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NPS Form 101-688 (Rev. 06/2016) v2  
National Park Service

JAN 30 '20  
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NATIONAL PARK SERVICE  
TAX INCENTIVE PROGRAM

HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 1 - EVALUATION OF SIGNIFICANCE

SO. DEPT. OF  
ARCHAEOLOGY & HISTORY



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  
41537  
2020-018

1. Property Name Hartsville Armory  
Street 539 West Carolina Avenue  
City Hartsville County Darlington State SC Zip 29550  
Name of Historic District \_\_\_\_\_

- National Register district
- certified state or local district
- potential district

2. Nature of Request (check only one box)  
 certification that the building contributes to the significance of the above-named historic district or National Register property for rehabilitation purposes.  
 certification that the building contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.  
 certification that the building does not contribute to the significance of the above-named district.  
 preliminary determination for individual listing in the National Register.  
 preliminary determination that a building located within a potential historic district contributes to the significance of the district.  
 preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

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 Harris Cohn Signature (Sign in Ink) [Signature] Date 01/30/2020  
Applicant Entity 311 Sumter Avenue, LLC SSN \_\_\_\_\_ or TIN 84-4081045  
Street 1556 Main St. Suite 300 City Columbia State SC  
Zip 29201 Telephone (803) 466-9080 Email Address HarrisCohn@cohnconstructionllc.com

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application - Part 1 for the above-named property and has determined that the property:  
 contributes to the significance of the above-named district or National Register property and is a "certified historic structure" for rehabilitation purposes.  
 contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes.  
 does not contribute to the significance of the above-named district.

Preliminary Determinations:

- appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
- does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
- appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
- appears to contribute to the significance of a registered historic district if the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS is expanded by the State Historic Preservation Officer.
- does not appear to qualify as a certified historic structure.

Date 3/3/2020  
National Park Service Authorized Signature (Sign in Ink) [Signature]

NPS Comments Attached

RECORDS RETENTION - PERMANENT. Transfer all permanent records to NARA 15 years after closure. (NPS Records Schedule, Resource Management and Lands (Item 1.A.2) (N1-79-08-1)).

**HISTORIC PRESERVATION CERTIFICATION APPLICATION  
NATIONAL PARK SERVICE  
COMMENTS**

Property Name Hartsville Armory Project Number 41537  
Property Address 3539 West Carolina Avenue, Harstville, SC

These comments respond to the Historic Preservation Certification Application –

Part 1    Part 2    Part 3    Amendment

The National Park Service (NPS) has reviewed the Historic Preservation Certification Application – Part 1 for this property, which is individually listed in the National Register of Historic Places. Because the property contains more than one building and those buildings were functionally-related historically to serve an overall purpose, program regulations require the NPS to determine which of the buildings contribute to the significance of the Historic District and are, therefore, considered to be “certified historic structures.”

Based on the documentation presented, the Armory Building contributes to the significance of the property and is a “certified historic structure” for purposes of rehabilitation:

The documentation also indicates that the ca.1960s garage does not contribute to the significance of the property. This building is not a “certified historic structure” for purposes of rehabilitation.

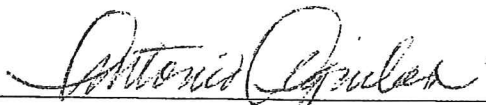
Program regulations also require the NPS to review the rehabilitation work as a single overall project and to issue rehabilitation certification on the merits of the overall project rather than for each structure.

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The National Park Service has reviewed and approved the submitted application noted above.

03/03/2020

Date



National Park Service Signature

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

Historic Property Name Hartsville Armory NPS Project Number 41537

Property Address 559 West Carolina Avenue, Hartsville, 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.

<b>Number</b> <u>1</u>	<b>Feature</b> <u>Exterior Masonry</u>	<b>Date of Feature</b> <u>1939-40</u>
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**Describe existing feature and its condition**

The building's facade features an intricate brick pattern, alternating between striations created by string courses. The brick bond above the uppermost string course and below the lowest string course is laid in a Flemish bond pattern. However, the brick bonds between these sections are laid in a four course common bond with a recessed header course laid in darker brick.

