

02/12/2013



D/DRC Case

1400 Lady Street

City Center Design/Development District

TMS: 11401-04-01



DESIGN/DEVELOPMENT REVIEW COMMISSION
DESIGN REVIEW DISTRICT
EVALUATION SHEET
Case # 2

ADDRESS: 1400 Lady Street

APPLICANT: Burgess Metcalf, First Presbyterian Church

TAX MAP REFERENCE: 11401-04-01

USE OF PROPERTY: vacant; former SCE&G building

REVIEW DISTRICT: Design/Development District

NATURE OF REQUEST: This is a request for Certificate of Design Approval for renovations to an existing building.

FINDINGS/COMMENTS:

This project came before the Commission in March of this year, to request a change to the front façade, 2nd and 3rd floor window pattern. The request was denied, and the architects have continued to work toward a design that will add transparency to the interior space while attempting to meet the design guidelines. There are two design alternatives. For the purposes of this evaluation, they will be referred to as Options A and B, with A being the all-glass atrium and Option B the glass and translucent wall system.

This building, at the Southeast corner of Lady and Marion Streets, was designed by Upshur, Riley and Bultman for SCE&G to consolidate their customer services and included a community meeting space. The building, built in 1970, has many of the typical features of mid-century institutional architecture: heavy, streamlined upper floors supported by slim columns and a light, transparent base; strong, geometric shapes and fixed windows; an asymmetrical entrance with a curved wall feature; and decorative abstract mosaic tile work.

5.9 Building Additions, Renovations, and Demolitions

- *When an existing structure is to be renovated or expanded, care should be taken to complete the work in a manner that respects the original design character of the structure. The appropriate design guidelines in this section are to be implemented whenever a structure is to be renovated or expanded.*

5.9.4 Window replacement

- *The impact of windows on the façade is determined by the size, shape, pattern of openings, spacing and placement within the façade. When altering or reconstructing windows, consideration of these elements is crucial to retaining the structure's original architectural balance and integrity.*
- *Wherever possible, retain the original window openings. If the existing ceiling has been lowered, pull the dropped ceiling back from the original window.*

The repetitive pattern of windows across the second and third floors is a defining feature of this mid-century building.

Option A adds an asymmetrical glass atrium to the front center of the building, and removes the window units and brick infill on the second and third floors, while leaving in place the pre-cast concrete frames.

Option B is similar, but slightly larger and has an additional wall system that defines the top and west sides of the atrium; this option also leaves the pre-cast concrete window frames in place.

Both proposals attempt to continue the repetitive pattern of the first and second floor windows by leaving in place their most defining feature- the pre-cast frames. As well, the atrium designs are distinct yet compatible additions that could theoretically be removed in the future.

The applicant has worked extensively, with staff, to try to find a compromise that would both meet the needs of the owner, while also meeting the design guidelines. However, despite these efforts, both designs disrupt the consistent pattern found on all four elevations of the building by removing the brick between the windows, a feature that is necessary to reading the pattern. The addition of the atrium, in both cases, further interrupts this strong, simple design concept of solids and voids that the extant window pattern presents throughout the building, but of particular importance on the primary façade.

STAFF RECOMMENDATIONS:

Staff recommends denial of the request based on Section **5.9.4** *Window replacement*, as the removal of the original window openings does not meet this guideline, and **5.9** *Building Additions, Renovations, and Demolitions*, as the addition does not meet this guideline.







