



# WALESGARDEN



## Architectural Conservation District

Adopted: April 2008

SECTION I  
PURPOSE

Design guidelines are criteria and standards that the Design/Development Review Commission (D/DRC) 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  
DISTRICT PRINCIPLES AND 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 the retention of elements which contribute to the character of the neighborhood, including the median along Saluda Avenue;

Wales Garden is a carefully planned neighborhood with several buildings unique to Columbia and also home to five of the City's landmark structures, including four homes and the Myrtle Court Fountain. It is a graceful blending of many styles of architecture and lot sizes, road widths and setbacks. Change will cer-

tainly continue to come to this area; guidelines are not intended to restrict creativity but to guide development in ways that maintain the character of the area and discourage those elements which may threaten it.

SECTION III  
HISTORIC SIGNIFICANCE, DESIGN CHARACTERISTICS  
& BOUNDARY DESCRIPTION

**HISTORICAL SIGNIFICANCE**

The Wales Garden neighborhood<sup>1</sup> is part of what was an extensive plantation known prior to the Civil War as Stark Plantation. After the War, in the late 1800s, the acreage was divided and sold. By June 1912, eighty acres were set aside for development and were deeded to the City Development Company (CDC), an established board of prominent businessmen. Members of the Development Company, wishing to develop the property into a neighborhood, approached the Olmsted Brothers, (successors of Frederick Law Olmsted, the designer of Central Park in New York and the Biltmore Estate gardens in Asheville, NC) for assistance in planning the site by November of that year. Within a month of their first site visit, the firm had submitted two plans as possibilities for the proposed neighborhood, one of which included “a broad street or boulevard running southwesterly from Harden and Green Streets, branching near Wheat Street into two main lines running southward through the property”. The submission of the plans was apparently the last input from the Olmsted Brothers; the plans were not approved by the City Development Company which moved forward on its own. Although the plans by the Olmsted Brothers were not adopted, their idea of an avenue remained. Today Saluda Avenue, a generously sized road with lanes divided by a planted median, stands as one of the loveliest residential streets in the City.

Wales Garden is named for Edwin Wales Robertson, a respected businessman who was an original member of the board of directors for the City Development Corporation. His influence and generosity helped to get Wales Garden started. He was also the president of the Columbia Electric Street Railway, Light & Power Company, which put him in a unique position to ensure public transportation in Wales Garden. In 1915, railway tracks were laid for trolley service into Wales Garden, extending up Saluda Avenue to Heyward Street. Trolley cars operated here until 1936. Additionally, the CDC convinced the City of Columbia to provide infrastructure for the area which included water and sewer pipes as well as contributions toward curbed and paved streets.

<sup>1</sup>*Summarized from Nancy Fox's Physical Development of Columbia, S.C. 1786-1945: Central Midlands Regional Planning Council, Columbia, S.C., Oct 1985.*

The initial planning phase included establishing covenants and paving streets before the first lot was ever sold in December of 1915. In the end, the final development had 912 parcels. Owners often bought several lots, combining them as needed for their individualized home building schemes. The differing lot sizes in the neighborhood is more apparent street to street rather than lot to lot. The majority of development was accomplished in the area by the mid 1940s.

From the beginning, Wales Garden was a popular place in which to buy property and live. The neighborhood's proximity to USC and Five Points has continued to be a strong draw for those looking for housing. Aside from single family residential properties, there are now many duplexes and a few apartment buildings, renting primarily to students. Still, the original feel of the neighborhood is present and ensures that it will be a popular residential area for decades to come.

### DESIGN CHARACTERISTICS

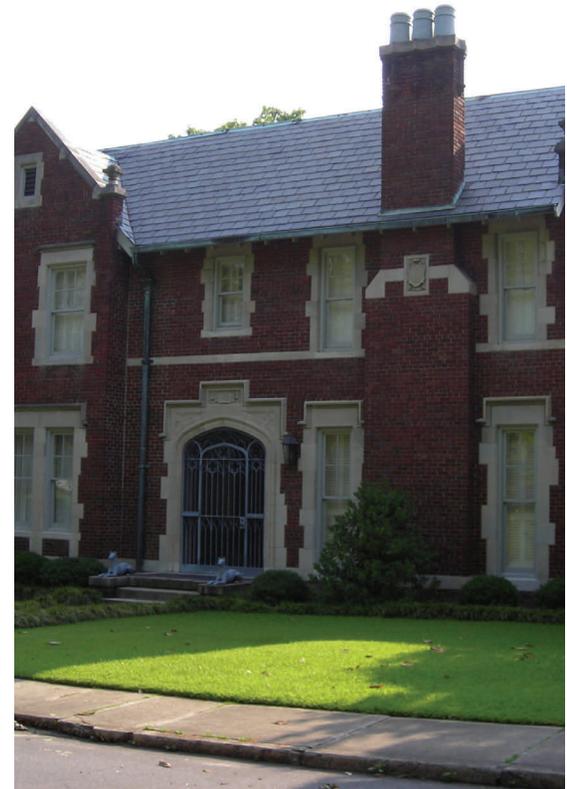
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As noted above, Wales Garden enjoys a great variety in its mix of architecture. Two splendid Spanish Colonial examples still stand, as do Tudor Revival styles. No one style dominates the neighborhood. Early restrictions for the neighborhood required only two-story homes but over time, many one-story homes have been added. Now bungalows are prominent on the smaller side streets and may stand adjacent to two-story homes, many with Federal influences. The area has an eclectic feel but one that is graceful, due to common setbacks, similarities in adjacent building heights and building materials, and the presence of mature trees and shrubs. With a few exceptions, lot sizes and setbacks on Saluda Avenue are very different than those in the rest of Wales Garden; homes here have generous lots and front and side yard setbacks, appropriate for their situation on a broad central avenue and for the larger building sizes. When evaluating new construction or additions, it will be important to consider immediate context on each street for guidance.

