

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Federal Land Bank Building
Other names/site number: AgFirst Building
Name of related multiple property listing: _____

(Enter "N/A" if property is not part of a multiple property listing)



2. Location

Street & number: 1401 Hampton Street
City or town: Columbia State: SC County: Richland
Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national X statewide X local

Applicable National Register Criteria:

X A ___ B X C ___ D

<p><u><i>Elizabeth M. Johnson</i></u> Signature of certifying official/Title:</p>	<p><u>12/16/2014</u> Date</p>
<p>_____ State or Federal agency/bureau or Tribal Government</p>	

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In my opinion, the property ___ meets ___ does not meet the National Register criteria.

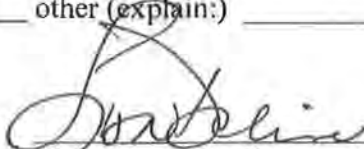
Signature of commenting official: _____ **Date** _____

Title : _____ **State or Federal agency/bureau or Tribal Government** _____

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) _____


Signature of the Keeper

2/3/15
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only one box.)

- Building(s)
- District
- Site

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Structure

Object

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u>0</u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>1</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register N/A

6. Function or Use

Historic Functions

(Enter categories from instructions.)

COMMERCE/TRADE: financial institution

Current Functions

(Enter categories from instructions.)

WORK IN PROGRESS

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH & 20TH CENTURY REVIVALS: Classical Revival

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

Foundation: Concrete

Walls: Concrete

Walls: Limestone

Roof: Synthetic

Other: Limestone cornice

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Federal Land Bank building at 1401 Hampton Street in Columbia, Richland County, South Carolina is a Classical Revival building originally constructed in 1924 and expanded in 1935. Atlanta architect A. Ten Eyck Brown designed the three-story building in 1922, while South Carolina architects Lafaye and Lafaye designed the 1935 addition. Because the building continuously served as offices for related financial institutions throughout its ninety-year history, it has undergone little alteration. The present building maintains a high degree of architectural integrity and many characteristic elements of the building's original design remain, including the coffered ceilings, intricate cornice, stone balusters, pilasters, interior vaults, bronze pediment doors, and double-hung wooden sash windows.¹

¹"Farmers Borrow up in Millions. Federal Land Bank Meeting Great Need," *The State*, 13 December 1918.

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Narrative Description

The Federal Land Bank Building is a three-story, flat-roofed rectangular block building constructed of concrete and brick and clad in limestone. Ornate pilasters on the façade, an intricate cornice, deeply recessed window and door openings, and stone balusters on some window and door openings are original to A. Ten Eyck Brown's 1922 design. As is typical of A. Ten Eyck Brown's public buildings, the Federal Land Bank Building in Columbia features monumentally scaled arched fenestration in the first story and shortened windows in the second story. The first two stories have many characteristic elements of the Classical Revival style, including rounded corners, dramatic arches over recessed window and door openings, heavy carved balustrades, and massive engaged columns and pilasters on the south and west façades. Column capitals on these first two floors feature slender, flaring leaves at the top, and support a richly detailed cornice of carved stone with a central circle and dentil pattern on the building's south (primary) and west facades. The building's ironwork, cornice, and capitals all include a circle motif.²

Exterior Description

Though A. Ten Eyck Brown's original design included only two stories, the expansion of the Federal Land Bank's operations through the Agricultural Credits Act of 1923 necessitated both additional bank staffing and a third floor for additional workspace (see Figures 1, 14). This third floor differs in scale and motif from the first two floors. A large stone cornice marks the transition between the second and third floors on the south and west elevations. The third level is slightly recessed from the cornice of the original roofline along all elevations. Pilasters divide paired rectangular casement windows with transoms above each. Windows in the third story are not as dramatically recessed as their counterparts below, but align symmetrically with the windows in the first and second floors. Slight variations in the limestone of the third floor mimic pilaster reliefs in the floors below. The cornice and the building's columns, friezes, and the sloped brackets under the pediments above the walk out windows at the corners of the building were handcrafted on site during the original construction in 1923. The present flat roof replaced the original low-pitch tile roof during the construction of the 1935 addition (see Figures 8, 9).³

The original 1924 building's south (primary) façade contains five bays. The center three bays have arched French doors with sidelights. A stone balustrade further ornaments these bays along the building's first level. Each end bay on the first level has a French door with transom window. These bays are topped with a pediment stone hood and fronted by a metal balustrade. The

²Craig, Robert M., "A. Ten Eyck Brown (1874-1940)," *New Georgia Encyclopedia*, n.d., www.georgiaencyclopedia.org; S. Richey, *Federal Land Bank Building, AgFirst: 1401 Hampton Street, Columbia, SC* (City of Columbia Planning and Development Services, 2013).

³The State, 7 April 1924, 11 February, 1923; S. Richey, *Federal Land Bank Building, AgFirst: 1401 Hampton Street, Columbia, SC*.

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original entrance to the three-story 1924 building was in the central bay of the south (primary) facade, but was removed during the construction of the five-story addition in 1935 (see Figures 1, 8, 14). The present stone balustrade across the building's original entry was also installed during the 1935 construction. Scarring in the columns on either side of this central bay provides evidence of an awning that once marked the building's original entrance. The second story of the south (primary) façade features rectangular casement windows of panes three over three with a transom above each. As originally stipulated by A. Ten Eyck Brown's 1922 design, the words "Federal Land Bank" are carved into the cornice on the building's south (primary) façade (see Figure 1, 14).⁴

The 1924 building's west elevation is comprised of seven bays. The window configurations are similar to those on the building's south (primary) façade. Pilasters support the cornice line in all except the two end bays. The names of the four states served by the Federal Land Bank headquarters in Columbia are carved into the cornice of this facade.⁵

The north (rear) elevation of the three-story 1924 building features a mural, *Tunnelvision*, painted by artist BlueSky (born Warren Edward Johnson) in 1975 (see Figure 17). By 1976, the building had achieved its present appearance: the stairwell and smoking shelters at the rear (north) elevation of the building were present by that year.⁶

The five-story addition, constructed in 1935, abuts the 1924 building's east elevation (see Figures 2 – 7). Designed by Columbia architectural firm Lafaye and Lafaye, the 1935 stripped Classical Revival building is L-shaped with a flat roof. The south (primary) façade has nine bays and is stepped back from the south (primary) façade of the 1924 building by approximately four and a half feet. The second bay from the western edge of the 1935 building contains the main entrance to both the 1924 and 1935 buildings (see Figures 12, 13, 15, 18, 19).⁷ The main entrance is comprised of three recessed bronze pediment doors with transom windows and decorative bronze grilles. A carved stone eagle tops the recessed entryway.

Bays on either side of the building's main entrance possess French door openings with transom windows above and metal balustrades below. These French door openings are topped with pediment stone hoods, and match the aperture pattern in the first floor of the 1924 construction. The first three bays of the 1935 addition's second story have paired, double-hung windows of panes two-over-two. The remaining bays on the south façade contain paired, double-hung windows of panes three-over-three. The stone cornice line of the 1924 construction continues between the second and third floors of the 1935 addition, wrapping around the south façade and turning north across the first two bays of the east elevation (see Figures 10, 11).

⁴*The State*, 28 August 1934, p. 12; 25 October 1934, pg. 12; 16 May 1935, p. 2; 12 April 1936, p. 16; 30 June 1935, p. 5; *Ibid*.

⁵S. Richey, *Federal Land Bank Building, AgFirst: 1401 Hampton Street, Columbia, SC*; Robert M. Craig, "A. Ten Eyck Brown (1878 - 1940)."

⁶Russell Maxey, *Federal Land Bank Tunnelvision Mural by Blue Sky*, August 1976, Russell Maxey Photograph Collection, <http://digital.tcl.sc.edu/cdm/singleitem/collection/rmaxey/id/603/rec/3>.

⁷S. Richey, *Federal Land Bank Building, AgFirst: 1401 Hampton Street, Columbia, SC*.

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The east elevation of the 1935 addition is comprised of eight bays. The first two bays have single, double-hung windows of panes three-over-three. The remaining six bays contain paired, double-hung windows of panes three-over-three. Windows in these bays are single, double-hung windows of panes three-over-three (see Figures 10, 11).⁸

Interior Description

The interior space of the Federal Land Bank Building maintains many of its early twentieth-century elements, including coffered ceilings, plaster walls, acoustical treatments on the ceilings, and linoleum floors. Many of these elements have been exposed through recent removal of later industrial carpet and a drop ceiling.⁹ Though damaged in subsequent renovations, many of these characteristic features are evident in the present interior.

Public Lobby

The building retains much of the original marble tiling in the 1935 lobby, as well its original marble wainscoting and ornamental plaster ceiling. Three elevators are recessed in the wall and have bronze indicator panels above their doors.

Basement Level

The basement level is accessed via the elevators in the public lobby, as well as the stairway to the immediate west of the public lobby. The basement is divided into technology support office spaces, storage spaces, and restrooms. The basement houses the mechanical equipment for the electrical and temperature-control functions of the 1935 building.

1924 building: First Level

Many elements original to the 1924 and 1935 construction dates are intact throughout the first floor. Marble tile-clad pilasters with simple Doric capitals support decorative beams in the first floor. Shallow coffered plaster ceilings are visible through damaged dropped ceilings and acoustical tiles throughout the first floor of the 1924 building. Decorative acanthus leaf molding connects the marble walls and ceiling. The better parts of the 1924 and 1935 buildings' first levels have undergone interior alterations, including the installation of industrial carpeting over hardwood floors. Original office walls have been replaced by new drywall partitions to create additional offices. Original wooden windows and wooden French doors are still present in the south and west elevations.

1924 building: Second and Third Levels

The second through third floors of the 1924 building are accessed via the elevators in the public lobby and via stairwells to the immediate east of the lobby and in the midcentury addition at the northeast corner of the 1924 building. These floors have undergone interior alterations to accommodate several generations of office space for various financial and governmental agencies. Industrial carpeting covers the original hardwood flooring. The second floor is mostly open space and still houses the bank's 1920s vaults and fire hoses. File vaults in the third floor

⁸ *The State*, 21 March 1936.

⁹ S. Richey, *Federal Land Bank Building, AgFirst: 1401 Hampton Street, Columbia, SC*.

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remain intact. A rear stairwell at the northeast corner of the building provides access to the other floors and to the rear parking lot.

1935 building: First Level through Fifth Levels

Interior space in the second through fifth levels is divided by drywall partitions. Offices line the perimeter of each floor, name tags still attached to the walls and doors outside of several offices. The third floor contains a large conference room along the southern elevation. The fifth floor is comprised of a large open area without interior partitions. The space was once divided into small office spaces via removable cubicles that have since been removed. Industrial carpet has been installed on each level, covering the original linoleum floors. Each level of the building also now has a drop ceiling. The elevator lobby of the first level repeats on each floor. Wood paneling lines the elevator lobby of the third floor.

Alterations

The Federal Land Bank building retains a high degree of exterior integrity, as exterior alterations to both the 1924 building and its 1935 addition have been minimal and only additive. The interior of the building is in relatively good condition, many of its original architectural elements are still intact despite the addition of industrial carpeting, drywall partitions, and acoustical tile dropped ceilings. Alterations to the building's interior spaces were made to accommodate successive generations of office space needs, and have left much of the original features intact.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance

(Enter categories from instructions.)

Commerce/Government
Architecture

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Period of Significance

1923 - 1935

Significant Dates

1923-24: original construction

1935: construction of addition

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Brown, A. Ten Eyck

Southeastern Construction Company

Lafaye & Lafaye (Architects)

Heslep, J.C.

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Federal Land Bank Building is eligible for the National Register of Historic Places at the state level of significance under Criterion A for Commerce/Government as a district headquarters of the Federal Land Bank. One of twelve district headquarters in the United States, the headquarters in Columbia provided federal financial support to struggling farmers throughout the Third District, composed of South Carolina, North Carolina, Georgia, and Florida. The Federal Land Bank Building is also eligible for the National Register of Historic Places at the local level of significance under Criterion C for Architecture as an example of Classic Revival public buildings designed by prominent architects A. Ten Eyck Brown and Columbia-based South Carolina firm Lafaye and Lafaye. The building's successive construction dates reflect changing ideas about the aesthetics of and practical demands placed on public architecture in the 1920s and 1930s.

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Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

Commerce/Government

Construction of the Federal Land Bank district headquarters in Columbia, South Carolina in 1924 signaled redoubled efforts to provide economic support to the nation and the region's struggling rural communities. The building came to represent the federal government's commitment to aiding the region's agricultural economy, which weathered frequent, sustained periods of hardship. The Federal Land Bank building symbolized the permanence and stability of the federal presence in an otherwise uncertain economic environment.

