



Historic Designation Meeting

July 21 & 22, 2010



Designation Process

- Neighborhood meets with City staff a minimum of three times to discuss historic designation and to establish guidelines and boundaries for the area.
- The neighborhood will have an opportunity to show their level of support with a voting process at the last meeting.
- The guidelines, boundaries, and the results of the voting process then go to the Design/Development Review Commission and to the Planning Commission. They each make a recommendation to City Council.
- City Council will hold a public hearing to review the proposal; two readings must follow to establish a historic district with map and text amendments to the City ordinance.



Neighborhood Process

Forest Hills residents indicated interest in historic designation a couple years ago.

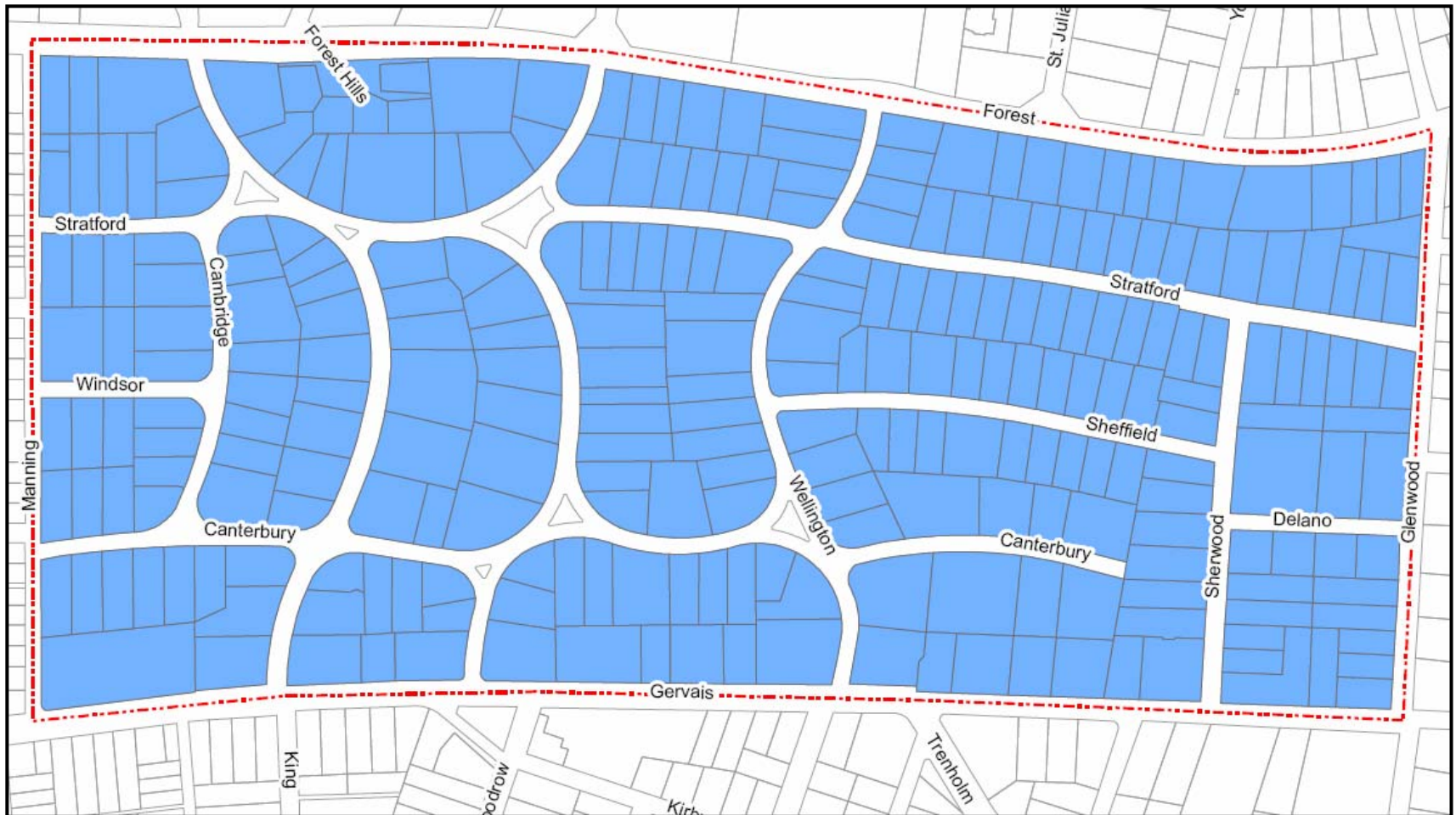
City staff has met with the neighborhood several times to talk about designation over the last couple years.

