



PLANNING COMMISSION

October 10, 2016 at 5:15pm

City Council Chambers, 3rd Floor, 1737 Main Street, Columbia, SC 29201

ZONING TEXT AND MAP AMENDMENT CASE SUMMARY 2150 HARDEN STREET, BABCOCK BUILDING WINGS, TMS# 11501-01-01(P)

Council District:	2
Proposal:	Rezone a portion of the parcel from PUD-LS to PUD-LS, -DP and Amend Chapter 17 – Article V, Division 3 - §17-691(b) to designate structure as a Group I Landmark
Applicant:	Robert Lewis, agent
Staff Recommendation:	Approval
D/DRC Recommendation:	09/08/2016; Approval (6-0)
PC Recommendation:	10/10/2016; Pending

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

Age of Structure: built between 1858 and 1882

Acreage: Parcel is 263.61 acres, however landmark status is only to be applied to the footprint of the Babcock Building wings.

Current Use: Vacant structure

Proposed Use: Structure is under consideration for an adaptive re-use project which will include multi-family residential.

Land Use Classification: Urban Core Regional Activity Center (UCAC-3)

Current Zoning: PUD-LS (Large Scale PUD)

Proposed Zoning: PUD-LS, -DP (Large Scale PUD, -Design and Preservation Area)

Landmark Status: Group I

HISTORICAL SIGNIFICANCE

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."

PLANS, POLICIES, AND LAND USE

The Columbia Plan 2018: Comprehensive Plan Land Use Classification

The subject property is currently designated Urban Core Regional Activity Center (UCAC-3) in The Columbia Plan 2018 Future Land Use Map.

These developments are intense mixed-use business districts within the urban context. They may be adjacent to the central business district or found in outer areas of the City. They are primary destinations for work and play which attract people from more than a 20-mile radius or drive distance. The uses are built within the urban blocks and grid, and whole scale redevelopment of blocks or adaptive reuse of existing structures may occur in these areas. Their scale is large and may take up multiple City blocks. Their primary use is as a business district but high-intensity residential in mixed-use buildings is also appropriate.

Primary Types:

- Small to Extra Large Business/Employment (inc. High-rise, excl. Flex)
- Multi-family Medium and High-rise Mixed-use

Secondary Types:

- Mutli-family Medium to High-rise
- Small to Large Flex
- Civic/Institutional
- Parking Structures

Tertiary Types:

- Single-family Attached
- Cemeteries & Mausoleums
- Parking Lots

Existing Neighborhood, Small Area, Community, and/or Corridor Plans

The subject parcel is not covered by an area plan which has been adopted by the City of Columbia or Richland County.

PROPOSED ZONING DISTRICT SUMMARY

The parcel is currently zoned Large Scale PUD (PUD-LS) by the City of Columbia. Surrounding parcels are zoned C-1, C-3, and M-1. There are a number of landmarked structures on the Bull Street property, including the center portion of the Babcock Building, the Mills Building, the wall of the State Hospital Grounds, and the South Gate of the State Hospital Grounds. The Landmark District is located across Calhoun Street from the property.

The proposed City of Columbia zoning district is PUD-LS, -DP (Large Scale PUD, -Design and Preservation Area).

Large Scale PUD (PUD-LS)

The intent of planned unit development districts is to derive the benefits of efficiency, economy and flexibility by encouraging unified development of large sites, while also obtaining the advantage of creative site design, improved appearance, compatibility of uses, optimum service by community facilities, and better functioning of vehicular access and circulation. It is the intent of this article to allow development of large sites subject to specific regulations concerning permitted uses, but only subject to regulations concerning lot area, building coverage, yard spaces and building height insofar as the city council shall deem appropriate to fulfill the intent of this article, upon presentation of certification from the owners, developers or other parties at interest in the development of such sites that they will adhere to development policies which will fulfill the intent of this article.

Design and Preservation Area (-DP)

It is the intent of the -DP to protect and improve the quality of the environment of the city by the encouragement of identification, recognition, conservation, maintenance and enhancement of areas, sites, structures, fixtures and other features of the architectural, economic, social, cultural and political history of the city as well as its natural features; to encourage appropriate use of such features, areas, sites, structures and fixtures; and to restrain influences adverse to such purposes, and by so doing to promote the public welfare. To this end, the -DP designation, when appended to a basic district classification, is intended to coordinate the purposes and intent of this article with those regulations established by other provisions whose primary intent is to further the purposes set out in this section.

Following are the criteria for listing as a Group I Landmark:

Section 17-691(b) of the Columbia City Ordinance outlines the criteria for designation as a Group I Landmark.

