ZONING MAP AND TEXT AMENDMENT CASE SUMMARY

REZONE FROM C-4
(CENTRAL AREA COMMERCIAL DISTRICT)

TO C-4, DP
(CENTRAL AREA COMMERCIAL DISTRICT, DESIGN PRESERVATION)

1325 PARK STREET

Zoning Public Hearing – January 19, 2016 at 7:00 PM
City Council Chambers, 3rd Floor, 1737 Main Street, Columbia, SC 29201

Subject Property: 1325 Park Street, TMS#09013-12-09
Council District: 2
Proposal: Rezone parcel from C-4 to C-4, DP and Amend Chapter 17 – Article V, Division 3 - §17-691 (c) to designate structure as a Group II Landmark
Applicant: Krista Hampton, Director of Planning and Development Services
Present Use: Office
Proposed Use: Office
Current Land Use: UCAC-3 Urban Core Regional Activity Center
Proposed Land Use: UCAC-3 Urban Core Regional Activity Center
Current Zoning: C-4
Proposed Zoning: C-4, DP
Staff Recommendation: Approve

CASE HISTORY

D/DRC: 11/12/15 Landmark status APPROVED (9-0)
PC Recommendation: 12/07/15 C-4 to C-4, DP APPROVED (6-0)
Zoning Public Hearing 01/19/16 C-4 to C-4, DP PENDING

APPLICATION REQUEST

The proposal is to rezone the C-4 parcel to C-4, DP.

CURRENT PARCEL CHARACTERISTICS/CONDITIONS

The parcel is located near the southwest corner of Washington and Park Streets. This is the 1929 Champion-Pearson Funeral Home, a surviving remnant of a once thriving African-American business district that existed along several blocks of Washington Street and its intersecting roads, such as Park Street. While a majority of the buildings associated with this
district have been demolished, the small handful that remain are important place markers for telling the story of a complex era in Columbia’s history, one where segregated facilities meant to exclude African Americans from certain privileges actually allowed for the creation of a business and professional class of blacks that contribute to their community and ultimately changed the built environment of the capital city.

Built just before the start of the Great Depression by African-American business owners Beverline Pearson and William Champion, this building is generous in its use of mixed materials, size and height. Unusual for the area, stone is applied in random coursing on the first floor façade, with gold brick accents along the arched bays. A recessed, two-bay porch features red and gold brick in a pattern. Red brick dominates the upper floors of the façade and the side elevations, with the gold brick used for lintels above windows and in a cornice detail. Originally featuring 6/6 wood windows, the building has had replacement windows for a number of years. However, this structure retains a high degree of integrity and is important to the city’s history. Pearson owned the funeral home exclusively as early as the 1930s and lived in a small shotgun style house in the back of the property. The funeral home operated here as late as the 1960s. In recent years the building has been used as office space.

PLANS, POLICIES, AND LAND USE

The Columbia Plan 2018: Comprehensive Plan Land Use Classification
Subject parcel is designated “Central Business District (SD-3)” in The Columbia Plan 2018 Future Land Use Map.

Columbia’s Central Business District (CBD) is the core of the downtown area. It is a highly dense and walkable area with a multitude of uses including hotels, restaurants, residential, office buildings, support services, entertainment amenities, and public facilities. While parts of the CBD have significant historical character to preserve, this is the area in the city most likely to see high-rise redevelopment and infill.

Primary Types:
- Small to extra-large business/employment
- Multi-family high-rise
- Multi-family medium to high-rise mixed use

Secondary Types:
- Multi-family medium to large
- Small to large flex
- Parking structures
- Civic/institutional
- Small to large flex

Tertiary Types:
- Single-family attached
- Cemeteries & mausoleums
- Parking lots

PROPOSED ZONING DISTRICT SUMMARY

The parcel is currently zoned C-4 (Central Area Commercial District). The adjacent lots are C-4 in the City of Columbia.

The C-4 district is intended to accommodate retail, office, service and distribution uses generally benefitting by location in the central area of the city, and generally complementary to uses and characteristics of use ordinarily found in the retail core or central business district. Certain related structures and uses required to serve the needs of such areas are permitted.
outright or are permissible as special exceptions subject to restrictions and requirements intended to best fulfill the intent of this article. A principal purpose of the C-4 district is to provide for uses complementary to those found in the C-5 central business district zone, but simultaneously to create a character less congested than that of the C-5 district by requiring yards and off-street parking. It is, therefore, the intent of this article that C-4 central area commercial districts be established only contiguous to or in the immediate vicinity of the C-5 central business district zone.

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

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

Group II consists of structures or sites which constitute a delineation of Columbia’s material visual history to a lesser degree than those of Group I; they evidence one or more of the following criteria for selection:

1. The sites of events, homes of men, etc., having contributed to local history.
2. Reasonably distinctive characteristics in architectural design, not necessarily unique.
3. Somewhat rare type within Columbia.
4. Belonging to a family or “genera” of buildings of which it is a good example.
5. The work of an architect of local importance.
6. A good example of a style or type of building which is becoming, or is in danger of becoming extinct locally.

Where at all possible, these should be preserved on their original sites, possibly by “adaptive use.” Where the interior is impossible to preserve, the exterior should be retained by conservation and/or restoration.

The apartment building located at 1325 Part Street is eligible for local landmark designation by meeting the following criterion for a Group II designation:

1. The sites of events, homes of men, etc., having contributed to local history;
   The local business district created by the African-American community along the 900-1100 blocks of Washington Street included stores, theaters, restaurants, a photographer, and professional offices. These services paralleled those available to the white community along Main Street, but offered a business district built by and for African Americans. This part of Columbia’s local history is evidenced by the few remaining buildings in the area, including the Champion-Pearson Home.
2. Reasonably distinctive characteristics in architectural design, not necessarily unique;
   This building is reasonably distinctive by virtue of its three masonry materials used in the façade, including the strongly contrasting brick, which grants it an appearance not often replicated in Columbia;
3. A somewhat rare type within Columbia;
   Generally, funeral homes are a small part of the building stock in the city and an African-American funeral home built as part of a black business district is even rarer;
4. A good example of a style or type of building which is becoming, or is in danger of becoming, extinct locally;
   Three blocks of Washington Street’s black business district were once tightly packed with buildings, similar to the density along Main Street. As integration created an environment for African Americans to patronize other stores, the need for a separate business district dissipated, resulting in the loss of dozens of buildings over time in this once thriving district. Today only the 1909 N.C. Mutual Building and the 1929 Champion-Pearson Funeral Home remain.
Staff Recommendation

Staff finds that the building meets one or more of the criteria for a Group II Landmark designation as outlined in Section 17-691 (c) of the City of Columbia Code and encourages a landmark designation.
Future Land Use Map

Department of Planning & Development Services

Legend

- CITY LIMITS
- PARCELS

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

ORIGINAL PREPARATION/DATE:
This map was prepared by:
S. W. Hudson, III
November 20, 2015

DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION
Department of Planning & Development Services

1325 Park Street
TMS# 09013-12-09 FLU: UCAC-3

Sources: Esri, DeLorme, NAVTEQ, TomTom, Intermap, increment P Corp., GEBCO.

SUBJECT PROPERTY

0 70 140 210
Feet

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