

# **RICHLAND COUNTY PLANNING COMMISSION**



**March 4, 2024**

**6 pm**

***Council Chambers  
2020 Hampton Street  
Columbia, SC 29202***



# RICHLAND COUNTY PLANNING COMMISSION



**Monday, March 4, 2024**  
**Agenda**  
**6:00 PM**  
**2020 Hampton Street**  
**2nd Floor, Council Chambers**

Chairman – Christopher Yonke  
Vice Chairman – Beverly Frierson

Frederick Johnson, II • Mark Duffy • John Metts  
Charles Durant • Terrence Taylor • Chris Siercks • Bryan Grady

1. **PUBLIC MEETING CALL TO ORDER** ..... Christopher Yonke, Chairman
2. **PUBLIC NOTICE ANNOUNCEMENT** ..... Christopher Yonke, Chairman
3. **ADDITIONS / DELETIONS TO THE AGENDA**
4. **APPROVAL OF MINUTES: 5 February 2024**
5. **CONSENT AGENDA [ACTION]**
  - a. **ROAD NAMES**
  - b. **ROAD RENAMING**
    1. Renaming of **Community Road**, a public SC DOT (S-2885) roadway off Blythewood Road, to **Scouts Motor Drive**.  
TMS# R12500-03-01, 06, 07, and 08, and R15100-04-01, 02-03-04, and 05  

District 7  
Gretchen Barron  
**Deferred**
  - c. **MAP AMENDMENTS**
    1. Case # 23-045 MA  
Raysa Sanchez  
INS to R5 (.40 acres)  
1626 Horseshoe Drive  
TMS# R17011-02-19  

District 7  
Gretchen Barron  
**Deferred**
    2. Case # 24-001 MA  
Carl Kaiser  
AG to LI (66.43 acres)  
Wilson Blvd  
TMS# R14400-01-02  
Staff Recommendation: Approval  
Page 1  

District 7  
Gretchen Barron

3. Case # 24-002 MA  
Kelvin Wright  
R3 to MU1 (1.39)  
2 Flora Circle  
TMS# R20101-01-39  
Staff Recommendation: Disapproval  
Page 9

District 8  
Overture Walker

**6. OTHER ITEMS [ACTION]**

- a. **Olympia Mill District Historic Overlay**  
Page 17

**7. CHAIRMAN'S REPORT**

**8. PLANNING DIRECTOR'S REPORT**

- a. **Report of County Council**  
Page 101

**9. ADJOURNMENT**





## Street Name Review Case Summary

### PLANNING COMMISSION MEETING

March 4, 2024

6:00 pm

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**Council District:** Gretchen Barron (7)  
**Development:** N/A  
**Tax Map Amendment:** TMS# R12300-13-06  
**Applicant:** Keith Utheim, Hussey Gay Bell  
**Proposed Use:** Residential  
**Proposed Street Name (s):** Glenwell Drive  
**Staff Recommendation:** Approval

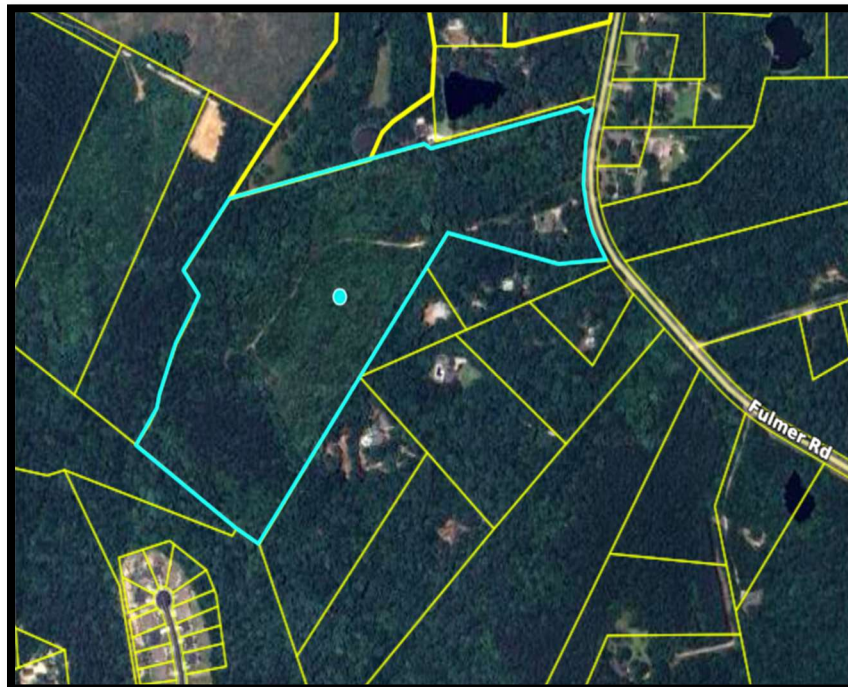
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**Detail:** Pursuant to SC Code 6-29-1200 (a), a local planning commission shall, by proper certificate, shall approve and authorize the name of a street or road laid out within the territory over which the commission has jurisdiction.

**Staff Reviewer:** Alfreda W Tindal, E9-1-1 Addressing Coordinator, reviewed the street name (s) and has determined that the E9-1-1 Road Naming Standards have been met.

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**Map:**





## Street Name Review Case Summary

### PLANNING COMMISSION MEETING

March 4, 2024

6:00 pm

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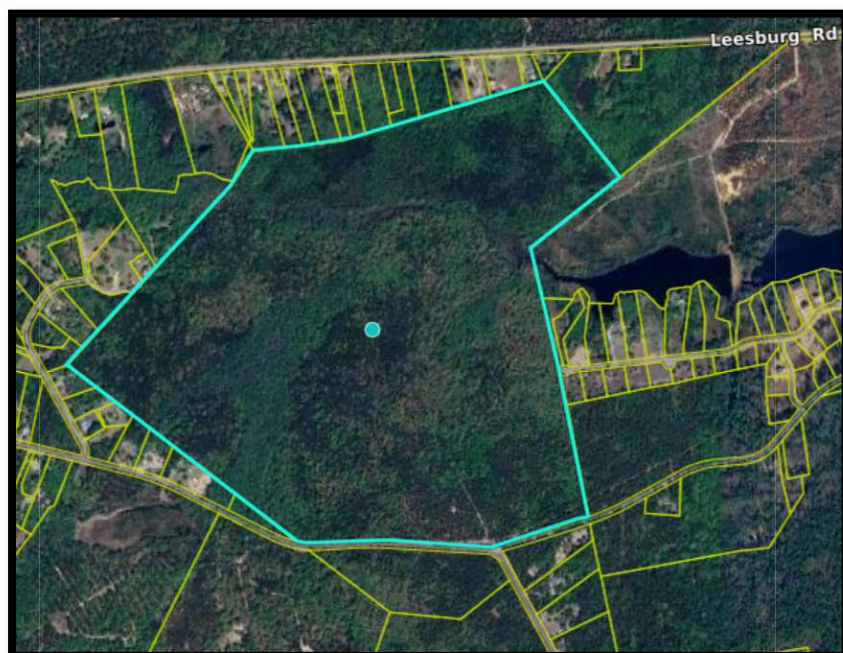
<b>Council District:</b>	Chakisse Newton (11)
<b>Development:</b>	Proposed Aspen Acres Estates
<b>Tax Map Amendment:</b>	TMS# R33300-01-01
<b>Applicant:</b>	J T Stephenson, Power Engineering Co.
<b>Proposed Use:</b>	Residential
<b>Proposed Street Name (s):</b>	Arizona Poppy, Aspen Acres Drive, Brittlebush Court, Brown Mesquite, Desert Lily Drive, Fairy Duster, Golden Barrel Drive, Green Agave Drive, Grey Yucca, Jade Plant Lane, Jumping Cholla, Pear Cactus, Purple Sage, Red Primrose Lane, Silver Lime, Texas Sage, Yellow Bells Drive
<b>Staff Recommendation:</b>	Approval

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<b>Detail:</b>	Pursuant to SC Code 6-29-1200 (a), a local planning commission shall, by proper certificate, shall approve and authorize the name of a street or road laid out within the territory over which the commission has jurisdiction.
<b>Staff Reviewer:</b>	Alfreda W Tindal, E9-1-1 Addressing Coordinator, reviewed the street name (s) and has determined that the E9-1-1 Road Naming Standards have been met.

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#### Map:





## Street Name Review Case Summary

### PLANNING COMMISSION MEETING

March 4, 2024

6:00 pm

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<b>Council District:</b>	Gretchen Barron (7)
<b>Development:</b>	Proposed Ascensus Subdivision
<b>Tax Map Amendment:</b>	TMS# R17116-02-05 and R17115-01-01
<b>Applicant:</b>	John Rowe, Haven Homes SC
<b>Proposed Use:</b>	Residential
<b>Proposed Street Name (s):</b>	Ascensus Drive, Climbing, Cloud Way, Escalated, Higher, Rising, Sky High, Upward Drive
<b>Staff Recommendation:</b>	Approval

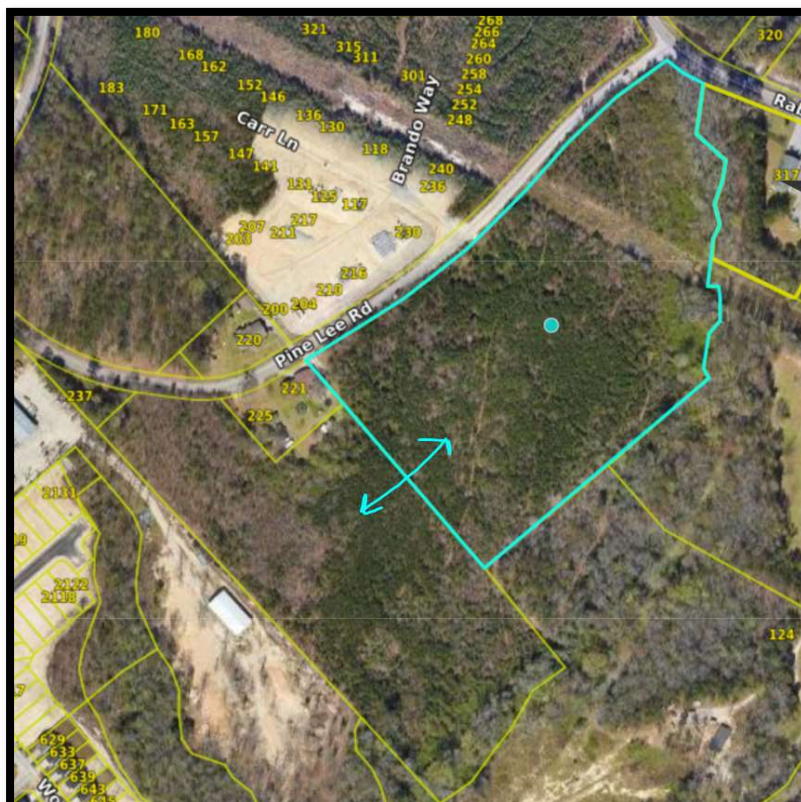
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**Staff Reviewer:** Alfreda W Tindal, E9-1-1 Addressing Coordinator, reviewed the street name (s) and has determined that the E9-1-1 Road Naming Standards have been met.

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#### Map:







## Street Name Review Case Summary

### PLANNING COMMISSION MEETING

March 4, 2024

6:00 pm

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<b>Council District:</b>	Cheryl D English (10)
<b>Development:</b>	Proposed Shady Grove Estates
<b>Tax Map Amendment:</b>	TMS# 40300-01-02, 38000-03-06, 07, 08, 15, 48
<b>Applicant:</b>	Madison Pickrel, HVP3 Development
<b>Proposed Use:</b>	Residential
<b>Proposed Street Name (s):</b>	Basin Hollow Drive, Bayou Run Drive, Bowfin Lane, Briscoe Lane, Cortina Way, Crescent Spring Drive, Hydrilla Road, Tambo Lane, Timber Gap Way, Tully Creek
<b>Staff Recommendation:</b>	Approval

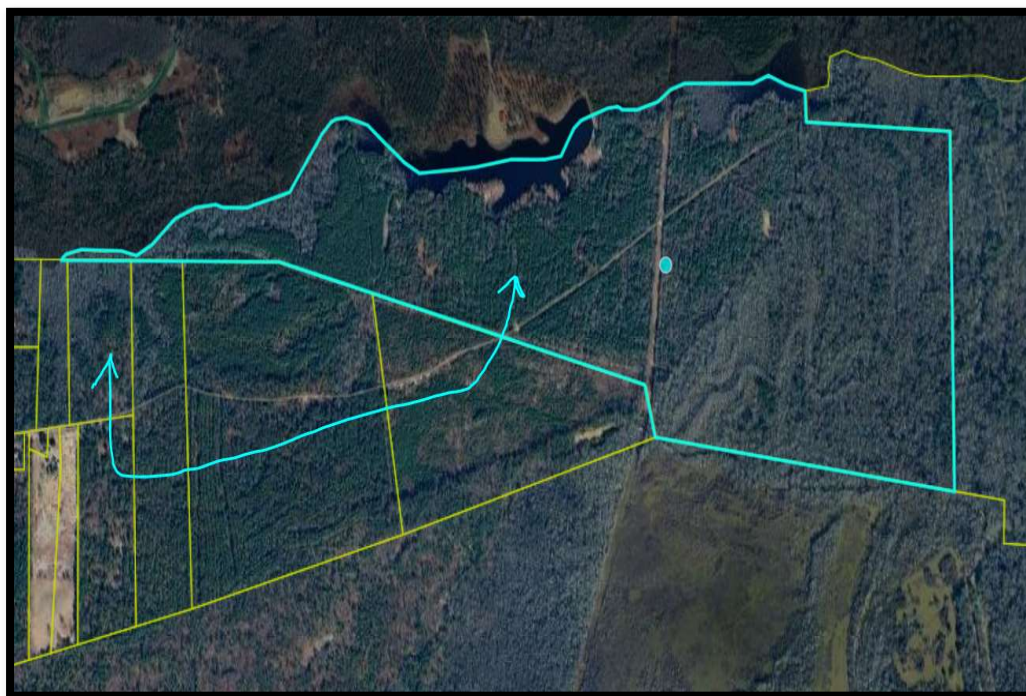
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**Staff Reviewer:** Alfreda W Tindal, E9-1-1 Addressing Coordinator, reviewed the street name (s) and has determined that the E9-1-1 Road Naming Standards have been met.

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**Map:**





## Richland County Planning & Development Services Department

### Map Amendment Staff Report

**PC MEETING DATE:** March 4, 2024  
**RC PROJECT:** 24-001 MA  
**APPLICANT:** Carl Kaiser

**LOCATION:** Wilson Boulevard

**TAX MAP NUMBER:** R14400-01-02  
**ACREAGE:** 66.43 acres  
**EXISTING ZONING:** AG  
**PROPOSED ZONING:** LI

**PC SIGN POSTING:** February 16, 2024

#### Staff Recommendation

#### Approval

#### Background

#### Zoning History

The original zoning as adopted September 7, 1977 was Rural (RU) District. With the adoption of the 2021 Land Development Code, RU District parcels 35 acres or greater were designated Agricultural (AG) District.

#### Zoning District Summary

The Light Industrial District provides lands for wholesaling, distribution, storage, industrial services, light production and processing, and general commercial uses, which are relatively clean, quiet, and free of objectionable or hazardous elements, such as smoke, noise, odor or dust, and which are conducted within structures.

Direction	Existing Zoning	Use
<u>North:</u>	GC	
<u>South:</u>	INS-GEN (City of Columbia)	SC Department of Mental Health
<u>East:</u>	INS-GEN (City of Columbia)	SC Department of Mental Health
<u>West:</u>	GC/GC	Commercial Uses/ Residential

#### Discussion

#### Parcel/Area Characteristics

The parcel has frontage along Wilson Boulevard. There are no sidewalks or streetlights along this section of Wilson Boulevard. The surrounding area is characterized by institutional, commercial, and residential uses along with undeveloped parcels. The parcels south and east

of the subject properties are part of the SC Department of Mental Health. North and west of the subject are commercially zoned and developed parcels.

### **Public Services**

The subject parcel is within the boundaries of School District One. W.J. Keenan High School is located .6 miles north of the subject parcel on Wilson Boulevard. The Greenvew fire station (number 12) is located 1.5 miles southwest of the subject parcel on North Main Street. There is a fire hydrant located along Wilson Boulevard. Water service is provided by the City of Columbia. The subject parcels are in the East Richland County Public Sewer Service District.

### **Plans & Policies**

The 2015 Richland County Comprehensive Plan, ***“PUTTING THE PIECES IN PLACE”***, designates this area as **Economic Development Center/Corridor**.

### **Comprehensive Plan**

#### **Land Use and Character**

Concentrated areas of high-quality employment facilities, integrated with or adjacent to complementary retail and commercial uses and/or medium-and high-density residential uses. This category encourages development of manufacturing, industrial, flex space, and office uses in locations that will minimally affect surrounding properties. Commercial and residential uses are secondary to employment uses.

#### **Desired Development Pattern**

Master planned industrial and business parks should include a mix of uses within single developments, including employment, convenience commercial and dining, and housing. These mixed-use employment “campuses” provide opportunities for employees to conveniently shop and dine during normal business hours. Smaller scale, single-use employment developments located along major roads should be designed to appropriately buffer manufacturing and industrial uses from adjacent properties. Secondary commercial and residential uses should be located along primary road corridors proximate to employment centers.

### **Traffic Characteristics**

The 2022 SCDOT traffic count (Station #133) located north of the subject parcel on Wilson Blvd identifies 15,500 Average Daily Trips (ADT’s). Wilson Blvd is classified as a five-lane undivided minor arterial road, maintained by SCDOT with a design capacity of 24,800 ADT’s. This section of Wilson Blvd is currently operating at Level of Service (LOS) “B”.

There are no planned or programmed improvements for this section of Wilson Boulevard through SCDOT or the County Penny Sales Tax program.

### **Conclusion**

Staff is of the opinion that the request complies with the intentions of the Comprehensive Plan. The Richland County Comprehensive Plan recommends supporting industrial development along the Economic Development Corridor. The proposed rezoning promotes the recommended land uses of the Plan. In addition, the requested zoning district supports this desired development pattern, as it is located along a major road and just north of an interstate interchange.

For these reasons, staff recommends **Approval** of this map amendment.

<b>Zoning Public Hearing Date</b>
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**March 26, 2024**

**Kershaw County**

**Site**

**Inset**

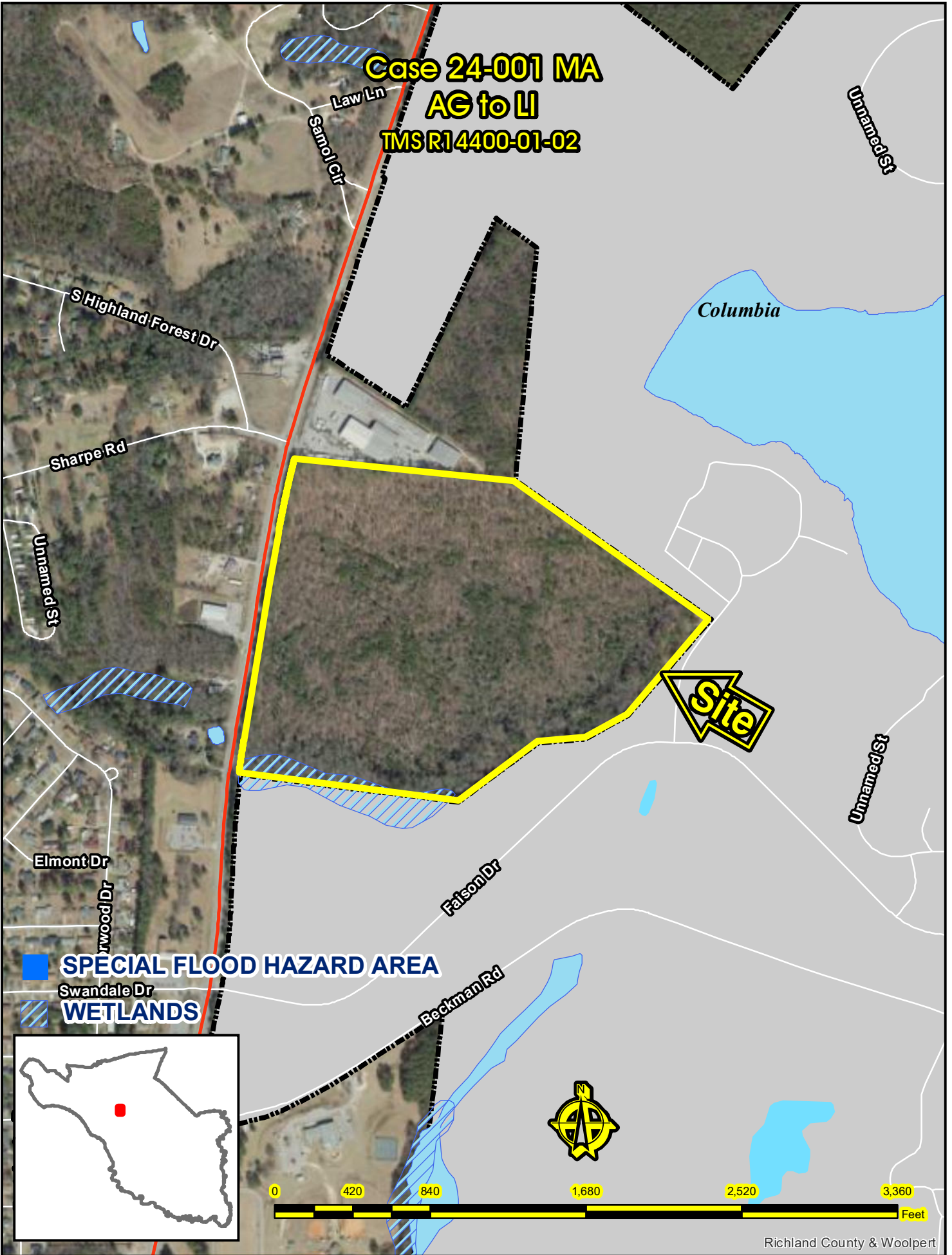
**2. Case 24-001 MA**  
**Carl Kaiser**  
**Wilson Blvd**  
**R14400-01-02**  
**DISTRICT 7 - Gretchen Barron**



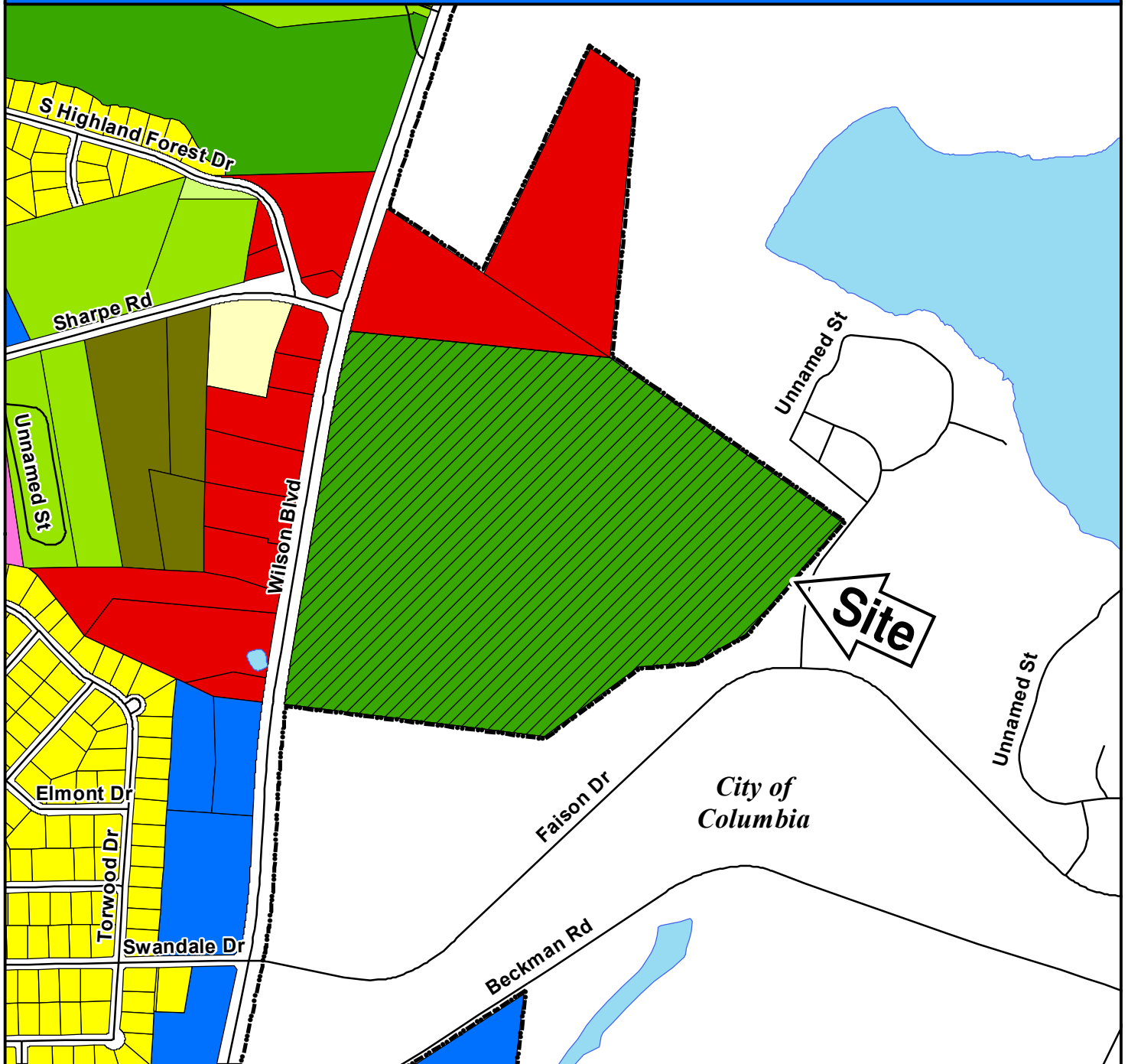
**2. Case 24-001 MA  
Carl Kaiser  
Wilson Blvd  
R14400-01-02  
DISTRICT 7 - Gretchen Barron**



**Case 24-001 MA**  
**AG to LI**  
**TMS R14400-01-02**



# Case 24-001 MA AG to LI



## ZONING CLASSIFICATIONS

OS	R1	R5	GC	HI	CC-4
AG	R2	R6	M-1	CC-1	PD
HM	R3	RC	INS	CC-2	Subject Property
RT	R4	MU1	LI	CC-3	



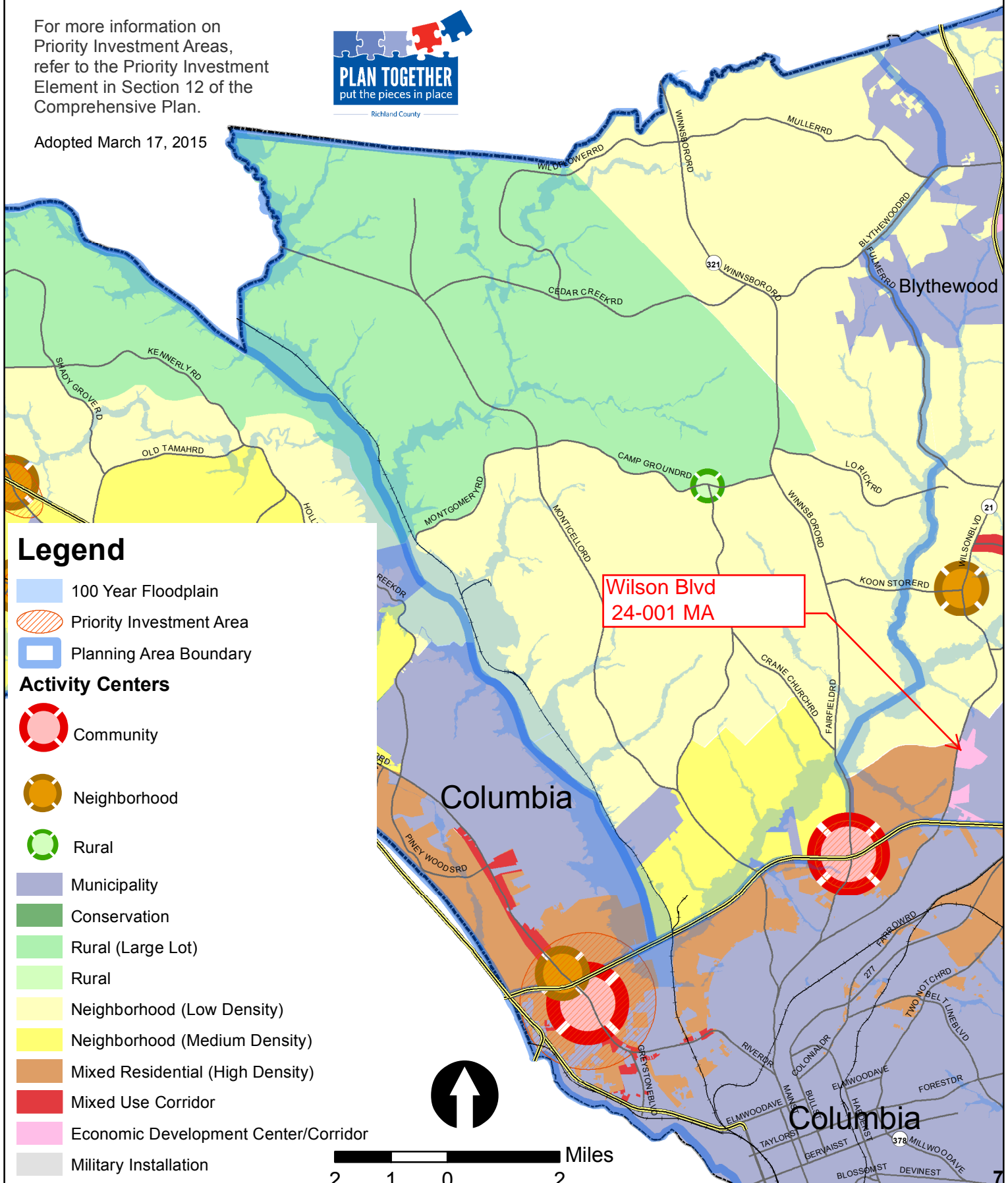
# NORTH CENTRAL PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS

For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.



