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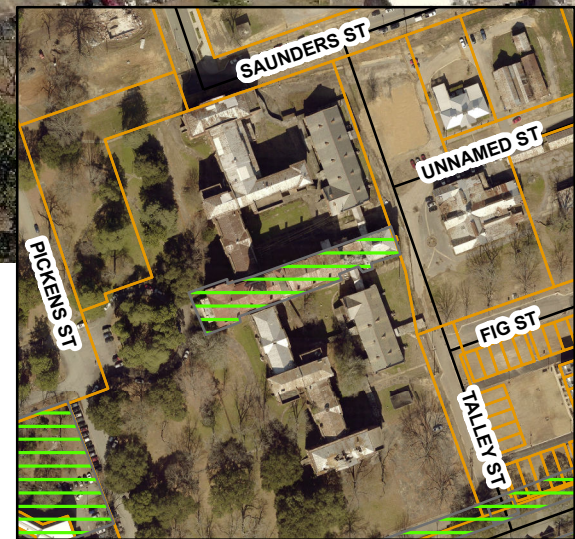


## D/DRC Case

2150 Harden Street

Individual Landmark and National Register Structure

TMS# 11501-01-01





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**DESIGN/DEVELOPMENT REVIEW COMMISSION  
DESIGN REVIEW DISTRICT  
HISTORIC/CONSENT AGENDA  
EVALUATION SHEET  
Case # 5**

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**ADDRESS:** 2150 Harden Street

**APPLICANT:** Robert Lewis, agent

**TAX MAP REFERENCE:** TMS# 11501-01-01(p)

**USE OF PROPERTY:** Commercial

**REVIEW DISTRICT:** Individual Landmark/National Register structures

**NATURE OF REQUEST:** Request for Certificate of Design Approval for exterior changes to a landmark and preliminary certification of the Bailey Bill

**FINDINGS/COMMENTS:**

This long neglected structure is proposed for rehabilitation into apartments; the developers are pursuing tax credits and the Bailey Bill to this end. The building is enormous and the description of the work at this point is correspondingly broad-stroke. However, the general direction of retaining and repairing historic materials is correct and staff is recommending for a conditional approval. The application submitted is actually the Park Services' Part 2 application for description of a rehabilitation project; staff routinely accepts these as substitutes for the Bailey Bill application when the applicant is also seeking tax credits, as the Park Service forms provide an in-depth description of a project. The work reviewed for the Bailey Bill, however, is on the exterior of the building.

It is difficult to overemphasize the importance of the Babcock Building. This stately building, an example of Italian Renaissance Revival architecture, 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. Given their association and attachment to the main building, the kitchen and men's and women's dining halls, which fall behind the main structure, are also considered as a part of the Babcock Building and are included in this review.

**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.”

As the core of the Babcock Building is a City landmark, this part of the project is reviewed per the guidelines in the City of Columbia Ordinance, Section 17-674(d):

(1) *For landmark districts and individual landmarks, the historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

The report states that windows, doors, trim, etc., will be retained and repaired unless not salvageable. Staff will need to review and approve the removal of any historic windows, doors, architectural features, or large amounts of historic material prior to their removal.

(2) *In architectural conservation districts and protection areas, the historic character of a property shall be retained and preserved through the preservation of historic materials and features which characterize the historic district.*

Not applicable.

(3) *For individual landmarks and the landmark district, each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

The application does not indicate any kind of change or addition that might create a false sense of development of the building.

(4) *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

It does not appear that any historically significant features or sections of the building will be altered or removed.

(5) *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

All historic features and materials are planned to be preserved and repaired.

(6) *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence, and character-defining features that have been lost due to intentional damage, removal, or neglect shall be rebuilt.*

The building has suffered a great deal of degradation but much historic fabric still remains. The structure is fairly well documented and replacement of any missing or deteriorated features can be done to match the design, profiles, and visual qualities of the original features. Regarding the windows on the building, staff will need to examine the windows or any window survey and its recommendations and will need to examine and approve any windows for replacement prior to their removal. For wooden windows that have deteriorated past the point of repair, an aluminum clad wood window may be an acceptable replacement, if the profiles and dimensions closely match those of the original historic window.

Aluminum storefront double doors are proposed to replace the non-original double front doors in the main entrance to the building. These are not compatible with the historic nature of the building and staff will need to work with the applicants on acceptable replacements. Wooden doors are recommended; research will be needed to determine an appropriate design of the doors which can be recognized as compatible with the building but not original to it.

(7) *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

The application indicates that recommendations from the Preservation Brief #1 will be followed but staff will need to review specifications for any cleaning processes prior to their application. Any substance which is planned to be applied to an exterior wall/surface requires review and approval by staff.

(8) *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

No exterior alterations thus far proposed will destroy historic materials.

(9) *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Not applicable.

Signage for landmark buildings is required by ordinance to be reviewed by the Commission; however, if the Commission wishes to defer this, it may be handled at staff level.

**Bailey Bill Criteria based upon the Secretary of the Interior Standards for Rehabilitation:**

Section 17-695, City of Columbia Zoning Ordinance



- (1) *The historic character of a property shall be retained and preserved; the removal of historic materials or alterations of features and spaces that characterize each property shall be avoided.*

The plans call for rehabilitation and repair where possible and replacement in kind where not. Regarding the windows on the building, staff will need to examine the window survey and its recommendations and will need to examine and approve any windows for replacement prior to their removal. For wooden windows that have deteriorated past the point of repair, an aluminum clad wood window may be an acceptable replacement, if the profiles and dimensions closely match those of the original historic window.

- (2) *Each property shall be recognized as a physical record of its time, place and use; changes that create a false sense of historical development shall not be undertaken.*

The owner does not plan to change any detailing or materials that would create a mistaken idea of historic development.

- (3) *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

The dining halls and the kitchen were built later but are considered to be significant parts of the Babcock Building, due to their connection via breezeways to the central portion of the building. There are three and four-story sun porches which were added later (around 1915) to the wings; although these are not considered especially significant, they are being kept.

- (4) *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property should be preserved.*

Where extant, existing historic features, materials, and so on, are being retained and will be duplicated as closely as possible to match the original features and materials of the building.

- (5) *Deteriorated historic features shall be repaired rather than replaced; where the severity of deterioration requires replacement of a distinctive feature, the new should match the old in design, color, texture, and other visual qualities and, where possible, materials; replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

The plans call for rehabilitation and repair where possible and replacement in kind where not. Staff will need to be informed ahead of time of the removal of any architectural feature that cannot be repaired and must review plans for replacement. This includes but is not limited to windows, doors, and large amounts of trim or other material. Regarding the windows on the building, staff will need to examine any window survey and its recommendations and will need to examine and approve any windows for replacement prior to their removal. For wooden windows that have deteriorated past the point of repair, an aluminum clad wood window may be an acceptable replacement, if the profiles and dimensions closely match those of the original historic window. Any standing seam metal roofs which cannot be repaired should be replaced with roofs with matching materials and profiles of the original.

Aluminum storefront double doors are proposed to replace the non-original double front doors in the main entrance to the building. These are not compatible with the historic nature of the building and staff will need to work with the applicants on

acceptable replacements. Wooden doors are recommended; research will be needed to determine an appropriate design of the doors which can be recognized as compatible with the building but not original to it.

A fire to the southeast wing of the building occurred in December 2018; a temporary roof was erected until a replacement roof can be put in place. Repairs/replacements to the roof and damaged joists and ceiling system will reflect original configurations, profiles, and materials.

- (6) *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used; the surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

While the application refers to Preservation Brief #1, staff will need specifications on what exactly is proposed for cleaning organic material, efflorescence, etc., from masonry and/or wood. Additionally, any substance which is planned to be applied to exterior walls/surfaces requires review by staff.

- (7) *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property; the new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the historic property and its environment.*

Some exterior alterations include a few aluminum storefront windows which are proposed for old entries or window openings which have long ago lost any historic material. These materials are not compatible with the historic nature of the building but staff can work with the applicants on acceptable designs and materials for these openings which is compatible with the historic building but which cannot be confused as original to the building. Again, the proposed aluminum storefront double doors proposed at the entry are not appropriate but staff can work with the applicants on a distinct yet compatible set of doors for the building.

- (8) *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Not applicable.

### **STAFF RECOMMENDATIONS:**

Staff recommends a Certificate of Design Approval for the project as proposed based on its conformance with Sec. 17-674(d) of the City Ordinance, with the following conditions:

- The storefront windows and doors proposed in the application be denied in favor of more historically appropriate versions, to be worked out with staff;
- Staff to review and approve the removal of any doors, windows, architectural features, or large amounts of exterior material which have been deemed too damaged to repair, prior to their removal;



- Staff to review and approve designs and specifications for windows, doors, or architectural features which are to replace original or missing features;
- Specifications for cleaning or for any substance to be applied to the exterior of the building or any part of its features must be reviewed and approved by staff prior to application;
- Signage may be deferred to staff if the Commission wishes.

Staff finds that the project complies with Sec. 17-698(a) of the City Ordinance and recommends that the Babcock Building and its associated structures be given preliminary certification for the Bailey Bill with the following conditions:

- The storefront windows and doors proposed in the application be denied in favor of more historically appropriate versions, to be worked out with staff;
- Staff to review and approve the removal of any doors, windows, architectural features, or large amounts of exterior material which have been deemed too damaged to repair, prior to their removal;
- Staff to review and approve designs and specifications for windows, doors, or architectural features which are to replace original or missing features;
- Specifications for cleaning or for any substance to be applied to the exterior of the building or any part of its features must be reviewed and approved by staff prior to application;
- 20% investment threshold being met.

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

Property name Babcock Building, South Carolina State Hospital NPS Project Number \_\_\_\_\_  
Property address 2150 Bull Steet Columbia Richland SC 29201-2104

**5. Detailed description of rehabilitation work** Use this page to describe all work or create a comparable format with this information.  
Number items consecutively to describe all work, including building exterior and interior, additions, site work, landscaping, and new construction.

<b>Number</b> <u>1</u>	<b>Feature</b> <u>Overview</u>	<b>Date of Feature</b> _____
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**Describe existing feature and its condition**

The Babcock Building was once part of the South Carolina State Hospital, which was located on spacious grounds and included a number of buildings. The property has since been subdivided. The Babcock Building LLC owns only that part of the property shown within the boundaries on the enclosed site plan. The Babcock Building will be rehabbed into 178 apartments with associated amenity spaces.

For ease of reference, the Babcock Building has been divided into sections and a number assigned to each section.

Photo numbers \_\_\_\_\_ Drawing numbers \_\_\_\_\_

**Describe work and impact on feature**

<b>Number</b> <u>2</u>	<b>Feature</b> <u>Site</u>	<b>Date of Feature</b> <u>1857-21st century</u>
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**Describe existing feature and its condition**

The building faces west towards Bull Street but sits well back from that major thoroughfare. From Bull Street, the building is accessed by a paved entrance road that is divided by a medium until it reaches Pickens Street, an interior road on the former Asylum grounds. The approach continues east towards the building around a circular bed with trees before reaching the building. There is a low curb around the circle and a wide concrete sidewalk through the middle of it with small circle in the center. At the building, a smaller paved road with low curbs divides and continues around the building to the rear. The ground in front of the building on each side of the center block is paved and appears to have been used as parking lots. Much of the ground around the building is paved on the front and northern end. On the rear, the area on both sides of the center section is paved. There is more grass on the southern side of the rear. Due to a lack of maintenance, many of the formerly paved areas are now difficult to identify. There are sidewalks in various areas around the buildings most notably in the rear. Most sidewalks in the rear are sheltered by metal canopies. There are numerous large trees on the grounds in front of the building screening it from Bull Street and other buildings located on the former hospital property. There are several large trees behind the building on the south side but none on the north side of the rear. There is a small modern utilitarian outbuilding located south of the men's dining hall addition. The property associated with the Babcock Building is shown on the attached site plan but does not include all the land described above. The stippled areas on the site plan are show existing pavement; mostly degraded asphalt.

Photo numbers 1, 3-5, 7-25, 28, 66-77, 84, 89, 90, 96 Drawing numbers Site Plan C01

**Describe work and impact on feature**

The existing circle in front of the building will be retained. The road will then divide as it currently does to access the two paved parking lots in front of the building on both the north and south side on the center block. The northern parking area will have 44 spaces and the southern lot will have 27 parking spaces. There will be a small parking area in the rear of the northern wing of the building containing 21 spaces.



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PART 2 – DESCRIPTION OF REHABILITATION**

There will be a long parking lot along the southern and southeastern boundary that contain 128 spaces on the south end and 45 spaces on the east. Most areas where the parking lots are located are currently paved with degraded asphalt and they will be repaved with asphalt. A new pool measuring 26 by 48 ft. will be built in the area behind the northern wing of the main building between it and the former women's dining hall addition. The area around the pool will be concrete. Sidewalks will remain except where they intersect parking. The modern outbuilding will be demolished. As many trees as possible will be left in front of the building.

<b>Number</b> 3	<b>Feature</b> Exterior Walls	<b>Date of Feature</b> 1857-1915
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**Describe existing feature and its condition**

The walls of this very large building are built of red brick with contrasting stone trim. Much of the brick is laid in common bond and in the southern wing has painted mortar joints. The projecting pavilions and the east/west blocks of both the north and south wings have rusticated ground stories on the facade and rear with the rustication created by recessing regular brick courses from the plane of the wall. The rear of the east/west blocks are obscured by the later sun room additions. Stone courses mark the ground line above the brick foundation and separate the first and second and third and fourth stories. Stone quoins are found on the corners of the projecting center pavilions of each wing, the east/west blocks, and the center block on the facade. The rear is simpler and lacks the stone course between the third and fourth floors and the quoins. The center section has a heavy modillioned wooden cornice. The east/west blocks have wooden cornices while the north/south wings have brick entablatures with stone cornices. The very deteriorated metal frame of an elevated walkway between the third floor of the rear center section and the upper floor of the kitchen/laundry wing survives. Some of the wooden cornices are deteriorated and rotten especially on the northern half of the building. There are several metal louvers on the rear of Section 6 near an entrance that has been augmented with a shed-roof brick addition. Metal conduit and pipes have been mounted on the exterior walls in various locations.

Photo numbers 1-30, 66-77, 85-87, 89-93

Drawing numbers A.301-A.316

**Describe work and impact on feature**

All organic material will be removed from the walls and the walls will be cleaned of efflorescence, mold, stains and graffiti using the gentlest means possible and in accordance with Preservation Brief No. 1. As little repointing and brick repair will be undertaken as possible but will be undertaken where necessary. The new mortar will match the historic mortar in strength, color, texture, and composition, and the joints will replicate the size and tooling of the original joints in accordance with the guidance of the Department of Interior Preservation Brief No. 2. Stone trim will also be cleaned, repaired, and repointed where necessary. The metal grills on the rear of Section 6 will be removed. If the shed-roof brick addition can be removed without damaging the original walls, it will be removed. If it will damage the walls, it will be left. Any unused conduit, piping, wiring, and fixtures will be removed from the exterior walls. Damaged or missing wooden cornices will be repaired or replaced in kind and repainted. The impact will be to clean and repair the exterior walls and cornices.

<b>Number</b> 4	<b>Feature</b> Roofs	<b>Date of Feature</b> Early 20th c.
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**Describe existing feature and its condition**

Center east/west block (Section 3) - This has a gable and cross-gable roof of standing-seam metal. The cupola roof is also metal. The kitchen/laundry wing has a hipped roof of standing-seam metal with a monitor vent at the peak of the roof. There are at least 13 brick interior chimneys on the center section; four on the front section, three in the center section, and six in the rear part of the main block. The kitchen wing has one exterior-end brick chimney on the rear.

East/West blocks (Sections 6, 8, 10, 12) - They have hipped roofs of standing seam metal. There are two interior chimneys on the first southern east/west block (Section 6).

North/South wings (Sections 5, 7, 9, 11) - They have cross-gable roofs of standing-seam metal with brick parapets



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PART 2 – DESCRIPTION OF REHABILITATION**

Dining Hall Additions (Sections 1, 2) - The gable roof has decorative parapet ends and circular louvered vents on both slopes and is covered with slate shingles.  
Sun Room Additions - They have flat roofs of either asphaltic roll roofing or "mop-down" tar/gravel and brick parapets.  
Some of the roofs have metal ventilators. Gutters, where they exist, are the hidden type. Downspouts are limited and appear on the front of the center section, on most sun room additions, and on the first east/west block (Section 10) on the northern half of the building.

Photo numbers 8, 17, 19, 22, 26-30

Drawing numbers \_\_\_\_\_

**Describe work and impact on feature**

Any damaged roof structure will be repaired or replaced. All metal roofs will be retained and repaired, if possible, or replaced in kind if the roofing material is too far gone to save. The slate roofs of the dining hall additions will be repaired and any missing slate shingles will be replaced in kind. The flat roofs of the sun porch additions will be replaced with a new TPO roof. All existing metal roof ventilators will be removed. Existing gutters, scuppers, drains, and downspouts will be removed and new will be installed where needed. Brick chimneys will be repaired, where necessary. Any missing bricks will be replaced with a color of brick to match as closely as possible. The new mortar will match the historic mortar in strength, color, texture, and composition, and the joints will replicate the size and tooling of the original joints in accord with the guidance of the Department of Interior Preservation Brief No. 2.