Forest Hills applied for, and was granted, the community character protection (-CC), a temporary overlay zoning district, in August of 2008. It will expire in August 2010, but a request for an extension will be heard September 15, 2010 at the Zoning Public Hearing.

This is the **second** meeting with the Forest Hills neighborhood to discuss historic designation.



Current Forest Hills -CC Boundaries



Neighborhood boundaries are not necessarily the basis for historic districts.



Architectural Conservation District:

Is an area that, as a whole, contains a large number of buildings constructed in a similar architectural style or contains a significant number of buildings that were built in the same period. These buildings also retain a lot of their original materials and design features.

Examples of Architectural Conservation Districts:

University Hills (1964)

Elmwood Park (1988)

Melrose Heights/Oak Lawn (2003)

Oakwood Court (2006)

Wales Garden (2008)



Protection Area:

Is an area that contains a significant number of historic buildings and/or landmarks, but also contains either a large number of non-historic buildings or a large number of buildings that have lost their historic integrity.

Examples of Protection Areas:

Arsenal Hill (1964)

Old Shandon/Lower Waverly (2001)

Earlewood (2004)

Waverly (2004)



What is included in local historic district guidelines?

The following are always included in local historic district guidelines:

- New Construction
 - Demolition
 - Relocation
 - Driveway materials (per city ordinance)
 - Additions and enclosures
-

The following are never included in local historic district guidelines:

- General maintenance and repair
- Interior work
- Work not visible from the public right-of-way (street, sidewalk or common alley)
- Paint color



What are your neighborhood's options?

Option 1:

Architectural Conservation District

Would include review of:

- New Construction
- Demolition
- Relocation
- Driveway material (per City Ordinance)
- Additions & Enclosures
- Exterior Changes (i.e. siding & changes to architectural features etc.)
- Window Replacement & material

Could include review of:

- Fence & wall materials (heights included in City Ordinance)
- Driveway placement
- Accessory buildings & garages
- Site improvements

Option 2:

Protection Area

Would include review of:

- New Construction
- Demolition
- Relocation
- Driveway material (per City Ordinance)
- Additions & Enclosures

Could include review of:

- Window material only
- Exterior Changes (i.e. siding & changes to architectural features etc.)
- Fence & wall materials (heights included in City Ordinance)
- Driveway placement
- Accessory buildings & garages
- Site improvements

Window Material

Wood



Window Material

Vinyl



Window Material

Aluminum Clad



Permanent Community Character Protection

Summary:

- The parcels analysis of the Forest Hills Community Character (-CC) Overlay District with the potential of subdividing an existing parcel indicates that of the 271 parcels that comprise the district, 32 (11.81%) could be subdivided. Of those 32, 4 are zoned RS-1, 28 are zoned RS-2. The result would be a potential increase of 32 parcels.

What's Next?

The next meeting will be held Thursday, July 22, 2010 from 12-1 at Melrose Park (1500 Fairview Road).

What will be covered?

The same material that has been presented today.

For information call:

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Or visit the City web site at :

<http://www.columbia.sc.gov/coc/index.cfm/development-gateway/planning-and-development-services/preservation-and-design/>

