

RESOLUTION NO.: R-2021-037

Certifying Building Site as a Textile Mill Site Pursuant to the South Carolina Textiles Communities Revitalization Act, Title 12, Chapter 65, Section 12-65-10 et seq., of the South Carolina Code of Laws (1976), as amended, regarding the property located at 3452 North Main Street, Richland County TMS # R09112-07-01

WHEREAS, the South Carolina Textiles Communities Revitalization Act (the "Act") was enacted in Title 12, Chapter 65 of the South Carolina Code of Laws to create an incentive for the rehabilitation, renovation and redevelopment of abandoned textile mill sites located in South Carolina; and,

WHEREAS, the Act provides that restoration of abandoned textile mill sites into productive assets for the communities in which they are located serves a public and corporate purpose and results in job opportunities; and,

WHEREAS, Section 12-65-20 of the Act provides the following definitions (in pertinent part):

(1) "Abandoned" means that at least eighty percent of the textile mill has been closed continuously to business or otherwise nonoperational as a textile mill for a period of at least one year immediately preceding the date on which the taxpayer files a "Notice of Intent to Rehabilitate". For purposes of this item, a textile mill site that otherwise qualifies as abandoned may be subdivided into separate parcels, which parcels may be owned by the same taxpayer or different taxpayers, and each parcel is deemed to be a textile mill site for purposes of determining whether each subdivided parcel is considered to be abandoned.

(3) "Textile mill" means a facility or facilities that were initially used for textile manufacturing, dying, or finishing operations and for ancillary uses to those operations.

(4)(a) "Textile mill site" means the textile mill together with the land and other improvements on it which were used directly for textile manufacturing operations or ancillary uses. However, the area of the site is limited to the land located within the boundaries where the textile manufacturing, dying, or finishing facility structure is located and does not include land located outside the boundaries of the structure or devoted to ancillary uses.

(b) Notwithstanding the provisions of item (4)(a), with respect to (i) any site acquired by a taxpayer before January 1, 2008, (ii) a site located on the Catawba River near Interstate 77, or (iii) a site which, on the date the notice of intent to rehabilitate is filed, is located in a distressed area of a county in this State, as designated by the applicable council of government, "textile mill site" means the textile mill structure, together with all land and improvements which were used directly for textile manufacturing operations or ancillary uses, or were located on the same parcel or a contiguous parcel within one thousand feet of any textile mill structure or ancillary uses. For purposes of this subitem, "contiguous parcel" means any separate tax parcel sharing a common boundary with an adjacent parcel or separated only by a private or public road.

WHEREAS, GSM of North Main LLC and certain of its affiliates, (the "Owner") is the developer and owner of that certain real property located at 3452 North Main Street, which property is further identified on the Richland County Tax Maps as TMS No. R09112-07-01; and,

WHEREAS, the property is being redeveloped for use in a manner that qualifies for South Carolina income tax credits under the Act, and,

WHEREAS, the Property is located within the city limits of Columbia, South Carolina; and,

WHEREAS, the Owner has requested that the City certify the Property as a textile mill site under the Act defined by Section 12-65-60; NOW THEREFORE,

BE IT RESOLVED by the Mayor and City Council this 20th day of April, 2021, that the City of Columbia makes the following certifications under the South Carolina Textiles Communities Revitalization Act (S.C. Code Section 12-65-10, et seq.):

Section 1. The Property was a textile mill as defined in SC Code Section 12-65-20(3); and


Section 2. The Property has been abandoned as defined in SC Code Section 12-65-20(1); and

Section 3. The geographic area of the Property is consistent with the definition of a textile mill site, as defined in SC Code Section 12-65-20(4)

BE IT FUTHER RESOLVED that words used in the singular number include the plural, and words used in the plural number include the singular.