The remaining elevations feature a single sawtooth course beneath the cast stone coping. The east and west elevations are laid in a bond of three courses of stretchers with a Flemish bond on the fourth course above the upper cast stone string course while the center and bottom sections feature five courses of a running bond before incorporating a Flemish bond course.

The south elevation is also laid in the same five course running bond with a Flemish bond in the sixth course.

The windows on the east and west elevations feature soldier course lintels.

Photo Numbers 1-13, 18 Drawing Numbers A-104, A-105, A-201, A-202

**Describe work to feature**

Mortar joints will be repointed where needed on all elevations with mortar matching the color, width, texture, and profile of the historic mortar.

The west elevation will have sections of brick removed for new openings (see Number 3: Windows and Number 4: Exterior Doors for additional information).

The west elevation's northern door will repair and restore the damaged brick at the door jamb. The brick above the southernmost window will be repaired and have the mortar repointed and existing sealant on joints replaced. This treatment will also occur on the east and west ends of the south elevation.

<b>Number</b> <u>2</u>	<b>Feature</b> <u>Cast Stone</u>	<b>Date of Feature</b> <u>1939-40</u>
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**Describe existing feature and its condition**

The building features a number of cast stone decorative elements. The two-story administrative wing features four white-painted string courses: two on the first level and two on the second. The one-story drill hall features two white-painted string courses along each elevation. All of the door openings feature white-painted cast stone borders around them.

The building's coping is also cast stone but is raw, not painted white. The coping is present on all parts of the building (two-story administrative wing, drill hall, arched roof, and stage projection).

Photo Numbers 1-10, 12-19 Drawing Numbers A-104, A-105, A-201, A-202

**Describe work to feature**

The cast stone is generally in good condition although some areas show grime or vegetative growth. The cast stone will be cleaned with a mild detergent and water to



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prevent damaging the cast stone.

The missing trim surrounding the south elevation's west garage door opening will be restored.

<b>Number</b> 3	<b>Feature</b> <u>Windows</u>	<b>Date of Feature</b> <u>1939-40, post-1994</u>
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**Describe existing feature and its condition**

There are multiple types of windows throughout the building. The facade features original paired steel three-light casement windows. These windows are also evident on the east and west elevations of the two-story administrative wing.

The windows along the east and west elevations of the drill hall feature one-light fixed windows that date to post-1994. The glass is tinted and the frames are aluminum.

Additional windows throughout the building include a three-light vinyl jalousie window at the stage, and one remaining eight-light window is visible on the southeast corner of the stage projection.

Photo Numbers 2, 4, 5, 8-10, 14-17 Drawing Numbers A-104-105, A-201-202, A402, 403, 405, A-601

**Describe work to feature**

The existing steel casement windows will be retained. The direct set windows along the east and west elevations will remain where they currently exist.

Two new windows will be added at the second floor balcony. These will be 6' x 3' direct set windows.

The west elevation will feature a large, horizontally oriented hydraulic window to serve as a pass through from the interior bar to the new exterior patio. However, this new window will be located beneath the existing windows.

<b>Number</b> 4	<b>Feature</b> <u>Exterior Doors</u>	<b>Date of Feature</b> <u>c.1981</u>
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**Describe existing feature and its condition**

The building features multiple sets of pedestrian doors, three of which have been replaced, most likely when the building underwent a renovation from an armory to a community center in 1981. The front door is a glass and anodized aluminum framed with sidelights and an arched transom.

The stair on the west side of the administrative wing leads to a single metal door on the second floor.

The rear door, located on the east side of the south elevation, is a set of glass and anodized aluminum framed double doors. It does not have a transom or sidelights.

The western side of the administrative wing's south elevation features a set of metal double doors.

Photo Numbers 1, 12, 13, 26 Drawing Numbers A104, A-105, A-201, A-202, A-601

**Describe work to feature**

The existing front door will remain with no work occurring on it. The second floor at the west elevation stair will be replaced with a matching door.