“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 RECOMMENDATION

Staff recommends the inclusion of the property as a Group I Landmark as it rounds out the material-visual history of Columbia and meets three of the criteria required for designation. Recommend to City Council the modification of the zoning map and zoning code to designate 2150 Harden Street (the Babcock Building wings) as a Group I Landmark as outlined in Section 17-691(b) of the City of Columbia Code.



Barrow St

02/27/2015

© 2015 Pictometry

Future Land Use Map

2150 Harden Street (p), TMS# 11501-01-01(p)
 FLU: UCAC-3

Department of Planning &
 Development Services

Legend

-  CITY LIMITS
-  PARCELS
-  UCMR-1 - Urban Core Mixed Residential 1
-  UCMR-2 - Urban Core Mixed Residential 2
-  UEMR - Urban Edge Mixed Residential
-  UEMF - Urban Edge Multi-Family
-  UCR-1 - Urban Core Residential Small Lot
-  UCR-2 - Urban Core Residential Large Lot
-  UER-1 - Urban Edge Residential Small Lot
-  UER-2 - Urban Edge Residential Large Lot
-  UCAC-1 - Urban Core Neighborhood Activity Center
-  UCAC-2 - Urban Core Community Activity Center
-  UEAC-1 - Urban Edge Community Activity Center
-  UCAC-3 - Urban Core Regional Activity Center
-  UEAC-2 - Urban Edge Regional Activity Center
-  AC-1 - Neighborhood Activity Corridor
-  AC-2 - Community Activity Corridor
-  AC-3 - Regional Activity Corridor
-  EC - Employment Campus
-  IND - Industrial
-  TU - Transportation & Utilities
-  SD-1 - Sports/Amusement District
-  SD-2 - Civic/Institutional Districts
-  SD-3 - Central Business District
-  SD-4 - Riverbanks Zoo and Garden
-  SD-5 - Universities/Colleges
-  SD-6 - Fort Jackson



