

ORDINANCE NO.: 2001-085

*Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina,
Chapter 17, Planning, Land Development and Zoning, Article V, Historic
Preservation and Architectural Review, Division 4, Landmarks, Sec. 17-681,
Districts identified, (c) Protection area district*

ORIGINAL
STAMPED IN REF.

BE IT ORDAINED by the Mayor and Council this 3rd day of October, 2001, that the 1998 Code of Ordinances of The City of Columbia, South Carolina, Chapter 17, Planning, Land Development and Zoning, Article V, Historic Preservation and Architectural Review, Division 4, Landmarks, Sec. 17-681, Districts identified, (c) Protection area district is amended to read as follows:

(c) Protection area district.

(1) The area of the city bounded generally by Laurel, Lincoln, Gadsden and Richland Streets and to be identified as Protection Area No. 1, and further identified on attached map as 1973 TMS 13, Block 3, Lots 4, 5 and 6; Block 4, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 23; 1973 TMS 14, Block 4, Lots 15 and 16; Block 5, Lots 17, 18, 19, 20, 21, 23, 24 and 30; Block 8, Lots 7, 8, 9, 10, 11 and 12; all of Block 9; Block 12, Lots 6, 7, 8, 9, 10, 11, 12 and 13; all of Block 13; 1973 TMS 20, Block 3, NW corner of Lot 3, west of Blanding Street; 1973 TMS 21, Block 1, Lot 22; all of Block 5; Block 9, Lots 1 and 11.

(2) The area of the City bounded generally by Millwood Avenue, Devine Street, Harden Street, Gervais Street and Maple Street and further identified on tax maps 11312-02-04 through 07; 11312-03-01, 11, 12 and 13; 11312-04-1 through 7, 16, 17 and 18; 11388; 11316-01-01 through 05; 11316-02-01, 03, 05 and 06; 11316-03-01 through 04, 06 through 11; 11316-04-01, 02 (200' from Maple Street), 23, 24 and 25; 11316-13-01, 02, 04, 05 and 10; 11316-14-01 through 04 and 15; 11316-15-01, 02, 05, 06, 15, 16 and 23; 11386; 11391; 11390 (150' portion from Lee Street); 11405-05-06 through 11; 11406-09-09 through 14; 11406-10-04, 07, 08, 09 and 10; 11406-11-10, 11 and 12; 11409-02-01 through 35; 11409-03-01 through 24; 11409-04-01 through 33; 11409-07-20 through 37, 39 through 42; 11409-08-01 through 14; 11409-09-01 through 12; 11409-10-01 through 23, 25 through 27; 11409-11-01 through 16, 18 through 21; 11409-12-01 through 24; 11409-13-01 through 21; 11409-14-01; 11409-15-01 through 19; 11409-16-01; 11409-17-01 through 13; 11409-18-05 through 09 and 11409-22-01 through 11, and the buffer area which is identified on tax maps 11405-05-05, 12, 13, 14 and 15; 11405-06-01 through 07; 11406-09-15 and 16; 11406-11-07 and 08; 11409-05-01 through 04; 11409-06-01 through 23 and 25 through 27; 11409-07-01, 03 through 19 and 43; 11409-18-04; 11409-21-04 through 07; and, 11409-22-12 through 15, is hereby designated as Protection Area No. 2, also to be known as the Old Shandon/Lower Waverly Historic District. A copy of the "Old Shandon/Lower Waverly Design Guidelines" are on file in the Office of the City Clerk and are incorporated herein by reference.

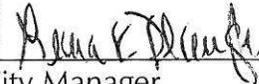
This ordinance is effective as of final reading.

Requested by:



MAYOR

Approved by:



City Manager

Approved as to form:



City Attorney

ATTEST.