<b>Number</b> 5	<b>Feature</b> <u>Front Portico</u>	<b>Date of Feature</b> <u>1883-1885</u>
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**Describe existing feature and its condition**

There is a one-story, three-bay wooden portico with projecting center section at the front of the center block (Section 3) at the second floor level. It is reached by a set of broad steps. Fluted Roman Doric columns support a wooden entablature, modillioned cornice, and a flat roof. The pilasters are brick with wooden capitals. The word Babcock is located on the front of the porch entablature. The entrance has a late-20th century glass door and the transom have been divided into two sections, one of which is covered with a wooden panel.

Photo numbers 1

Drawing numbers A.301, A.34, A.203

**Describe work and impact on feature**

The facade portico will be retained in its current configuration. Any damaged wood including columns, entablature, and cornice will be repaired, where necessary, scraped, cleaned and repainted. Any damaged stone will be repaired and cleaned using the gentlest means possible. The metal railings on the steps will be cleaned, repaired, and repainted. The word Babcock on the front will be retained. The existing late-20th-century front door and transom on the center block (Section 3) will be removed and replaced with an aluminum storefront door and single-pane transom. The impact will be to repair the portico and replace the existing door.

<b>Number</b> 6	<b>Feature</b> <u>Porches, Covered Passageways, Canopy</u>	<b>Date of Feature</b> <u>1883-1885, 1915, c1950</u>
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**Describe existing feature and its condition**

Porches - On the northern end of the building (Section 12) the porch that shelters the entrance is unique. A set of front and rear concrete steps with metal pipe railings provides access to the double-leaf, multiple-panel door. The entrance is sheltered by a pedimented gable-roof porch with a wall with large multiple-light window on the north end of the porch. A shed roof on both the eastern and western sides covers the steps and terminates at a canopy that runs along the northern end of the building. The triangular opening created between the shed roofs and the north porch wall has been infilled with a triangular-shaped, multiple-light window. There is a one-story, one-bay, gable-roof porch on the north side of the central block (Section 3) on the rear portion of the building. It has concrete steps and floor with a concrete balustrade with decorative arched recessed panels and two chamfered wooden posts at the north end. Also on this same wall



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

further to the west is a shed-roof shelter above a door that is supported by posts with decorative lattice on each side. Also on this side of the central block is a concrete platform with metal pipe railing that spans the light well along this side of the building. There is no door here; only a window.

**Covered Passageways** - Two covered passageways connect the two dining hall additions to the central block and are identical except that the woman's passageway is longer. The women's passageway connects to the north side of the kitchen while the men's passage way connects to the one-story block between the kitchen and the main central block. Both have concrete floors, a solid brick balustrade with concrete coping, and square posts that support a cross-gable roof of standing-seam metal. The center section of each passageway is ramped and has a higher cross-gable roof with cornice returns so vehicles could cross this section of the passageway.

**Canopies** - Canopies connect various parts of the building and provide cover for sidewalks. The canopies are concrete poured in metal pans with steel beams and columns. The canopies are located on the rear of the main block and connect it with the dining hall additions.

Photo numbers 7, 13-22, 24, 25, 28, 29, 66-74, 84-96

Drawing numbers A. 200, 203, A. 301-A. 306, 308, 315, 316

**Describe work and impact on feature**

**Porches** - On the north end porch (Section 12), all the canopies and the metal shed roofs that shelter the steps will be removed on both sides. The triangular windows on the north end below the shed roof will also be removed. The north wall and the multiple-light window in it will be retained. All remaining parts of the porch will be retained, repaired, and repainted where necessary. The gable roof porch on the northern side of the rear part of the central block (Section 3) will be retained and repaired, where necessary. The smaller shed-roof porch on this same side of the building will be retained, repaired, and repainted but the lattice on each side will be removed.

**Covered Passageways** - Both covered passageways to the dining halls will be retained, repaired, and repainted.

**Canopies** - All canopies will be removed.

<b>Number</b> 7	<b>Feature</b> Sun Porch Additions - Exterior	<b>Date of Feature</b> 1915
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**Describe existing feature and its condition**

On the exterior, six three- and four-story sun porches were added to the sides and rear of the east/west blocks. Two of the sun porch additions are three stories - the sun porch on the north side of the rear half of Section 6 and the north side of the front half of Section 10. The remaining four sun porches are four stories in height. The sun porches are brick with flat roofs with a paneled parapet and large multiple-light sash windows with transoms on each of the three walls on each floor. Sun porches also include an entrance on the ground floor and stairs with the window openings in the stairwells infilled with block in a circular pattern. Most of these entrances are open without a door or have been enclosed with a wooden frame with mesh wire. In most cases, the top portion of this entrance has been infilled with brick to make a smaller opening. A multiple-light transom survives above the opening on the sun porch on the north side of Section 10 (front half).

Photo numbers 5, 10, 12, 23-25, 27, 28-30

Drawing numbers A. 200, A. 208-219, A. 300, A. 301, A. 309-316

**Describe work and impact on feature**

All of the sun porches will be retained. All of the stairs will be removed except for the sun porch on the eastern end (rear) of Section 8. The existing multiple-light windows will be retained and restored if at all possible or replaced in kind (see Windows No. 9). The circular block in the stairwell windows will be removed and along with the ground-floor entrances will be replaced with aluminum storefront windows with two larger lights over two lower lights.



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

Number 8

Feature Entrances/Doorways

Date of Feature 1857-1885;1915

**Describe existing feature and its condition**

There are multiple entrances into the building. Façade (west side): Central Block (Section 3) - The main front entrance consists of a dressed granite surround with modern late-20th century double-leaf glass-and-aluminum door with two transoms stacked above the door; the lower transom with glass, the upper transom appears to be covered with wood. On each side of the front section of the center block a door at the ground level has been converted to a window with wood infill below the window. On the northern side of the central block beneath the hyphen is a single-leaf door with multiple-light transom and sidelights. There is a single-leaf, six-panel door flanked by small windows in the recessed area between the central block (Section 3) and the first southern north/south wing (Section 5). The terminal blocks on both ends (Sections 12 & 8) have an entrance on the front and each side. The front northern entrance (Section 12) is reached by stone steps with solid brick balustrades with stone coping. The front southern entrance (Section 8) is at grade but is accessed by a concrete platform with pipe railings. Both doorways have a single-leaf door with multiple lights above panels and multiple-light arched transom and sidelights. On the north end of the building is a double-leaf, multiple-panel door into Section 12. On the southern end of the building (south side of Section 8), is a single-leaf door with multiple-lights above panels with an arched transom. It is reached by a concrete platform with metal pipe railings across the light well.

Rear: There are multiple entrances across the rear. On the rear of first north/south wing north of the center block (Section 9) is a single-leaf wooden five-panel door with arched transom. On the north side of the middle east/west block (Section 10) towards the rear is a single-leaf door with arched transom and concrete steps. There are two entrances on the rear of the second north/south wing (Section 11). In the center is an entrance reached by concrete steps with solid brick balustrade on each side. It has a single-leaf wooden door with multiple-lights above panels and a multiple-light arched transom and sidelights. There is a secondary door near the intersection of the northern terminal block (Section 12) with a single-leaf door. There are several entrances into the eastern portion of the central block (Section 3). On the northern side of the central block, there is a single-leaf wooden door with infilled sidelight topped with a multiple light transom. A concrete platform spans the light well along this side of the building terminates at what is now a window. The large porch on this side shelters a single-leaf, multiple panel wooden door. The one-story addition on this side has a single-leaf door with six-lights above three panels. The door into the kitchen from the women's covered passageway is a double-leaf metal door. On the southern side of the central block the only historic entrance is from the covered passageway from the men's dining hall into the one-story block of the center section. It has a double-leaf, five-panel (with one panel replaced with glass) wooden door. There is a modern flush single-leaf door into the stair addition on the main block. There is also a single-leaf door on the upper floor of the rear of the central block that accessed the elevated walkway to the upper level of the kitchen. On the rear (eastern side) of the first north/south wing (Section 5) are two entrances. One has a single-leaf wooden door with arched transom with triangular-shaped brick wing walls flanking the door. The second door is lower and appears to access the basement. It has a wooden double-leaf paneled door with arched transom. On the rear of the intermediate east/west block (Section 6) is a shed roof brick addition that has a single-leaf door. On the rear of the southern north/south wing (Section 7), is a single-leaf wooden door with rectangular transom that is reached by a set of concrete steps with metal pipe railings. This entrance probably accesses the basement. On the north side of the rear section of the southern terminal east/west block (Section 8) in the last original bay is a single-leaf, five-panel, wooden door with arched transom above.

Women's (Section 1) and Men's (Section 2) Dining Hall entrances - There are three entrances across the front (western side), one on the rear (eastern side) and one in the end adjacent to the central block (Section 3). All front entrances are recessed in a



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projecting vestibule where the top of the arched opening has been infilled with brick. Each of the front entrances has a double-leaf door. The rear entrance is housed within a flat-roof projection and is a single-leaf paneled door. The doors into the dining halls beneath the covered passageway are double-leaf metal doors. The doors beneath the passageway into the central block are double-leaf flush metal doors on the north side of the central block and double-leaf wooden five-panel doors with one panel replace with glass on the south side of the central block.

Photo numbers 1,3-5,7,11-16,18-25,27-28,66-75,77,85 Drawing numbers A.300-A.316

**Describe work and impact on feature**

The existing late-20th-century front door and transom on the center block (Section 3) will be removed and replaced with an aluminum storefront door and single-pane transom. The existing windows with wood infill below located on both sides of the front part of the center block will be returned to a door and the infill and AC units will be removed. The majority of other doors will be retained, repaired, scraped and painted. If a door is too far gone to save, it will be replaced with a similar door. The concrete platforms that span the light wells in several locations will be retained and repaired, where necessary.

The infill in the top of the arched openings on the dining hall additions will be removed. The decorative block in a circular pattern that infill the window openings on the dining hall vestibules will also be removed. If the doors of the secondary dining hall addition entrances can be saved, they will be. If they cannot be saved, they will be replaced with fixed glass doors.

The open entrances into the sun porch additions will be infilled with new four-light aluminum storefront-type windows (See Sun Porches No. 7)

<b>Number</b> 9	<b>Feature</b> Windows	<b>Date of Feature</b> 1857-1915
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**Describe existing feature and its condition**

There are a wide variety of window types in the Babcock Building. Most windows are wood. There are some windows with lower metal sashes as well as the large multiple-light metal windows in some of the sun porches. The front section of the center block has all 1/1-light wood sash windows with the exception of the front windows in the central bay, which are multiple light. The cupola appears to have had 4/4-light sash windows but most are missing or significantly deteriorated. The central section of the center block has both 2/2 and 4/4-light sash windows. The rear part of the central block has tall 9/9-light wood sash windows on the lower levels and tall, two-level, multiple light windows with colored glass on the upper levels. Although many of the windows in the kitchen wing are boarded up, the side windows on the lower floor are 9/9-light wood windows with a 6-pane transom and are in very poor condition. The front and rear windows in the north/south wings and east/west blocks have 12/12-light windows on the upper floors. Lower floors have similar sash windows but with a decorative arched top sash. Many of the windows have decorative metal grills over the lower sash. The front center bay of the north and south terminal blocks has tripartite windows and these windows are also found on the sides of these blocks. The sides of the east/west blocks also have 6/6-light windows as well as 12/12-light windows. One bay of windows on the rear portion of the northern side of the southern terminal block (Section 8) have been infilled with brick. There is also a window on the northern end of Section 12 that has been infilled with brick. The windows on the top floor of Section 11 as well as the sun porch addition across the rear of this wing have very large, multiple-light, arched casement windows. The sun porch additions have a two types of windows. Most have 9/9-light and 12/12-light sash wood windows with transoms but there are also multiple-light metal windows with hopper or awning openings. Rectangular windows have stone lintels and sills. Arched windows have stone sills and brick arches with stone keystones. Prominent façade windows on the front of the east/west block or in the projecting center pavilions of the north south wings have heavy stone tabernacle frames. Dining hall windows are 6/6-light wooden sash



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windows with 8-light transoms but all transoms have been infilled with wood panels. Dining hall windows have stone lintels and sills. Many of the windows are deteriorated and many have one sash or the other removed for the insertion of window air conditioning units, or are just completely covered with wooden panels.

Photo numbers 1-30, 66-77, 85, 89, 90, 92, 94, 96

Drawing numbers A.300-A.316

**Describe work and impact on feature**

Where ever possible, windows will be repaired, restored and repainted. Where windows are too far gone to save, as in the cupola, they will be replaced with a new aluminum-clad wooden window to match the original size, shape, light configuration and profile of the existing window. The panels in the transoms of the dining hall windows will be removed and new wooden transoms with glass lights will be inserted. A thorough window survey has not yet been completed to determine which windows are too far gone to save. Shop drawings are also not complete. This information will be submitted in an amendment.

Number 10

Feature Floor Plan

Date of Feature 1857-1915, m-20th c

**Describe existing feature and its condition**

Overview - The building is composed of a four-story central block (Section 3) facing west on an east/west axis. Attached to the rear of the central block are utilitarian areas including the kitchen/laundry (Section 4). Attached to these utilitarian areas on either side are the congregant dining halls additions (Sections 1 & 2). Three-story wings on a north/south axis extend to the north (Section 9) and south (Section 5) from the center section and end in two intermediate four-story, two-bay, east/west blocks sited parallel to the center section (Sections 6 [south] and Section 10 [north]). The northern intermediate east/west block (Section 10) extends farther to the rear with an addition on its eastern end than the southern block (Section 6). Another set of north/south wings extend to the north (Section 11) and south (Section 7) to terminal east/west blocks (Section 12 & Section 8) that are also sited parallel to the center section. Both of the terminal sections are four stories in height and three-bays wide. The southernmost north/south wing (Section 7) is three stories tall but the northernmost north/south wing (Section 10) is four stories. The fourth story of this wing is a later addition. Each of the north/south wings have projecting center pavilions. About 1915, six sun porches with stairwells were added to the east/west blocks. The intermediate east/west blocks (Sections 10 & 6) have two sun porch additions. The terminal east/west blocks (Sections 12 & 8) have a sun porch addition to the rear (east end). Four of the six sun porches are four story; two are three stories in height. The three story sun porch are located on the north side of the front portion of the northern intermediate east/west block (Section 10) and on the north side of the rear portion of the southern intermediate block (Section 6).

Individual Sections - The plan of the center section (Section 3) has a central, double-loaded corridor on floors 1-3 and in the front and center sections of the fourth floor. The remainder of the fourth floor was a two-level auditorium, which was later subdivided by the insertion of a new floor between the third and fourth floors. The fourth floor remains open as one large room. The third floor auditorium space was subdivided into numerous small offices in the mid-to-late 20th century. The center section housed mainly offices although some of the upper level rooms may have been used as staff quarters. There are two stairs (one large and one small) on the north side of the corridor. A modern stair was added on the outside of the south side of Section 3 towards the rear. There is an elevator on the southern side of the center part of this section. A cupola crowns the center block. It is one large room on the interior.

Attached to the rear of the center section is a one-story block that connects to the rear kitchen/laundry (Section 4). The one-story block is divided into three main rooms while the two-story kitchen/laundry is divided into two large rooms on the first floor. The second floor has a central corridor with rooms on both sides of the corridor. A stair is located on the southwest corner of the kitchen/laundry.



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Attached to the kitchen on the north is the one-story women's dining hall (Section 1). The southern part of the dining hall closest to the kitchen is divided into two rooms with the remainder of the building completely open. Attached to the one-story block on the south side is the men's dining hall (Section 2), which has a similar floor plan to the woman's dining hall.

Flanking the center section are the first three-story, north/south wings (Section 9 [north] and 5 [south]). The northern wing has two wards that are open front to rear and individual rooms at each end and in the center (bathrooms). A utilitarian winder stair is located on the front of the wing. The southern wing has one large ward in the center with individual rooms on each end and a winder stair on the rear. The second set of wings (Section 11[north]) and Section 7[south]) have the same plan. The northern wings have two wards with two individual rooms on each end and in the center. The southern wings have one open ward in the center with individual rooms on each end. The exception is Section. 11. A fourth story was later added to this wing as well as a long narrow three-story sun porch across the rear of this wing. There is also a later one-story utilitarian addition on the rear. The first floor of this section is somewhat different with a ward at the south end and individual rooms at the northern end.

The first four story east/west blocks are Section 10[north] and Section 6[south]. Both buildings originally had a day room in the front and rear with individual rooms in the center; however, Section 10 has been expanded to the rear. The rear extension houses a large open room, which on some levels has been subdivided with modern partitions. Sun porch were added to the rear and side of Building 10 and both sides of Section 6.

The second set of east/west blocks (Section 12[north] and Section 8 [south]) have dayrooms in the front. Both also have a stair on the end wall adjacent to the dayroom. Section 12 has individual rooms along both sides of the corridor with a sun porch addition on the eastern end. Section 8 has fewer individual rooms on both sides of the corridor but also has a sun porch addition on the eastern end.

Basement - In the north/south wings, the basement has a central double-loaded corridor with open rooms on both sides.

