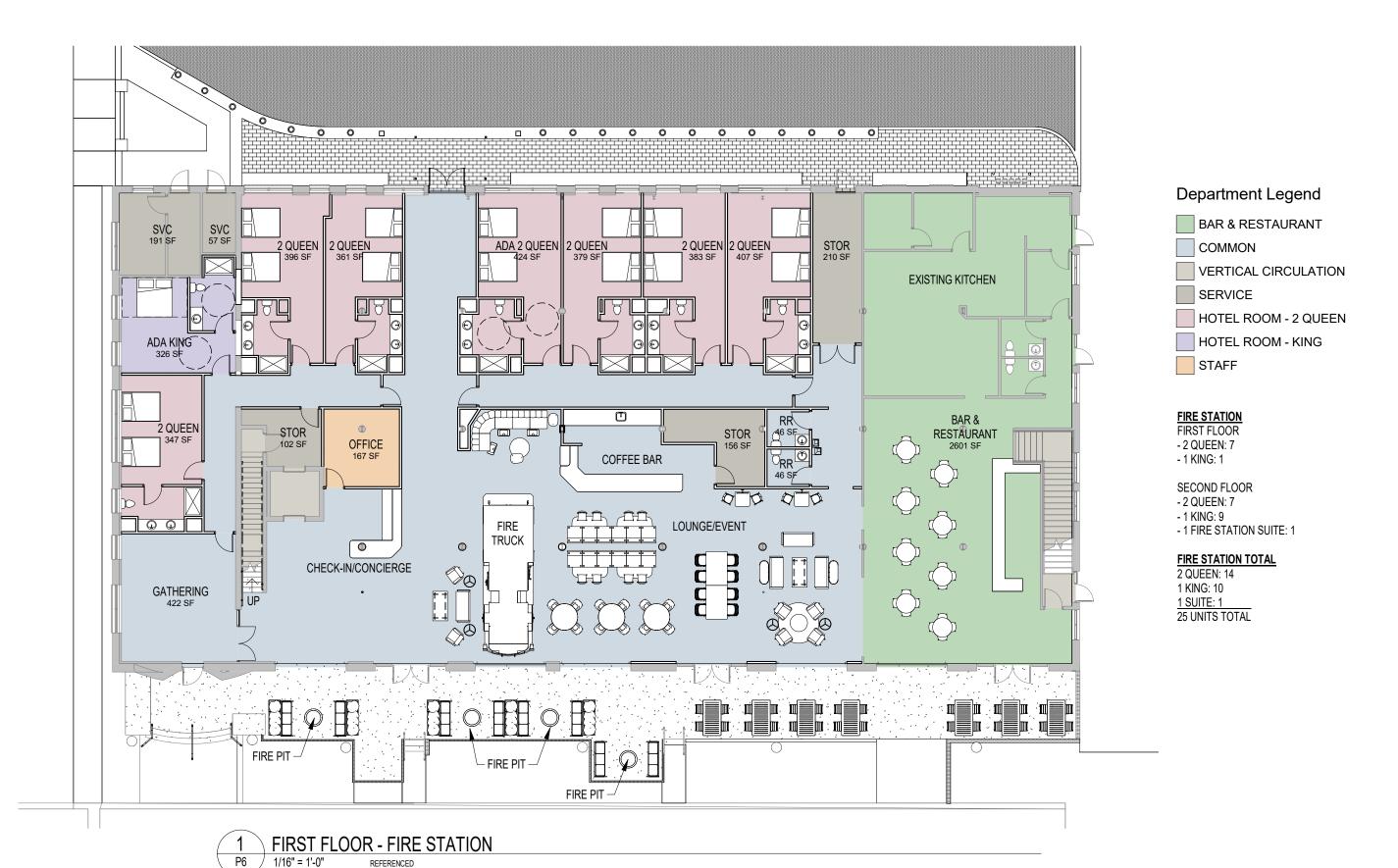
# THE SHEPHERD HOTEL

COLUMBIA, SC November 15, 2023













1 SECOND FLOOR - FIRE STATION
P7 1/16" = 1'-0" REFERENCED ON:



Department Legend

VERTICAL CIRCULATION

HOTEL ROOM - 2 QUEEN

HOTEL ROOM - KING

HOTEL ROOM - SUITE

COMMON

SERVICE

FIRST FLOOR

- 2 QUEEN: 7 - 1 KING: 1