Overview of the Federal Credit System, 1862 - 1945

By the earliest decades of the twentieth century, about half of the United States' population lived in rural communities. Federal efforts to provide economic aid to the nation's farmers began with the Homestead Act of 1862, which made large tracts of public land available to private citizens and transferred approximately ten percent of the United States land area (270 million acres) to private ownership. As a result of the Homestead Act, the demographic of American landowners expanded to include immigrants, women, and even former slaves. The federal census of 1910 listed more than six million farms in the United States. Many of those farms were tended in the southeastern United States: North Carolina, Georgia, and Florida boasted nearly 600,000 farms total. South Carolina alone had over 176,000, more than half of them owned and operated by "non-whites."¹⁰

Farmers had little access to long- and short-term credit at manageable interest rates in this period. The Federal Farm Loan Act – signed by President Wilson on July 17, 1916 and known popularly as the "rural credits law" – provided for the creation of twelve federal land banks throughout the United States. The Act also permitted joint-stock land banks for the purpose of offering long-term agricultural loans at reasonable interest rates. A federal farm loan board had complete control over these banks.¹¹

The Federal Land Bank was only able to accept deposits from farm loan associations, but those associations could accept deposits from anyone, though only for the purchase of federal farm loan bonds or first mortgages. Once deposited in a local farm loan association, moneys were forwarded to the Federal Land Bank in the district headquarters. After six days certificates were issued to the individual farmers, each bearing no more than 4% annual interest. Certificates could be exchanged for federal farm loan bonds of equal amount once they aggregated \$25 or any multiple thereof. The Federal Land Bank operated no other business transactions, and only those

¹⁰ US National Park Service, "About the Homestead Act," n.d., <http://www.nps.gov/home/historyculture/abouthomesteadactlaw.htm>; "Federal Census" (University of Virginia Library, 1910), Historical Census Browser, <http://mapserver.lib.virginia.edu/>; "Federal Census" (University of Virginia Library, 1920); S. Richey, *Federal Land Bank Building, AgFirst: 1401 Hampton Street, Columbia, SC*.
¹¹ *The State*, 4 August 1916.

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who owned or were about to own farm lands, or those who were or intended to be engaged in actually farming, could borrow from the Federal Land Bank.¹²

Agriculture and Federal Aid in South Carolina, 1890 – 1936

By 1890, South Carolina was among the poorest states in the Union. The state's economy made marginal improvement in the years after the Civil War, only to be significantly damaged by the panic of the early 1890s. Bankruptcies were widespread with the drop in the price of cotton – at only four cents per pound, the state's old staple crop could not support the mostly agricultural population. In an effort to remedy their flagging income, farmers planted twice as much cotton as they had in years prior. The plight of South Carolina's farmers became the cornerstone of South Carolinian Benjamin Tillman's campaign for governor. He focused on collapsing farm prices, the oppressive credit system, and the perceived failure of the agriculture department. Among Tillman's recommendations for the state's improvements was the idea of an agricultural college to educate farmers' sons. This idea was realized in Clemson College in 1889, formed when Thomas G. Clemson willed his estate and \$80,000 to its founding. Clemson College took over the agricultural courses formerly offered at the University of South Carolina.¹³

By 1910, one acre out of five in South Carolina was planted in cotton. Rather than increasing farmers' income, this flooded the market and continued to drive the price of cotton down.¹⁴

Richland County's Chamber of Commerce was sensitive to the plight of the farmer, and made a concerted effort to improve agricultural education and practice in Richland County. Among the chamber's initiatives was a new salaried farm demonstration agent, a position first held by J.M. Napier. Agricultural institutes in and around the city of Columbia hosted speakers on new crops, lime, fertilizer, and crop rotation. In August 1913 Columbia hosted the statewide Conference on the Common Good, a forum for discussion on the needs of farm families and their schools and churches.¹⁵

South Carolina farmers were temporarily buoyed by the agricultural demands of World War I, but a statewide boll weevil infestation in 1919 destroyed the Sea Island cotton crop. In some areas of the state cotton production dropped by as much as 90%. This depression created a new group of tenant farmers: two-thirds of South Carolina's small farmers lost their land due to inability to pay taxes and other debts.¹⁶

Members of the Columbia Chamber of Commerce actively lobbied to have one of the federal land banks established in Columbia, South Carolina. A committee composed of W.M. Otis, T.B.

¹²“Appoints Officers of Land Loan Bank. Federal Board Names Columbia Directors - Designates Welch as Registrar.” *The State*, 18 February 1917, p.11.

¹³Salsi, Lynn Sims and Margaret Sims. *Columbia: History of a Southern Capital*. The Making of America Series. Charleston, SC: Arcadia Publishing. 2003, p. 104.

¹⁴Moore, John Hammond. *Columbia and Richland County: a South Carolina community, 1740 – 1990*. Columbia, South Carolina: University of South Carolina Press (1993), p. 298.

¹⁵Moore, John Hammond. *Columbia and Richland County: a South Carolina community, 1740 – 1990*. Columbia, South Carolina: University of South Carolina Press (1993), p. 298.

¹⁶Salsi, Lynn Sims and Margaret Sims. *Columbia: History of a Southern Capital*. The Making of America Series. Charleston, SC: Arcadia Publishing. 2003, p. 93, 113.

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Stackhouse and George B. McCutcheon went to Washington, D.C. to plead South Carolina's case. *The State* newspaper asserted, "the securing of one of these banks for Columbia would be a great thing not only for this city but for the State of South Carolina and a determined effort will be made to show that Columbia is the logical place for this district's bank."¹⁷ Boosterism aside, Columbia's location at the center of transportation networks that extended into much of the southeast did offer an advantage in the eyes of the national government. Columbia seemed the obvious choice as headquarters for groups concerned with matters pertinent to the entire state of South Carolina.¹⁸

Columbia actively worked to bolster its image as South Carolina's state capital, touting not only its location, but also its growing list of desirable resources. *The State* newspaper listed "Some Things Columbia Has" in its edition of 26 August 1915, including among Columbia's merits its thirteen bank and trust companies, bank capital exceeding \$2 million, bank deposits exceeding \$10 million, banking resources in excess of \$14 million, nine lines of railroad, 144 daily trains, "every great railroad system in the Southeast," a city population of 56,992, and a population of half a million within a radius of fifty miles.¹⁹ The state's Representatives in Washington also likely cited these characteristics in pleading Columbia's case as a potential location for district headquarters of the Federal Land Bank.

Columbia won Washington's approval as location for the district land bank headquarters and finalized its temporary organization on February 17, 1917, making it the first of the twelve federal land banks to organize. Serving the Third Land Bank District (composed of the Carolinas, Georgia, and Florida), the Federal Land Bank in Columbia boasted a board composed of representatives from all states. F.J.H. von Engelken of East Palatka, Florida was President; Louis I. Guion of Lugoff, South Carolina was Vice President; David A. Houston of Monroe, North Carolina was treasurer; Howard C. Arnold of Greenville, Georgia was secretary; and S.C. Warner of Palatka, Florida was director. Robert H. Welch of Columbia, South Carolina was appointed registrar.²⁰

The efficacy of the Federal Land Bank was immediately evident. By August 18, 1917 the Federal Land Bank had issued fifty-five charters for local farm loan associations throughout the four states of the Third District.²¹ In the first seven months of its operation, the Columbia location loaned upwards of \$1,000,000. By December 1918, the Bank in Columbia had received more than 15,000 applications, totaling more than \$28,000,000 in loans since it began operations in March of 1917.²²

¹⁷*The State*, 4 August 1916.

¹⁸Moore, John Hammond. *Columbia and Richland County: a South Carolina community, 1740 – 1990*. Columbia, South Carolina: University of South Carolina Press (1993), p. 273 – 274.

¹⁹*The State*, 26 August 1915; Moore, John Hammond. *Columbia and Richland County: a South Carolina community, 1740 – 1990*. Columbia, South Carolina: University of South Carolina Press (1993), p. 296.

²⁰*The New York Times*, 28 December 1916, p. 13; *The State*, 18 February 1917, p. 11.

²¹*The State*, 18 August 1917, p. 10.

²²"Farmers Borrow up in Millions. Federal Land Bank Meeting Great Need." *The State*, 13 December 1918, p. 10.

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Despite the widespread work of the Federal Land Bank and its related federal organizations, farmers across the nation continued to face significant economic challenges. Dramatic depression in agricultural prices in the years following the end of World War I made it exceedingly difficult for many farmers who had taken advantage of the Federal Land Bank's assistance to meet their loan payments. Southeastern states were noticeably affected: South Carolina alone lost nearly 35,000 farms between 1920 and 1930.²³

Events at the national level influenced 1930s Columbia more so than events at the local level. President Franklin Delano Roosevelt's federal New Deal programs impacted Columbia and Richland County's economic life directly. Between March 1933 and June 1939, South Carolina received \$58.7 million in aid via New Deal programs. Public works accounts for \$38.1 million of that total and repayable loans accounted for another \$31.1 million.²⁴

Among these New Deal programs were the Emergency Farm Mortgage Act of 1933 and the Farm Credit Act of 1933, designed to aid farmers across the United States and further expanding the Federal Land Bank's responsibilities and programs throughout the Great Depression. The Farm Credit Act established the Farm Credit System as a group of cooperative lending institutions to provide short-, intermediate-, and long-term loans for agricultural purposes. This Act devised the Farm Credit System to include twelve Federal Land Banks for long-term agricultural real estate loans through Federal Land Bank associations; twelve Federal Intermediate Credit Banks for short and intermediate term credit to local Production Credit Associations (PCAs) and other lending institutions serving agricultural producers; twelve Banks for Cooperatives (BCs) to provide credit for farmers' cooperatives; and a Central Bank for Cooperatives to participate with the District BCs in loans that exceeded their lending capacities. Columbia's Bank of Cooperatives was chartered in 1933, and with the other organizations formed the basis of the Farm Credit System as it exists today. President Franklin D. Roosevelt's Executive Order 6084 placed all existing agricultural credit organizations under the supervision of a new agency, the Farm Credit Administration (FCA).²⁵

In 1933, the Third District of the Farm Credit System, headquartered in Columbia, was composed of the Federal Land Bank of Columbia, the Federal Intermediate Credit Bank of Columbia, and the Columbia Bank for Cooperatives, together with the PCAs and FLB associations located in South Carolina, North Carolina, Georgia, and Florida. The 1935 expansion of the Federal Land Bank Building, which was required to house these various agencies, reflected in a tangible way the growth of federal programs that were vital to the subsistence of rural communities throughout the southeast.²⁶

²³ *The State*, 8 May 1927, p.1; "Federal Census," 1920, 1930.

²⁴ Moore, John Hammond. *Columbia & Richland County: A South Carolina Community, 1740 – 1990*. Columbia, SC: University of South Carolina Press (1993), p. 341.

²⁵ Franklin D. Roosevelt, "Executive Order 6084 Consolidating Federal Farm Credit Agencies," March 27, 1933. Online by Gerhard Peters and John T. Woolley, *The American Presidency Project*. <http://www.presidency.ucsb.edu/ws/index.php?pid=14599>; *The State*, 21 March 1936, 3 January 1934; "Chronology" (America's Farm Credit Archive, 2014).

²⁶ Farm Credit Administration, "History of the FCA and the FCS"; S. Richey, *Federal Land Bank Building, AgFirst: 1401 Hampton Street, Columbia, SC*; *The State*.

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By March of 1936, Columbia was widely recognized as the agricultural capital of North Carolina, South Carolina, Georgia, and Florida, thanks to the four permanent Farm Credit Administration units housed in the Federal Land Bank building on Hampton Street. These included the Federal Land Bank, the Federal Intermediate Credit Bank, the Production Credit Corporation of Columbia and the Columbia Bank of Cooperatives. The Federal Land Bank made long-term loans through farmer-owned Federal Land Bank Associations, whereas the Federal Intermediate Credit Bank of Columbia provided short- and intermediate-term loans through farmer-owned Production Credit Associations. These four organizations employed 437 people from the four states of the Third District, many of them from Columbia, South Carolina.²⁷

The Federal Land Bank in Columbia continued to function as an important and readily recognizable financial institution for farmers in North Carolina, South Carolina, Georgia, and Florida throughout the mid to late-twentieth century. The Agricultural Credit Act of 1987 merged the Federal Land Banks and Federal Intermediate Credit Banks in each district (except the Jackson Mississippi District) to form the Farm Credit Banks (the FCBs). In Columbia, the merger of the Third District Federal Land Bank and the Federal Intermediate Credit Bank established the Farm Credit Bank of Columbia. The Federal Intermediate Credit Bank of Jackson merged into the Farm Credit Bank of Columbia in 1993, and four agricultural credit associations from the Farm Credit Bank of Louisville re-affiliated to the Farm Credit Bank of Columbia in 1994. The Farm Credit Bank of Columbia consolidated with the Farm Credit Bank of Baltimore in 1995, forming AgFirst Farm Credit Bank. Headquartered in Columbia, AgFirst Farm Credit Bank continued to occupy the Federal Land Bank building at 1401 Hampton Street until 2014.²⁸

Architecture

Overview of the Federal Building Program, 1895 – 1949

Prior to 1926, construction of each federal building was approved and funded through individual legislation and supervised by the Office of the Supervising Architect of the U.S. Treasury Department (Supervising Architect) and Congressmen vied for construction of federal buildings in their districts. In an attempt to curtail pork barrel spending the Public Buildings Act of 1926 required that the Treasury Department consider building sites more carefully and allowed the Department to contract outside architects and engineers.²⁹

The Public Buildings program became part of the Public Works Administration through President Franklin D. Roosevelt's (1932 – 1945) New Deal federal relief program. The number of federal buildings throughout the country nearly doubled in this period, reflecting the

²⁷*The State*, 21 March 1936, p. 10; 21 March 1954, p. 33; 27 July 1972.

