



Granby Architectural Conservation District Historic Preservation Guidelines

Adopted July 28, 2010

Amended April 4, 2019 & August 3, 2021

SECTION 1: REVIEW PROCESS & ADMINISTRATION

D/DRC..... 5
 D/DRC Meetings..... 5
 Staff Level or D/DRC Level Review..... 6
 Certificates of Design Approval..... 6
 General Maintenance & Repair..... 6
 Projects Reviewed by the D/DRC..... 7
 Projects Reviewed by D/DRC Staff..... 7
 Review Process..... 8
 Review Schedule & Involvement..... 9

SECTION 2: INTRODUCTION

Purpose..... 12
 District Principles and Goals..... 12
 Historic Significance..... 13
 Neighborhood Characteristics..... 19
 Boundary Map..... 20
 Administration..... 21

SECTION 3: NEW CONSTRUCTION

Height..... 23
 Size & Scale..... 23
 Massing..... 24
 Directional Expression..... 24
 Setback..... 24
 Sense of Entry..... 25
 Rhythm of Openings..... 25
 Roof Shape..... 25
 Outbuildings..... 25
 Materials, Textures, and Details..... 26

SECTION 4: ADDITIONS & ENCLOSURES

Additions..... 28
 Enclosures..... 28

SECTION 5: MAINTENANCE & REHABILITATION

Doors..... 30
 Windows..... 31
 Shutters..... 33
 Roof Pitch/Material..... 33
 Exterior Siding..... 34
 Porches..... 35

SECTION 6: DRIVEWAYS/PARKING AREAS & FENCES/WALLS

Fences/Walls & Driveways/Parking Areas..... 37

SECTION 7: DEMOLITION

Principles..... 39
 Criteria for Review..... 39
 Types of Information..... 40
 Review..... 40

SECTION 8: RELOCATION

Relocation..... 42

SECTION 9: DEFINITIONS & DETAILED EXPLANATIONS

Definitions..... 44
Detailed Explanations..... 46
Additional Terms & Definitions..... 49

APPENDIX A: DETAILED REVIEW PROCESS

Review Process..... 52
Process Steps: D/DRC Review..... 53
Process Steps: Staff Review..... 54

APPENDIX B: RESOURCES

Understanding Granby..... 56
Material Specifications..... 56
Type A: Saltbox Style Mill House..... 57
Type B: Front Gable Mill House..... 58
Type C: Supervisor Mill House..... 59

Section 1: Review Process & Administration

The administration of historic districts has evolved over time with updates to the City of Columbia Ordinance. From the time that these guidelines were written, changes to the Ordinance have allowed for more projects to be reviewed at staff level. While the scope of what is reviewed and the guidelines themselves have not changed, this section has been updated to reflect these changes to the administration of the district. In addition, more information on the design review process has been included to make this document more user-friendly. Additional information can be found on the City of Columbia's website under Planning and Development Services, Planning and Preservation.



IN THIS SECTION

D/DRC	5
D/DRC Meetings	5
Staff Level or D/DRC Level Review	6
Certificates of Design Approval	6
General Maintenance & Repair	6
Projects Reviewed by the D/DRC	7
Projects Reviewed by D/DRC Staff	7
Review Process	8
Review Schedule & Involvement	9

Design/ Development Review Commission

The Design/Development Review Commission (D/DRC) is the City of Columbia's quasi-judicial architectural review board.

The D/DRC reviews projects within historic and urban design districts, as well as proposals for individual landmarks. Staff to the Commission are the City's historic preservation and urban design planners.

The commission is made up of up to nine members with interest and expertise in historic preservation and design. Members of the D/DRC are prohibited from discussing projects with each other, applicants, or members of the public in advance of the meeting to avoid *ex parte* communication.



Design/Development Review Commission Meetings

The D/DRC generally meets on the third Thursday of each month at 4PM to review cases. Meetings are open to the public, but are also available via live stream on the City of Columbia YouTube channel and CityTV.

The agenda for the meeting, with links to project evaluations, is released approximately one week prior to the meeting. D/DRC meetings generally proceed in the following order: call to order; review of the consent agenda; review of the regular agenda; other business; and finally adjournment. Most projects receive a decision in one meeting; decisions expire after one calendar year.

Consent Agenda

Projects on the consent agenda are presented as a group rather than individually. These are projects which are generally compliant with the guidelines or are routine matters handled by the D/DRC. Cases included on the consent agenda generally have few conditions for approval and the applicant must have agreed to the conditions.

Regular Agenda

The regular agenda is broken into two components: Urban Design and Historic. Projects on the regular agenda are presented individually, starting with urban design cases. The presentation begins with staff introducing the project and the recommendations. Following which, the applicant has the opportunity to present. Following the applicant's presentation, the floor is opened to members of the public who wish to speak for or against a project. Following the public comment period, the D/DRC closes the floor for their deliberation. The chair will then ask for a motion. All actions of the Commission require the affirmative vote of a majority of the members present.

Review of cases on the historic portion of the regular agenda follow the same format.

Following the Meeting

Recordings of the meetings are uploaded to the City's YouTube channel and copies of the digital recordings are kept as a part of the permanent record. Following the meeting, minutes are recorded by staff and approved the following month. Staff will follow up with applicants regarding the D/DRC's decision and any conditions for approval.

Staff Level or D/DRC Level Review

Certain projects within the Granby Architectural Conservation District require review by the D/DRC, while others can be handled at staff level. Approved projects will receive a Certificate of Design Approval, with or without conditions, in order to proceed with the proposed work. **Applicants should always discuss the project with staff as early in the planning phase as possible** to keep the project on schedule, even if the work does not require a permit, as it may still require a Certificate of Design Approval.

1. D/DRC Review

D/DRC review requires submission of an application for review. Staff will guide the applicant through the D/DRC review process. The application can be found on the City of Columbia website or can be sent by staff.

2. Staff Review

Certain projects can be reviewed at staff level. Staff level review can occur either in the planning phase of the project prior to permitting, which is the recommended method, or as a part of the permitting process. Projects typically handled by staff that do not meet the guidelines can be appealed to the D/DRC for review.

Certificates of Design Approval

A **Certificate of Design Approval (CDA)** is the document issued by the D/DRC or staff which outlines the project approval and authorizes applicants to proceed with work. A Certificate of Design Approval may be issued with or without conditions so, be sure to read through the entire document and discuss any questions with staff prior to beginning work. Certificates of Design Approval expire after one calendar year and if the work has not begun, the CDA has to be reissued, either by staff or the D/DRC depending on the scope of work.

General Maintenance & Repair

The phrase 'general maintenance and repair' refers to routine work necessary for the upkeep of a property, such as localized replacement of rotten siding, fascia, or trim; window repair; small areas of repointing; or repainting. If the work is with matching materials and is limited in its scope, the project is generally reviewed at staff level. Wholesale replacement of non-original features, like porch flooring, may also fall into this category.

Projects Subject to Review by the D/DRC*

The purview of the D/DRC is limited to what is visible from the public right-of-way. **Visibility is determined by staff**, however, on interior lots, this generally includes the front and sides of a structure. In certain instances, including on corner lots and some interior lots, the rear of a structure is also visible and therefore projects at the rear of a property may also fall under the purview of the D/DRC. Property owners, contractors, architects, and/or applicants should contact staff to be sure they are aware of what will or will not require review.

1. New construction (visible outbuildings and garages over 240 square feet may be included)
2. Actions that alter the exterior appearance of a contributing building**
3. Demolition or relocation of contributing buildings (outbuildings and garages may be included)
4. Actions otherwise reviewed by staff that do not meet the guidelines

Projects Subject to D/DRC Staff Review

1. General maintenance and repairs using identical materials, profiles, etc. or minor alterations that comply with the guidelines
2. Additions/enclosures that are minimally visible from the public right-of-way
3. Alterations or removal of non-original features
4. Reconstruction of missing or damaged historic, exterior, architectural features, verified by documentary evidence
5. Fences, walls, and driveways/parking areas
6. Alterations to non-contributing buildings
7. Demolition or relocation of non-contributing buildings or demolition of contributing buildings catastrophically damaged by fire or other disastrous event
8. Alterations or new construction to meet ADA or accessibility requirements