### HISTORIC DISTRICT DESCRIPTION

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The historic district encompasses Saluda Avenue from Blossom Street to Heyward Street, Waccamaw Avenue, Edisto Avenue, Santee and Congaree Avenues, Wheat Street from Harden to Saluda Avenue, Combahee, the 200 block of Saint James Avenue, Catawba, Seneca and Enoree Avenues, Wateree Avenue and Myrtle Court, Pickens Street from Enoree Avenue to Heyward Street.



**recommendation**



As soon as you begin thinking about an exterior change to your home, call the Preservation Planning Office so that we may work with you early in your project planning. This saves time and money for the property owner.

SECTION IV  
ADMINISTRATION OF GUIDELINES

**ACTIONS THAT REQUIRE DESIGN REVIEW**

- New construction
- Actions that alter the exterior appearance of a building
- Additions/Enclosures visible from the public right-of-way
- Fences/Walls
- Driveways/Parking areas
- Demolition/Relocation
- Signage

**ACTIONS THAT DO NOT REQUIRE REVIEW**

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

SECTION V  
SITE AND SETTING

**Streetscape**

The character of the neighborhood is defined in part by its streets, sidewalks, plantings, and other features. Public right-of-way features should be planned to enhance the overall character of the neighborhood and to sustain important features which have historically been a part of the neighborhood.

*Guidelines*

1. Continue the established pattern of street trees in a block.
2. When introducing new plantings in the public right-of-way, ensure that they are complementary to the pattern established in the immediate area.
3. Replace damaged or diseased street trees with a species similar in character or form to those used historically.



### Fences and Walls

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Fences and walls serve to delineate property lines and act as a barrier to distinguish between a yard, sidewalk, and street. 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.

#### Guidelines

1. Design a fence or wall so that it is compatible with the associated structure in design and materials.
2. 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.
3. 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).



### Driveways and Parking Areas

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Original homes in older neighborhoods allowed for parking either 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. Circular drives were not a common pattern for the neighborhood.

#### Guidelines

In an effort to maintain the historic patterns, driveways in historic districts are required by ordinance to be no more than 10' in width. Appropriate materials for driveways in this district include concrete, brick, or brick pavers in architectural conservation districts.



SECTION VI  
GUIDELINES FOR NEW CONSTRUCTION

Wales Garden is an excellent example of a neighborhood whose structures vary largely in style, but in which the adherence to the underlying principles of massing, height, etc., make the neighborhood wonderfully cohesive. Most of the neighborhood has been built out; 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.

**Height:** The characteristic height in Wales Garden is historically two stories, with some one-story buildings coming later. Construct new buildings to a height that is compatible with the height of surrounding historic buildings.

**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.

**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.

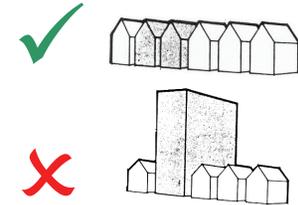
Breaking up uninteresting boxlike forms into smaller, varied masses is essential to maintaining the character of the streetscape.

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

**Setback:** Locate the new building on a site so that the distance of the structure from the right-of-way is similar to other structures on the block.

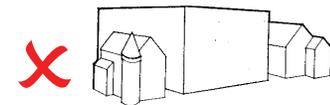
Do not violate the existing setback pattern by placing buildings in front of or behind existing façade lines.

## Height



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

## Massing



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



*Break up box-like forms into smaller varied masses.*

**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.

**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.

**Roof Shape:** Use roof shapes, pitches, and materials that are visually compatible with those of surrounding buildings. Most structures in Wales Garden 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.

**Materials, textures, details:** Use materials, textures, and architectural features that are visually compatible with those of historic buildings on the block or street. 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.