²⁸S. Richey, *Federal Land Bank Building, AgFirst: 1401 Hampton Street, Columbia, SC*; Ellis, Sarah, "Bank Vaults, Marble Columns to Be Look of Luxury in Columbia's New Land Bank Apartments," *The State*, June 18, 2014, sec. Business, <http://www.thestate.com/2014/06/18/3517006/bank-vaults-marble-columns-to.html>.

²⁹Robinson, Judith H. and Foell, Stephanie, *Growth, Efficiency, and Modernism: GSA Buildings of the 1950s, 60s, and 70s* (Washington, DC: U.S. General Services Administration, Office of the Chief Architect, Center for Historic Buildings, 2003).

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expansion of the federal government into business regulation, social reform, agricultural subsidies, electrification, land reclamation, and public works projects.³⁰

Decentralization of the federal government in the years following the Great Depression and World War II resulted in higher cost and inefficiency in government services. The number of federal civilian employees and number of bureaus and units had multiplied four times in a twenty-year period; annual expenditures increased over eleven times.³¹ Under President Harry S. Truman (1945 – 1952), the Commission on Organization of the Executive Branch of the Government undertook a comprehensive reform program to consolidate federal government operations. As a result of the Commission's efforts, the Federal Building Program was consolidated under the new Public Buildings Services (PBS) division, which was tasked with the design, construction, maintenance, repair, remodeling, and enlargement of federal buildings, and overseeing office, warehouse, and other space required by federal agencies. Through the PBS, the United States General Services Administration (GSA) became the federal government's "architect, engineer, builder, landlord, and house-keeper."³²

Construction and major alterations of the Federal Land Bank building in Columbia occurred in this heady period of federal involvement in architectural design and construction.

Stripped Classical Style in Federal Building Design, 1920 – 1940s

Despite economic depression in the early decades of the twentieth century, Columbia developed into a lively business crossroads by the 1920s. Centrally located between the upstate and low country, Columbia was a relatively convenient location for citizens and businessmen, and the rise of textile mills in the latter decades of the nineteenth century in turn aided in the rise of retail stores. Steadily decreasing crop prices forced many former farmers and their children throughout into the mills of Columbia.³³

The Federal Land Bank building's two dates of major construction (1924 and 1935, respectively) produced an edifice that reflected the changing aesthetics and practical needs of public architecture. Both the 1924 building and its 1935 addition were in keeping with the Stripped Classical style (otherwise known as the "Starved Classical" or "Modern Classical" style) that characterized federal buildings constructed from the 1920s through the 1940s.³⁴ Stripped

³⁰ Robinson, Judith H. and Foell, Stephanie, *Growth, Efficiency, and Modernism: GSA Buildings of the 1950s, 60s, and 70s* (Washington, DC: U.S. General Services Administration, Office of the Chief Architect, Center for Historic Buildings, 2003); Rifkind, Carole, *A Field Guide to Contemporary American Architecture* (New York: Plume, 1998), 105.

³¹ Robinson, Judith H. and Foell, Stephanie, *Growth, Efficiency, and Modernism: GSA Buildings of the 1950s, 60s, and 70s*, 28; Young, Emma K., "National Register of Historic Places Nomination: Strom Thurmond Federal Building and U.S. Courthouse" (United States Department of the Interior, National Park Service, May 2013), 20.

³² Robinson, Judith H. and Foell, Stephanie, *Growth, Efficiency, and Modernism: GSA Buildings of the 1950s, 60s, and 70s*, 28; Young, Emma K., "National Register of Historic Places Nomination: Strom Thurmond Federal Building and U.S. Courthouse."

³³ Salsi, Lynn Sims and Margaret Sims. *Columbia: History of a Southern Capital*. The Making of America Series. Charleston, SC: Arcadia Publishing, 2003, pp. 116 – 117.

³⁴ Rifkind, Carole, *A Field Guide to Contemporary American Architecture*, 107; Young, Emma K., "National Register of Historic Places Nomination: Strom Thurmond Federal Building and U.S. Courthouse," 23.

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Classical style buildings' monumentality, presence, and permanence communicated the "continued place of federal prominence in cities and towns, while the lack of architectural ornament satisfied the contemporary taste for sleekness of design."³⁵

A. Ten Eyck Brown's 1923 design incorporated the emblematic columns, arched fenestration, and heavy balustrades characteristic of Classical Revival architecture. Lafaye and Lafaye's 1935 addition reflects a subtle shift towards greater austerity that paralleled the social sobriety of the Great Depression. Lafaye and Lafaye's design was likely informed by the relative austerity of the 1924 construction's third floor: it reveals the influence of the Art Moderne and Art Deco periods that succeeded the Classical Revival period within which Brown designed the 1924 building. In contrast with the copious ornamentation and massive scaling of the 1924 construction, the 1935 addition contains detailing only along its entrance bay and cornice. Further in keeping with the simplicity of the 1924 construction's third floor, the 1935 addition features double windows repeated across its entire façade.³⁶

Federal Land Bank Building in Columbia, 1924–1935

Until the completion of the Federal Land Bank building at 1401 Hampton Street in 1924, the Third District headquarters of the Federal Land Bank operated out of the first floor of the Palmetto Building on Main Street in Columbia, South Carolina.³⁷ The Federal Land Bank gained a permit to construct a fireproof building at 1401 Hampton Street on December 30, 1922. The \$133,000 contract for the building's construction was awarded to Northeastern Construction Company. Building plans included a basement and a two-story building of Indiana limestone, to be "substantial and ornamental in design."³⁸ Hendrix Hardware Company won the contract for two cars of plaster and one car of lime for plastering the new building at Hampton Street.³⁹

In 1922 the Federal Land Bank purchased a lot in Columbia, South Carolina for \$18,000 with the intent to construct a district headquarters to serve farmers in South Carolina, North Carolina, Georgia, and Florida. The Federal Land Bank selected regionally prominent architect A. Ten Eyck Brown's design for the building, which was published in South Carolina's *The State* newspaper in February 1923. The illustration evinced the building's similarities with Columbia's existing federal buildings: the beige stone exterior recalled the federal post office and court house constructed in Columbia in 1875, as well as the federal post office constructed on Gervais Street in 1921. A. Ten Eyck Brown's original Classical Revival design for the Federal Land Bank Building included only two stories and a low-pitched roof with tile. An increase in the

³⁵ Young, Emma K., "National Register of Historic Places Nomination: Strom Thurmond Federal Building and U.S. Courthouse," 23; Robinson, Judith H. and Foell, Stephanie, *Growth, Efficiency, and Modernism: GSA Buildings of the 1950s, 60s, and 70s*, 12, 22 – 25.

³⁶S. Richey, *Federal Land Bank Building, AgFirst: 1401 Hampton Street, Columbia, SC*.

³⁷*The State*, 25 June 1941.

³⁸*The State*, 31 December 1922.

³⁹*The State*, 29 October 1923, p. 9.

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Federal Land Bank's personnel due to the Agricultural Credits Act of 1923 required a third story, added during the 1923 construction.⁴⁰

Southeastern Construction Company of New York and Charlotte won the bid for the building's construction in February of 1923. The project contractor, Mr. Garthwaite, had already been involved in the construction of the federal post office building on Gervais Street in Columbia. The Federal Land Bank Building was constructed of reinforced concrete and trimmed with limestone on its south and west facades, and trimmed with brick on its north and east elevations. Adams Cut Stone Company completed the exterior stonework by November of 1923, performing all handiwork for the building's columns, friezes, and pediment brackets on site. The names of the four states served by the Federal Land Bank's Columbia headquarters – South Carolina, North Carolina, Georgia, and Florida – were carved into the cornice on the building's west facade during the 1923 construction.⁴¹

In March of 1924, over 160 representatives from the farm loan associations in Georgia met in the not-yet-completed Federal Land Bank building on the corner of Marion and Washington streets. Employees were working out of the building by April 1924, at which time a newspaper article described the various offices inside. The building was then considered of the highest quality construction, and used "neither taxes or tacks." It was designed as a "business palace," and the description of its interior underscored its modernity:

Every imaginable modern device for the comfort and convenience of the occupants of the bank has been installed in the building. The furniture and fixtures are of the highest quality. Shower baths and rest rooms are at the service of both the men and women employees. There are drinking fountains throughout the building, the water being circulated by an electric motor. An elevator is at the disposal of employees and winding concrete steps from the third to the ground floor add to the appearance and afford a fire escape. The staircase railings are of bronze.

Among the more striking equipment features is the long vault which extends from the registrar's to the treasurer's office on the second floor. This tightly sealed "cavern: is locked by means of two steel doors, weighing nine tons each and operated by a time clock. The vault is about ten feet high, is fireproof and has cork floors. In it is kept the important papers of the bank, such as mortgage bonds, unissued bonds and mortgages. The total collateral in the vault at present is estimated at \$65,000,000.

And there is also the temperature regulator. By means of a storage battery this contrivance is so arranged as to keep the various rooms at a degree suitable to the

⁴⁰The State, 7 April 1924, p.7; S. Richey, *Federal Land Bank Building, AgFirst: 1401 Hampton Street, Columbia, SC*.

⁴¹*The State*, 22 July 1923, p.16; 7 April 1924, p. 7; 29 October, p.9; 30 November 1923, p.3.

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individuals, be they cold or hot natured. A thermometer is placed in each office and 'registers according to the feelings of the occupant.'

The bank has both public telephone system and private lines running from one office to the other. The private telephones are operated by an automatic electric system, which is installed in the basement.

Storage batteries control a master clock located on the first floor in the secretary's office, while in the other offices, hallways, and basement other timepieces keeping the same time as the master clock are installed. A burglar alarm is located in the basement and on the first floor. Fire hose is provided on each floor, arranged in such a way as to be easily accessible.

In the basement are found the storage room, supply room, meter room and a private office for the engineer of the building. The hot water system is separate from the furnace.

The printing department of the bank is in the basement. Young men are employed at the multigraph, addressograph and sealing machines. Another feature of this department is a perforator for cancelling bonds [...]

The officers of the president and secretary are located on the first floor of the new bank building.

L.I. Guion, vice president of the bank, who is now acting in the capacity of president of the establishment, has his office to the right of the entrance hallway. Under his supervision is the appraisal department, which is headed by W.F. Stevens.

The quarters of Harold C. Arnold, secretary of the bank, are located directly opposite those of the president. Outside of his private office is a large room in which clerks and other clerical help carry on their daily duties. Miss Ruby Burns is chief clerk of this department.

A file vault in which is kept the history of those in Florida and South Carolina dealing with the bank, and a woman's rest room occupy the remainder of the space allotted to the first floor of the building. [...]

The office of R.H. Weleb, counsel and farm loan registrar; Allen Greeley, treasurer; C.C. Youmans and A.A. Burch, assistant attorneys; and a file vault containing the history of individual farmers residing in North Carolina and Georgia make up the space on the second floor of the new bank building.

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Outside of Mr. Welch's private office is a good sized room similar to the outer office of the secretary's, here too is the humdrum of typewriters. W.N. Craig is the chief clerk and deputy registrar of the department.

Adjoining the registrar's outer office is the vault. Adjacent to the walls which separate the 'money cavern' from the outside world is a hallway. Along this passage are a number of bookcases holding a complete law library. Two offices leading out into the hallway are occupied by assistant attorneys.

Mr. Greeley's quarters are no less spacious than those of the other bank officers. Under his supervision comes the collection department, bond department, etc. John T. Sox is the assistant treasurer [...]

The federal intermediate credit bank occupies part of the space on the third floor. This bank is a separate establishment, with the officials of the federal land bank acting in the capacity of ex-officio officers. J.D. Bell is manager [...]

The remainder of the top floor of the limestone finished building is devoted to the director's room and a large assembly hall. The latter is the largest room in the buildings and will be used for conventions and social occasions. A small room leading into the spacious hall has been set aside for a rest and discussion room.