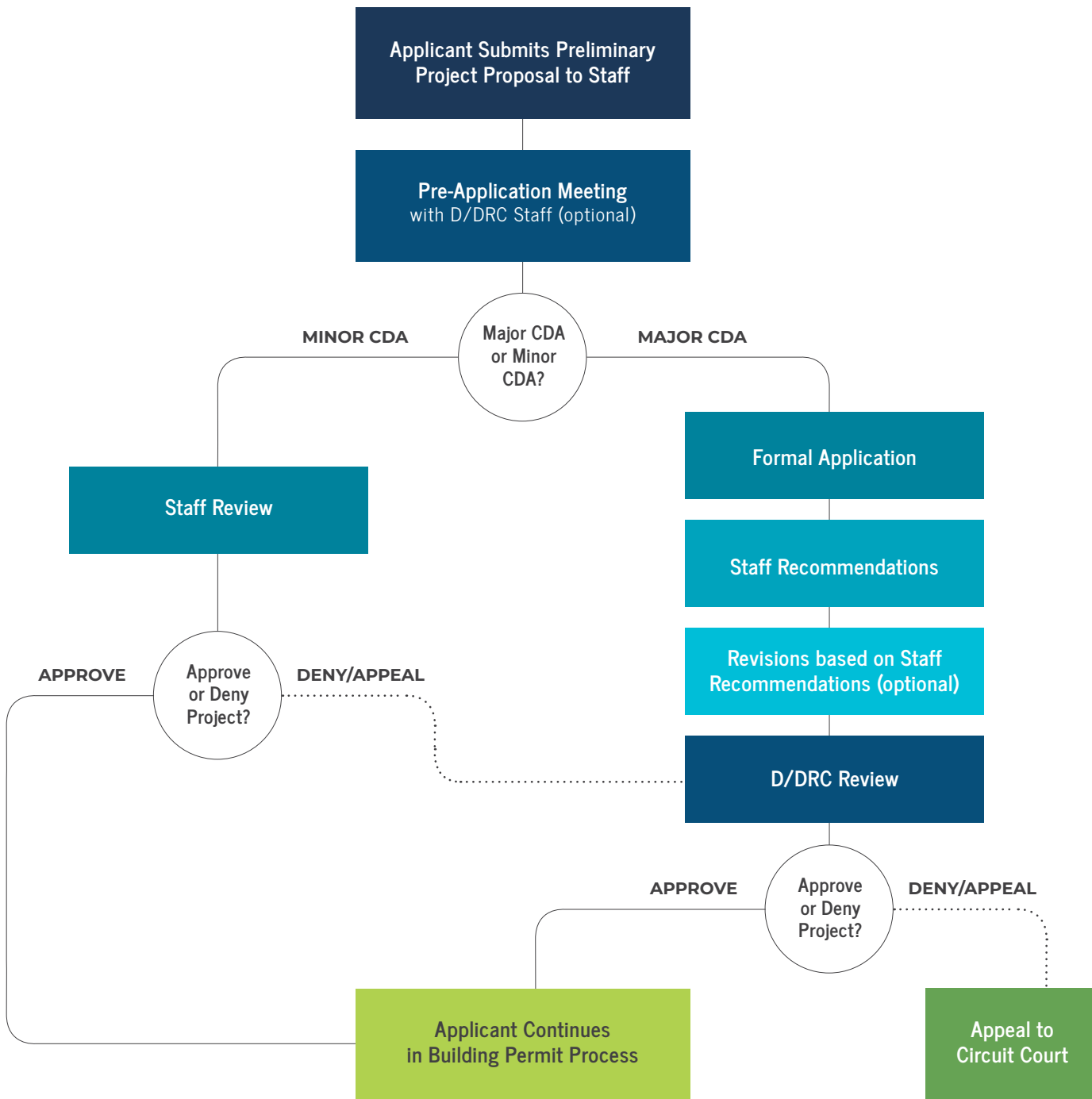


*These projects lists are not comprehensive. See Section 17-2.5(g) of the Unified Development Ordinance for a complete list. Please contact the staff person that handles the Granby district about any proposed projects.

**Please note that windows and doors are considered exterior features. Painting original masonry is also considered a change to the exterior appearance.

Review Process

The chart below outlines the process for both D/DRC and staff review. It is strongly recommended that applicants reach out to staff as early in their planning phase as possible to keep projects on schedule. Whether a project requires staff or D/DRC review, this is a dynamic process which often involves the evolution of plans or proposals to bring them into compliance with the guidelines for each district.



Review Schedule & Involvement

The chart below outlines the involvement of staff, the D/DRC, and the applicant in each step of the design review process. More detail on each of these steps can be found on preceding pages.

DESIGN REVIEW PROCESS INVOLVEMENT IN STEPS

Process Step	Applicant	D/DRC Staff	D/DRC
Step 1: Pre-Application Review/Meeting*	●	●	
D/DRC Review			
Step 2: Submit Application for D/DRC Review	●		
Step 3: Staff Review of Application	●	●	
Step 4: Revisions based on Staff Review	●	●	
Step 5: D/DRC Review	●	●	●
Step 6: D/DRC Decision			●
Step 7: Submit Permit Application	●		
Staff Review			
Step 2: Submit Permit Application	●		
Step 3: Staff Review of Application		●	
Step 4: Staff Decision+		●	
All Approved Projects			
Certificate of Design Approval Issued**		●	

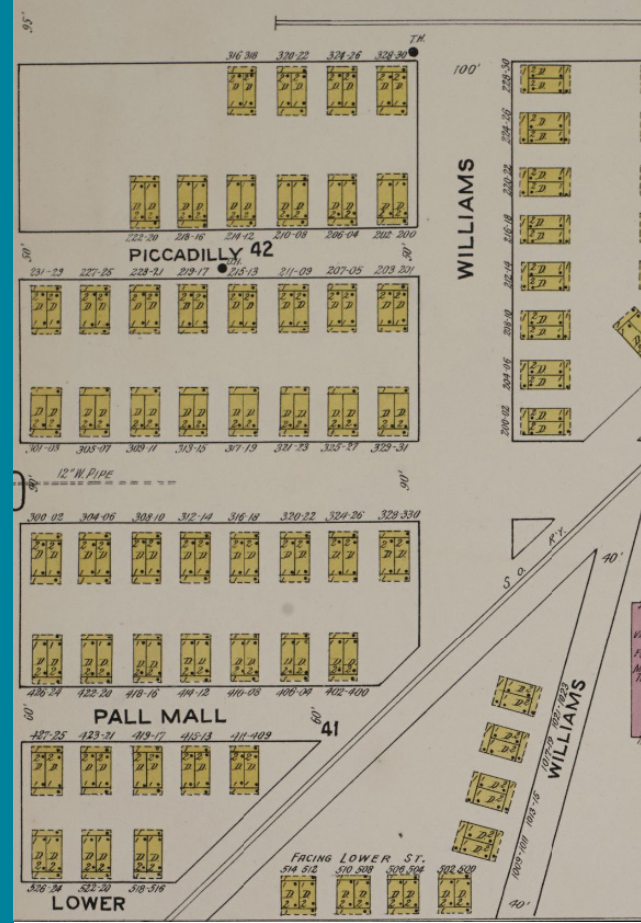
*Pre-application meetings are optional, but recommended.

**Certificates of Design Approval may be issued with or without conditions based on the D/DRC or staff’s decision.

+Staff decisions may be appealed to the D/DRC for review and would then follow the steps for complex projects.

The following pages reflect the Granby Architectural Conservation District guidelines adopted by City Council on July 28, 2010 and amended April 4, 2019 and August 3, 2021. The document has been reformatted for ease of use, no changes have been made to the contents with the exception of updated numbering for sections of the guidelines, references therein, and references to the City of Columbia Ordinance have been updated to reflect the section numbers in the code effective August 30th, 2021. Photographs and diagrams have been added for illustrative purposes only.

Section 2: Introduction



IN THIS SECTION

Purpose	12
District Principles and Goals	12
Historic Significance	13
Neighborhood Characteristics	19
Boundary Map	20
Administration	21

Purpose

Design Guidelines are criteria and standards that the Design/Development Review Commission must consider in determining the appropriateness of proposed work within a historic district. Appropriateness of work must be determined in order to accomplish the goals of historic zoning, which are:

- » Protect the beauty of the City and improve the quality of its environment through identification, recognition, conservation, maintenance and enhancement of areas, sites and structures that constitute or reflect distinctive features of the economic, social, cultural or architectural history of the city and its distinctive physical features;
- » Foster appropriate use and wider public knowledge and appreciation of such features, areas, sites, and structures;
- » Resist and restrain environmental influences adverse to such purposes;
- » Encourage private efforts in support of such purposes; and
- » By furthering such purposes, promote the public welfare, strengthen the cultural and educational life of the city, and make the city a more attractive and desirable place to live and work.

The goal of this district and of these guidelines is to maintain and protect the structures that exemplify important parts of Columbia’s history as well as to preserve, conserve, and enhance the character, function, and environment of the district. This task, particularly in the Granby Mill Village, must be accomplished with an appreciation of the development of the district and the history that is critical to its character.

District Principles and Goals

THE GRANBY HILL MILL VILLAGE

The goal of this district and of these guidelines is to maintain and protect the structures that exemplify important parts of Columbia’s history as well as to preserve, conserve, and enhance the character, function, and environment of the district. This task, particularly in the Granby Mill Village, must be accomplished with an appreciation of the development of the district and the history that is critical to its character. This area is an architecturally intact mill neighborhood; the form and massing of buildings is still present with changes to the area being primarily in smaller material or architectural changes to exteriors of buildings rather than any wholesale demolition or inappropriate new construction in the neighborhood. Because the core of the neighborhood’s architecture is so consistent in character, it will be important to maintain forms, orientation, massing, etc., for new construction in areas, especially where the saltbox form is echoed over and over again. Supervisory housing, found largely upon Whaley Street, has a different form than those of the worker’s mill houses, and as such, may allow for more variation in form in new construction.