Photo numbers \_\_\_\_\_

Drawing numbers A.001-A.004; A.200-A.219

**Describe work and impact on feature**

Center Section (3) and Kitchen/laundry (4) - The center section (Section 3) will retain its central corridor with apartments on both sides of the corridor. The transverse corridor to the wings will also be retained as will the rear entrance from the modern stair tower. The only exception to this will be on the first or ground floor at the front, which is a secondary space, where two new walls will be built across the corridor to create two units. Where existing walls cross the central corridor, as on the third floor (A.206), they will be retained. The main front rooms on the main/second level will be retained and used for amenities. The existing rear part of the fourth floor, which is now open will become five units. The units in the center section are a combination of flats and lofts. The lofts will be located in the rear part of the center section where the ceilings are higher. All stairs in the center section will be retained on all levels. The elevator will also be retained. The cupola will remain as one open room and will not be used. The one-story section between the main part of the center block and the kitchen/laundry (Section 4), will house three units, one of which will be a loft. The kitchen/laundry will have two lofts units on this first floor where the ceiling is high. On the upper level of the kitchen/laundry, there will be a central corridor with access to the existing stair with units on both sides of the corridor.

Women's Dining Hall (Section 1) - The projecting bay at the south end of the building will retain its current two room plan. A central north/south corridor will be created with a transverse corridor from the northern entrance. The corridors will be the full



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height of the building and will have a staggered footprint (see A.201). The middle front and rear entrances will enter into individual apartments if salvagable or become fixed glass doors. Eight (8) loft units are located on both sides of the central corridor. The unit at the north end of the building will be a flat.

Men's Dining Hall (Section 2) - The men's dining hall will have a similar plan with a central corridor with a staggered footprint from the northern entrance to a transverse corridor from the southern front entrance. The middle and rear entrances will enter into individual apartments if possible or become fixed glass doors. The end units will be flats; the middle six units will be lofts

Northern North/South Wings (Sections 9 & 11) - The northern north/south wings will have a similar floor plan to the southern wings but they have two wards instead of one. Where the existing corridor survives, it will be retained along with any arched openings. New corridors will be inserted in the wards where they were removed about 1915 to create the wards. The new corridor walls through the wards will step in to create a narrower corridor. Four units will be created on each floor. The historic stair will be retained. This plan will be used on all three floors of Section 9.

Section 11 will have a different plan due to the addition of the sun porch across the rear. Where a corridor exists, it will be retained and any arched openings will also be retained. New walls will be inserted in the wards to recreate the corridor that was removed about 1915 and will step in to create a narrower corridor. Units on the eastern side of the corridor will incorporate the sun porch into the unit and new walls will be inserted in the sun porch to divide it into units. On the first floor, the central rear entrance will become the entrance for a unit. The one story addition on the rear will also be incorporated into a unit. On the upper floors of Section 11 where two wards exist, the corridor will narrow in two places instead of one found on the first floor. There will be six units on each floor of this wing. The historic stair will be retained.

Southern North/South Wings (Section 5 & 7) - where the original central double-loaded corridor survives, it will be retained along with all arched openings. New walls will be inserted in the wards to recreate a corridor that was removed about 1915 when the wards were created. This portion of the corridor will be narrower. Four units will be created on each floor. The historic stair on the rear of the wing will be retained. This plan will be used on all three floors of both southern north/south wings (Section 5 & 7).

East/West Blocks - Section 6 - The existing central corridor will be maintained. The front and rear day rooms will remain and will not be subdivided. A new transparent wall will be inserted across the eastern end of the front day room to separate it from the circulation. The former day rooms will be used for amenities and/or common areas. The sun porches that were added about 1915 will become a unit on each floor. The existing stairs associated with the sun porches will be removed. The existing wooden stair between the third and floor floors will be retained.

Section 8 - The existing central east/west corridor will be retained but on floors one through three a new wall will be inserted towards the front and mid-rear in order to create units in both the front and rear sun porches. The front sun porch is original; the rear sun porch is a 1915 addition. On floors two and three, the front corridor will extend into the front sunroom because the existing walls do not align. The fourth floor will have a longer corridor that will access the rear stair in the sun porch addition. There will be a unit in the large front room and the rear sun porch addition. Both the historic end stair and the rear stair in the 1915 rear sun porch addition will be retained.

Section 10 - The existing central east/west corridor will be retained and the front and rear day rooms will remain open on floors one through three. On floors two and three, a



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transparent wall will be inserted across the eastern end to separate the front day room from the circulation. The former day rooms will be used for amenities and/or common areas. The front day room on the fourth floor will become a unit with a solid wall across the eastern end. The original rear day room will be used for circulation on all floors. The rear section of this block is a later addition and two units will be created in the rear addition with new walls inserted to create these units. The front sun porch addition will become a unit and the stairs will be removed on all floors. The sun porch part of the rear addition will be incorporated into the rear unit and the stairs in this addition will be retained.

Section 12 - The existing central corridor and historic end stair will be retained. The large front room will become one unit and the rear sun porch addition will become the rear unit. The sun porch stairs will be removed. There will be four units in this section and the floor plan repeats on each floor.

Basement - The finished space of the basement will be a maintenance office. HVAC units will occupy the unfinished spaces and the existing metal posts will be removed.

<b>Number</b> 11	<b>Feature</b> <u>Finishes - Walls</u>	<b>Date of Feature</b> <u>ca. 1915</u>
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**Describe existing feature and its condition**

Historic walls are plaster. Surviving corridor walls are canted at the top of the corridor in towards the center. Because original windows and doors are inset into the opening, there is minimal wood trim around windows and doors except in the central block, which housed administration offices. The original offices and rooms in the central block (Section 3) have architrave window and door surrounds. Some of the rooms in this section have mantels but not necessarily firebox openings. Modern walls in Section 3 are gypsum wallboard and have simple trim. All woodwork is painted. The 1915 wards have both a wooden baseboard and cornice but original day rooms, individual rooms, and corridors only have a wooden base. All corners are rounded. Former bathrooms have a glazed tile wainscot. Where former exterior walls are now interior walls, as on the sun porch additions, the brick has been painted. Modern partition walls are gypsum wallboard with simple trim. Electrical conduit, radiators and associated pipes are typically exposed on the walls and ceilings. Basement walls are brick and the corridor walls have been parged.

Photo numbers 31-65, 78-83

Drawing numbers \_\_\_\_\_

**Describe work and impact on feature**

Where plaster walls can be repaired, they will be. Where the plaster cannot be saved, the walls will be covered with gypsum wallboard. All historic woodwork will be retained and repaired, if possible, or replaced in kind. It will be repainted. All rounded corners will remain rounded. New partition walls will be gypsum wallboard with simple baseboard and door surrounds. New interior doors in units will be simple, modern doors. Painted brick walls will be repainted. Any unpainted interior brick walls will remain unpainted. Electrical conduit and pipes will be removed from the walls and ceilings and new work will be hidden where possible.

<b>Number</b> 12	<b>Feature</b> <u>Finishes - Ceilings</u>	<b>Date of Feature</b> <u>ca. 1915</u>
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**Describe existing feature and its condition**

Most ceilings historically were plastered. Where they survive, ceilings tend to be in poor condition due to water damage. Sprinkler pipes and electrical conduit are exposed in the ceilings. In many areas especially in the central block (Section 3) ceilings have been dropped to hide HVAC ducts and are acoustical tile on a grid, also in very poor condition. The central block also has exposed ducts in the ceiling where the ceiling is not dropped. The north/south blocks of the basement have no ceilings and pipes, etc., are exposed on the ceiling.

Photo numbers 31-55, 58-62, 65, 79-83

Drawing numbers \_\_\_\_\_



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**Describe work and impact on feature**

All dropped ceilings and acoustical tile will be removed. HVAC ducts will also be removed from the ceilings. Plaster ceilings will be repaired, if possible. Any damaged ceilings will be removed and replaced with gypsum wallboard.

<b>Number</b> 13	<b>Feature</b> Finishes - Floors	<b>Date of Feature</b> ca.1915 & later
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**Describe existing feature and its condition**

Most floors are covered with VCT and are in very poor condition. The material and condition of the floor beneath the VCT has not been evaluated yet. The central block (Section 3) have wooden, carpeted, and tile floors. Some areas in the east/west blocks also have wooden floors. Bathrooms generally have ceramic tile floors. The basement has a dirt floor. The dining room additions have red tile floors.

Photo numbers 31-55, 57-62, 65, 78, 79, 81-83	Drawing numbers
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**Describe work and impact on feature**

The VCT will be removed and the floor below will be evaluated and saved if possible. All wooden floors will be retained and refinished. Damaged floor will be patched. All red tile floors will be retained and refinished. Ceramic tile floors will be retained and repaired, where necessary.

<b>Number</b> 14	<b>Feature</b> Finishes - Sun Porches	<b>Date of Feature</b> 1915
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**Describe existing feature and its condition**

Sun porches and the adjacent stairs wells have exposed and painted brick or parged walls and concrete or parged floors and ceilings. The stairs are concrete and have metal pipe handrails. There is exposed conduit, pipes, and radiators on the walls and ceilings of the sun porches. There is no wooden trim except for the former exterior doorway into the building. These doorways and door vary and can be a single-leaf, five-panel wooden door with multiple-light rectangular transom or single-leaf five-panel door with multiple-light sidelights above panels and multiple-light rectangular transoms.

Photo numbers 61-64	Drawing numbers
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**Describe work and impact on feature**

Where necessary the brick walls will be cleaned and repaired using the gentlest means possible and in accordance with Preservation Brief No. 1. As little repointing and brick repair will be undertaken as possible but will be undertaken where necessary. The new mortar will match the historic mortar in strength, color, texture, and composition, and the joints will replicate the size and tooling of the original joints in accord with the guidance of the Department of Interior Preservation Brief No. 2. Any stone trim will also be cleaned, repaired, and repointed where necessary. Any unused conduit, piping, wiring, and fixtures will be removed from the walls and ceilings. If the brick walls are painted, they will be repainted. If the brick walls are not painted, they will remain unpainted. The doors into the main building will be retained, scraped, repaired and repainted. All stairs in the sun porches will be removed except for those on the eastern end of Section 8.

<b>Number</b> 15	<b>Feature</b> Finishes - Dining Hall Additions	<b>Date of Feature</b> 1915 & later
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**Describe existing feature and its condition**

The dining halls have plaster walls with chairrail, red tile floors and dropped acoustical tile ceilings. The windows and doors are inset into the openings with no surrounds. Historic doors are wooden.



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Photo numbers 78-83

Drawing numbers \_\_\_\_\_

**Describe work and impact on feature**

Wherever possible, the plaster walls will be retained and repaired. Where it is not possible, the walls will be covered with gypsum wallboard. Any existing historic trim will be retained and repaired. All new walls will be gypsum wallboard with simple trim. The acoustical tile dropped ceilings will be removed and the original ceilings will be repaired or replaced or covered with gypsum wallboard. The red tile floors will be retained, cleaned, and repaired.

Number 16

Feature Finishes-Corridors & Corridor Door

Date of Feature 1857-1915 & later

**Describe existing feature and its condition**

Original corridors that survive have load-bearing, masonry walls that are plastered and the walls slant inward at the top. Due to the 1915 alterations, covered beams cross the corridors. Like the rooms, all edges in corridors are rounded. Where corridors join a perpendicular block, or in the central block, the openings are frequently arched. In some cases, the corridor openings, both arched and rectangular, have been infilled and a single-leaf door inserted in the middle. In some of the corridors, especially in the east/west blocks, a nurses or attendant station projects out into the space. They may have full height walls with large windows (no existing glass) and a door or half-height walls with glass above.

Corridor doors are inset with no wooden door surrounds and all edges are rounded. There are a wide variety of corridor doors including five-panel and flush wooden doors, eight-panel wooden doors (Section 3), flush metal doors, and doors with a small single light. Most corridor doors have transoms but most transoms have wooden panels instead of glass. Many of the corridor doors in the central block (Section 3) do not have transoms and where new corridors have been created in this section, the doors are flush doors with simple trim. In the east/west blocks, there are frequently partitions that consist of a single-leaf, usually five-panel, wooden door flanked by multiple light sidelights above a panel(s) with a rectangular or arched multiple-light transom above. There are also metal roll up fire doors both above these partitions/doors and in the arched corridors openings.

Photo numbers 31-39, 44, 51, 55, 58, 59, 60

Drawing numbers \_\_\_\_\_

**Describe work and impact on feature**

Existing corridors will be retained and any damaged areas will be repaired. New corridors will be created in the former wards of the north/south wings. New corridor walls will be gypsum wallboard with simple trim. New doors in these new walls will be simple modern doors. Existing corridor doorways will be retained although not all doorways will continue function as doorways. Those doorways that do not continue to function will have the existing door fixed in place if it is a historic door and a wall will be built behind it on the room side. The door will remain visible on the corridor side. If the door is not historic, or there is no existing door, the opening will be infilled with gypsum wallboard, which will be recessed so the opening can still be read. Existing transoms will be retained but will be rated on the unit side. If the transom is located where it is visible from both sides, the transom will have a sprinkler head over it and the glass will be replaced. If the transom is located where it will not be visible on the unit side (as in a tub), the transom will be covered by rated gypsum wallboard on the unit side and the glass will be replaced and painted black on the back side. All metal roll-up doors and their canisters will be removed. Any infill in corridors will be removed.

Number 17

Feature Stairs

Date of Feature 1857-1915

**Describe existing feature and its condition**

There are a number of stairs in the building. There are two original stairs on the north side of the center block (Section 3) and a modern stair in an addition on the south side



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of the center block at the rear. The main stair in the center block is a large wooden half-turn stair. It features heavy rectangular newels, thick handrail, and heavy turned balusters. On top of the handrail, heavy rectangular bars have been fitted to preclude anyone falling over the railing making the well of the stairs totally enclosed. There is a smaller, enclosed winder stair in the center block with concrete steps and concrete or parged walls with metal pipe handrails. On the top floor, this stair has a horizontal board railing. Each of the north/south wings has one small enclosed winder stair with red tile treads and metal pipe handrails. Windows light the stairwell. In the north wings (Section 9 & 11), the stair is located on the front. In the south wings (Sections 5 & 7), it is located on the rear. Each end block (Sections 8 & 12) has a concrete stair on the outside wall near the entrance. The end stairs are larger and wider than the original stairs on the front and rear and have landings instead of winders. These stairs are also enclosed and windows light the stairwell. In this stair, the floor cuts across the windows. The rear addition to Section 10 also includes an enclosed stair. There is also a stair that rises from the third to the fourth floors in Section 6. The sun porch addition to Section 6 is only three stories in height and this stair provides access to the fourth floor. This stair is also a winder stair but unlike most stairs in the building has wooden treads and risers and at the top a railing with closely spaced vertical pickets.

The sun porch additions have concrete half-turn stairs with either painted brick or parged walls and metal pipe handrails. The openings in the stairwells are infilled with block with an open circular motif that provides light into the stairwell.

Photo numbers 63-64, 97-108

Drawing numbers A.001-A.004; A.203-A.219

**Describe work and impact on feature**

The three stairs in the central block (Section 3) will be retained. The front and rear stairs in the north/south wings (Sections 5, 7, 9, & 11), the wooden stairs between the third and fourth floor of Section 6, the stairs in the eastern end of Section 10, and the end stairs in the terminal east/west blocks (Sections 8 & 10) will be retained. Where necessary, they will be repaired and repainted. All stairs in the sun porches will be removed except for those on the eastern end of Section 8. The block with a circular motif will be removed from the sun porch additions and replaced with storefront-type windows. (see Sun Porch Additions No. 7)

<b>Number</b> 18	<b>Feature</b> HVAC	<b>Date of Feature</b> 20th cent.
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**Describe existing feature and its condition**

The previous heating systems appeared to have been hot water with radiators hung high on the walls or in the ceilings. There appears to have been no air conditioning in most areas. In the center block (Section 3), large ducts are located in the ceilings are sometimes exposed below the ceilings.

Photo numbers 32, 34-36, 38, 39, 42, 47, 50, 52, 57

Drawing numbers \_\_\_\_\_

**Describe work and impact on feature**

All existing HVAC ducts, radiators, and associated pipes will be removed. A new Variable Refrigerant Flow (VRF) HVAC system with limited ducts will be installed. Each unit will serve more than one apartment reducing the number of condensing units on site. Condensing units will be located in the unfinished sections of the basement. Because this building has a finished interior, ducts, where necessary, will be enclosed in soffits and will not be installed in corridors.

<b>Number</b> 19	<b>Feature</b> Electrical	<b>Date of Feature</b> 20th cent.
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**Describe existing feature and its condition**

Most electrical wires are contained within conduit or wire mold that is applied to the



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

surface of walls and ceilings and are exposed. The electrical system does not function.

Photo numbers \_\_\_\_\_ Drawing numbers \_\_\_\_\_

**Describe work and impact on feature**

The existing electrical system and all wires, wire mold, and conduit will be removed. A new electrical system will be installed. Where ever possible the new electrical system will be installed within new walls and hidden from view. Where electrical outlets or switches are necessary on masonry walls, they will be surface mounted.

<b>Number</b> 20	<b>Feature</b> Plumbing	<b>Date of Feature</b> ca 1915 & later
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**Describe existing feature and its condition**

The existing plumbing is not functional. In most places pipes are exposed on the interior. The building is sprinkled and all sprinkler pipes are exposed in corridors and rooms.

Photo numbers 33-36, 40-56, 58-60 Drawing numbers \_\_\_\_\_

**Describe work and impact on feature**

All existing plumbing pipes and fixtures will be removed as well as the existing sprinkler system. A new sprinkler system will be installed and the new system will be exposed. The new sprinkler pipes will run tight to the ceiling and not through the center of rooms as best as possible and still meet code. They will be painted to match the ceiling. A new plumbing system and fixtures suitable to the new use of the building will be installed. Plumbing pipes will be concealed wherever possible.