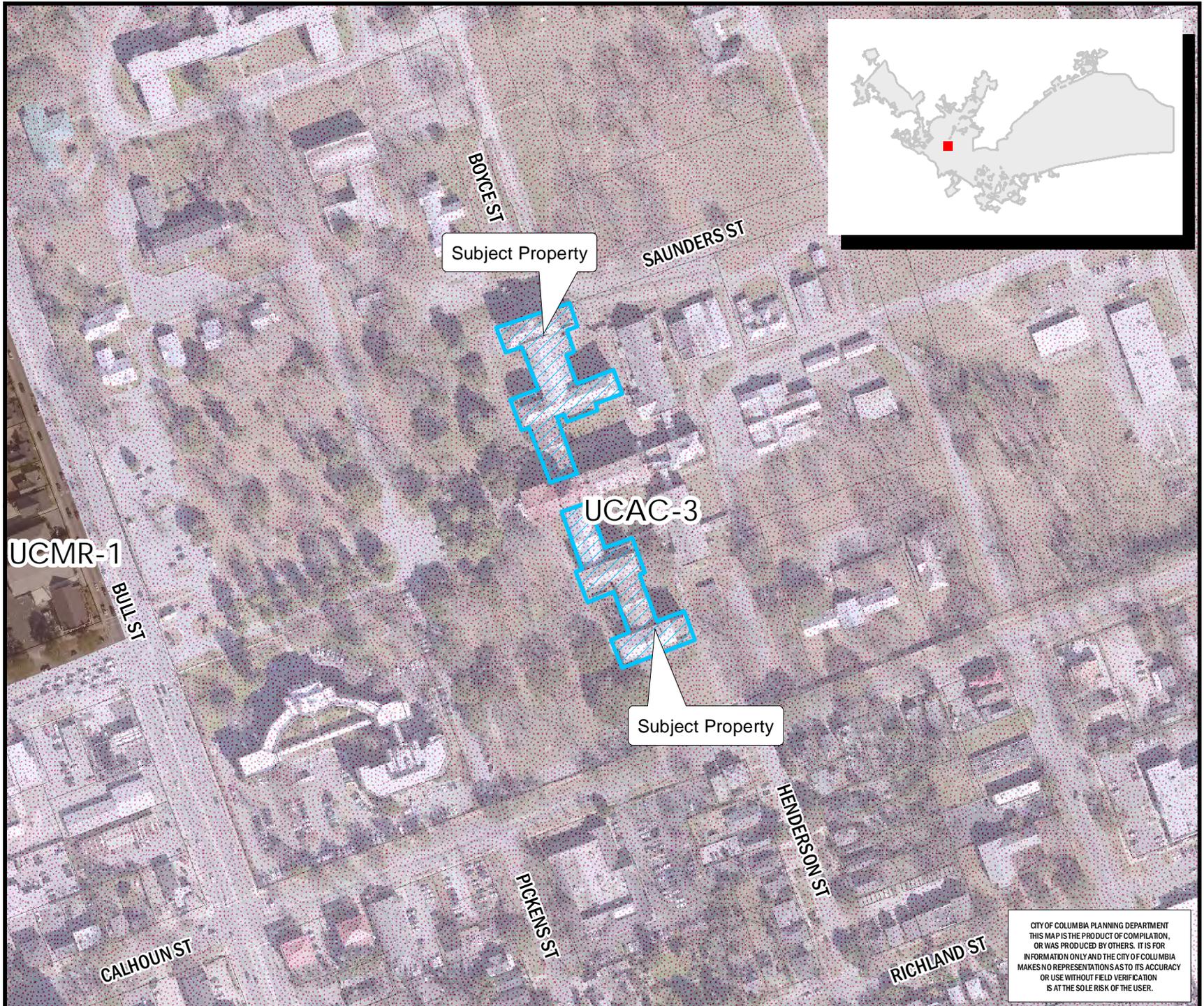
0 50 100 200 Feet

ORIGINAL PREPARATION/DATE:
 This map was prepared by:

Leigh DeForth
 September 8, 2016



We Are Columbia



CITY OF COLUMBIA PLANNING DEPARTMENT
 THIS MAP IS THE PRODUCT OF COMPILATION,
 OR WAS PRODUCED BY OTHERS. IT IS FOR
 INFORMATION ONLY AND THE CITY OF COLUMBIA
 MAKES NO REPRESENTATIONS AS TO ITS ACCURACY
 OR USE WITHOUT FIELD VERIFICATION
 IS AT THE SOLE RISK OF THE USER.

** DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION

Zoning Map

2150 Harden Street (p), TMS# 11501-01-01(p)
 Existing Zoning: PUD-LS; Proposed Zoning: PUD-LS, -DP

Department of Planning &
 Development Services

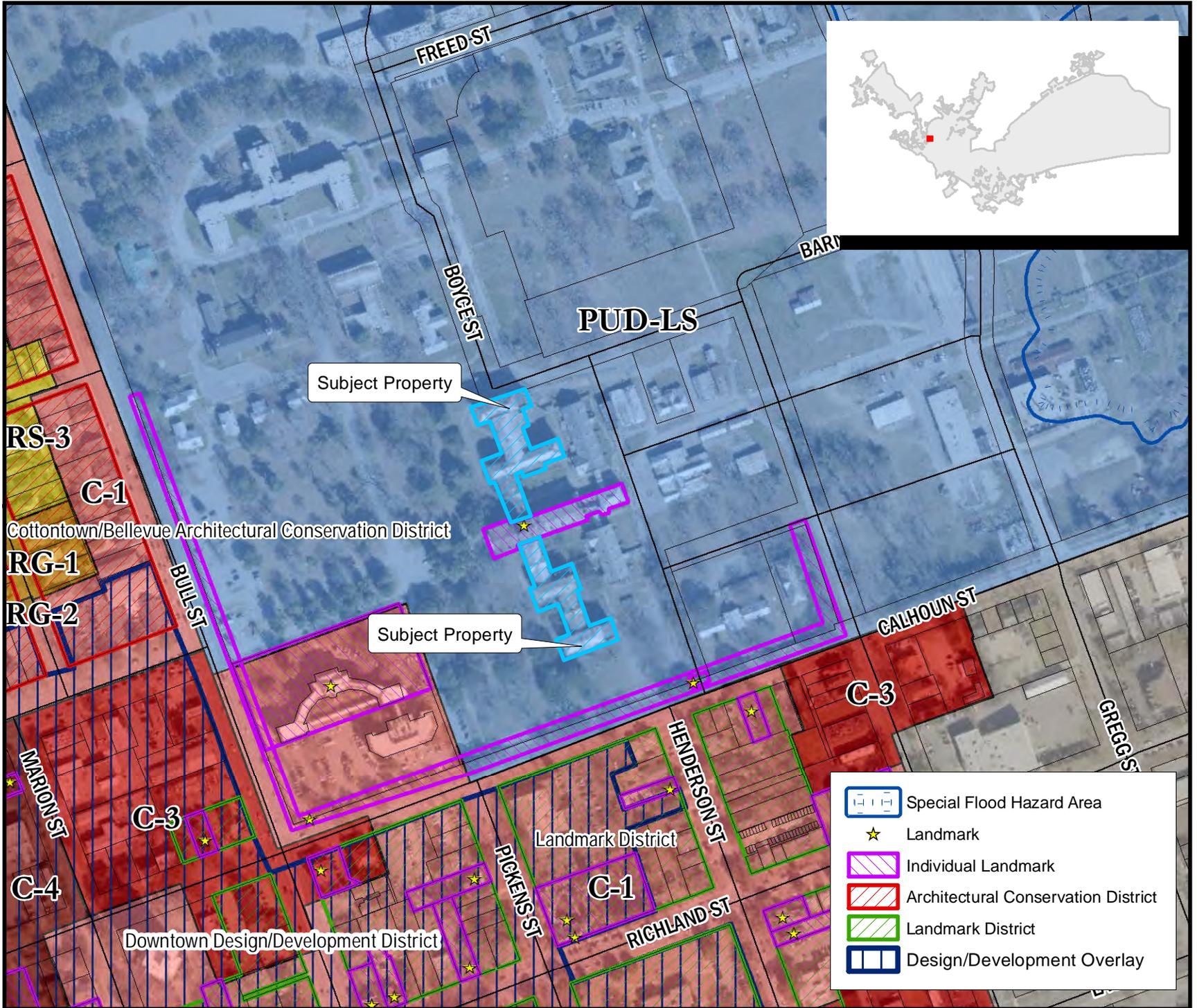
Legend

	CITY LIMITS
	PARCELS

	D-1		C-1
	RS-1		C-2
	RS-1A		C-3
	RS-1B		C-3A
	RS-2		C-4
	RS-3		C-5
	RD		M-1
	RD-2		M-2
	RG-1		PUD-C
	RG-1A		PUD-LS
	RG-2		PUD-LS-E
	RG-3		PUD-LS-R
	UTD		PUD-R
	MX-1		OUT OF CITY
	MX-2		

0 50 100 200 Feet

ORIGINAL PREPARATION/DATE:
 This map was prepared by:
 Leigh DeForth
 September 8, 2016



DISCLAIMER:
 The City of Columbia Department of Planning and Development Services data represented on this map or plan is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Columbia makes no representation as to its accuracy. Its use without field verification is at the sole risk of the user.



	Special Flood Hazard Area
	Landmark
	Individual Landmark
	Architectural Conservation District
	Landmark District
	Design/Development Overlay

Bull Street Development, LLC

August 29, 2016

Ms. Amy Moore and Ms. Staci Richey
Planning and Development Services Department
City of Columbia, SC
1136 Washington Street
Columbia, SC 29201

Dear Ms. Moore and Ms. Richey:

Please allow this letter to confirm Bull Street Development's desire to have the Babcock Building, which is located within the Bull Street Mental Health complex, designated in its entirety as an historic Landmark.

While we support proceeding with the Landmark Approval process, in order to properly sequence the various development approvals for this complex project, we reserve the right to withdraw the Landmark application before final reading if necessary.