Requested by:

Assistant City Manager Gentry



Mayor

Approved by:



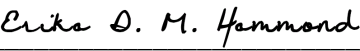
City Manager

Approved as to form:



City Attorney

ATTEST:



City Clerk

Introduced: 4/20/2021
Final Reading: 4/20/2021

City of Columbia

3452 North Main Street



Tuesday, March 23, 2021



CITY OF COLUMBIA GIS DATA DISCLAIMER

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HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 1 – EVALUATION OF SIGNIFICANCE



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. Property Name Stone Manufacturing Plant

Street 3452 North Main Street

City Columbia County Richland State SC Zip 29203

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 Scott Middleton Signature (Sign in ink) _____ Date _____

Applicant Entity GSM of North Main, LLC SSN _____ or TIN _____

Street 1624 Main Street City Columbia State SC

Zip 29201 Telephone (803) 730-9495 Email Address smiddleton@ltchs.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 _____ National Park Service Authorized Signature (Sign in ink) _____

NPS Comments Attached

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Property Name Stone Manufacturing Plant NPS Project Number _____
Property Address 3452 North Main Street Columbia Richland SC 29203

5. Description of Physical Appearance

The Stone Manufacturing Plant is a one-story masonry and concrete block construction garment manufacturing facility in Columbia, South Carolina. The west façade still retains portions of its 1948 appearance at the center and is now flanked by one-story, flat roof additions, which date to 1960. These wings are devoid of openings on this elevation. The façade features a white, raised brick veneer laid in a Flemish bond pattern, which appears to have changed colors multiple times throughout its use. The circa 1950 photograph of the building shows a whitewashed brick appearance while a 1967 image by Russell Maxey features a brown finish. It appears that the façade received the raised brick veneer when the two one-story office additions were completed in 1960. The 1948 section of the façade is seven bays wide with a stepped parapet. Three window openings flank a central double door entrance and is the only visible portion of the original building. The windows have been replaced but maintain their original locations. The outer two are currently direct-set plate glass windows but were historically four-over-four double hung windows. The two windows that immediately flank the double doors are two-light windows although historically there were three-light. Vent grilles are situated beneath each of the window openings. It is unclear if these are original as historic images obscure this area of the façade. The front door location is original, although it was formerly recessed and is currently flush with the exterior wall. The front stair has evolved the most over the years. The circa 1950 photograph shows a straight-run concrete stair leading from the sidewalk to the recessed entrance. By 1967, the stair had become an imperial stair, which was removed in 2018 to relocate the North Main Street sidewalk.

The south elevation is nineteen bays long. Moving west to east, the first six bays encompass the 1960 addition and are comprised of the same raised brick veneer. The remaining thirteen bays date to the 1950 addition and are composed of concrete block. Downspouts with conductor boxes separate each bay on the 1960 portion while pilasters separate the bays of the 1950 concrete section of the elevation. The elevation features three sets of double doors as well as two loading docks for trucks. These doors are located in the second, seventh, and thirteenth bays of the elevation. Each set of doors features a concrete stair with metal handrails leading from the building down to the parking lot as well as an awning. The awnings on bays two and seven are flat while the thirteenth bay doors are covered by a domed awning. The fifteenth and sixteenth bays feature garage-style loading dock doors. The third, ninth, and twelfth bays have square, louvred vents at varying heights. A number of bays on the 1950 portion of this elevation demonstrate scarring of former windows.

The east elevation faces Phillips Street and is the most varied of the elevations. The southeast corner is comprised of the 1950 addition which features a stepped parapet with two large vent fans at its center. A projecting four bay loading dock with three garage doors and a pedestrian door, which features a concrete stair to the asphalt, south of them. The garage doors are raised above ground level to serve as loading docks for trucks, and the loading dock is not centered on the east elevation of the 1950 addition. North of these bays is a projecting, concrete block, rectangular wing that serves as an electrical room and dates to the 1970s. It features a decorative concrete block "x"-shaped latticework parapet screen wall. The south elevation of the electrical room has a white door and numerous pipes leaving from the wall, while the east elevation of this room has a set of metal double doors. Heading north along the building's east elevation is another projecting addition, although this one is much larger, constructed of corrugated metal, and has a low-pitch gable roof. This addition dates to the 1970s and is the only two-story portion of the manufacturing plant. Its south elevation has four bays of loading docks and a small stair leading to a pedestrian doorway to the left of these garage doors. A flat, corrugated metal awning covers these openings. All loading docks at the east end of the building are accessible by a paved driveway and parking lot. The east elevation of the two-story corrugated metal addition lacks openings and terminates near the intersection of Phillips Street and Avondale Drive.

