



02/27/2015

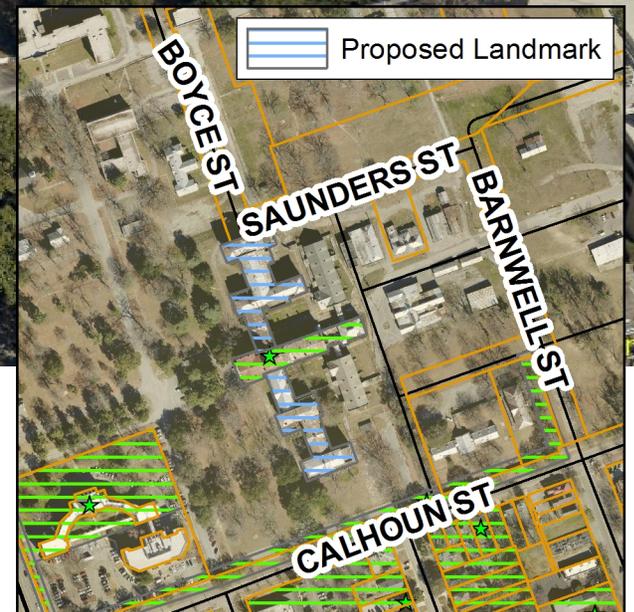


D/DRC Case

2150 Harden Street, Babcock Building

Individual Landmark

TMS: 11501-01-01(p)



DESIGN/DEVELOPMENT REVIEW COMMISSION
DESIGN REVIEW DISTRICT
CONSENT AGENDA
EVALUATION SHEET
Case # 3

ADDRESS: 2150 Harden Street, Babcock Building Wings

APPLICANT: Robert Lewis, agent

TAX MAP REFERENCE: TMS# 11501-01-01p

USE OF PROPERTY: Commercial

NATURE OF REQUEST: Request recommendation for landmark status

FINDINGS/COMMENTS:

It is difficult to overemphasize the importance of the Babcock Building. This stately building has been both the core of the state's mental health campus at Bull Street for over a hundred years and an iconic building within the City of Columbia. The center of the building, featuring the main entry and the cupola, has been a City landmark for many years. Interestingly, the construction of its wings began in 1857 and was completed in stages; these were therefore in place by the time the center of the building was built in 1883. The southern wing housed male patients and the later northern wing housed women. Although less decorative than the center portion, the wings are a foundational part of the architecture and an important component in understanding the evolution of care for patients. An aerial of the building showing the estimated dates of construction is included in your packet. Below is a narrative of the building from the National Register listing.

From the National Register:

The Babcock Building at the South Carolina State Hospital in Columbia was built in four campaigns, between 1857 and 1885, as the new asylum for the South Carolina Lunatic Asylum. The building is significant as the work of two distinguished architects, George E. Walker, a native of Charleston, and Samuel Sloan, a native of Pennsylvania. Actual construction during Walker's lifetime was limited to the three northernmost blocks of the south wing, but these blocks established the composition, scale, and style of the entire building. Gustavus T. Berg, in 1880-82, built the north wing in mirror image of the completed south wing. Sloan's center building united the composition, and provided a focal center for the asylum. The building is also significant as an exceptional example of Italian Renaissance Revival design. The Babcock Building embodies the dedication of the state of South Carolina to the provision of adequate and comfortable care and housing for the mentally ill. The building follows, in overall plan, siting, landscaping and interior arrangements, the "Kirkbride system" for insane asylum design advocated by Dr. Thomas Story Kirkbride of Philadelphia. It is probably that the construction of the new asylum was inspired, in part, by the dramatic crusade in support of improved facilities for the mentally ill, led by Dorothea Lynde Dix, that was then sweeping the country."

ELIGIBILITY FOR DESIGNATION:

Staff is recommending Group I landmark designation. Some examples of other Group I landmarks include the Mills Building, the center portion of the Babcock Building, the Barton Wallace Houses, the State House, the Hampton Preston House, the DeBruhl Marshall House, and the Gervais Street Bridge. Following are the criteria for listing as a Group I Landmark:

Sec. 17-691. - Buildings and sites list.

b) Group I consists of structures or sites which constitute a primary delineation of Columbia's material visual history; they evidence one or more of the following criteria for selection:

- (1) Unique or distinctive characteristics in architectural design.
- (2) Rarity of type within Columbia.
- (3) Belonging to a family or "genera" of buildings of which it is exemplary.
- (4) The work of an architect of national importance.
- (5) A superior example of a style or type of building which is becoming, or is in danger of becoming extinct nationally.
- (6) The site of events, homes of men, etc., having outstandingly contributed to local or national history.

Staff finds that the wings of the Babcock building meet items 2, 5, and 6 of the criteria for Group I landmarks.

STAFF RECOMMENDATIONS:

Staff finds that the project complies with Sec. 17-691(b) of the City Ordinance and recommends that the D/DRC make a positive recommendation to City Council for the Landmark 1 designation of the Babcock Building wings.



Aerial view of the Babcock Building and wings



Back view of the north wing



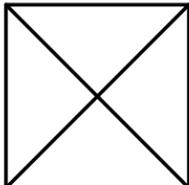
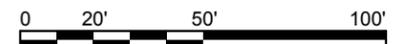
Back view of the south wing

Red letters refer to the 1880-81 Regents map report
 Blue letters designate individual building sections



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Construction History
 SCALE: 1" = 50'



Babcock Building
 Columbia, SC

project #: 14.38
 date: 10/28/15

Construction History

5.

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