SECOND FLOOR - 2 QUEEN: 7 - 1 KING: 9

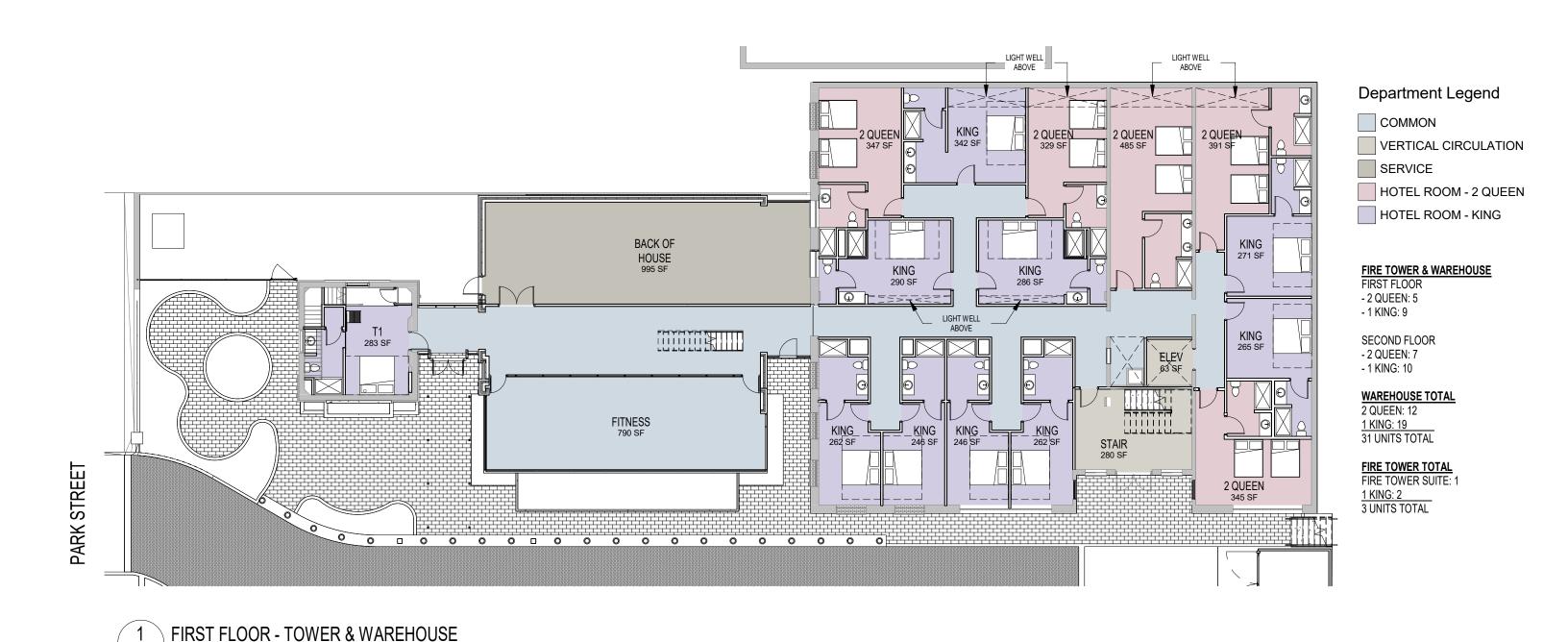
- 1 FIRE STATION SUITE: 1

FIRE STATION TOTAL

2 QUEEN: 14 1 KING: 10

25 UNITS TOTAL

1 SUITE: 1

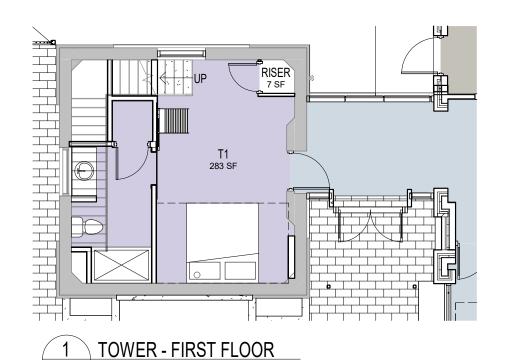




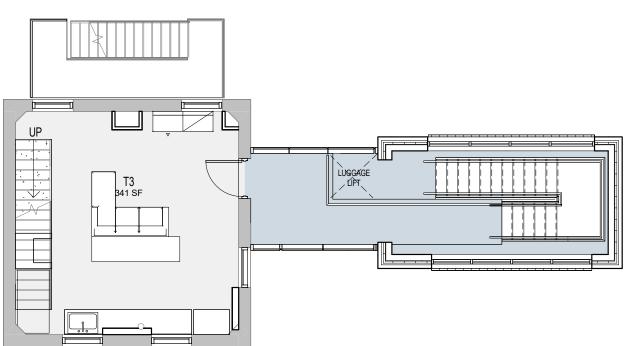


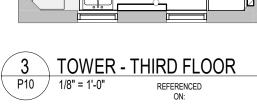


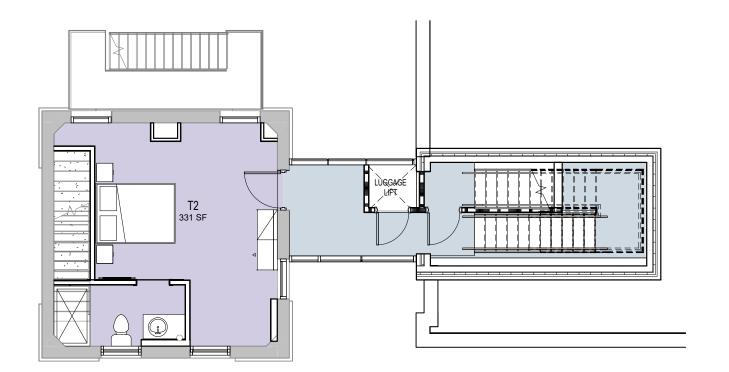