The north elevation is twenty-one bays long, composed primarily of concrete block construction,

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although the eastern two bays are encompassed by the two-story corrugated metal addition. The remaining portion of the elevation mimics the south elevation in design, with thirteen bays of concrete block and six bays of brick veneer at the west end. Pilasters separate each bay of the concrete block portion while downspouts divide the brick veneer. Similar to the south elevation, many of the concrete block bays feature brick in-fill in previous window openings. The seventh bay from the east contains a set of double doors, and the fifteenth bay has a flat, metal covered awning over a set of double doors that have been boarded with plywood. These doors are situated lower than the surrounding landscape, and they require a small concrete staircase to access them, which is extant. The final two bays at the west end of the elevation each have a single door. The twentieth bay features a glass and aluminum frame storefront door, which is flanked by sidelights and covered by a flat, concrete awning, while the twenty-first bay features a hollow metal door which is situated behind a chain link fence.

Interior

The building's original design is still largely intact in the interior. The original 1946 portion and two later addition wings, 1949 and 1950, are open manufacturing spaces separated by steel columns. The flooring is concrete, and the walls are largely exposed concrete block, reflecting the industrial nature of the building, although partition walls have been added near the front of the building to create additional office space. However, these walls are demountable and have not damaged the integrity of the building. The barrel roof framing, which is wooden, is present and in fair condition while the flat roofs of the two 1960 wings are in poor condition. The barrel sections are supported by wooden diagonal braces and exposed steel trusses. Exposed electrical and mechanical ductwork is present throughout the interior, suspended from the trusses and roofing. Large clerestory windows on the west end of the building, where the barrel roof meets the lower level flat roof, providing light to the manufacturing space. The front, or west, section of the building features subdivided office space. These spaces, which are connected through a series of corridors, feature dropped acoustical tile ceilings, wood veneer paneling, and linoleum tile flooring in some areas while other sections, such as near the front entrance, feature plaster and sheet rock walls, carpet flooring, and acoustical ceiling tiles. These spaces are largely in poor condition.

Date(s) of building(s) 1946-47 Date(s) of alteration(s) 1949, 1950, 1960, c.1970s

Has building been moved? No Yes, specify date _____

6. Statement of Significance

The Stone Manufacturing Company is a locally significant example of postwar industrialization in Columbia, South Carolina. Located at 3452 North Main Street, the building represents the rise of a small, South Carolina business to an international manufacturer in the postwar period. Beginning as a small, five-person operation in Greenville in 1933, Stone Manufacturing expanded rapidly across the state, beginning in Columbia and eventually adding ten additional plants in the southeast. Mr. and Mrs. Stone were integral to the development of the mid-twentieth century garment industry and its success in South Carolina and eventually, internationally. Its presence reflects the industrial growth of Columbia in the immediate postwar period and the rapid success the company experienced. The Columbia plant was the first expansion and was outside of the company's headquarters in Greenville. When Stone purchased the 33,000 square foot warehouse on North Main Street in 1948, the company immediately outgrew it and added two wings within two years, 1949 and 1950. It was during this rapid growth that the Columbia plant became the largest manufacturer of men's and boys' underwear in the world. By 1960, Stone added to the building again, this time for additional office space as well as a paved parking lot for the over 600 employees of the plant.

This building represents the transformation of southern industry in Columbia which was likely tied to the city's Industrial Service Bureau. This entity aimed at attracting new industry to the

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capital city. Established in 1946, the Industrial Service Bureau, along with the Columbia Chamber of Commerce, launched an aggressive advertising campaign to attract industry to Columbia and Richland County, highlighting their advantages as an industrial center, such as geographic location and large stores of raw materials. Within the first four years, the Industrial Service Bureau's campaign proved successful as industry in Columbia increased dramatically and became more diversified. A report to the bureau in 1950 cited the addition of over 2,000 new jobs and \$3,460,000 in annual payroll since the campaign to attract industry launched in July 1946. As a recruited business, Stone Manufacturing was one of the many companies enticed to Columbia along with other garment companies like Capital City Manufacturing in the Vista and Her Majesty Underwear company in West Columbia as well as the Russell Manufacturing Company (West Columbia), White Rock Manufacturing Company (White Rock), and Columbia Products Company (Northeast Columbia).