Adopted March 17, 2015







## Richland County Planning & Development Services Department

### Map Amendment Staff Report

**PC MEETING DATE:** March 4, 2024  
**RC PROJECT:** 24-002MA  
**APPLICANT:** Kelvin Wright

**LOCATION:** 2 Flora Circle

**TAX MAP NUMBER:** R20101-01-39  
**ACREAGE:** 1.39 acres  
**EXISTING ZONING:** R3  
**PROPOSED ZONING:** MU-1

**PC SIGN POSTING:** February 16, 2024

#### Staff Recommendation

Disapproval

#### Eligibility for Map Amendment Request

##### **Section 26-2.5 Zoning Map Amendment**

*A Zoning Map amendment requested by a property owner or the owner's authorized agent shall not be considered for an area less than two acres unless the requested change involves one of the following conditions:*

**(b) (4) a. 3.**

3. An addition of an MU1 district contiguous to an existing R2, R3, R4, R5, R6, or MU3 district.

#### Background

##### **Zoning History**

The original zoning as adopted September 7, 1977 was RS-2 District. With the adoption of the 2005 Land Development Code, the RS-2 District was designated Residential Single-family Medium Density District (RS-MD). With the adoption of the 2021 Land Development Code the Residential Single-family Medium Density District (RS-MD) was designated Residential District (R3).

##### **Zoning District Summary**

The MU1: Neighborhood Mixed-Use District provides lands for moderate-intensity, neighborhood-scale commercial that supports the common day-to-day demands of the surrounding neighborhood for goods and services. This district allows a mix of commercial uses such as grocery stores, restaurants and bars, personal services, small-scale retail, and offices, as well as moderate-intensity multi-family residential development in close proximity to and with convenient access to shopping and employment within the district. District standards are

intended to ensure uses, development intensities, and development forms supports development that:

- Is oriented toward and provides enhanced visual character on the major streets within the district;
- Provides safe and convenient vehicular, bicycle, and pedestrian access from surrounding neighborhoods; and
- Is well-integrated in terms of access and circulation, complementary uses, and compatible design.

New structures in the Neighborhood Mixed-Use District (MU1) shall have a building footprint of not more than 6,000 square feet. The gross floor area of new structures shall not exceed 12,000 square feet. Existing structures shall not be expanded to exceed a footprint or gross floor area of 12,000 square feet.

Direction	Existing Zoning	Use
<u>North:</u>	R3	Undeveloped
<u>South:</u>	R3	Residence
<u>East:</u>	R3 / R3	Residence/Residence
<u>West:</u>	R3	Residence

#### Discussion

#### ***Parcel/Area Characteristics***

The parcel has frontage along Flora Drive and Flora Circle. The parcel contains a single-family structure. Flora Drive is a two-lane local road without sidewalks or street lamps. The immediate area is primarily characterized by residential uses and zoning districts. West, East and South of the site are residentially zoned parcels with single family structures. North of the site is an undeveloped residentially zoned parcel.

#### **Public Services**

The subject parcel is located within the boundaries of Richland School District Two. Killian Elementary School is located 1-mile northwest of the subject parcel on Clemson Road. Records indicate that the parcel is within the City of Columbia's water and sewer service area. There are two fire hydrants located along this section of Flora Drive. The Killian fire station (station number 27) is located on Farrow Road, approximately 1.5 miles northwest of the subject parcel.

Being within a service area is not a guarantee that services are available to the parcel.

#### **Plans & Policies**

The 2015 Richland County Comprehensive Plan, ***"PUTTING THE PIECES IN PLACE"***, designates this area as ***Neighborhood (Medium-Density)***.

#### **Land Use and Design**

Areas include medium-density residential neighborhoods and supporting neighborhood commercial scale development designed in a traditional neighborhood format. These neighborhoods provide a transition from Neighborhood (Low-Density) to more intense Mixed Residential (High-Density) urban environments. Multi-family development should occur near



activity centers and within Priority Investment Areas with access to roadways with adequate capacity and multimodal transportation options. Non-residential development may be considered for location along main road corridors and within a contextually-appropriate distance from the intersection of a primary arterial.

### **Desired Development Pattern**

The primary use within this area is medium density residential neighborhoods designed to provide a mix of residential uses and densities within neighborhoods. Neighborhoods should be connected and be designed using traditional grid or modified grid designs. Non-residential uses should be designed to be easily accessible to surrounding neighborhoods via multiple transportation modes.

### **Traffic Characteristics**

The 2022 SCDOT traffic count (Station #460) located east of the subject parcel on N Brickyard Road identifies 7,800 Average Daily Trips (ADT's). N Brickyard is classified as a two-lane undivided collector, maintained by SCDOT with a design capacity of 8,600 ADT's. N Brickyard Road is currently operating at Level of Service (LOS) "C".

The ADT's are the total volume of traffic passing a point on a roadway during a 24-hour period. ADT's data is collected by SCDOT.

There are no planned or programmed improvements for this section of N Brickyard Road, either through SCDOT or the County Penny Sales Tax program.

### **Conclusion**

The request **does not** meet the Comprehensive Plan's recommendation of locating non-residential development along main road corridors, as Flora Drive is classified as a two-lane undivided local road. In addition, it does not meet the objective of being within a contextually-appropriate distance from the intersection of a primary arterial. Approval of the rezoning request would be out of character with the surrounding development pattern and zoning districts for the area. In addition, the request would initiate the spread of non-residential zoning into an area where residential zoning may be more appropriate.

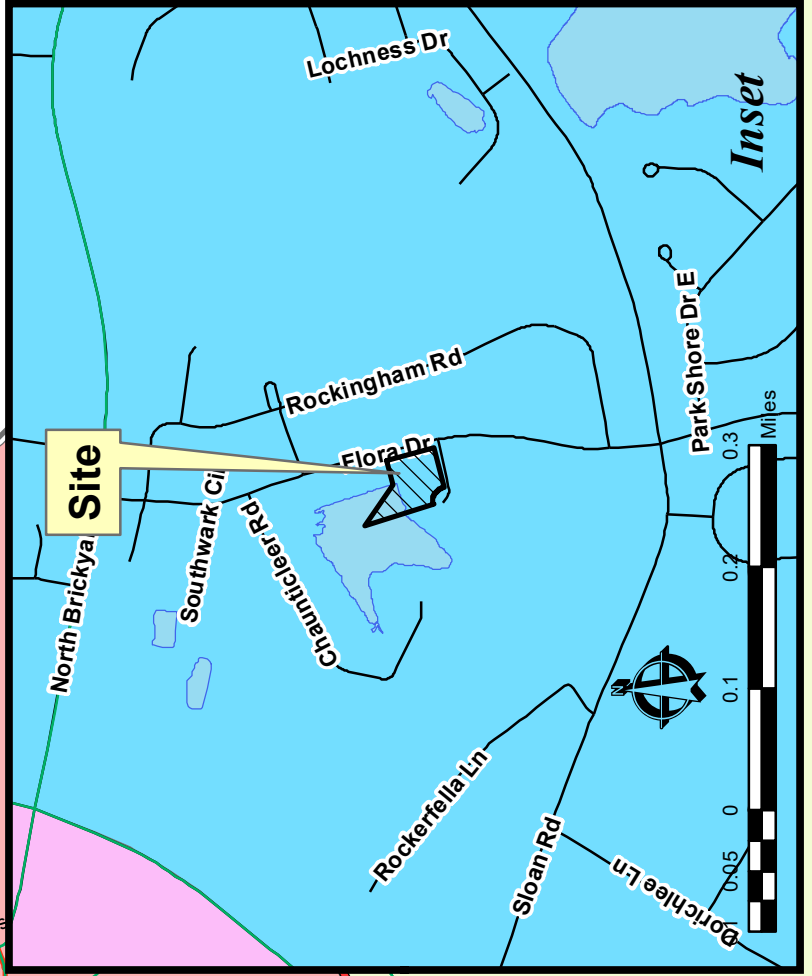
For these reasons, staff recommends **Disapproval** of this map amendment.

### **Zoning Public Hearing Date**

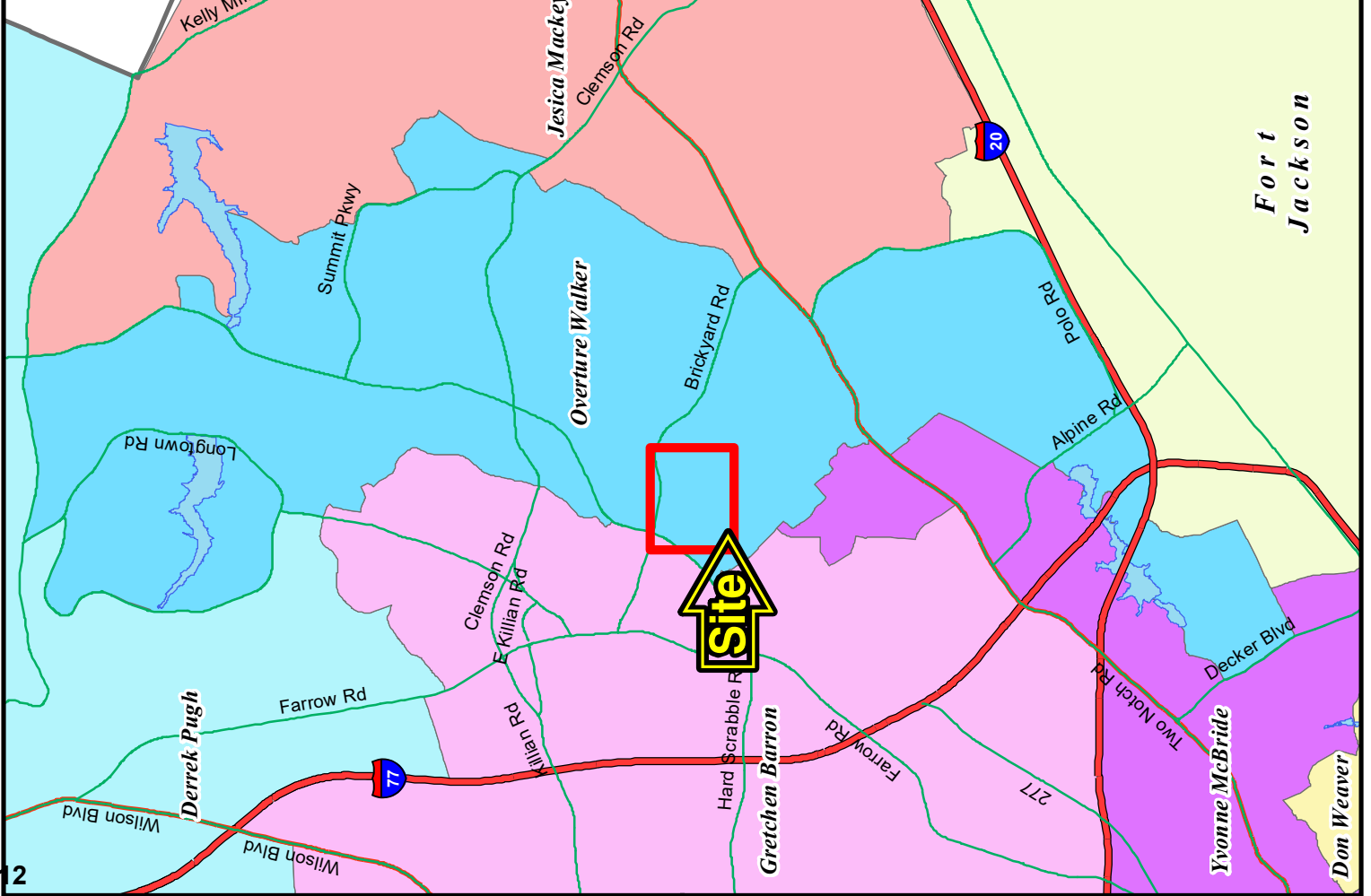
**March 26, 2024.**

2. Case 24-002 MA  
Kelvin Wright  
2 Flora Circle  
R20101-01-39  
DISTRICT 8 - Overture Walker

*Kershaw  
County*

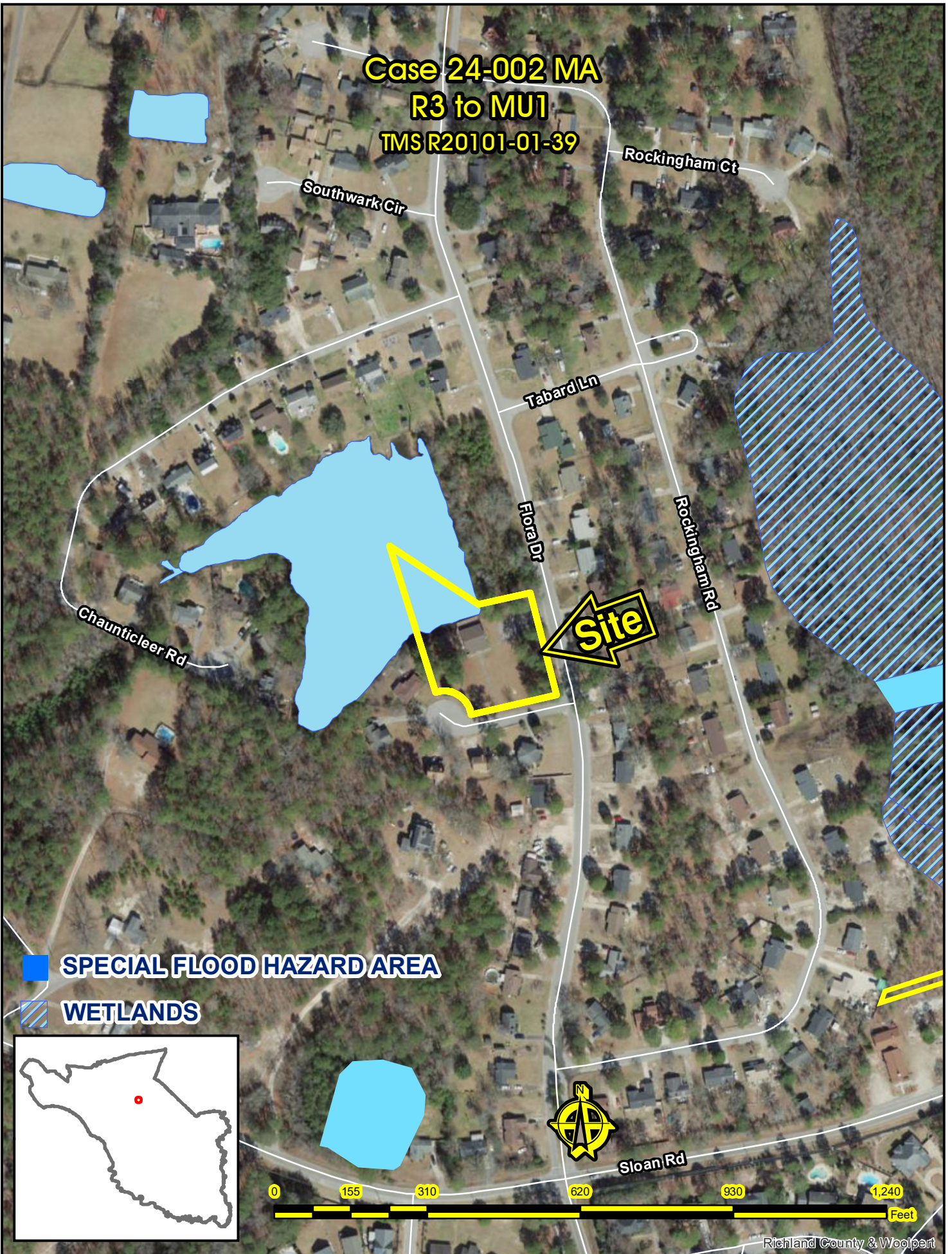


*Fort  
Jackson*





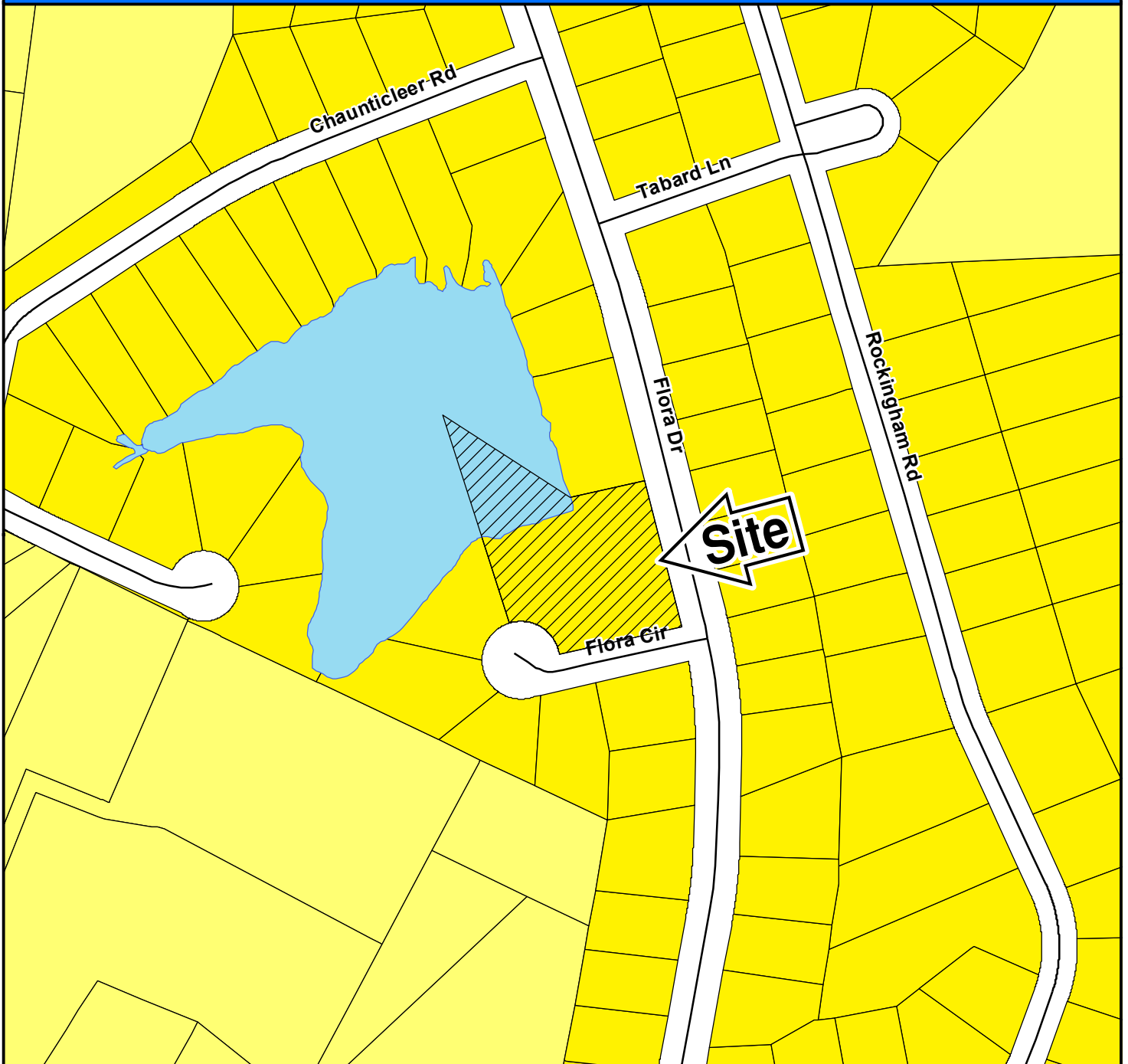
**Case 24-002 MA**  
**R3 to MU1**  
**TMSR20101-01-39**





# Case 24-002 MA

## R3 to MU1



### ZONING CLASSIFICATIONS

OS	R1	R5	GC	HI	CC-4
AG	R2	R6	M-1	CC-1	PD
HM	R3	RC	INS	CC-2	Subject Property
RT	R4	MU1	LI	CC-3	



# NORTHEAST PLANNING AREA

## FUTURE LAND USE & PRIORITY INVESTMENT AREAS

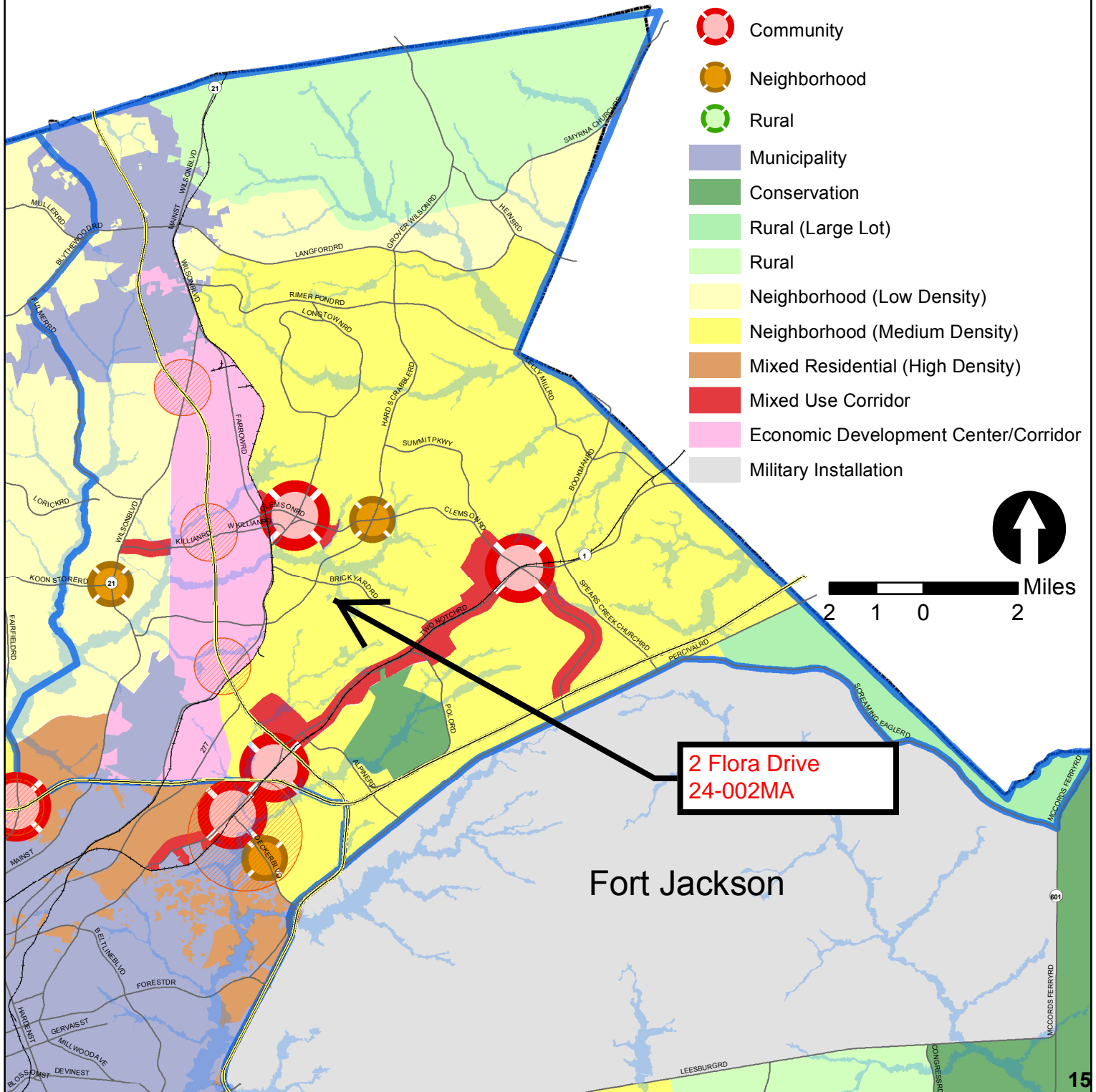


For more information on Priority Investment Areas, refer to the Priority Investment Element in Section 12 of the Comprehensive Plan.

Adopted March 17, 2015

### Legend

- 100 Year Floodplain
- Priority Investment Area
- Planning Area Boundary
- Activity Center**
  - Community
  - Neighborhood
  - Rural
- Municipality
- Conservation
- Rural (Large Lot)
- Rural
- Neighborhood (Low Density)
- Neighborhood (Medium Density)
- Mixed Residential (High Density)
- Mixed Use Corridor
- Economic Development Center/Corridor
- Military Installation





## **(a) NC-O Neighborhood Character Overlay District**

### **(1) Purpose**

The Neighborhood Character Overlay (NC-O) District is intended to protect and preserve the unique design features and character of established neighborhoods throughout the County, and to promote new construction that is compatible with the existing neighborhood character. The NC-O District is a flexible tool that may be applied to multiple neighborhoods, each of which will have its own unique architectural, natural, cultural, and historic attributes.

### **(2) Procedure for Establishing Individual NC-O Districts**

- a. Prior to the establishment of an NC-O District for a specific neighborhood, a master plan for the neighborhood shall be completed and recommended for adoption by the Planning Commission.
  - The Capital City Mill District Area and Corridor Plan (CCMD) was adopted 14 November 2017.  
[https://www.richlandcountysc.gov/Portals/0/Departments/Planning/NeighborhoodPlanning/Capital%20City%20Mill%20District%20Area%20and%20Corridor%20Plan%20%20FINAL%20%2012\\_07\\_17-compressed.pdf](https://www.richlandcountysc.gov/Portals/0/Departments/Planning/NeighborhoodPlanning/Capital%20City%20Mill%20District%20Area%20and%20Corridor%20Plan%20%20FINAL%20%2012_07_17-compressed.pdf)
- b. An NC#-O District shall be established in accordance with Sec. 26-2.5(a), Text Amendment, and Sec. 26-2.5(b), Zoning Map Amendment. For each NC-O District established, a unique combination of numbers and/or letters shall replace the “#” character in the name of the district.
  - The proposed overlay shall be labeled:  
**Neighborhood Character Olympia Mill Village - Overlay (NCOMV- O)**

### **(3) Minimum Requirements for Area and Plan**

- a. The area proposed for an NC-O District shall meet all of the following requirements:
  1. Contains a minimum of one block and two opposing street frontages.  
**(Exhibit “A”)**  
The boundaries of the proposed overlay are depicted on page 8 of the Olympia Mill Village - Architectural Design Guidelines.
    - The proposed overlay meets the requirements of being a minimum of one block. There are multiple blocks with the identified boundaries.
    - Each block within the boundary fronts at least two (2) opposing streets.
  2. At least 60 percent of the land area within the proposed NC-O District, not including street and other right-of-way, was developed at least 20 years prior to the neighborhood master plan being initiated.  
**(Exhibit “B”)**
    - According to the Olympia Mill Village - Architectural Design Guidelines (Page 7), the construction of the homes within the proposed overlay range from 1900 - 1949.
  3. There is ongoing or anticipated new development or redevelopment within the area.
    - County records (building permits) document that there is ongoing new development and/or redevelopment within the boundaries of the proposed overlay.
  4. One or more of the following attributes creates a distinctive, cohesive character for the area:
    - (a) Scale, size, type of construction, or distinctive building materials;

**(Exhibit “C”)**

- Page 10 of the Olympia Mill Village - Architectural Design Guidelines outlines the historical construction of the Olympia Mill Village.
- Pages 28 - 36 depict the building design of the houses within the proposed overlay

**(b)** Lot layouts, setbacks, street layouts, alleys, or sidewalks;

**(Exhibit “D”)**

- These attributes of the Olympia Mill Village are outlined on pages 10, 18 - 19, and 23 - 27.

**(c)** Special natural or streetscape characteristics, such as creek beds, parks, gardens, or street landscaping;

- N/A

**(d)** Land use patterns, including mixed or unique uses or activities; or

- N/A

**(e)** Proximity to historic districts or sites.

**(Exhibit “E”)**

- The origins and history of the Olympia Cotton Mill is provided on page 9 of the Olympia Mill Village - Architectural Design Guidelines.

**b.** The master plan for the neighborhood shall meet all of the following requirements:

**1.** Complies with the Comprehensive Plan and any other relevant adopted policy.

**(Exhibit “F”)**

- Comprehensive Plan and other relevant adopted policies compliance for the Capital City Mill District Area and Corridor Plan (CCMD) is identified on page 5 of the CCMD:
  - 1983 Olympia Neighborhood Development Plan
  - Granby Whaley Olympia Plan (1999)
  - Richland County Comprehensive Plan (2015)
  - Plan Columbia Land Use Plan (2014)
  - Walk Bike Columbia: Pedestrian & Bicycle Master Plan (2015)
  - Rocky Branch Watershed Assessment Report (2016)

**2.** Includes a map of the proposed boundaries.

**(Exhibit “G”)**

- Page 4 and 15 of the CCMD provides a map and the boundaries of the CCMD.

**3.** Describes the distinctive features, characteristics, and conditions that make the area unique and could form the basis for standards in the overlay district.

**(Exhibit “H”)**

- The considerations for selection, identification of notable sites, and existing architectural character are outlined on pages 15 - 16 of the CCMD.

**4.** Lays out development goals for the character of the neighborhood.

**(Exhibit “I”)**

- The development goals for the CCMD, including recommendations for architectural redevelopment are found on pages 11 and 37-38 of the CCMD.

#### **(4) Standards for NC-O Districts**

Each NC-O district shall establish standards for development and redevelopment, including, but not limited to, standards addressing:

**a. Lot size;**

**(Exhibit “J”)**

- The primary zoning designations found within the boundaries of the proposed overlay (i.e., Residential 4 (R4), Residential 6 (R6), and Neighborhood Mixed-Use (MU1)) may be used to establish the standards for lot size.