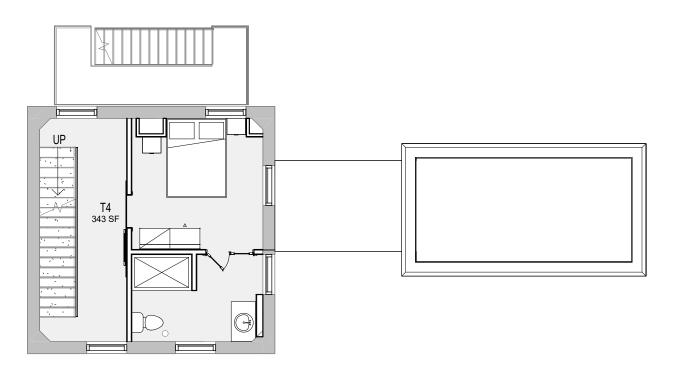
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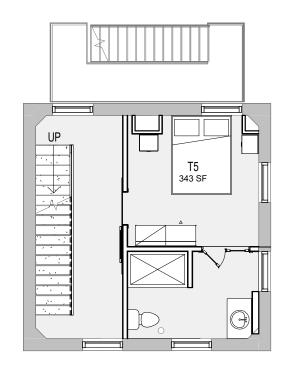
2 TOWER - SECOND FLOOR
P10 1/8" = 1'-0" REFERENCED
ON:



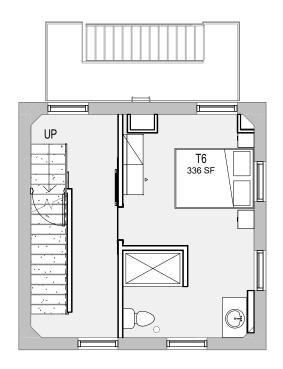
4 TOWER - FOURTH FLOOR
P10 1/8" = 1'-0" REFERENCED
ON:

P10

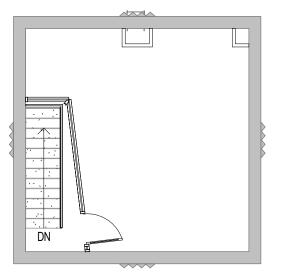
1/8" = 1'-0"