Where original materials are still intact and viable, they should be kept, repaired, and maintained. However, new materials which are ‘green’ should certainly be examined for appropriateness as they emerge. Developments in

design such as sustainable architecture, the return to the multi-generational household, or other opportunities should be allowed to follow their course, while retaining what is best about this unique area. The guidelines are meant to serve as a tool for compatible development. Although we cannot predict what innovative materials will be generated in the future, “green” materials and designs are not excluded from compatibility with historic districts. The goal of historic designation is to preserve the existing fabric and ensure that new development is complementary in design.

For the above reasons, the Granby Hill area is designated as an Architectural Conservation District. The following design guidelines are established to apply design control to those selected characteristics that are necessary to maintain the health and continued vitality of this important residential neighborhood and discourage those elements that may threaten these goals or the goals set forth under purposes.

Historic Significance, Design Characteristics & Boundary Description

HISTORIC SIGNIFICANCE

The Granby Mills and Whaley Street Neighborhoods share a common history. They developed as separate but united parts of the industrial history of Columbia.

Columbia’s Industrial Past

Industrialization began to develop rapidly in South Carolina following the Civil War. Phosphate mining and cotton manufacturing became two of the largest new industries to the state, both developing in the late 1860s through the 1870s.

Columbia began to experience the first tastes of this economic boom after 1880 when the Columbia Canal was sold to a pair of private investors who promised an array of amazing things they could accomplish with the canal, including “a series of cotton mills along the banks.” The investors failed to enact their exuberant plan but the State stepped in to fill the void and complete the canal. With the assistance of the City of Columbia and its board of trustees, the canal was completed in 1895.

With the completion of the canal came a ready source of power to the city. Local businesses could be powered by the new canal and with that, cotton mills were not far behind. The first mill to be constructed was the Columbia Duck Mills. W.B. Smith Whaley and Company’s Richland Mill followed close on its heels. By 1903, there were five mills in Columbia employing many and utilizing the power of Columbia’s waterways. Four of those five mills were W.B. Smith’s.

William Burroughs Smith Whaley

William Burroughs Smith Whaley was born in 1866 in Charleston and educated at the Stevens Institute of Technology and Cornell University. He worked as a mechanical engineer at the firm of Thompson and Nagle in Providence, Rhode Island before returning to the south to try his hand at the skills he learned in the north. He relocated to Columbia in 1893 and formed the W. B. Smith Whaley & Company in 1894, intent upon using his new skills, the new canal, and the exploding scene of technology in the south to his advantage. By 1903, Whaley had designed, constructed, and managed four mills in Columbia alone. He also designed another 11 throughout South Carolina, two in Alabama, one in Georgia, and one in North Carolina.

Whaley ran his four Columbia mills until 1903 when a desire to return to design coincided with a reorganization of the mills led to his resignation. His strong anti-labor stance had not smoothed over some of the rising labor and management tensions in the first few years of the twentieth century. His resignation was voluntary and he relocated to Boston afterward to helm the W.B. Whaley & Company office established there in 1899.

Granby Mill and Mill Village

Granby Mill was the second mill built by Whaley & Company. It received its charter on September 11, 1895. It was constructed from 1896-1897 and was the first mill to be powered by “remote, off-site hydroelectricity generated from the Columbia Canal.” It was intended to be “the city’s largest mill to date with 30,000 spindles” though by it’s opening in January of 1897 only half of the machinery had been installed and powered.



1938 aerial photograph of Granby

The Granby Mill village was designed to be a self-sustaining entity, controlled and maintained by the company.



1959 aerial photograph of Granby

The Granby Mill village was designed to be a self-sustaining entity, controlled and maintained by the company. The location of the village on the edge of city limits helped foster this sense of community. Lack of easy modes of transportation and long hours on the job facilitated the need for the village to be located within easy walking distance to the mill. Whaley’s early training in the Fall River Valley of Massachusetts explains much about the architectural notes of New England found in the traditional “saltbox” style houses throughout the neighborhood. The layout and form of the village is common among mill villages. “The village was laid out on a standard grid pattern with two major thoroughfares with tree-lined medians.” Broad streets provided room for the medians in the middle of the road



(no longer extant) that could be utilized by the mill workers as open public space. As most mill workers moved from rural areas into the city for jobs, these spaces were created in the hopes that the workers would feel more at home and happier in their new surroundings.

Initially, fifty-five operative houses were constructed. One year after the mill opened, Whaley had enough capital to increase production to its maximum, causing the need for roughly 500 more workers. This expansion created the need for more operative housing and sixty more homes were built. Because the two phases of homes were built so close together, the location of the original houses is unknown.

The houses were “set twenty feet apart and serviced by a rear alley. Swept dirt yards enclosed by wire fences three feet high in the front and five feet in the rear allowed many of the residence to house chickens.” Built in the traditional New England “saltbox” style, the operative houses were all duplexes with “four rooms on the first floor and two rooms above with two small stairways leading from the rear kitchens to a small hall or sleeping loft behind the rear slop of the roof.” The two units were connected by double or single doors in order to be used by extended families. They all had open back porches which, during upgrades in 1910, would be enclosed in order to house first toilets and sinks and shortly after also bathtubs. The 1910 upgrades also saw screens added onto windows, street paving, curb additions, drainage system installation, and fences built surrounding houses (though that did not take place on all houses in the Granby Mill Village.)

There are two other styles of homes evident in the early development of the village. One was a “two story gable-front house...believed to have housed shop foremen and overseers and a one story, side-gable house built for single family occupation.” The shop foremen and overseers of the mill were given slightly nicer accommodations, originally located on the south side of Whaley Street due east of the Southern Railway line. They tended to also be of the “saltbox” variety but they were constructed as a single family unit rather than a duplex and had decorative shingle work in the gables and a two tiered gable porch on the front façade.

Success came to Granby and 1899 saw the construction of an addition to the mill, sixty more operative houses, and a large boarding house, later known as “the old hotel,” for single workers without family. It was a two-story brick building, 150x28 feet with modern conveniences and was located behind the mill offices between Williams Street and Tryon Street. Sadly, it was demolished sometime between 1939 and 1970.

Some unique features of mill life: the largest family with the most potential for long-term service to the mill – ie many able bodied members of a variety of ages – were given the choice houses, specifically the ones closest to

the mill. A kindergarten sprung up to take care of the needs of the mill children. The Granby kindergarten was located at the end of Pall Mall Street on the west side of Gist Street.

A public school was constructed nearby to serve Granby and “named in honor of then Mill superintendent, W.P. Hamrick. Consolidation of the school system later caused the closure of the school and the demolition of the building. The site of the school, the southeast corner of Catawba and Wayne Streets, is still owned by the Board of Education. Granby Mill’s children were lucky in that they fell within Columbia’s city limits and therefore had access to public school, unlike the children of nearby Olympia Mill.

A hygienic and health care program was established for the workers as early as 1907. In 1917 a new dispensary was constructed on Olympia Avenue in front of the Olympia Mill and directly across from the Trinity Episcopal Church. It has since been demolished.

The first company store, the Whaley Mills’ Company Store, was located north of Whaley Street adjacent to the Whaley Street Methodist Church and was probably constructed very close to the construction of Granby Mills. In 1907, the second floor was transformed into a meeting place for mill employees and rented to local groups for a small fee. It was destroyed by fire in 1979.

Two recreation areas were created for Granby but used by both Olympia and Granby residents. A park and playground was located directly in front of the Olympia mill. An athletic field was located “north of Whaley Street and east of the mill spur track of the Southern Railroad behind the Company Store.” It was used mainly for baseball and the Granby Baseball Club was the first mill village team to win the Columbia City League Championship in 1904.

The center of recreational activity in both the Granby and Olympia mill villages was the old Company Store, now known as 701 Whaley. The structure was built sometime before 1903 as a store but in 1909 was converted to a recreation and community center. A pool was added alongside a “barber shop, shower and baths, pool tables, bowling alleys, reading room, kitchen and meeting facilities. In 1923 a large gymnasium was added.”

The community was served by three churches which, sponsored by the mill, were able to construct impressive church structures. At least one church – Trinity Chapel – was known to have been designed by W.B. Smith



Granby Milestones

- » 1896-97: Granby Mill built
- » 1897: Granby Mill village built with 55 houses
- » 1899: Additional 60 operative houses built in the village
- » 1910: Streets paved, curbs and drainage added among other improvements
- » 1916: Pacific Mills purchased Granby Mill and village
- » 1939: Pacific Mills begins selling houses in the village
- » 1940s: Individual house owners begin modifying and modernizing mill houses

Whaley. The Whaley Street Methodist Church was the first church built in the community, originally constructed in 1897 on the northeast corner of Whaley and Church Streets, adjacent to the Company Store building. A new church building was constructed in 1903 in the Gothic Revival style and a similarly styled addition was constructed in 1934. The Methodist church was followed the organization and construction of Trinity Episcopal Mission in 1901. Trinity's name was changed to Church of the Holy Comforter in 1946 and is located on Olympia Avenue diagonally across from Olympia Mill. Like the Methodist church, it too is designed in the Gothic Revival style. Southside Baptist Church's construction followed closely on the heels of the Episcopal church. The congregation was organized in 1897 but a church building was not constructed until 1901, two lots down from Trinity and also in the Gothic Revival Style. In 1959, the Baptist church was demolished and a new church building of the same style was dedicated in 1960. All three congregations were active in the village during Whaley's period of ownership and similarity of design of all three buildings suggest Whaley might have been the architect for all three churches though no documentation was found to substantiate this.