**b. Lot width;**

**(Exhibit “K”)**

- The primary zoning designations found within the boundaries of the proposed overlay (i.e., Residential 4 (R4), Residential 6 (R6), and Neighborhood Mixed-Use (MU1)) may be used to establish the standards for lot width.

**c. Location of proposed buildings or additions;**

**(Exhibit “L”)**

- Standards are provided on pages 43 - 49, 50 and 56 of the Olympia Mill Village - Architectural Design Guidelines.

**d. Required yards;**

**(Exhibit “M”)**

- Standards are provided on pages 43 of the Olympia Mill Village - Architectural Design Guidelines.

**e. Building height;**

**(Exhibit “N”)**

- Standards are provided on pages 32 of the Olympia Mill Village - Architectural Design Guidelines.

**f. Building size (for principal and accessory structures);**

**(Exhibit “O”)**

- Standards are provided on pages 32 and 54 of the Olympia Mill Village - Architectural Design Guidelines.

**g. Building orientation;**

**(Exhibit “P”)**

- Standards are provided on pages 28 - 31 of the Olympia Mill Village - Architectural Design Guidelines.

**h. Exterior building materials and colors;**

**(Exhibit “Q”)**

- Standards are provided on pages 33, 46, 51, and 55 of the Olympia Mill Village - Architectural Design Guidelines.

**i. Building roof line and pitch;**

**(Exhibit “R”)**

- Standards are provided on pages 33, 47, 51, and 55 of the Olympia Mill Village - Architectural Design Guidelines.

**j. Garages and garage location;**

**(Exhibit “S”)**

- Standards are provided on pages 43 and 44 of the Olympia Mill Village - Architectural Design Guidelines.
- k. Building foundation treatment;  
(Exhibit “T”)
  - Standards are provided on pages 33 of the Olympia Mill Village - Architectural Design Guidelines.
- l. Front porches;  
(Exhibit “U”)
  - Standards are provided on pages 48, 51 and 55 of the Olympia Mill Village - Architectural Design Guidelines.
- m. Accessory dwelling units;  
(Exhibit “V”)
  - The 2021 LDC may be used to establish the standards for accessory dwelling units.
- n. Landscaping and screening;  
(Exhibit “W”)
  - Standards are provided on page 41 of the Olympia Mill Village - Architectural Design Guidelines.
- o. Impervious surface coverage;  
(Exhibit “X”)
  - The 2021 LDC may be used to establish the standards for impervious surface coverage.
- p. Paving requirements or limitations;  
(Exhibit “Y”)
  - Standards are provided on page 44 of the Olympia Mill Village - Architectural Design Guidelines.
- q. Exterior lighting;  
(Exhibit “Z”)
  - Standards are provided on page 57 of the Olympia Mill Village - Architectural Design Guidelines.
- r. Required features on a front façade;  
(Exhibit “AA”)
  - Standards are provided on pages 28 - 31 of the Olympia Mill Village - Architectural Design Guidelines.
- s. Uses;  
(Exhibit “BB”)
  - The primary zoning designations found within the boundaries of the proposed overlay (i.e., Residential 4 (R4), Residential 6 (R6), and Neighborhood Mixed-Use (MU1)) may be used to establish the permitted uses.
- t. Views of or from specific locations;  
(Exhibit “CC”)
  - Standards are provided on page 50 of the Olympia Mill Village - Architectural Design Guidelines.
- u. Riparian areas, wetland areas, or drainage patterns; and



**(Exhibit “DD”)**

- Regulations enforced by the Richland County Public Works Department (Engineering division) may be used to ensure Best Management Practices (BMP) are adhered to during development/redevelopment within the overlay.

**v. Demolition of structures.**

**(Exhibit “EE”)**

- Standards are provided on pages 53 and 64 of the Olympia Mill Village - Architectural Design Guidelines.



# Exhibit "A"

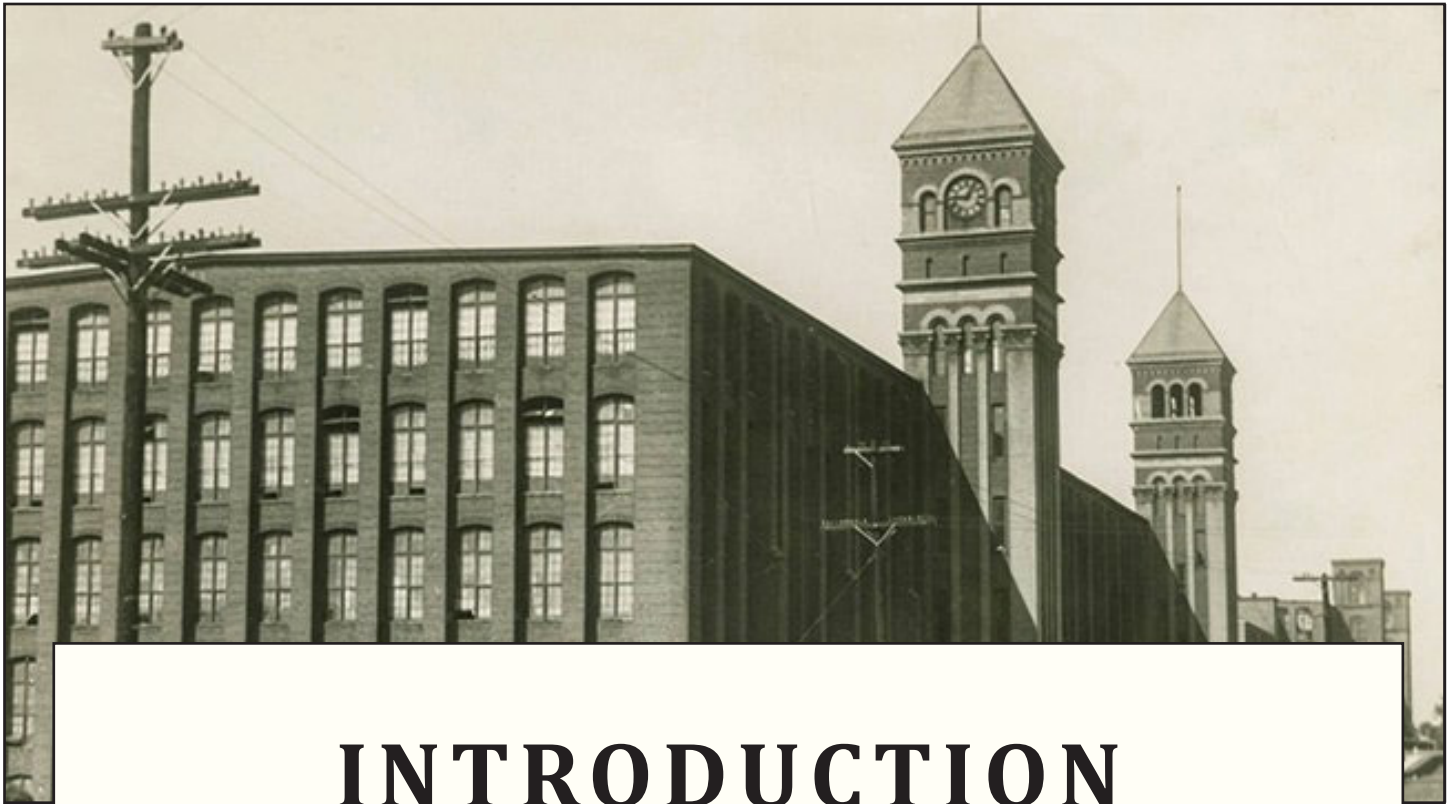
## A. Welcome to the Olympia Mill Village Historic District

Officially, Olympia Mill Village consists of two smaller historic neighborhoods: "Olympia Mill Village" refers to the area of original construction by Olympia Mill, while "Granville" contains the newer, Pacific Mill houses. For simplicity, this document will refer to the entire area encompassed in the Design Guidelines (Olympia Mill Village and Granville) as "Olympia Mill Village" or the "Neighborhood." Further, to avoid confusion between the two neighborhoods the Guidelines will use colloquial nicknames to refer to the older construction in Olympia Mill Village as the "Old Hill," and the newer construction in Granville as the "New Hill."

### OLYMPIA MILL VILLAGE DISTRICT



Map of Olympia Mill Village Historic. The boundaries of Old Hill are outlined in blue; the boundaries of New Hill are outlined in red.



## INTRODUCTION

Olympia Mill Village is located in Richland County, outside of Columbia, SC city limits. The Neighborhood is just south of Olympia and Granby Mills and the Granby neighborhood, which are located within the Columbia City Limits. To the east of the Neighborhood is a large quarry, to the south is a large school complex, and to the west is a non-historic neighborhood. A small creek runs through the northern part of the Neighborhood. Olympia Mill Village is a lovely area that consists of modest but well-designed homes built by the mill companies for the workers. A broad boulevard connects the Neighborhood to the Mill. The residential streets are narrow and lined with trees. The older houses built by Olympia Mill between 1900 and 1903, and between 1914 and 1915, are simple, one- and two-story, wood-clad structures with large front porches that face the street. The houses built by Pacific Mill from 1941 to 1949 are one-story, minimal traditional style with asbestos/fiberboard siding.

### INTRODUCTION CONTENTS

<b>A</b>	<i>Welcome to the Olympia Mill Village Historic District</i>	8
<b>B</b>	<i>History of Olympia Mill Village</i>	9



Olympia Cotton Mill.



## B. History of Olympia Mill Village

## LIFE IN THE VILLAGE

Whaley & Company began construction on the Olympia Mill Village in 1900 in a time of Paternalistic culture in factories--essentially, the benevolent mill owner would provide everything that workers and their families needed to live, work, and play, all under the eye of the mill owners. This was true in a figurative and literal sense for the Olympia Mill Village, as supervisors were provided nicer houses just north of Olympia Mill, separated by railroad tracks.

Catering to the needs of the workers was thought to promote a happy work environment, leading to less unrest amongst the workforce. In order to provide workers with everything they needed to create a self-sufficient community, Whaley and later Parker constructed churches, a school, a department store, an athletic field, and instated a fire department. Electricity, running water, and a sewage system were additional perks, and an electric streetcar system ran from Olympia Mill down Olympia Avenue, providing access from the Village to the mill, and from the village to the rest of Columbia. Later, under the ownership of Pacific Mills, Olympia Mill Village saw the construction of a YMCA with an indoor pool; a dairy; and a new space for fraternal orders to meet. Paternalism under Pacific Mills also included a community-wide news letter and community events.

Living in the Olympia Mill Village created a strong sense of community and identity for its residents. And, after Pacific Mills divested of the Village, workers purchased their own homes where families continued to live for generations. Residents of the Village identified themselves as "Lint-heads," a reclaiming of the derogatory term directed at them for the cotton lint that stayed in their hair after a shift at the mill. Though Granville was constructed after the period of mill ownership and paternalism, it shared much of the identity, as well as many former occupants, of the original Village throughout the 1940s and early 1950s.

The era of Paternalism ended in Olympia Mill Village and Granville in 1954, when Pacific Mills sold Olympia Mill and Granby Mill to Burlington Industries. From 1955-1996, the mill was sold multiple times, and continued to decrease the amount of employees, causing workers to vacate the village. The area began to attract University of South Carolina students as well as owners looking to rent to those students. In 2022, renters make up about 75% of Olympia Village residents, and the identity of the neighborhood has transformed from a tight-knit community to an area for parking and tailgating on game days. Still, some "Lint-Heads" remain, continuing the legacy and maintaining the character of the Village.



*Historic photo.*

# Exhibit "C"

## 2.C.1 House Types

There are eight types of Workers' Houses in Olympia Mill Village as defined by these Design Guidelines. Six of these were constructed by Olympia Mill between 1900-1903 and 1914-1915; these populate the Olympia Mill Village proper on the Old Hill. Two types were constructed by Pacific Mills in the 1940s; these populate Granville on the New Hill.



*Old Hill: Type 1.*



*Old Hill: Type 2.*



*Old Hill: Type 3.*



*Old Hill: Type 4.*



*Old Hill: Type 5.*



*Old Hill: Type 6.*



*New Hill: Type 7.*



*New Hill: Type 8.*



## 2.C.1 House Types

### OLD HILL: TYPE 1

- Constructed 1900-1903
- Two-story duplex
- Side-gable roof
- Full porch with a hipped, sloping roof
- Two centered doors and two flanking windows spaced evenly on first floor
- Two windows on second floor
- Facade is made up of two bays that are identical to TYPE 2 houses and mirror each other horizontally.
- Central chimney
- Historically had wood siding



*Old Hill: Type 1.*

### OLD HILL: TYPE 2

- Constructed 1900-1903
- Narrow two-story single-family dwelling
- One door and window at first floor
- One window at second floor
- Facade is identical to one bay of a TYPE 1 house
- Hipped roof
- Hipped roof porch
- Centered chimney
- Historically had wood siding



*Old Hill: Type 2.*

## 2.C.1 House Types

### OLD HILL: TYPE 3

- Constructed 1900-1903
- Two-story duplex
- Identical to TYPE 2 (Narrow two-story with hipped roof) with the addition of a one-story sloped side-gable wing.
- Side-gable roof porch
- Historically had wood siding



*Old Hill: Type 3.*

### OLD HILL: TYPE 4

- Constructed 1900-1903
- One-story duplex
- L-shaped with a front-gable roof and a side-gable roof on each wing of the L
- L-shape porch: Inset on front-gable wing; extends out from side-gable wing
- Some porches have been screened
- Historically had wood siding



*Old Hill: Type 4.*

### OLD HILL: TYPE 5

- Constructed 1900-1903
- One-story single-family dwelling
- Identical to front-gable wing of TYPE 4:
- Front-gable roof
- Inset porch on side elevation
- Some porches have been screened
- Historically had wood siding



*Old Hill: Type 5.*



# Exhibit "C"

## 2.C.1 House Types

### OLD HILL: TYPE 6

- Constructed 1914-1915
- One-story duplex
- Side-gable roof
- Two centered doors; one window flanking each door; some entrances have been reconfigured
- Shed-roof porch
- Centered chimney
- Historically had wood siding



*Old Hill: Type 6.*

### NEW HILL: TYPE 7

- Constructed 1940s
- One-story single-family dwelling
- Side-gable roof
- Side-gable side porch (many have been enclosed)
- Front-gable or shed roof stoop with cast iron lacework posts
- Chimney by front stoop with a canopy or by side porch
- Historically had asbestos siding and brick foundation



*New Hill: Type 7.*

### NEW HILL: TYPE 8

- Constructed 1940s
- One-story single-family dwelling
- Side-gable roof
- Side-gable side porch (many have been enclosed)
- Front-gable or shed roof stoop with cast iron lacework posts
- Chimney by front stoop with a canopy or by side porch
- Historically had asbestos siding and brick foundation

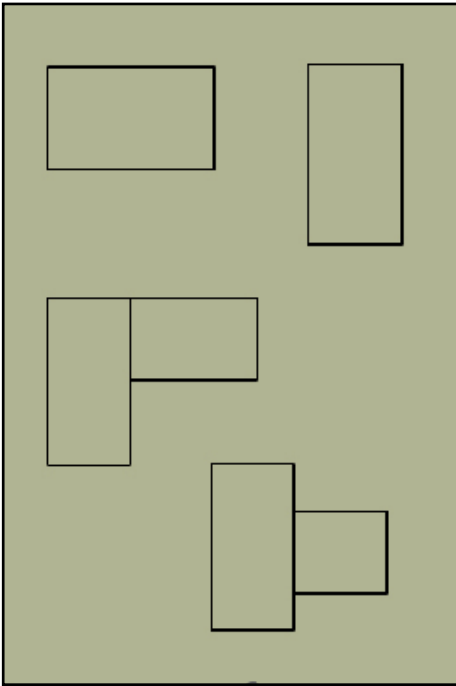


*New Hill: Type 8.*

# Exhibit "C"

## 2.C.2 Building Design: Massing, Roof Shape, and Materials

### MASSING



*Typical massing, Olympia Mill Village.*



*Typical massing, Olympia Mill Village.*

The massing of houses refers to the basic shape of the house in 3 dimensions - height, width and depth. The historic houses of Olympia Mill Village have very simple massing. They are simple shapes in plan as illustrated in the adjacent diagram. They are either one or two stories in height. The character of these houses is a simple, straightforward design. There are not ins and outs, turrets or towers, or curved forms.

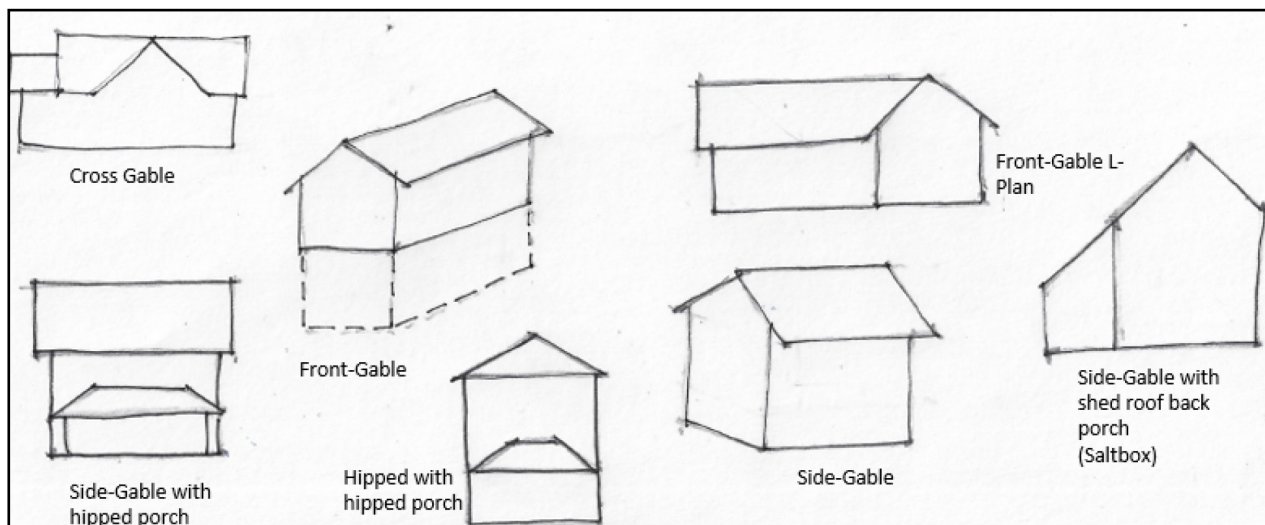


*Typical massing, Olympia Mill Village.*



*Typical massing, Olympia Mill Village.*

### ROOF SHAPES



*Typical roof shapes, Olympia Mill Village.*

The Roof Shape of a house is an important character defining feature. The roof shapes in Olympia Mill Village are very simple. They are either side-gable, front-gable, or cross-gable. There are also hipped roofs and shed roofs on porches. Houses do not have multiple peaks and complicated roofs. There are not dormers or decorative gable ends that might have been found in more elaborate styles.

## 2.C.2 Building Design: Massing, Roof Shape, and Materials

### TYPICAL WALL MATERIALS

Siding on houses in the Neighborhood has changed over the years. Originally wood siding (Olympia Mill Housing) or asbestos shingles (Pacific Mill Housing), over time the siding materials have changed with new products. There are a variety of profiles of the wood siding. Asbestos shingles were popular in the late 1940s and 1950s and have replaced wood siding on some houses. More recently, there have been renovations using vinyl siding. Although rare, there are also examples of brick houses.



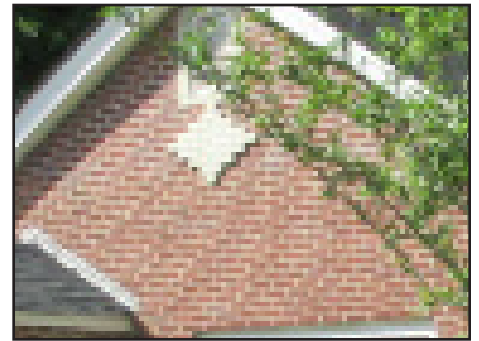
*Typical wall materials: wood siding.*



*Typical wall materials: asbestos shingles.*



*Typical wall materials: vinyl siding.*



*Typical wall materials: brick.*

### TYPICAL FOUNDATION MATERIALS

Originally the houses had exposed pier and beam construction. Later foundation skirts were added. Today foundation skirts are made of wooden lattice, brick, concrete block, or stucco sheathing.



*Typical foundation materials: concrete.*



*Typical foundation materials: brick.*



*Typical foundation materials: wood lattice.*



# Exhibit "C"

## 2.C.3 Building Design: Porches

### OLD HILL: PORCHES



*Typical porch, Old Hill.*



*Typical porch, Old Hill.*



*Typical porch, Old Hill.*



*Typical porch, Old Hill.*

Porches are a critical element in the design characteristics of Olympia Mill Village proper, on the Old Hill. Almost every house has some type of porch. Most are open, but some have been screened in. None have been totally enclosed. Porches provide the transition space between the outdoors and the interior. They function as both an extra room for living and as a street presence. Porches provide a semi-public opportunity to engage with neighbors. Sometimes we call this “eyes on the street,” which creates the feeling and perception of a safe neighborhood.

Almost all back porches have been enclosed.

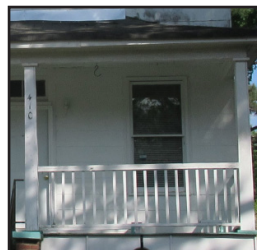
### OLD HILL: PORCH COLUMNS



*Typical porch columns, Old Hill.*



*Typical porch columns, Old Hill.*



*Typical porch columns, Old Hill.*

Porch columns were originally wood. The early columns appear to be either straight or chamfered. As taste changed, residents replaced or altered the wooden columns. On some porches, straight or chamfered wood columns top brick piers on a brick foundation skirt, lending a more craftsman style. Original square columns were replaced with round columns or decorative metal columns. Many older six by six columns have deteriorated and been replaced with smaller four by four columns.



*Typical porch columns, Old Hill.*

# Exhibit "C"

## 2.C.3 Building Design: Porches

### OLD HILL: PORCH RAILINGS AND STEPS

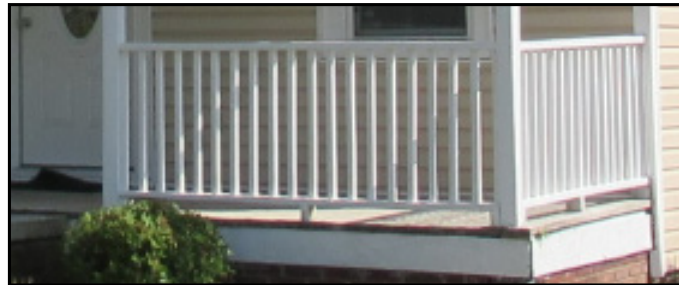
Railings were originally wood and simple in design, reflecting the simplicity of the houses. Square posts and simple rails were common. Steps are typically made of brick, though this is not the original material; early photos of the Old Hill during construction do not show brick. However, brick dates to the Period of Significance and is therefore an appropriate material. Wooden steps would also be appropriate, though those are very rare in the Neighborhood. Another common material for steps found in the Neighborhood is concrete.



*Typical porch railings and steps, Old Hill.*



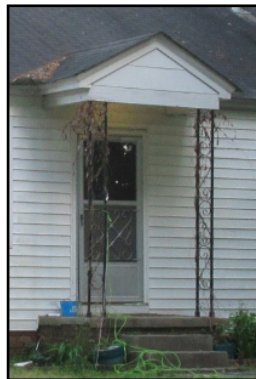
*Typical porch railings and steps, Old Hill.*



*Typical porch railings and steps, Old Hill.*

### NEW HILL: STOOPS

Houses in Granville on the New Hill area do not have porches, but rather stoops. Stoops differ from porches because they are not meant to be occupied as seating areas, they simply provide shelter and a landing at doors. Stoops have small landings with either gable or shed projecting roofs. New Hill houses have front and side stoops, though many side stoops have been enclosed. Stoop columns are primarily decorative metal, but some wood posts and turned columns exist in



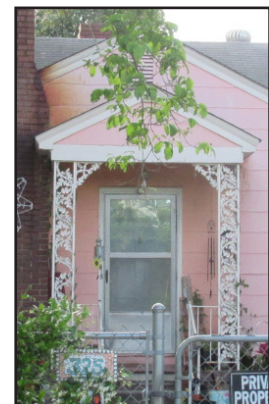
*Typical stoop, New Hill.*



*Typical stoop, New Hill.*



*Typical stoop, New Hill.*



*Typical stoop, New Hill.*

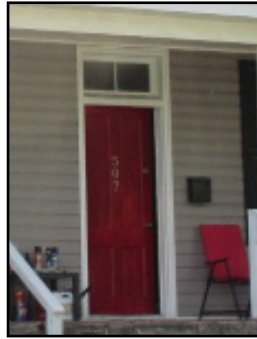
# Exhibit "C"

## 2.C.4 Building Design: Doors and Windows

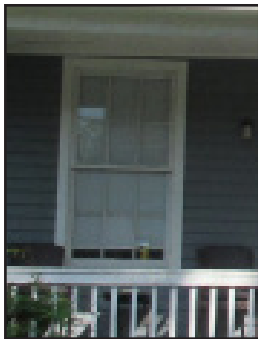
### OLD HILL: DOORS AND WINDOWS



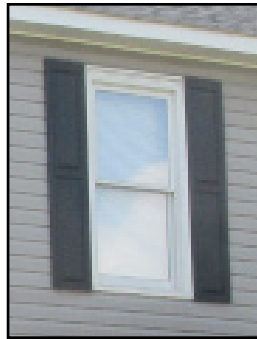
*Typical door, Old Hill.*



*Typical door, Old Hill.*



*Typical window, Old Hill.*

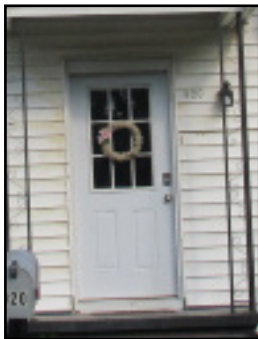


*Typical window, Old Hill.*

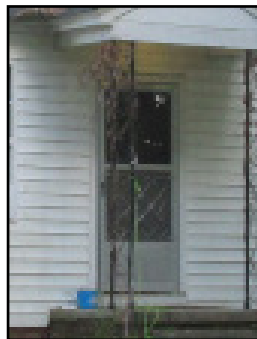
Doors are typically painted wood six-panel doors. Historically, doors always had a two-light transom above the door; many entrance configurations have since changed, and the transoms have been removed. Single-light modern doors, flat panel doors, hollow metal doors, or French doors are not appropriate for houses on Old Hill. The location of entrances should not change.

Historic windows were double-hung wood windows. Historic photos indicate that they were probably six-over-six. Today many houses have new replacement windows that are six-over-six but made of vinyl. There are also many one-over-one windows. The location of window openings should not change.

### NEW HILL: DOORS AND WINDOWS



*Typical door, New Hill.*



*Typical door, New Hill.*



*Typical window, New Hill.*



*Typical window, New Hill.*

Doors in New Hill are more decorative than doors in Old Hill. Entrances often contain aluminum or wood screen doors. The primary entrance has lite openings within the door.

Windows in New Hill vary greatly. There are one-over-one windows, as well as six-over-six. Many windows have been replaced with vinyl windows. Many houses in this area of the neighborhood have decorative shutters.



# Exhibit "D"

## B. History of Olympia Mill Village

Pacific Mills continued its ownership of Olympia Mill and the three other Columbia mills until 1954, when they sold to Burlington Industries. Burlington's tenure was short lived, and between 1955-1996, Olympia Mill remained an active textile mill under several different owners. It closed in 1996.

Since then, both Olympia Mill and Granby Mill have undergone rehabilitation to serve as apartments for University of South Carolina upperclassmen students.

### BUILDING THE VILLAGE



*Map of Pacific Mills, 1939.*

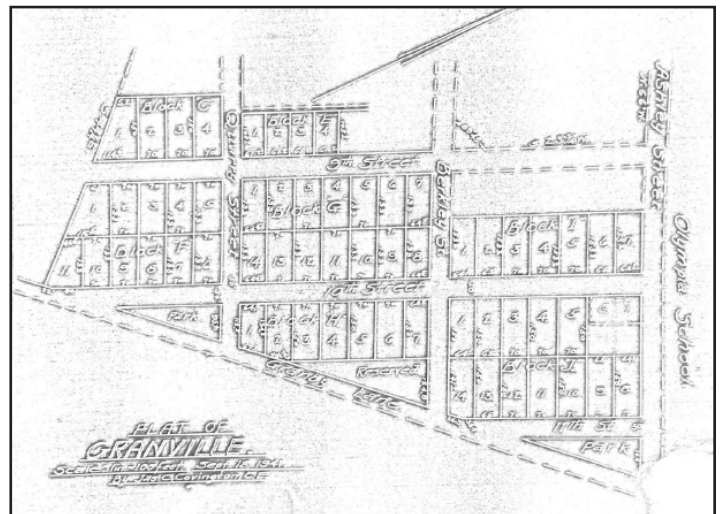
The opening of Olympia Cotton Mill in 1899 led to a demand for factory workers and housing for those workers. Whaley deeded 102 acres just south of his new mill for the construction of the "Olympia Mill Village." The first phase of construction spanned 1900-1903 and consisted of simple one- and two-story houses organized around a grid street system. There were five variations of workers' housing, all with wood siding, front porches, and simple gable roofs. Houses were arranged such that no two houses of the same type were next to each other; this was to ensure the look of a neighborhood rather than a uniform development of matching houses. By the time the first phase of construction was completed, Olympia Mill was under the umbrella of Hampton Cotton Mills Company.

By 1914, the number of workers at Olympia Mill had increased, necessitating additional housing. The second phase of construction from 1914-1915 was of a much smaller scale, only erecting a limited amount of houses. All of the second phase houses were a new, sixth type of house, still simple and compatible with the neighborhood. The following year the Pacific Mills Company purchased Olympia Mill.