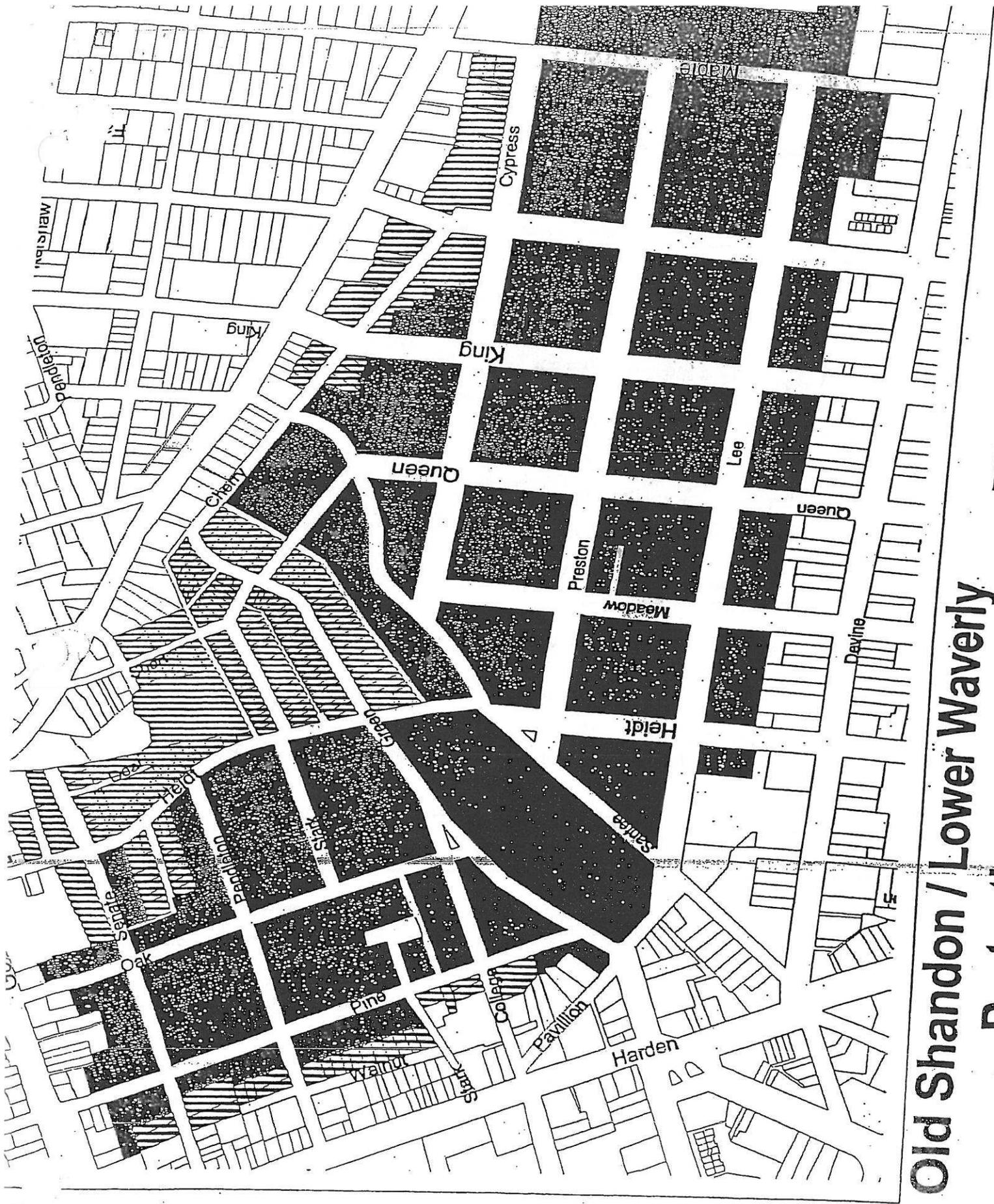


City Clerk

Introduced: 9/19/2001

Final Reading: 10/3/2001

ORIGINAL
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Old Shandon / Lower Waverly Protection Area

 Area A
 Area B
 Main

OLD SHANDON/LOWER WAVERLY DESIGN GUIDELINES

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:

