



OAKWOOD COURT

ARCHITECTURAL CONSERVATION DISTRICT

Adopted June 2007



SECTION I
Purpose

Design Guidelines are criteria and standards that the Design/Development Review Commission must consider in determining the appropriateness of proposed work within a historic district. Appropriateness of work must be determined in order to accomplish the goals of historic zoning, which are:

Protect the beauty of the City and improve the quality of its environment through identification, recognition, conservation, maintenance and enhancement of areas, sites and structures that constitute or reflect distinctive features of the economic, social, cultural or architectural history of the city and its distinctive physical features;

Foster appropriate use and wider public knowledge and appreciation of such features, areas, sites, and structures;

Resist and restrain environmental influences adverse to such purposes;

Encourage private efforts in support of such purposes; and,

By furthering such purposes, promote the public welfare, strengthen the cultural and educational life of the city, and make the city a more attractive and desirable place to live and work.

SECTION II
**Principles
& Goals**

Preserve intact historic structures which are part of the history and development of the area;

Maintain residential patterns in the district;

Encourage new residential development which enhances the existing neighborhood and which will be worthy of regard in the future;

Encourage new development along corridors that will contribute to the overall character of the district.

Structures in Oakwood Court have seen little change of significance since its inception in the early part of the century, with the exception of its outer boundaries. Here, residential properties have been converted to commercial, giving neighborhood residents access to services within walking distance. Design guidelines for the district are intended not to stop change, but to guide it, and to ensure that Oakwood Court Architectural District continues to be a vital and intact physical environment for those who live and work there.

Historic Significance

Oakwood Court has long been a presence in the city of Columbia and represents the development of a neighborhood during the period of early City suburban expansion. Given its largely unchanged and excellent architecture, Oakwood Court was recommended by Dr. John Bryan as an area worthy of Architectural Conservation District designation. Dr. Bryan's recommendations may be found in the City-wide Architectural Survey & Historic Preservation Plan, a publication sponsored by the City in 1994 as a planning tool for its historic architectural assets.

Prior to the Civil War, some of the land that now comprises the Oakwood Court neighborhood was part of a large, and reportedly very popular, Columbia race track. The stands for the racetrack were on what is now the property of Epworth Children's Home. The race track ceased to function after the War and the Epworth Children's home began major development between 1895-1905. The earliest construction in the currently proposed district began adjacent to the Epworth property, on streets now known as Olive and Holly Streets. Many of the structures were built between 1917-1935 and most likely developed in conjunction with the expansion of the transportation system and the construction of the Epworth Children's Home. These earlier homes are largely foursquares and small bungalows, structures elegant in their simplicity.

The core of the Oakwood Court neighborhood, the triangular section between Sims and Devine Streets and Millwood Avenue, has been known in the past as Heathwood I, named after M.C. Heath, who owned at some point in the second half of the 1800's, most, if not all, of the land that now comprises Oakwood Court. In 1921², he bought the only part not owned by him from W.R. Scarborough. Heath lived near Oakwood Court and had a house near the intersection of Pine-wood and Hollywood Roads. Between 1910 and 1927, he divested himself of the land parcel by parcel, with the majority of land being bought by others between 1923 and 1927. Tomlinson Engineering Company delineated the land in 1923 (the area can be found in Plat Book E). At this time, the land was split into seven blocks and seventy-six lots. Still outside the city limits, the land was known as Oakwood Court by this time and had established roads. The neighborhood most likely grew because of demand for land as well as a burgeoning transportation system in Columbia, which allowed people to move farther from the city center and still have quick access to Main Street and other areas. The street railway system began in 1886 as mule-driven but became electrified in 1893. The railway system reached its height just as the Oakwood Court neighborhood was developing. Fox reports that the Oakwood Court neighborhood developed in the period between 1905 and 1915. This may be true but most of the properties in the neighborhood were not sold nor surveyed until the 1920s.

The neighborhood was brought into the city limits in 1927 and first appeared in the city directory in that year. The neighborhood has always been primarily residential which was originally stipulated in

the deeds. During this time, Epworth Orphanage, currently known as Epworth Children's Home, bordered the neighborhood. Oakwood Avenue, renamed in 1940 as Amherst Avenue, had eight houses on it in 1934. Other streets in the neighborhood, then so-named Wilson Avenue and also Kirkwood Avenue had nine and three houses respectively in 1934.