In 1940, partially due to the strike and factory shutdown in 1939, Pacific Mills elected to divest all workers' housing. Individual workers' families were given the option to purchase their homes for \$1000, and they were offered first pick over outside buyers. The Olympia Mill Village would continue to house workers, but the Pacific Mills Company would no longer own that housing. With this change and the platting of more land for Olympia workers in 1941, a third phase of construction began.

The third phase of construction created the Granville neighborhood, just south of Olympia Mill Village. Granville extended the Village's street grid and created the terms "Old Hill," the preexisting Olympia Mill Village; and "New Hill," Granville. Construction of New Hill spanned the years 1941-1949 and introduced two additional house types, variations of a minimal traditional one-story house, which are very distinct from the early twentieth-century Old Hill construction.

With the sale of Olympia Mill in 1954 to Burlington Industries, followed by a number of other owners until 1996, the number of employees lessened, in turn lessening the need for workers' housing. Since then, Olympia Mill Village and Granville have seen changes through deterioration, demolitions, alterations, and new infill. Since the 2000s, the area has housed many University of South Carolina upperclassmen students, increasing the amount of demolition and new infill to provide housing.



*Granville/New Hill plat, 1941.*

# Exhibit "D"

## 2.A Public Realm

The Public Realm is the open space from the front of a house, across the street, to the front of the opposite house. Contrary to what its name suggests, the Public Realm includes both public and private property. "Public" in this case refers to the area seen by the public. The front of one house and its front yard; the front of the opposite house and its front yard; and the sidewalks and street between comprise the Public Realm. As one drives down a street, it is the area viewed by the visitor that creates a sense of place. The width of the street, the distance the houses are setback from the street, and the landscaping all contribute to the character of the area.

### NETWORK OF STREETS AND SIDEWALKS

The Network of Streets in Olympia Mill Village is generally a grid. The most important street in the Neighborhood is Olympia Avenue. This boulevard-style street has a large central median that historically contained the trolley line. Olympia Avenue connects the Neighborhood generally from north to south; it is the central spine that unites the NRHD. Its role as high street of the Village, and its median that once was home to the trolley, give Olympia Avenue a distinctive character that identifies the Neighborhood as a special place.

Other streets are relatively narrow, some without curbs or sidewalks. The distinct difference between the almost rural residential streets and the formal Avenue contributes to the character of the district.



*Olympia Avenue is the most important street in the Neighborhood.*



*Rural-like residential streets without curbs or sidewalks are typical in the Neighborhood.*



# Exhibit "D"

## 2.A Public Realm



*Rural-like residential streets without sidewalks are typical in the Neighborhood.*

### SIDEWALKS AND PARKWAY

Sidewalks and Parkways are rare in Olympia Mill Village. Sometimes character defining features can be described by what is not present. In this case the lack of sidewalks is part of the existing character of the Neighborhood. However, this does not prohibit the addition of sidewalks to the Neighborhood in the future.

The only parkway is the parkway (or median) at Olympia Avenue. Landscaping on the median consists of trees, shrubs, and grass, planted over time.

*NOTE: Historically, packed dirt alleys bisected each block in Old Hill (Olympia Mill Village) between rear yards. Almost all alleys have been absorbed into rear yards over time.*



*Parkway at Olympia Avenue.*



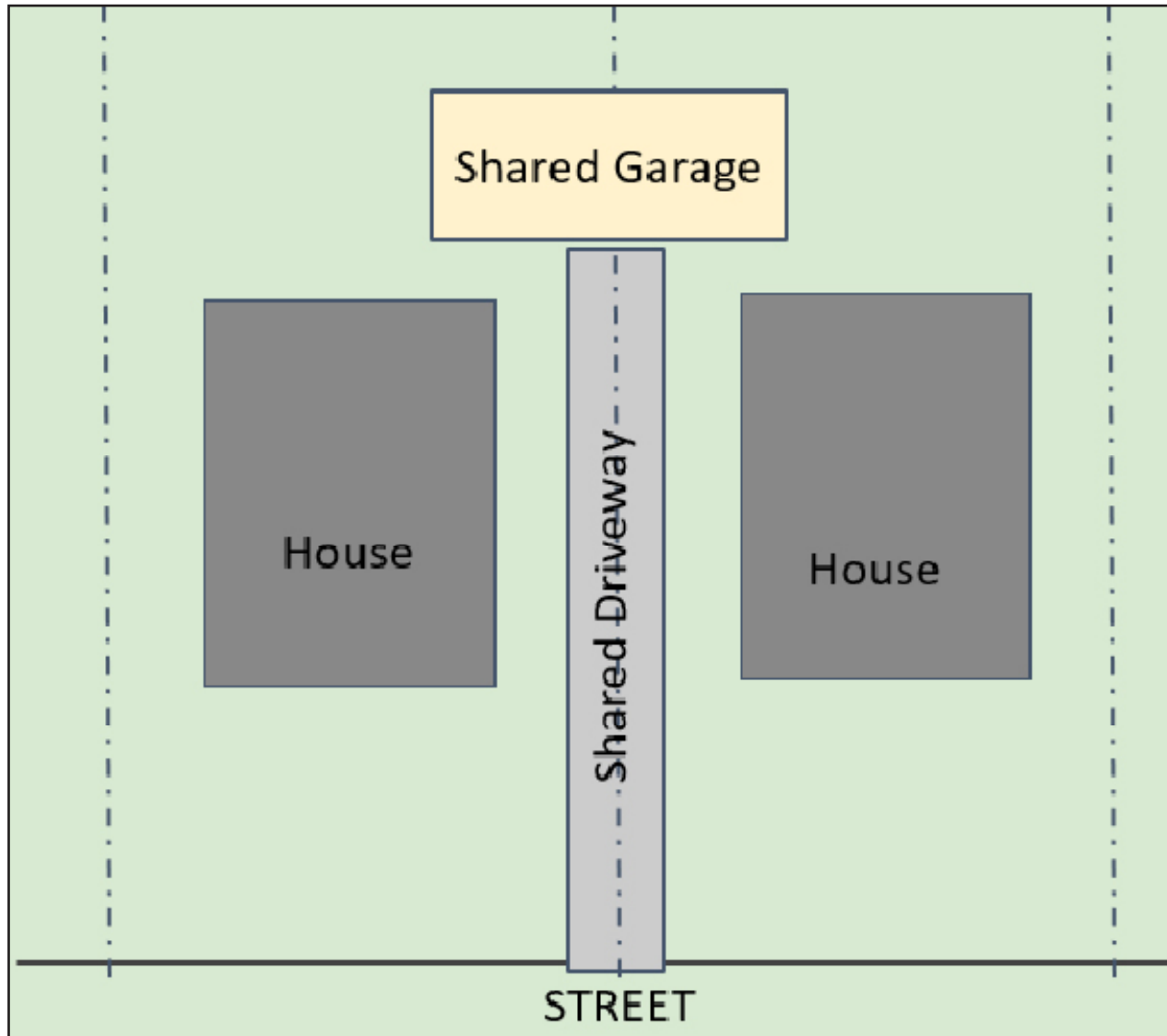
*Sidewalks are rare in the Neighborhood.*

# Exhibit "D"

## 2.B Site and Lot Design

The consistent size and shape of lots in the Olympia Mill Village NRHD create a recognizable pattern that gives definition to the Neighborhood. The original lots were rectilinear. In the last century a few lots were combined, and apartment houses or mid-block businesses were built that drastically changed the character of the Neighborhood.

### PRINCIPAL BUILDING



*Typical site and lot design, Olympia Mill Village.*

The character of the lots can be described by many features, but primarily by the way the house and other structures that occupy the lots. In the Olympia Mill Village NRHD, the houses are situated in the center of the lot, leaving no room for driveways to the garages which are to the rear of the house. It is common to find shared drives leading to shared garages. Other accessory buildings, such as sheds, are in the rear yards of houses.

## 2.B Site and Lot Design

### SETBACKS AND SIDE YARDS

The lots on Old Hill (Olympia Mill Village/ 1900-03; 1914-15 Olympic Mill construction) have slightly different Setbacks and Side Yards than the lots on New Hill (Granville/ 1940s Pacific Mill construction).

#### **Old Hill**

The patterns of spacing between houses and yards as well as the varying house types define the Old Hill Neighborhood.

Old Hill Setbacks and Side Yards are generally standard. The Old Hill houses were built by one developer, resulting in a clear rhythm of setbacks. Each house sets back from the street an equal distance. As one views the street, there is a clear alignment of the fronts of houses. Over the years, additions have made some variation in the pattern, but there is a uniformity to the setbacks.

In addition to a clear rhythm of setbacks, there is also a discernable pattern of spacing between the houses. These patterns are a character defining feature. When a new house does not follow the pattern, it is obvious, and the house seems out of place.

Another character defining feature of the public realm is the arrangement of house types. Houses are arranged such that no two houses of the same type are immediately next to each other. This ensures the look of a varied neighborhood rather than a uniform planned development of matching houses.



*Typical setback and spacing between houses, Old Hill.*



*Typical setback and spacing between houses, Old Hill.*

#### **New Hill**

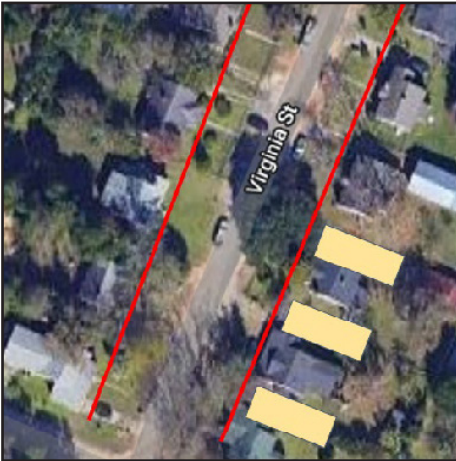
New Hill Setbacks and Side Yards, like those in Old Hill, are fairly standard. The New Hill houses shared one developer, so the houses are similar in character, and there is a clear rhythm of setbacks. Each house sets back from the street an equal distance.

There is a discernable pattern of spacing between the houses. The spacing between houses is slightly larger than that between Old Hill houses. Because the New Hill houses are one story in height, this increases the perception of greater distance between the houses. Any interruption of the rhythm of houses due to additions, new construction, landscaping, etc. would greatly impact the character of the Neighborhood.



# Exhibit "D"

## 2.B Site and Lot Design



*Typical setback and spacing between houses, New Hill.*



*Typical setback and spacing between houses, New Hill.*

### GREEN SPACE AND REAR YARDS

Green Space or space without structures typically appears at the western edge of Olympia Mill Village. Where Quarry Street meets Maryland and Ohio Streets; and where Georgia Street meets Dover and Whitney Streets, there are large open lots. Vacant lots are scattered throughout the Neighborhood. There is a swale running between Florida and Carolina Streets.

Rear Yards are often the same size as front yards due to the central location (back to front) of a house on its lot. Although fences enclose some rear yards, most rear yards in the Neighborhood lack fences. Rear yards tend to be informal with large trees. There are very few large grass yards. There are only a few swimming pools. Many rear yards in Old Hill have absorbed historic alleys over time. This does not greatly impact the character of a lot.



*A swale runs between Florida and Carolina Streets.*



*Vacant lots are scattered throughout the Neighborhood.*



# Exhibit "D"

## 2.B Site and Lot Design

### DRIVEWAYS

Driveways are often made of concrete or asphalt. Though some driveways lead to a rear garage, most terminate beside the house. Some driveways are more organic and result from erosion caused by parking in front yards. These organic driveways tend to be packed earth. Driveways are generally around 12 feet wide, accommodating the width of one car. Often, cars park in tandem on these narrow drives.



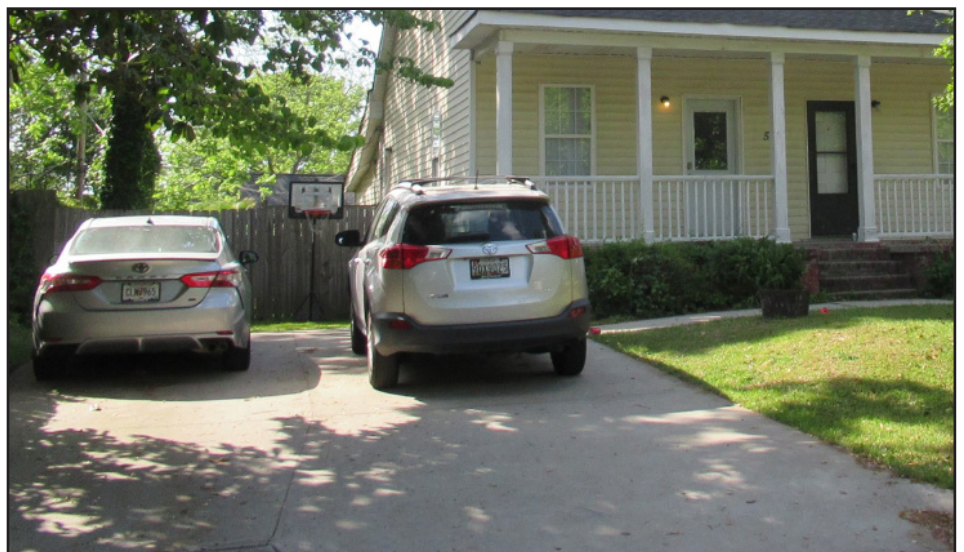
*Typical driveway, Olympia Mill Village.*



*Typical driveway, Olympia Mill Village.*

### PARKING

Parking can become an issue that affects the character of the Neighborhood. In Olympia Mill Village, front yards are frequently used for parking during football season. Sometimes this is on asphalt and sometimes on grass. Since garages are rare, carports have been erected in front yards. Multiple tenants in one house also present a problem of accommodating their cars.



*Typical parking configuration, Olympia Mill Village.*



# Exhibit "D"

## 2.B Site and Lot Design



*Typical parking configuration, Olympia Mill Village.*



*Typical parking configuration, Olympia Mill Village.*



*Typical parking configuration, Olympia Mill Village.*

### SIDEWALKS TO FRONT DOORS



*Typical sidewalk to front door, Olympia Mill Village.*

Sidewalks to Front Doors are generally made of concrete. Whether there are steps, or the approach is relatively flat, the sidewalk leads straight from the street to the front door. There are not curving sidewalks, nor are there sidewalks that run alongside the driveway and then run perpendicular to the house.



*Typical sidewalk to front door, Olympia Mill Village.*

# Exhibit "E"

## B. History of Olympia Mill Village



*Historic photo.*

This historic context is adapted from the Olympia Mill Village Historic District listing on the National Register of Historic Places.<sup>1</sup> It is significant in the areas of industry; community planning and development; social history; and architecture. The Period of Significance for the district is 1899-1954, spanning the time between the construction of Olympia Cotton Mill and the sale of the Mill by Pacific Mills Company to Burlington Industries. The listing was prepared by Dr. Lydia Brant and contains both Olympia Mill Village/ Old Hill, and Granville/ New Hill, the combined area these Design Guidelines encompass.

1. Brandt, Lydia. "Olympia Mill Village Historic District," National Register of Historic Places, Richland County, SC.

### OLYMPIA COTTON MILL: ORIGINS

Olympia Cotton Mill, owned by W.B. Smith Whaley & Company, opened in Columbia, South Carolina in 1899 during a time of prosperity for cotton mills in South Carolina. Olympia was one of four cotton mills Whaley & Company constructed that Whaley personally managed in Columbia between 1894-1900, along with neighboring Granby Mill. The four mills were commonly referred to as the Whaley Mills or Olympia Mills.

Whaley planned for Olympia Cotton Mill to be the largest and most technologically advanced of the four mills; indeed, after opening in 1899, Olympia Cotton Mill quickly earned a reputation as "the largest cotton mill under one roof in the world."<sup>2</sup> Olympia produced finer textiles than its contemporaries, and boasted twice the amount of spindles as its neighbor, Granby Mill. Olympia Mill was also distinct for its power source, a combination of hydroelectric power from the nearby Columbia Canal as well as electricity from three generators constructed specifically for the Mill. Eventually, these generators would provide enough electricity to power all four Whaley Mills and the Columbia Electric Street Railway.

However, this success would not last-- by 1903, the Whaley Mills were all facing a tremendous amount of debt, resulting in Whaley's resignation. His successor, Lewis Parker, rebranded the Whaley Mills as the Hampton Cotton Mills Company, also referred to as the Parker Cotton Mills Company. A series of mergers with other South Carolina mills improved the financial situation until boll weevil infestations devastated the cotton industry. By 1916, the Hampton/ Parker Mills were bankrupt, selling all its mills, including Olympia Mill, in 1916 to the Boston-based Pacific Mills Company.

From 1916-1954, Olympia Mill and the other Columbia mills- now referred to as the Pacific Mills- saw a period of success and stability. In the 1930s, the Great Depression both negatively and positively affected the mills; the cotton market took a hit, but the Depression was actually an impetus for people to work at the mills in order to have much-needed housing that was guaranteed to workers. Concurrently, factory workers began organizing labor unions that led demonstrations and walkouts to collectively bargain for workers' rights. A strike in 1939 closed the four Columbia Pacific Mills for months.

2. Hamilton, "Olympia Mill"; "Peerless Olympia," State (SC), 8 July, 1901.



## 2. INTRODUCTION

### PREVIOUS PLANS OVERVIEW

Since 1978, several plans have been developed for the Mill District area and neighborhoods. A general overview of the following plans revealed a history of common ideas for addressing challenges and improving the Mill District. A few of the common threads include: managing traffic and trains; preservation of the mill vernacular architecture; improving stormwater management; improving housing opportunities; connectivity; and developing more retail, service and business amenities. The *Capital City Mill District Area and Corridor Plan* strives to build on these previous plans while becoming a plan of action for bringing this vision to life.

*Plan Together, Putting the Pieces in Place* was a first-time, coordinated planning process for both Richland County and the City of Columbia. The City updated the Land Use Element of its Comprehensive Plan, and the County updated its entire Comprehensive Plan, which resulted in shared strategies and a coordinated Future Land Use map. This coordination has continued through the *Capital City Mill District Area and Corridor Plan*.

1983 OLYMPIA NEIGHBORHOOD DEVELOPMENT PLAN

GOALS

- Housing: Improve the quality and variety of housing.
- Land Use and Zoning: Organize the relationship between land uses logically and efficiently to form a well-planned neighborhood.
- Transportation: Provide for a system of adequate street coordinated with the pattern of existing and proposed land uses and activities to achieve the safe, efficient movement of people.
- Public Safety: Provide a system in which lives and property of individuals living in the neighborhood are protected.
- Community Facilities: Provide for a full range of public open space and recreation areas.
- Storm drainage and Erosion Control: Correct major storm drainage problems.
- Sewer Facilities: Provide sewer service to all homes in the area.
- Economic Development: Improve the economic standards and conditions for residents.

GRANBY WHALEY OLYMPIA PLAN (1999)

DESIRES

- A Quarry Access Road
- “Milltown Commons” area, public “control” and park
- Village Traffic Calming: Whaley Street and Olympia Avenue
- Mill Village Development / Housing Development Corporation with revolving fund
- Village Railroad Quiet Zone
- Community Accessible Renovated Olympia School

## Exhibit "F"

- Neighborhood Public Health and Safety Study
- Neighborhood Transportation Study: Road and Railroad
- Rocky Branch Restoration
- Three Rivers Greenway Mill Villages Riverlink

RICHLAND COUNTY COMPREHENSIVE PLAN (2015)

GUIDING PRINCIPLES

In the future, as it assesses new opportunities and coordinates with local and regional partners, Richland County will...

- Balance land planning and development goals with private property rights
- Support the Midlands regional vision for growth within Richland County
- Promote investment in existing communities and support redevelopment opportunities
- Coordinate land planning and infrastructure planning to efficiently provide public services and to support a preferred growth pattern
- Coordinate land planning with Columbia and other jurisdictions, with a focus on areas of common interest
- Support the continued viability of agricultural, horticultural and forestry operations
- Support military installations and their operations through land planning
- Support economic development by investing in targeted areas
- Improve quality of life by fostering development of livable communities

PLAN COLUMBIA LAND USE PLAN (2014)

VISION STATEMENT

The City of Columbia will embrace the opportunities afforded by the coming decades of growth to become a destination for people and businesses. We will focus our efforts on reinvesting in our existing neighborhoods and business districts and growing where there is opportunity to increase housing choices. Our southern spirit will be embodied in a built environment that embraces sustainable and unique design while providing a rich and dynamic environment for our people and businesses to thrive.

GUIDING PRINCIPLES

We believe in...

- High quality design of the built environment—public and private architecture, streetscape, corridors, gateways and edges—that distinguishes the City.
- Strong neighborhoods with distinct identities and amenities within walkable distances.
- A connected greenway system that links waterways and environmental corridors as well as reaches into neighborhoods.
- A range of housing choices—type, price, and location—that serves a diverse population.
- A strong city center with increased intensity, mix of use, and vibrant and active public realm.
- Better utilization of vacant structures and land—through infill and redevelopment—that is well-served by infrastructure and adjacent to developed land.
- Greater intensity of development at strategic locations that creates a mix of uses and a critical mass required for a vibrant community.

- A connected community with ease of mobility that better balances the needs of pedestrians, automobiles, bicyclists, and transit users.

WALK BIKE COLUMBIA: PEDESTRIAN & BICYCLE MASTER PLAN (2015)

VISION STATEMENT

Walk Bike Columbia envisions an expanded and ADA-accessible network of transit, sidewalks, greenways, trails, and on-street bicycle connections linking people to jobs, schools, destinations, adjacent communities, and one another. The network serves residents, commuters, students, and visitors alike. Walking, biking and transit are an integral part of City projects, policies, and programs and are perceived as routine, efficient, safe, and comfortable options for both transportation and recreation. People of all ages and abilities enjoy walking and biking and benefit from enhanced quality of life, public health, and economic opportunity.

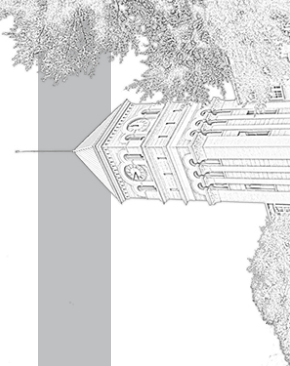
GOALS

- Choice - Provide a range of transportation options to advance Columbia’s multimodal linkages and transportation culture.
- Awareness - Increase education, encouragement, and enforcement related to biking and walking to build confidence for residents.
- Safety and Comfort – Improve safety while designing attractive and comfortable streets, trails, and greenways for all users.
- Accessibility – Institutionalize universal design principals to meet the needs of all modes and all users.
- Connectivity and Convenience – Biking, walking, and using transit for transportation will be easy, efficient, and routine activities.
- Evaluation – The City will measure progress towards advancing the vision and goals of Walk Bike Columbia.
- Usage – The transit-, walking-, and biking-environment will help inspire movement in everyday life.
- Implementation – Local leadership, coordination, and funding will allow the continued growth of the network.

ROCKY BRANCH WATERSHED ASSESSMENT REPORT (2016)

SUMMARY

The Rocky Branch Watershed Assessment report of May 20, 2016 prepared by McCormick Taylor set forth many recommendations subwatershed by subwatershed. Of particular note to the Mill District planning process were the Capital Improvement Projects and other Low Impact Development solutions that were outlined for those subwatersheds within the Capital City Mill District: Mill Villages A & B, Fairgrounds, Rosewood, USC and Outlet. The Assessment indicated that relieving the existing choke points along the Rocky Branch will help with flood volumes, while stream restoration and the infiltration that can be built within the Mill District itself will improve water quality.





# 2. INTRODUCTION

## STUDY AREA BOUNDARIES

The Mill District is defined by the original mill neighborhoods of Granby, Whaley and Olympia. The District contains five (5) of the original six (6) mills developed in Columbia around the turn of the Twentieth Century and consists of Granby, Olympia, Capital City, Palmetto, and Richland Mills. The study area consists of approximately 838 acres - 330 acres within the City of Columbia and 508 acres within unincorporated Richland County.

The purpose of the *Capital City Mill District Area and Corridor Plan* is to create a plan that will establish a community vision for the future development of the study area. The Plan will provide recommendations and implementation strategies to achieve that vision.

The Mill District is experiencing significant change and development pressures from a resurgent urban center and a growing university. It is located between an industrial area to the south, and the central business district to the north. To the west are a stone quarry and the Congaree River, and to the east is the University of South Carolina. The area contains a diversity of uses from historic neighborhoods (Granby, Olympia, and Whaley), to student-oriented housing and a variety of lower density commercial and light industrial businesses. A proposal to purchase and redevelop the Capital City Ballpark site underscored the need for a plan for the South Assembly Street corridor, given its strategic importance as a major gateway into Columbia. Concurrently, the adjacent neighborhoods have been struggling with issues of transportation, parking, traffic, land-use incompatibility, water quality and flooding. The boundaries of the study, shown in **Figure 1**, includes land within the City of Columbia and unincorporated Richland County, and the jurisdictions have resolved to work together to facilitate a plan to address the issues of the community, which includes the corridor and adjacent neighborhoods.

### Exhibit "G"



Figure 1: Mill District Study Area

- City of Columbia Municipal Limits
- Unincorporated area of Richland County





Figure 7: Boundaries of Olympia Neighborhood sub area

 Olympia neighborhood sub area

BOUNDARIES

The Olympia Neighborhood sub area is generally comprised of the original Olympia Mill property and is bounded by Heyward Street to the north, the Vulcan Quarry to the west, the intersection of Bluff Road and Rosewood Drive to the south, and a portion of Assembly Street to the east.

CONSIDERATIONS

An architectural survey was completed in 2001 by the Richland County Conservation Commission and the South Carolina State Historic Preservation Office (SCSHPO), with the assistance of Edwards-Pitman Environmental, Inc. While the Olympia neighborhood sub area is not a historic district, this survey recognized several significant and historical buildings.

The Olympia neighborhood sub area includes much more than an inventory of mill housing and buildings. This sub area includes swaths of natural landscape and other civic and religious buildings. The majority of the residential area falls within unincorporated Richland County.

NOTABLE PLACES

- ◆ Olympia Mill
- ◆ Olympia Union Hall
- ◆ Olympia Learning Center
- ◆ Olympia-Granby Mill Village Museum
- ◆ Olympia Park
- ◆ Olympia Cemetery
- ◆ Olympia Avenue
- ◆ Churches
- ◆ Capital City Ballpark
- ◆ Abandoned railroad berm

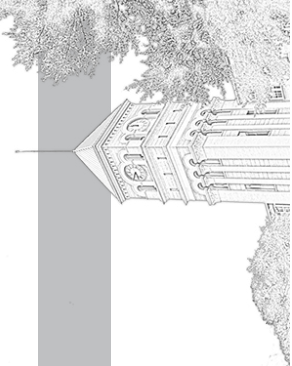




Exhibit "H"



Figure 7: Boundaries of Olympia Neighborhood sub area



Olympia neighborhood sub area

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- ◆ Olympia Park
- ◆ Olympia Cemetery
- ◆ Olympia Avenue
- ◆ Churches
- ◆ Capital City Ballpark
- ◆ Abandoned railroad berm







Exhibit "I"

A vision for the Capital City Mill District was developed as a result of public input, asset mapping, and analysis by the project team. Guiding principles support the vision and further elucidate community values. In turn, the vision and guiding principles inspired goals for the Mill District. Action items, which provide the nuts and bolts to implement the vision, are grouped under the four big ideas.

### VISION

The Capital City Mill District is a thriving community celebrated for the preservation of its history and its embrace of the creative and innovative classes, dynamic new investments, diverse housing opportunities, and a comprehensive multimodal network. The Capital City Mill District is a beautiful community defined by unique neighborhoods, sustainable development, the conservation of trees, riparian areas, and the Rocky Branch, and well-connected parks and greenways that exemplify environmental stewardship and a spirit of collaboration. The Capital City Mill District will continue to be an attractive destination due to its accessibility to authentic cultural offerings, local shopping and dining, and its proximity to the Congaree River, downtown Columbia, and USC. The Capital City Mill District embodies community spirit and hope in the future.

### GUIDING PRINCIPLES

The Capital City Mill District is a strong, unified community of unique historic neighborhoods; therefore we commit to the following principles:

- We will preserve the architectural character of the Mill District through the rehabilitation of existing structures and through infill and new development that respects the scale and design attributes of the mill village vernacular and reflects aesthetic excellence and authenticity.
- We will be committed stewards of the Rocky Branch watershed, the Congaree River and the Mill District parks and natural resources in order to preserve their beauty, accessibility, purpose, and health.
- We will create and foster partnerships and collaborations across agencies and community organizations.
- We will strive to provide opportunities to celebrate and to promote the Mill District’s culture, history, the arts, natural resources, and industry.

therefore we commit to the following principles:

- We will be engaged in and contribute to public efforts that will impact the quality of life within the Mill District and the safety and prosperity of the community.
- We will strive to foster a spirit of innovation and creativity as we work to revitalize our neighborhoods and advance economic opportunities, particularly for local businesses.
- We will promote a safe, multi-modal, well-connected transportation network that works in concert with the Mill District fabric, the historic context and natural resources.
- We will strive to preserve and encourage housing choices appropriate in scale and character.

### GOALS

The goals of the Capital City Mill District are to provide a collaborative and equitable community framework in order to:

- Protect, preserve, elevate and celebrate the authentic history, architecture and fabric of the neighborhoods
- Revitalize and complete corridors and greenways that will safely and beautifully connect people to the Mill District’s unique places and resources

- Encourage increased homeownership, community investment, and stewardship
- Manage the Rocky Branch, parks and natural environments for increased enjoyment and stewardship

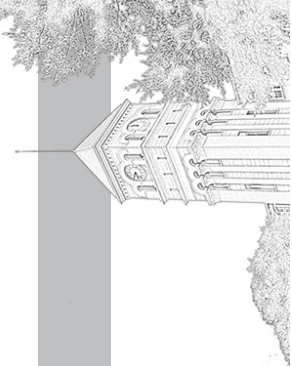
- Balance conservation and development
- Create and support opportunities for residents to engage and to prosper

BIG IDEA 1 :  
Implement placemaking policies and projects

BIG IDEA 2:  
Manage trains, transportation & traffic

BIG IDEA 3:  
Unify and connect the district to the greater community

BIG IDEA 4:  
Improve environmental stewardship





# 3. THE IMAGINE MILL DISTRICT RECOMMENDATIONS

## IMPLEMENT PLACEMAKING POLICIES & PROJECTS

### Exhibit "I"

#### RECOMMENDED ARCHITECTURAL REDEVELOPMENT CHARACTER

The following images portray potential rehabilitation and infill development character within the historic neighborhoods, as well as appropriately-scaled neighborhood commercial development. These images are from similar historic communities, some of them mill villages. While this plan is not providing design guidelines, future development should be encouraged and guided to reflect the vision, goals and guiding principles to preserve the character and scale of the Mill District. Updated land use classifications will create an equal field for development; therefore, a unified approach to guiding the architectural style and scale should be considered after the new land use classifications and map are adopted by the City and County.