<b>Number</b> 21	<b>Feature</b> Outbuilding	<b>Date of Feature</b> late 20th C.
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**Describe existing feature and its condition**

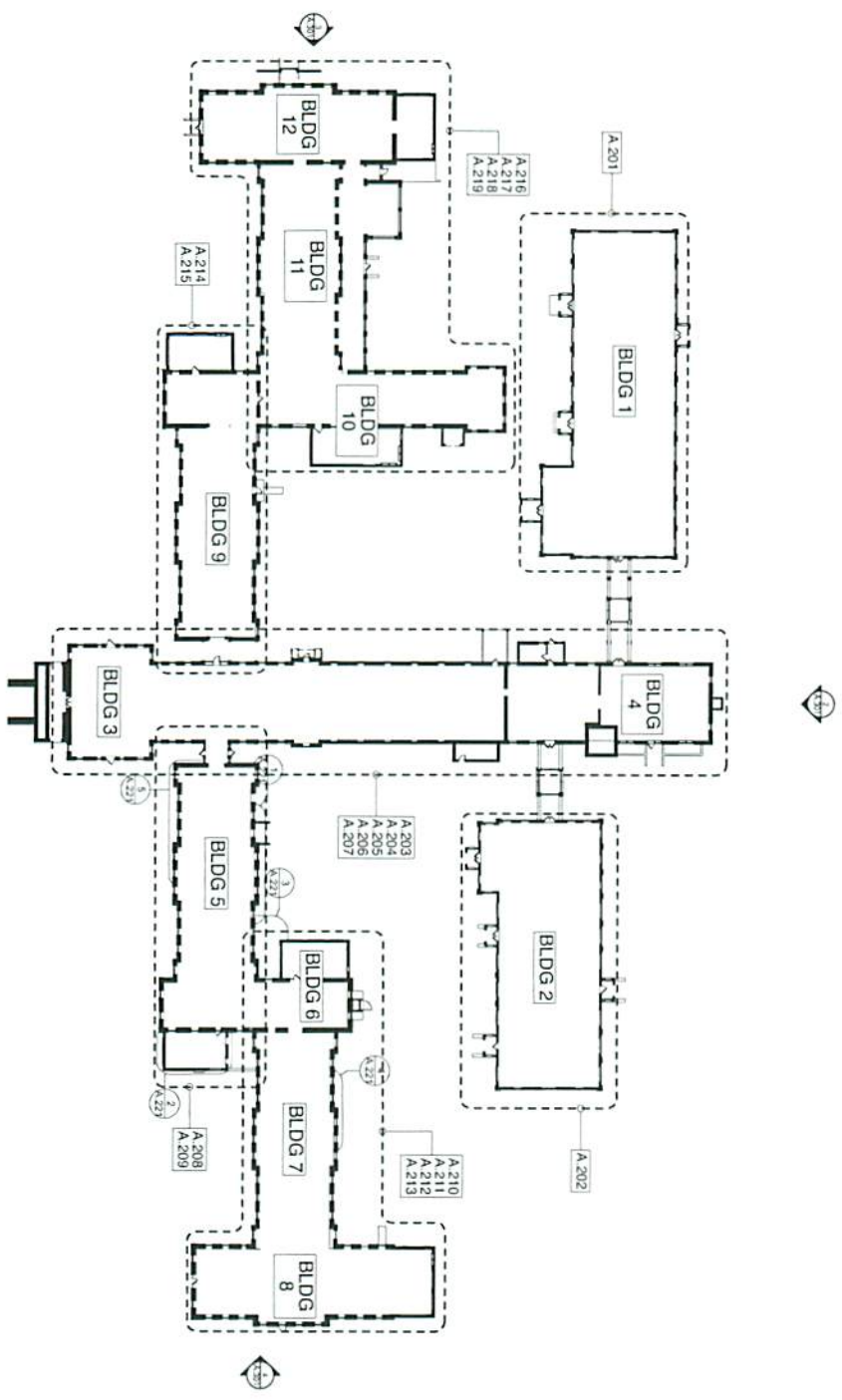
This is a small, modern utility building. It consists of two, half-height, brick blocks at each end with a flat roof, also supported by metal poles, that connects the two brick section.

Photo numbers 96 Drawing numbers \_\_\_\_\_

**Describe work and impact on feature**

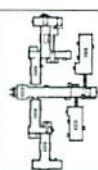
This building is noncontributing and will be demolished.

Add Item



# Babcock Building

Bull Street  
Columbia, South Carolina



REVISIONS	TAG	DATE

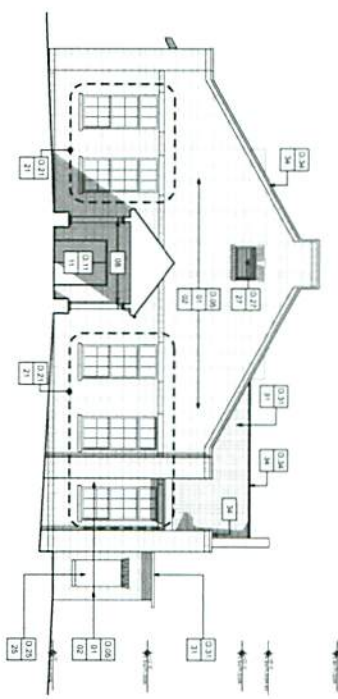
**waller parks**  
ARCHITECT

303 N. ADAMS STREET  
COLUMBIA, SOUTH CAROLINA 29201  
PROJECT # 14.38  
DATE 05/10

OVERALL PLAN  
**A.200**

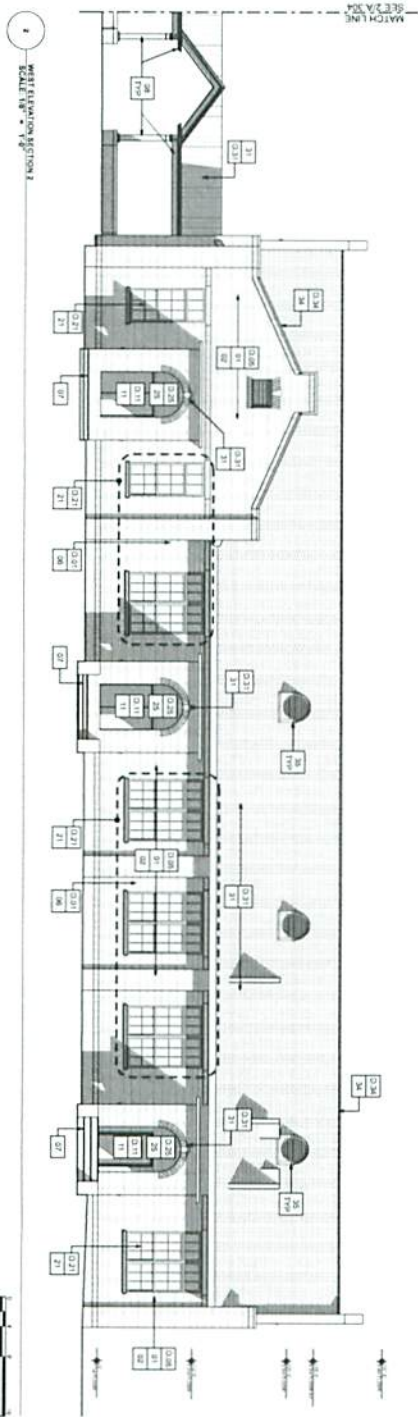
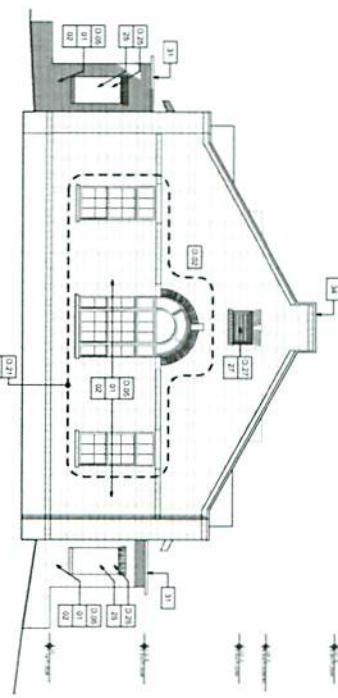




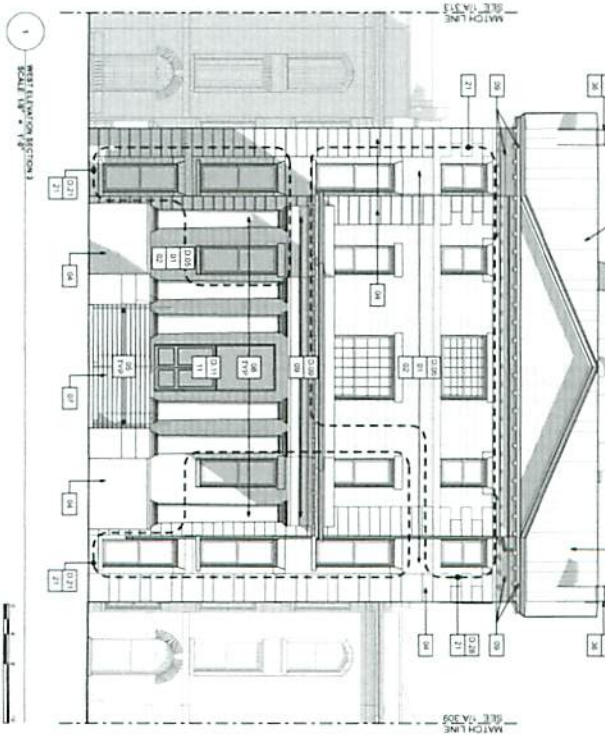
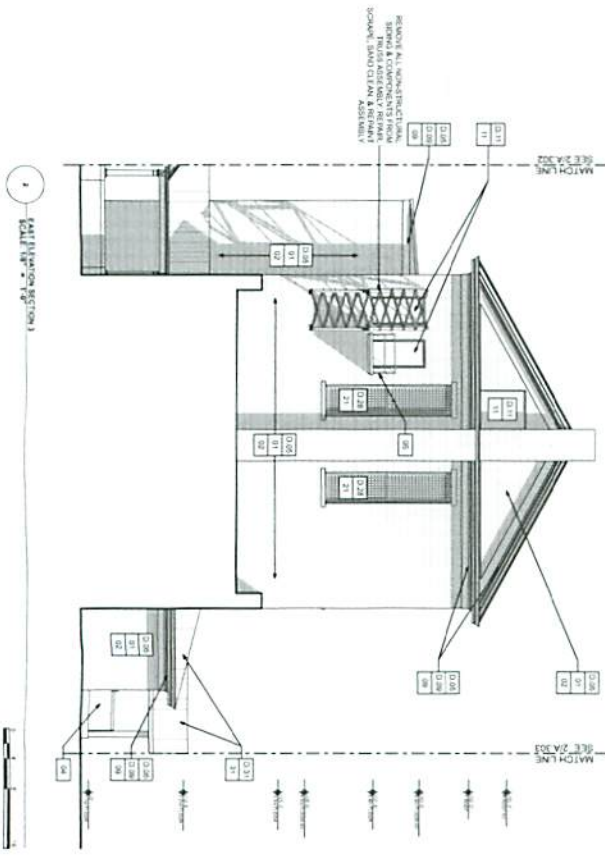


4 NORTH ELEVATION SECTION 2  
SCALE: 1/8" = 1'-0"

1 SOUTH ELEVATION SECTION 2  
SCALE: 1/8" = 1'-0"







DEMOLITION KEY NOTES	KEY NOTES
D.01 REMOVE ALL MOUNTED WIRING, CONDUITS, PIPING & UTILITIES NOT SCHEDULED FOR REUSE. CUT BACK & CAP ALL LINES AS REQ'D.	01 REPOINT EXISTING EXTERIOR BRICK & STONE MASONRY WITH NEW MORTAR TO MATCH EXISTING HISTORICAL MORTAR JOINT COLOR & TEXTURE. PATCH & FINISH DAMAGED OR MISSING MASONRY UNITS TO MATCH EXISTING ADJACENT.
D.02 REMOVE EXISTING FEATURE AND ASSOCIATED WIRING	02 CLEAN EXPOSED BRICK, WELLS, STAIRS & DADOES FROM EXTERIOR WALLS, PARAPETS & FOUNDATIONS
D.03 REMOVE DAMAGED, ROTTED & NON-FUNCTIONING DRAINAGE COMPONENTS	03 PROVIDE NEW DUTTERS, SCUPPERS, DRAINS, DOWNSPUTS & BOOTHS AS REQ'D.
D.04 REMOVE DAMAGED ASSEMBLY COMPONENT MATERIALS AND CUT BACK TO LOGICAL TERMINATION POINT TO PROVIDE FOR REPAIR/NEW ASSEMBLY OR MATERIAL	04 CLEAN, REPAIR & REPOINT EXISTING STONE MASONRY
D.05 REMOVE ALL ORGANIC MATERIAL ON BUILDING FACADE SUCH AS ROOFING ETC.	05 SCRAPE SAND, CLEAN, REPAIR & PAINT EXISTING METAL COMPONENTS & ASSOCIATED HARDWARE
D.06 REMOVE DAMAGED BUILDING FACADE MATERIAL, CUT BACK & CLEAN TO PROVIDE FOR REPAIR & NEW MATERIAL.	06 PATCH & REPAIR VOID OR DAMAGED MATERIAL RESULTING FROM THE REMOVAL OF EQUIPMENT ASSEMBLIES. PATCHES DAMAGED OR MISSING MATERIAL WITH IN KIND MATERIAL TO MATCH EXISTING ADJACENT
D.07 REMOVE EXISTING WALL & ASSOCIATED HARDWARE. CLEAN & PREP FOR REPAIR OR NEW ASSEMBLY.	07 CLEAN, REPAIR & REFINISH EXISTING STAIR TREADS, RISERS & STRINGERS
D.08 NOT USED	08 REPAIR VOID COMPONENTS/FRAMES/COLD AS REQ'D. SCRAPE SAND, CLEAN & PAINT VOID COMPONENTS PER FINISH SCHEDULE
D.09 REMOVE DAMAGED OR ROTTED WOOD FRAMA, MOULDING, CORNICES & JAMBES. CUT BACK TO LOGICAL TERMINATION POINT. CLEAN & PREP FOR REPAIR & NEW MATERIAL.	09 REPAIR VOID COMPONENTS/FRAMES/COLD AS REQ'D. SCRAPE SAND, CLEAN & PAINT VOID COMPONENTS PER FINISH SCHEDULE
D.10 NOT USED	10 REPLACE DAMAGED OR ROTTED WOOD FRAMA COMPONENT TO MATCH EXISTING HISTORICAL PROFILES, SCAPES, FINISH, CLEAN, REPAIR & REPOINT EXISTING SALVAGEABLE COMPONENTS
D.11 REMOVE & SALVAGE EXISTING DOOR & ASSOCIATED HARDWARE	11 PROVIDE NEW GLAZE & HANDRAIL ASSEMBLY
D.12 REMOVE EXISTING DOOR, ASSOCIATED HARDWARE & FRAME. CLEAN & PREP FOR REPAIR OR NEW ASSEMBLY.	12 REPAIR EXISTING FRAME, THRESHOLD & HEAD CONDITIONS AS REQ'D. SCRAPE SAND, CLEAN & PAINT FRAME PER FINISH NOTES. PROVIDE DOOR & HARDWARE PER DOOR SCHEDULE
D.13 NOT USED	13 REPAIR EXISTING HEAD & JAMB CONDITIONS. PROVIDE SCHEDULED FRAME, THRESHOLD, DOOR & HARDWARE
D.14 NOT USED	14 NOT USED
D.15 NOT USED	15 NOT USED
D.16 NOT USED	16 NOT USED
D.17 NOT USED	17 NOT USED
D.18 NOT USED	18 NOT USED
D.19 NOT USED	19 NOT USED
D.20 NOT USED	20 NOT USED
D.21 REMOVE EXISTING SHEATHING PANELS, WINDOW MOUNTED MECHANICAL UNITS, CLEAN AND PREP TO RECEIVE REPAIRS & NEW WINDOW COMPONENTS	21 SCRAPE SAND, CLEAN, REPAIR & PAINT EXISTING FRAMES, SASHES, TRIMS & CASINGS. REPAIR ALL FLASHING, JAMB, HEADER & SILL CONDITIONS. REPAIR ALL UNITS & WINDOW CONDITIONS WHERE OCCUR. REPLACE ALL DAMAGED & NON-TRANSPARENT GLAZING AS REQ'D.
D.22 REMOVE EXISTING EMPTY FRAME. CLEAN & PREP FOR NEW WINDOW ASSEMBLY	22 CLEAN & REPAIR EXISTING HEAD, JAMB & SILL CONDITIONS. PROVIDE SCHEDULED ASSEMBLY
D.23 REMOVE DAMAGED WINDOW ASSEMBLY AS REQ'D. PREP & CLEAN ROUGH OPENING FOR NEW ASSEMBLY	23 NOT USED
D.24 REMOVE & SALVAGE EXISTING ORNAMENTAL MTL SCREENS & ASSOCIATED HARDWARE FOR REPAIR & RESTORATION	24 SCRAPE SAND, CLEAN, REPAIR & PAINT ORNAMENTAL MTL SCREENS & HARDWARE. REINSTALL AT ORIGINAL LOCATION
D.25 REMOVE EXISTING MASONRY IN-fill. CLEAN & PREP FOR REPAIR OR NEW ASSEMBLY	25 REPAIR EXPOSED OPENING DAMAGED FROM THE REMOVAL OF MTL MATERIAL. RESTORE OPENING JAMB/SILL/HEADER TO PROVIDE CLEAN, WEATHER PROOF FINISH. PROVIDE SCHEDULED ASSEMBLY
D.26 REMOVE EXPOSED MTL SCREEN	26 NOT USED
D.27 REMOVE EXISTING CORNICE. CLEAN & PREP FOR REPAIR OR NEW ASSEMBLY	27 REPAIR EXISTING ROUGH OPENING JAMB, SILL & UNITS AS REQ'D. PROVIDE NEW SCHEDULED ASSEMBLY
D.28 REMOVE DAMAGED FRAMA/RAILING COMPONENTS WHERE OCCUR. CLEAN & PREP ASSEMBLY TO RECEIVE REPAIRS, RESTORATION & NEW COMPONENTS	28 NOT USED
D.29 NOT USED	29 NOT USED
D.30 NOT USED	30 NOT USED
D.31 REMOVE DAMAGED ROOFING ASSEMBLY & COMPONENTS AS REQ'D. CLEAN & PREP FOR REPAIR & NEW ASSEMBLY MATERIALS	31 REPAIR EXISTING ROOFING ASSEMBLY. PATCH & REPAIR IN NEW MATERIAL AT EXPOSED Voids FROM REPAIRS. DAMAGED MATERIAL. PROVIDE NEW STRUCTURE SUBSTRATE, MEMBRANE & FLASHING AS REQ'D.
D.32 REMOVE EXISTING MECHANICAL ASSEMBLY & CLEAN & PREP EXPOSED VOID TO RECEIVE SCHEDULED ASSEMBLY/EQUIPMENT	32 NOT USED
D.33 REMOVE DAMAGED FLASHING & REGLETS WHERE OCCUR. PREP & CLEAN TO RECEIVE NEW ROOFING FLASHING COMPONENTS	33 REPAIR FLASHING AS REQ'D
D.34 REMOVE DAMAGED COPING/ROOF CAP. CUT BACK TO LOGICAL TERMINATION POINT	34 REPAIR EXISTING WASH & EXISTING COPING/ROOF CAP TO ACHIEVE CONTINUOUS WEATHER TIGHT SEAL
	35 SCRAPE SAND, CLEAN & PAINT EXISTING ASSEMBLY. REPAIR ASSEMBLY & ASSOCIATED FLASHING AS REQ'D TO PROVIDE WEATHER TIGHT SEAL
	36 REPAIR, REPOINT & CLEAN EXISTING EXHAUST STACK. REPAIR WASH & PROVIDE EXHAUST CAP