In 1916, the Pacific Mills Company of Lawrence, Massachusetts bought the four Columbia mills for a little over \$2.2 million dollars. Following its large purchase, Pacific Mills set about upgrading the plants and the mill villages.



Pacific Mills and Whaley Street

In 1916, the Pacific Mills Company of Lawrence, Massachusetts bought the four Columbia mills for a little over \$2.2 million dollars. Following its large purchase, Pacific Mills set about upgrading the plants and the mill villages. In the Granby area, Pacific Mills began construction on an expansion that would include "office and supervisory housing." This area, bounded by Lincoln Street on the east, Heyward Street on the south, Catawba Street on the north, and Olympia and Wayne Streets on the west, was known at the time as "silk-stocking row" or "boss row" and is known today as the Whaley Street Neighborhood.

Top management lived in the larger houses on Whaley Street while supervisors lived in the smaller housing located between Whaley and Heyward Streets. “This section...though located adjacent to the Granby Mill Village, was developed nearly twenty years later and never considered part of the mill village...” Because the location was chosen to be near to both the Olympia and the Granby Mills and residential areas, this development never truly belonged to one or the other.

Stylistically, the newer neighborhood of mill management also stood separate from Granby. The newer homes were constructed during a time when the “Craftsman Bungalow” was a popular style choice. A number of homes in this section resemble designs pictured in the advertisements of the A.C. Tuxbury Lumber Co. of Charleston for their “Quickbilt” bungalows. While no documentation has been found, it is a possibility that some of the structures are mail-order housing.

Four large two-story Craftsman houses, three facing Whaley Street and one facing Olympia Avenue, exist today that would have housed upper-level management. They have front and side porches with Doric columns, wood shingles on the upper story and larger yards. The General Superintendent of the mills house used to stand on Whaley Street halfway between Lincoln Street and Olympia Avenue and was a two-story Colonial Revival. It was demolished to make way for condominiums.

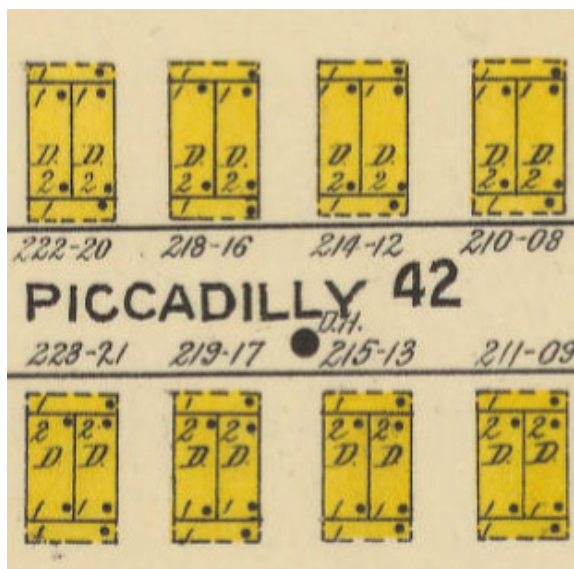
Unusual housing styles: located north of Whaley Street on the west side of Lincoln Street. Two story “I” houses, plain, w/ shingle work in the gable ends. There are six of these and they area ll single-family with wrap-around porches. Side streets leading off of Whaley to the north are several one-story L-shaped houses with hip and gable roofs. Also a single story house with a side-gable roof and center hall, double pile plan. These aren’t found anywhere else though the L shaped houses can be found throughout Olympia Mill Village.

The Granby Mill Village represents one of the best stock of mill housing remaining in the state today.

The Neighborhood Post-Mill

In 1939, Pacific Mills decided to sell off all their residential property and focus on maintaining and running the mills alone. The current residents of the homes were given first refusal for rates and financing. Pacific Mills held on to supervisory housing until 1955-56 when all supervisory houses located east of Wayne and Olympia, today’s Whaley Street neighborhood, was sold off.

“Although some workers purchased their homes when sold by the mill, the majority of occupants continued as renters and large blocks of the mill village were sold to real estate speculators. It was during this period that many of the houses received “personalized” upgrading. The most consistent and noticeable change to houses in the village is the replacement of porch posts and railings with fashionable elements of the 1940s such as post-on-pier columns.”



This excerpt from a 1919 Sanborn Fire Insurance Company Map shows the salt-box style represented by a “2” in the front of the building and a “1” in the rear—indicating the number of stories.

The Area as it is Today

The Granby Mill Village represents one of the best stock of mill housing remaining in the state today. Its compact and visually striking appearances making it a fine example of late nineteenth century mill village design and its association with the prominent W.B. Smith Whaley lends great historical importance to its level of significance.

NEIGHBORHOOD CHARACTERISTICS

Residential development in the mill village happened primarily between the late 1890s and into the 1920s. The mill village was designed to be a small town unto itself, with the mill, the store, and housing all within easy walkable range, making Granby still pedestrian friendly today. Block sizes today remain small and where driveways exist, they are narrow and tucked closely in against the houses, minimizing their presence. Homes are built almost to the sidewalk with front lawns being minimal or nonexistent. Fencing, where present in the neighborhood, seems to be confined to the backyards, maintaining the homes' strong orientation to the street. These patterns contribute to a significant pedestrian feel to the neighborhood.



317-319 Picadilly St. (Joseph E. Winter photograph collection, South Caroliniana Library, 1960.

There are remarkably few structural forms are found in the neighborhood. On the western side of the neighborhood, the pattern of building and straightforward architectural forms of workers' houses indicates the intent of the mill owners to provide their employees with simple but adequate housing.

There are remarkably few structural forms are found in the neighborhood. On the western side of the neighborhood, the pattern of building and straightforward architectural forms of workers' houses indicates the intent of the mill owners to provide their employees with simple but adequate housing. Maximum density was achieved by the use of duplex buildings, built closely together; side yard setbacks are minimal. The height of the homes is two-story almost without exception and with very little variation in their saltbox design. Clapboard siding is common and architectural detailing is minimal there. Bungalows, found mostly east of the railway spur, tended to be built later. Larger homes, with more detailing, found on Whaley Street, were assigned to the Mill's upper level management. The lots here are larger with room for driveways and more extensive outbuildings.

Boundary Map



BOUNDARY DESCRIPTION

Neighborhood boundaries now are along Catawba at the north, Heyward at the south, Gist at the west and Wayne at the east. Historic district boundaries will not completely mirror these boundaries. Boundaries for the historic district will reflect residential properties only: the western edge of the area is Gist Street, the southern edge is Heyward Street, easternmost street is Church, expanding out to encompass the residential properties along Whaley and Denmark Streets, with the northern edge being Catawba Street, excepting commercial properties along this edge.

Administration

ACTIONS THAT REQUIRE DESIGN REVIEW BY THE D/DRC

1. New construction (including outbuildings)
2. Additions/enclosures visible from the public right of way*
3. Actions that alter the exterior appearance of a building
4. Driveways/parking areas*
5. Demolition or relocation (original outbuildings included)

ACTIONS THAT ARE REVIEWED BY D/DRC STAFF**

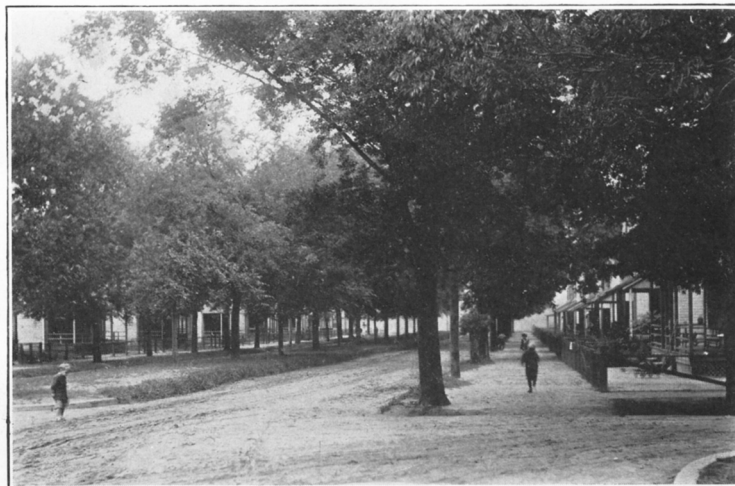
1. General maintenance and repairs using identical materials, profiles, etc.
2. Exterior changes to heavily altered buildings or one built after the early 1950s.
3. Fences and Walls

* Projects including maintenance or work not visible from the public right of way do not necessarily require review but it is advisable that any property owner, before applying for a permit, consult with the Preservation Office so that staff may facilitate efficient processing of permits/applications.

** Should staff find it advisable, they may submit any project to the DDRC for review.

*Per updates to the Columbia Code of Ordinances, driveways and parking areas may be reviewed by D/DRC staff.

See Columbia Code of Ordinances Section 17-2.5(g) for more detailed information.



VILLAGE SCENE.