The images shown in **Figures 28, 29 & 30**, provide possible examples of appropriately scaled redevelopment and infill development for the historic core and along corridors. Within the historic core, the goal is to preserve the fabric, character, scale, massing and density

Outside of the historic core – Assembly Street, Rosewood Drive, and parts of Huger Street, Catawba Street and Whaley Street – more diversity in architecture and more density are welcome. The architecture and density should also reflect the vision of the mill, and the industrial history of the Mill District.

A unified framework for shepherding and guiding design and development in the Mill District will provide an equitable approach to development and further support the vision of this plan.



Figure 28: Recommended redevelopment character- residential



Figure 29: Recommended redevelopment character - small commercial/mixed-use



# 3. THE IMAGINE MILL DISTRICT RECOMMENDATIONS

## IMPLEMENT PLACEMAKING POLICIES & PROJECTS

### RECOMMENDED ARCHITECTURAL REDEVELOPMENT CHARACTER

### Exhibit "I"



Figure 30: Recommended redevelopment character - large mixed-use/industrial/makers



## Exhibit “J”

<b>Density and Dimensional Standards Comparison: R4, R6, and MU1 Districts</b>			
	R4	R6	MU1
Minimum Lot Size (sq. ft.)	4,840	2,420	NC
Density	9	18	None
Setbacks:			None
• Front Yard	20	25	
• Rear Yard	15	20	25
• Sides Yard			10
○ Combine total (ft.)	13	14	0
○ Minimum Side Yard (ft.)	4	7	45 or 3 stories
Building Height (max.)	45	Taller of 3 stories or 45 feet	0
Lot Width (min.)	50 *	50	50

\*There is no minimum lot width if vehicular access is provided to the rear of the lot from an abutting alley.

## Exhibit “K”

<b>Density and Dimensional Standards Comparison: R4, R6, and MU1 Districts</b>			
	R4	R6	MU1
Minimum Lot Size (sq. ft.)	4,840	2,420	NC
Density	9	18	None
Setbacks:			None
• Front Yard	20	25	
• Rear Yard	15	20	25
• Sides Yard			10
○ Combine total (ft.)	13	14	0
○ Minimum Side Yard (ft.)	4	7	45 or 3 stories
Building Height (max.)	45	Taller of 3 stories or 45 feet	0
Lot Width (min.)	50 *	50	50

\*There is no minimum lot width if vehicular access is provided to the rear of the lot from an abutting alley.

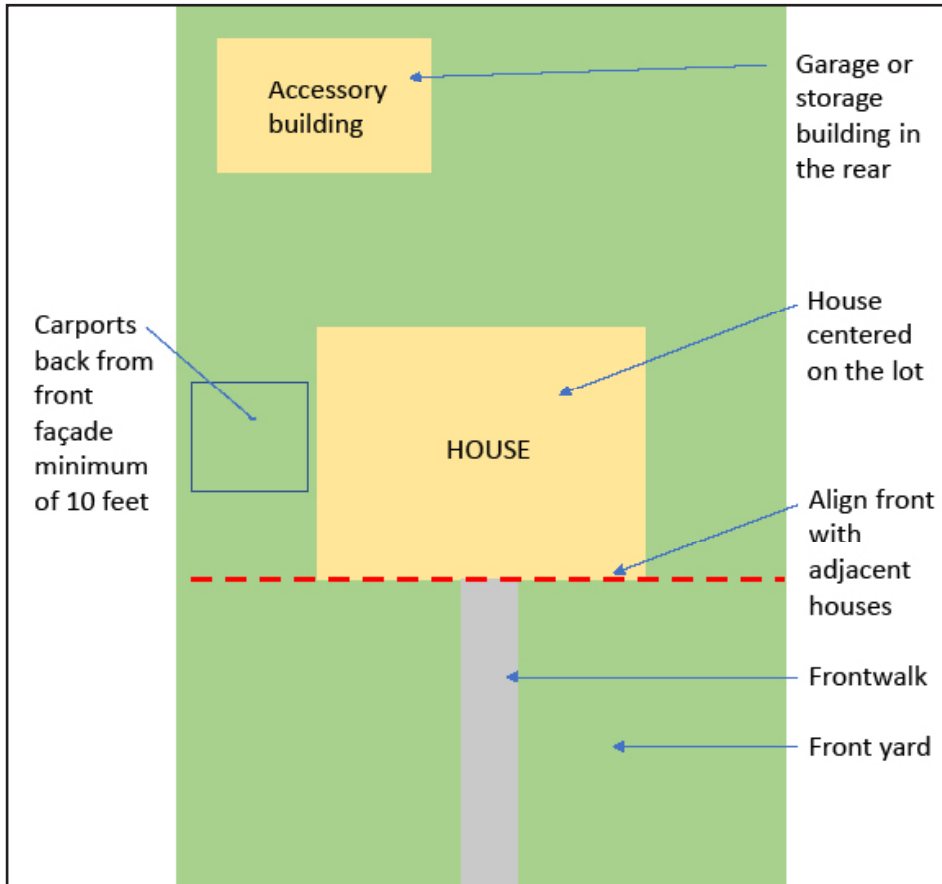


# Exhibit "L"

## 3.B Individual Lot Design

**G**oal: Maintain the established pattern of lot development. Combining lots into larger parcels is not appropriate. Respect and maintain the traditional relationship to the street and to neighboring properties, the common orientation of structures, the established configuration of green space, and the placement of parking in the rear.

### B.1 LOT CONFIGURATION



*Typical lot design in Olympia Mill Village.*

- Discourage lots from being combined to create larger lots. If vacant lots are combined or larger than a single lot, new construction must replicate the rhythm and pattern of the historic single-family houses.
- It may be appropriate to absorb a remaining historic rear alley into a rear yard, as this is in keeping with the historic and character of the Neighborhood.
- Primary buildings shall be located in the middle of the lot. Garages and accessory structures shall be in the rear.

### B.2 RELATIONSHIP TO STREET, SIDE YARDS



*Typical façade/front yard setback alignment in Olympia Mill Village.*

- Front yard setbacks shall align with the other historic façade setbacks on the block.
- Side yard setbacks between houses are consistent and equal on both sides. This pattern shall be maintained as closely as possible.

# Exhibit "L"

## 3.B Individual Lot Design

### B.3 RELATION TO NEIGHBORING HOUSES

- Houses of the same type should never be next-door neighbors. Any new construction must not have a matching appearance to the house adjacent to it.
- New construction shall echo the house immediately across the street from it, in keeping with the historic neighborhood planning.

### B.4 GARAGES, CARPORTS, AND ACCESSORY STRUCTURES

- Garages and accessory structures shall be located behind the house in the rear yard.
- Carports shall be located on the side of a house back a minimum 10' from the front façade.

### B.5 DRIVEWAYS

- Driveways and curb cuts must be no more than 12' wide. Double-wide driveways are not appropriate.
- Driveways shall be located to the side of the lot and must not be directly in front of a house.
- A shared driveway with the neighboring property is encouraged. The shared driveway shall not be wider than 12'.

### B.6 PARKING

- If a curb cut already exists, an additional curb cut must not be added.
- Parking in the front of the house shall be limited to parking in the driveway.
- No parking on the front yard except on football game days.



*Parking on the front yard is not appropriate for Olympia Mill Village.*

## 3.C. Architectural Guidelines

### C.1 GENERAL

#### Respect and Retain Original Historic Style and Features

- Recognize and understand the historic style of the building. Retain historic features, including character-defining elements and original scale and massing.
- Do not add stylistic elements that were not originally present. Avoid alterations that have no historic basis and that seek to create the appearance of a different architectural period or a false sense of history.
- Work undertaken to remove non-historic alterations that detract from the original historic style is encouraged.



*Historic features and fabric in Olympia Mill Village shall be retained.*

#### Should I Repair or Replace?

- *When to Preserve:* Repair rather than replace deteriorated historic features and architectural elements whenever possible. Many times, materials that initially appear beyond repair may be preserved successfully.
- *When to Rehabilitate:* If an original architectural feature has deteriorated beyond repair, the replacement shall match the historic feature in size, scale, profile, and finish. The substitution of compatible recycled historic materials is acceptable, provided that the replacement material is compatible with the historic style and character of the resource. In order to be appropriate, synthetic or composite replacement materials shall match the original in size, scale, profile, and finish.
- *When to Restore:* Missing architectural features may be restored using photographs, historic architectural drawings, or physical evidence as a guide. Physical evidence might include other matching elements that remain extant on the building or a “ghost” showing where the missing element historically was attached. The restored element shall match the original in size, scale, profile, and finish.
- *When to Construct New:* New construction within the Neighborhood is appropriate only if it will not demolish or significantly alter an extant contributing resource. For example, new construction may be appropriate on an empty lot or to replace a non-contributing building.



# Exhibit "L"

## 3.C. Architectural Guidelines

### C.2 RESTORATION, REHABILITATION, AND RENOVATION OF HISTORIC STRUCTURES

#### Front Elevation

- Maintain the original elevations of the structure that are visible from the public right-of-way. Do not change the appearance, character, arrangement of architectural features, design, or materials, except to restore a structure to its original appearance. Adding architectural features to a structure that were not present historically is not appropriate. (e.g., do not add a tower to a house that never had one.)

#### Building Walls

- Repair damaged walls with like materials that match the weathered material of the original structure in color and texture. Replace only those sections that are deteriorated beyond repair. Using wood siding to replace deteriorated wood siding is encouraged. When using cementitious fiberboard, it must match the original in size and scale.
- Aluminum or vinyl siding as a replacement for a primary building material is not appropriate. Artificial siding materials can cause irreparable damage to underlying materials and structural members.



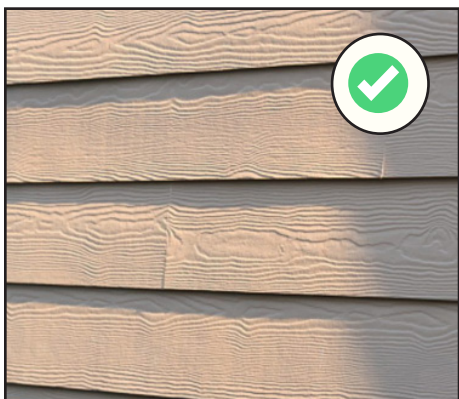
*Maintaining the front elevation is appropriate for Olympia Mill Village.*



*Wood siding is appropriate for Olympia Mill Village.*



*Vinyl siding is not appropriate for Olympia Mill Village.*



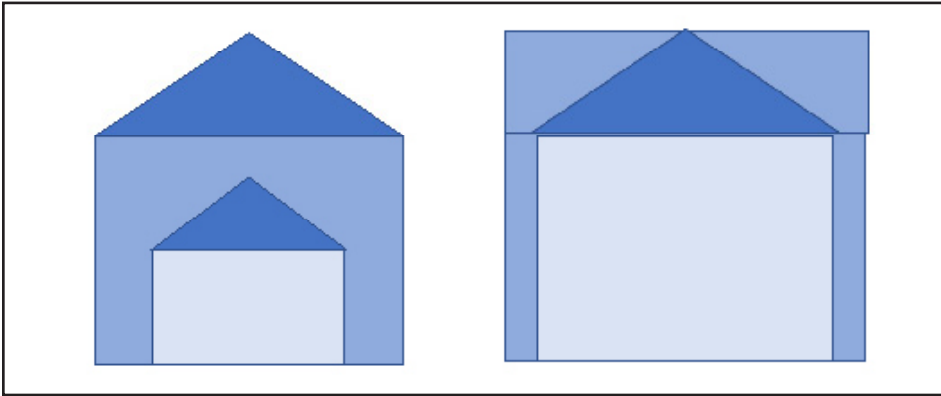
*Wood finish cementitious board is appropriate for Olympia Mill Village.*



*Smooth finish cementitious board is not appropriate for Olympia Mill Village.*

# Exhibit "L"

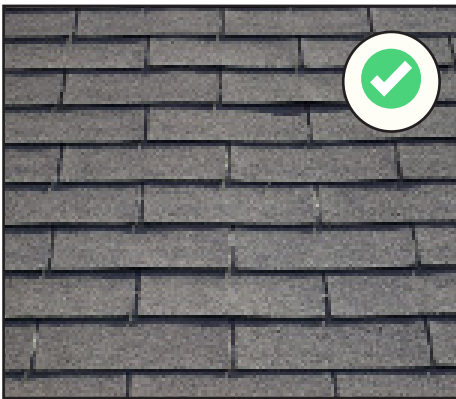
## 3.C. Architectural Guidelines



*Roofs of new additions shall have the same slope as the original house.*



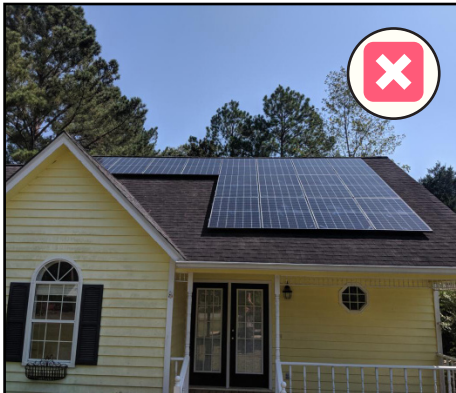
*Maintaining the original roof slope is appropriate for Olympia Mill Village.*



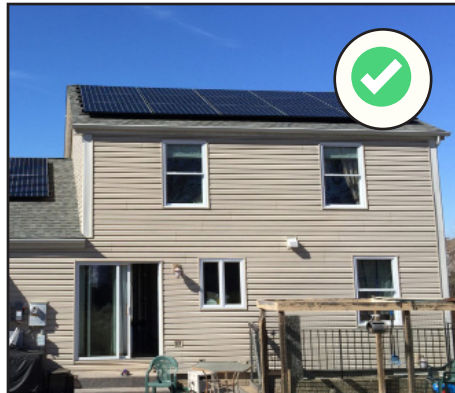
*Asphalt shingles are appropriate for Olympia Mill Village.*



*Metal roofing is not appropriate for Olympia Mill Village.*



*Solar panels on the front roof slope are not appropriate for Olympia Mill Village.*



*Solar panels on the rear roof slope are appropriate for Olympia Mill Village.*

### Roofs

- The shape and slope of the original roof is an important character defining feature of the houses. The original roof shape and slope as seen from the street shall be maintained.
- Roofing materials shall duplicate the appearance and profile of the historic materials whenever possible. The color of the new roofing material shall be comparable to the color of the historic material.
- Locate solar panels on the back of the roof so that they are not visible from the street.
- A metal roof is not appropriate.



# Exhibit "L"

## 3.C. Architectural Guidelines

### Porches

- Front porches are important character-defining features for the historic houses in the Old Hill, no matter the architectural type. Retain original front porch elements such as columns, balustrades, and decorative trim. Damaged elements of the porch shall be repaired whenever possible. When replacement is required, replace only those elements deteriorated beyond repair using materials that match the original. If original porch features are missing, make sure there is sufficient documentation to accurately reproduce the missing pieces. Do not add porch elements that were not historically present.
- Enclosing front porches is not allowed, though screening may be acceptable. If a front porch is screened, it shall be constructed so that the primary architecture elements, such as columns and balustrades, are still readily visible from the street. The addition of screen material should be reversible and not damage any historic features.
- New porches or decks shall not be added to a front elevation if one never existed.

### Stoops

- Stoops are important character defining features of New Hill houses. Retain original stoop elements such as gable or shed projecting roofs and stoop columns. These should be decorative metal, though wood posts and turned columns may be appropriate.
- Enclosing front stoops is not allowed. Enclosing side stoops with the same siding as on the main body of the house is acceptable.



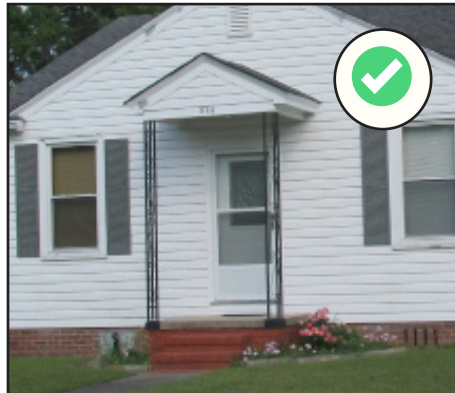
*Maintaining the original front porch is appropriate for Olympia Mill Village.*



*Screening the front porch is appropriate for Olympia Mill Village.*



*Enclosing the stoop is not appropriate for Olympia Mill Village.*



*Reatining the original stoop is appropriate for Olympia Mill Village.*



*Adding elements that were not historically present is not appropriate for Olympia Mill Village.*

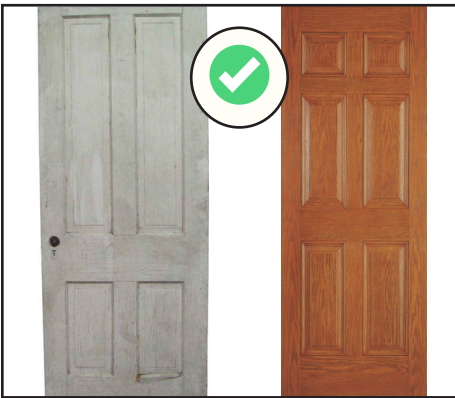


# Exhibit "L"

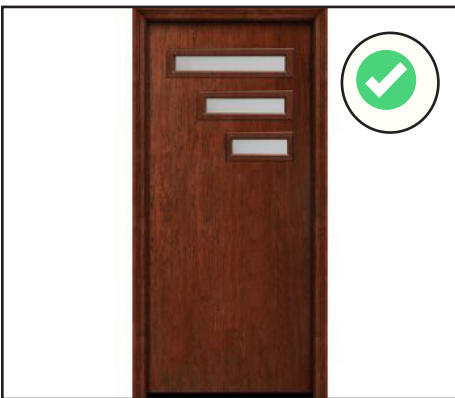
## 3.C. Architectural Guidelines



*Maintaining original transoms is appropriate for Olympia Mill Village.*



*Four- and six-panel wood doors are appropriate for Olympia Mill Village.*



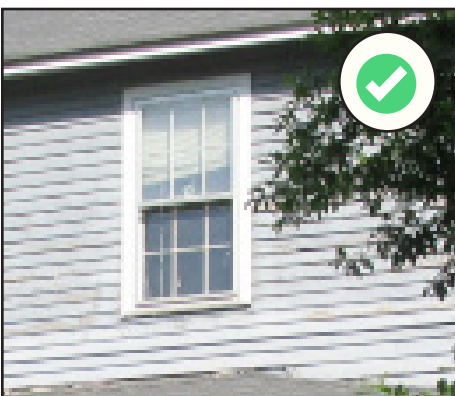
*More decorative doors are appropriate in New Hill.*

### Doors

- The location, size, and style of doors are important character defining features of a building. Enlarging or enclosing original door openings on the front elevations is not allowed. Moving or adding doors is not appropriate. On the other hand, restoring original doors openings that have been enclosed is encouraged.
- Retain and repair original doors, door surrounds, and transoms using materials that match the original. If doors and surrounds have deteriorated beyond repair or the original door has been replaced with an inappropriate door, a replacement may be necessary. The door, door surround, and transom shall match the style, materials, and finish of the original door. Solid wood doors with recessed panels and frames are appropriate to the neighborhood. Steel and hollow-wood doors are not appropriate for main entries. New Hill doors can be slightly more decorative, with lite openings and with aluminum or wood screen doors.

### Windows

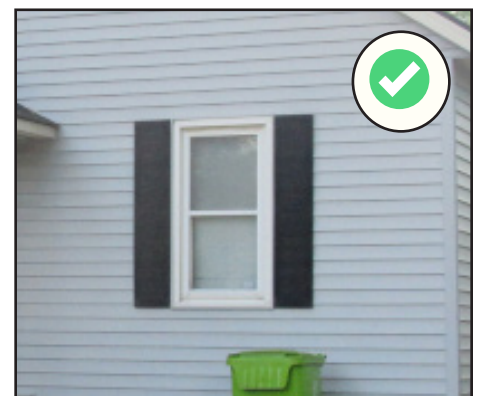
- Window placement and patterns are a character defining feature of a structure. Enlarging or enclosing original window openings on the front elevation is not allowed. It is inappropriate to move or add new window openings on front elevations. On the other hand, restoring original window openings that have been enclosed is encouraged.
- Retain and repair original windows, window surrounds, and screens using materials that match the original. If original windows or screens are deteriorated beyond repair, replacement windows shall maintain the same size, profile, configuration, finish, and details as the original windows.
- It is important that during the installation of replacement windows, the jamb is recessed from the front façade at the same depth as the original windows. The shadow line caused by the recess greatly affects the character of the window.
- Storm windows either on the outside or inside can provide increased energy efficiency without damaging historic windows. Interior storm windows are encouraged to maintain the historic exterior appearance of the window. Storm windows should be installed so that they do not damage historic jambs and surrounds.
- Windows on New Hill houses can have decorative shutters provided they are wood and compatible with shutters on surrounding houses.



*Wood windows are appropriate for Olympia Mill Village.*



*Replacement windows shall be recessed from the front façade.*



*Window shutters are appropriate in New Hill.*

# Exhibit "L"

## 3.C. Architectural Guidelines

### Chimneys

- Original chimneys add character to a building. It is important to retain original chimneys. If new chimneys are added, they must be located behind the ridge line and shall not be visible on the front of the house as seen from the street in Old Hill. In New Hill it is appropriate to have chimneys visible on the front façade.



*Chimneys in Old Hill are not visible from the front façade.*



*Chimneys in New Hill are visible from the front façade.*

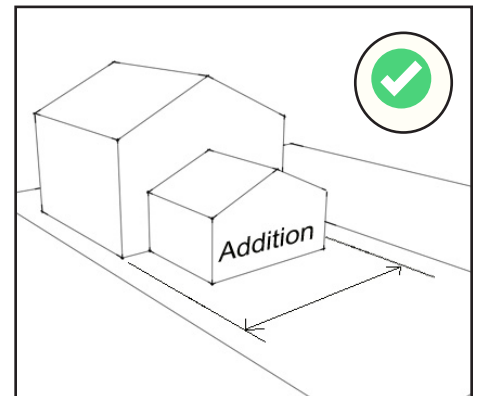
### C.3 ADDITIONS TO CONTRIBUTING BUILDINGS

#### Location and Height

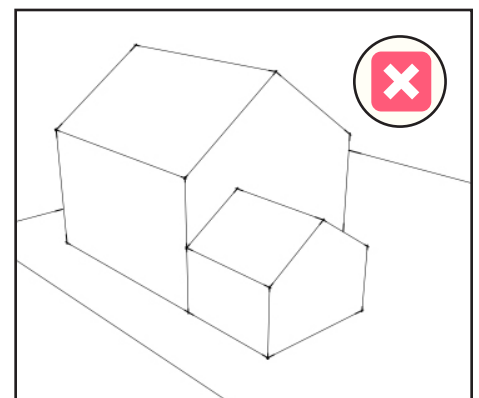
- New additions shall not overwhelm or overshadow the existing building. They shall appear subordinate and be located as inconspicuously as possible. New additions shall reinforce the original historic character and shall not destroy significant historic features.
- New additions shall be made toward the rear of the property. Whenever possible, additions shall be located behind the original rear façade of the historic building. It is not appropriate to align an addition with the front façade, nor shall the new addition project in front of the original front façade.
- Two-story additions to one-story homes shall be built at the rear of the historic building to preserve the original one-story character. The historic building's appearance as viewed from the street shall appear relatively unaltered. The roof height of the new addition shall be as low as possible to minimize visual impact.
- Retaining the appearance of the original roofline is important. Whenever possible, the roof form of the new addition shall not be visible above the ridgeline of the original roof when the front of the historic building is viewed from the street.

#### Design and Style of New Additions

- An addition shall mimic the original construction in terms of method and materials. Modern construction techniques, materials, and contemporary manufacturing processes will differentiate hand-made from machine-made materials to the trained observer.
- Additions that are visible from the street shall have windows that are the same proportion to the walls and that follow the same patterns as those on the existing house. The addition shall have similar floor-to-floor heights and compatible bay divisions with those of the existing house.



*New additions shall be subordinate to the existing building.*



*New additions shall not align with the front façade.*



# Exhibit "L"

## 3.C. Architectural Guidelines

### Windows

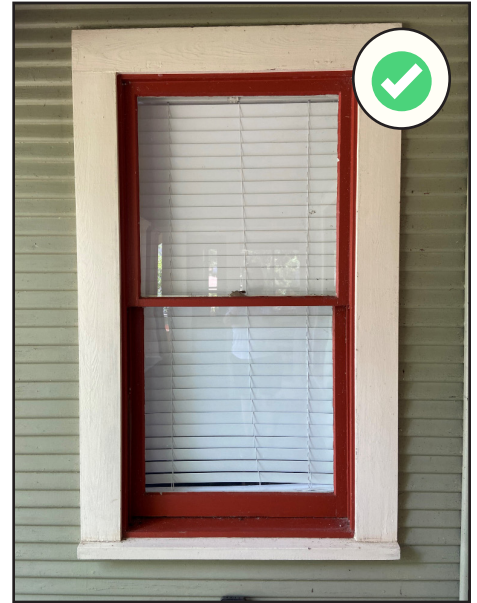
- Windows in new construction shall reflect the patterns of windows in historic buildings within the Neighborhood. The vertical shape of the windows from the wall surface shall be similar to those in historic buildings within the district, so that shadow lines are significant and reflect the historic character.
- The style of windows and doors in new construction shall relate to the architectural style of the original houses. Refer to the "Character of Architecture" section in *CHAPTER 2* of these Design Guidelines.

### Doors

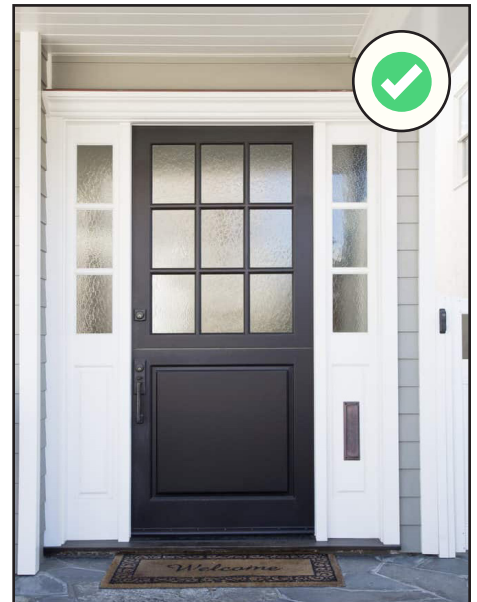
- Front doors shall be visible from the street. Solid wood doors with or without lights shall correspond to the style and design of the original houses in that area. Doors with panels and recesses are appropriate in the Neighborhood. Flat unadorned doors are not appropriate. Wood or aluminum screen doors may be appropriate on the New Hill.

### Garages & Accessory Buildings

- Garages and accessory structures shall be detached and located at rear of lots. Garages and accessory buildings shall be compatible in scale for the property and subordinate to the main structure. They shall be sited to reflect and correspond to the historic patterns of the block on which they are located.
- The exterior materials for new garages and outbuildings shall be wood or cementitious fiber board such as Hardi-Plank. Lap siding is an appropriate material for garages in the neighborhood.
- Garage doors shall reflect the overall character of the Neighborhood. Their general appearance should reflect the early-mid twentieth-century character. They may be made of wood or painted metal if stylistically they resemble the wooden doors common to the Neighborhood.



*Windows in new construction shall reflect the style and character of the Neighborhood.*



*Doors in new construction shall reflect the style and character of the Neighborhood.*



*Doors with panels and recesses are appropriate in the Neighborhood.*



*Doors in new construction shall reflect the style and character of the Neighborhood.*



*Garage style and placement shall reflect the overall character of the Neighborhood.*



*Garage style and placement shall reflect the overall character of the Neighborhood.*



*Garage style and placement shall reflect the overall character of the Neighborhood.*

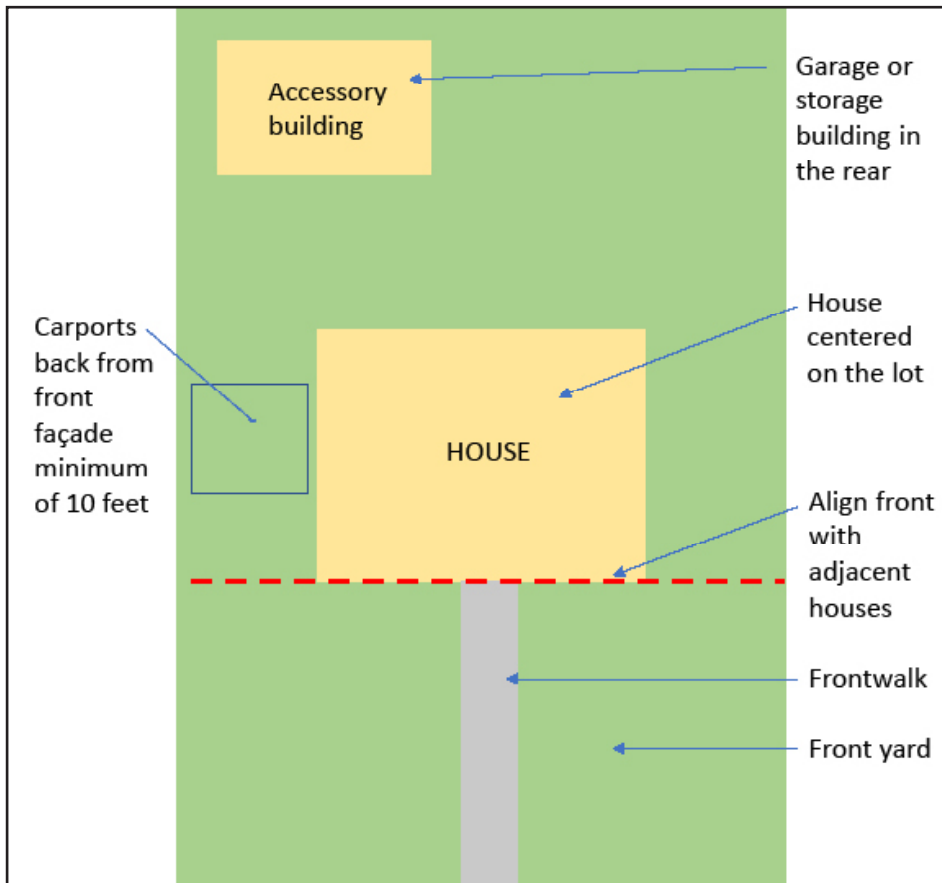


# Exhibit "M"

## 3.B Individual Lot Design

**G**oal: Maintain the established pattern of lot development. Combining lots into larger parcels is not appropriate. Respect and maintain the traditional relationship to the street and to neighboring properties, the common orientation of structures, the established configuration of green space, and the placement of parking in the rear.

