

GUIDELINES FOR A HISTORIC DISTRICT

WEST SIXTH STREET (MAYES PLACE) HISTORIC DISTRICT



Including the following:
(See Appendix A)

- Lots that front West 6th Street, West on Armstrong Street to North Garden Street, including the lots that front on Mayes Place and Charles Place.

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ARTICLE 1 PURPOSE

Design guidelines are criteria and standards which the Columbia Historic Zoning Commission must consider in determining the appropriateness of proposed work within the West Sixth Street or Mayes Place local historic district.

Section 1.1 Appropriateness of Work

Appropriateness of work must be determined by the West 6th Street/Mayes Place Advisory Committee and the Columbia Historic Zoning Commission, in order to accomplish the goals of historic zoning, as outlined in Article X (Historic District Regulations) of the Columbia Comprehensive Zoning Ordinance.

- (a) To preserve and protect the historical and/or architectural value of buildings or other structures within the district;
- (b) To regulate exterior design, arrangement, texture, and materials proposed to be used within the historic district to ensure compatibility within the district;
- (c) To create an aesthetic appearance which complements the historic buildings or other structures;
- (d) To stabilize and improve property values
- (e) To foster civic beauty;
- (f) To strengthen the local economy; and
- (g) To promote the use of West Sixth Street or Mayes Place Historic District for the education, pleasure and welfare of the present and future citizens of the City of Columbia.

ARTICLE 2 ALTERATIONS TO EXISTING BUILDING AND PROPERTY

The West 6th Street/Mayes Place Advisory Committee (herein after referred to as the “Advisory Committee”) must approve alterations to existing buildings and property prior to issuance of a building permit. The “Advisory Committee” shall make a recommendation to the Columbia Historic Zoning Commission on any proposal.

Section 2.1 Definition

A change in building material; the addition or elimination of any architectural feature of a structure; a repair that reconstructs any part of an existing building; an addition that extends or increases floor area or height of any building; or construction of an appurtenance.

Section 2.2 General Principles

These guidelines shall apply only to the exteriors of buildings and lots visible from West Sixth Street, Mayes Place or Charles Place.

Every reasonable effort shall be made to provide a compatible use for a property, requiring minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.

The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed.

The removal or alteration of any historical material or distinctive architectural features should be avoided.

All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.

Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

Deteriorated architectural features shall be repaired rather than replaced whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

ARTICLE 3 GUIDELINES FOR ALTERATIONS

Section 3.1 Additions

Additions are areas that increase the living or working space of a structure. This does not include the addition of architectural elements.

Generally, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side public facades, as seen from West Sixth Street or Mayes Place.

Additions should follow the guidelines for new construction.

Section 3.2 Roofs

Original roof pitch and configuration should be maintained.

The original size and shape of dormers should be maintained. Dormers generally should not be introduced where none existed originally.

Section 3.3 Porches

Original details and shape – outline, roof height, and roof pitch – should be retained.

Original porch materials and architectural details should be maintained. If different materials are substituted, they should be a close visual approximation of the original.

Section 3.4 Windows

The original size and shape of windows should be maintained.

The characteristic window shape in the area is vertically rectangular – higher than it is wide. Horizontal windows and picture windows are generally not appropriate.

New window openings should not be introduced unless they match the existing window configuration and their placement harmonizes with the existing rhythm of openings.

Original windows should not be filled in.

Section 3.5 Doors

The original size and shape of door openings should be maintained.

Replacement doors should be compatible with original doors in terms of style.

Generally, new door openings should not be introduced on facades visible from the street. Double door openings on the street are prohibited. Original door openings should not be filled in.

Section 3.6 Architectural Details

Original details should not be removed.

Architectural details of any period or style not original to the building should not be introduced.

Changes that have taken place in the course of time which are evidence of the history and development of a building and its environment may have acquired significance in their own right; their significance should be recognized and respected.

Section 3.7 Color

The “Advisory Committee” will receive exterior paint colors for appropriateness, which has been determined and approved by the Columbia Historical Zoning Commission as reflected in the August 9, 2001 minutes.

Section 3.8 Appurtenances

Appurtenances related to a building (fences, walls, street lamps, steps, paving, sidewalks and signs) should be visually compatible with the environment to which they are related.

Section 3.9 Fences

Low retaining walls in front yards should be kept where they exist. Introduction of retaining walls where none existed should be avoided.

New or reclaimed iron fencing may be appropriate for properties with pre-1900 houses.

Wood-picket fences are appropriate in front or rear yards of houses.

Board fences, usually taller, with wider boards set close together, are appropriate only around rear yards.

Chain link or woven fences are generally inappropriate for front or side yards visible from West Sixth Street or Mayes Place. They may be used in rear yards. If a portion of a rear fence is visible from West Sixth Street or Mayes Place, it should be camouflaged with hedge or vine.

Section 3.10 Awnings

Awning design and color shall be approved by the “Advisory Committee” and does not require a building permit.

ARTICLE 4 GUIDELINES FOR SIGNS

Section 4.1 Purpose

The appearance, size, position, method of attachment, texture of materials, color and design of signs shall be in keeping with the collective characteristics of the structures surrounding the property on which the sign will be located.

Section 4.2 Design Standards and Restrictions

Business signs shall be limited to one (1) sign for each street frontage per premise and if placed in the yard shall not be over five (5) feet in height.

The maximum area of any sign located in a historical residential district shall be two (2) square feet; the maximum area of any sign in a historical commercial district shall be ten (10) square feet.

Buildings and signs may be illuminated by remote light sources, provided that these light sources area shielded to protect adjacent properties.

Signs attached to the structure shall not cover any architectural detail.

Section 4.3 Prohibited Signs

Off-site signs shall not be permitted.