Section 3: New Construction



IN THIS SECTION

Guidelines for New Construction	23
1. Height	23
2. Size & Scale	23
3. Massing	24
4. Directional Expression	24
5. Setback	24
6. Sense of Entry	25
7. Rhythm of Openings	25
8. Roof Shape	25
9. Outbuildings	25
10. Materials, Textures, and Details	26

Guidelines for New Construction

A. PRINCIPLES

Given the extreme consistency of form and massing in the neighborhood, the impact of new construction will be considerable. The construction of new or replacement structures on any lots will greatly affect the district by either reinforcing or undermining existing historic patterns. Ninety-five percent of the structures in the district are saltbox structures and where they are predominant, any adjacent infill should mirror their character and continue the extreme consistency extant in their form, massing, rhythm of openings, setbacks, roof shapes, and so on. Replacement of or amendment to the few other structure types in the neighborhood should, as always, adhere to the principles below.

Illustrations below for each delineated principle are for descriptive purposes only and do not reflect the exact nature of the buildings in the Granby Hill neighborhood.

B. GUIDELINES

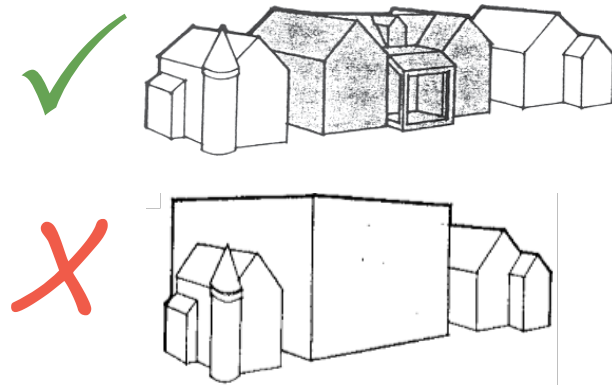
1. Height

The characteristic height in Granby Mills is 1 to 2 stories. Construct new buildings to a height that is compatible with the height of surrounding historic buildings. Where there is extreme consistency in height of structures, adjacent new construction should replicate the height. Otherwise, new construction shall not vary greatly in height from older buildings in the vicinity.



2. Size & Scale

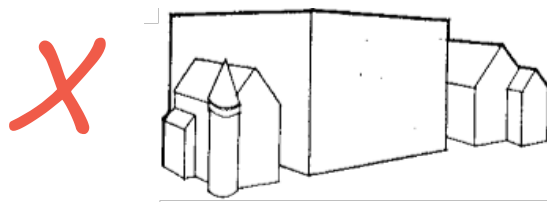
The size and scale of a new building shall be visually compatible with surrounding buildings. Although much larger than its neighbors in terms of square footage, the building shown maintains the same scale and rhythm as the existing buildings. Do not construct buildings that disrupt the existing scale of the area. The new building shown here disrupts the scale and rhythm of the streetscape.



3. Massing

Arrange the mass of a new building (the relationship of solid components (ex. walls, columns, etc.) to open spaces (ex. windows, doors, arches)) so that it is compatible with existing historic buildings on the block or street.

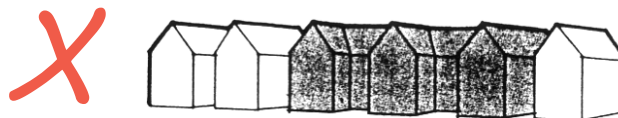
Maintain the character of the streetscape by duplicating massing found in the neighborhood; particularly important is the massing of buildings found immediately adjacent to new construction.



4. Directional Expression

Site the entrance of the building so that it is compatible with surrounding buildings. Horizontal buildings can be made to relate to more vertical adjacent structures by breaking the façade into smaller masses that conform to the primary expression of the streetscape.

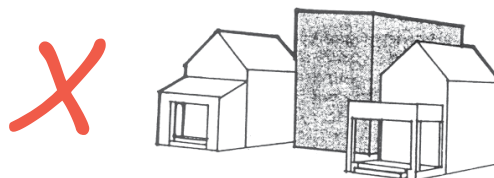
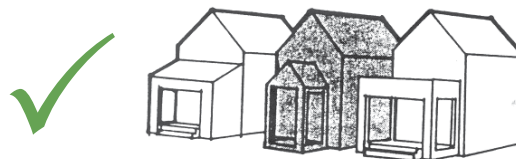
Construct strongly horizontal or vertical façade expressions if appropriate. This building does not relate well to its neighbors or the rhythm of the streetscape because of its unbroken façade.



5. Setback

Locate the new building on the site so that the distance of the structure from the right of way is similar to adjacent structures. In Granby, houses are typically set close to the street.

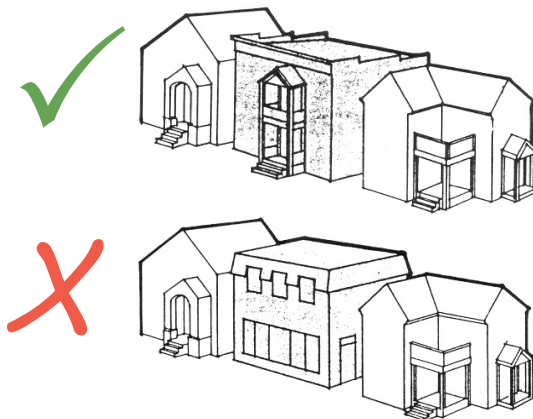
Do not violate the existing setback pattern by placing buildings in front of or behind existing façade lines.



6. Sense of Entry

Place the main entrance and the associated architectural elements (porches, steps, etc.) so that they are compatible to surrounding structures. In a large section of Granby, the houses are duplexes and have two front doors and a covered porch at the front entry. On new construction which is within the context of the saltbox style homes, this pattern should be respected and duplicated even if a single family home is being built.

Construct facades with a strong sense of entry. The image on the BOTTOM is an example of what NOT to do.



7. Rhythm of Openings

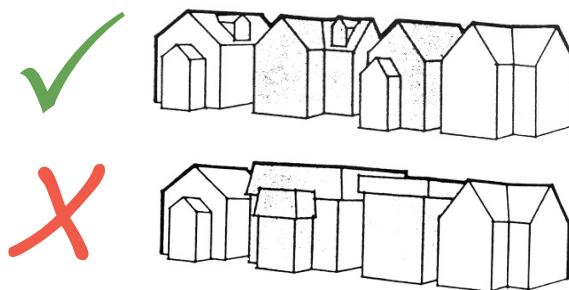
Construct new buildings so that the relationship of width to height of windows and doors, and the rhythm of solids (walls) to voids (door & window openings) are visually compatible with historic buildings on the block or street. Maintain a similar ratio of height to width in the bays of the façade. Do not introduce incompatible façade patterns that upset the rhythm of openings established in surrounding structures.



8. Roof Shape

Use roof shapes, pitches, and materials that are visually compatible with those of surrounding buildings. Nearly all of the buildings in Granby have simple pitched roofs with either front or side gables; front porch roofs tend to be either shed roofs or half hip roofs.

Do not introduce roof shapes or pitches that are not found in the area.



9. Outbuildings

Construct garage and storage buildings so that they reflect the character of the existing house and are compatible in terms of height, scale and roof shape. Place such buildings away from the primary façade of the building. Do not allow outbuildings to obscure character-defining features of a building.

10. Materials, Textures, and Details

Use materials, textures, and architectural features that are visually compatible with those of historic buildings on the block or street. When selecting architectural details, consider the scale, placement, profile, and relief of details on surrounding structures for the basis of design decisions. Architectural detailing on Granby homes tends to be very minimal and simplicity should be a key element to any new construction, both in massing and detailing. In Granby, there is a preponderance of wood siding; therefore, the use of brick or stucco for siding would be inappropriate. Wood or cement fiberboard will be the preferred siding. Consideration should be given to board size, width of exposure, length, and trim detail such as corner boards on adjacent historic structures for specifications of any new material. Vinyl is not a preferred material for siding in the district; however, in certain cases it might be permitted if it is shown that details typical of wood frame houses, such as inset windows, typical sized window sills, adequate reveal on siding, trim detailing, and so on, can be constructed. It will be the applicant's responsibility to provide required drawings and information which support their application for vinyl.



Section 4: Additions & Enclosures



IN THIS SECTION

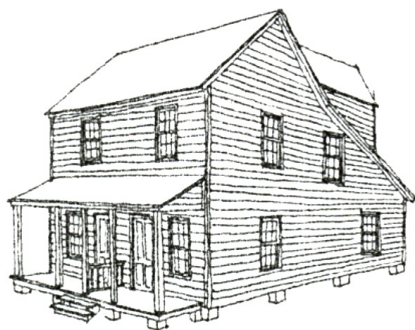
Guidelines for Additions/Enclosures	28
Additions	28
Enclosures	28

Guidelines for Additions/Enclosures to Existing Buildings

A. PRINCIPLES

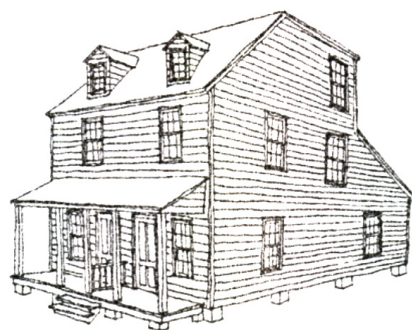
It is often necessary to increase the space of a building in order for it to continue to adapt to the owner's needs. Over time, a family's/business's space needs change and, in order to accommodate these needs, a building may need to be enlarged. While these additions are permitted, they should serve to reinforce and not detract from the existing architectural form and design of the building.