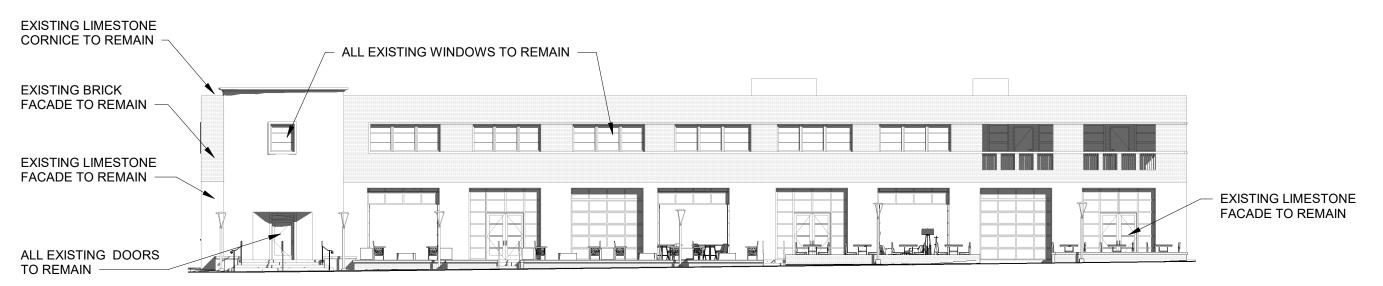




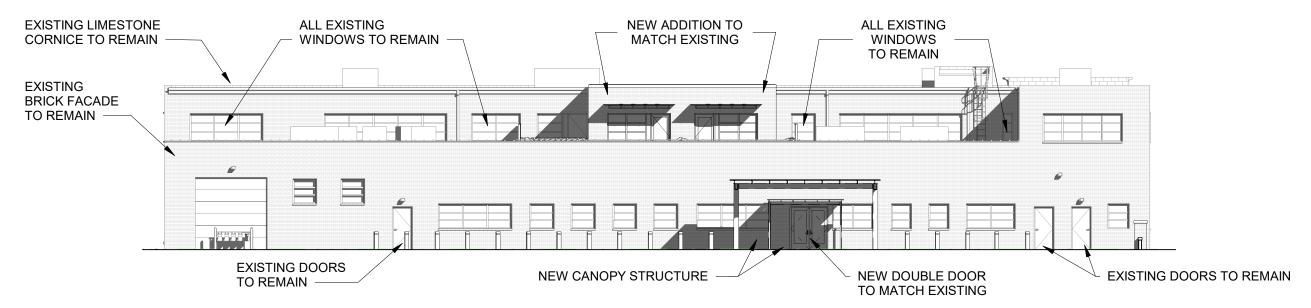




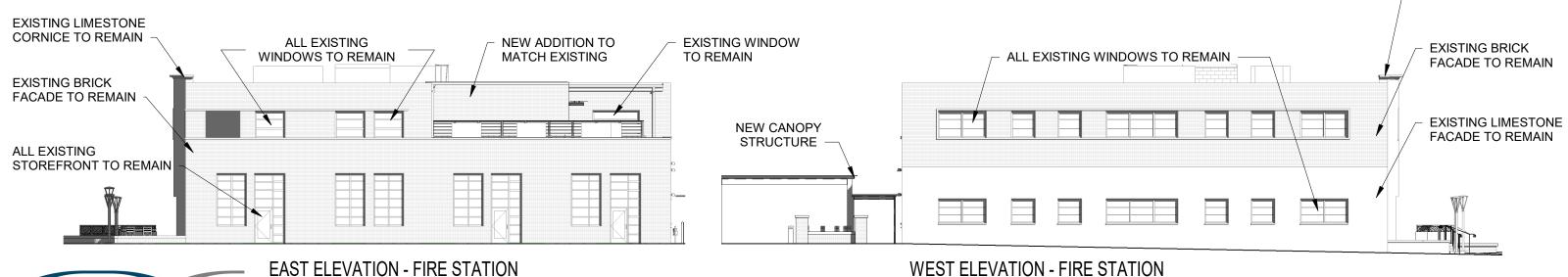




## SOUTH ELEVATION - FIRE STATION





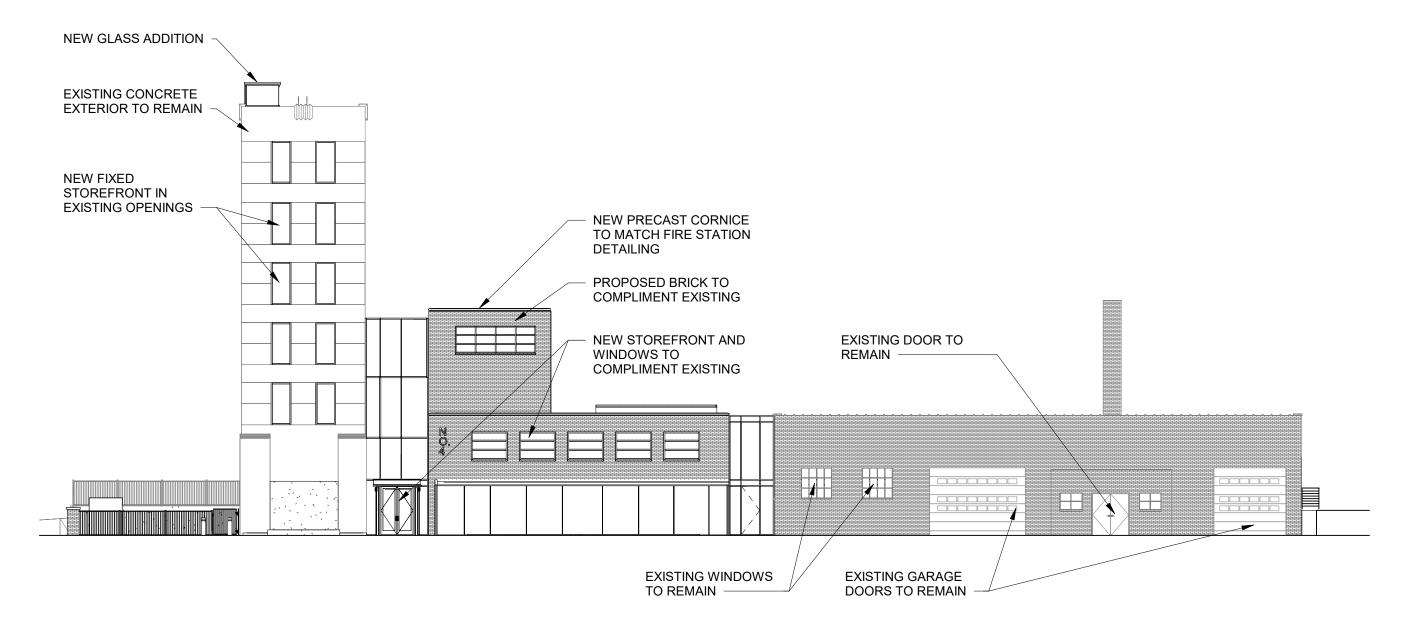