The director's quarters are furnished with the same high grade furniture and fixtures, characteristic of the entire structure[.]⁴²

Congressional acts passed in the wake of the Great Depression expanded the Federal Land Bank's operations and created a need for additional employees and more office space at the Columbia headquarters. In the early 1930s, Federal Land Bank employees were scattered across offices throughout the city of Columbia. In the summer of 1934, the Federal Land Bank accepted local architecture firm Lafaye and Lafaye's bid for a building design billed as a "fireproof office." Lafaye and Lafaye were by then considered "one of the state's most respected and successful architectural practices" and the team designed numerous projects throughout South Carolina. Several characteristic architectural elements of the Federal Land Bank building also appeared in Lafaye and Lafaye's other designs around the state. The Carolina National Bank Building in Columbia also featured monumentally scaled arched windows in the first level, with smaller, square windows in the building's second and third stories. The Columbia Savings Bank and Trust Company building in Columbia and the Orangeburg National Bank in Orangeburg, South Carolina also featured pedestaled, curved columns surrounding the entry bay and decorative bronze grilles above the entry door.⁴³

⁴²*The State*, 7 April 1924, p. 7.

⁴³S. Richey, *Federal Land Bank Building, AgFirst: 1401 Hampton Street, Columbia, SC.*; *The State* 29 July 1934, p. 13B; Chandler, Andrew W., "Lafaye and Lafaye," in *The South Carolina Encyclopedia*, ed. Edgar, Walter (Columbia, SC: University of South Carolina Press, 2006), 527.

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In the summer of 1934 Julian H. Scarborough, Chairman of the Building Committee, and Lafaye & Lafaye Architects requested bids for construction of a fireproof office building, alterations to the existing building, and for the furnishing and erection of elevators and dumbwaiters in the proposed office building and the existing building.⁴⁴ Contractor J.C. Heslep won the bid for construction of the new addition and for the installation of elevators in the 1924 building. The 1934 building design stipulated that all five stories be of “fireproof construction” and that the “exterior design will be in keeping with the present building.” Though Heslep promised to complete the work on the new building within ten months, excavation of the basement caused an avalanche that tragically killed two African-American workers and temporarily halted operations. The cornerstone for the new building was not laid until February of 1935, but by April construction had begun on the roof and the building’s interior plaster. Meanwhile, the older (1924) building underwent a roof transformation and an exterior cleaning. The older, low-pitch tile roof was removed and replaced with a flat roof in keeping with the 1934 design for the addition. The entry and steps of the 1924 construction were removed and a stone balustrade installed across the original opening.⁴⁵

Julian Scarborough, president of the Federal Land Bank and general agent of the Farm Credit Administration, laid the cornerstone for the new building addition at 4:30 pm on February 11, 1935.⁴⁶ The new addition was ready for occupancy by July of 1935, consolidating employees then working out of the nearby Barringer and Arcade buildings and three other locations in Columbia.⁴⁷

Architect A. Ten Eyck Brown⁴⁸

A. Ten Eyck Brown was one of the leading architects of public buildings in the first three decades of the twentieth century. Brown’s most famous works include a group of Italian Romanesque revival public school buildings in Atlanta, Georgia (1920s), the classical Dade County Courthouse in Miami, Florida (1925 – 1928), and the Old Federal Reserve Bank buildings (1923 – 1924) in Jacksonville, Florida.

Born Albert Anthony Ten Eyck Brown in Albany, New York in 1878, Brown spent his formative years under the tutelage of his architect father. A. Ten Eyck Brown later studied at the Academy of Design in New York and spent the early years of his career working in New York, Washington, D.C., and Atlanta, Georgia. Notable works of Brown’s early career include St. Luke’s Episcopal Church, suburban residences, and Arlington Hall (1918 – 1919), all constructed in and around Atlanta. A reduced-scale replica of the famous Custis-Lee mansion in Arlington, Virginia, Brown’s Arlington Hall is a Greek revival style building designed as component of the Lanier University campus. Brown’s notable work in the 1920s include his

⁴⁴*The State*, 19 July 1934, p. 27.

⁴⁵ S. Richey, *Federal Land Bank Building, AgFirst: 1401 Hampton Street, Columbia, SC; The State*, 29 July 1934, p.13B.

⁴⁶*The State*, 12 February 1935, p. 1.

⁴⁷ S. Richey, *Federal Land Bank Building, AgFirst: 1401 Hampton Street, Columbia, SC; The State*, 29 July 1934, p. 13B; Chandler, Andrew W., “Lafaye and Lafaye.”

⁴⁸ The following is taken from Craig, Robert M., “A. Ten Eyck Brown (1874-1940),” *New Georgia Encyclopedia*, www.georgiaencyclopedia.org (accessed 13 August 2014).

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stone St. Anthony Church in Atlanta's West End (completed 1923) and brick Municipal Market (1923) in Atlanta's Sweet Auburn district.

Throughout the 1930s and the Great Depression Brown maintained his signature conservative classicism, evident in the restrained classicism of the Georgia State Highway Board Building (1931), the Thornton Building (1932), and the Federal Post Office Annex (1931-1933). The first of these "set a pattern for stripped-down 'Depression classical' government buildings" later deployed in A. Thomas Bradbury's design and construction of the Georgia state capitol in the 1950s.

The monumental massing, dramatic profile, classical order, and delicate Art Deco ornament of the Federal Land Bank Building in Columbia are characteristic of A. Ten Eyck Brown's many designs for public buildings constructed throughout the southeastern United States.⁴⁹

Architectural Firm Lafaye and Lafaye

George Eugene Lafaye, Sr. was born in New Orleans, Louisiana in 1878, and arrived in Columbia, South Carolina in 1900 to work with Columbia architect and engineer W.B. Smith Whaley. Lafaye partnered with Gadsden E. Shand from 1903 to 1907. George Lafaye practiced alone until 1920, when his brother Robert S. Lafaye joined him in Columbia to form the firm of Lafaye and Lafaye.

Between 1920 and 1940, the firm produced many of South Carolina's most important public buildings. The Columbia Savings Bank and Trust Company building in Columbia featured classical Doric columns and bronze grille above the main entry door similar to those of the Federal Land Bank building. Like the Federal Land Bank building, the Carolina National Bank Building in Columbia also featured monumentally scaled arched windows in its first floor and smaller, square windows in the upper floors. The classical Orangeburg National Bank in Orangeburg, South Carolina also features a pedimented main entry with raised Doric columns on either side. Lafaye and Lafaye also designed the National Loan and Exchange Bank building, the Y.M.C.A. building, and the Township Auditorium in Columbia, as well as the Ottray Hotel in Greenville, the Beaufort Bank in Beaufort, the York County Court House, and the County Court House in Manning, South Carolina. The firm also designed many of the buildings on the campus of the South Carolina State Hospital for the Insane.

George E. Lafaye, Sr. died in Columbia in 1939, but his firm continued to design ecclesiastical, municipal, residential, and commercial buildings throughout the state of South Carolina.⁵⁰

Federal Land Bank Building in Columbia, 1935–2014

The Federal Land Bank and affiliated organizations of the Federal Credit System continued to occupy the building at 1401 Hampton Street throughout the twentieth century; the building

⁴⁹ Ibid.; S. Richey, *Federal Land Bank Building, AgFirst: 1401 Hampton Street, Columbia, SC*.

⁵⁰ Chandler, Andrew W., "Lafaye and Lafaye" and "Lafaye and Lafaye's Legacy," <http://www.historiccolumbia.org/tour-locations?neighborhood=Heathwood> (accessed August 12, 2014); Wells, John E. and Robert E. Dalton. *The South Carolina Architects, 1885 – 1935: A Biographical Dictionary*. Richmond, Virginia: New South Architectural Press (1992).

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continued to function as an important and readily recognizable financial institution for southeastern farmers. City directories for the city of Columbia listed the Federal Land Bank, the Federal Credit Administration, the Federal Intermediate Credit Bank, Columbia Bank for Co-operatives, and Production Credit Corporation of Columbia as tenants of the building through the 1930s. In the 1940s the Federal Housing Administration, the U.S. Department of Agriculture Soil Conservation Service, the U.S. Department of Labor Wage and Hour Division, and the U.S. Department of Agriculture Food Distribution Administration operated out of the building alongside the existing financial organizations.

By 1954, the Federal Land Bank building was crowded. The U.S. Department of Agriculture (Stabilization and Conservation) occupied the basement and the fourth floor. The first floor contained offices of the U.S. Department of Agriculture, and the U.S. Department of Labor Wage (Bureau of Apprenticeship). The second floor contained offices of the Shell Oil Company, the Farm Credit Administration of Columbia, the Federal Intermediate Credit Bank of Columbia, the Production Credit Corporation of Columbia, the U.S. Farmers Home Administration, the U.S. Treasury Department, the Federal Housing Administration, the Equitable Life Assurance Society of the U.S., and the Volunteer State Life Insurance Company. The third floor contained offices of the Independent L&A Insurance Company, and the U.S. S.C. Military District. The U.S. Department of Agriculture occupied the building's fourth floor.⁵¹

In 1963, the building contained offices of the Richland County Farm Bureau, the Columbia Public School Assessor for School District Number 1, the County Assessor for School District Number 1, and the Volunteer State Life Insurance Company in the basement. Equitable Life Assurance Society of United States, the Columbia Bank for Cooperatives, the Farm Credit Banks, and the Federal Land Bank, the Federal Intermediate Credit Bank, and the State Insurance Commissioner occupied the upper floors.

Alterations to the Federal Land Bank building in the mid-twentieth century modernized the building for comfort and practicality. The Richland County-City of Columbia's Civil Defense Agency spearheaded the modernization of the Federal Land Bank building in 1965 when it advertised for bids for the furnishing and installation of Base Stations and other communications equipment.⁵² The Columbia building hosted an open house on April 6, 1967 to observe the 50th anniversary of the Federal Land Bank system. Renovated areas of the bank's third floor were opened for public visitors from 3 to 5 pm that day. No description was made of the building's appearance at that time.⁵³

In 1970, 1401 Hampton Street housed the City Council Civil Defense in the basement. The first floor housed the South Carolina Association of School Boards and the Equitable Life Assurance Society. The second floor contained offices for the Columbia Bank for Cooperatives. The third floor contained the Farm Credit Bank Services, the Federal Land Bank of Columbia, the South

⁵¹ "Hill's Columbia City Directory" (Hill Directory Co., Inc., 1936), Richland County Public Library Local and Family History Center; Columbia City Directory, 1938, 1943, 1954, 1963, 1970, 1984, 1994, 2004.

⁵² *The State*, 11 April 1965, p. 43.

⁵³ *The State*, 6 April 1967, p. 51.

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Carolina National Bank. The fourth floor contained Federal Intermediate Credit Bank, and the fifth floor contained offices of the State Insurance Commissioner.

By 1984, the building was occupied solely by federal financial organizations. The Regional Computer Service of the FLB/FIC operated out of the basement. The Federal Land Bank and Equitable Life Assurance Society operated from the first floor. The Columbia Bank for Cooperatives had offices on the second floor, the Farm Credit Bank on the third floor, and the Federal Intermediate Credit Bank on the fourth floor.

In 1994, only the Farm Credit Bank of Columbia was operating out of the building at 1401 Hampton Street. In 2004, the building's sole tenants were listed in the City Directory as AgFirst Farm Credit Bank and the South Carolina FFA Association.⁵⁴

Alterations to the Federal Land Bank building's interior and exterior have been unobtrusive since the 1935 addition. Modernized heating, ventilation, air conditioning (HVAC) systems were installed throughout the building in the 1960s, necessitating the addition of a drop ceiling. Interior plaster walls, originally designed to be altered to accommodate shifting office spaces, have been put to that purpose by successive generations of financial institutions. Large areas of the interior of the building's upper floors remain undivided, used as cubicle space similar to the 1924 newspaper description above.

Additions to the building's exterior were made in the 1970s, and include housing for the HVAC system, a one-room smoking shelter along the rear (north) elevation of the 1935 addition, and a stairwell at the northeast corner of the 1924 building. In 1975, local artist Blue Sky painted the mural *Tunnelvision* on the north elevation of the 1924 building.⁵⁵

Extant U.S. Federal Land Bank Buildings⁵⁶

Most of the twelve original Federal Land Bank Buildings constructed in each district are still extant, though many have been repurposed. Of the buildings remaining in Columbia, New Orleans, Houston, Omaha, Berkeley, Baltimore, and Louisville, only those in Columbia, South Carolina and New Orleans, Louisiana remain visually similar. Like the building in Columbia, the Federal Land Bank building in New Orleans was constructed as a two-story building, but lacks the depth in the recessed doors and windows that characterize the Columbia edifice. Houston, Texas' 1929 building is even simpler than either those in Columbia or New Orleans: elaborate ornamentation is limited to only the building's cornice and central entry door, and the original windows have been replaced. Berkeley, California's 1939 building is largely intact, and had minimal detailing on its façade but characteristic Art Deco details on the rear and interior. It has been repurposed as municipal office space. Omaha, Nebraska's 1923 building and 1934 addition were both constructed as multi-story buildings, the former with brick face and the latter with stone face. Both buildings have been adapted for use as apartments. Baltimore, Maryland's 1923

⁵⁴ "Hill's Columbia City Directory" (Hill Directory Co., Inc., 1936), Richland County Public Library Local and Family History Center; Columbia City Directory, 1938, 1943, 1954, 1963, 1970 .