By the early 1960s, the company was still adding new lines of apparel, creating an inventory of more than six million seasonal garments, the largest known in the United States, demonstrating the company's sustained growth. The company used government contracts to vastly bolstered its production and revenue, such as the 1967 \$1.6 million Department of Defense contract awarded to the Columbia plant, in the midst of Vietnam, for the production of nearly four million pairs of men's cotton shorts, demonstrating that the company's relationship with the government was fruitful. By 1969, Stone began purchasing materials produced overseas instead of domestically produced products, as they became too expensive to purchase. This decision allowed Stone to operate twelve plants throughout the Carolinas and Georgia until 1991 when Stone moved its production overseas. Stone Manufacturing remained in this building until 2000.

Beginning as a small operation in Greenville, the Stone Manufacturing Company grew to be one of the largest garment manufacturers in the world, with Columbia as its first plant outside of Greenville and the company's second in command. The Columbia plant is an excellent example of the industrialization of Columbia during the postwar period and its transition to a global stage. The building evolved as the company prospered, eventually becoming the largest manufacturer of men's and boys' underwear in the world. The company ties into both Columbia and South Carolina's earlier textile industry and its shift to garment production with synthetic fibers. It is a testament to the progression of Columbia's textile-based manufacturing throughout the twentieth century.

7. Photographs and Maps. Send photographs and map with application.

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NOTICES

Privacy Act Statement

Authority: 26 U.S. Code § 47 - Rehabilitation credit; 26 U.S. Code § 170 - Charitable, etc., contributions and gifts.

Purpose: To enable the Secretary of the Interior to evaluate the historic significance of structures and whether the rehabilitation of such structures preserves their historic character. The primary use of this information by the Secretary of the Interior will be to certify to the Secretary of the Treasury that the applicant is eligible for Federal tax incentives for historic preservation. This application is used by the Internal Revenue Service to confirm that applicants for the tax incentives have obtained the certification concerning historic structures and historic rehabilitations that are required by law.

Routine uses: The information will be used by the National Park Service and the State Historic Preservation Offices and disclosed to the Internal Revenue Service to determine if the applicant is eligible for Federal tax incentives.

Disclosure: Voluntary, however, failure to provide the requested information may prevent or impede you from receiving consideration for the requested benefit.

Information Regarding Disclosure of Your Social Security Number Under Public Law 93-579 Section 7(b): Your Social Security Number (SSN) is needed to identify records unique to you. Applicants are required to provide their social security or taxpayer identification number for activities subject to collection of fees and charges by the National Park Service. Failure to disclose your SSN may prevent or delay the processing of your application. The authority for soliciting your SSN is 31 U.S.C. 7701. The information gathered through the use of the SSN will be used only as necessary for processing this application and collecting and reporting any delinquent financial obligations. Use of the SSN will be carried out in accordance with established regulations and published notices of system of records.

Paperwork Reduction Act Statement

We are collecting this information subject to the Paperwork Reduction Act (44 U.S.C. 3501) through the State Historic Preservation Offices to enable the Secretary of the Interior to evaluate the historic significance of structures located in historic districts, and to evaluate the rehabilitation of such structures. The primary use of this information by the Secretary of the Interior will be to certify to the Secretary of the Treasury that the applicant is eligible for Federal tax incentives, or that the applicant is not eligible for such incentives. This application is used by the Internal Revenue Service to confirm that applicants for the tax incentives have obtained the certification concerning historic structures and rehabilitations that are required by law. All applicable parts of the form must be completed in order to receive consideration for the requested benefit. A Federal agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a currently valid OMB control number. OMB has approved this collection and assigned it control number 1024-0009.

Estimated Burden Statement

Public reporting burden for this form is estimated to average 27 hours per response including the time it takes to read, gather and maintain data, review instructions and complete the form. Direct comments regarding this burden estimate, or any aspects of this form, to the Information Collection Clearance Officer, National Park Service, 12201 Sunrise Valley Drive, Mail Stop 242, Reston, VA 20192. Please do not send your form to this address.

THIS PAGE DOES NOT NEED TO BE PRINTED FOR APPLICATION - FOR APPLICANT RECORDS ONLY.