Although the Great Depression was occurring, the mid-to-late 1930s saw a rapid expansion of houses in the Oakwood Court neighborhood. Between 1934 and 1940, fifteen houses were constructed. By 1940, most of the houses now standing in the neighborhood had already been constructed. Located on Amherst at this time were twenty-three houses, compared to twenty-seven houses in 2005. After 1940, the neighborhood did not grow at the same pace, although improvements were made to houses and garages and other structures built. However, the basic architectural characteristics of the Oakwood Court neighborhood have remained primarily the same. A mix of styles, Tudor and Colonial Revival being some of the most noteworthy examples, characterize the district, but there are many examples of smaller homes also. Bungalows, which were a prominent style during the first few decades of the century, are also found within the neighborhood.

SECTION IV

Boundaries

Description & Characteristics

The Oakwood Court Architectural Conservation District includes both the original Oakwood neighborhood boundaries as well as the area immediately adjacent to the core neighborhood which developed slightly earlier. The early structures on Holly and Olive Streets were once part of a larger residential core which has gradually disappeared. Many of these buildings were built in the early 1920s, if not before, and have been separated from other residences by new commercial or institutional development.

The Oakwood Court residential neighborhood in Columbia, SC, is primarily in the triangular area geographically bounded today by Millwood Avenue to the north, Devine Street to the south, and Holly Street and Epworth Children's Home on the west. The neighborhood includes the 3000, 3100, and 3200 blocks of Amherst Avenue; all of Eaton Street, Greenwood Road, Kirkwood Road; the east side of Sims Avenue in the 800 and 900 blocks; the west side of the 700 block of Sims Avenue; and both sides of the 700 blocks of Olive Street and the east side of Holly Street. The name Oakwood Court comes from the historical name of a main street (Oakwood Avenue) that ran through the neighborhood, since renamed as Amherst Avenue. Commercial business on the south side of Millwood Avenue, those businesses on Devine Street, businesses east of Bellwood Road and Amherst Avenue, are not included in the historic district.

Although surrounded by commercial ventures, the Oakwood Court

neighborhood maintains a residential feel due in part to its large main avenue (Amherst Avenue) and generous setbacks. Its mature street trees, sidewalks, and plantings also contribute to the established feel of the neighborhood.

Oakwood Court is characterized primarily by residential two-story dwellings in a moderately dense pattern with 5-6 (7) lots per block face. Lots along Amherst Avenue in the core of the district typically average between 65-75' across and approximately 150' long. Homes on have a front setback between 15-25' and generous side setbacks, usually 10-25'. These setbacks provide the neighborhood with a sense of spaciousness. Other neighborhood streets tend to be of narrower width and have smaller lots and setbacks than those found on Amherst. They do, however, maintain continuity street to street. The great majority of homes are brick with a very small number of homes constructed of wood.

The majority of Oakwood Court was constructed over a 20-25 year period

GUIDELINES

SECTION V

Administration

with most current new development happening along the edges of the district. The neighborhood is characterized by structures that remain primarily residential within the district. The lots are interior to the neighborhood and face onto Amherst Avenue; also, all addresses fronting on Greenwood, Kirkwood, Eaton, Olive Roads, as well as residential properties on Holly Street and Sims Avenue.

ACTIONS THAT REQUIRE DESIGN REVIEW

1. New construction
2. Actions that alter the exterior appearance of a building
3. Additions/Enclosures visible from the public right-of-way
4. Fences/Walls
5. Driveways/Parking areas
6. Demolition/Relocation

ACTIONS THAT DO NOT REQUIRE DESIGN REVIEW

1. General maintenance and repairs that do not alter the exterior appearance of a building.
2. Painting and color
3. Work not visible from the public right-of-way
4. Interior work

SECTION VI

Site & Setting

A wide avenue with sidewalks, mature plantings, and old trees characterizes Amherst Avenue, the 'spine' of the district; the width of other streets in the district largely prohibits this kind of streetscaping. However, wherever streetscaping is present, certain principles should be adhered to in order to continue to enhance the character of the district:

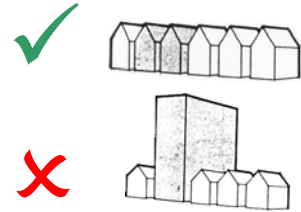
1. Continue the established pattern of street trees where present.
2. Replace damaged or diseased street trees with a species similar in character or form to those used historically.
3. When introducing new plantings in the public right-of-way, ensure that they are complementary to any patterns established in the immediate area.
4. Maintain existing plant beds in public right-of-way in district.