**WALTER PARKS ARCHITECT**

317 N. ANGLAS STREET  
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TEL: 803.733.1438  
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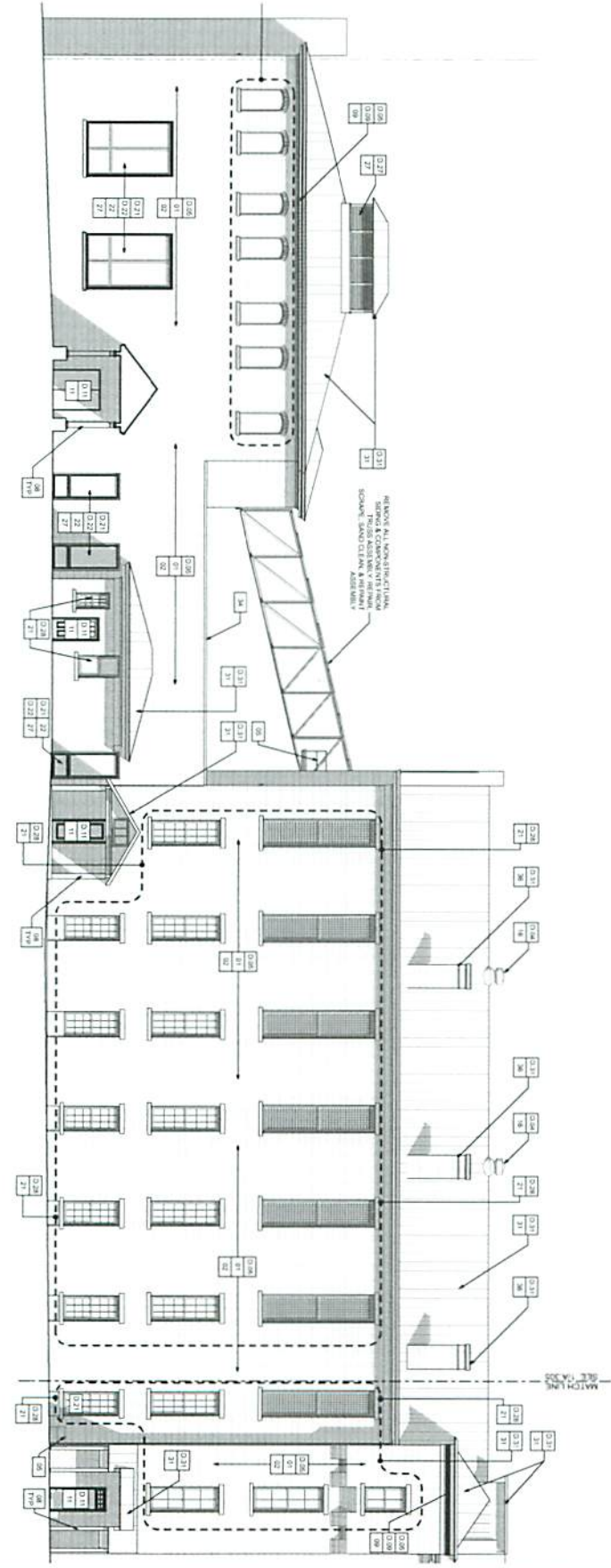
**Babcock Building**

Bull Street  
Columbia, South Carolina

ELEVATIONS  
SECTION 3  
**A.304**

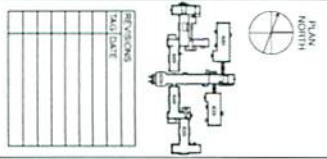






DEMOLITION KEY NOTES	KEY NOTES
D.01 REMOVE ALL MOUNTED WIRING, CONDUITS, TRIM, & DUCTWORK NOT SCHEDULED FOR REUSE. CUT BACK & CAP ALL LINES AS REQ'D.	01 REPAIR EXISTING EXTERIOR BRICK & STONE MASONRY. MATCH NEW MORTAR TO EXISTING. HISTORICAL MORTAR JOINTS TO BE TEXTURE FINISH & REPAIR DAMAGED OR MISSING MASONRY UNITS TO MATCH EXISTING ADJACENT.
D.02 REMOVE EXISTING FIXTURE AND ASSOCIATED WIRING.	02 CLEAN EFFLORESCENCE, MOLD, STAINS & GRAFFITI FROM EXTERIOR WALLS, PARAPETS & FOUNDATIONS. PROVIDE NEW GUTTERS, SCUPPERS, DRAINS, DOWNPOUTS & BOOTS AS REQ'D.
D.03 REMOVE DAMAGED, RUSTED & NON-FUNCTIONING DRAINAGE COMPONENTS.	03 CLEAN, REPAIR & REPOINT EXISTING STONE MASONRY METAL COMPONENTS & ASSOCIATED HARDWARE.
D.04 REMOVE DAMAGED ASSEMBLY COMPONENT MATERIALS AND CUT BACK TO LOGICAL TERMINATION POINT TO PROVIDE FOR REPAIR OR ASSEMBLY OR MATERIAL.	04 SCRAPE, SAND, CLEAN, REPAIR & FINISH EXISTING METAL COMPONENTS & ASSOCIATED HARDWARE.
D.05 REMOVE ALL ORGANIC MATERIAL ON BUILDING FACADE: SILL, ROOFING, ETC.	05 PATCH & REPAIR Voids OR DAMAGED MATERIAL AFFIRMED. PATCHES DAMAGED OR INFILL MATERIAL WITH LIKE MATERIAL TO MATCH EXISTING ADJACENT.
D.06 REMOVE DAMAGED BUILDING FACADE MATERIAL, CUT BACK & CLEAN TO PROVIDE FOR REPAIRS & NEW MATERIAL.	06 REPAIR MTD COMPONENTS/TRIM/MOULDING AS REQ'D. SCRAPE, SAND, CLEAN & PAINT MTD COMPONENTS PER FRAME SCHEDULE.
D.07 REMOVE EXISTING RAIL & ASSOCIATED HARDWARE. CLEAN & PREP FOR REPAIR OR NEW ASSEMBLY.	07 CLEAN, PATCH & REPAIR EXISTING STAIR TREADS, RISERS & FINISHINGS.
D.08 NOT USED.	08 REPAIR MTD COMPONENTS/TRIM/MOULDING AS REQ'D. SCRAPE, SAND, CLEAN & PAINT MTD COMPONENTS PER FRAME SCHEDULE.
D.09 REMOVE DAMAGED & NOTTED MTD FRASCIA, MOULDING, CORNICES & ENTICEL. CUT BACK TO LOGICAL TERMINATION. CLEAN & PREP FOR REPAIR & NEW MATERIAL.	09 REPLACE DAMAGED OR NOTTED MTD FRASCIA, MOULDING, CORNICES & ENTICEL IN PLANE. MATCH PROFILES, SCRAPE, SAND, CLEAN, REPAIR & REPOINT EXISTING BALCONY COMPONENTS.
D.10 NOT USED.	10 PROVIDE NEW GUANO & HANDRAIL ASSEMBLY.
D.11 REMOVE & SALVAGE EXISTING DOOR & ASSOCIATED HARDWARE.	11 REPAIR EXISTING FRAME, THRESHOLD & HEAD CONDITIONS AS REQ'D. SCRAPE, SAND, CLEAN & PAINT FRAME PER FINISH NOTES. PROVIDE DOOR & HARDWARE PER DOOR SCHEDULE.
D.12 REMOVE EXISTING DOOR, ASSOCIATED HARDWARE & FRAME. CLEAN & PREP ROUGH OPENING.	12 REPAIR EXISTING HEAD & JAMB CONDITIONS. PROVIDE SCHEDULED FRAME, THRESHOLD, DOOR & HARDWARE.
D.13 NOT USED.	13 NOT USED.
D.14 NOT USED.	14 NOT USED.
D.15 NOT USED.	15 NOT USED.
D.16 NOT USED.	16 NOT USED.
D.17 NOT USED.	17 NOT USED.
D.18 NOT USED.	18 NOT USED.
D.19 NOT USED.	19 NOT USED.
D.20 NOT USED.	20 NOT USED.
D.21 REMOVE EXISTING SHEATHING PANELS, WINDOW MOUNTED MECHANICAL UNITS. CLEAN AND PREP TO RECEIVE REPAIRS & NEW WINDOW COMPONENTS.	21 SCRAPE, SAND, CLEAN, REPAIR & PAINT EXISTING FRAMES, SASHES, TRIM & CASING. REPAIR ALL FINISHING, JAMB, HEADS & SILL CONDITIONS. REPAIR ALL LATH & RATCH CONDITIONS WHERE OCCUR. PROVIDE ALL DAMAGED & NON-TRANSFERMENT GLAZING AS REQ'D.
D.22 REMOVE EXISTING EMPTY FRAME. CLEAN & PREP ROUGH OPENING TO RECEIVE SCHEDULED ASSEMBLY.	22 REPAIR & REPAIR EXISTING HEAD, JAMB & SILL CONDITIONS. PROVIDE SCHEDULED ASSEMBLY.
D.23 REMOVE DAMAGED WINDOW ASSEMBLY AS REQ'D. PREP & CLEAN ROUGH OPENING FOR NEW ASSEMBLY.	23 NOT USED.
D.24 REMOVE & SALVAGE EXISTING ORNAMENTAL MTD, SCROLLS & ASSOCIATED HARDWARE FOR REPAIR & RESTORATION.	24 SCRAPE, SAND, CLEAN, REPAIR & PAINT ORNAMENTAL MTD, SCROLLS & HARDWARE. REINSTALL AT ORIGINAL LOCATION.
D.25 REMOVE EXISTING MASONRY INFILL. CLEAN & PREP ROUGH OPENING TO RECEIVE SCHEDULED ASSEMBLY. FINISH.	25 REPAIR EXPOSED OPENING DAMAGED FROM THE REMOVAL OF INFILL MATERIAL. RESTORE OPENING JAMB/SASHES TO PROVIDE CLEAN WEATHER PROOF FINISH. PROVIDE SCHEDULED ASSEMBLY.
D.26 REMOVE EXTENDED MTD, SCREEN.	26 NOT USED.
D.27 REMOVE EXISTING GRILLE. CLEAN & PREP ROUGH OPENING FOR SCHEDULED ASSEMBLY.	27 REPAIR EXISTING INSIDE OPENING JAMB, SILL & LATH AS REQ'D. PROVIDE NEW SCHEDULED ASSEMBLY.
D.28 REMOVE DAMAGED FRAME, SASHES, AND COMPONENTS WHERE OCCURS. CLEAN & PREP ASSEMBLY TO RECEIVE REPAIRS, RESTORATION & NEW COMPONENTS.	28 NOT USED.
D.29 NOT USED.	29 NOT USED.
D.30 NOT USED.	30 NOT USED.
D.31 REMOVE DAMAGED ROOFING ASSEMBLY & COMPONENTS AS REQ'D. CLEAN & PREP FOR REPAIR & NEW ASSEMBLY MATERIALS.	31 REPAIR EXISTING ROOFING ASSEMBLY. PATCH & REPAIR TO NEW MATERIALS. REMOVE EXCESS FROM REMOVED DAMAGED MATERIAL. PROVIDE NEW STRUCTURE, SUBSTRATE, MEMBRANE & FLASHING AS REQ'D.
D.32 REMOVE EXISTING MECHANICAL ASSEMBLY. CLEAN & PREP EXPOSED ROOF TO RECEIVE SCHEDULED ASSEMBLY/EQUIPMENT.	32 NOT USED.
D.33 REMOVE DAMAGED FLASHING & RESISTS WHERE OCCURS. PREP & CLEAN TO RECEIVE NEW ROOFING FLASHING COMPONENTS.	33 REPAIR EXISTING WASH & EXISTING CORNINGROOF CAP FLASHING VS. CORNINGROOF WEATHER TIGHT SEAL.
D.34 REMOVE DAMAGED CORNINGROOF CAP. CUT BACK TO LOGICAL TERMINATION POINT.	34 SCRAPE, SAND, CLEAN & PAINT EXISTING ASSEMBLY. REPAIR ASSEMBLY & ASSOCIATED FLASHING AS REQ'D TO PROVIDE WEATHER TIGHT SEAL.
	35 REPAIR REPAIR & CLEAN EXISTING EXHAUST STACK. REPAIR WASH & PROVIDE EXHAUST CAP.

**walker PARKS ARCHITECT**  
 1314 ADAMS STREET  
 COLUMBIA, SOUTH CAROLINA 29204  
 PROJECT # 14-306  
 DATE: 05/18  
 ELEVATIONS SECTION 3 & 4  
**A.306**

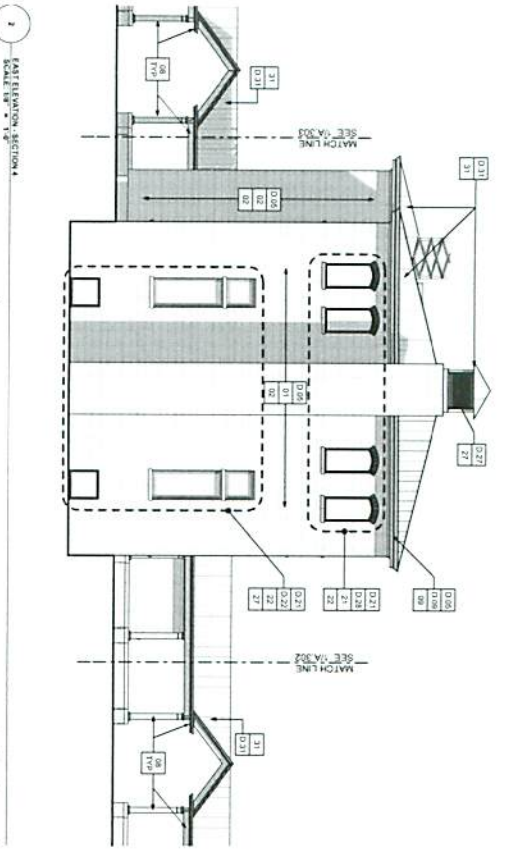
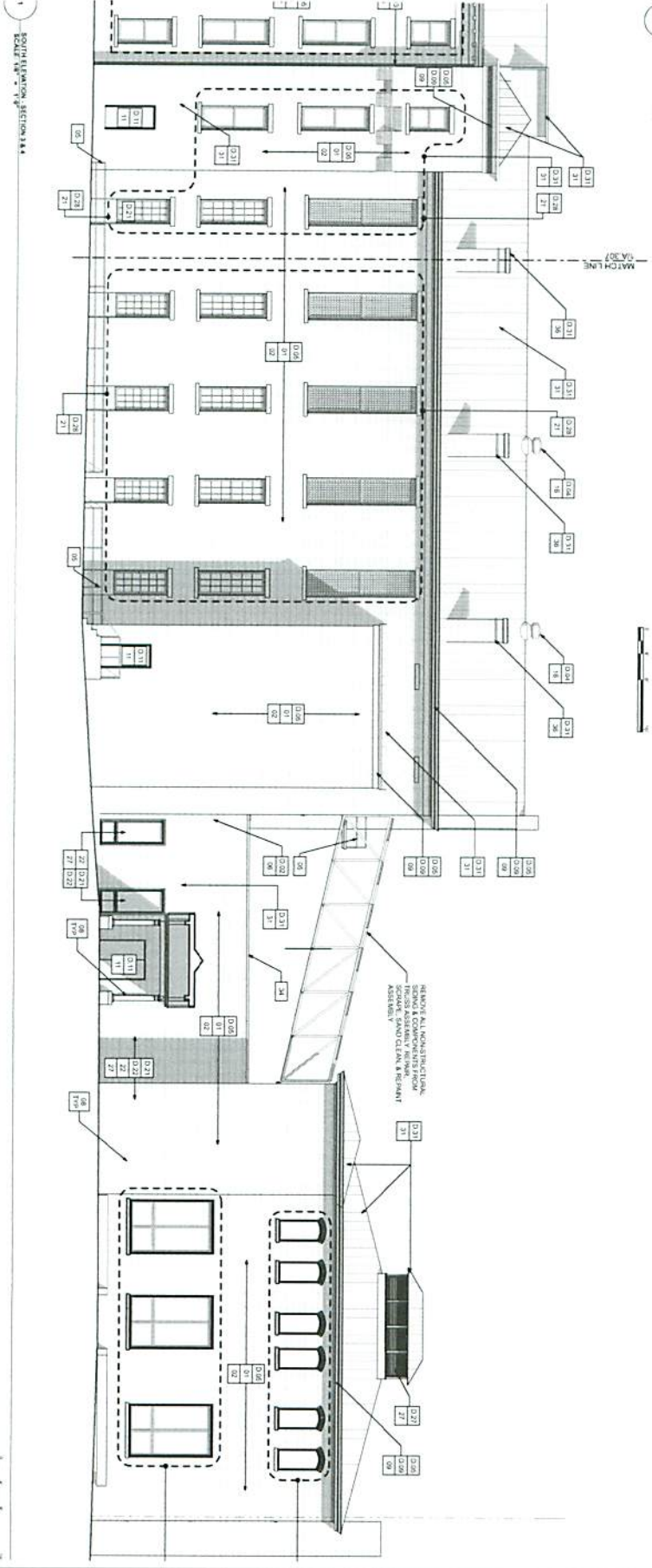