Additions shall not significantly alter original distinguishing qualities of buildings such as the basic form, materials, fenestration, and stylistic elements. They shall be clearly distinguished from original portions of the building and shall result in minimal damage to it. Character defining features of the historic building shall not be radically changed, obscured, damaged, or destroyed in the process of adding new construction. The size and scale of the new addition shall be in proportion to the historic portion of the building and clearly subordinate to it. Additions should be attached to the rear or least conspicuous side of the building. They should be constructed so that if removed in the future, the essential form and integrity of the building will be unimpaired.



House Type A

Appropriate



House Type A

Inappropriate

B. GUIDELINES

Additions

1. Site additions so that they do not detract from or obstruct important architectural features of the existing building or others around it, especially the principle façade.
2. Design additions to be compatible with the original structure in materials, style and detailing.
3. Limit the size and scale of additions so that the integrity of the original structure is not compromised.
4. Additions are also subject to the guidelines for new construction.

Enclosures

For Bungalows only:

1. Enclose porches on street elevations **only** when all other expansion options have been studied and found to be infeasible.
2. Design the enclosure in a manner that retains the historic fabric and details of the porch, placing any framing and/or screening behind the columns and balustrade.
3. Use materials that allow the original structure to be distinguished and which will minimize the visual impact of the enclosure. Glass is the material most likely to maintain the openness of the porch.
4. Install the enclosure so that it can be removed in the future without damage to the historic building.

Due to the detrimental effect porch enclosures would have upon the strong rhythm of open porches of saltboxes and supervisory style structures as well as to their massing, porch enclosures shall not be permitted on these structures. (Porches are discussed in further detail in Section 5)

Section 5: Maintenance & Rehabilitation



IN THIS SECTION

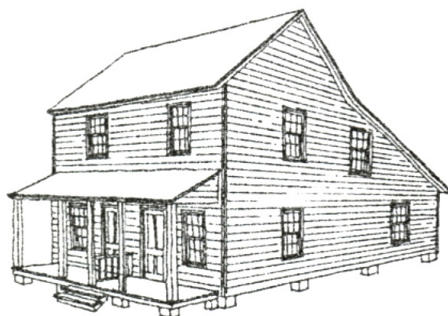
Guidelines for Maintenance & Rehabilitation	30
1. Doors	30
2. Windows	31
3. Shutters	33
4. Roof Pitch/Material	33
5. Exterior Siding	34
6. Porches	35

Guidelines for Maintenance and Rehabilitation

GENERAL PRINCIPLES

Rehabilitation is a practical approach to historic preservation. It is the process of repairing or altering a historic building while retaining its historic features. It represents a compromise between remodeling, which offers no sensitivity to the historic features of a building, and restoration, which is a more accurate but costly approach to repair, replacement, and maintenance.

Rehabilitation guidelines are limited to the review of exterior elements visible from the public right-of-way. The priority of the guidelines is to ensure the preservation of a building’s character-defining features while accommodating an efficient contemporary use.



House Type A

Appropriate



House Type A

Inappropriate

1. DOORS

A. Principles

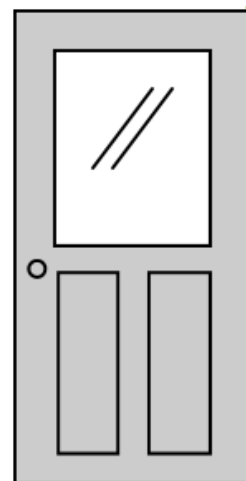
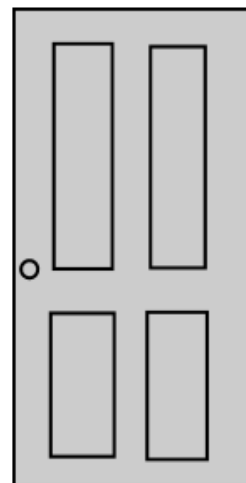
Significant features such as doors and entrances should be preserved wherever possible. Changes to door size and configuration should be avoided. Replacement doors should either match the original or substitute new materials and designs sympathetic to the original.

Sometimes new entrances are required for practical reasons or to satisfy code requirements. Placement of new entrances on principal facades should be avoided. New entrances can result in loss of historic fabric and detailing and change the rhythm of bays. New entrances should be compatible with the building and be located on side or rear walls that are not readily visible from the public right-of-way. If a historic entrance cannot be incorporated into a contemporary use for the building, the opening and any significant detailing should, nevertheless, be retained.



B. Guidelines

1. Install new openings so that they carry on the same rhythm of existing openings and are compatible in size, materials and design.
2. Retain and repair historic door openings, doors, screen doors, trim, and details such as transom, sidelights, pediments, and hoods, where they contribute to the architectural character of the building.
3. Replace missing or deteriorated doors with doors that closely match the original, or that are of compatible contemporary design. New materials will be judged based on their visual compatibility to historic materials, of which wood, or a combination of wood and glass, is most likely. Front doors may be solid paneled doors, or may have some combination of wood (or visually compatible material) and glass, with the recommendation being that doors not have more than half their composition in glass. Fiberglass or other visually compatible materials are permitted. The glass and two-panel door and the four-panel solid door shown at right are two examples of historically accurate door styles, although they are not the only door types permitted in the district.
4. Place new entrances on secondary elevations away from the main elevation. Preserve non-functional entrances that are architecturally significant. To that end, two doors must be retained on the front facades of saltbox structures although both doors do not have to function as entries. The two doors should also match.
5. Add simple or compatibly designed wooden screen doors when necessary. Storm doors with full glass and minimal framing are preferred.
6. No new door openings shall be located on front façades of saltboxes unless it is to re-establish the common rhythm of the two openings typical to these buildings. New openings, where permitted, should be compatible in size, materials and design to the saltboxes in the neighborhood.



2. WINDOWS

A. Principles

Windows are a significant character-defining feature of any structure. They are like a piece of good furniture. Original windows were constructed so that individual components could be repaired, instead of requiring an entire new unit if one piece breaks or rots. This often means that an existing, historic window can be repaired for far less cost than a replacement. Repair of a historic window is the best first step when confronted with a damaged or deteriorated unit. If after careful evaluation, window frames and sash are so deteriorated they need replacement, new windows may be installed.

Replacement windows must be selected with care. They should generally match the original sash, pane size, configuration, glazing, materials, muntin and mullion detailing, and profile. Small differences between replacement and historic windows can make big differences in appearance.

The new windows need not be exact replicas of the originals. In the Granby Architectural Conservation District, it is appropriate to substitute a window configuration found during the home's period of significance for the original. Original pane configurations on saltbox style and Bungalow houses were 6/6 sash windows. A 1/1 pane configuration is also acceptable for this district.

If 50% or more windows are deteriorated or missing, then wholesale replacement of windows is allowable. When choosing replacements, the qualities of the original windows should be used as criteria. Consider the following features of the original:

- » Trim Detail
- » Size, shape of frame, sash materials, reflective qualities of glass
- » Reveal or set-back of window from wall plane
- » Location of meeting rail
- » Muntin, mullion profiles, pane configuration

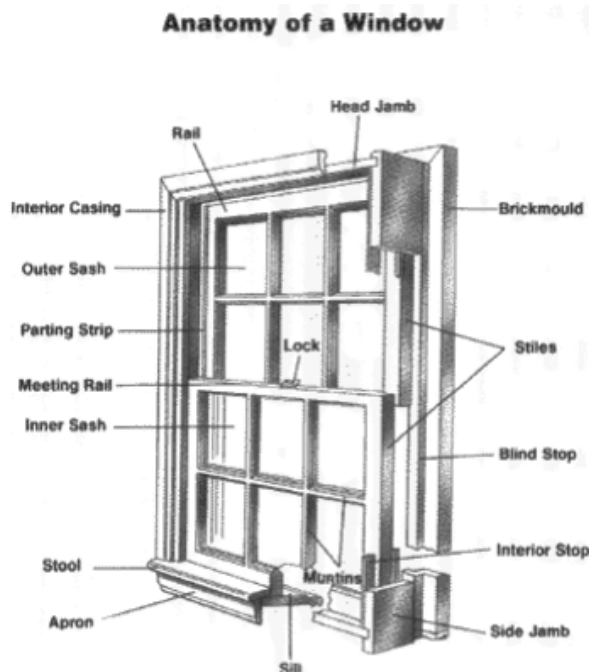
B. Guidelines

1. When technically and economically feasible, repair of deteriorated or damaged windows shall be preferred over replacement.
2. If replacement of a small number of units is deemed necessary after evaluating the sill, frame, sash, paint and wood surface, hardware, weather-stripping, stops, trim, operability, and glazing, replace with units that match the original in detailing, size, reflective quality, and materials.
3. If wholesale replacement is found to be necessary, either match the original unit or substitute a unit appropriate to the home's period of significance, maintaining the use of historic materials where possible. Replacement windows should either match the original or substitute new materials sympathetic to the original.