1. 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 which constitute or reflect distinctive features of the economic, social, cultural or architectural history of the city and its distinctive physical features;
2. Foster appropriate use and wider public knowledge and appreciation of such features, areas, sites, and structures;
3. Resist and restrain environmental influences adverse to such purposes;
4. Encourage private efforts in support of such purposes; and
5. 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 GENERAL PRINCIPLES

The main strength of this predominantly residential Historic Protection Area is the harmonious way that many diverse housing styles fit together to create a pleasant living environment. This fit or cohesiveness among the varying styles is achieved because most buildings subscribe to similar ideas of mass, scale, rhythm and proportion of openings, while approaching these ideas from different points and with different architectural features.

Another strength and important quality of this area is the aesthetically pleasing and pedestrian friendly streetscape. This pleasing environment is achieved through the design of individual structures, the relationship of these structures to the street and their relationship to one another.

The goal of these guidelines and of the district is to maintain this relationship, **not to require restoration to a certain historical period**. This task must be accomplished with an appreciation of the diversity of the area, which is critical to its character. Because of this diversity, these guidelines must be administered in a flexible manner so that that the historic integrity and feel can be maintained with minimal technical restrictions.

For the above reasons, the Old Shandon/Lower Waverly District is designated as a Protection Area and establishes the following design guidelines so as to apply general design control to those selected characteristics that are necessary to maintain the health and continued vitality of this important residential neighborhood and discourage those elements that may threaten these goals or the goals set forth in Section I.

SECTION III HISTORIC SIGNIFICANCE AND BOUNDARY DESCRIPTION

A. HISTORICAL SIGNIFICANCE

The Old Shandon/Lower Waverly neighborhoods are significant historically for being part of the first suburban expansion outside the planned limits of Columbia. At the turn of the twentieth century, Columbia, like cities across America, experienced an increase in middle class residential growth. The Old Shandon and Lower Waverly neighborhoods were developed in response to a growing demand for prestigious but affordable residential space situated close to the urban center, but distanced from it's congestion. In 1890, the Columbia Land Development Company (CLDC) purchased 305 acres of the Klienbeck farm, directly southeast of Columbia's original grid. To this parcel was added 115 acres of the former Newsome farm tract, which was also the site of the former Columbia Racetrack. In 1894, the town of Shandon, reportedly named for CLDC president Robert Shand, was bounded roughly by Millwood, Devine, Green and Sims. During the next five years the CLDC divided the tracts into lots separated by wide streets, sidewalks and parks.

The catalyst for the area's growth was the Columbia electric trolley line, which provided a quick and convenient transportation route for urban commuters. In 1895 the CLDC partnered with the Columbia Electric and Suburban Railway & Electric Power Company (CSRCo) to extend the line from Gervais Street down Heidt Street to Pavilion in order to facilitate the purchase of newly laid out home lots. To further entice would be suburbanites, the companies also collaborated on the construction of a public entertainment pavilion in Valley Park (now Martin Luther King Jr. Park) that lay at the terminus of the line. The Shandon Pavilion hosted dances and other public entertainment and helped to develop Shandon into one of Columbia's more desirable locales.

Convenient access to the Pavilion helped to showcase the nearby lots, but it was an 1898 extension that provided the greatest stimulus for settlement. The new line traveled east from the Pavilion on Devine Street and turned up Maple to Millwood Avenue (then known as Garner's Ferry). By 1913, the Maple Street area had become the center of Shandon, boasting the largest concentration of homes, a brick schoolhouse, and three

stores located at the intersection of Maple and Devine. Today the Maple Street area is characterized by many of these original turn-of-the-century houses.

Through the first decade of the century Shandon grew tremendously, and in 1913 it boasted 128 houses, five stores, one public school and two churches. The success of this suburban experiment encouraged the formation of sub-neighborhoods, the largest being South Waverly, which lay to the northwest of Shandon, bound by Green, Millwood, Gervais and Harden. Lower Waverly's development had also benefited from the trolley line, but its lots were laid out later than those of Shandon. Early construction clustered primarily along Oak Street, on which many older homes still stand. This area served to receive the expansions of both Shandon and Waverly, a planned suburb north of Gervais Street. In 1913 both neighborhoods were annexed to the City of Columbia. Commercial development in the area expanded around Five Points during the 1920s and 30s, which further promoted the suburban expansion that extended far beyond the original community.