New Construction

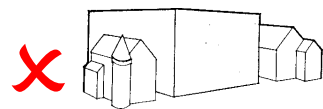
Principles

Oakwood Court is largely built out with little room for new infill. However, should the need for new construction arise, certain principles should be adhered to in order to ensure that new buildings contribute to the neighborhood, not detract from it. New development may be contemporary and still be worthy of regard in the future.

- a. **Height:** The characteristic height in Oakwood Court is 1-2 stories, two-story buildings being the most prominent. Construct new buildings to a height that is compatible with the height of surrounding historic buildings.
- b. **Size and Scale:** The size and scale of a new building shall be visually compatible with surrounding buildings.
 - Although much larger than its neighbors in terms of square footage, the building shown maintains the same scale and rhythm as the existing buildings.
 - Do not construct buildings that disrupt the existing scale of the area. The new building shown here disrupts the scale and rhythm of the streetscape.
- c. **Massing:** Arrange the mass of a new building (the relationship of solid components such as walls, columns, etc) to open spaces (such as windows, doors, arches) so that it is compatible with existing historic buildings on the block or street.
 - Breaking up uninteresting boxlike forms into smaller, varied masses is essential to maintaining the character of the streetscape.
 - Do not construct single, monolithic forms that are not relieved by variations in massing.
- d. **Setback:** Locate the new building on a site so that the distance of the structure from the right-of-way is similar to adjacent structures. In Oakwood Court, the characteristic setback is between 15-25' in front and on the sides. As noted earlier, these create a sense of spaciousness; the rhythm of the setbacks should be duplicated on new construction.
 - Do not violate the existing setback pattern by placing buildings in front of or behind existing façade lines.
- e. **Sense of Entry:** Place the main entrance and the associated architectural elements (porches, steps, etc.) so that they are compatible to surrounding structures. The main entrance shall be constructed with covered porches, porticos or other architectural forms that are found on historic structures on the block or street.
 - Do not construct facades without a strong sense of entry.



Construct new buildings that are compatible in height to existing structures.



Do not construct buildings that disrupt the scale of the area.



Break up box-like forms into smaller varied masses.

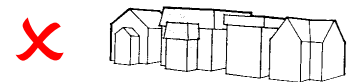


Construct architectural elements which reflect a similar sense of entry as those on existing structures.

- f. Rhythm of openings: Construct new buildings so that the relationship of width to height of windows and doors, and the rhythm of solids (walls) to voids (door and window openings) is visually compatible with historic buildings on the block or street. Maintain a similar ratio of height to width in the bays of the façade.
--Do not introduce incompatible façade patterns that upset the rhythm of openings established in surrounding structures.
- g. Roof Shape: Use roof shapes, pitches, and materials that are visually compatible with those of surrounding buildings. Buildings in Oakwood Court have pitched roofs with gable, hip or a combination thereof as the predominant style.
--Do not introduce roof shapes or pitches that are not found in the area.
- h. Outbuildings: Construct garage and storage buildings so that they reflect the character of the existing house and are compatible in terms of height, scale, roof shape, and materials. Place such buildings away from the primary façade of the building. Do not allow outbuildings to obscure character-defining features of a building.
- i. Materials, textures, details: Use materials, textures, and architectural features that are visually compatible with those of historic buildings on the block or street. Brick and wood are the most common materials used. Non-grained hardiplank would be an acceptable substitute for wood on new construction. When selecting architectural details, consider the scale, placement, profile, and relief of details on surrounding structures for the basis of design decisions. If horizontal siding is to be used, consider the board size, width of exposure, length, and trim detail such as corner boards on adjacent historic structure for specifications of the new material.



Do not introduce incompatible façade patterns that upset the rhythm of openings established in surrounding structures.



Do not introduce roof shapes or pitches that are not found in the area.

PRINCIPLES

Rehabilitation is a practical approach to historic preservation. It is the process of repairing or altering a historic building while retaining its historic features. It represents a compromise between remodeling, which offers no sensitivity to the historic features of a building, and restoration, which is a more accurate but costly approach to repair, replacement, and maintenance. Original materials should be preserved, not only for their historic value, but also because they are usually of better quality and

Maintenance & Rehabilitation

(con't)

longer lasting than materials obtainable today.