At the time of publication of these Guidelines, wood and aluminum clad windows are the most appropriate replacement materials. The usage of other materials, including vinyl, will be reviewed and evaluated based upon their compatibility/appropriateness with the historically accurate materials. All approved materials must be a good visual substitute to wood/the historically accurate material. Every material reviewed shall be evaluated based on the detailing, size, reflective quality, and materials when compared to wood and the original unit.

The items listed below will be used to determine the appropriateness of proposed windows and materials:

- » Trim detail
 - » Size, shape of frame and sash
 - » Location of meeting rail
 - » Reveal or set-back of window from wall plane
 - » Materials, reflective quality of glass
 - » Muntins, muntin profiles, pane configuration
4. Improve the thermal performance of existing windows and doors through adding or replacing weather stripping and adding storm windows which are compatible with the character of the building and which do not damage window frames.



3. SHUTTERS

A. Principles

Unless there is physical or documentary evidence of their existence, shutters should not be mounted. In Granby, **there is no evidence of shutters historically being used on mill housing**. If shutters are found to be appropriate upon new construction, they should be operable or appear to be operable and measure the full height and one-half the width of the window frame. They should be attached to the window casing rather than to the exterior finish material.



B. Guidelines

1. Installing shutters, screens, blinds, security grills, and awnings which are historically inappropriate and which detract from the character of a building is not permitted.
2. Install shutters only when there is enough space for them. Install them so that they appear operable, place them on the window casing, and ensure that the louvers are situated so that they would shed water when closed.

4. ROOF PITCH/MATERIAL

A. Principles

Roofs are highly visible components of historic buildings. They are an integral part of a building's overall design and often help define its architectural style. The most common residential roof types are gable, hip, or a combination. The original shape and pitch of the roof should be retained.

Where existing roofing material is non-original, the existing roof may be retained, replaced in a manner known to be accurate based on documentation or physical evidence, or treated in a contemporary style.

Rooftop additions are another common change to historic buildings. The addition should be designed to be distinguished from the historic portion of the building; be set back from the wall plane; and be placed so it is inconspicuous when viewed from the street.

B. Guidelines

1. Preserve the original roof form in the course of rehabilitation.
2. Preserve historic roofing materials when technically and economically feasible.
3. Replace deteriorated roof surfacing with new material, such as composition shingles or tabbed asphalt shingles, that match the original in composition, size, shape, color, and texture. Architectural shingles are recommended due to the visual similarity when compared to the pine shingles that were originally used on the structures. (Examples of non-appropriate materials are tile and slate.)
4. Retain or replace where necessary: dormer windows, cupolas, cornices, brackets, chimneys, cresting, weather vanes, and other distinctive architectural or stylistic features that give a roof its essential character.

5. EXTERIOR SIDING

A. Principles: Wood

Granby houses were historically wood houses. Where original wood siding exists on a structure, it should be retained. If it becomes necessary to replace deteriorated boards, match the replacements to the characteristics of the original. Important characteristics of wood siding that should be considered in its repair or replacement are board size, width of exposure, length, and trim detail such as corner boards. Where the brittleness and/or profile and dimensions of the original siding makes repair a prohibitively costly and difficult endeavor, Hardiboard or a comparable material, of similar dimensions and reveals of the original siding, may be permitted.

One of the greatest threats to wood siding is the application of non-historic surface coverings such as aluminum and vinyl siding, stucco, and other synthetic materials. Application of nonhistoric exterior finishes results in either the removal or covering of historical materials and details. Decorative trim around doors, windows, and under rooflines is frequently removed. Detailing of the wood itself, such as beveling or beading, is also lost. Board width, length, and exposure are generally changed, thus altering the scale and appearance of the building. Artificial siding also frequently damages the fabric underneath. It can trap moisture and encourage decay and insect infestation.

In cases where artificial siding is already in place, its removal is not necessary under the guidelines. An owner may retain the material or remove it. If, however, the material is removed, it must be replaced with historically appropriate materials. In the case of original asbestos siding, if its removal is required, wood or cement fiberboard siding is an appropriate replacement. Vinyl is not a preferred material for siding in the district; however, in certain cases it might be permitted if it is shown that details typical of wood frame houses, such as inset windows, typical sized window sills, adequate reveal on siding, trim detailing, and so on, can be constructed. It will be the applicant's responsibility to provide required drawings and information which support their application for vinyl.

B. Guidelines

1. Retain wooden materials are features such as siding, cornices, brackets, soffits, fascia, window architrave, and doorway pediments. These are essential components of a building's appearance and architectural style.
2. Repair or replace, where necessary, deteriorated material duplicating in size, shape, and texture the original as closely as possible. Consider original characteristics such as board width, length, exposure, and trim detailing when selecting a replacement material.
3. Artificial replacement siding over wood or brick is not permitted.
4. Where a structure has asbestos or masonite as original siding, it may be replaced with wood or composite wood products such as Hardiplank, or cement fiberboard.
5. Vinyl is not a preferred siding material.

** Please note that asbestos in a friable condition is a toxic material. Please contact DHEC or go to their website for recommendations for proper removal and disposal of asbestos.*



6. PORCHES

A. Principles

Porches serve as a covered entrance to buildings and a transitional space between the interior and exterior and are an important design feature on a house. They are often the principal location for ornamentation and detailing, such as brackets, posts and columns, and balustrades. Size, style, ornateness or simplicity, sense of openness, and detailing are all important attributes of porches. Such features should be preserved during the course of rehabilitating a building.

Because they are open to the elements, porches also require frequent maintenance and repair. Deteriorated porch features should be repaired rather than replaced. If replacement proves necessary, replacement features and materials should approximate the originals as closely as possible. If wholesale replacement is required, the new porch should be rebuilt based on historical research and physical evidence. If a porch or individual features of it are missing and no documentation or physical evidence is available, a new porch design that is compatible with the scale, design, and materials of the remainder of the building is appropriate. It is appropriate in the Granby district to replace missing or deteriorated features with compatible ones found on similar structures in the district. Where original materials of an existing element are substandard, it would be correct also to replace with more fitting materials found in the district, keeping in mind that simplicity of material and design are important qualities in the Granby Hill area.

Owners are often tempted to enclose porches for additional year round living space. Porch enclosures in Granby are strongly discouraged on bungalows. They will only be permitted after all other options have been examined and determined to not be attainable, and they must be done in an appropriate manner. Transparent materials, such as clear glass enclosures or screens that are set behind balustrade and structural systems and maintain the visual openness of a porch are permitted.

Porch enclosures are prohibited on saltbox and supervisory structures.

B. Guidelines

1. Retain porches and steps that are appropriate to a building.
2. If replacing deteriorated or missing features, it is appropriate to use other homes of the same style and period for the design of the new feature, as long as it is compatible with the structure.
3. If enclosures are undertaken, maintain the openness of porches through the use of transparent materials such as glass or screens. Place enclosures behind significant detailing, so that the detailing is not obscured.



Section 6: Driveways/Parking Areas & Fences/ Walls



IN THIS SECTION

Guidelines for Fences/Walls &
Driveways/Parking Areas

37

Guidelines for Driveways/Parking Areas & Fences/Walls

A. PRINCIPLES

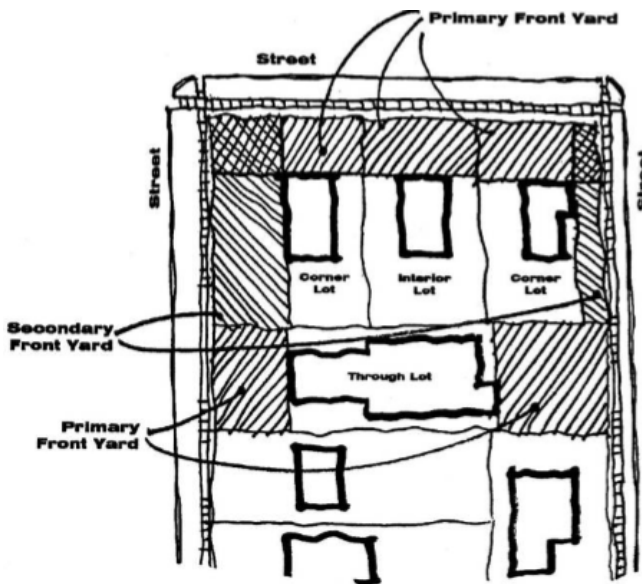
Fences and walls serve to delineate property lines and as a barrier to distinguish between a yard, sidewalk, and street. Wooden picket fences of simple design would be the most appropriate in the rear.

New fences and walls should respect traditional materials, design, and scale. They should have a regular pattern and be consistent in design with those found in the same block or adjacent buildings. Wood is the most appropriate material, particularly for simple frame buildings. Fences should complement the building and not obscure significant features.

The placement of driveways and parking areas is very important. Since the Granby area was a walking neighborhood originally, driveways for cars were not planned for on each site. Small driveways have gradually been tucked up next to buildings and are generally unobtrusive and usually unpaved. Given this, all paved and/or new parking should occur on the side of the dwelling, or where appropriate, at the rear of the house. Where paved parking is desired, paving strips would have minimal visual impact. General parking requirements allow for driveways not to be wider than 10' for the first 25 feet in length, after which a driveway may widen. Paved parking is not suitable for the front yard. Circular driveways and turn-arounds are not reflective of the historic neighborhood and are not permitted.