Today, the Old Shandon / Lower Waverly area reveals its developmental heritage through its architecture. The district is characterized by a diversity of historic house styles from Late-Victorians to Colonial Revival, all of which were fashionable during the time of greatest development (1895-1940) and the district period of significance. Many of the homes reflect the Bungalow Style, predominant in suburban residential areas from 1910 to 1930. The automobile has replaced the trolley and some of the names have changed, but the neighborhoods retain the inviting ambience and layout that was planned over a century ago. This is what historic designation is striving to preserve.

B. BOUNDARY DESCRIPTION

The Old Shandon/Lower Waverly Historic District is generally comprised of two districts identified by Dr. John M. Bryan in his *City-wide Architectural Survey and Historic Preservation Plan* (1994). They have been combined into one designation due to their proximity and the social history that overlaps their separate boundaries. Bounded on four sides by major commercial arteries (Harden Street, Gervais Street, Millwood Avenue, and Devine Street) the area is vulnerable to commercial structure encroachment that may degrade the character of the district as well as to inappropriate residential development.

The district has been divided into two distinct areas: **Area A** is the main district, which closely mirrors Dr. Bryan's recommendations. **Area B** is a series of border/buffer areas on the periphery that will serve to protect the more cohesive portion of the district from adverse influences. Area B is identified because it is residential in character, is adjacent to the main district, and does not abut a major traffic artery (Millwood, Devine, Gervais, or Harden Streets). Within areas A and B are lots that are vacant or contain non-contributing structures. These lots are included to ensure that proposed new construction will be compatible with the district and not undermine its residential character or the intent of these guidelines. See Attachment A for a listing of TMS parcels included in Protection Areas A (Main) and B (Buffer).

SECTION IV ADMINISTRATION

A. ACTIONS WHICH REQUIRE DESIGN REVIEW**AREA A – Main District**

1. New construction
2. Additions/Enclosures
3. Exterior changes
4. Fences and walls in front and secondary front yards
5. Demolition or relocation.

AREA B - Buffer

1. New Construction
2. Additions in excess of 500 sq. ft.
3. Fences and walls

B. ACTIONS WHICH DO NOT REQUIRE REVIEW**AREA A – Main District**

1. General Maintenance and Repair (using matching materials)
2. Painting and Color
3. Work not visible from the public right-of-way
4. Interior work

AREA B - Buffer

1. Additions/Enclosures smaller than 500 sq. ft.
2. Exterior renovations
3. Interior work
4. General Maintenance and Repair (using like materials)
5. Painting and Color

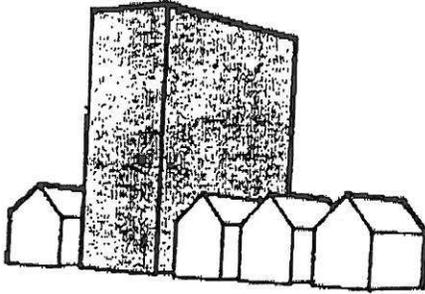
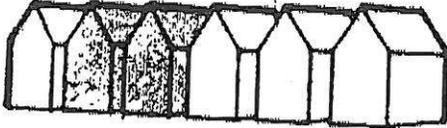
SECTION IV GUIDELINES

A. NEW CONSTRUCTION**1. Principles**

Within the Old Shandon/Lower Waverly district, there are numerous vacant lots and non-contributing structures. The construction of new or replacement structures on these lots will greatly affect the district by either reinforcing or undermining existing historic patterns. New construction should be consistent with existing buildings along a street in terms of height, scale, proportion and rhythm of openings, setbacks, orientation and spacing. However, new buildings need not imitate past architectural styles; they may reflect the era of their own construction to carry on the tradition of diversity in building styles present.