1. DOORS

PRINCIPLES

Significant features such as doors and entrances should be preserved wherever possible. Changes to door size and configuration should be avoided. Replacement doors should either match the original or substitute new materials and designs sympathetic to the original.

Sometimes new entrances are required for practical reasons or to satisfy code requirements. Placement of new entrances on principal facades should be avoided. New entrances can result in loss of historic fabric and detailing and change the rhythm of bays. New entrances should be compatible with the building and be located on side or rear walls that are not readily visible from the public right-of-way. If a historic entrance cannot be incorporated into a contemporary use for the building, the opening and any significant detailing should, nevertheless, be retained.

GUIDELINES

- a. Install new openings so that they carry on the same rhythm of existing openings and are compatible in size, materials and design.
- b. Retain and repair historic door openings, doors, screen doors, trim, and details such as transoms, sidelights, pediments, and hoods, where they contribute to the architectural character of the building.
- c. Replace missing or deteriorated doors with doors that closely match the original, or that are of compatible contemporary design.
- d. Place new entrances on secondary elevations away from the main elevation. Preserve non-functional entrances that are architecturally significant.



2. WINDOWS

PRINCIPLES

Windows are a significant character-defining feature of any structure. They are like a piece of good furniture. Original windows were constructed so that individual components could be repaired, instead of requiring wholesale replacement if one piece rots or breaks. This often means that an existing, historic window can be repaired for far less cost than a replacement.

Repair of a historic window is the best first step when confronted with a damaged or deteriorated unit. If after careful evaluation, window frames and sash are so deteriorated they need replacement, they should be duplicated.

Replacement windows must be selected with care. They should generally match the original sash, pane size, configuration, glazing, materials, muntin and mullion detailing, and profile. Small differences between replacement and historic windows can make big differences in appearance.



If 50% or more are deteriorated or missing, then wholesale replacement of windows is allowable. When choosing replacements, the qualities of the original windows should be used as criteria. Consider the following features of the original:

Trim detail

Size, shape of frame, sash;

Location of meeting rail;

Reveal or set-back of window from wall plane;

Materials, reflective qualities of glass;

Muntin mullion profiles, pane configuration.

The new windows need not be exact replicas of the originals. It would be appropriate to substitute a window pane configuration for one found on homes built during the neighborhood's period of significance. For instance, within this district, 1/1 windows may be substituted for 8/8, 4/1, or other historic pane configurations.

GUIDELINES

a. When technically and economically feasible, repair of deteriorated or damaged windows shall be preferred over replacement.

b. If replacement of a small number of units is deemed necessary after evaluating the sill, frame, sash, paint and wood surface, hardware, weather-stripping, stops, trim, operability, and glazing, replace with units that match the original in detailing, size, reflective quality, and materials.

c. If wholesale replacement is found to be necessary, either match the original unit or substitute a unit appropriate to the home's period of significance, maintaining the use of historic materials.

d. Improve the thermal performance of existing windows and doors through adding or replacing weather stripping and adding storm windows which are compatible with the character of the building and which do not damage window frames.

3. ROOF PITCH/MATERIAL

PRINCIPLES

Roofs are highly visible components of historic buildings. They are an integral part of a building's overall design and often help define its architectural style. The most common residential roof types are gable, hip or a combination.

Where existing roofing material is non-original, the existing roof may be retained, replaced in a manner known to be accurately based on documentation or physical evidence, or treated in a contemporary style.

Rooftop additions are another common change to historic build

ings. The addition should be designed to be distinguished from the historic portion of the building; be set back from the wall plane; and be placed so it is inconspicuous when viewed from the street.

GUIDELINES

- a. Preserve the original roof form in the course of rehabilitation.
- b. Preserve historic roofing materials when technically and economically feasible.
- c. Replace deteriorated roof surfacing with new material, such as composition shingles or tabbed asphalt shingles, in dark shades that match the original in composition, size, shape, color, and texture.
- d. Retain or replace where necessary: dormer windows, cupolas, cornices, brackets, chimneys, cresting, weather vanes, and other distinctive architectural or stylistic features that give a roof it essential character.



4. EXTERIOR SIDING

MASONRY PRINCIPLES

In Oakwood Court, the primary siding material is masonry. Home owners seldom wish to cover over this durable material with other siding, but it is important to keep the masonry in good repair, leaving it as unchanged as possible.