# Babcock Building

Bull Street  
 Columbia, South Carolina







DEMOLITION KEY NOTES	KEY NOTES
D.01 REMOVE ALL MOUNTED WIRING CONDUITS, PIPING & DUCTWORK NOT SCHEDULED FOR REUSE. CUT BACK & CAP ALL LINES AS REQ'D.	01 REPOINT EXISTING EXTERIOR BRICK & STONE MASONRY. MATCH NEW MORTAR TO EXISTING HISTORICAL MASONRY JOINTS. COLOR, TEXTURE, PATCH & REPAIR DAMAGED OR MISSING MASONRY UNITS TO MATCH EXISTING ADJACENT.
D.02 REMOVE EXISTING FIXTURE AND ASSOCIATED WIRING.	02 CLEAN EXISTING SCIENCE, WELD, STAIN & COMPTON FROM EXTERIOR WALLS, TRIMMETS & SOUVENIRS. DOWNSPOUTS & BOOTS AS REQ'D.
D.03 REMOVE DAMAGED, RUSTED & NON-FUNCTIONING DRAINAGE COMPONENTS.	03 PROVIDE NEW GUTTERS, SCUPERS, DRAINS & DOWNSPOUTS FOR MISSING MASONRY UNITS TO MATCH EXISTING ADJACENT.
D.04 REMOVE DAMAGED ASSEMBLY COMPONENT MATERIALS AND CUT BACK TO LOGICAL TERMINATION POINT TO PROVIDE FOR REPAIR NEW ASSEMBLY OR MATERIAL.	04 CLEAN, REPAIR & REPOINT EXISTING STONE MASONRY.
D.05 REMOVE ALL ORGANIC MATERIAL ON BUILDING FACADE (MUD, ROOFING, ETC.).	05 SCRAP, SAND, CLEAN, REPAIR & PAINT EXISTING METAL COMPONENTS & ASSOCIATED HARDWARE.
D.06 REMOVE DAMAGED BUILDING FACADE MATERIAL, CUT BACK & CLEAN TO PROVIDE FOR REPAIRS & NEW MATERIAL.	06 PATCH & REPAIR VOID OR DAMAGED MATERIAL. RE-USE OF FIBER REINFORCED EQUIPMENT MATERIALS ASSEMBLED FOR USE. DAMAGED OR INEL. MATERIAL WITH IN KIND MATERIAL TO MATCH EXISTING ADJACENT.
D.07 REMOVE EXISTING RAIL & ASSOCIATED HARDWARE. CLEAN & PREP FOR REPAIR OR NEW ASSEMBLY.	07 CLEAN, PATCH & REPAIR EXISTING STAIR TREADS, RISERS & STRINGERS.
D.08 NOT USED.	08 REPAIR WD COMPONENTS/TRIMMOLING AS REQ'D. SCRAP, SAND, CLEAN & PAINT WD COMPONENTS PER FRESH SCHEDULE.
D.09 REMOVE DAMAGED & ROTTED WD FASCIA, MOULDING, CORNICE & DENTIL. CUT BACK TO LOGICAL TERMINATION. CLEAN & PREP FOR REPAIR & NEW MATERIAL.	09 REPAIR WD COMPONENTS/TRIMMOLING AS REQ'D. SCRAP, SAND, CLEAN & PAINT WD COMPONENTS PER FRESH SCHEDULE.
D.10 NOT USED.	10 REPLACE DAMAGED OR ROTTED WD FASCIA MOULDING, CORNICE & DENTIL. SW IN KIND COMPONENT TO MATCH EXISTING HISTORICAL. PROVIDE SCRAP, SAND, CLEAN, REPAIR & REPOINT EXISTING SALVAGEABLE COMPONENTS.
D.11 REMOVE & SALVAGE EXISTING DOOR & ASSOCIATED HARDWARE.	11 REPAIR EXISTING FRAME, THRESHOLD & HEAD. CONDITIONS AS REQ'D. SCRAP, SAND, CLEAN & PAINT FRAME PER FINISH NOTES. PROVIDE DOOR & HARDWARE PER DOOR SCHEDULE.
D.12 REMOVE EXISTING DOOR, ASSOCIATED HARDWARE & FRAME. CLEAN & PREP ROUGH OPENING.	12 REPAIR EXISTING HEAD & JAMB CONDITIONS. PROVIDE SCHEDULED FRAME, THRESHOLD, DOOR & HARDWARE.
D.13 NOT USED.	13 NOT USED.
D.14 NOT USED.	14 NOT USED.
D.15 NOT USED.	15 NOT USED.
D.16 NOT USED.	16 NOT USED.
D.17 NOT USED.	17 NOT USED.
D.18 NOT USED.	18 NOT USED.
D.19 NOT USED.	19 NOT USED.
D.20 NOT USED.	20 NOT USED.
D.21 REMOVE EXISTING SHUTTING PANELS, WINDOW MOUNTED MECHANICAL UNITS. CLEAN AND PREP TO RECEIVE REPAIRS, RESTORATION & NEW COMPONENTS.	21 SCRAP, SAND, CLEAN, REPAIR & PAINT EXISTING FRAMES, SAND, TRIM & CASING. REPAIR ALL FLASHING, JAMB, HEADER & SILL CONDITIONS. REPAIR ALL LINTEL & ARCH CONDITIONS WHERE OCCUR. REPLACE ALL DAMAGED & NON-TRANSPARENT GLAZING ASSEMBLY.
D.22 REMOVE EXISTING EMPTY FRAME. CLEAN & PREP ROUGH OPENING TO RECEIVE SCHEDULED ASSEMBLY.	22 CLEAN & REPAIR EXISTING HEAD, JAMB & SILL CONDITIONS. PROVIDE SCHEDULED ASSEMBLY.
D.23 REMOVE DAMAGED WINDOW ASSEMBLY AS REQ'D. PREP & CLEAN ROUGH OPENING FOR NEW ASSEMBLY.	23 NOT USED.
D.24 REMOVE & SALVAGE EXISTING ORNAMENTAL MTL. SCREENS & ASSOCIATED HARDWARE. FOR REPAIR & RESTORATION.	24 SCRAP, SAND, CLEAN, REPAIR & PAINT ORNAMENTAL MTL. SCREEN & HARDWARE. REINSTALL AT ORIGINAL LOCATION.
D.25 REMOVE EXISTING MASONRY INFILL. CLEAN & PREP ROUGH OPENING TO RECEIVE SCHEDULED ASSEMBLY. FRESH.	25 REPAIR EXPOSED OPENING DAMAGED FROM THE REMOVAL OF INFILL. REPAIR EXISTING OPENING JAMB/SILL HEADER TO PROVIDE CLEAN WEATHER PROOF FINISH. PROVIDE SCHEDULED ASSEMBLY.
D.26 REMOVE EXPANDED MTL. SCREEN.	26 NOT USED.
D.27 REMOVE EXISTING DRILLE. CLEAN & PREP ROUGH OPENING FOR SCHEDULED ASSEMBLY.	27 REPAIR EXISTING ROUGH OPENING JAMB, SILL & LINTEL AS REQ'D. PROVIDE NEW SCHEDULED ASSEMBLY.
D.28 REMOVE DAMAGED FRAME (ASKING) JAMB COMPONENTS WHERE OCCURS. CLEAN & PREP ASSEMBLY TO RECEIVE REPAIRS, RESTORATION & NEW COMPONENTS.	28 NOT USED.
D.29 NOT USED.	29 NOT USED.
D.30 NOT USED.	30 NOT USED.
D.31 REMOVE DAMAGED ROOFING ASSEMBLY & COMPONENTS AS REQ'D. CLEAN & PREP FOR REPAIR & NEW ASSEMBLY MATERIALS.	31 REPAIR EXISTING ROOFING ASSEMBLY PATCH & REPAIR IN NEW MATERIAL AT EXPOSED JOINTS FROM REMOVED DAMAGED MATERIAL. PROVIDE NEW STRUCTURE SUBSTRATE, MEMBRANE & FLASHING AS REQ'D.
D.32 REMOVE EXISTING MECHANICAL ASSEMBLY. CLEAN & PREP FOR REUSE OR TO RECEIVE SCHEDULED ASSEMBLY.	32 NOT USED.
D.33 REMOVE DAMAGED FLASHING & REGLETS WHERE OCCURS. PREP & CLEAN TO RECEIVE NEW ROOFING FLASHING COMPONENTS.	33 REPAIR FLASHING AS REQ'D.
D.34 REMOVE DAMAGED COPING/ROOF CAP. CUT BACK TO LOGICAL TERMINATION POINT.	34 REPAIR EXISTING WASH & EXISTING COPING/ROOF CAP TO ACHIEVE CONTINUOUS WEATHER TIGHT SEAL.
	35 SCRAP, SAND, CLEAN & PAINT EXISTING ASSEMBLY. REPAIR ASSEMBLY & ASSOCIATED FLASHING AS REQ'D TO PROVIDE WEATHER TIGHT SEAL.
	36 REPAIR, REPOINT & CLEAN EXISTING EXHAUST STACK. REPAIR WASH & PROVIDE EXHAUST CAP.

WALTER PARKS ARCHITECT  
 313 N. CANON STREET  
 COLUMBIA, SC 29201  
 PHONE: 803.733.8200  
 FAX: 803.733.8200  
 PROJECT # 14.38  
 DATE 05/15

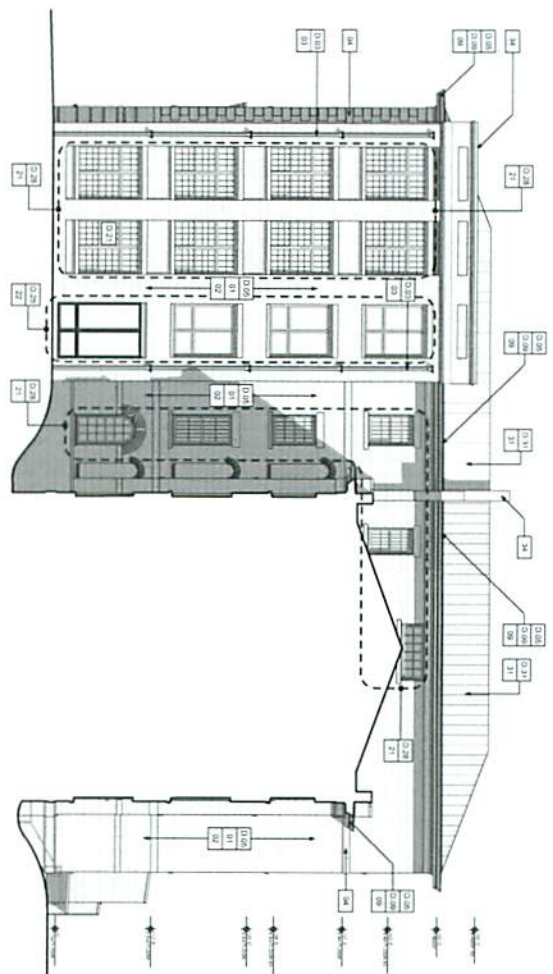
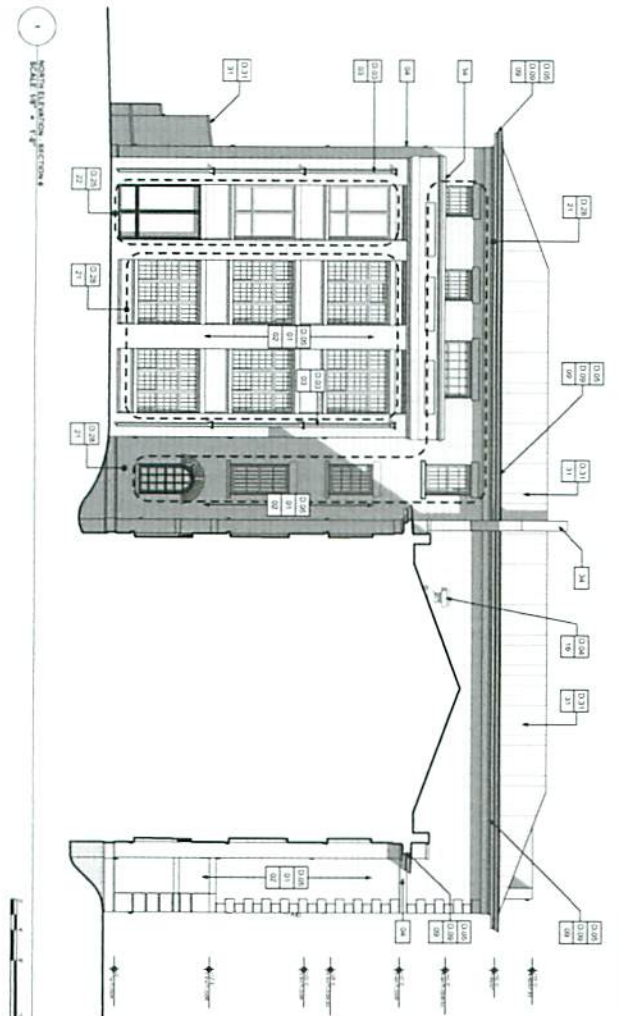
ELEVATIONS SECTION 3 & 4  
**A.308**

# Babcock Building

Bull Street  
 Columbia, South Carolina







**DEMOLITION KEY NOTES**

- 0-01 REMOVE ALL EXISTING MATERIAL TO FINISH OF FLOOR & CEILING IN ALL ROOMS
- 0-02 REMOVE EXISTING FLOOR AND ASSOCIATED FINISH
- 0-03 REMOVE EXISTING CEILING AND ASSOCIATED FINISH
- 0-04 REMOVE EXISTING EXTERIOR WALLS AND ASSOCIATED FINISH
- 0-05 REMOVE EXISTING EXTERIOR WALLS AND ASSOCIATED FINISH
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- 0-38 REMOVE EXISTING EXTERIOR WALLS AND ASSOCIATED FINISH

**KEY NOTES**

- 01 REMOVE EXISTING EXTERIOR WALLS AND ASSOCIATED FINISH
- 02 REMOVE EXISTING EXTERIOR WALLS AND ASSOCIATED FINISH
- 03 REMOVE EXISTING EXTERIOR WALLS AND ASSOCIATED FINISH
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- 38 REMOVE EXISTING EXTERIOR WALLS AND ASSOCIATED FINISH