WEST ELEVATION - FIRE STATION

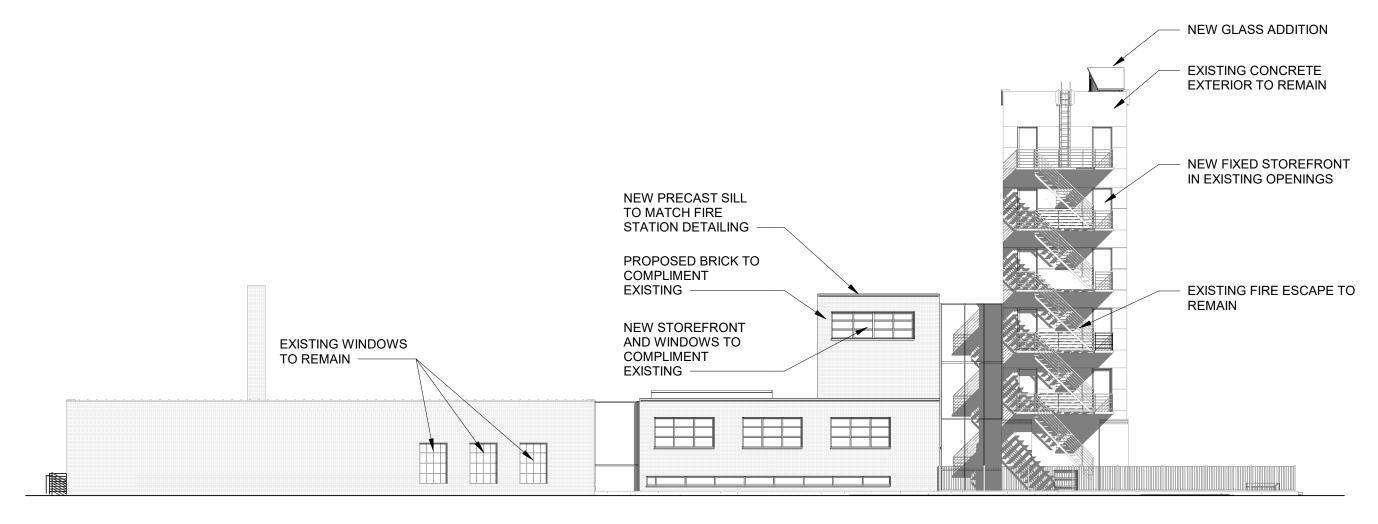
**EXISTING LIMESTONE** 

CORNICE TO REMAIN



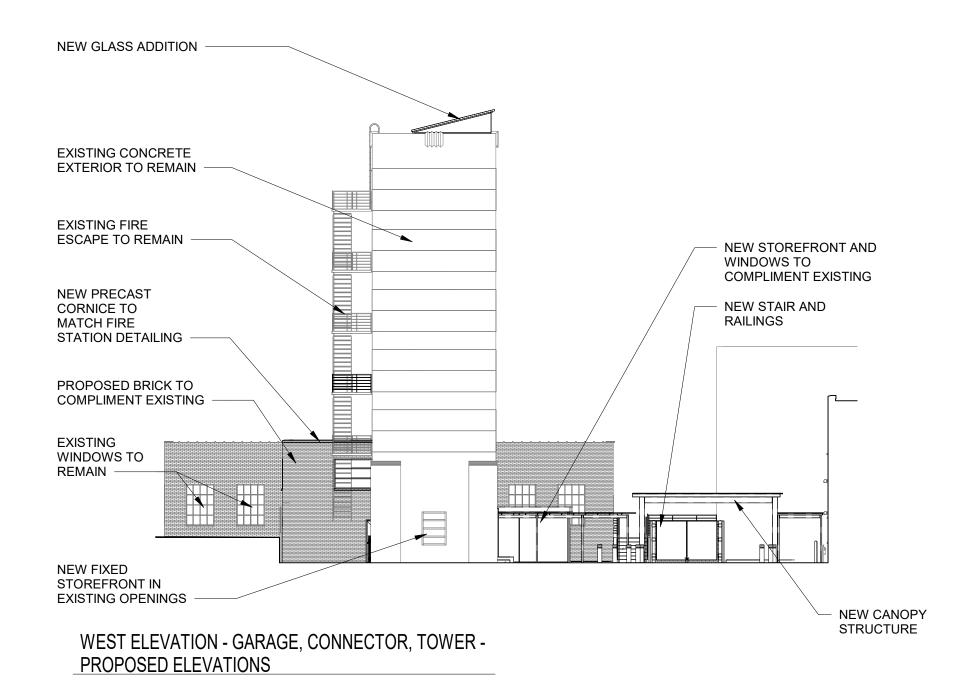
SOUTH ELEVATION - GARAGE, CONNECTOR, TOWER - PROPOSED ELEVATIONS