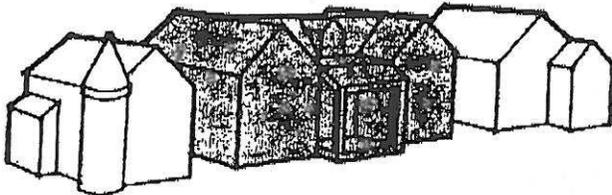
2. Guidelines

a. Height: Construct new buildings to a height that is compatible with the height of surrounding buildings.

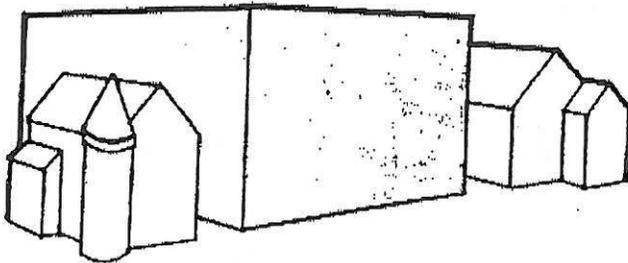


New construction shall not vary greatly in height from older buildings in the vicinity

b. Size & Scale: The size and scale of a new building shall be visually compatible with surrounding buildings

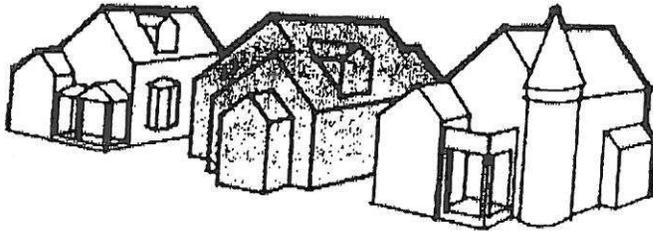


Although much larger than its neighbors in terms of square footage, the building shown maintains the same scale and rhythm as the existing buildings.

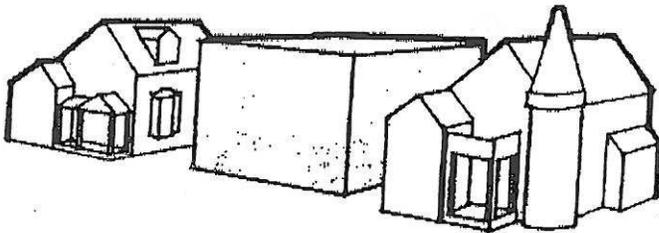


Do not construct buildings that disrupt the existing scale of the area. The new building shown here disrupts the scale and rhythm of the streetscape.

c. Massing: Arrange the mass of a new building (the relationship of solid components (ex. walls, columns, etc.) to open spaces (ex. windows, doors, arches)) so that it is compatible with existing historic buildings on the block or street.

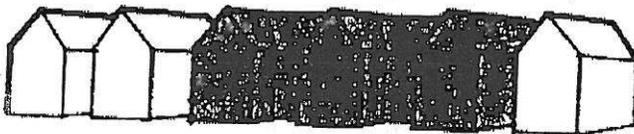


Breaking up uninteresting boxlike forms into smaller, varied masses is essential to maintaining the character of the streetscape.



Do not construct single, monolithic forms that are not relieved by variations in massing.

d. Directional Expression:



Site the entrance of the building so that it is compatible with surrounding buildings. Horizontal buildings can be made to relate to more vertical adjacent structures by breaking the façade into smaller masses that conform to the primary expression of the streetscape.

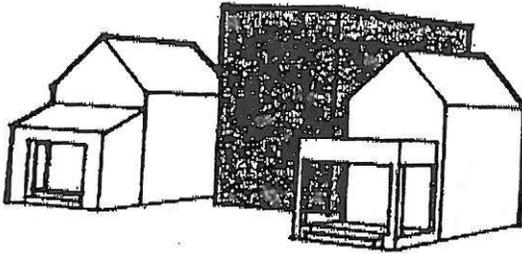


Do not construct strongly horizontal or vertical façade expressions. This building does not relate well to its neighbors or the rhythm of the streetscape because of its unbroken façade.