#### SECTION VII

### GUIDELINES FOR MAINTENANCE & REHABILITATION

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 longer lasting than materials obtainable today.

### Doors

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

1. Install new openings so that they carry on the same rhythm of existing openings and are compatible in size, materials and design.
2. 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.
3. Replace missing or deteriorated doors with doors that closely match the original, or that are of compatible contemporary design.
4. Place new entrances on secondary elevations away from the main elevation. Preserve non-functional entrances that are architecturally significant.

### Windows

Windows are a significant character-defining feature of any structure. 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 less cost than a replacement.



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

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, new windows may be installed.

Replacement windows must be selected with care. They should generally match the profile, materials, and detailing of the originals. 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:

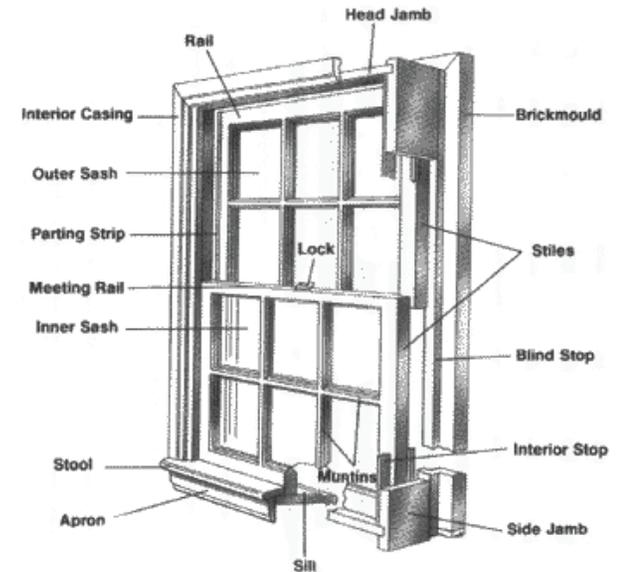
- Trim detail;
- Size, shape of frame, sash;
- Location of meeting rail;
- Reveal or set-back of window from wall plane;
- Materials, reflective qualities of glass;
- Muntin and mullion profiles, pane configuration.

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 other configurations such as 8/8 or 4/1.

#### Guidelines

1. When technically and economically feasible, repair of deteriorated or damaged windows shall be preferred over replacement.
2. 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. If replacement of a small number of units is deemed necessary after evaluating the sill, frame, sash, paint and wood surface, hardware, weatherstripping, stops, trim, operability, and glazing, replace with units that match the original in detailing, size, reflective quality, and materials.
4. 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 where possible.

#### Anatomy of a Window



## Roof Pitch/Material

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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 accurate based on documentation or physical evidence, or treated in a contemporary style.

Rooftop additions are another common change to historic buildings. 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

1. Preserve the original roof form in the course of rehabilitation.
2. Preserve historic roofing materials when technically and economically feasible.
3. 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.
4. 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 its essential character.

## Exterior Siding

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### Masonry

Wales Garden has many masonry buildings. 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.

### Wood

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 rooflines, 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

1. 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 color.
2. Clean masonry surfaces with the gentlest method possible, such as water and detergents and natural bristle brushes. Sandblasting is prohibited.
3. 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.
4. 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. Artificial replacement siding over wood or brick is not permitted. Where a structure has asbestos or masonite as original siding, it may be replaced with wood, brick, or other more appropriate materials.

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.

## PORCHES

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

1. Retain porches and steps that are appropriate to a building.
2. 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.
3. 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.

## GUIDELINES FOR ADDITIONS

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

1. 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.
2. Design additions using materials and detailing compatible with the original structure.
3. Limit the size and scale of an addition so that it is clearly subordinate to the original structure.
4. 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 IX ACCESSORY BUILDINGS

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

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

## SECTION X RELOCATION

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.

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 permitted when:

The building does not contribute to the district's historical or architectural significance, or has irretrievably lost its architectural and historical integrity;

The criteria for Demolition in Section X and item B(3) of this section have been addressed satisfactorily and it is found that preservation on-site is not feasible given the circumstances;

As part of the review of a relocation, the following criteria must be addressed:

Report that the structure is safe to be moved;

Documentation that the site to which the structure will be relocated is suitable;

Site plan of lot showing location of structure and setbacks from adjoining property lines;

Rehabilitation plans once relocated.

## SECTION XI GUIDELINES FOR 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.*

The historic or architectural significance of a building, structure, or object;

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;

The importance of the building, structure, or object to the ambience of the district;

Whether the building, structure, or object is one of the last remaining examples of its kind in the neighborhood, city or region;  
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;

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;

Whether the building or structure is able to be relocated, and if a site for relocation is available; and  
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 Needed for Demolition

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

Estimate of the cost of demolition and estimate of the cost of

renovation;

Report from an engineer, architect, or contractor as to the structure(s) on the property and their suitability for rehabilitation;

Estimated market value of the property in its current condition; after demolition, after renovation of the existing property for continued use, with proposed redevelopment;

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;

Information on any current negotiations to buy, rent, or lease property;

All appraisals obtained within the previous two (2) years by the owner or applicant in connection with the purchase, financing, or ownership of the property.