Masonry features, such as brick cornices or terra cotta detailing, and surface treatments, modeling, tooling, bonding patterns, joint size and color are important to the historic character of a building. These features should be retained.

While masonry is the most durable historic building materials, it is also the most susceptible to damage by improper maintenance or repair techniques or abrasive cleaning methods. Sandblasting and other abrasive cleaning methods are specifically prohibited. Sandblasting not only changes the visual qualities of brick, it damages or destroys the exterior glazing, increasing the likelihood of rapid deterioration of the brick and water damage to the interior of the building.

Painting historic masonry is another concern. The color of masonry, particularly brick, is often an important part of the character of a building. In addition to color, the bonding pattern, treatment of mortar joints, and texture are significant parts of brick buildings. Where brick and other masonry finishes were unpainted, they should generally remain so. Painting obscures detailing and alters the distinguishing original qualities of a building. Under some circumstances, particularly where the brick quality is poor or abrasive cleaning methods have been used, painting brick may be appropriate as a protective measure.



WOOD PRINCIPLES

Where original wood siding exists on a structure, it should be retained. If it becomes necessary to replace deteriorated boards, match the replacement to the characteristics of the original. Important characteristics of wood siding that should be considered in its repair or replacement are board size, width of exposure, length, and trim detail such as corner boards.

One of the greatest threats to wood siding is the application of non-historic surface coverings such as aluminum and vinyl siding, or stucco. Application of non-historic exterior finishes results in either the removal or covering of historical materials and details. Decorative trim around doors, windows, and under roof lines, is frequently removed. Detailing of the wood itself, such as beveling or beading, is also lost. Board width, length, and exposure are generally changed, thus altering the scale and appearance of the building. Artificial siding also frequently damages the fabric underneath. It can trap moisture and encourage decay and insect infestation.

In cases where artificial siding is already in place, its removal is not necessary under the guidelines. An owner may retain the material or remove it. If, however, the material is removed, it must be replaced with historically appropriate materials.

GUIDELINES

a. Identify, retain, and preserve masonry features that are important to defining the overall historical character of the buildings such as walls, brackets, railings, cornices, door pediments, steps, and columns; and joint and unit size, tooling, and bonding patterns, coatings, and colors.

b. Clean masonry surfaces with the gentlest method possible, such as water and detergents and natural bristle brushes. Sand blasting is prohibited.

c. Retain wooden materials and features such as siding, cornices, brackets, soffits, fascia, window architrave, and doorway pediments. These are essential components of a building's appearance and architectural style.

d. Repair or replace, where necessary, deteriorated material duplicating in size, shape, and texture the original as closely as possible. Consider original characteristics such as board width, length, exposure, and trim detailing when selecting a replacement material.

e. Artificial replacement siding over wood or brick is not permitted.

f. Where a structure has asbestos or masonite as original siding, it may be replaced with wood, brick, or cement fiberboard.

5. PORCHES

PRINCIPLES

Porches serve as a covered entrance to buildings and a transitional space between the interior and exterior and are an important design feature on a house. They are often the principal location for ornamentation and detailing, such as brackets, posts and columns, and balustrades. Size, style, ornateness or simplicity, sense of openness, and detailing are all-important attributes of porches. Such features should be preserved during the course of rehabilitating a building.

Because they are open to the elements, porches also require frequent maintenance and repair. Deteriorated porch features should be repaired rather than replaced. If replacement proves necessary, replacement features and materials should approximate the originals as closely as possible. If wholesale replacement is required, a porch or individual features of it are missing and no documentation or physical evidence is available, a new porch design that is compatible with the scale, design, and materials of the remainder of the building is appropriate.

Owners are often tempted to enclose porches for additional year round living space. Although porch enclosures are generally not recommended, they can be done in an appropriate manner. Transparent materials, such as clear glass enclosures or screens that are set behind balustrade and structural systems and maintain the visual openness of a porch are permitted.

GUIDELINES

- a. Retain porches and steps that are appropriate to a building.
- b. If replacing deteriorated or missing features, it is appropriate to use other homes of the same style and period for the design of the new features as long as it is compatible with the structure.
- c. If enclosures are undertaken, maintain the openness of porches through the use of transparent materials such as glass or screens. Place enclosures behind significant detailing, so that the detailing is not obscured.