### B.1 LOT CONFIGURATION



*Typical lot design in Olympia Mill Village.*

- Discourage lots from being combined to create larger lots. If vacant lots are combined or larger than a single lot, new construction must replicate the rhythm and pattern of the historic single-family houses.
- It may be appropriate to absorb a remaining historic rear alley into a rear yard, as this is in keeping with the historic and character of the Neighborhood.
- Primary buildings shall be located in the middle of the lot. Garages and accessory structures shall be in the rear.

### B.2 RELATIONSHIP TO STREET, SIDE YARDS



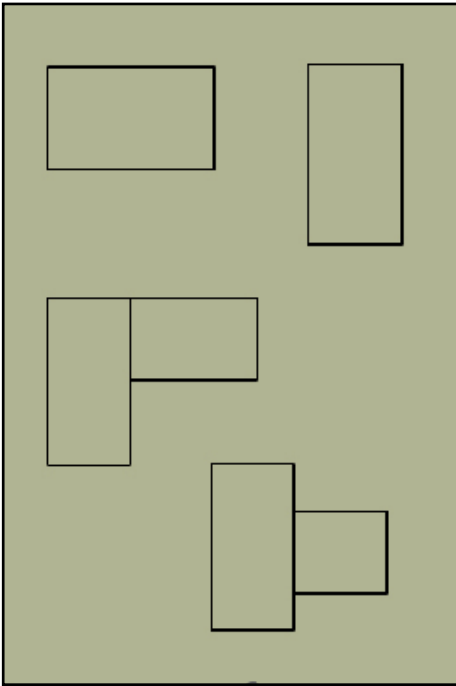
*Typical façade/front yard setback alignment in Olympia Mill Village.*

- Front yard setbacks shall align with the other historic façade setbacks on the block.
- Side yard setbacks between houses are consistent and equal on both sides. This pattern shall be maintained as closely as possible.

# Exhibit "N"

## 2.C.2 Building Design: Massing, Roof Shape, and Materials

### MASSING



*Typical massing, Olympia Mill Village.*



*Typical massing, Olympia Mill Village.*

The massing of houses refers to the basic shape of the house in 3 dimensions - height, width and depth. The historic houses of Olympia Mill Village have very simple massing. They are simple shapes in plan as illustrated in the adjacent diagram. They are either one or two stories in height. The character of these houses is a simple, straightforward design. There are not ins and outs, turrets or towers, or curved forms.

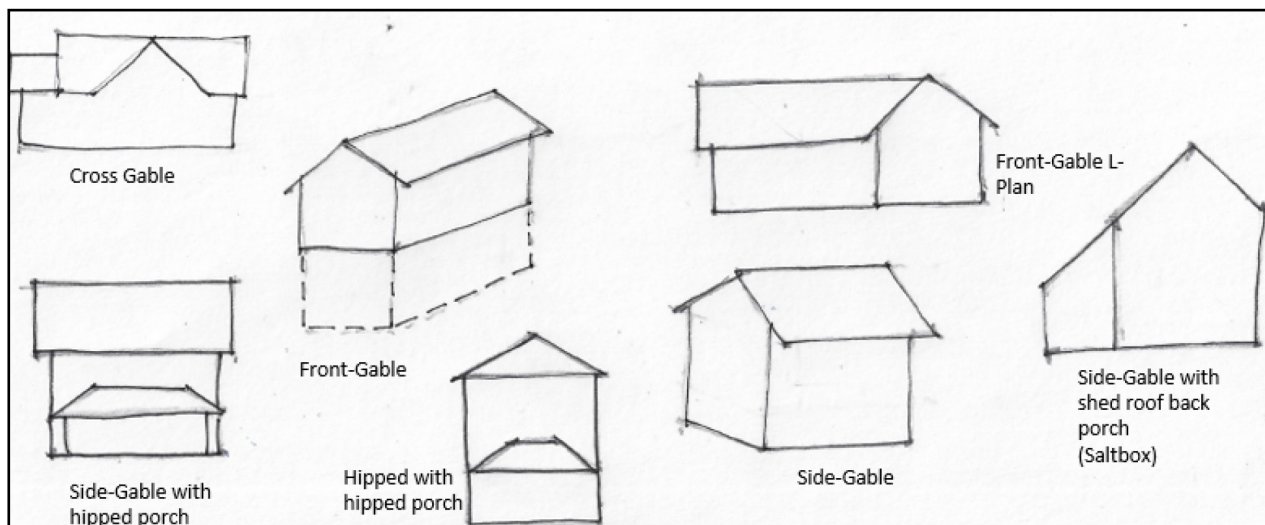


*Typical massing, Olympia Mill Village.*



*Typical massing, Olympia Mill Village.*

### ROOF SHAPES



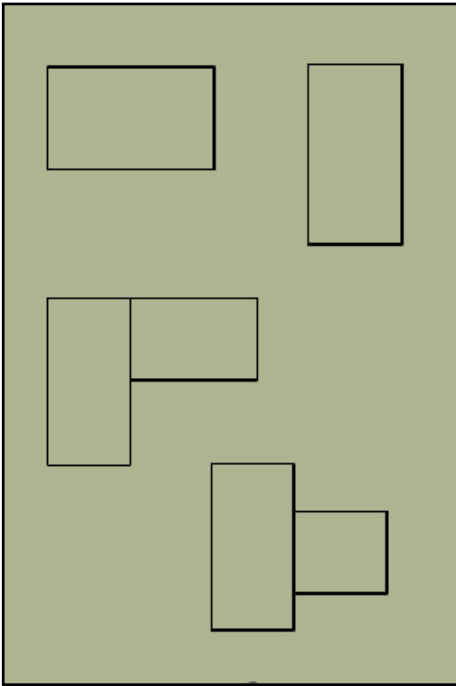
*Typical roof shapes, Olympia Mill Village.*

The Roof Shape of a house is an important character defining feature. The roof shapes in Olympia Mill Village are very simple. They are either side-gable, front-gable, or cross-gable. There are also hipped roofs and shed roofs on porches. Houses do not have multiple peaks and complicated roofs. There are not dormers or decorative gable ends that might have been found in more elaborate styles.

# Exhibit "O"

## 2.C.2 Building Design: Massing, Roof Shape, and Materials

### MASSING



*Typical massing, Olympia Mill Village.*



*Typical massing, Olympia Mill Village.*

The massing of houses refers to the basic shape of the house in 3 dimensions - height, width and depth. The historic houses of Olympia Mill Village have very simple massing. They are simple shapes in plan as illustrated in the adjacent diagram. They are either one or two stories in height. The character of these houses is a simple, straightforward design. There are not ins and outs, turrets or towers, or curved forms.

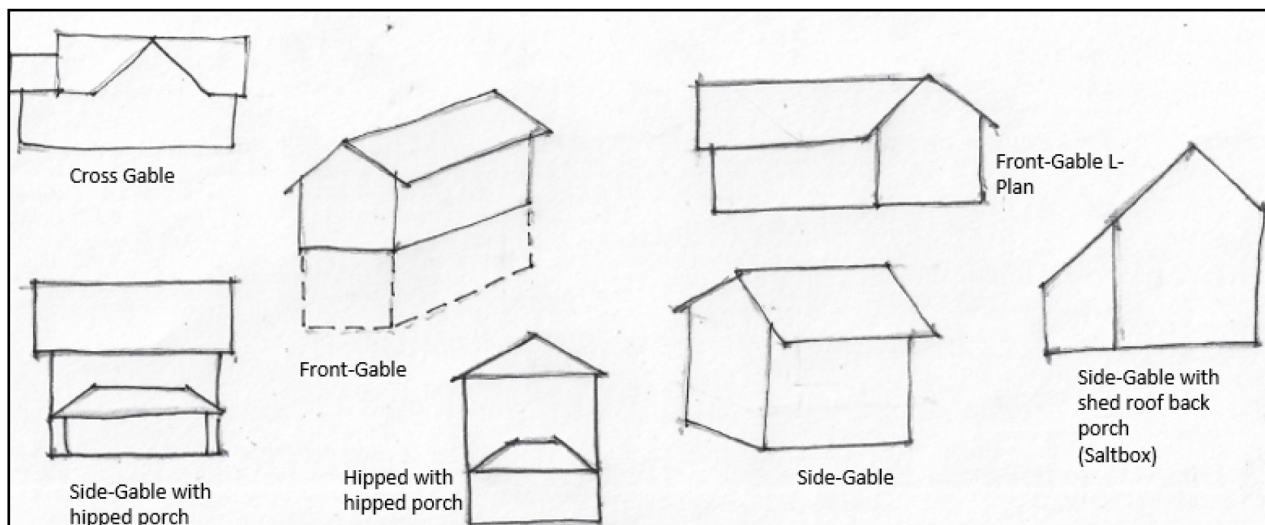


*Typical massing, Olympia Mill Village.*



*Typical massing, Olympia Mill Village.*

### ROOF SHAPES



*Typical roof shapes, Olympia Mill Village.*

The Roof Shape of a house is an important character defining feature. The roof shapes in Olympia Mill Village are very simple. They are either side-gable, front-gable, or cross-gable. There are also hipped roofs and shed roofs on porches. Houses do not have multiple peaks and complicated roofs. There are not dormers or decorative gable ends that might have been found in more elaborate styles.



## 3.C. Architectural Guidelines

### Contemporary Design

- Contemporary design and style can be appropriate if the building respects the scale, massing, proportions, patterns, and materials prevalent among contributing houses within the neighborhood.

### Massing

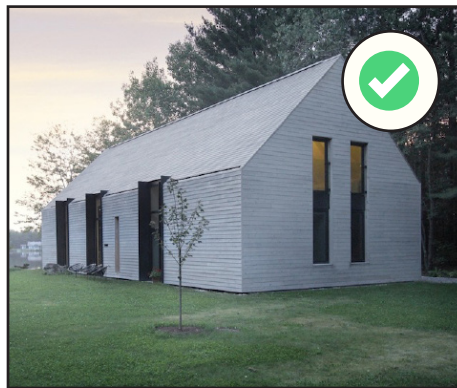
- House shapes (depth, width, and height) in the Neighborhood are simple shapes. New construction shall reflect the simple mass of the historic houses. A complicated footprint with many projections, where walls move in and out is inappropriate. Complicated footprints result in complicated roof forms, which are also inappropriate.
- Houses of the same type should never be next-door neighbors. Any new construction shall not have a matching appearance with the house adjacent to it. New construction shall echo the style of the house immediately across the street from it, in keeping with the historic pattern of house types.
- In the New Hill area the massing shall be one story in the front. A second story shall not begin until 20 feet behind the setback line.
- On large lots the new massing shall be at the same scale of the houses along the street. See illustration.



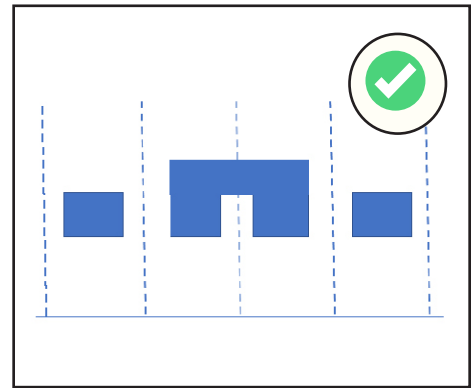
*Appropriate contemporary style for Olympia Mill Village. Credit: McKay-Lyons Architects*



*Appropriate contemporary style for Olympia Mill Village.*



*Appropriate contemporary style for Olympia Mill Village.*



*Appropriate massing for larger lots.*



*Inappropriate complex gable roof and massing.*



*Appropriate front gable roof and massing.*



*Appropriate side gable roof and massing.*

# Exhibit "P"

## 2.C.1 House Types

There are eight types of Workers' Houses in Olympia Mill Village as defined by these Design Guidelines. Six of these were constructed by Olympia Mill between 1900-1903 and 1914-1915; these populate the Olympia Mill Village proper on the Old Hill. Two types were constructed by Pacific Mills in the 1940s; these populate Granville on the New Hill.



*Old Hill: Type 1.*



*Old Hill: Type 2.*



*Old Hill: Type 3.*



*Old Hill: Type 4.*



*Old Hill: Type 5.*



*Old Hill: Type 6.*



*New Hill: Type 7.*



*New Hill: Type 8.*



# Exhibit "P"

## 2.C.1 House Types

### OLD HILL: TYPE 1

- Constructed 1900-1903
- Two-story duplex
- Side-gable roof
- Full porch with a hipped, sloping roof
- Two centered doors and two flanking windows spaced evenly on first floor
- Two windows on second floor
- Facade is made up of two bays that are identical to TYPE 2 houses and mirror each other horizontally.
- Central chimney
- Historically had wood siding



*Old Hill: Type 1.*

### OLD HILL: TYPE 2

- Constructed 1900-1903
- Narrow two-story single-family dwelling
- One door and window at first floor
- One window at second floor
- Facade is identical to one bay of a TYPE 1 house
- Hipped roof
- Hipped roof porch
- Centered chimney
- Historically had wood siding



*Old Hill: Type 2.*



# Exhibit "P"

## 2.C.1 House Types

### OLD HILL: TYPE 3

- Constructed 1900-1903
- Two-story duplex
- Identical to TYPE 2 (Narrow two-story with hipped roof) with the addition of a one-story sloped side-gable wing.
- Side-gable roof porch
- Historically had wood siding



*Old Hill: Type 3.*

### OLD HILL: TYPE 4

- Constructed 1900-1903
- One-story duplex
- L-shaped with a front-gable roof and a side-gable roof on each wing of the L
- L-shape porch: Inset on front-gable wing; extends out from side-gable wing
- Some porches have been screened
- Historically had wood siding



*Old Hill: Type 4.*

### OLD HILL: TYPE 5

- Constructed 1900-1903
- One-story single-family dwelling
- Identical to front-gable wing of TYPE 4:
- Front-gable roof
- Inset porch on side elevation
- Some porches have been screened
- Historically had wood siding



*Old Hill: Type 5.*

# Exhibit "P"

## 2.C.1 House Types

### OLD HILL: TYPE 6

- Constructed 1914-1915
- One-story duplex
- Side-gable roof
- Two centered doors; one window flanking each door; some entrances have been reconfigured
- Shed-roof porch
- Centered chimney
- Historically had wood siding



*Old Hill: Type 6.*

### NEW HILL: TYPE 7

- Constructed 1940s
- One-story single-family dwelling
- Side-gable roof
- Side-gable side porch (many have been enclosed)
- Front-gable or shed roof stoop with cast iron lacework posts
- Chimney by front stoop with a canopy or by side porch
- Historically had asbestos siding and brick foundation



*New Hill: Type 7.*

### NEW HILL: TYPE 8

- Constructed 1940s
- One-story single-family dwelling
- Side-gable roof
- Side-gable side porch (many have been enclosed)
- Front-gable or shed roof stoop with cast iron lacework posts
- Chimney by front stoop with a canopy or by side porch
- Historically had asbestos siding and brick foundation

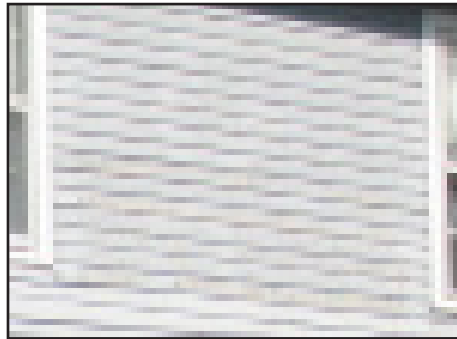


*New Hill: Type 8.*

## 2.C.2 Building Design: Massing, Roof Shape, and Materials

### TYPICAL WALL MATERIALS

Siding on houses in the Neighborhood has changed over the years. Originally wood siding (Olympia Mill Housing) or asbestos shingles (Pacific Mill Housing), over time the siding materials have changed with new products. There are a variety of profiles of the wood siding. Asbestos shingles were popular in the late 1940s and 1950s and have replaced wood siding on some houses. More recently, there have been renovations using vinyl siding. Although rare, there are also examples of brick houses.



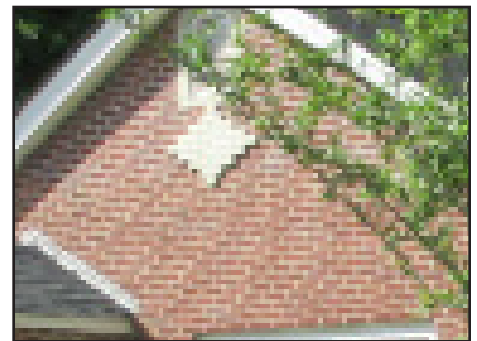
*Typical wall materials: wood siding.*



*Typical wall materials: asbestos shingles.*



*Typical wall materials: vinyl siding.*



*Typical wall materials: brick.*

### TYPICAL FOUNDATION MATERIALS

Originally the houses had exposed pier and beam construction. Later foundation skirts were added. Today foundation skirts are made of wooden lattice, brick, concrete block, or stucco sheathing.



*Typical foundation materials: concrete.*



*Typical foundation materials: brick.*



*Typical foundation materials: wood lattice.*



## 3.C. Architectural Guidelines

### C.2 RESTORATION, REHABILITATION, AND RENOVATION OF HISTORIC STRUCTURES

#### Front Elevation

- Maintain the original elevations of the structure that are visible from the public right-of-way. Do not change the appearance, character, arrangement of architectural features, design, or materials, except to restore a structure to its original appearance. Adding architectural features to a structure that were not present historically is not appropriate. (e.g., do not add a tower to a house that never had one.)

#### Building Walls

- Repair damaged walls with like materials that match the weathered material of the original structure in color and texture. Replace only those sections that are deteriorated beyond repair. Using wood siding to replace deteriorated wood siding is encouraged. When using cementitious fiberboard, it must match the original in size and scale.
- Aluminum or vinyl siding as a replacement for a primary building material is not appropriate. Artificial siding materials can cause irreparable damage to underlying materials and structural members.



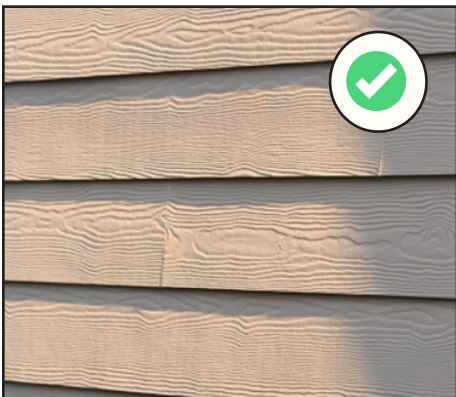
*Maintaining the front elevation is appropriate for Olympia Mill Village.*



*Wood siding is appropriate for Olympia Mill Village.*



*Vinyl siding is not appropriate for Olympia Mill Village.*



*Wood finish cementitious board is appropriate for Olympia Mill Village.*

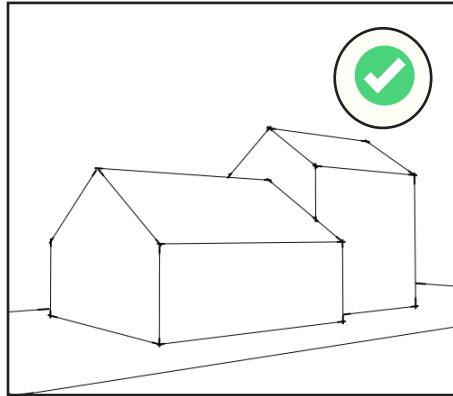


*Smooth finish cementitious board is not appropriate for Olympia Mill Village.*

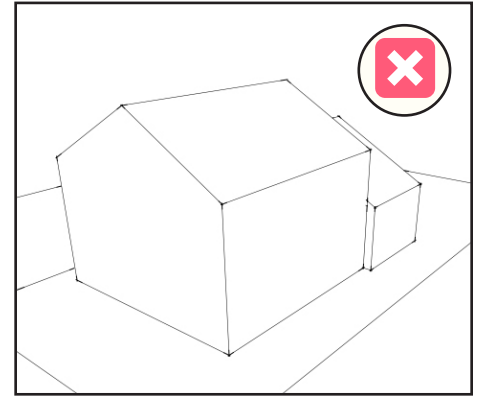
## 3.C. Architectural Guidelines



*New additions shall not overwhelm or overshadow the existing building.*



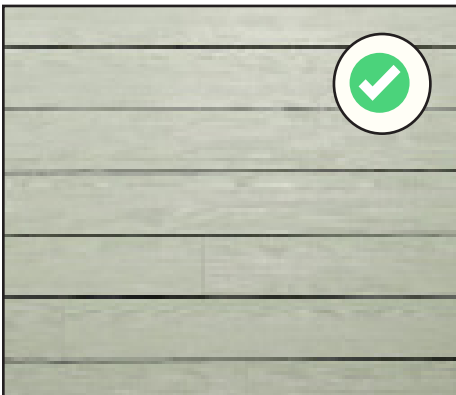
*Rear additions shall not be visible from the front façade*



*New additions shall not project in front of the original front façade.*



*Wood siding is appropriate for new additions.*



*Fiber cement board is appropriate for new additions.*

### Exterior Wall Materials

- When designing an addition which will be visible from the street, it is appropriate to have the addition harmonize with the exterior wall materials of the original house. Additions shall only be made of wood lap siding or fiber cement board siding. Plywood or metal siding is inappropriate.
- It is desirable to allow the original house to be distinguished from the addition so that the historic form can be seen. Sometimes a visual edge such as a slight recess, change in materials, or a vertical trim board can distinguish where the new construction begins. Differentiating the exterior wall materials of the addition from the existing house by using a different compatible material can be acceptable if the scale is maintained.

### Porches and Stoops

- Porches are a strong character defining feature of Old Hill, but porches shall not be added on the front of a house if not originally present. Adding new back porches and decks in the rear are acceptable, but they shall not be visible from the street when the house is viewed from the public right-of-way.
- Stoops are a strong character defining feature of New Hill, but stoops shall not be added if not originally present.

### Roofs

- When constructing a new addition, the roof of the new addition shall not be visible above the ridgeline of the original roof. If it is not possible for the roof to be below the original ridgeline the new roof shall be a simple roof style gable or hipped.
- The slope of the new roof shall match the slope of the existing house.
- Roof materials shall match or be similar to the roof materials on the existing house in color, scale, and texture.
- Locate solar panels on the back of the roof if possible so that they are not visible from the street.

# Exhibit "Q"

## 3.C. Architectural Guidelines



*Porch detailing shall reflect the simple details of the original houses.*



*Adding historical elements to new porches is not appropriate.*

### Exterior Walls

- The exterior wall material of new construction shall be constructed of materials that can be found on other houses within the Neighborhood. Primary building materials such as wood need to be used in comparable ways that they were used on historic buildings. For example, lap wood siding was historically used in a horizontal pattern; using lap wood siding vertically is not appropriate.

### Porches

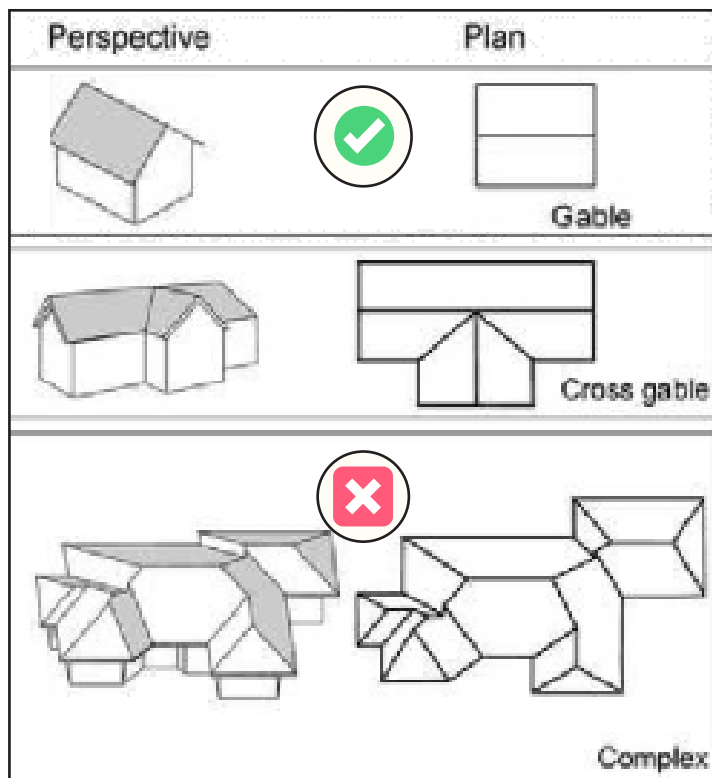
- Porches are a common character-defining feature among houses within the Old Hill portion of Olympia Mill Village. New construction within the Old Hill shall have a front porch. Porch columns, railings, balustrades, and detailing should reflect the simple details of the original houses. Refer to the "Character of Architecture" section in CHAPTER 2 of these Design Guidelines. It is not appropriate to add historical architectural elements such as gingerbread detailing to a new porch.

### Stoops

- Stoops are a common character defining feature among houses on the New Hill. New construction within the New Hill area shall have a front stoop and a side stoop. Stoop roofs shall be front-gable or shed. Railings shall be decorative metal or wood posts.

### Roofs

- Roofs shall be a simple front-gable, side-gable, reflecting the character of the roofs on existing houses within the Neighborhood. Multiple peaks on roofs are not appropriate. Dormers and eyebrow windows are not appropriate.



*Roofs of new additions shall have the same slope as the original house.*



## 3.C. Architectural Guidelines

### Contemporary Design

- Contemporary design and style can be appropriate if the building respects the scale, massing, proportions, patterns, and materials prevalent among contributing houses within the neighborhood.

### Massing

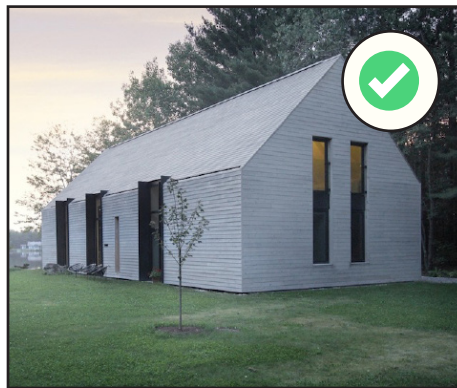
- House shapes (depth, width, and height) in the Neighborhood are simple shapes. New construction shall reflect the simple mass of the historic houses. A complicated footprint with many projections, where walls move in and out is inappropriate. Complicated footprints result in complicated roof forms, which are also inappropriate.
- Houses of the same type should never be next-door neighbors. Any new construction shall not have a matching appearance with the house adjacent to it. New construction shall echo the style of the house immediately across the street from it, in keeping with the historic pattern of house types.
- In the New Hill area the massing shall be one story in the front. A second story shall not begin until 20 feet behind the setback line.
- On large lots the new massing shall be at the same scale of the houses along the street. See illustration.



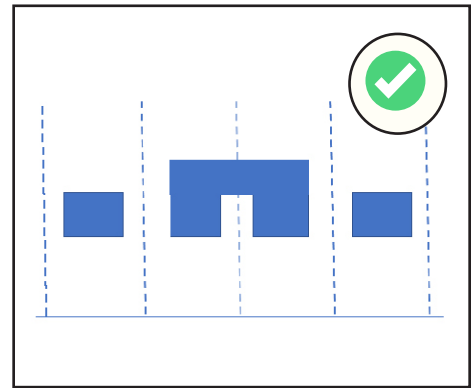
*Appropriate contemporary style for Olympia Mill Village. Credit: McKay-Lyons Architects*



*Appropriate contemporary style for Olympia Mill Village.*



*Appropriate contemporary style for Olympia Mill Village.*



*Appropriate massing for larger lots.*



*Inappropriate complex gable roof and massing.*



*Appropriate front gable roof and massing.*



*Appropriate side gable roof and massing.*

## 2.C.2 Building Design: Massing, Roof Shape, and Materials

### TYPICAL WALL MATERIALS

Siding on houses in the Neighborhood has changed over the years. Originally wood siding (Olympia Mill Housing) or asbestos shingles (Pacific Mill Housing), over time the siding materials have changed with new products. There are a variety of profiles of the wood siding. Asbestos shingles were popular in the late 1940s and 1950s and have replaced wood siding on some houses. More recently, there have been renovations using vinyl siding. Although rare, there are also examples of brick houses.



