

## Section 17-3.7

### (I) OV-CCP: Community Character Protection Overlay District

#### (4) Limits to Demolition

##### a. General

1. The City shall not issue a demolition or relocation permit for any structure fifty (50) years old or more within any geographic area to which this overlay applies without prior review and approval by the design development review commission (DDRC).
2. **The following demolitions and relocations are exempt from this section:**
  - (i) Structures deemed noncontributing by City staff as determined by criteria in c.2(i) below.
  - (ii) Partial demolitions where City staff determines that the portion of the structure to be demolished does not contribute to the design integrity of the structure.
  - (iii) The structure poses an immediate threat to the public safety as determined by the Building Official.
3. The age of the structure shall be established by the records maintained by the Richland County Assessor's Office. If the age of the structure cannot be established by the records maintained by the Assessor's Office, the applicant for a demolition or relocation permit shall present other documentation to the City to establish the age of the structure.

##### b. Public Notice Requirement

The property upon which the structure is located shall be posted with notice of the application to demolish or relocate at least 15 days prior to the consideration by the DDRC.

##### c. Review by DDRC

1. The DDRC shall approve a request for demolition or relocation only if it finds one or more of the following:
  - (i) The physical integrity of the structure is compromised to such a degree that it is no longer salvageable and/or represents a hazardous or unsafe condition.
  - (ii) The structure does not contribute to the historical architectural character of the district.
  - (iii) The structure or property cannot be put to any reasonable economic beneficial use for which it is or may otherwise be adapted without approval of demolition.
2. For applications to demolish or relocate a structure, the DDRC shall apply the following criteria for review:
  - (i) Determination of the architectural significance and whether it contributes to the character of the district. The Commission shall consider the structure in relation to the street and the district as a whole. The architectural significance is defined by being fifty (50) years or older and meeting at least one of the following criteria:

**(a)** Individually listed in or has been determined eligible for listing in the National Register of Historic Places.

**(b)** Contributes to a Historic District listed in the National Register of Historic Places.

**(c)** A building which exemplifies an architectural style or type characterized by innovation, rarity, uniqueness, or overall quality of design, detail, materials, or craftsmanship.

**(d)** An excellent example of a style or type of building which is rare within Columbia or its historic context.

**(e)** The significant work of an architect or builder of local, regional, or national importance.

**(ii)** The existing structural condition as assessed by a licensed engineer or architect with experience in historic rehabilitation projects.

**(iii)** A determination of the building use and economic viability. The applicant shall submit information, prepared by qualified professionals, sufficient to demonstrate the following:

**(a)** The current use does not generate a reasonable economic return;

**(b)** The appropriate and reasonable alternate uses in the building could not generate a future reasonable economic return; and

**(c)** That alterations or additional to the existing building could not make the current or future use generate a reasonable economic return.