SECTION IX

Fences & Walls

PRINCIPLES

Fences and walls serve to delineate property lines and act as a barrier to distinguish between a yard, sidewalk, and street. Fences and retaining walls of brick or wood, simple in design, are appropriate for the district.

New fences and walls should respect traditional materials, design, and scale of those extant in the neighborhood; they should be consistent with those found on the block or in the district. They should complement the building and not obscure significant features. They should be no more than four feet on any street elevation and six feet on side and rear elevations.

(FENCES & WALLS continued)

GUIDELINES

- a. Design a fence or wall so that it is compatible with the associated structure in design and materials.
- b. Fences shall be no more than 4' in height in the front yard setback and no more than 6' in height on side and rear elevations.
- c. The following materials are not permitted for fences or walls in the front or secondary front yard: chain link; concrete block unless stuccoed or veneered in brick; artificial siding material (ex. T-111, corrugated metal).

SECTION X

Additions

PRINCIPLES

It is often necessary to increase the space of a building in order for it to meet the owners' changing needs. While additions are permitted, they should serve to reinforce and not detract from the existing architectural form and design of the building.

GUIDELINES

- a. Site additions so that they do not detract from or obstruct important architectural features of the existing building or those around it, especially the principal façade.
- b. Design additions using materials and detailing compatible with the original structure.
- c. Limit the size and scale of an addition so that it is clearly subordinate to the original structure.
- d. Design dormer additions to be subordinate to the overall roof mass and in scale with those that may have been used originally in the neighborhood.

SECTION XI

**Driveways &
Parking Areas**

Original homeowners in older neighborhoods either parked in the driveway, on the street, or in a garage, separate from the home and set far back on the property. Driveways in older neighborhoods were usually single lane and ran alongside the home. In an effort to maintain these important patterns, driveways in historic districts are required to be no more than 10' in width and to be of concrete, brick, or brick pavers in architectural conservation districts.

SECTION XII
**Accessory
Buildings**

PRINCIPLES

Accessory buildings are often necessary for today's homeowners and are a legitimate architectural piece of the past. These buildings were often used for storage and parking as they are today.

GUIDELINES

- A. Place accessory buildings away from the primary façade of the building.
- B. Design accessory buildings so that they reflect the character of the existing house in terms of building shape and detailing.
- C. Accessory buildings shall be scaled and massed to be clearly subordinate to the primary structure.



SECTION XIII
Relocation

PRINCIPLES

Much of a building's value is in its context: the street on which it sits, the buildings that surround it, and the landscape. Together, all these things create the fabric of a community and establish the integrity of the district. Therefore, a building should remain in its context unless its existence is threatened by encroachment or it cannot be preserved in the original location.

GUIDELINES

Moving a building into the district is permitted if the building will be compatible with the historic buildings surrounding the new location in terms of height, scale, setback, and rhythm of spacing, materials, texture, details, roof shape, orientation, and proportion and rhythm of openings.

Moving a building out of the district is permitted when:

1. The building does not contribute to the district's historical or architectural significance, or has irretrievably lost its architectural and historical integrity;
2. The criteria for Demolition in Section X and item 3(b) of this section have been addressed satisfactorily and it is found that preservation on-site is not feasible given the circumstances;
3. As part of the review of a location, the following criteria must be addressed:
 - a. Report that the structure is safe to be moved;
 - b. Documentation that the site to which the structure will be relocated is suitable;
 - c. Site plan of lot showing location of structure and setbacks from adjoining property lines;
 - d. Rehabilitation plans once relocated.

Demolition

The demolition of an historic building should be an action of last resort. When a structure is demolished, the community loses an irreplaceable part of its history. When a house is removed and not replaced, the patterns of the neighborhood are undermined. Therefore, such requests are reviewed very deliberately and require detailed information.

CRITERIA FOR REVIEW

Reprinted from Code of Ordinances for City of Columbia & Rules & Regulations of Design/Development Review Commission.

1. The historic or architectural significance of a building, structure, or object;
2. A determination of whether the subject property is capable of earning a reasonable economic return on its value without the demolition, consideration being given to economic impact to property owner of subject property;
3. The importance of the building, structure, or object to the ambience of the district;
4. Whether the building, structure, or object is one of the last remaining examples of its kind in the neighborhood, city or region;
5. Whether there are definite plans for the reuse of the property if the proposed demolition is carried out, and what the effect of those plans on the character of the surrounding area would be;
6. The existing structural condition, history of maintenance and use of the property, whether it endangers public safety, and whether the City is requiring its demolition;
7. Whether the building or structure is able to be relocated, and if a site for relocation is available; and
8. Whether the building or structure is under orders from the City to be demolished, and this criteria shall be given more significance than the above-mentioned criteria.