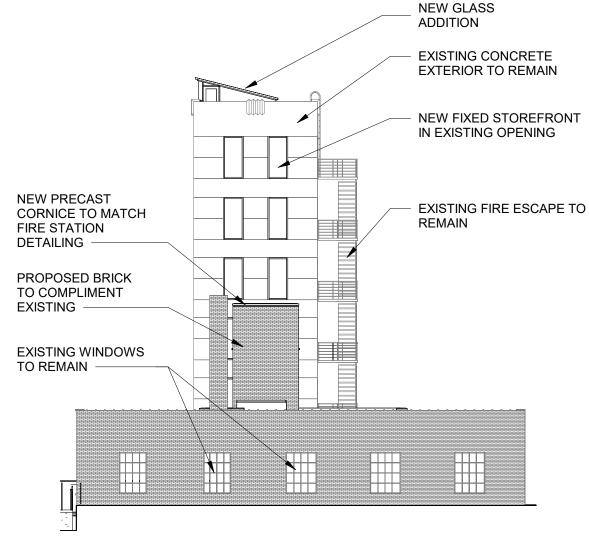




NORTH ELEVATION - GARAGE, CONNECTOR, TOWER - PROPOSED ELEVATIONS







EAST ELEVATION - GARAGE, CONNECTOR, TOWER - PROPOSED ELEVATIONS



