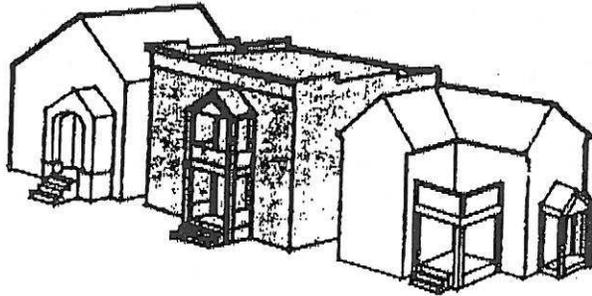
e. Setback: Locate the new building on the site so that the distance of the structure from the right of way is similar to adjacent structures.



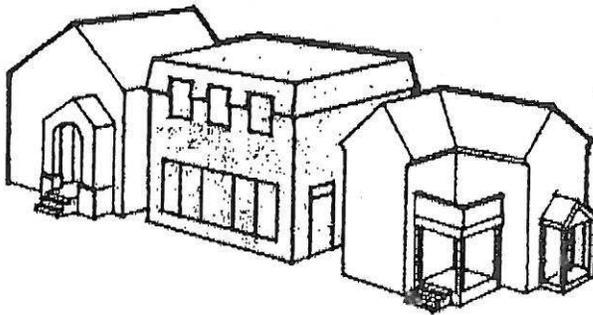
Do not violate the existing setback pattern by placing buildings in front of or behind existing façade lines.



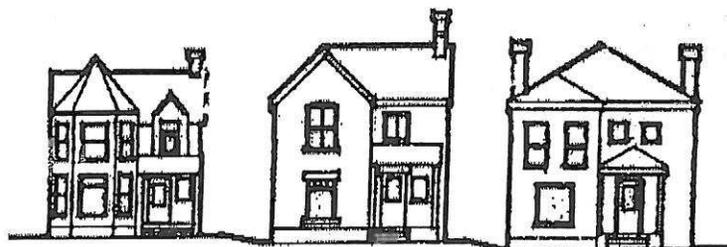
f. Sense of Entry: Place the main entrance and the associated architectural elements (porches, steps, etc.) so that they are compatible to surrounding structures. The main entrance shall be constructed with covered porches, porticos or other architectural forms that are found on historic structures on the block or street.



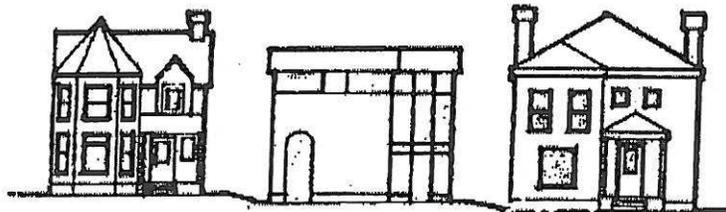
Do not construct facades with no strong sense of entry.



g. Rhythm of Openings: Construct new buildings so that the relationship of

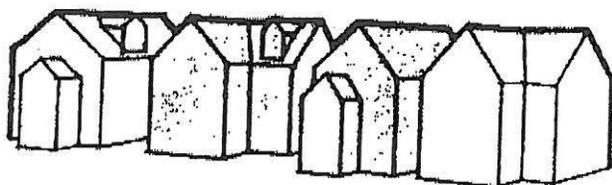


width to height of windows and doors, and the rhythm of solids (*walls*) to voids (*door & window openings*) is visually compatible with historic buildings on the block or street. Maintain a similar ratio of height to width in the bays of the façade.