**Babcock Building**  
Bull Street  
Columbia, South Carolina

WALKER PARKS  
ARCHITECT

371 N. ADAMS STREET  
NORFOLK, VIRGINIA 23510  
TEL: (804) 771-8840  
PROJECT # 1418  
DATE: 05/16

**ELEVATIONS SECTION B**

**A.310**

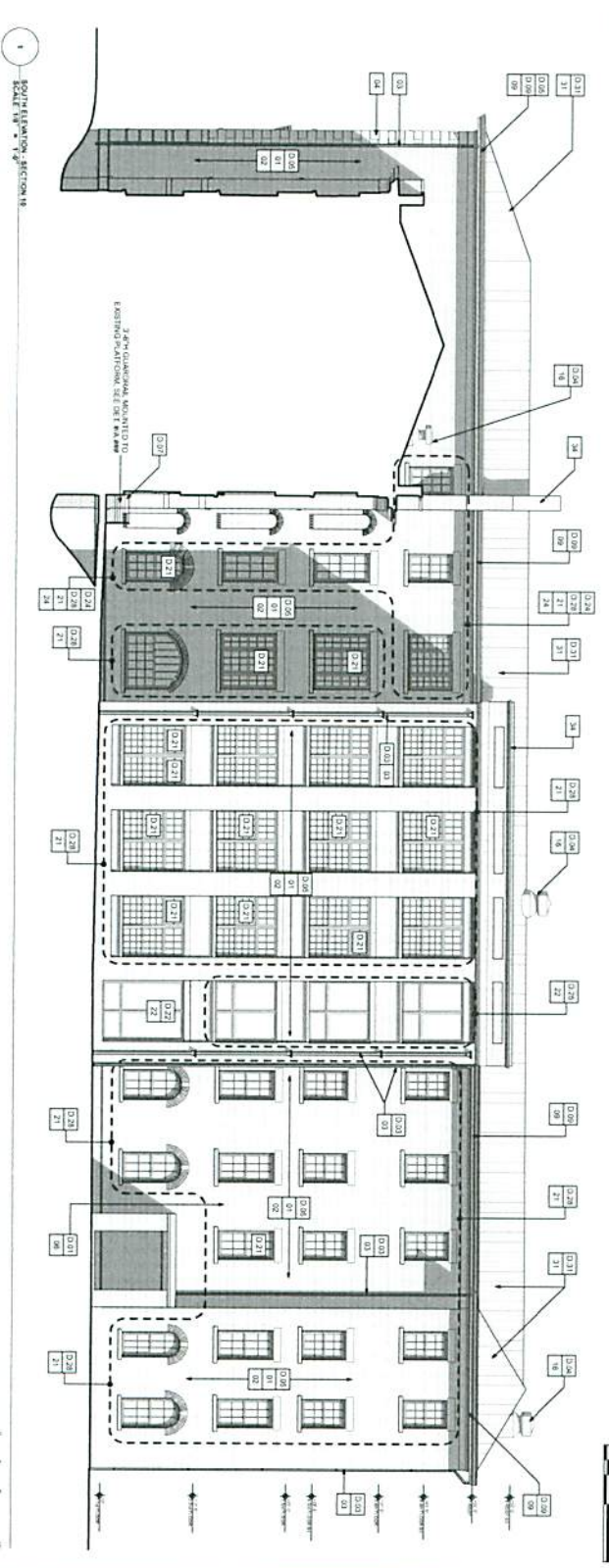
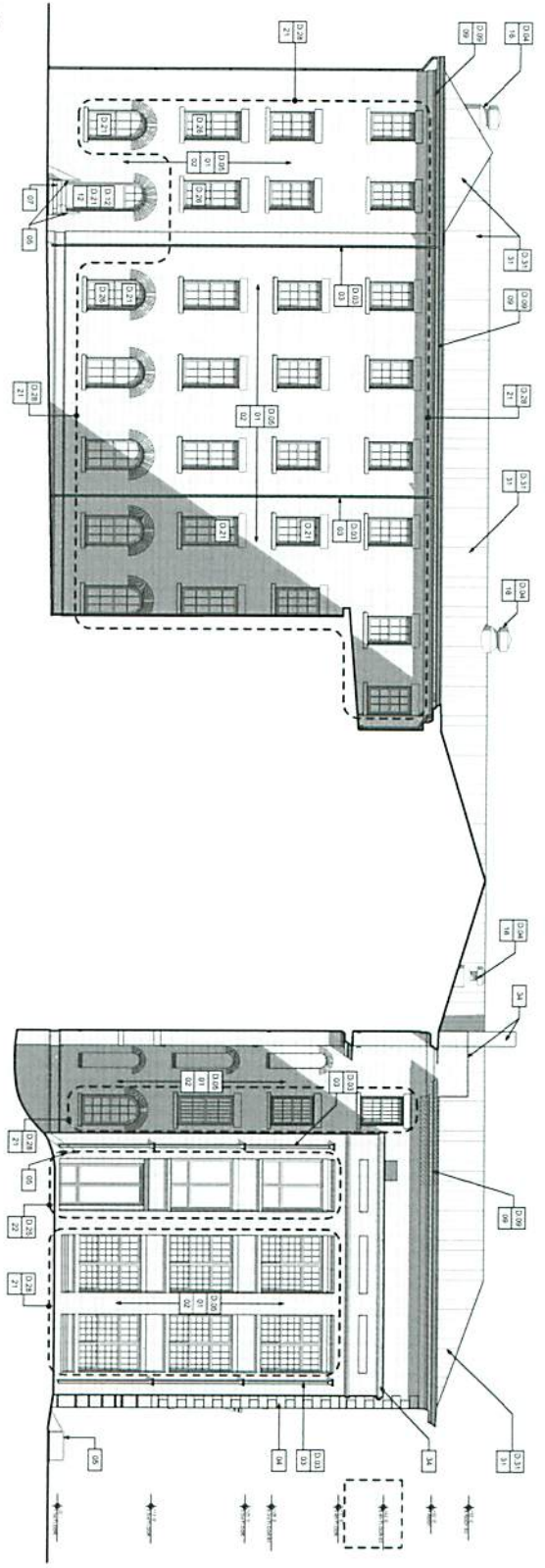












# Babcock Building

Bull Street  
Columbia, South Carolina

PLAN NORTH

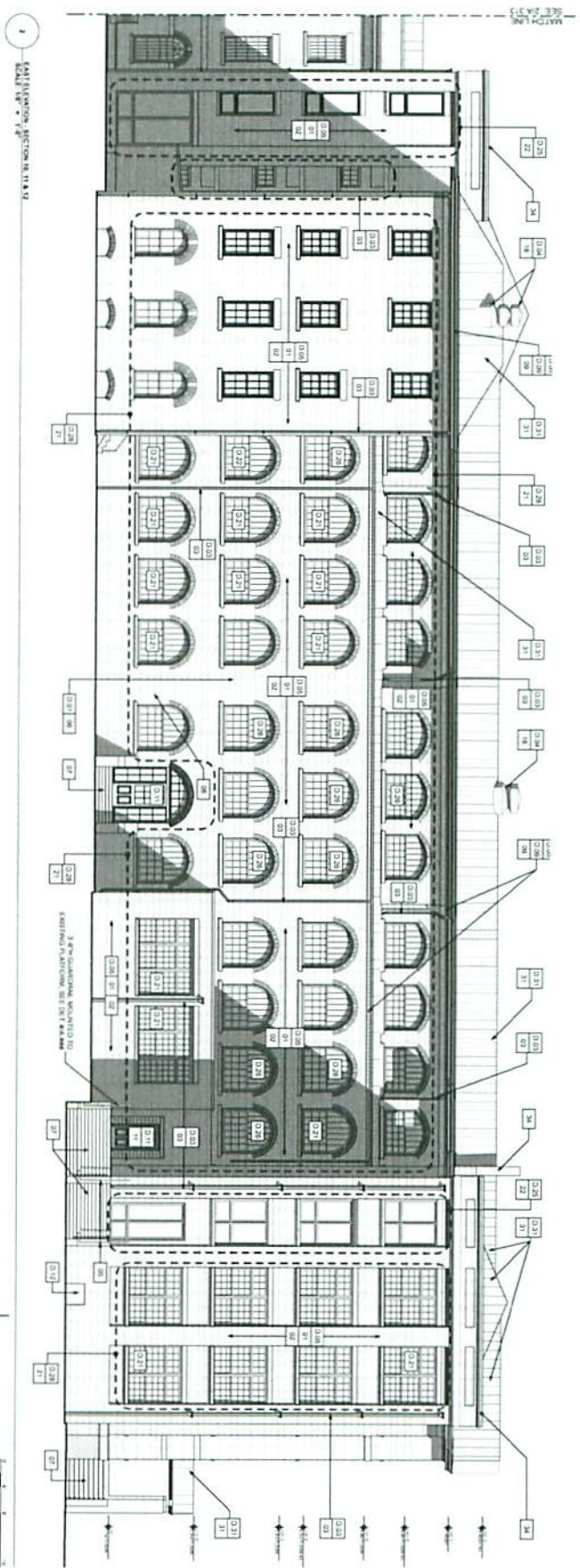
311 N. ADAMS STREET  
INDIANOLA, VIRGINIA 22085  
PROJECT # 14-38  
DATE 05/16

**WALTER PARKS**  
ARCHITECT

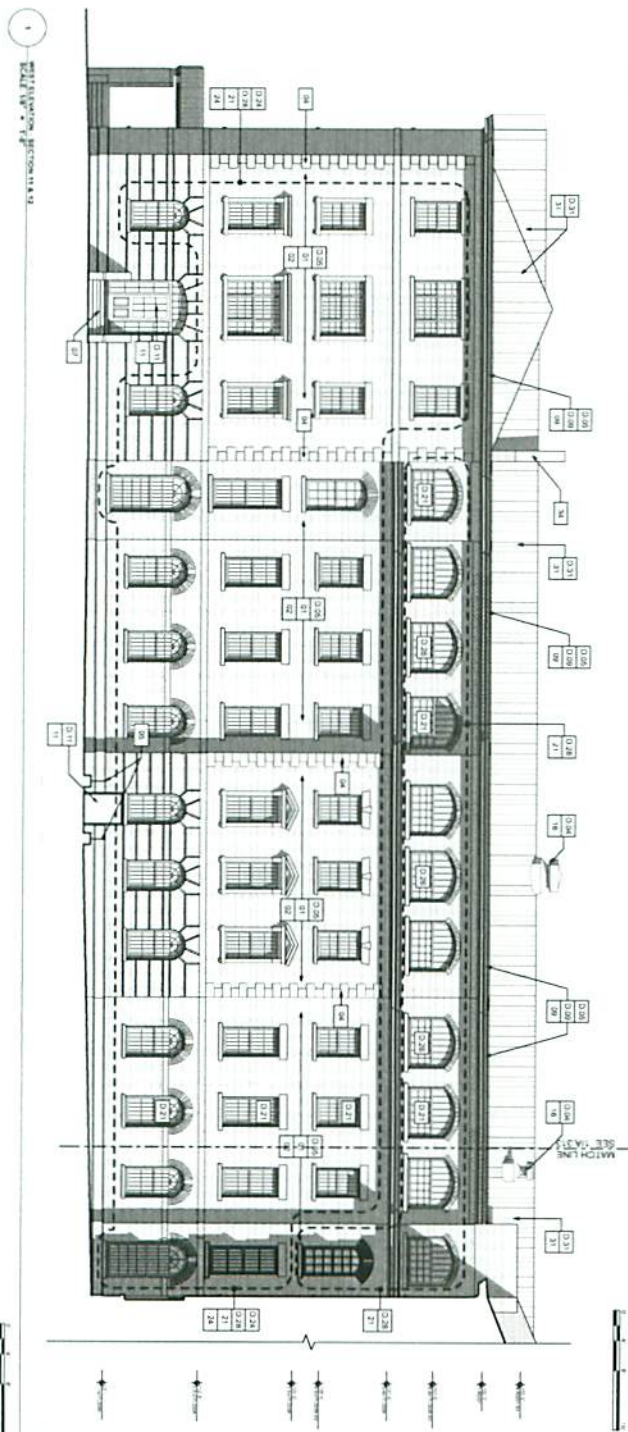
ELEVATIONS  
SECTION 10  
**A.314**

REVISIONS
NO. DATE





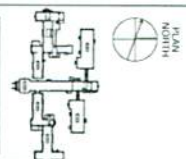
1  
ELEVATION SECTION 11 A.315



1  
ELEVATION SECTION 11 A.315

# Babcock Building

Bull Street  
Columbia, South Carolina



NO.	REVISIONS	DATE

water PARKS  
ARCHITECT

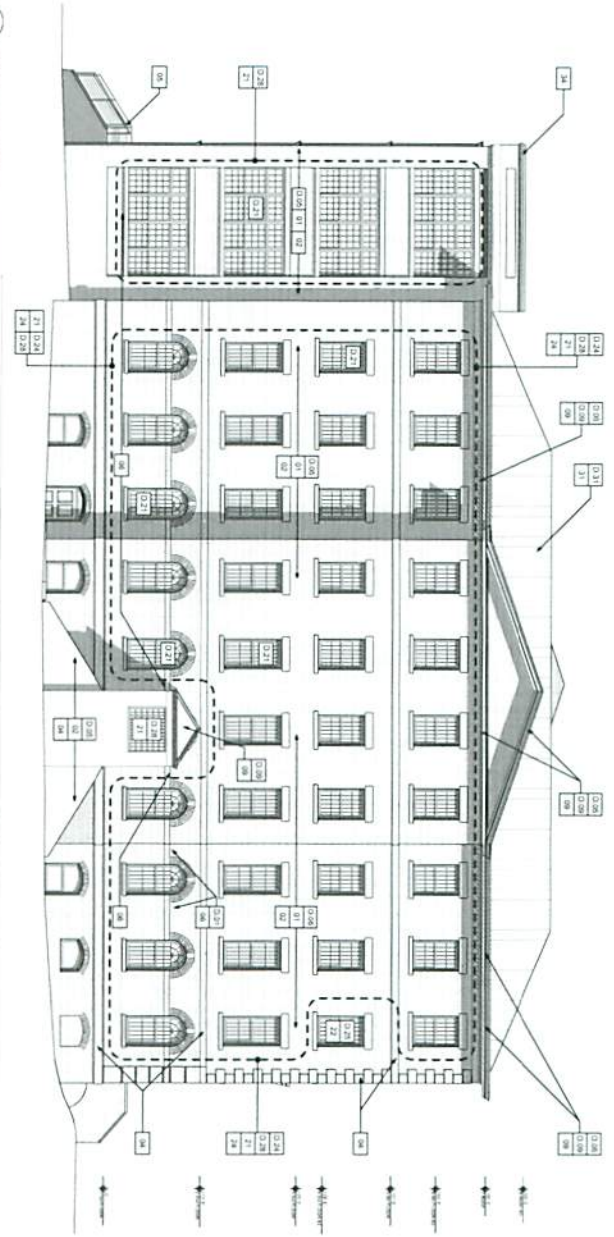
310 N. ANAND STREET  
COLUMBIA, SC 29201

PROJECT # 14.36  
DATE 05/16

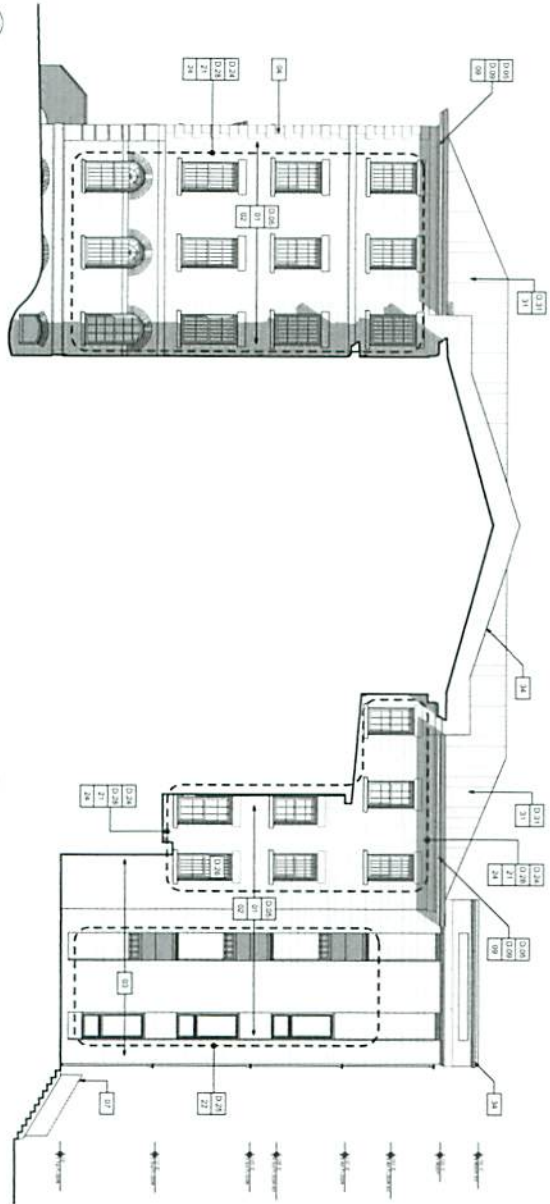
ELEVATIONS  
SECTION 11  
A.315



1 NORTH ELEVATION, SECTION 12



2 EAST ELEVATION, SECTION 12



**DEMOLITION KEY NOTES**

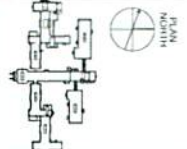
- 0.01 REMOVE EXISTING EXTERIOR WALLS & FOUNDATION
- 0.02 REMOVE EXISTING EXTERIOR WALLS & FOUNDATION
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**KEY NOTES**

- 01 REMOVE EXISTING EXTERIOR WALLS & FOUNDATION
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- 37 REMOVE EXISTING EXTERIOR WALLS & FOUNDATION
- 38 REMOVE EXISTING EXTERIOR WALLS & FOUNDATION