⁵⁵ *The State*, 6 April 1967, p. 51; interview with Dale Stigamier, August 12, 2014; S. Richey, *Federal Land Bank Building, AgFirst: 1401 Hampton Street, Columbia, SC*.

⁵⁶ This section is taken from S. Richey, *Federal Land Bank Building, AgFirst: 1401 Hampton Street, Columbia, SC*

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building is also a modestly ornamented stone clad edifice now rehabilitated as luxury apartments. Louisville, Kentucky's 1923 building was a much taller brick edifice, eight levels atop a large footprint. As one of only twelve original Federal Land Bank buildings, and as one largely still intact, the Federal Land Bank building in Columbia is a rare resource.

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Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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Federal Building and U.S. Courthouse." United States Department of the Interior,
National Park Service, May 2013.

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: Historic Columbia

Historic Resources Survey Number (if assigned): _____

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10. Geographical Data

Acreage of Property 1.64

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

- 1. Latitude: 34.006426 Longitude: -81.032035
- 2. Latitude: Longitude:
- 3. Latitude: Longitude:
- 4. Latitude: Longitude:

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- 1. Zone: Easting: Northing:
- 2. Zone: Easting: Northing:
- 3. Zone: Easting: Northing:
- 4. Zone: Easting : Northing:

Verbal Boundary Description (Describe the boundaries of the property.)

The southern one-third of Richland County parcel number R11402-03-03 in the city of Columbia, South Carolina. The property is situated on the city block bounded by Hampton Street on the south, Taylor Street on the north, Marion Street on the west, and Bull Street on the east. It extends one-half of the distance along Hampton Street between Marion and Bull. It also extends one-third of the distance along Marion Street between Hampton and Taylor.

Boundary Justification (Explain why the boundaries were selected.)

The boundary encompasses the former Federal Land Bank Building, but excludes the surrounding parking lots.

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11. Form Prepared By

name/title: Meg Southern
organization: Historic Columbia
street & number: 1601 Richland Street
city or town: Columbia State: South Carolina zip code: 29201
e-mail megsouthern@gmail.com
telephone: 301-788-7197
date: August 16, 2014

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property:	Federal Land Bank Building
City or Vicinity:	1401 Hampton Street
County:	Richland
State:	South Carolina
Photographer:	Meg Southern, Barry Allmon
Date Photographed:	1601 Richland Street, Columbia, SC 29201

Federal Land Bank Building

Richland County, SC

Name of Property

County and State

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 36. Southwest aspect, camera facing northeast.
- 2 of 36. Stone balustrade on south façade, camera facing north.
- 3 of 36. First level windows containing French door, pediment stone hood, and metal balustrade, camera facing north.
- 4 of 36. Central bay of three-story building (1924) south façade, camera facing north.
- 5 of 36. Second story detail of 1924 construction, camera facing north.
- 6 of 36. Carved stone detail on south façade of 1935 addition, camera facing north.
- 7 of 36. West facade, camera facing east.
- 8 of 36. Carved stone cornice on west facade, camera facing east.
- 9 of 36. Mural on north elevation of 1924 construction, camera facing south.
- 10 of 36. South elevation of 1935 addition, camera facing north.
- 11 of 36. Setback hyphen between 1924 construction and 1935 addition, camera facing north.
- 12 of 36. Main entrance on south façade of 1935 addition, camera facing north.
- 13 of 36. Main entrance doors on south façade of 1935 addition, camera facing north.
- 14 of 36. First level windows on south façade, camera facing north.
- 15 of 36. Rounded corners at southwest of 1924 construction, camera facing northeast.
- 16 of 36. East elevation of 1935 addition, camera facing west.
- 17 of 36. Bronze grille detail above entry doors, 1935 addition lobby.
- 18 of 36. Coffered ceiling in lobby of 1935 addition.
- 19 of 36. Acanthus leaf detail in lobby ceiling of 1935 addition.
- 20 of 36. Elevators in lobby of 1935 addition.
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- 25 of 36. Railing in stairwell of 1924 building.
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Federal Land Bank Building
Name of Property

Richland County, SC
County and State

Additional Documentation

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Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



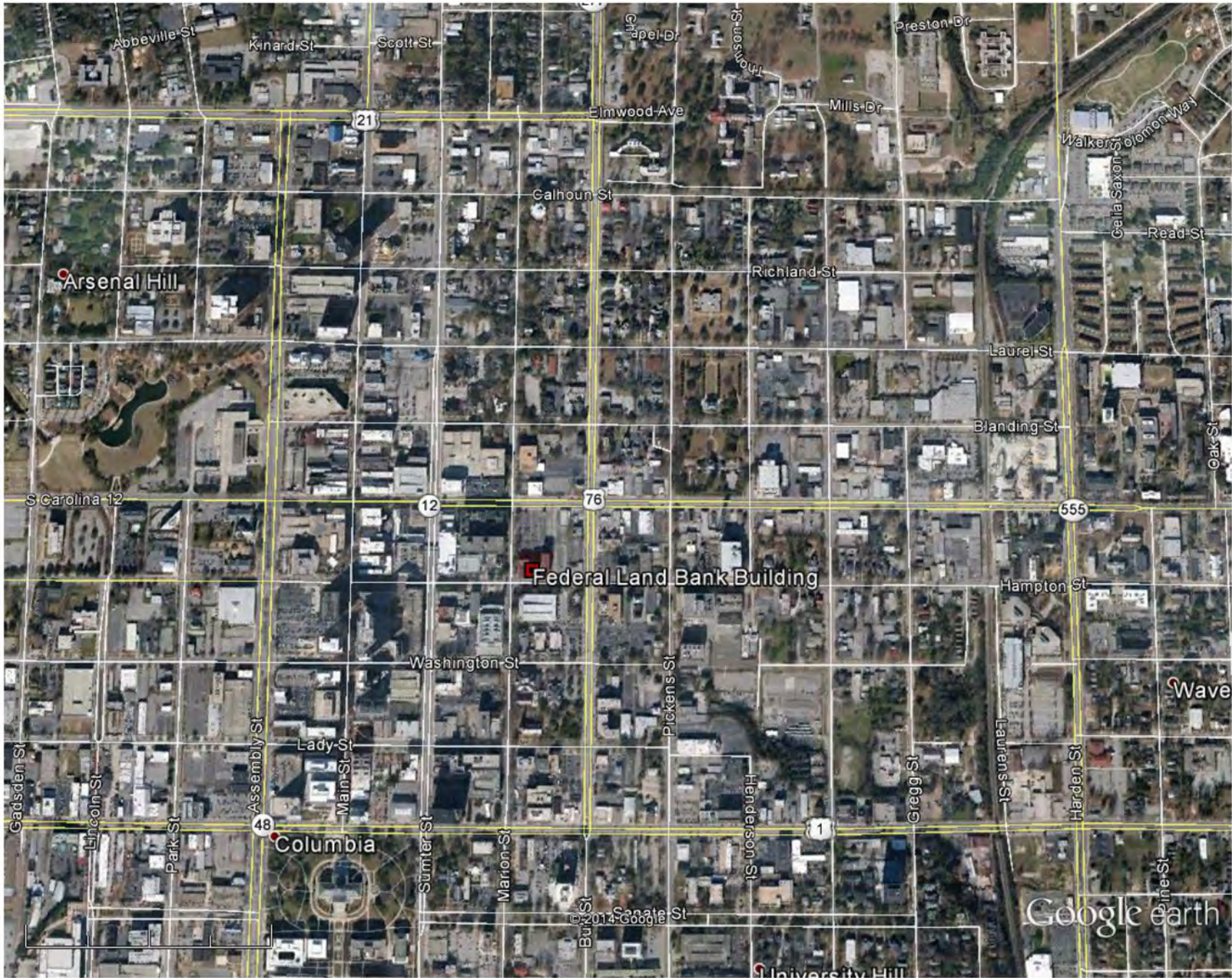
Federal Land Bank Building
Latitude: 34.006615° Longitude: -81.031765°