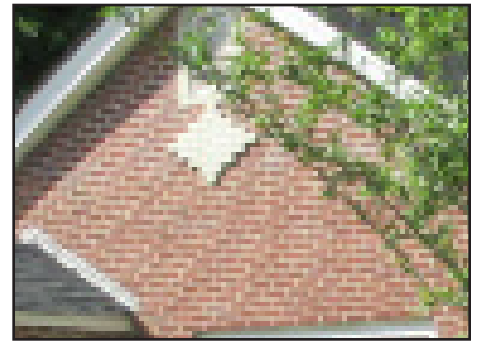
*Typical wall materials: wood siding.*



*Typical wall materials: asbestos shingles.*



*Typical wall materials: vinyl siding.*



*Typical wall materials: brick.*

### TYPICAL FOUNDATION MATERIALS

Originally the houses had exposed pier and beam construction. Later foundation skirts were added. Today foundation skirts are made of wooden lattice, brick, concrete block, or stucco sheathing.



*Typical foundation materials: concrete.*



*Typical foundation materials: brick.*



*Typical foundation materials: wood lattice.*



## 3.C. Architectural Guidelines

### C.2 RESTORATION, REHABILITATION, AND RENOVATION OF HISTORIC STRUCTURES

#### Front Elevation

- Maintain the original elevations of the structure that are visible from the public right-of-way. Do not change the appearance, character, arrangement of architectural features, design, or materials, except to restore a structure to its original appearance. Adding architectural features to a structure that were not present historically is not appropriate. (e.g., do not add a tower to a house that never had one.)

#### Building Walls

- Repair damaged walls with like materials that match the weathered material of the original structure in color and texture. Replace only those sections that are deteriorated beyond repair. Using wood siding to replace deteriorated wood siding is encouraged. When using cementitious fiberboard, it must match the original in size and scale.
- Aluminum or vinyl siding as a replacement for a primary building material is not appropriate. Artificial siding materials can cause irreparable damage to underlying materials and structural members.



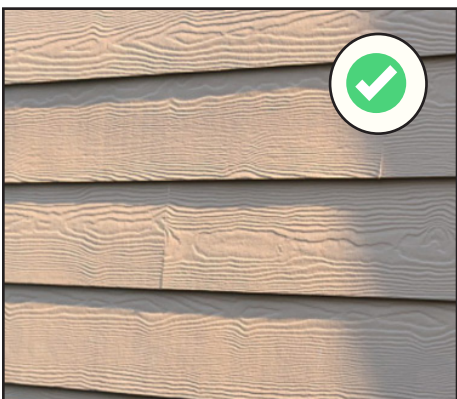
*Maintaining the front elevation is appropriate for Olympia Mill Village.*



*Wood siding is appropriate for Olympia Mill Village.*



*Vinyl siding is not appropriate for Olympia Mill Village.*



*Wood finish cementitious board is appropriate for Olympia Mill Village.*



*Smooth finish cementitious board is not appropriate for Olympia Mill Village.*

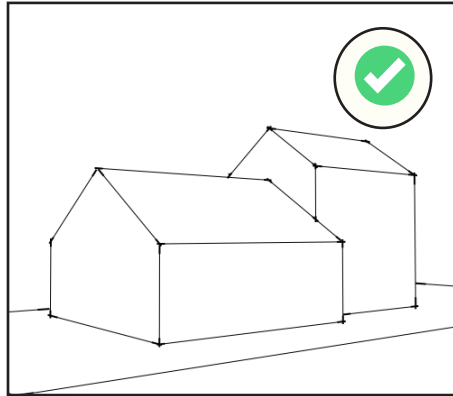


# Exhibit "R"

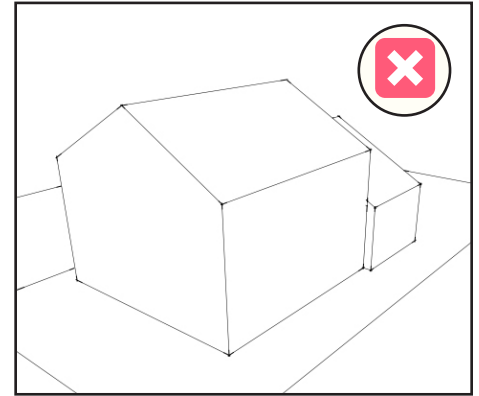
## 3.C. Architectural Guidelines



*New additions shall not overwhelm or overshadow the existing building.*



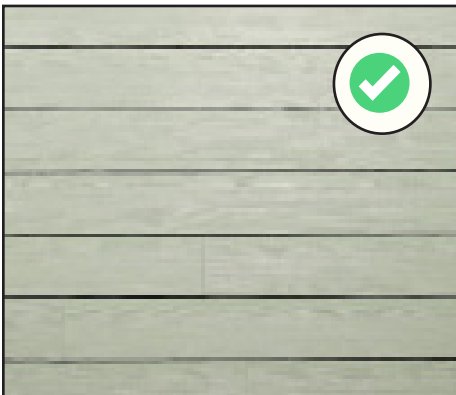
*Rear additions shall not be visible from the front façade*



*New additions shall not project in front of the original front façade.*



*Wood siding is appropriate for new additions.*



*Fiber cement board is appropriate for new additions.*

### Exterior Wall Materials

- When designing an addition which will be visible from the street, it is appropriate to have the addition harmonize with the exterior wall materials of the original house. Additions shall only be made of wood lap siding or fiber cement board siding. Plywood or metal siding is inappropriate.
- It is desirable to allow the original house to be distinguished from the addition so that the historic form can be seen. Sometimes a visual edge such as a slight recess, change in materials, or a vertical trim board can distinguish where the new construction begins. Differentiating the exterior wall materials of the addition from the existing house by using a different compatible material can be acceptable if the scale is maintained.

### Porches and Stoops

- Porches are a strong character defining feature of Old Hill, but porches shall not be added on the front of a house if not originally present. Adding new back porches and decks in the rear are acceptable, but they shall not be visible from the street when the house is viewed from the public right-of-way.
- Stoops are a strong character defining feature of New Hill, but stoops shall not be added if not originally present.

### Roofs

- When constructing a new addition, the roof of the new addition shall not be visible above the ridgeline of the original roof. If it is not possible for the roof to be below the original ridgeline the new roof shall be a simple roof style gable or hipped.
- The slope of the new roof shall match the slope of the existing house.
- Roof materials shall match or be similar to the roof materials on the existing house in color, scale, and texture.
- Locate solar panels on the back of the roof if possible so that they are not visible from the street.

# Exhibit "R"

## 3.C. Architectural Guidelines



*Porch detailing shall reflect the simple details of the original houses.*



*Adding historical elements to new porches is not appropriate.*

### Exterior Walls

- The exterior wall material of new construction shall be constructed of materials that can be found on other houses within the Neighborhood. Primary building materials such as wood need to be used in comparable ways that they were used on historic buildings. For example, lap wood siding was historically used in a horizontal pattern; using lap wood siding vertically is not appropriate.

### Porches

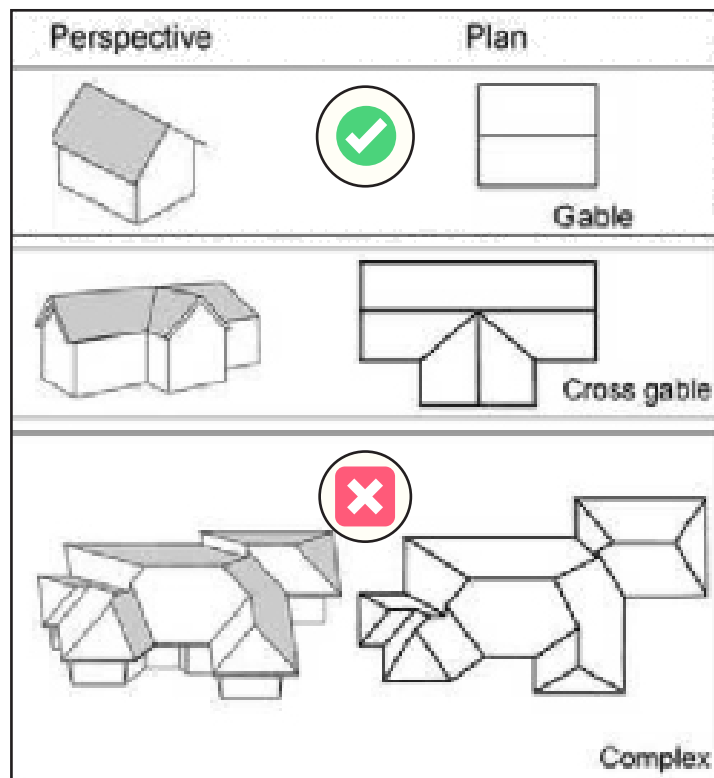
- Porches are a common character-defining feature among houses within the Old Hill portion of Olympia Mill Village. New construction within the Old Hill shall have a front porch. Porch columns, railings, balustrades, and detailing should reflect the simple details of the original houses. Refer to the "Character of Architecture" section in CHAPTER 2 of these Design Guidelines. It is not appropriate to add historical architectural elements such as gingerbread detailing to a new porch.

### Stoops

- Stoops are a common character defining feature among houses on the New Hill. New construction within the New Hill area shall have a front stoop and a side stoop. Stoop roofs shall be front-gable or shed. Railings shall be decorative metal or wood posts.

### Roofs

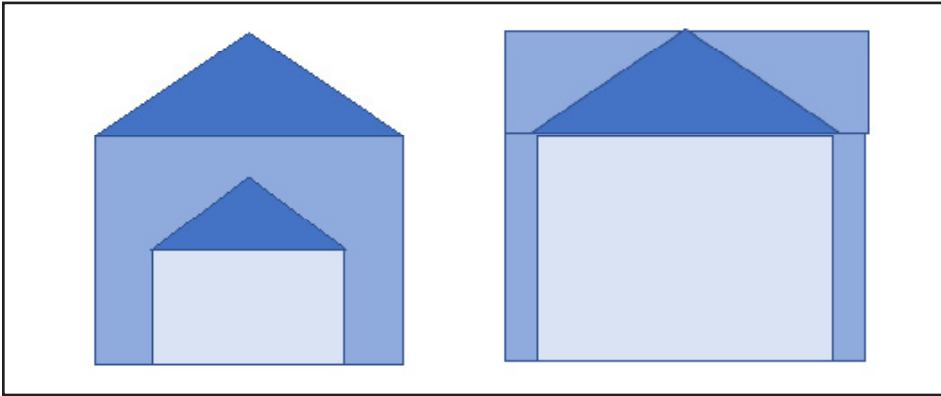
- Roofs shall be a simple front-gable, side-gable, reflecting the character of the roofs on existing houses within the Neighborhood. Multiple peaks on roofs are not appropriate. Dormers and eyebrow windows are not appropriate.



*Roofs of new additions shall have the same slope as the original house.*

# Exhibit "R"

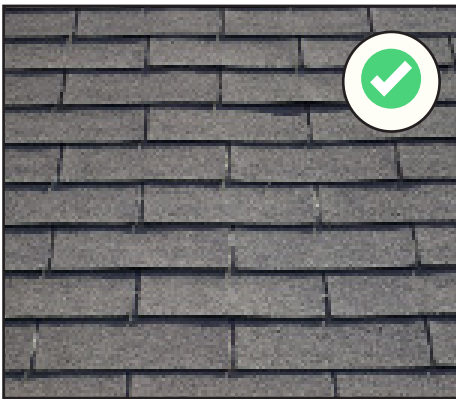
## 3.C. Architectural Guidelines



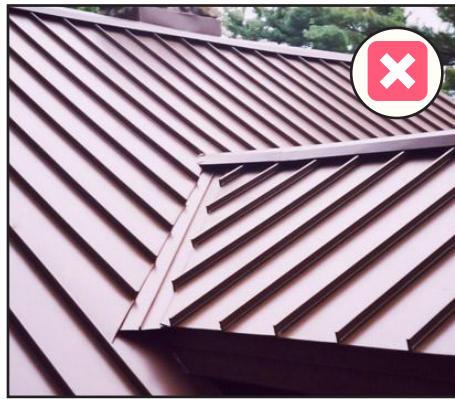
*Roofs of new additions shall have the same slope as the original house.*



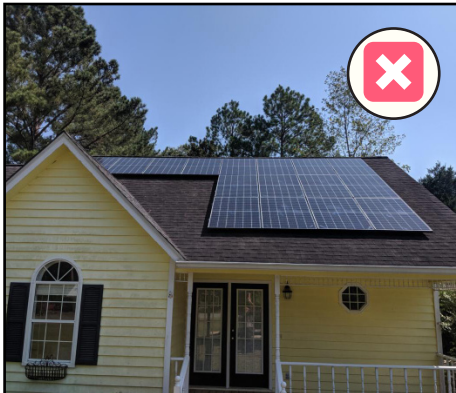
*Maintaining the original roof slope is appropriate for Olympia Mill Village.*



*Asphalt shingles are appropriate for Olympia Mill Village.*



*Metal roofing is not appropriate for Olympia Mill Village.*



*Solar panels on the front roof slope are not appropriate for Olympia Mill Village.*



*Solar panels on the rear roof slope are appropriate for Olympia Mill Village.*

### Roofs

- The shape and slope of the original roof is an important character defining feature of the houses. The original roof shape and slope as seen from the street shall be maintained.
- Roofing materials shall duplicate the appearance and profile of the historic materials whenever possible. The color of the new roofing material shall be comparable to the color of the historic material.
- Locate solar panels on the back of the roof so that they are not visible from the street.
- A metal roof is not appropriate.

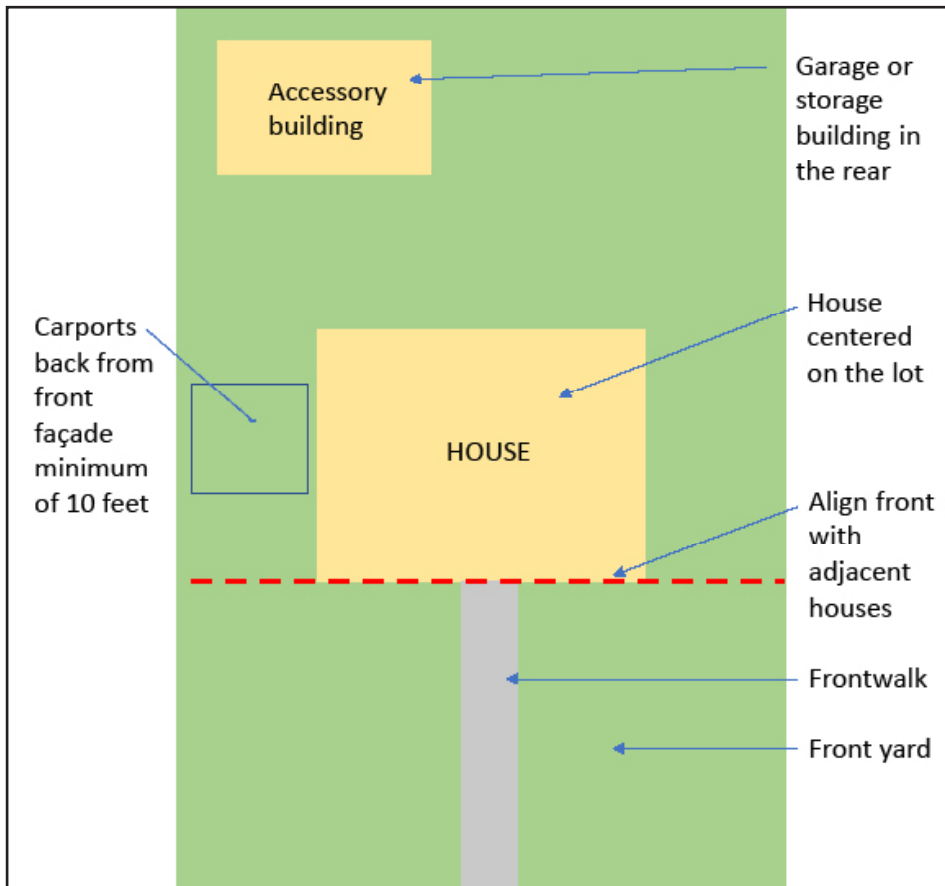


# Exhibit "S"

## 3.B Individual Lot Design

**G**oal: Maintain the established pattern of lot development. Combining lots into larger parcels is not appropriate. Respect and maintain the traditional relationship to the street and to neighboring properties, the common orientation of structures, the established configuration of green space, and the placement of parking in the rear.

### B.1 LOT CONFIGURATION



*Typical lot design in Olympia Mill Village.*

- Discourage lots from being combined to create larger lots. If vacant lots are combined or larger than a single lot, new construction must replicate the rhythm and pattern of the historic single-family houses.
- It may be appropriate to absorb a remaining historic rear alley into a rear yard, as this is in keeping with the historic and character of the Neighborhood.
- Primary buildings shall be located in the middle of the lot. Garages and accessory structures shall be in the rear.

### B.2 RELATIONSHIP TO STREET, SIDE YARDS



*Typical façade/front yard setback alignment in Olympia Mill Village.*

- Front yard setbacks shall align with the other historic façade setbacks on the block.
- Side yard setbacks between houses are consistent and equal on both sides. This pattern shall be maintained as closely as possible.

# Exhibit "S"

## 3.B Individual Lot Design

### B.3 RELATION TO NEIGHBORING HOUSES

- Houses of the same type should never be next-door neighbors. Any new construction must not have a matching appearance to the house adjacent to it.
- New construction shall echo the house immediately across the street from it, in keeping with the historic neighborhood planning.

### B.4 GARAGES, CARPORTS, AND ACCESSORY STRUCTURES

- Garages and accessory structures shall be located behind the house in the rear yard.
- Carports shall be located on the side of a house back a minimum 10' from the front façade.

### B.5 DRIVEWAYS

- Driveways and curb cuts must be no more than 12' wide. Double-wide driveways are not appropriate.
- Driveways shall be located to the side of the lot and must not be directly in front of a house.
- A shared driveway with the neighboring property is encouraged. The shared driveway shall not be wider than 12'.

### B.6 PARKING

- If a curb cut already exists, an additional curb cut must not be added.
- Parking in the front of the house shall be limited to parking in the driveway.
- No parking on the front yard except on football game days.



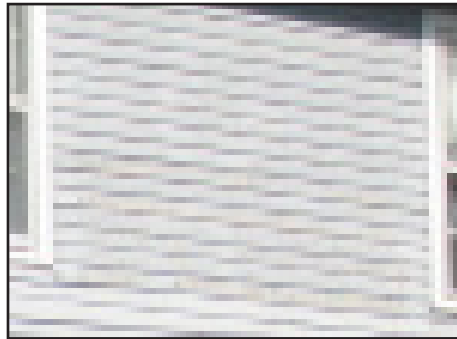
*Parking on the front yard is not appropriate for Olympia Mill Village.*

# Exhibit "T"

## 2.C.2 Building Design: Massing, Roof Shape, and Materials

### TYPICAL WALL MATERIALS

Siding on houses in the Neighborhood has changed over the years. Originally wood siding (Olympia Mill Housing) or asbestos shingles (Pacific Mill Housing), over time the siding materials have changed with new products. There are a variety of profiles of the wood siding. Asbestos shingles were popular in the late 1940s and 1950s and have replaced wood siding on some houses. More recently, there have been renovations using vinyl siding. Although rare, there are also examples of brick houses.



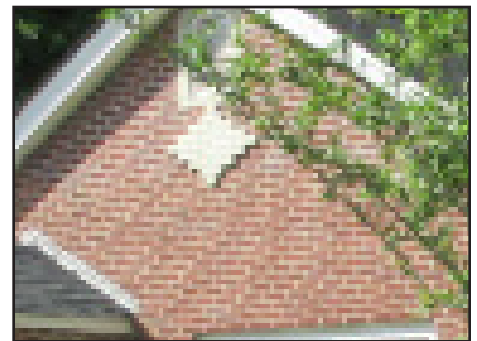
*Typical wall materials: wood siding.*



*Typical wall materials: asbestos shingles.*



*Typical wall materials: vinyl siding.*



*Typical wall materials: brick.*

### TYPICAL FOUNDATION MATERIALS

Originally the houses had exposed pier and beam construction. Later foundation skirts were added. Today foundation skirts are made of wooden lattice, brick, concrete block, or stucco sheathing.



*Typical foundation materials: concrete.*



*Typical foundation materials: brick.*



*Typical foundation materials: wood lattice.*



# Exhibit "U"

## 3.C. Architectural Guidelines

### Porches

- Front porches are important character-defining features for the historic houses in the Old Hill, no matter the architectural type. Retain original front porch elements such as columns, balustrades, and decorative trim. Damaged elements of the porch shall be repaired whenever possible. When replacement is required, replace only those elements deteriorated beyond repair using materials that match the original. If original porch features are missing, make sure there is sufficient documentation to accurately reproduce the missing pieces. Do not add porch elements that were not historically present.
- Enclosing front porches is not allowed, though screening may be acceptable. If a front porch is screened, it shall be constructed so that the primary architecture elements, such as columns and balustrades, are still readily visible from the street. The addition of screen material should be reversible and not damage any historic features.
- New porches or decks shall not be added to a front elevation if one never existed.

### Stoops

- Stoops are important character defining features of New Hill houses. Retain original stoop elements such as gable or shed projecting roofs and stoop columns. These should be decorative metal, though wood posts and turned columns may be appropriate.
- Enclosing front stoops is not allowed. Enclosing side stoops with the same siding as on the main body of the house is acceptable.



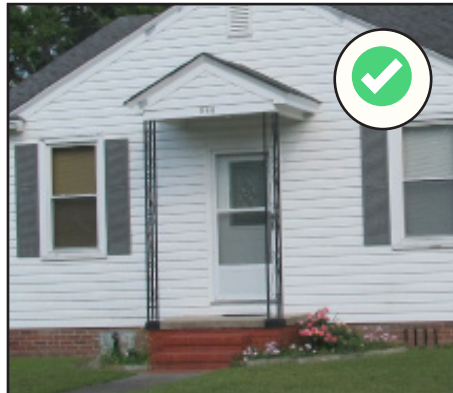
*Maintaining the original front porch is appropriate for Olympia Mill Village.*



*Screening the front porch is appropriate for Olympia Mill Village.*



*Enclosing the stoop is not appropriate for Olympia Mill Village.*



*Reatining the original stoop is appropriate for Olympia Mill Village.*



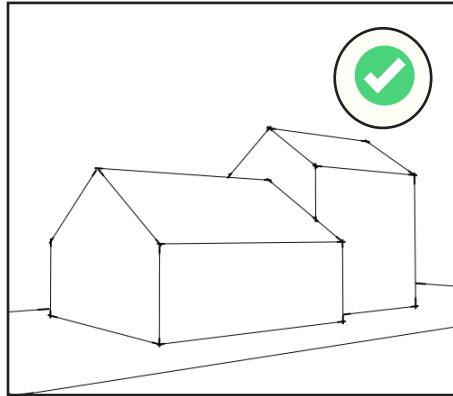
*Adding elements that were not historically present is not appropriate for Olympia Mill Village.*

# Exhibit "U"

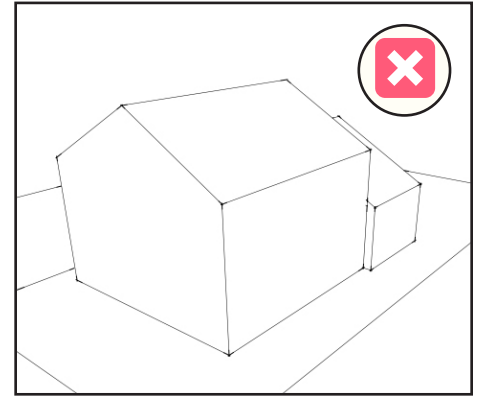
## 3.C. Architectural Guidelines



*New additions shall not overwhelm or overshadow the existing building.*



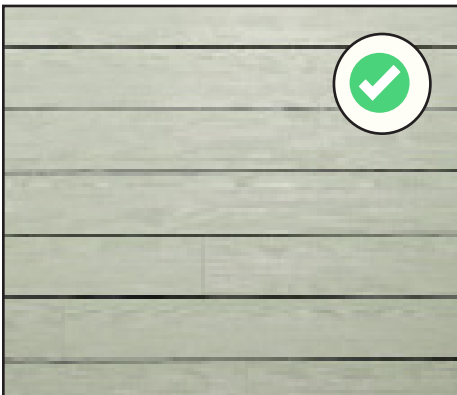
*Rear additions shall not be visible from the front façade*



*New additions shall not project in front of the original front façade.*



*Wood siding is appropriate for new additions.*



*Fiber cement board is appropriate for new additions.*

### Exterior Wall Materials

- When designing an addition which will be visible from the street, it is appropriate to have the addition harmonize with the exterior wall materials of the original house. Additions shall only be made of wood lap siding or fiber cement board siding. Plywood or metal siding is inappropriate.
- It is desirable to allow the original house to be distinguished from the addition so that the historic form can be seen. Sometimes a visual edge such as a slight recess, change in materials, or a vertical trim board can distinguish where the new construction begins. Differentiating the exterior wall materials of the addition from the existing house by using a different compatible material can be acceptable if the scale is maintained.

### Porches and Stoops

- Porches are a strong character defining feature of Old Hill, but porches shall not be added on the front of a house if not originally present. Adding new back porches and decks in the rear are acceptable, but they shall not be visible from the street when the house is viewed from the public right-of-way.
- Stoops are a strong character defining feature of New Hill, but stoops shall not be added if not originally present.

### Roofs

- When constructing a new addition, the roof of the new addition shall not be visible above the ridgeline of the original roof. If it is not possible for the roof to be below the original ridgeline the new roof shall be a simple roof style gable or hipped.
- The slope of the new roof shall match the slope of the existing house.
- Roof materials shall match or be similar to the roof materials on the existing house in color, scale, and texture.
- Locate solar panels on the back of the roof if possible so that they are not visible from the street.

# Exhibit "U"

## 3.C. Architectural Guidelines

### Windows

- When constructing an addition, the windows shall emulate the windows of the historic structure in terms of fenestration pattern, size, configuration, profile, and finish, especially if they are visible from the street.
- For windows located on the rear or not visible from the street, it is not as important to match original window patterns and sizes. However, rear windows should generally be of the same materials and be compatible with the historic windows.
- Windows on New Hill houses can have decorative shutters provided they are wood and compatible with shutters on surrounding houses.

### Doors

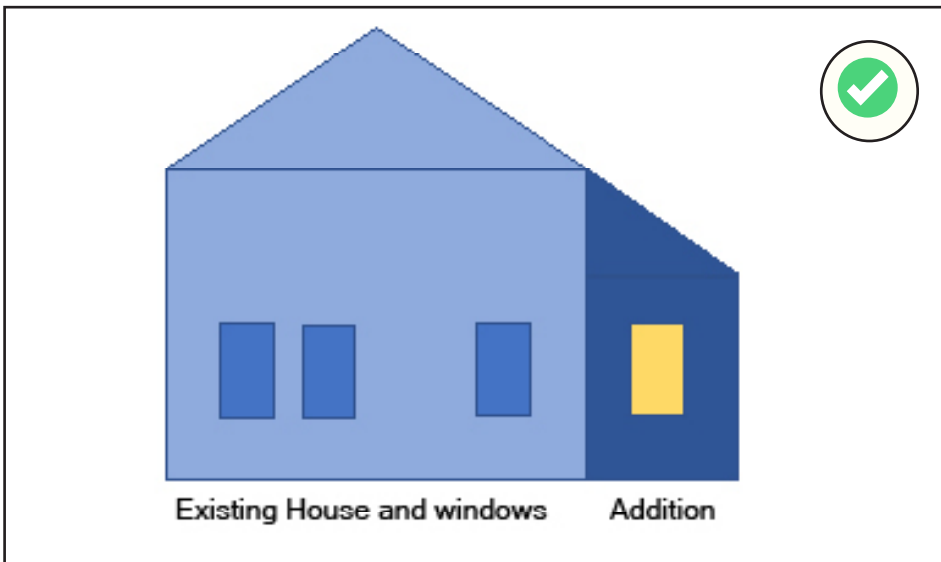
- Doors in an addition shall complement those of the existing house.
- Old Hill doors shall be solid wood doors of a simpler design. Glass windows in the door can be appropriate if they are designed in the architectural style of the house. Four-panel and six-panel doors are most appropriate.
- New Hill doors can be slightly more decorative, with glass windows and with aluminum or wood screen doors.
- More latitude in the design of the doors can occur if not visible from the street.



Wood doors can be solid or have windows that fit the style of the house.



Doors that do not match the style of houses are not appropriate.



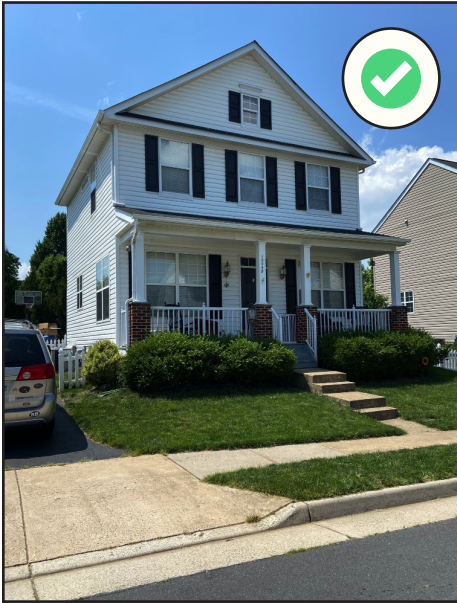
Existing House and windows Addition

Windows in new additions shall match the size and placement of the original windows.



## 3.C. Architectural Guidelines

### C.4 NEW CONSTRUCTION



*Appropriate style for Olympia Mill Village.*

#### Demolition

- Demolishing a historic structure within Olympia Mill Village to build a new structure shall always be an order of last resort. See Chapter 4 for more information on demolitions.