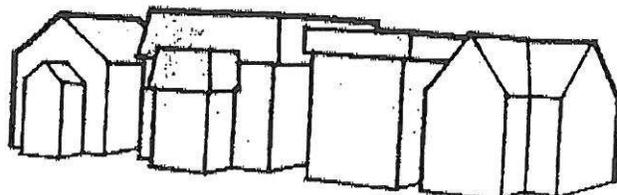


Do not introduce incompatible façade patterns that upset the rhythm of openings established in surrounding structures.

h. Roof Shape: Use roof shapes, pitches, and materials that are visually



compatible with those of surrounding buildings. (ex. when a majority of the buildings in an area use a hip or gable roof form, a hip or gable roof should be used).



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

- i. **Outbuildings** Construct garage and storage buildings so that they reflect the character of the existing house and are compatible in terms of height, scale, and roof shape. Place such buildings away from the primary façade of the building. Do not allow outbuildings to obscure character-defining features of a building.
- j. **Materials, Texture, Details** Use materials, textures, and architectural features that are visually compatible with those of historic buildings on the block or street.

B. ADDITIONS/ENCLOSURES TO EXISTING BUILDINGS

1. Principles

It is often necessary to increase the space of a building in order for it to continue to adapt to the owner's needs. Over time, a family's space needs change and in order to accommodate this circumstance a building may need to be enlarged. While these additions/enclosures are permitted they should serve to reinforce and not detract from the existing architectural form and design of the building and not disrupt the rhythm of the streetscape.

2. Guidelines

a. Additions

- i. Site additions so that they do not detract from or obstruct important architectural features of the existing building or others around it, especially the principle façade.
- ii. Design additions to be compatible with the original structure in materials, style and detailing.
- iii. Limit the size and scale of additions so that the integrity of the original structure is not compromised.
- iv. Additions are also subject to the guidelines for new construction

b. Enclosures

- i. Enclose front porches only when all other expansion options have been studied and found to be infeasible.
- ii. Design the enclosure in a manner that retains the historic fabric and details of the porch – placing the framing and/or screening behind the columns or balustrade.
- iii. Use materials that allow the original structure to be distinguished, minimizing the visual impact of the enclosure.
- iv. Install the enclosure so that it can be removed in the future without damage to the historic building.

C. EXTERIOR CHANGES

1. Principles

While the Old Shandon/Lower Waverly Protection Area includes a diverse array of building styles, there are common elements of a structure which, when changed, have the effect of either reinforcing or degrading the proper proportion and detailing of a structure. The intent in reviewing these elements in this district is not to require restoration to a historic period, but to assure that changes do not result in the loss of integrity of the structure or the district.

When possible, plan projects so that the least amount of change to the historic fabric of the structure is required. Design necessary changes so that they will not impact the significant character defining features of a building.

2. Guidelines for Change or Relocation of Openings (doors & windows)

- a. Install new openings so that they carry on the same rhythm of existing openings and are compatible in size, materials and design.
- b. When removing an opening, fill the void with materials that are compatible with that on the building.
- c. When replacing a window or door unit use a design similar to the original (ex. use a window with a 2/2 pane configuration if the original was a 2/2 configuration).

3. Guidelines for Change in Roof Pitch and Shape

- a. Retain the original roof form, pitch and overhang. However, where it is shown that a proposed change will maintain the appropriate relationship of scale, mass, and proportion it shall be considered as an alternative.
- b. Replace roofing materials with materials that are similar in appearance.

4. Guidelines for Change in Siding Material

- a. Preserve the form, size and details of exterior siding.
- b. Permitted materials include:
 - i. Horizontal wood, aluminum, vinyl, Hardi-plank™ or other synthetic material;
 - ii. Brick
 - ii. Stucco
 - iv. Stone or decorative cast concrete block
- c. Prohibited materials include:
 - i. T-1-11 or other vertical siding

- ii. Concrete block
- iii. Plywood or other similar surface.

D. FENCES/WALLS

1. Principle

Fences and walls are important structures that help define the context of a building. Historically, fences or walls in the front and secondary front yards are low in height (2' – 4'). Fences usually follow the property line perimeter.