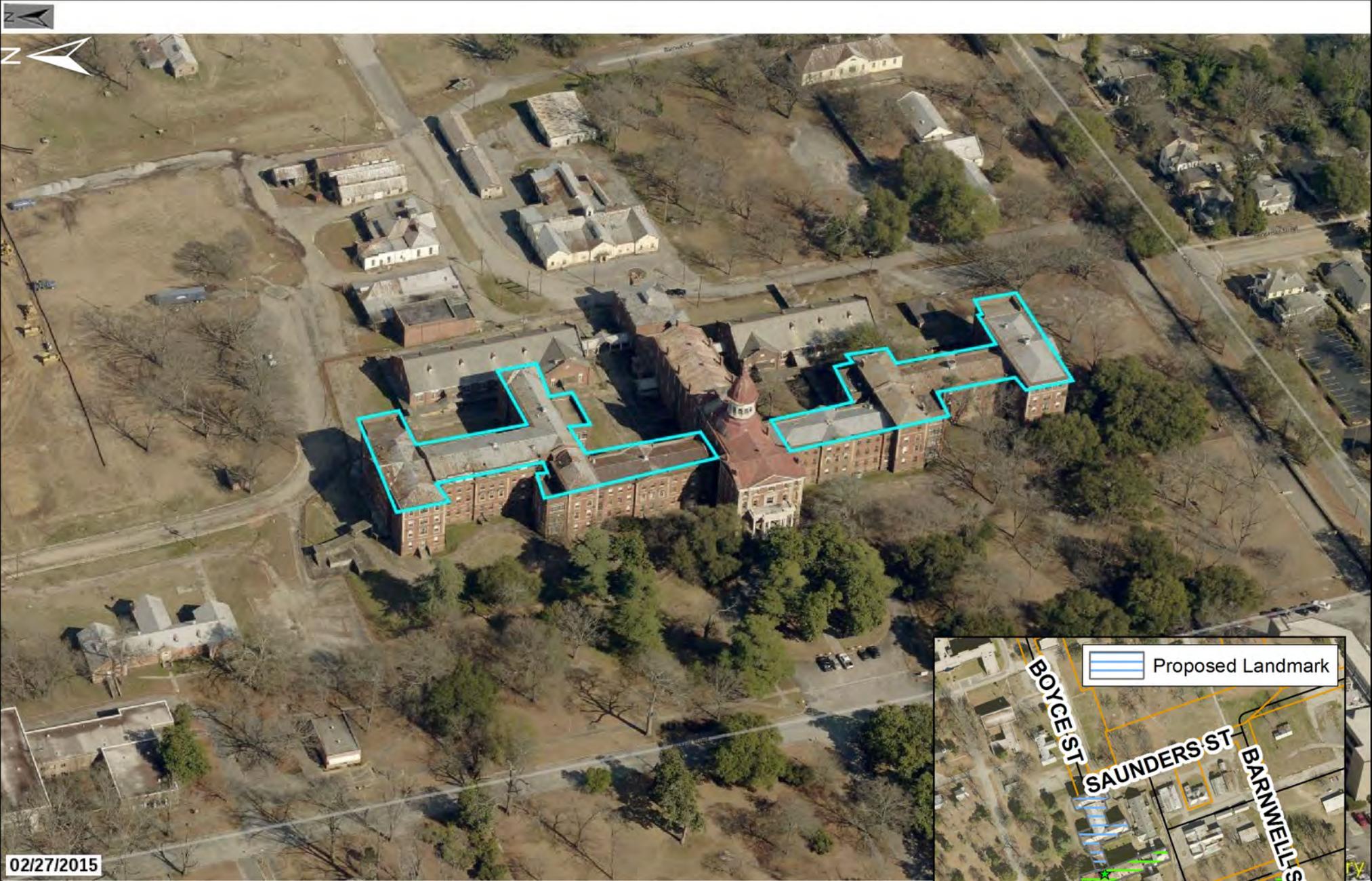
Please don't hesitate to contact me directly if you need any additional information.

Yours very truly,



Robert E. Hughes, Jr., President

Bull Street Development, LLC



02/27/2015

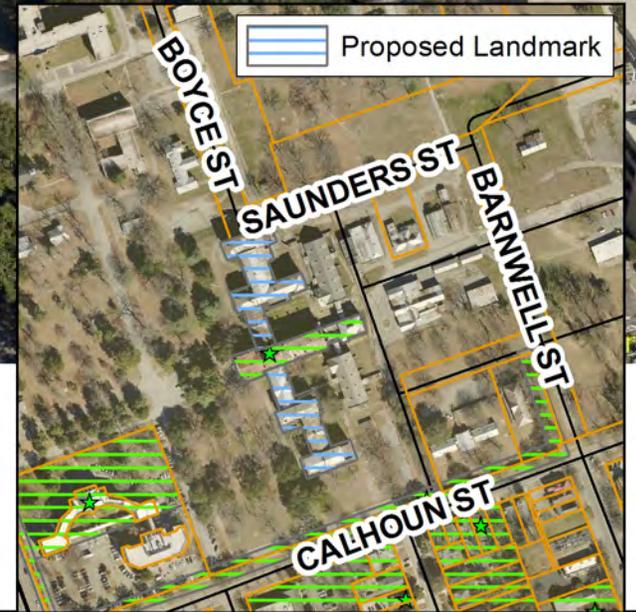


D/DRC Case

2150 Harden Street, Babcock Building

Individual Landmark

TMS: 11501-01-01(p)





Aerial view of the Babcock Building and wings



Back view of the north wing



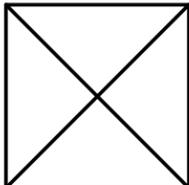
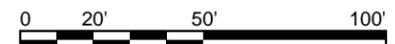
Back view of the south wing

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



1

Construction History
 SCALE: 1" = 50'



Babcock Building
 Columbia, SC

project #: 14.38
 date: 10/28/15

Construction History

5.

313 N. Adams Street
 Richmond, VA 23220
 t 804.644.4761
 f 804.644.4763

walterPARKS
 ARCHITECT