#### Design Context with the Neighborhood

- When new construction is appropriate, it shall blend and balance with the historic character of the Neighborhood by acknowledging and echoing the primary design characteristics. The way the structure fits into the public realm, the way in which it is situated on the lot, as well as the massing, proportions, roofs, window opening patterns, materials, and architectural styles shall reflect what is historically found in Olympia Mill Village.

#### Inappropriate Styles

- Chapter 2: NEIGHBORHOOD CHARACTER** can be valuable in determining which building types were historically present within Olympia Mill Village. Historical styles that were not present shall not be used as a basis for new construction. As an example, a high style Victorian design or a large Craftsman bungalow are not appropriate.



*Appropriate style for Olympia Mill Village.*



*Appropriate style for Olympia Mill Village.*



*Appropriate style for Olympia Mill Village.*



*Inappropriate style for Olympia Mill Village.*



*Inappropriate style for Olympia Mill Village.*



*Inappropriate style for Olympia Mill Village.*



# Exhibit "U"

## 3.C. Architectural Guidelines

### Contemporary Design

- Contemporary design and style can be appropriate if the building respects the scale, massing, proportions, patterns, and materials prevalent among contributing houses within the neighborhood.

### Massing

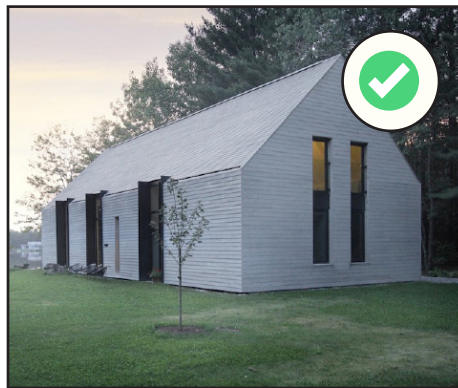
- House shapes (depth, width, and height) in the Neighborhood are simple shapes. New construction shall reflect the simple mass of the historic houses. A complicated footprint with many projections, where walls move in and out is inappropriate. Complicated footprints result in complicated roof forms, which are also inappropriate.
- Houses of the same type should never be next-door neighbors. Any new construction shall not have a matching appearance with the house adjacent to it. New construction shall echo the style of the house immediately across the street from it, in keeping with the historic pattern of house types.
- In the New Hill area the massing shall be one story in the front. A second story shall not begin until 20 feet behind the setback line.
- On large lots the new massing shall be at the same scale of the houses along the street. See illustration.



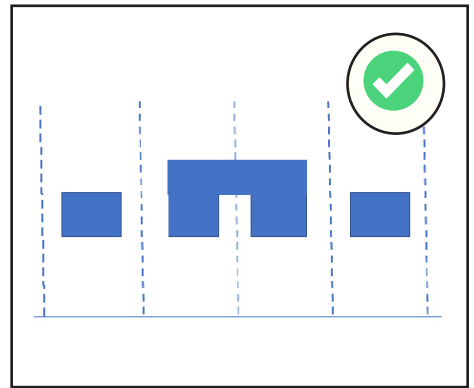
*Appropriate contemporary style for Olympia Mill Village. Credit: McKay-Lyons Architects*



*Appropriate contemporary style for Olympia Mill Village.*



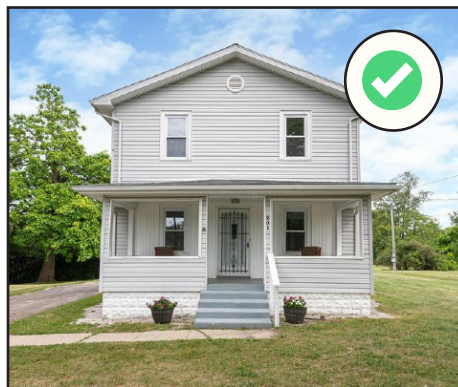
*Appropriate contemporary style for Olympia Mill Village.*



*Appropriate massing for larger lots.*



*Inappropriate complex gable roof and massing.*



*Appropriate front gable roof and massing.*



*Appropriate side gable roof and massing.*

# Exhibit "U"

## 3.C. Architectural Guidelines



*Porch detailing shall reflect the simple details of the original houses.*

### Exterior Walls

- The exterior wall material of new construction shall be constructed of materials that can be found on other houses within the Neighborhood. Primary building materials such as wood need to be used in comparable ways that they were used on historic buildings. For example, lap wood siding was historically used in a horizontal pattern; using lap wood siding vertically is not appropriate.

### Porches

- Porches are a common character-defining feature among houses within the Old Hill portion of Olympia Mill Village. New construction within the Old Hill shall have a front porch. Porch columns, railings, balustrades, and detailing should reflect the simple details of the original houses. Refer to the "Character of Architecture" section in CHAPTER 2 of these Design Guidelines. It is not appropriate to add historical architectural elements such as gingerbread detailing to a new porch.

### Stoops

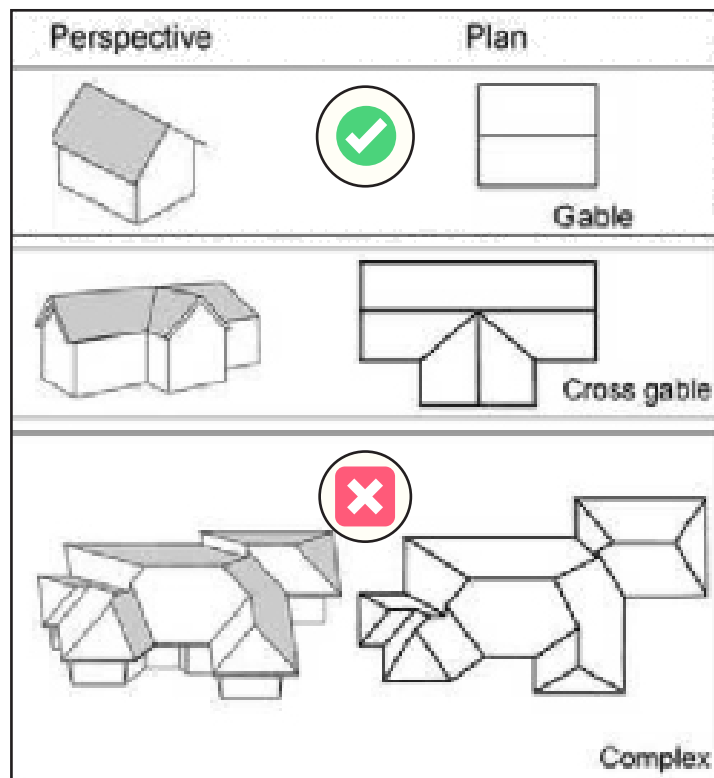
- Stoops are a common character defining feature among houses on the New Hill. New construction within the New Hill area shall have a front stoop and a side stoop. Stoop roofs shall be front-gable or shed. Railings shall be decorative metal or wood posts.



*Adding historical elements to new porches is not appropriate.*

### Roofs

- Roofs shall be a simple front-gable, side-gable, reflecting the character of the roofs on existing houses within the Neighborhood. Multiple peaks on roofs are not appropriate. Dormers and eyebrow windows are not appropriate.



*Roofs of new additions shall have the same slope as the original house.*

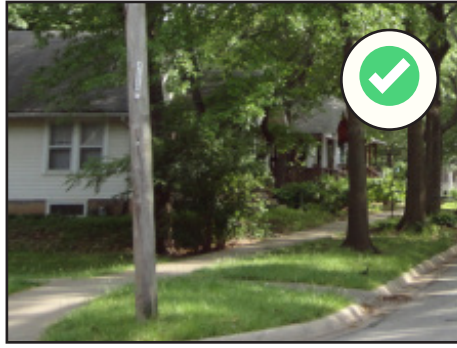


# Exhibit "W"

## 3.A Public Realm Guidelines



*Sidewalks directly at the curb are not appropriate for Olympia Mill Village.*



*Sidewalks set back from the curb are appropriate for Olympia Mill Village.*

- New sidewalks shall be placed back from the street curb to allow for a planting area between the curb and sidewalk. Sidewalks placed directly against the back of the curb would create too much visual concrete and are not in character with the Neighborhood.

### A.2 LANDSCAPE



*Paved front yards are not appropriate for Olympia Mill Village.*



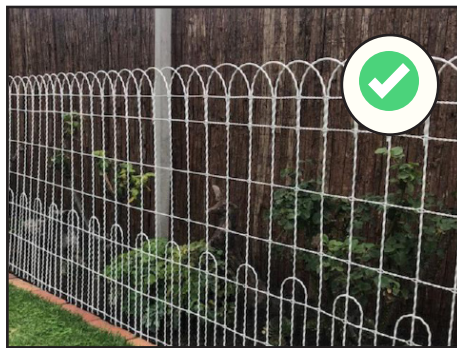
*Grassy or planted yards are appropriate for Olympia Mill Village.*

- Street trees should match the character of existing street trees. They are large canopy trees which are 40-50 feet in height. Smaller ornamental trees should be planted nearer to the house. Shrubs should be limited to foundation plantings and should no be more than 10 ft in height. All plants should be native and noninvasive.

- Yards should be grass or low plantings. Front yards shall not be paved or graveled.



*Picket fences appropriate for Olympia Mill Village.*



*Woven wire fences are appropriate for Olympia Mill Village.*

- Fences in the front yard shall be constructed with wooden pickets, woven wire in historic patterns, welded wire mesh or chain link. Front yard fences must be no higher than 42 inches.

# Exhibit "Y"

## 3.B Individual Lot Design

### B.3 RELATION TO NEIGHBORING HOUSES

- Houses of the same type should never be next-door neighbors. Any new construction must not have a matching appearance to the house adjacent to it.
- New construction shall echo the house immediately across the street from it, in keeping with the historic neighborhood planning.

### B.4 GARAGES, CARPORTS, AND ACCESSORY STRUCTURES

- Garages and accessory structures shall be located behind the house in the rear yard.
- Carports shall be located on the side of a house back a minimum 10' from the front façade.

### B.5 DRIVEWAYS

- Driveways and curb cuts must be no more than 12' wide. Double-wide driveways are not appropriate.
- Driveways shall be located to the side of the lot and must not be directly in front of a house.
- A shared driveway with the neighboring property is encouraged. The shared driveway shall not be wider than 12'.

### B.6 PARKING

- If a curb cut already exists, an additional curb cut must not be added.
- Parking in the front of the house shall be limited to parking in the driveway.
- No parking on the front yard except on football game days.



*Parking on the front yard is not appropriate for Olympia Mill Village.*

## 3.C. Architectural Guidelines

### C.5 ENERGY, ACCESSIBILITY AND MECHANICAL EQUIPMENT

#### Energy Efficiency

- Construction of any new structures or alterations to existing structures shall be done in such a way as to maintain historic character while maximizing energy efficiency.
- Maximizing energy efficiency shall in no case be the motivation to demolish a historic building or to change a historic building in such a way that its historic features are modified or removed.

#### Architectural Barriers and Accessibility

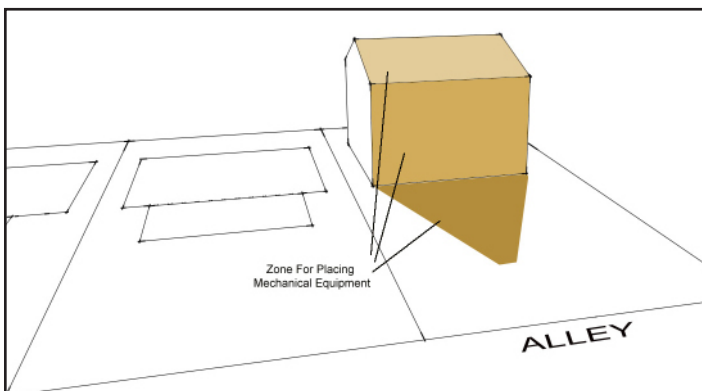
- Accessibility to historic properties shall be achieved with careful and creative design solutions when needed or required. Ramps, lifts, and accessible entrances shall be designed in such a way to avoid damage to character-defining features of a historic building.
- Contributing buildings may qualify for variances from the South Carolina Accessibility Policy.

#### Mechanical Equipment

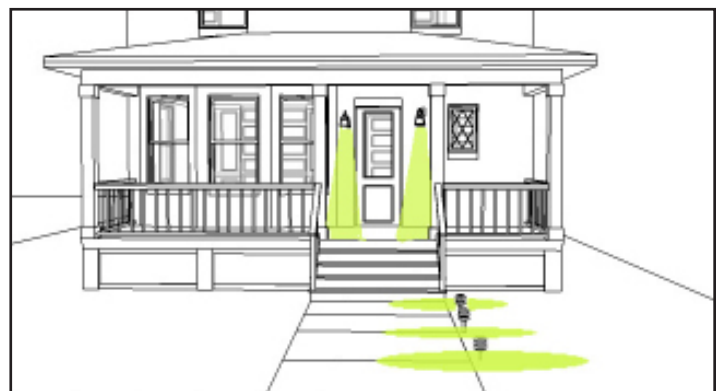
- New mechanical equipment shall be located in such a way that it cannot be seen from the front of the building. When mechanical equipment must be attached to the exterior wall of the house, historic exterior wall material shall be minimally affected.
- Rainwater collection systems shall not be located on the front of the main façade. They shall use traditional materials such as metal and wood; use of PVC containers or piping is not appropriate.
- Photovoltaic and solar thermal installations must be designed to be in scale with the existing structure's roofline and must not damage historical architectural features or materials. These roof systems must be on the same plane as the roof. The color of the panels must be compatible with surrounding roof materials.
- Locate photovoltaic, solar thermal, wind power, and satellite dishes (external systems) on ancillary/secondary structures or new additions to the maximum extent possible.
- Wind power systems shall be located to the rear of the site or to new (rear) building additions. The color of the turbine must be muted and free from graphics.

#### Lighting

- Property owners are encouraged to incorporate exterior lighting in renovations and new construction. Owners are encouraged to use energy efficient lighting that are in the 3,000K color range which provides a natural looking light. Avoid harsh bright spots and shadows.
- Lights shall only shine directly onto the property to which they are attached. They shall not shine onto an adjacent property. Shield lights so there is not a glare on adjacent properties.



*Mechanical equipment shall be placed in the rear of the building and shall not be visible from the front of the building.*



*Lights shall only shine directly onto the property to which they are attached.*



# Exhibit "AA"

## 2.C.1 House Types

There are eight types of Workers' Houses in Olympia Mill Village as defined by these Design Guidelines. Six of these were constructed by Olympia Mill between 1900-1903 and 1914-1915; these populate the Olympia Mill Village proper on the Old Hill. Two types were constructed by Pacific Mills in the 1940s; these populate Granville on the New Hill.



*Old Hill: Type 1.*



*Old Hill: Type 2.*



*Old Hill: Type 3.*



*Old Hill: Type 4.*



*Old Hill: Type 5.*



*Old Hill: Type 6.*



*New Hill: Type 7.*



*New Hill: Type 8.*

# Exhibit "AA"

## 2.C.1 House Types

### OLD HILL: TYPE 1

- Constructed 1900-1903
- Two-story duplex
- Side-gable roof
- Full porch with a hipped, sloping roof
- Two centered doors and two flanking windows spaced evenly on first floor
- Two windows on second floor
- Facade is made up of two bays that are identical to TYPE 2 houses and mirror each other horizontally.
- Central chimney
- Historically had wood siding



*Old Hill: Type 1.*

### OLD HILL: TYPE 2

- Constructed 1900-1903
- Narrow two-story single-family dwelling
- One door and window at first floor
- One window at second floor
- Facade is identical to one bay of a TYPE 1 house
- Hipped roof
- Hipped roof porch
- Centered chimney
- Historically had wood siding



*Old Hill: Type 2.*



# Exhibit "AA"

## 2.C.1 House Types

### OLD HILL: TYPE 3

- Constructed 1900-1903
- Two-story duplex
- Identical to TYPE 2 (Narrow two-story with hipped roof) with the addition of a one-story sloped side-gable wing.
- Side-gable roof porch
- Historically had wood siding



*Old Hill: Type 3.*

### OLD HILL: TYPE 4

- Constructed 1900-1903
- One-story duplex
- L-shaped with a front-gable roof and a side-gable roof on each wing of the L
- L-shape porch: Inset on front-gable wing; extends out from side-gable wing
- Some porches have been screened
- Historically had wood siding



*Old Hill: Type 4.*

### OLD HILL: TYPE 5

- Constructed 1900-1903
- One-story single-family dwelling
- Identical to front-gable wing of TYPE 4:
- Front-gable roof
- Inset porch on side elevation
- Some porches have been screened
- Historically had wood siding



*Old Hill: Type 5.*



# Exhibit "AA"

## 2.C.1 House Types

### OLD HILL: TYPE 6

- Constructed 1914-1915
- One-story duplex
- Side-gable roof
- Two centered doors; one window flanking each door; some entrances have been reconfigured
- Shed-roof porch
- Centered chimney
- Historically had wood siding



*Old Hill: Type 6.*

### NEW HILL: TYPE 7

- Constructed 1940s
- One-story single-family dwelling
- Side-gable roof
- Side-gable side porch (many have been enclosed)
- Front-gable or shed roof stoop with cast iron lacework posts
- Chimney by front stoop with a canopy or by side porch
- Historically had asbestos siding and brick foundation



*New Hill: Type 7.*

### NEW HILL: TYPE 8

- Constructed 1940s
- One-story single-family dwelling
- Side-gable roof
- Side-gable side porch (many have been enclosed)
- Front-gable or shed roof stoop with cast iron lacework posts
- Chimney by front stoop with a canopy or by side porch
- Historically had asbestos siding and brick foundation



*New Hill: Type 8.*

Residential Four District (R4)

Use Classification, Category, Type	R4
Agricultural	
Agriculture and Forestry	
Community garden	SR
Residential	
Household Living	
Dwelling, Four-family	P
Dwelling, Single-family detached	P
Dwelling, Three-family	P
Dwelling, Townhouse	SR
Dwelling, Two-family	SR
Group home, Family	SR
Public, Civic and Institutional	
Community Service	
Community recreation center	SR
Library	SR
Place of worship	SE
Public recreation facility	SR
Public safety facility	P
Education	
Elementary, middle, or high school	SR
Parks and Open Space	
Park or greenway	SR
Transportation	
Transit stop	SR
Utilities and Communication	
Antenna	P
Utility, minor	SR

Residential Six District (R6)

Use Classification, Category, Type	R6
Agricultural	
Agriculture and Forestry	
Community garden	SR
Residential	
Household Living	
Dwelling, Four-family	P
Dwelling, Multi-family	P
Dwelling, Three-family	P
Dwelling, Townhouse	SR
Dwelling, Two-family	SR
Group home, Family	SR
Group Living	
Children’s residential care home	SE
Continuing care community	SR
Dormitory	SR
Fraternity or sorority house	P
Group home, Large	SE
Rooming or boarding house	SE
Public, Civic and Institutional	
Community Service	
Community recreation center	SR
Library	SR
Nursing care facility	P
Place of worship	SR
Public recreation facility	SR
Public safety facility	P
Education	
Elementary, middle, or high school	SR

Parks and Open Space		SR
Park or greenway		SR
Transportation		
Transit stop		SR
Utilities and Communication		
Antenna		P
Utility, minor		SR
Commercial		
Commercial Services		
Personal services		SR
Recreation/Entertainment		
Golf course		SE
Traveler Accommodations		
Bed and breakfast		SR

Neighborhood Mixed Use (MU1)

Use Classification, Category, Type	INS	
Agricultural		
Agriculture and Forestry		
Community garden	SR	
Agriculture and Forestry Related		
Produce stand	P	SR
Residential		SR
Household Living		SR
Dwelling, Live-Work	SR	
Dwelling, Multi-family	P	P
Group home, Family	SR	
Group Living		
Children’s residential care home	P	SR
Continuing care community	SR	P
Group home, Large	SE	P
Rooming or boarding house	SE	SR
Community Service		P
Community food services	P	
Community recreation center	SR	SR
Cultural facility	P	
Day care facility	SR	SR
Government office	P	P
Library	P	SR
Membership organization facility	P	SR
Nursing care facility	P	SR
Place of worship	P	SE
Public recreation facility	SR	SR
Public safety facility	P	P
Short-term or transitional housing	SE	
Education		
College or university	P	SR
Elementary, middle, or high school	P	P
School, business or trade	SR	SR
Funeral and Mortuary Services		
Cemetery	SR	SR
Funeral home or mortuary	P	P
Parks and Open Space		
Arboretum or botanical garden	P	
Park or greenway	SR	
Transportation		
Transit stop	SR	SR

Passenger terminal, surface transportation	SE
Utilities and Communication	
Antenna	P
Communication tower	SE
Utility, minor	SR
Commercial	
Kennel	SR
Pet grooming	SR
Veterinary hospital or clinic	SR
Commercial Services	
Artist studio	P
Auction house	
Bank, Retail	SR
Catering	P
Commercial services	P
Consumer goods repair	SR
Medical, dental, and health practitioner	P
Non-depository personal credit institution	SR
Office	SR
Personal services	P
Rental center	SR
Self-service storage facility	SR
Tattoo or body piercing facility	SR
Bar or other drinking place	SE
Restaurant	SR
Restaurant, Carry-out	P
Recreation/Entertainment	
Commercial recreation, Indoor	SR
Fitness or training center/studio	P
Smoking place	SR
Retail Sales	
Bakery	P
Consumer goods store	SR
Convenience store	P
Drugstore	SR
Vehicle fueling station	P
Freight Movement, Warehousing, and Wholesale Distribution	
Warehouse/Distribution facility	SR
Production of Goods	
Artisan goods production	SR

## 3.C. Architectural Guidelines

### Chimneys

- Original chimneys add character to a building. It is important to retain original chimneys. If new chimneys are added, they must be located behind the ridge line and shall not be visible on the front of the house as seen from the street in Old Hill. In New Hill it is appropriate to have chimneys visible on the front façade.



*Chimneys in Old Hill are not visible from the front façade.*



*Chimneys in New Hill are visible from the front façade.*

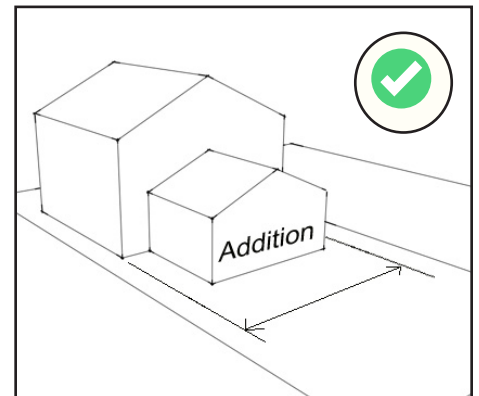
### C.3 ADDITIONS TO CONTRIBUTING BUILDINGS

#### Location and Height

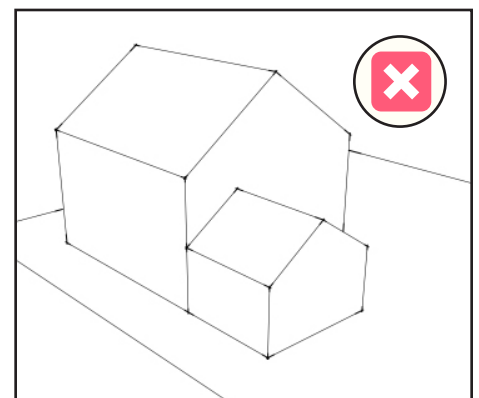
- New additions shall not overwhelm or overshadow the existing building. They shall appear subordinate and be located as inconspicuously as possible. New additions shall reinforce the original historic character and shall not destroy significant historic features.
- New additions shall be made toward the rear of the property. Whenever possible, additions shall be located behind the original rear façade of the historic building. It is not appropriate to align an addition with the front façade, nor shall the new addition project in front of the original front façade.
- Two-story additions to one-story homes shall be built at the rear of the historic building to preserve the original one-story character. The historic building's appearance as viewed from the street shall appear relatively unaltered. The roof height of the new addition shall be as low as possible to minimize visual impact.
- Retaining the appearance of the original roofline is important. Whenever possible, the roof form of the new addition shall not be visible above the ridgeline of the original roof when the front of the historic building is viewed from the street.

#### Design and Style of New Additions

- An addition shall mimic the original construction in terms of method and materials. Modern construction techniques, materials, and contemporary manufacturing processes will differentiate hand-made from machine-made materials to the trained observer.
- Additions that are visible from the street shall have windows that are the same proportion to the walls and that follow the same patterns as those on the existing house. The addition shall have similar floor-to-floor heights and compatible bay divisions with those of the existing house.



*New additions shall be subordinate to the existing building.*



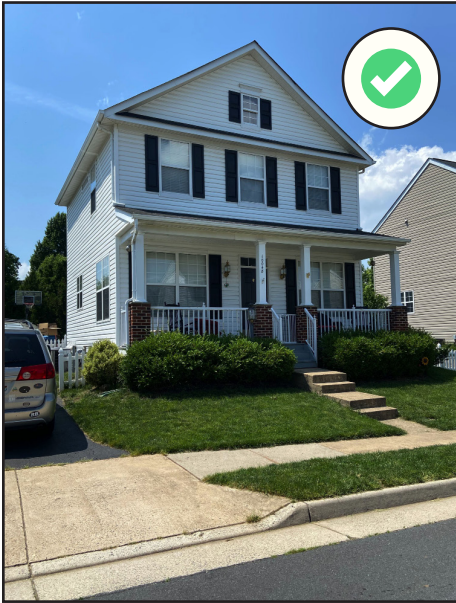
*New additions shall not align with the front façade.*



# Exhibit "DD"

## 3.C. Architectural Guidelines

### C.4 NEW CONSTRUCTION



*Appropriate style for Olympia Mill Village.*

#### Demolition

- Demolishing a historic structure within Olympia Mill Village to build a new structure shall always be an order of last resort. See Chapter 4 for more information on demolitions.

#### Design Context with the Neighborhood

- When new construction is appropriate, it shall blend and balance with the historic character of the Neighborhood by acknowledging and echoing the primary design characteristics. The way the structure fits into the public realm, the way in which it is situated on the lot, as well as the massing, proportions, roofs, window opening patterns, materials, and architectural styles shall reflect what is historically found in Olympia Mill Village.

#### Inappropriate Styles

- Chapter 2: NEIGHBORHOOD CHARACTER** can be valuable in determining which building types were historically present within Olympia Mill Village. Historical styles that were not present shall not be used as a basis for new construction. As an example, a high style Victorian design or a large Craftsman bungalow are not appropriate.



*Appropriate style for Olympia Mill Village.*



*Appropriate style for Olympia Mill Village.*



*Appropriate style for Olympia Mill Village.*



*Inappropriate style for Olympia Mill Village.*



*Inappropriate style for Olympia Mill Village.*



*Inappropriate style for Olympia Mill Village.*

**D**emolition is forever, and once a building is gone, it takes away another piece of the Neighborhood's heritage and character. Demolition of a historic building or resource that retains most of its original design and features should only be an action of last resort.

The County may delay or deny requests for demolition while it seeks solutions for preservation and rehabilitation.

### C.1 CONSIDERATIONS FOR DEMOLITION OR RELOCATION

**Demolition or relocation of any resource which has historical and/or architectural significance shall not be considered unless:**

- The resource constitutes a hazard to the safety of the public or the occupants, as determined by the Building Official. The County Planner will convene a meeting of the appropriate County Departments to look for viable alternatives to demolition. The purpose is to see if there are monies or resources available to the owner to alleviate the issue identified by the building inspector. If deemed appropriate in the circumstances, a licensed structural engineer familiar with historic resource preservation shall present a report to the County outlining the action needed for stabilization.

### C.2 EVALUATING A PROPOSAL FOR DEMOLITION

**The County Official should consider the following when evaluating proposals to demolish or relocate historic resources:**

- Does the resource proposed for demolition or relocation have architectural and/or historical significance?
- What would be the effect on surrounding buildings of demolition or relocation of the resource?
- What would be the effect on the district as a whole of demolition or relocation of the resource?
- What has been the impact of any previous inappropriate alterations?
- Is the demolition solely a matter of convenience?
- Has the owner offered the property for sale?
- Has the owner asked a fair price?
- Has the property been marketed for a reasonable time?
- Has the property been advertised broadly in a reasonable manner?
- Has the owner sought the advice of a professional experienced in historic preservation work?
- What would be the effect of green space in that location if the lot is to be left open?
- What would be the effect of any proposed replacement structure to the neighborhood?
- What is the appropriateness of design of any proposed replacement structure to the district?



*Typical buildings suitable for demolition.*

# **RICHLAND COUNTY COUNCIL ZONING PUBLIC HEARING**



***Tuesday, 27 February 2024***  
***Agenda***  
***7:00 PM***

## **1. STAFF:**

Geonard Price ..... Deputy CP&D Director/Zoning Administrator  
Thomas DeLage ..... Deputy Zoning Administrator

## **2. CALL TO ORDER ..... Honorable Jesica Mackey** Chair of Richland County Council

## **3. ADDITIONS / DELETIONS TO THE AGENDA**

## **4. ADOPTION OF THE AGENDA**

## **5. OPEN PUBLIC HEARING**

### **a. MAP AMENDMENTS [ACTION]**

#### **1. Case # 22-003 MA**

Jatin Patel

RU to NC (32.21 acres)

S/S Killian Road

TMS# R14600-03-05

Planning Commission: Approval (5-4)

Staff Recommendation: Disapproval

**County Council unanimously disapproved the request (11-0)**

District 7

Gretchen Barron

#### **2. Case # 23-022 MA**

Jessse Carter

M-1 to PDD (29.96 acres)

Broad River Road

TMS# R02500-05-10

Planning Commission: Approval (5-0)

Staff Recommendation: Disapproval

**County Council unanimously deferred the request (11-0)**

District 1

Jason Branham

#### **3. Case # 23-026 MA**

Tony Lawton

RU to GC

113 Sease Road (1.14 acres)

TMS# R04003-02-17

Planning Commission: Approval (4-1)

Staff Recommendation: Disapproval

**County Council unanimously approved the request (11-0)**

District 1

Jason Branham

## **6. ADJOURNMENT**

7:20 pm









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