Google earth

feet
meters

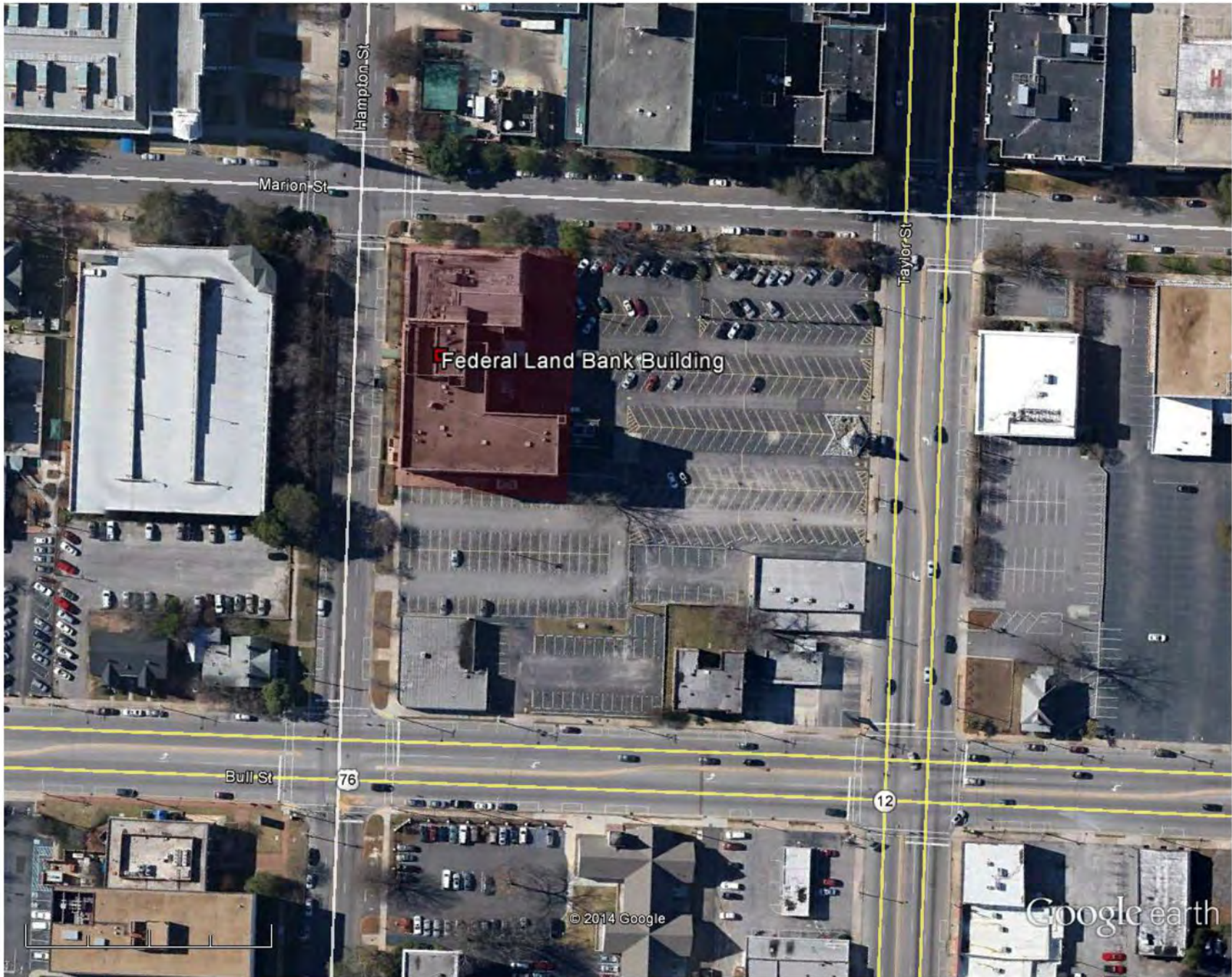




Google earth

miles
km





© 2014 Google

Google earth

Google earth

feet
meters





AGFIRST

AGFIRST

Hampton

Marion





FDC









SOUTH CAROLINA GEORGE DUNN



SOUTH CAROLINA

FOR

ELC



TUNNEL

CLEARANCE 20 FT

ACFIRST
South Central Bank

ONE WAY

TUNNEL

 **AGFIRST**

1401

FDC





1401

FEDERAL
LAND
BANK
BUILDING

AgFirst
First Choice Bank

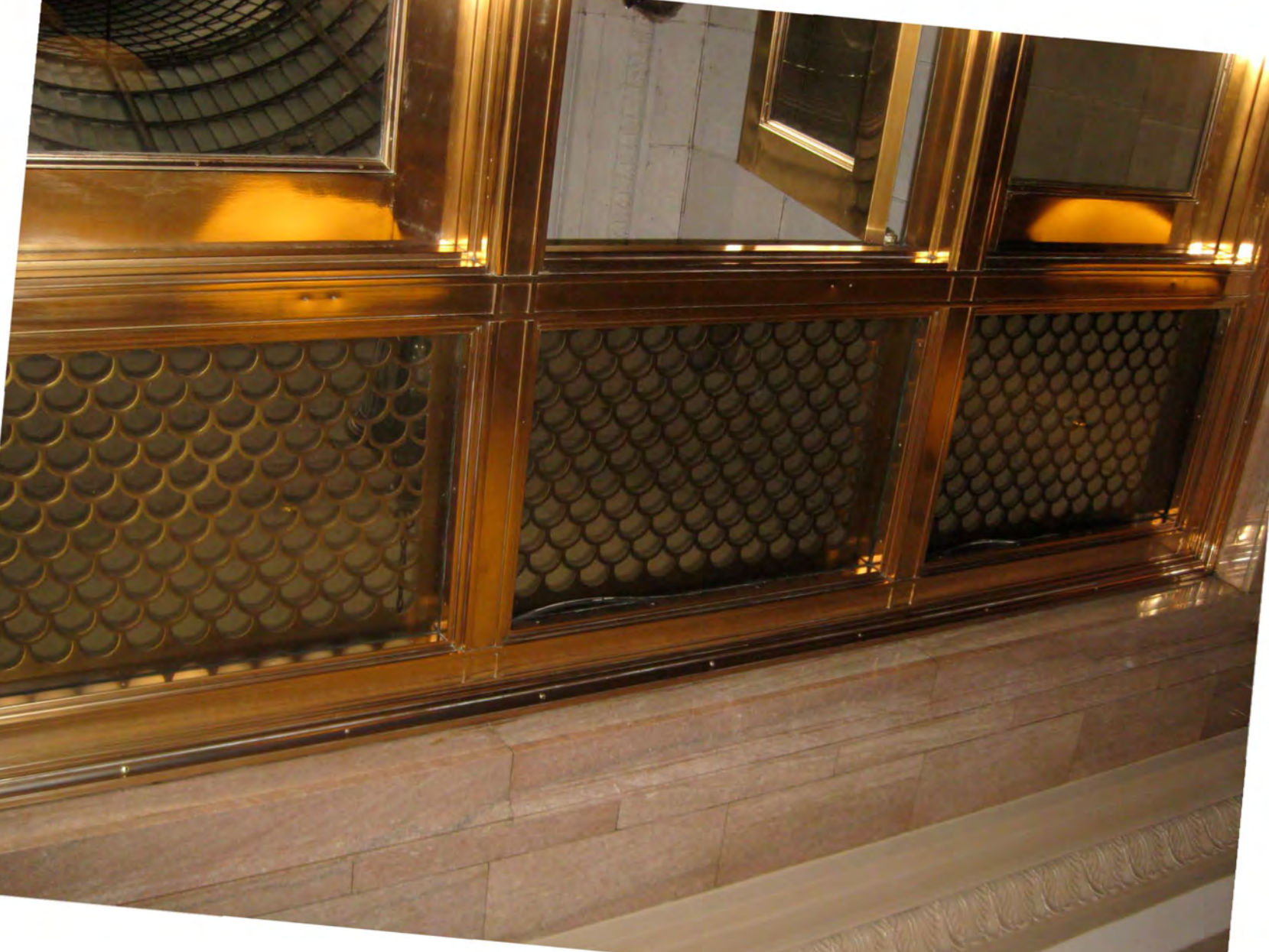


THIS DOOR IS LOCKED.
SECURITY WILL OPEN
THE DOOR FOR VISITORS.













EXIT





B 1 2 3 4 5





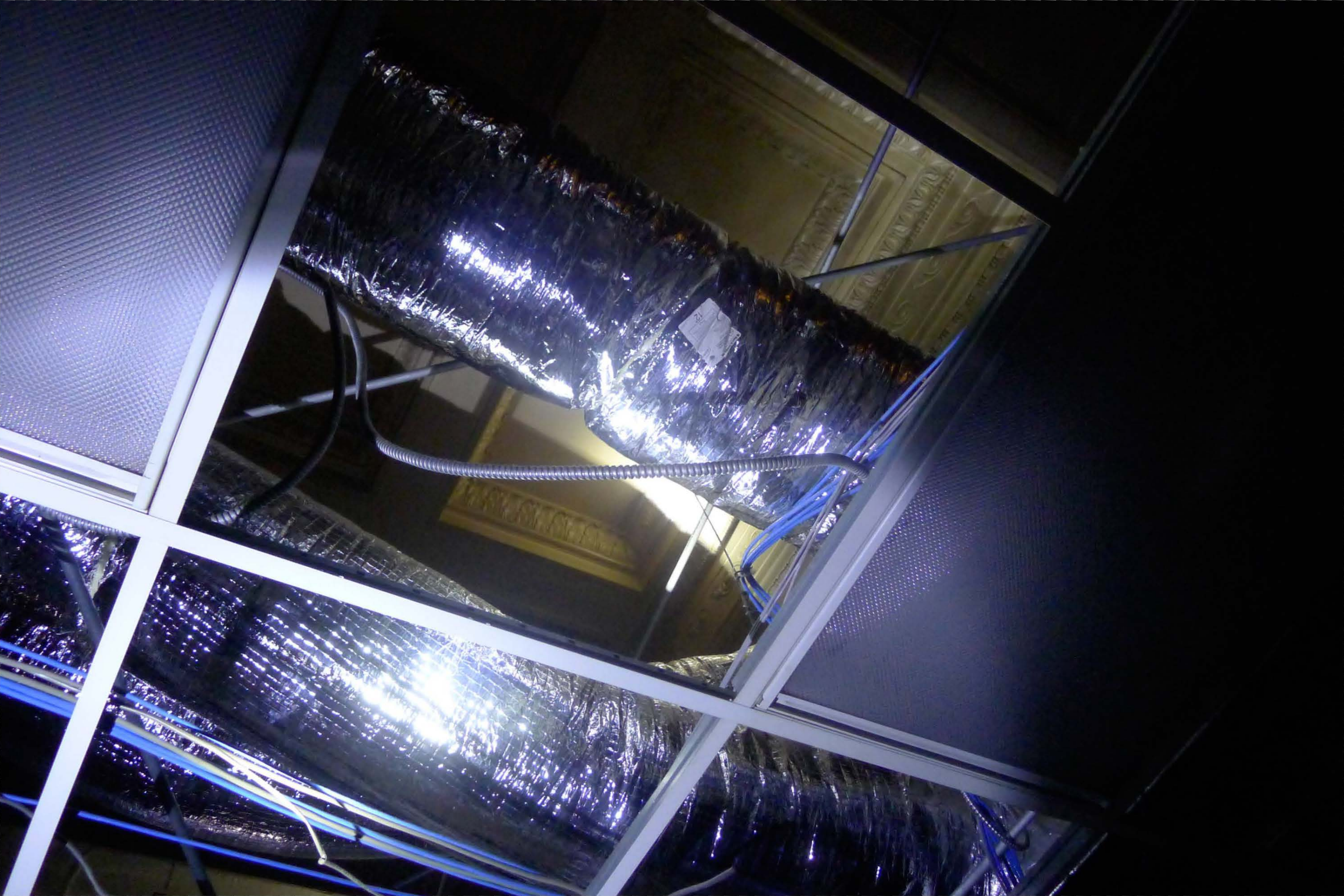
THE HOSLER SAFE CO.
BOSTON U.S.A.

















UMBRELLA BAGS

\$1 OFF



· A. T. EYCK · BROWN · ARCHITECTS ·
· ATLANTA · GA ·

▼ FEDERAL · LAND · BANK · OF · COLUMBIA ▼
▼ C O L U M B I A · S · C ▼

1923



FEDERAL LAND BANK BUILDING COLUMBIA, S. C.
J. C. HESLEP, CONT. LAFAYE & LAFAYE, ARCH.
DATE 10-2-1934



FEDERAL LAND BANK BUILDING - COLUMBIA, S. C.
J. G. HESLEP, CONT.
LAFAYE & LAFAYE, ARCH.
DATE 11-3-1934



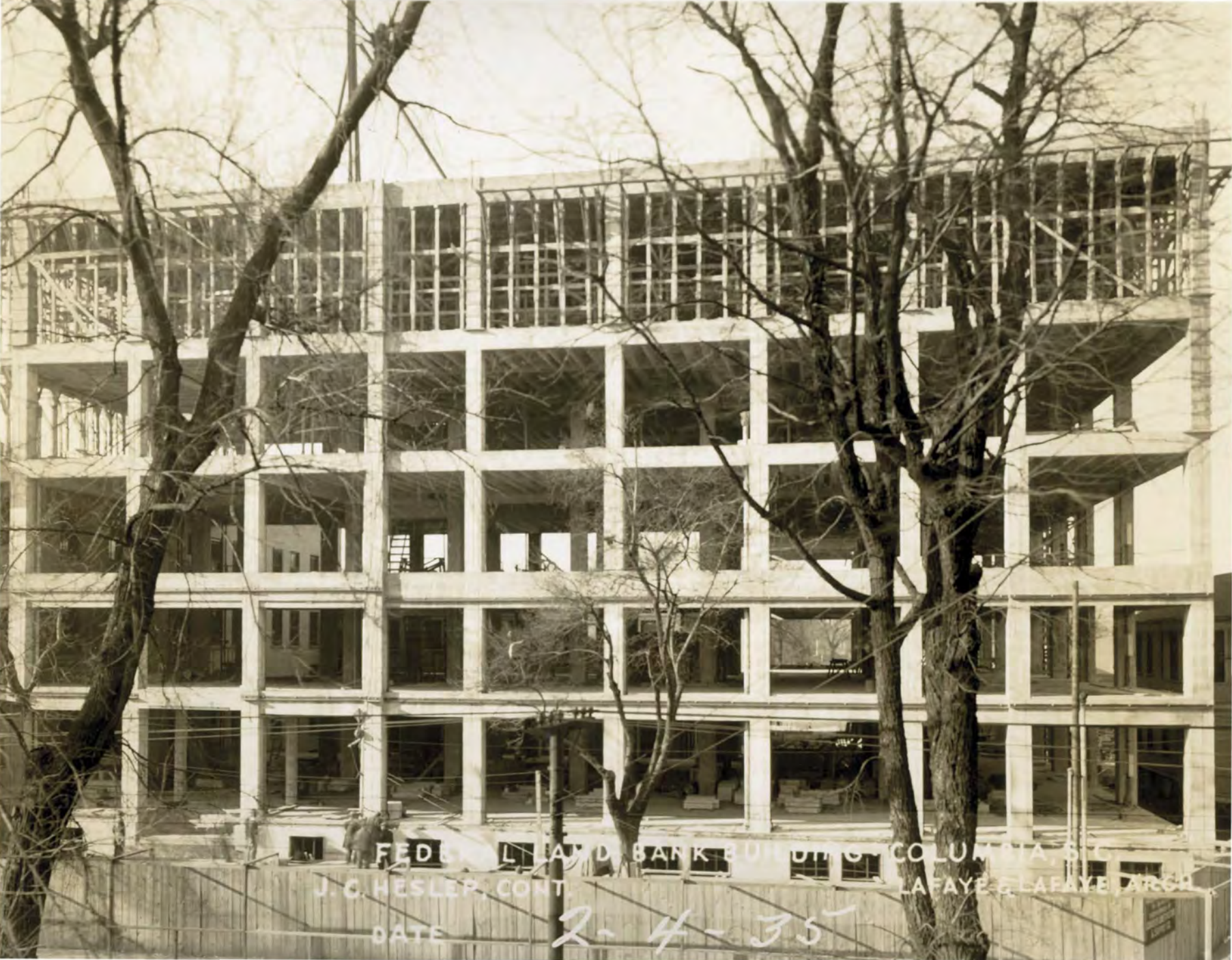
FEDERAL LAND BANK BUILDING - COLUMBIA, S.C.
J. C. HESLEP, CONT. LAFAYE & LAFAYE, ARCH.

DATE 11-3 1934



FEDERAL LAND BANK BUILDING COLUMBIA, S. C.
J. C. HESLER, CONT.
LAFAYE & LAFAYE, ARCH.

DATE 12-1 1934



FEDERAL LAND BANK BUILDING COLUMBIA, S.C.
J. C. HESLER, CONT. LA FAYE & LA FAYE ARCH.

DATE 2-4-35



FEDERAL LAND BANK BUILDING COLUMBIA, S. C.
J. C. HESLEP, CONT. LAFAYE & LAFAYE, ARCH.
DATE 2-4-35



FEDERAL LAND BANK BUILDING - COLUMBIA, S. C.
J. C. HESLEP, CONT.
LAFAYE & LAFAYE, ARCH.

DATE 4-1-35



FEDERAL LAND BANK BUILDING · COLUMBIA, S. C.
J. C. HESLEP, CONTRACTOR - 30-35
LAFAYE & LAFAYE, ARCHT.



FEDERAL LAND BANK BUILDING - COLUMBIA, S. C.

J. C. HESLER, CONT.

LAFAYE & LAFAYE, ARCH.