# Babcock Building

Bull Street  
Columbia, South Carolina



REFERENCES

NO.	DATE	DESCRIPTION

Waller Parks  
ARCHITECT

111 N. QUINN STREET  
COLUMBIA, SOUTH CAROLINA 29201  
P: 803.733.1844  
F: 803.733.1844

PROJECT # 1438  
DATE 05/16

ELEVATIONS  
SECTION 12  
A.316





1. Center block, main entrance, view to the east



2. First northern north/south wing, view to the east





3. Northern north/south wing and first east/west block, view to the east



4. Northern terminal east/west block and north south wing, view to the northeast





5. Northern terminal east/west block, north/south wing, and middle east/west block, view southeast



6. Northern terminal east/west block, north side and front, view to the south





7. North side of northern terminal east/west block, view to the southeast



8. Center section and first southern north/south wing, view to the northeast





9. First southern north/south wing and middle east/west block, view to the southeast



10. Middle southern east/west block and first north/south wing (on left), view to the southeast





11. Southern terminal east/west block, view to the southeast



12. Southern side of southern terminal east/west block, view to the northwest





13. Northern side of southern terminal east/west block and rear (east side) of north/south wing, view to the southwest



14. Rear of southernmost north/south wing and middle east/west block, view to the north





15. Rear of first southern north/south wing and center block, view to the northwest



16. Southern side of center block and front of southern (men's) dining hall, view to the northeast





17. Southern side of center block – rear kitchen/laundry wing, view to the north



18. Center block – rear wing, view to the northwest





19. Northern side of center block and kitchen/laundry wing, view to the southeast



20. Porches on northern side of center block, view to the east



21. Northern side of center block, view to the south



22. Northern side of center block and first northern north/south wing, view to the southwest





23. Rear (east side) of first north/south wing and middle east/west block, view to the northwest



24. Southern side of middle east/west block, view to the northeast



25. Rear (east side) of second (northernmost) east/west wing, view to the north



26. Center section roof with women's dining hall on left, view to the east





27. Roof, northern wings and east/west blocks, view to the north



28. Northern east/west block and women's dining hall, view to the northeast





29. Men's dining hall and center section roofs, view to the southeast



30. Roof of southern wings and east/west block, view to the south





31. Center block, ground floor, view to the west



32. Center block, 2<sup>nd</sup> floor, view to the east





33. Center block, hyphen to southern wing, view to the south



34. Center block, hyphen to northern wings, view to the north





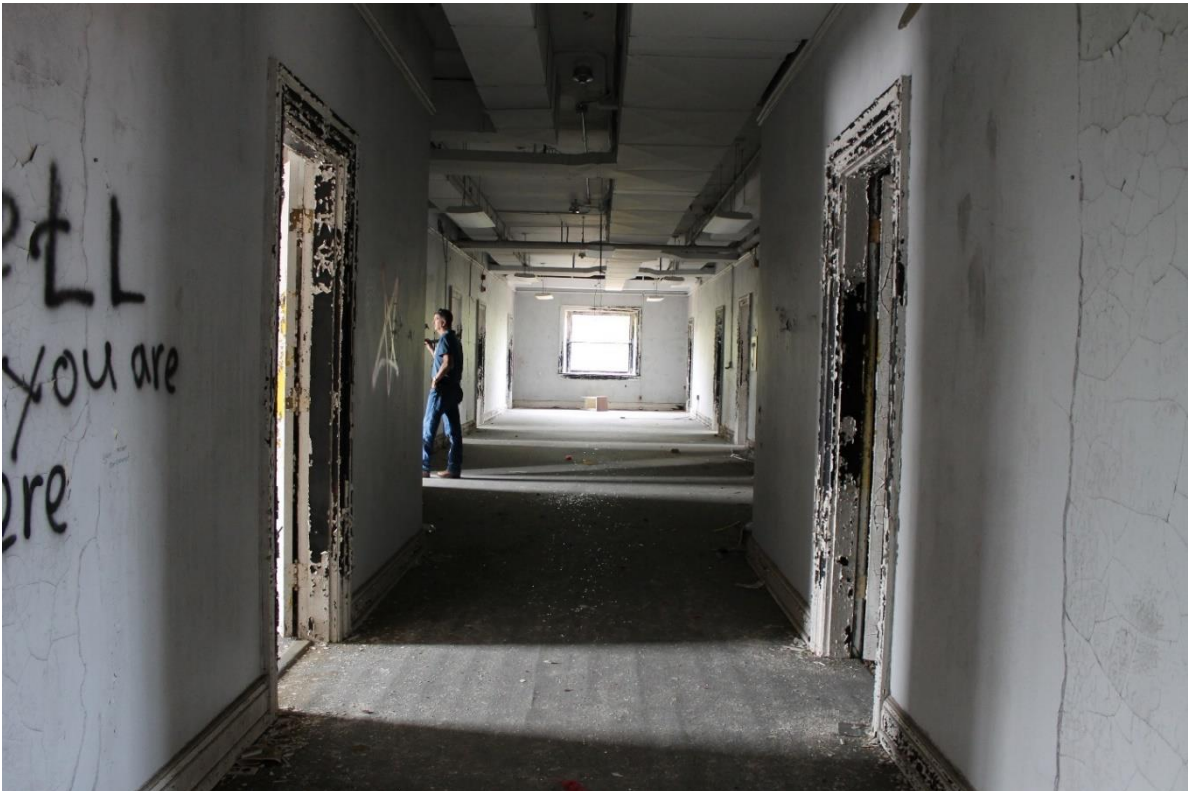
35. Center block, 2<sup>nd</sup> floor looking to the rear, view to the east



36. Center block, 3<sup>rd</sup> floor looking to the front, view to the west



37. Center block, 3<sup>rd</sup> floor looking to the rear, view to the east



38. Center block, 4<sup>th</sup> floor looking to the front, view to the west





39. Center block, 4<sup>th</sup> floor looking to the rear, view to the east



40. Center block, 4<sup>th</sup> floor looking to the rear, view to the east



41. Center block, kitchen/laundry wing, view to the east

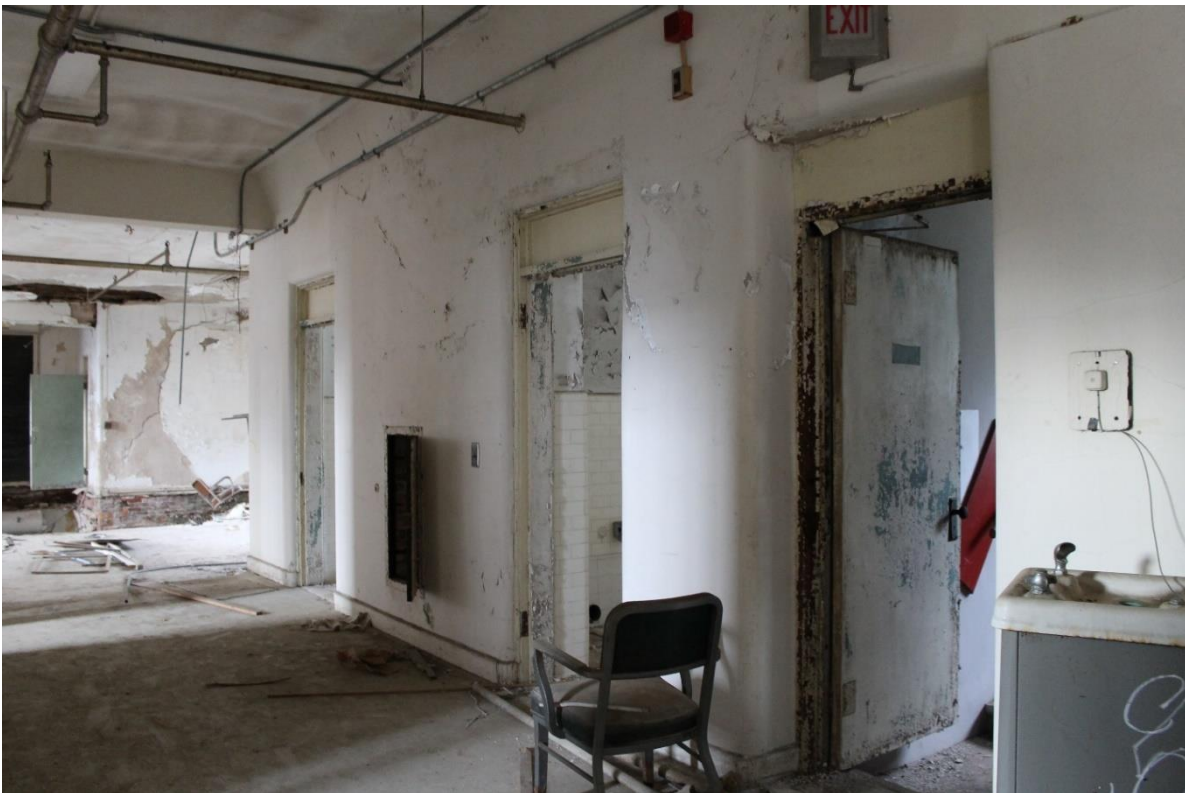


42. Center block, kitchen/laundry wings, view to the east





43. Northern wing, 2<sup>nd</sup> floor, view to the south



44. Northern wing, 2<sup>nd</sup> floor, area between wards where individual rooms converted to bathrooms, view to the southwest



45. Northern wing, 2<sup>nd</sup> floor, 1915 ward, view to the north



46. Northern wing, bathroom, view to the west





47. Northern wing, 1915 ward, view to the north



48. Northern section, east/west block, former exterior wall now in sunroom, view to the northwest



49. Northern section, east/west block, view to the west



50. Northern section, sunporch added across rear of north/south wing, view to the north





51. Southern east/west terminal block, 1<sup>st</sup> floor looking to the front, view to the west



52. Southern terminal east/west block, sun porch, view to the southeast



53. Southern east/west terminal block, upper level front room, view to the west



54. Southern east/west terminal block, upper level front room, view to the northeast





55. Southern east/west terminal block, upper level middle section looking to the rear, view to the east



56. Southern east/west terminal block, upper level, typical individual room, view to the east



57. Southern east/west terminal block, upper level, typical individual room, view to the north



58. Southern east/west terminal block, opening to north/south wing, view to the north





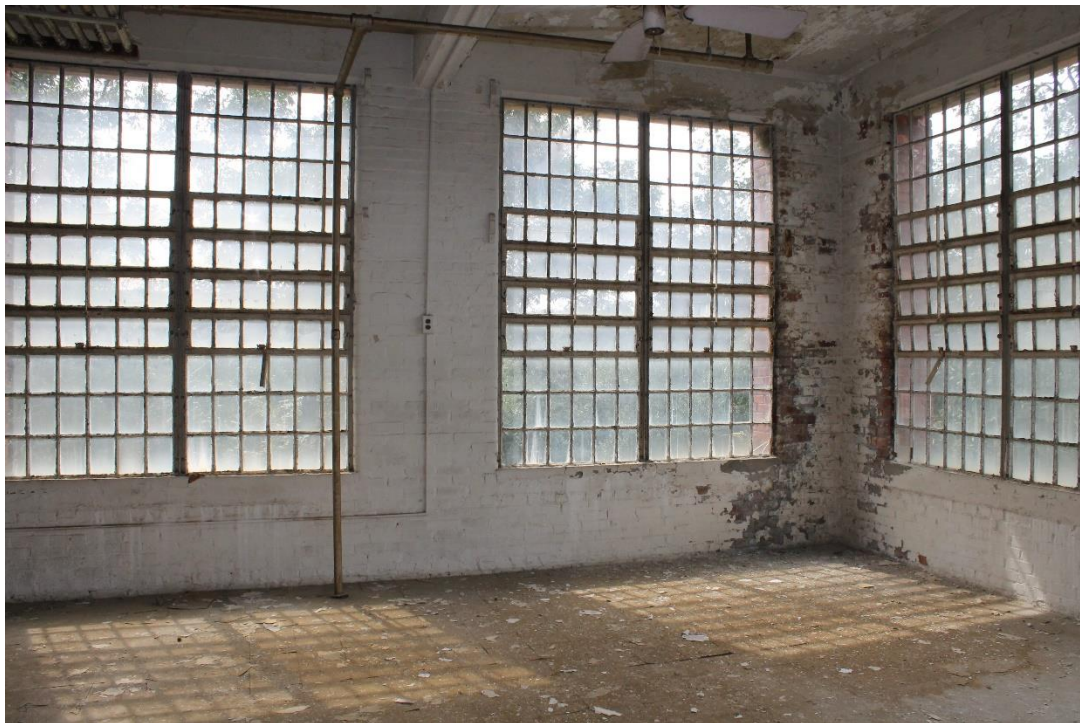
59. Southern north/south wing, upper level, looking towards 1915 ward, view to the north



60. Southern north/south wing, upper level, view to the south



61. Southern section, sunroom addition, view to the northwest



62. Sunroom Addition





63. Sunroom addition stairs



64. Stairs in sunroom addition



65. Basement, view to the south



66. Hyphen between kitchen/laundry wing and women's dining hall, view to the east





67. Rear view of hyphen between center kitchen wing and women's dining hall, view to the west



68. Women's dining hall, front (west side) and south end, view to the east





69. Women's dining hall, front, view to the north



70. Women's Dining Hall, south end, view to the northeast





71. Women's dining hall, rear, view to the northwest



72. Men's dining hall hyphen to center block, view to the northwest





73. Men's dining hall, front and north end, view to the east



74. Men's dining hall, front, view to the east





75. Men's dining hall, front, view to the northeast



76. Men's dining hall, south end, view to the northeast





77. Men's dining hall, rear, view to the north



78. Men's dining hall interior





79. Men's dining hall interior



80. Men's dining hall interior



81. Women's Dining Hall Interior



82. Women's Dining Hall Interior





83. Women's Dining Hall Interior

Babcock Building

Bailey Bill Photos – Fire Damage

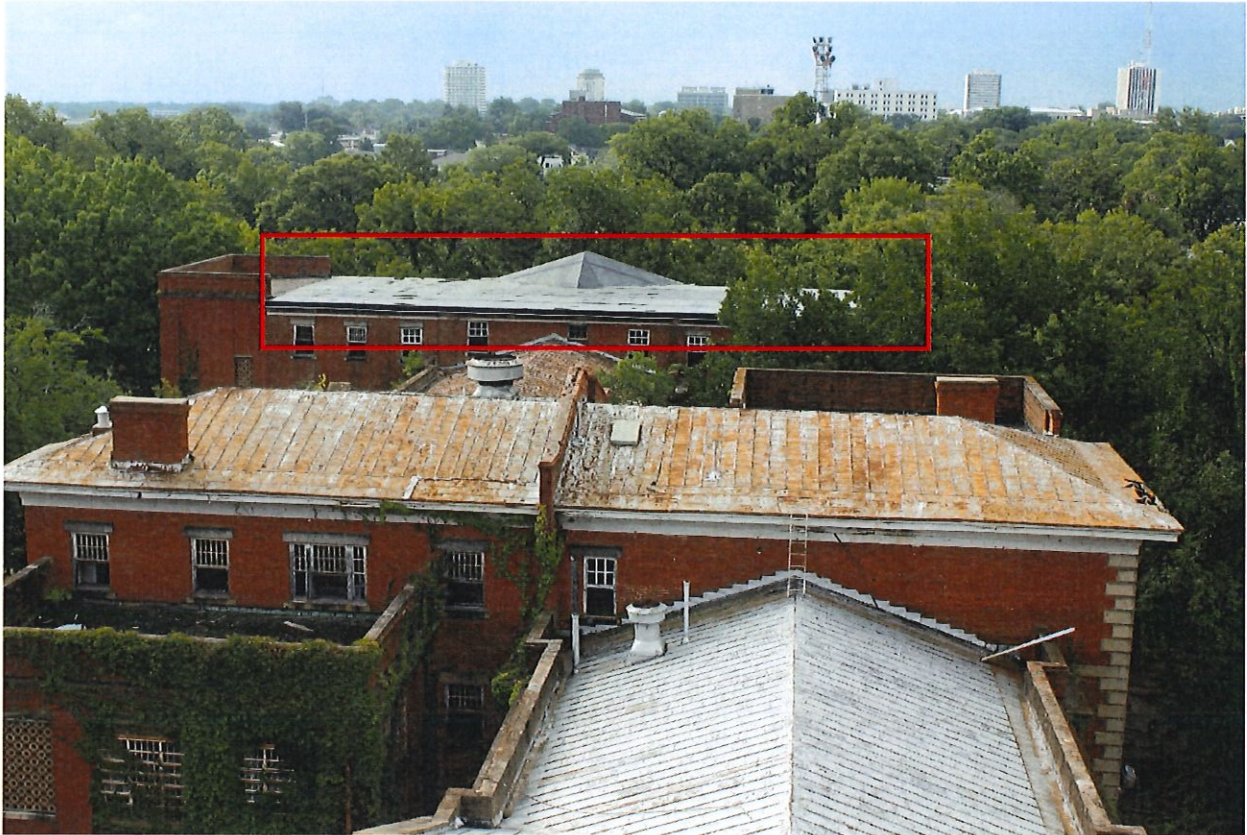


Photo 1 – Babcock Building  
2150 Bull St. Columbia, SC  
New, temporary roof to prevent water infiltration  
8/15/2019





Photo 2 – Babcock Building  
2150 Bull St. Columbia, SC  
New ceiling joists where originals burned, third floor ceiling, southeast section of building  
8/15/2019



Photo 3 – Babcock Building  
2150 Bull St. Columbia, SC  
New third floor ceiling joists replacing burned joists  
8/15/2019





Photo 4 – Babcock Building  
2150 Bull St. Columbia, SC  
New joists and ceiling system in stairwell  
8/15/2019



Photo 5 – Babcock Building  
2150 Bull St. Columbia, SC  
New, temporary eave, southeastern corner of building  
8/15/2019