No sign that flashes, blinks, revolves, or is put in motion by the atmosphere shall be permitted. No visible bulbs, neon tubing, luminous paints, or plastics will be permitted as a part of any sign.

ARTICLE 5 **GUIDELINES FOR NEW CONSTRUCTION**

Section 5.1 **Definition**

The construction of any freestanding structure on any lot.

Section 5.2 **General Principles**

These guidelines shall apply only to the exteriors of buildings and to areas of lots visible from West 6th Street, Mayes Place, or Charles Place. The “Advisory Committee” must approve all exterior changes, renovations, additions to existing structures, portable buildings, new construction and demolition.

The public facades – front and street-related elevations visible from West Sixth Street or Mayes Place – of proposals for new buildings shall be more carefully reviewed than other facades.

Since construction in historic districts has usually taken place continuously from the late nineteenth and early twentieth century, a variety of building types and styles result which demonstrate the changes in building taste and technology over the years. New buildings should continue this tradition while complementing and being compatible with other buildings in the area.

Because new buildings usually relate to an established pattern and rhythm of existing buildings, both on the same and opposite sides of a street, the dominance of that pattern and rhythm must be respected and not disrupted.

New construction should be consistent with existing buildings along the street in terms of height, scale, setback, and rhythm; roof shape; orientation; and proportion and rhythm of openings.

Section 5.2.1 **Height**

New buildings must be constructed to a height which is compatible with the height of adjacent buildings.

Section 5.2.2 **Scale**

The size of a new building; its mass in relation to open spaces; and its windows, doors, openings, and porches should be visually compatible with surrounding the buildings.

Section 5.2.3 **Setback and Rhythm of Spacing**

The setback from front and side yard property lines established by adjacent buildings must be maintained. When a definite rhythm along a street is established by uniform lot and building width, infill new building should maintain the rhythm.

Section 5.2.4 **Roof Shape**

The roofs of new buildings shall be visually compatible, by not contrasting greatly with the roof shape and orientation of surrounding buildings.

Section 5.2.5 **Orientation**

The site orientation of new buildings shall be consistent with that of adjacent buildings and shall be visually compatible. Directional expression shall be compatible with surrounding buildings, whether that expression is vertical, horizontal, or non-directional.

Section 5.2.6 **Proportion and Rhythm of Openings**

The relationship of width to height of windows and doors, and the rhythm of solids to voids in new buildings shall be visually compatible with the surrounding buildings.

Section 5.2.7 **Additions to Existing Buildings**

New additions to existing buildings should be kept to a minimum and should be compatible in scale, materials and texture; additions should not be visually jarring or contrasting.

Section 5.2.8 **Outbuildings**

Garages, storage buildings and outbuildings visible from West Sixth Street or Mayes Place should reflect the character of the existing house and surrounding buildings and should be compatible in terms of height, scale, roof shape, materials, texture and details with the environment to which they are related. No outbuilding shall be placed on a lot without a building permit and approval of the "Advisory Committee".

ARTICLE 6 **DEMOLITON**

Section 6.1 **Definition**

The tearing down of a building.

Section 6.2 **General Principle**

Since the purpose of historic zoning is to protect historic properties, the demolition of a building which contributes historically or architecturally to the character and significance of the district is inappropriate and should be avoided.

Section 6.2.1 **Demolition is inappropriate**

- If a building is of such architectural or historical interest and value that its removal would be detrimental to the public interest;
- If a building is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense; or
- If its proposed replacement would make a less positive visual contribution to the district, would disrupt the character of the district, or would be visually incompatible.

Section 6.2.2 **Demolition is appropriate**

- If a building has lost its architectural and historical integrity and importance and its removal will not result in a more negative, less appropriate visual effect on the district;
- If a building does not contribute to the historical or architectural character and importance of the district and its removal will result in a more positive, appropriate visual effect on the district; or
- If the denial of the demolition will result in an economic hardship on the applicant as determined by the Columbia Historic Zoning Commission in accordance with Section 3.13.2 (D) of the Columbia Zoning Ordinance.

Section 6.2.3 **Demolition by neglect**

- If a historically significant building is in a state of disrepair, provisions of Section 3.13.2 of the Historic District Regulations of the Columbia Zoning Ordinance should be employed to correct the situation.

ARTICLE 7 RELOCATION

Section 7.1 Definition

The moving of a building in a district from one site to another.

Section 7.2 General Principles

The moving of an existing building which retains architectural and historical integrity and which contributes to the architectural and historical character of the district should be avoided.

The moving out of the district of a building which does not contribute to the historical and architectural integrity of the district of which has lost architectural integrity due to deterioration and neglect shall be appropriate if its removal of the proposal for its replacement will result in a more positive; appropriate visual effect on the district.

Section 7.2.1 Guidelines for Relocation

Relocated buildings must be carefully rebuilt to retain and maintain original architectural details and materials.

A building may be moved into the district if it maintains a sense of architectural unity in terms of style, height, scale, massing, materials, texture, and setback with existing buildings along the street.

A building may be moved from one site to another in the district if:

- The integrity of location and setting of the building in its original location has been lost or its seriously threatened;
- The new location will be similar in setting and sitting;
- The building will be compatible with the building adjacent to the new location in style, height, scale, materials and setback; and
- The relocation of the building will not result in a negative visual effect on the site and surrounding buildings from which it will be removed.

ARTICLE 8 **TOWN MEETING**

Section 8.1 **Definition**

A forum for the residents of the area to engage in public discussion.

Section 8.2 **General Principles**

These meetings may be called at any time by the neighborhood's chosen representative to impart information on proposals, problems or events, etc.

Meetings may also be called at any time by any resident concerning matters that would be of interest or would affect residents of the district. Such meetings would be used for the friendly exchange of ideas and/or suggestions that would benefit the constituents of the area.