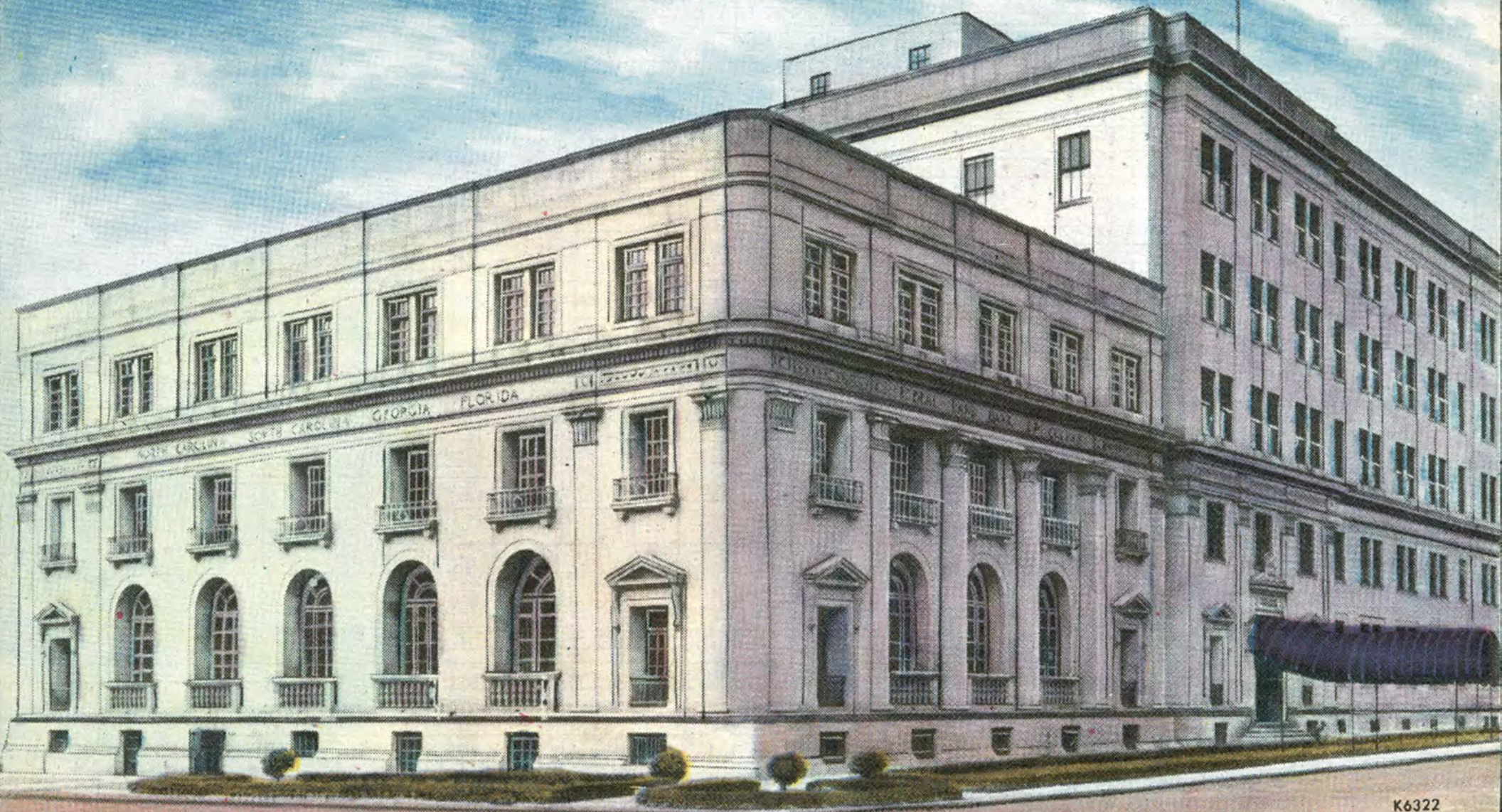
DATE 6-3-35



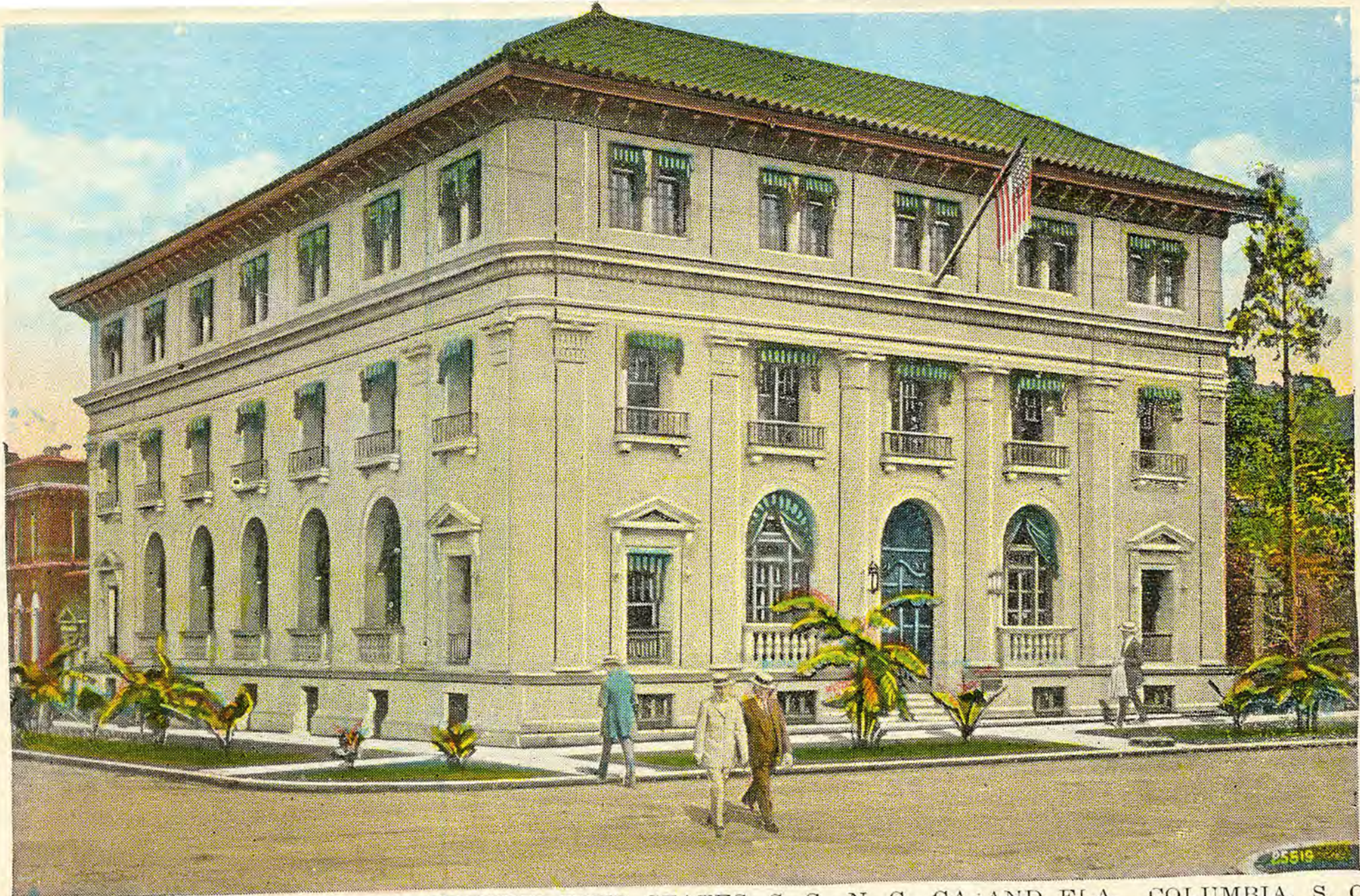
FEDERAL LAND BANK BUILDING, COLUMBIA, S. C.
J. C. HESLEP, CONT. LAFAYE & LAFAYE, ARCH.

DATE 7/2-35

Federal Land Bank, Columbia, S. C.





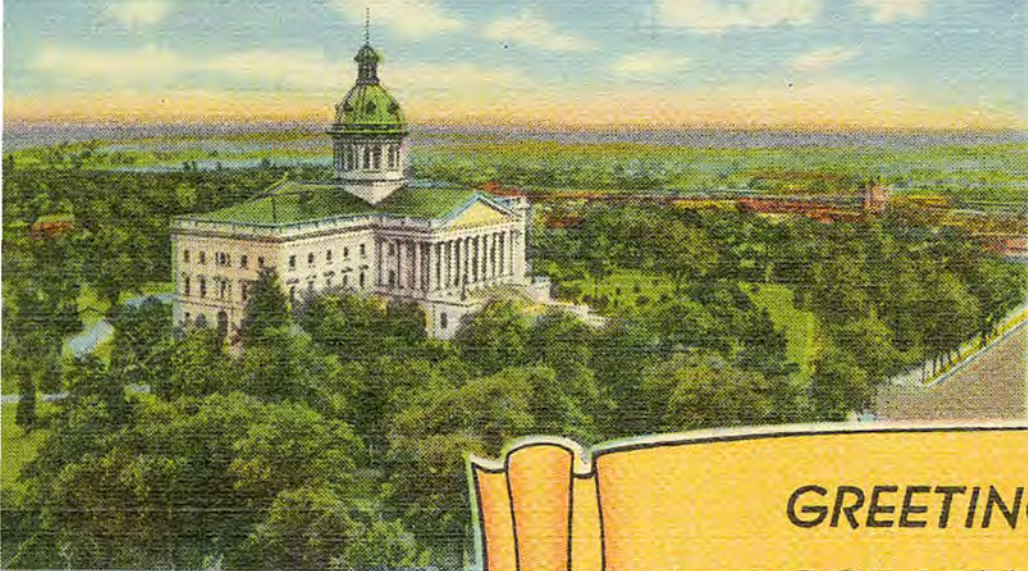


17:--FEDERAL LAND BANK, SERVING FOUR STATES, S. C., N. C., GA. AND FLA. COLUMBIA, S. C.



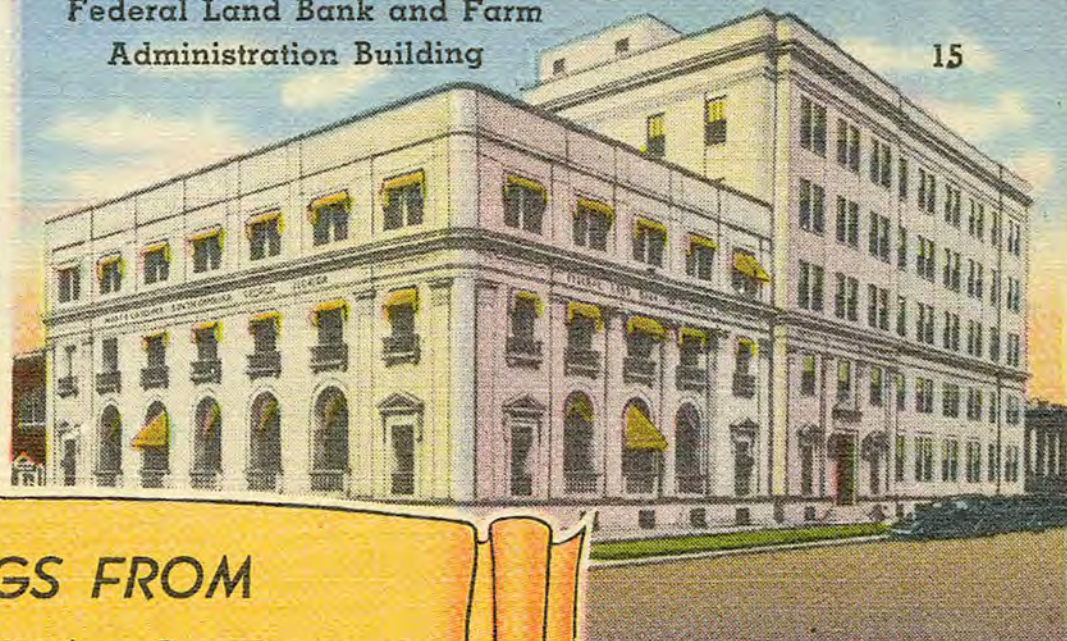
Federal Land Bank, Columbia, South Carolina