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The existing doors between the future kitchen and the future patio will be replaced with a matching set of flush metal doors.

A new opening will be created near the center of the west elevation. It will be a set of storefront double doors flanked by two-light sidelights. The sidelights will be located beneath the window openings although a large square transom will be added between the existing openings. These doors will lead to a new patio on the west side of the building. They will be anodized aluminum with clear glass.

<b>Number</b> 5	<b>Feature</b> <u>Garage Doors</u>	<b>Date of Feature</b> <u>1939-40, post-1959</u>
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**Describe existing feature and its condition**

The west side of the south elevation features a single metal garage door on the drill hall elevation.

The rear, free-standing garage features three metal garage doors on its north elevation.

Photo Numbers 6, 7, 11, 19 Drawing Numbers A-104, A-105, A-201, A-202

**Describe work to feature**

The south elevation's western garage door will be replaced with a glass roll up door with a 5 X 6 grid of glazed panels in aluminum framing.

<b>Number</b> 6	<b>Feature</b> <u>Chimney</u>	<b>Date of Feature</b> <u>1939-40</u>
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**Describe existing feature and its condition**

A chimney is located along the south elevation at the intersection of the rear stage projection and the drill hall plane on the east side of the elevation. It features a cast stone band around it near the roof line, similar to the string courses on the building, as well as saw-tooth corbeling and cast stone coping.

Photo Numbers 6, 7, 16 Drawing Numbers A-104, A-105, A-201, A-202

**Describe work to feature**

The chimney will exist as it appears. No work will occur on this feature.

<b>Number</b> 7	<b>Feature</b> <u>Roof</u>	<b>Date of Feature</b> <u>1939-40, c.1981</u>
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**Describe existing feature and its condition**

The two-story administrative wing features a flat roof that is in very poor condition, having collapsed in numerous places. The drill hall features a barrel roof with steel

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trusses and wooden decking.

Photo Numbers 6, 7, 8, 20 Drawing Numbers A-103

**Describe work to feature**

The collapsed roof structure will be replaced and a new TPO roof installed over the structure. The existing trusses and barrel roof structure in the drill hall will remain but a new TPO roof membrane will be installed over the structure.

<b>Number</b> 8	<b>Feature</b> <u>Exterior Stair</u>	<b>Date of Feature</b> <u>c.1981</u>
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**Describe existing feature and its condition**

The north end of the administrative wing's west elevation has a wooden quarter turn stair from the second story to the ground. It runs south along the west elevation to a landing at the first level, then turns west the ground. It most likely dates to the 1981 renovation of the building into a community center.

Photo Numbers 2, 3 Drawing Numbers A-104, A-105, A-201, A-202

**Describe work to feature**

The stair will be removed. At this time, a new stair is not proposed.

<b>Number</b> 9	<b>Feature</b> <u>Interior Wall Finishes</u>	<b>Date of Feature</b> <u>1939-40, c.1981</u>
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**Describe existing feature and its condition**

The interior wall finishes are wide ranging. Some walls exhibit plaster, such as the entry lobby and some of the originally laid out offices. The first floor northwest corner room features exposed brick walls along its exterior walls. Sheet rock walls are also evident from later addition renovations, dating to the 1980s community center era. The drill hall features brick walls that have been painted two colors, appearing to date to the 1980s. The paint is spalling.

Most of the interior walls are in poor condition. The plaster and bricks are peeling and spalling in many locations.

Photo Numbers 26-39 Drawing Numbers A-801

**Describe work to feature**

The administrative section of the building will feature a combination of existing plaster and new gypsum board walls in the lobby, groom's room, bathrooms, and office. The office's bathroom and kitchen will feature gypsum board walls. Additionally, the stage's southern wall will be gypsum board while the east and west walls will be exposed.



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The second floor administrative wing will also feature a combination of existing plaster and new gypsum board walls in the loft, break room, and offices. The bathroom will be entirely gypsum board.

The drill hall will have the two-toned paint removed with Prosoco Heavy Duty Paint Stripper and exhibit exposed brick walls, which would have been the original appearance.