TYPES OF INFORMATION

In addressing each of the demolition criteria, the D/DRC may require the following types of information:

1. Estimate of the cost of demolition and estimate of the cost of renovation;
2. Report from an engineer, architect, or contractor as to the structure (s) on the property and their suitability for rehabilitation;
3. Estimated market value of the property in its current condition; after demolition, after renovation of the existing property for continued use, with proposed redevelopment;
4. Estimate from an architect, developer, real estate consultant, appraiser, or other real estate professional experienced in rehabilitation or reuse of the existing structure(s) on the property;
5. Information on any current negotiations to buy, rent, or lease property;
6. All appraisals obtained within the previous two (2) years by the owner or applicant in connection with the purchase, financing, or

Appendix

Addition: 1. Construction that increases the living or working space of an existing structure, and is capable of being mechanically heated or cooled. (*ex. porch enclosures, room additions, etc.*) 2. An alteration that changes the exterior height of any portion of an existing building. 3. Any extension of the footprint of the structure, including porches and decks.

Appropriate: Suitable for, or compatible with, a structure or district, based upon accepted standards and techniques for historic preservation and urban design as set forth in the Secretary of the Interior's Standards and these guidelines.

Architectural feature/element: Any of the component parts that comprise the exterior of a building, structure or object that convey the style of a building. (*ex. Victorian, Bungalow, etc...*)

Character-defining feature: a detail or part of a structure that imparts style or design and distinguishes it from other structures (*ex. porch railings, decorative windows*)

Compatible: to conform or be in harmony with the components of the style of a building or the character of a district.

Contributing (building/structure/site): A building, structure or site that reinforces the visual integrity or interpretability of a historic district. A contributing building is not necessarily "historic" (50 years old or older). A contributing building may lack individual distinction but add to the historic district's status as a significant and distinguishable entity.

Demolition: the razing of any exterior architectural feature or structure, including its ruin by neglect of necessary maintenance or repairs, or either.

Elevation: 1. Height in terms of distance from grade; 2. an exterior wall of a building, usually used in referring to portions other than the façade.

Enclosure: To close off a previously exterior open space, through the installation of walls or other devices.

Exterior Change: An action that would alter the appearance of a structure. Examples include: change in roof pitch or form, or replacing or covering exterior siding with substitute material, reducing, enlarging, closing or relocating window or door openings

Façade: An exterior side of a building; usually the front elevation of the building.

General maintenance and repair: Work meant to remedy damage due to deterioration of a structure or its appurtenances or general wear and tear, which will involve no change in materials, dimensions, design, configuration, color, texture or visual appearance.

Major: Substantive; substantial; as in considerable amount of.

Muntin/Mullion: The strips of the window that divides the glass into panes or lights. Muntins are horizontal, mullions are vertical.

Appendix

(con't)

New Construction: The construction of any freestanding structure on a lot that ordinarily requires a permit. This may apply to a variety of activities such as storage buildings, carports & garages, secondary dwellings, etc.

Non-contributing (building/ structure/site) A building, structure or site which no longer reinforces the visual integrity of the district either because it is a vacant parcel, it is a structure that was built outside of the period of significance of the district or it is an historic structure that has lost its integrity through inappropriate additions or the loss of three or more of its original character defining features i.e. porch, windows, siding.

Period of Significance: **a.** For an individual structure: the date of construction plus or minus ten years; **b.** for a district, the span of time from the date of the oldest building within the boundaries to the date by which significant development ended.

Secondary Front Yard: The non-primary side of a building on a corner lot.

Shall: What must happen.

Should: What must happen unless evidence is presented to illustrate why an alternative is more suitable.

Street trees: Those trees planted or located in the public right-of-way.

OAKWOOD COURT
PROPOSED ARCHITECTURAL CONSERVATION DISTRICT



Potential PUD - If approved, the PUD will be included in Oakwood Court ACD.

Map provided by the City of Columbia Planning Department, 04/11/2011/2007
Disclaimer: Some parcels are represented may not be accurate. Refer to Richland County Tax Assessor for spotted parcel information.