Except in the case where a structure poses an extreme life-safety hazard, the demolition of a structure shall not be approved until the plans for its replacement have been reviewed and approved by the Design/Development Review Commission.

## Section XII 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.

**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.

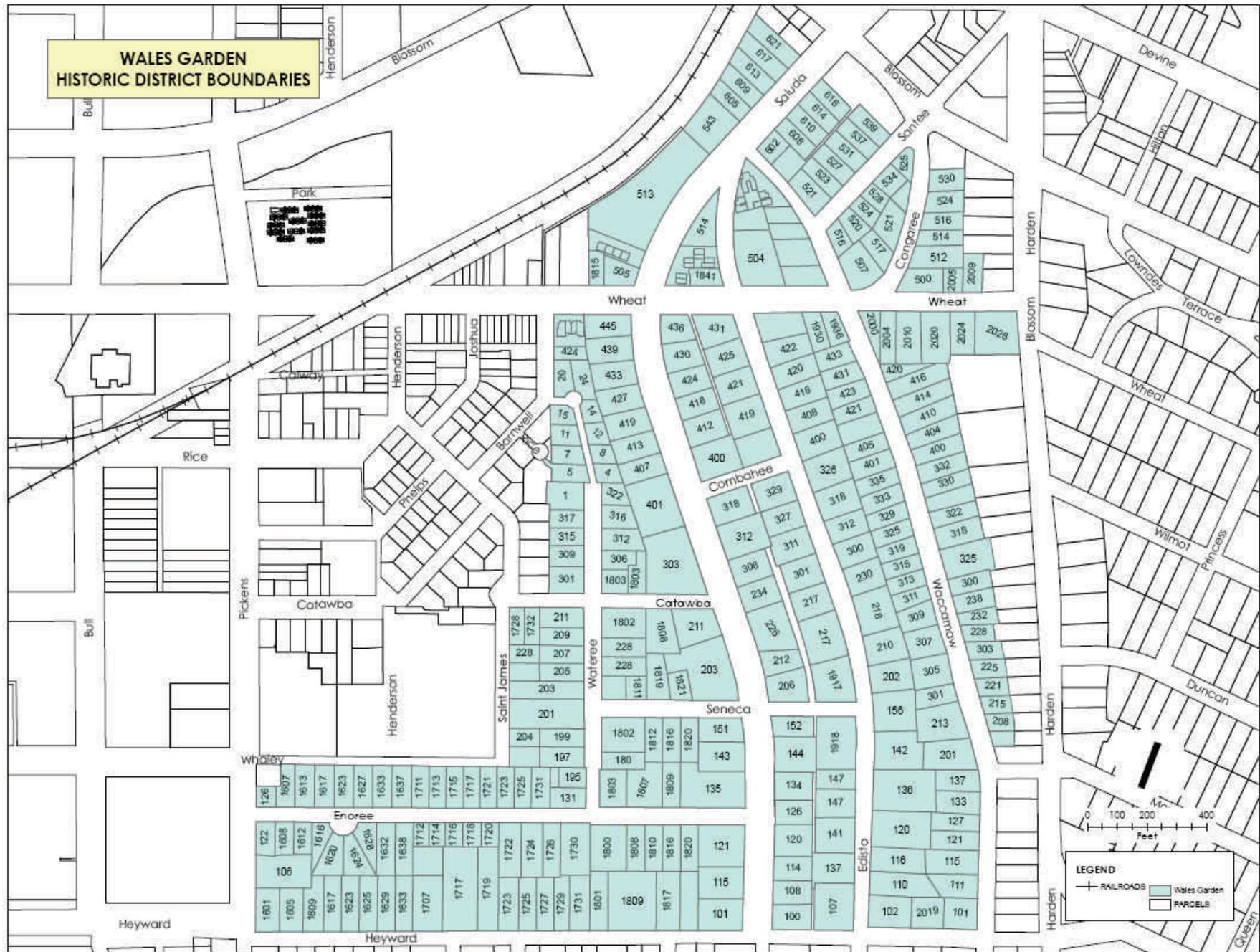
**Secondary Front Yard:** The non-primary side of a building on a corner lot.

**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.

**WALES GARDEN  
HISTORIC DISTRICT BOUNDARIES**



Map provided by the City of Columbia Planning Department, 2011 4/4/2000  
 Disclaimer: Some parcel ownership may not be accurate. Refer to the State County Tax Assessor for updated parcel information.