<b>Number</b> 10	<b>Feature</b> <u>Interior Layout</u>	<b>Date of Feature</b> <u>1939-40, c.1981</u>
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**Describe existing feature and its condition**

The layout largely reflects its original design. The two-story administration wing features an entrance lobby at its center with a straight run stair on the west side of the room. Double doors lead from the lobby to the drill hall. Two small offices are located west of the stair, the smaller of which is accessible from the lobby. The larger room is accessible from the northwestern corner room, which is connected to the drill hall by a single door. East of the lobby there are four offices, the eastern two of which feature small vestibules. A smaller lobby connects the four offices to each other and to the drill hall.

The second floor features a lobby with a large, single room on the west side and a corridor on the east side of the lobby. This corridor runs along the southern wall and leads to two offices and a closet. A third office is accessible from the lobby.

Photo Numbers 26-39 Drawing Numbers A-101, A-102, A-404

**Describe work to feature**

The former armory will become an event center with offices on the second floor, utilizing much of the existing footprint. The new floor plan will largely mimic the existing floor plan with only minor changes occurring.

The first floor will retain its entrance lobby but will have a new double return stair constructed in the existing stair's location. Two cased openings will be punched into the lobby's east wall to create a groom's waiting room. A men's and women's restroom will be constructed in the easternmost section of the first floor. The two small rooms immediately west of the staircase will remain, but have the bisecting wall moved to create an office with a small restroom at the southern end. The large room on the west side of the first floor will become a kitchen for the event center.

The former drill hall will become an event space and maintain its open floor plan. The stage at the south end of the drill hall will remain.

Much like the first floor, the second floor will largely retain its footprint. The lobby at the top of the stairs will remain, but will have a small bathroom erected in the southwest corner of the loft/lobby space. The large room on the west end of the building will retain its openness as it will become a break room. The east side of the second floor will now feature three offices, largely utilizing the existing walls. The small closets will be removed to create a larger office for the western room. The existing corridor along the southern wall will remain and connect the lobby to the offices.

The south end of the second floor will receive a new balcony overlooking the event space. A door at each end of the balcony will connect the second floor.

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<b>Number</b> 11	<b>Feature</b> <u>Ceilings</u>	<b>Date of Feature</b> <u>1939-40, c.1981</u>
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**Describe existing feature and its condition**

Few original ceilings exist in the two-story portion of the building. Currently, the ceiling of the entrance lobby features exposed wooden joists with diagonal bracing. This is also the condition of the northwest corner room on the first floor but with remnants of a drop ceiling present.

The second floor ceilings are in poor condition, having collapsed beneath the roof structure. They appear to have been lay-in acoustical ceiling tiles.

The drill hall retains its exposed wooden decking and metal trusses.

Photo Numbers 26-29, 31, 33-35, 37, 38 Drawing Numbers A-801

**Describe work to feature**

The drill hall ceiling will remain exposed with metal trusses as they were originally exposed and open.

The ceilings of the administrative section's first floor will feature gypsum ceilings except for the kitchen, which will have acoustical ceiling tiles. The second floor offices, break room, and loft will have exposed ceilings while the bathroom will have gypsum board ceilings.

<b>Number</b> 12	<b>Feature</b> <u>Floors</u>	<b>Date of Feature</b> <u>1939-40, c.1981</u>
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**Describe existing feature and its condition**

The first floor lobby features square terra cotta tiles while the drill hall features 1981-era hardwood basketball floors, which is in poor condition, buckling and deteriorating throughout the hall.

The first floor administrative offices feature concrete floors while the second floor exhibits carpeted floors.

Photo Numbers 26, 28-30, 33-36 Drawing Numbers A-801

**Describe work to feature**

The drill hall flooring will be removed and will feature polished concrete floors to maintain the sense of utilitarian usage the space originally featured. The stage will have carpet.

The administrative sections will feature polished concrete in the kitchen, lobby, and groom's waiting room while the men's and women's restrooms will have tile floors. The office will have carpet and its adjacent restroom will have tile flooring. The second floor will have hardwoods in the offices, loft, and break room and tile in the bathroom. The balcony will be polished concrete.