State Capitol Building



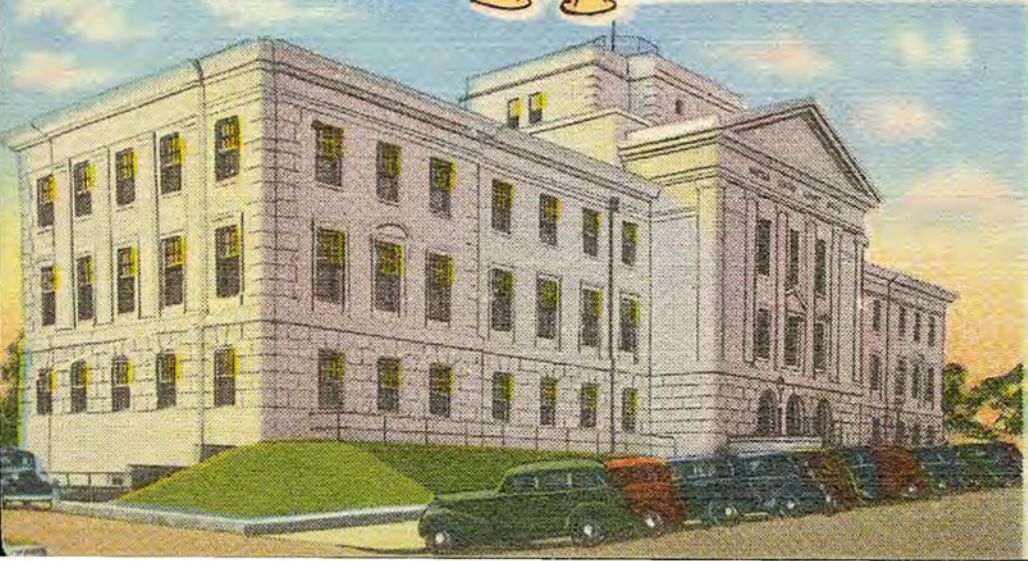
Federal Land Bank and Farm
Administration Building

15

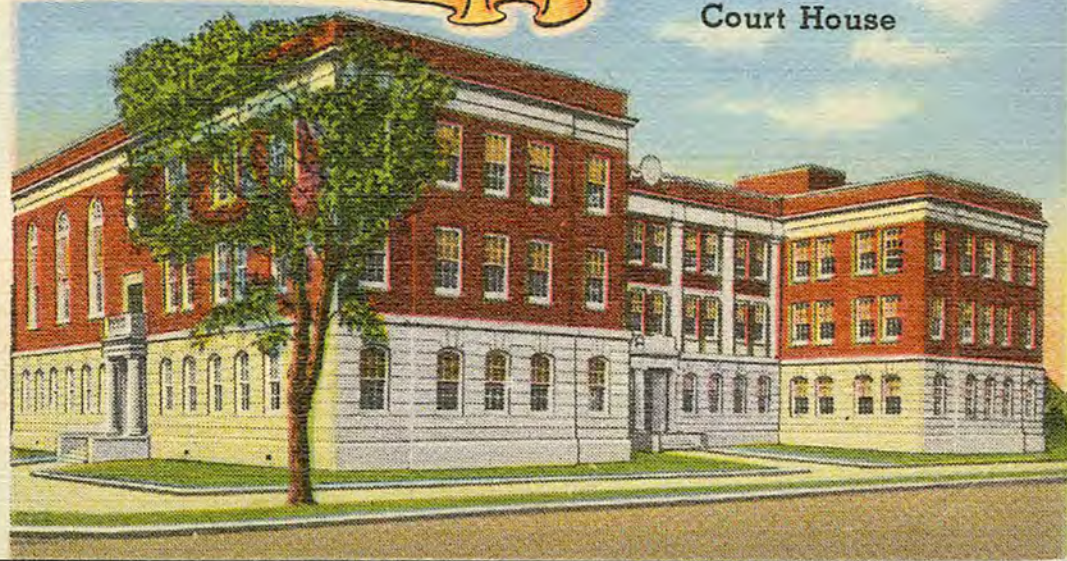


GREETINGS FROM
COLUMBIA, S. C.

U. S. Court House



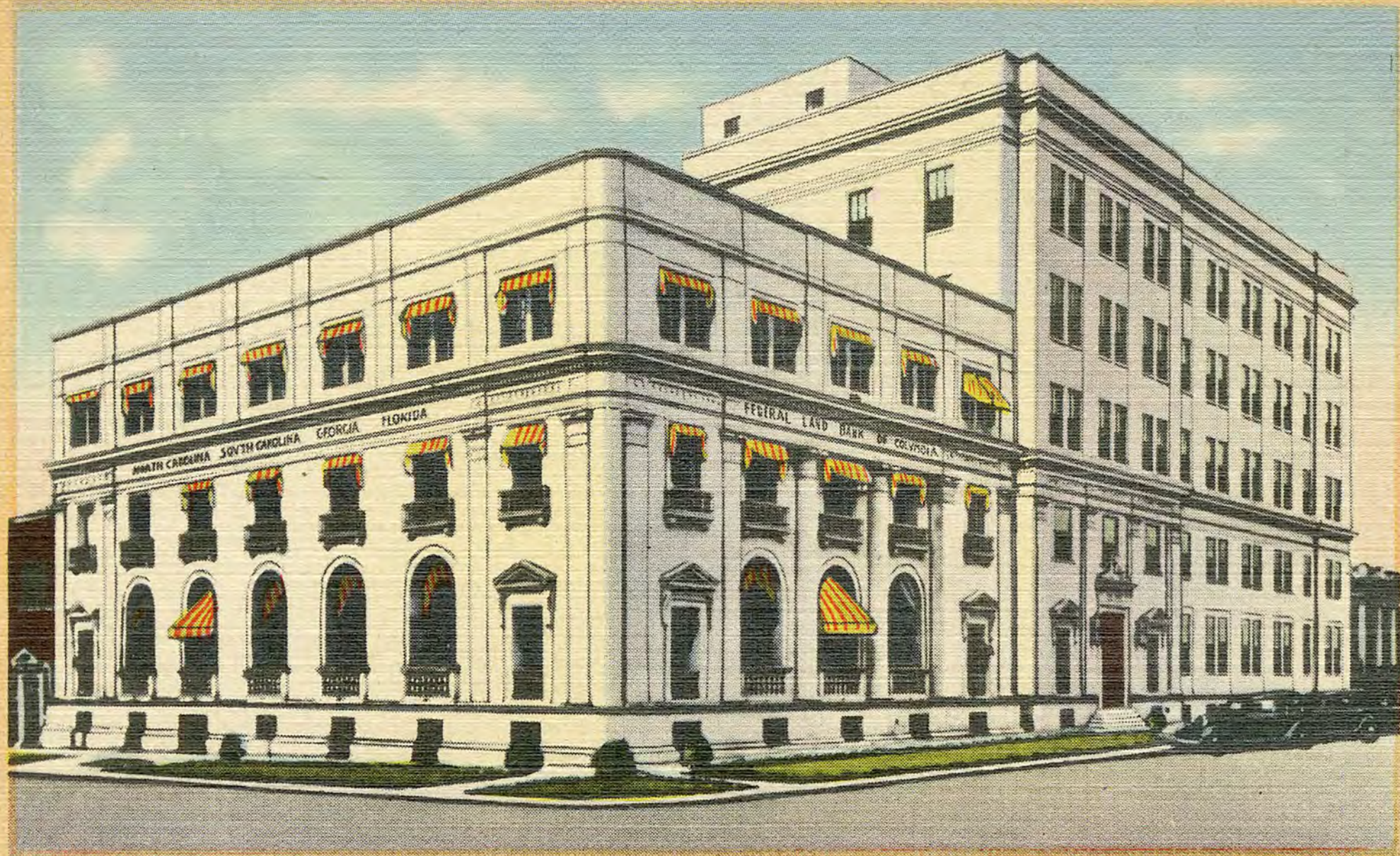
Richland County
Court House



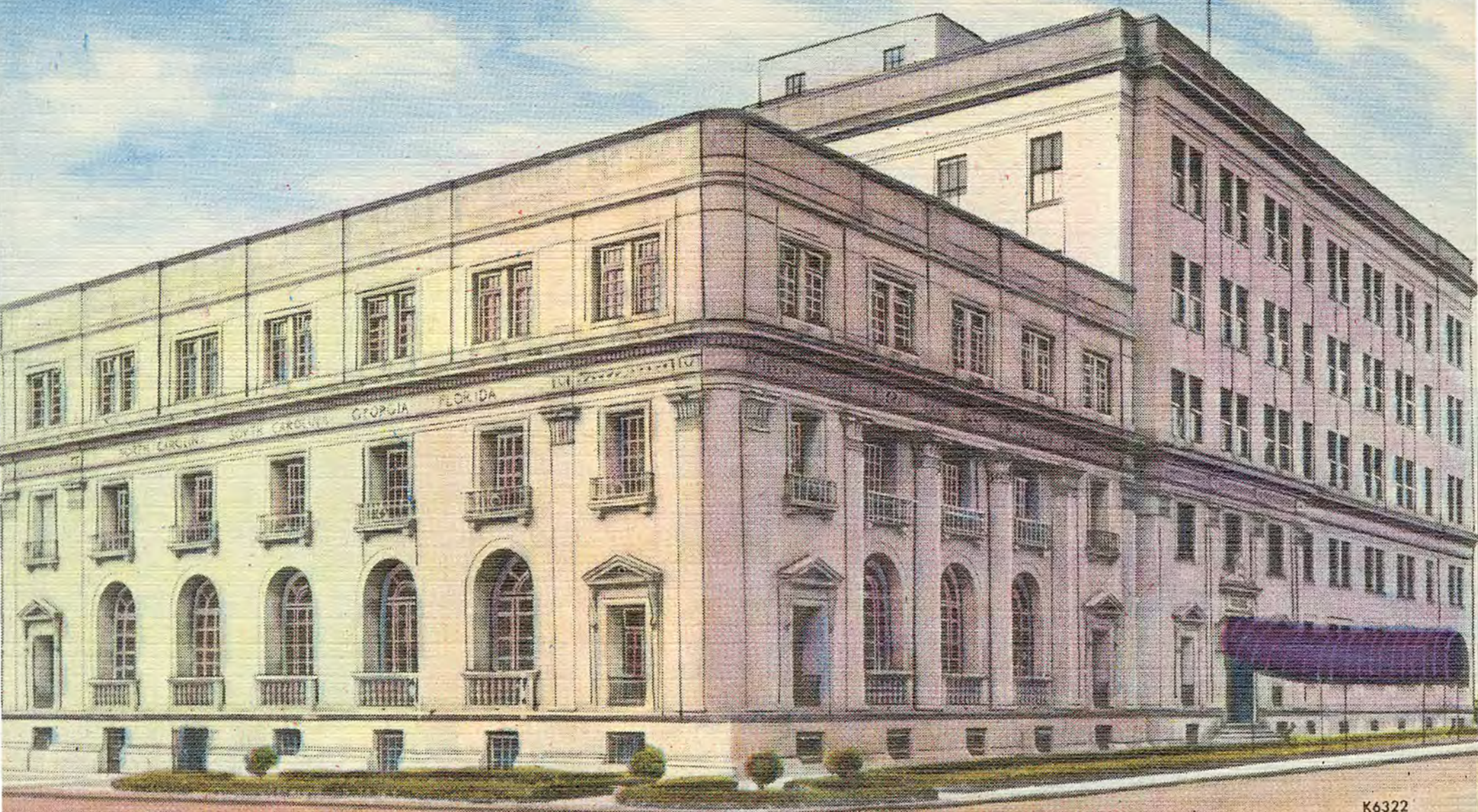


Tunnel Vision

FEDERAL LAND BANK AND FARM ADMINISTRATION BUILDING, COLUMBIA, S. C.



Federal Land Bank, Columbia, S. C.







12

11

1

10

2

9

3



8

4

7

5

6



FIRE CABINET



HOSE RACK
INSPECTED BY
UNDERWITERS LABORATORIES, INC.
1955

REEL IS TO BE USED BY OCCUPANTS
OF THIS BUILDING
HOW TO USE THIS REEL IS ON THE HOSE RACK
W.D. 1955

FIRE HOSE



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Federal Land Bank Building
NAME:

MULTIPLE
NAME:

STATE & COUNTY: SOUTH CAROLINA, Richland

DATE RECEIVED: 12/19/14 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 2/03/15
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 14001242

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: Y SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 2/3/15 DATE

ABSTRACT/SUMMARY COMMENTS:

*Commerce/government architecture
State level local level
1923 - 1935*

RECOM./CRITERIA AOC
REVIEWER [Signature] DISCIPLINE [Signature]
TELEPHONE _____ DATE 2/3/15

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

December 16, 2014

Ms. Carol Shull
Interim Keeper, National Register of Historic Places
U.S. Department of the Interior
National Park Service
1201 Eye (I) Street, NW, 8th Floor
Washington, DC 20005



Dear Ms. Shull:

Here is the National Register nomination for the Federal Land Bank Building, in Richland County recently approved by the South Carolina State Board of Review.

We are now submitting this nomination for formal listing in the Register. The enclosed disc contains the true and correct copy of the nomination for the Federal Land Bank Building to the National Register of Historic Places.

If I may be of further assistance, please do not hesitate to contact me at the address below, call me at (803) 896-6182, fax me at (803) 896-6167, or e-mail me at efoley@scdah.state.sc.us. I hope to hear from you soon.

Sincerely,

A handwritten signature in black ink, appearing to read "Ehren Foley".

Ehren Foley, Ph.D.
Historian and National Register Co-Coordinator
State Historic Preservation Office