CONCEPT SKETCHES FOR 1400 LADY STREET

COLUMBIA, SOUTH CAROLINA



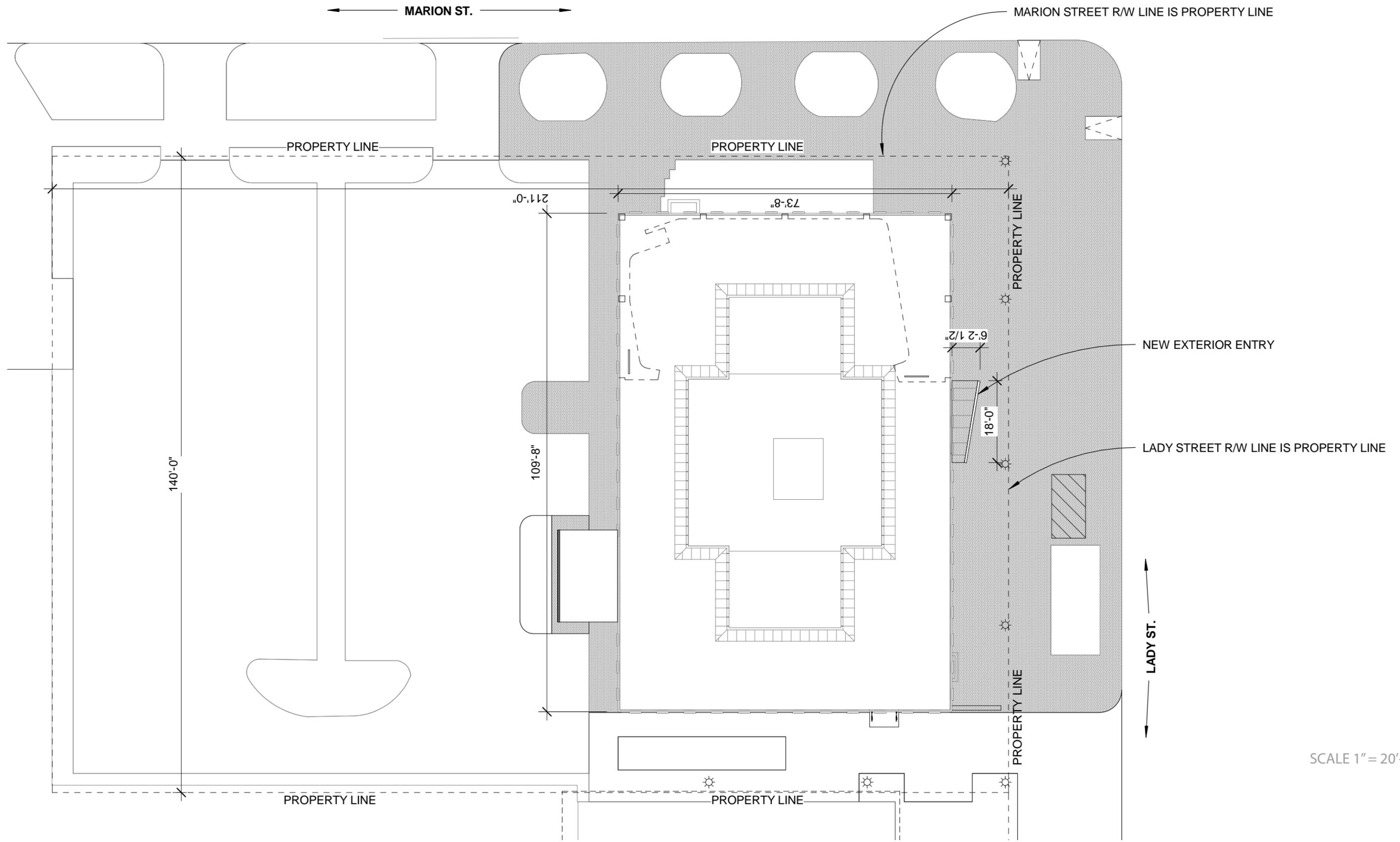






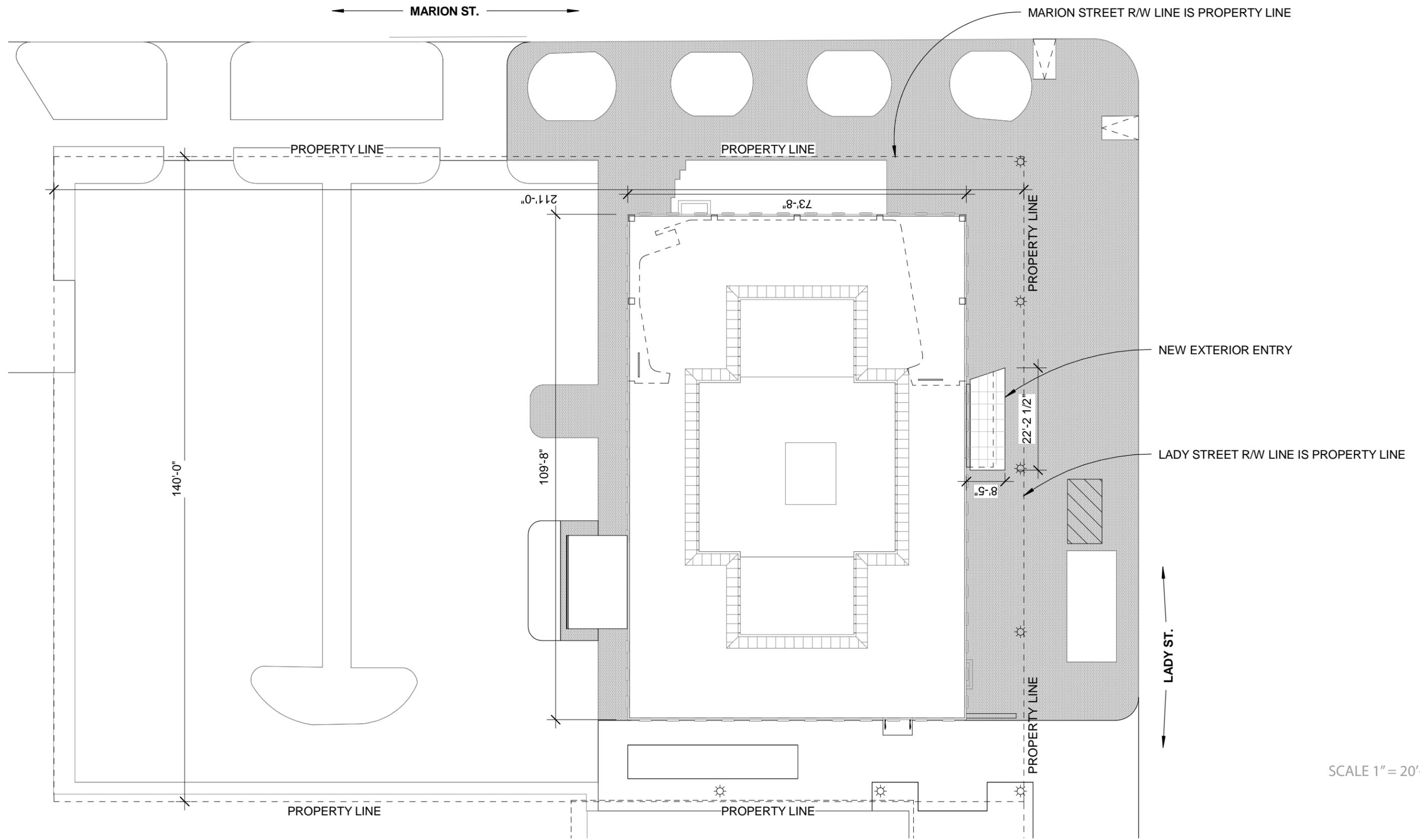
The Bridge
First Presbyterian Church

Coffee at The Bridge



CONCEPT SKETCHES FOR 1400 LADY STREET

COLUMBIA, SOUTH CAROLINA



CONCEPT SKETCHES FOR 1400 LADY STREET

COLUMBIA, SOUTH CAROLINA

EXISTING MATERIALS

PROPOSED MATERIALS

PRECAST CONCRETE

CERAMIC FRIT GLASS

BRICK

CLEAR INSULATED GLASS

CLEAR INSULATED GLASS

CLEAR ANODIZED ALUMINUM MULLION

CLEAR ANODIZED ALUMINUM MULLION



SCALE 1/8" = 1'-0"



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