<b>Number</b> 13	<b>Feature</b> <u>Patio</u>	<b>Date of Feature</b> <u>2022</u>
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**Describe existing feature and its condition**

N/A



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Photo Numbers N/A Drawing Numbers A-102, A-105, A-202, A-602

**Describe work to feature**

A new outdoor patio will be established on the west side of the building, behind (south of) the administration wing. The patio will be accessible from the center of the drill hall and will feature a concrete floor with a fence around it. A brick fireplace will be constructed at the center of the western fence and a gate on the north and south ends of the fence. The fence will be composed of horizontal wooden slats with five brick pillars along the southern and northern border and eight pillars along the western border. The pillars will each feature two cast stone bands near the top to provide visual continuity with the building's cast stone string courses.

<b>Number</b> 14	<b>Feature</b> <u>Gooseneck Lamps</u>	<b>Date of Feature</b> <u>1939-40</u>
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**Describe existing feature and its condition**

The drill hall features a gooseneck lamp at the south elevation above the western garage door.

The garage features four gooseneck lamps, one above each garage door as well as above the pedestrian door.

Photo Numbers 11, 19, 21, 22, 25 Drawing Numbers A-104, A-105, A-201, A-202, A-901

**Describe work to feature**

The gooseneck lamps will be repaired as needed and retained in place.

<b>Number</b> 15	<b>Feature</b> <u>Sirens</u>	<b>Date of Feature</b> <u>1939-40</u>
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**Describe existing feature and its condition**

The armory building features three megaphone sirens along the rear elevation. The southeast and southwest corner each feature one siren and the third is located at the center of the stage projection. Each of these is located at the coping.

Photo Numbers 4-8, 20 Drawing Numbers N/A

**Describe work to feature**

The sirens will remain where they exist with no work occurring on them.

<b>Number</b> 16	<b>Feature</b> <u>MEP</u>	<b>Date of Feature</b> <u>c.1981</u>
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**Describe existing feature and its condition**

The building features concealed MEP in the administrative wing and exposed in the drill hall.

Photo Numbers \_\_\_\_\_ Drawing Numbers N/A

**Describe work to feature**

The administrative wing will feature the MEP concealed above the gypsum board ceilings where they exist. The second floor will have exposed ductwork and conduit.

The event space will also have exposed conduit and ductwork.

<b>Number</b> 17	<b>Feature</b> <u>Garage</u>	<b>Date of Feature</b> <u>1959-1964</u>
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**Describe existing feature and its condition**

A masonry three-bay garage is located south of the main building. It was constructed between 1959 and 1964 per Sanborn Maps and aerial photographs. The rear garage features three garage doors along the north elevation, a pedestrian entrance at the northwest corner, windows along the south, east and west elevations, all of which have been in-filled with brick.

Photo Numbers 11, 22, 23-25 Drawing Numbers A-109

**Describe work to feature**

The brick in-fill at the garage's windows will be removed to expose the original windows. New clear glazing will be installed in the existing framing. New garage doors will be installed and mortar repointing will occur on all elevations.

The interior will largely remain the same.

<b>Number</b> 18	<b>Feature</b> <u>Site</u>	<b>Date of Feature</b> <u>1939-40, c.1990s</u>
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**Describe existing feature and its condition**

The building sits on a 1.8 acre parcel with asphalt parking lots located at the front and rear of the building. The sides (east and west) of the building feature lawns with smaller oak trees along along the east side of the property along Armory Street. Two large, mature oaks are located in front of the north facade between the building and the front parking lot while younger crepe myrtles grow near the front entrance. The rear garage, which utilizes the same rear parking as the armory, features vegetative growth along it, particularly along its south elevation coping.

Historically, according to the postcard of the building, the site featured its hardscaped front yard with small pine or leland cypress trees along the front administrative wing and the northern ends of the sides.

Photo Numbers 1, 8, 9, 22-24 Drawing Numbers N/A

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**Describe work to feature**

The site will feature a new patio as described in Number 13: Patio. The existing parking will remain as will the existing landscaping.