2. Guidelines

- a. Install a fence or wall so that it does not detract from its associated structure.
- b. Design a fence or wall so that it is compatible with the associated structure in design and materials.
- c. Materials like the following are not permitted for fences or walls in the front or secondary front yard:
 - i. chain link unless it supports screening plant material
 - ii. concrete block unless painted, stuccoed or veneered in brick
 - iii. artificial siding material (ex. T-111, corrugated metal)

E. DEMOLITIONS

1. Principle

The demolition of an historic building should be an action of last resort. When a structure is demolished, the community loses a part of its history, which cannot be replaced. Accordingly, such requests are reviewed very deliberately and require detailed information.

2. Guidelines

- a. **Demolition of contributing buildings is not permitted if one of the following exists:**
 - i. The building or major portion of a building is of such architectural interest and value that its removal would be detrimental to the public interest; or
 - ii. The building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced.
- b. **Demolition is permitted in the following situations:**
 - i. The structure is not judged to contribute significantly to the historic or architectural character of the district and its removal

- will result in a more historically appropriate visual effect on the district; or
- ii. The building has irretrievably lost its architectural and historical integrity and its removal will result in a more historically appropriate visual effect.

[NOTE: Additionally, demolition requests are subject to the standards set forth in the City of Columbia Code of Ordinances and the Rules and Regulations of the Design/Development Review Commission.]

F. RELOCATION

1. Principles

- a. Much of a building's value is in its context: the street on which it sits, the buildings that surround it, the landscape. Therefore a building should remain in its context unless its existence is threatened by encroachment or cannot be preserved in the original location.
- b. Moving a historic building from its original site should not occur.
- c. Moving a non-historic building, or a building, which has irretrievably lost its architectural and historical integrity, may be appropriate.
- d. Moving a building into the district is permitted if it is compatible with the district.

2. Guidelines

- a. 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.
- b. Moving a building out of the district is not permitted unless the building does not contribute to the district's historical or architectural significance, or has irretrievably lost its architectural and historical integrity.

DEFINITIONS

Please also see the Land Development ordinance for additional definitions.

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 which 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 may add to the historic district's status as a significant and distinguishable entity.

Demolition: Active deconstruction in whole or in part of a building, object, or site.

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 open space, through the installation of walls or other devices.

Exterior Change: An action that would alter the appearance of a structure. *ex. 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 of 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.

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 two or more of its original character defining features i.e. porch, windows, siding.

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.

Old Shandon/Lower Waverly
Protection Area TMS #

TMS #	Area A PAGE	Area A LOT(s)	Area B PAGE	Area B LOT(s)
11312	2	4 - 7		
	3	1, 11, 12, 13		
	4	1 - 7, 16, 17, 18		
11388*	All			
11316	1	1 - 5		
	2	1, 3, 5, 6		
	3	1 - 4, 6 - 11		
	4	1, 2 (200' from Maple Street), 23, 24, 25		
	13	1, 2, 4, 5, 10		
	14	1 - 4, 15		
	15	1, 2, 5, 6, 15, 16, 23		
11386*	All			
11391*	All			
11390*		150' portion from Lee St.		
11405	5	6 - 11	5	5, 12, 13, 14, 15
			6	1 - 7
11406	9	9 - 14	9	15, 16
	10	4, 7, 8, 9, 10	11	7, 8
	11	10, 11, 12		
11409	2	1 - 35	5	1 - 4
	3	1 - 24	6	1 - 23, 25 - 27
	4	1 - 33	7	1, 3 - 19, 43
	7	20 - 37, 39 - 42	18	4
	8	1 - 14	21	4 - 7
	9	1 - 12	22	12 - 15
	10	1 - 23, 25 - 27		
	11	1 - 16, 18 - 21		
	12	1 - 24		
	13	1 - 21		
	14	1		
	15	1 - 19		
	16	1 (park)		
	17	1 - 13		
18	5 - 9			
22	1 - 11			

A (Main District) Area B (Buffer Area)
* Condominium Properties/Common Areas included in designation