B. GUIDELINES

1. Design a fence or wall so that it is compatible with the associated structure in design and materials.
2. Fences shall be no more than 4' in height in the front yard setback elevation and no more than 6' on side and rear elevations (more details provided at the end of the document).
3. The following materials are not permitted for fences or walls in the front or secondary front yard: chain link; vinyl; concrete block unless painted, stuccoed or veneered in brick; artificial siding material (ex. T-111, corrugated metal).
4. Driveways 10' wide for the first 25' in length.
5. Parking must be placed in a location that has a minimal visual impact on the primary structure, usually to the side of the structure.
6. Appropriate materials for paved parking are: brick pavers, cobblestones, granite and concrete.



Section 7: Demolition



IN THIS SECTION

Guidelines for Demolition	39
A. Principles	39
B. Criteria for Review	39
C. Types of Information	40
D. Review	40

Guidelines for Demolition

A. PRINCIPLES

The demolition of an historic building should be an action of last resort. When a structure is demolished, the community loses a part of its history, which cannot be replaced. One of the character defining features of this area is the close proximity of structures, which creates a tightly woven neighborhood structure. When a house is removed and not replaced, the fabric of the neighborhood is undermined. Accordingly, such requests are reviewed very deliberately and require detailed information. Additionally, the removal of a structure without a replacement should be permitted in only the most extreme of circumstances and when all other options have been exhausted.



B. CRITERIA FOR REVIEW

Reprinted from Code of Ordinances for City of Columbia & Rules & Regulations of Design/Development Review Commission. City Code 17-2.5(g)(6)c

1. The historic or architectural significance of a building, structure, or object;
2. A determination of whether the subject property is capable of earning a reasonable economic return on its value without the demolition, consideration being given to economic impact to property owner of subject property;
3. The importance of the building, structure, or object to the ambiance of a district;
4. Whether the building, structure, or object is one of the last remaining examples of its kind in the neighborhood, city or region;
5. Whether there are definite plans for the reuse of the property if the proposed demolition is carried out, and what the effect of those plans on the character of the surrounding area would be;
6. The existing structural condition, history of maintenance and use of the property, whether it endangers public safety, and whether the city is requiring its demolition;
7. Whether the building or structure is able to be relocated, and if a site for relocation is available; and
8. Whether the building or structure is under orders from the city to be demolished, and this criteria shall be given more significance than the above-mentioned criteria.



500-502 Catawba St. (Joseph E. Winter photograph collection, South Caroliniana Library, 1968)

C. TYPES OF INFORMATION

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

1. Estimate of the cost of demolition, and estimate of the cost of renovation;
2. Report from an engineer, architect, or contractor as to the structure(s) on the property and their suitability for rehabilitation;
3. Estimated market value of the property in its current condition; after demolition, after renovation of the existing property for continued use, with proposed redevelopment;
4. Estimate from an architect, developer, real estate consultant, appraiser, or other real estate professional experienced in rehabilitation or reuse of the existing structure(s) on the property;

D. REVIEW

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



Please note there may be additional applicable review standards in Section 17-2.5(g)(6)c of the City Ordinance.

Section 8: Relocation



IN THIS SECTION

Guidelines for Relocation

42

Guidelines for Relocation

A. PRINCIPLES

1. Much of a building's value is in its context: the street on which it sits, the buildings that surround it, the landscape. Therefore a building should remain in its context unless its existence is threatened by encroachment or it cannot be preserved in the original location.
2. Moving a historic building from its original site shall not occur.
3. Moving a non-historic building, or a building, which has irretrievably lost its architectural and historical integrity, may be appropriate.
4. Moving a building into the district is permitted if it is compatible with the district.

B. GUIDELINES

1. Moving a building into the district is permitted if the building will be compatible with the historic buildings surrounding the new location in terms of height, scale, setback, and rhythm of spacing, materials, texture, details, roof shape, orientation, and proportion and rhythm of openings.
2. Moving a building out of the district is not permitted unless the building does not contribute to the district's historical or architectural significance, or has irretrievably lost its architectural and historical integrity.

Section 9: Definitions & Detailed Explanations



IN THIS SECTION

Definitions	44
Detailed Explanations	46
Additional Terms & Definitions	49

Definitions

Addition

1. Construction that increases the living or working space of an existing structure, and is capable of being mechanically heated or cooled. (ex. porch enclosures, room additions, etc.)
 2. An alteration that changes the exterior height of any portion of an existing building.
 3. Any extension of the footprint of the structure, including porches and decks.
-

Appropriate

Suitable for, or compatible with, a structure or district, based upon accepted standards and techniques for historic preservation and urban design as set forth in the Secretary of the Interior's Standards and these guidelines.

Architectural Feature/Element

Any of the component parts that comprise the exterior of a building, structure or object that convey the style of a building. (ex. Victorian, Bungalow, etc...)

Character-Defining Feature

A detail or part of a structure that imparts style or design and distinguishes it from other structures (ex. porch railings, decorative windows)

Compatible

To conform or be in harmony with the components of the style of a building or the character of a district.

Contributing (building/structure/site)

A building, structure or site that reinforces the visual integrity or interpretability of a historic district. A contributing building is not necessarily "historic" (50 years old or older). A contributing building may lack individual distinction but add to the historic district's status as a significant and distinguishable entity.

Driveway

An area improved in accordance with approved materials, leading from a street or alley to a parking space.

Demolition

Active deconstruction in whole or in part of a building, object, or site.

Elevation

1. Height in terms of distance from grade;
 2. an exterior wall of a building, usually used in referring to portions other than the façade.
-

Enclosure

To close off a previously exterior open space, through the installation of walls or other devices.

Exterior Change

An action that would alter the appearance of a structure. Examples include: change in roof pitch or form, or replacing or covering exterior siding with substitute material, reducing, enlarging, closing or relocating window or door openings

Façade

An exterior side of a building; usually the front elevation of the building.

General Maintenance and Repair

Work meant to remedy damage due to deterioration of a structure or its appurtenances or general wear and tear, which will involve no change in materials, dimensions, design, configuration, color, texture or visual appearance.

Major

Substantive; substantial; as in considerable amount of.

Muntin/Mullion

The strips of the window that divides the glass into panes or lights. Muntins are horizontal, mullions are vertical.

New Construction

The construction of any freestanding structure on a lot that ordinarily requires a permit. This may apply to a variety of activities such as storage buildings, carports & garages, secondary dwellings, etc.

Non-Contributing (building/structure/site)

A building, structure or site which no longer reinforces the visual integrity of the district either because it is a vacant parcel, it is a structure that was built outside of the period of significance of the district or it is an historic structure that has lost its integrity through inappropriate additions or the loss of three or more of its original character defining features i.e. porch, windows, siding.

Period of Significance

a. For an individual structure: the date of construction plus or minus ten years;

b for a district, the span of time from the date of the oldest building within the boundaries to the date by which significant development ended.

Primary Front Yard

That area between the street-facing facade of the principal building, the front lot line, and either both side lot lines (for interior lots and through lots) or a side lot line and the secondary front lot line (for corner lots).

Secondary Front Yard

The non-primary side of a building on a corner lot. That area between the street-facing facade of the principal building, the secondary front lot line, the front lot line, and the rear lot line. See Figure in Section 6.

Shall

What must happen.

Should

What must happen unless evidence is presented to illustrate why an alternative is more suitable.

Street-facing Façade of the Principal Building

Any facade of the principal building which approximately parallels a street lot line(s), exceeds ten feet in length, and is located within 15 feet of that portion of, or is, the facade of the principal building closest to the corresponding street lot line.

Detailed Explanations

Sec. 17-9.2(b)(4) Allowable Encroachments into Required Yards or Right-of-Way

Table 17-9.3(B): Allowable Encroachments Into Required Yards or Rights-of-Way	
Feature	Extent and Limitations of Encroachment
Encroachment Into Required Yards	
Required screening	May encroach into any required minimum yard.
Steps, open porches without roofs	May extend into any required minimum yard within three feet of an adjoining property line.
Eaves, cornices, gutters, chimneys and other minor architectural features	May extend up to 18 inches from the main portion of a building into any required minimum yard.
Awnings, canopies, and marquees	May encroach into any required minimum yard.
Open balconies and fire escapes	May extend up to five feet into any required minimum yard.
Bay windows	May extend up to three feet into any required minimum yard if no more than nine feet wide.
Fences and walls	May extend into or be located in any required minimum yard in accordance with Sec. 17-5.8, Fences and Walls.
Signs, projecting, free-standing, or attached to an awning, canopy, or marquee	May extend into or be located in any required minimum yard in accordance with Sec. 17-5.10, Signs.
Flagpole	May be located in any required yard if less than 20 feet high, set back from side and rear lot lines by at least ten feet, and set back from abutting street rights-of-way by a distance equal to the flagpole height.
Lighting fixtures, projecting or free-standing (including lampposts)	May be located in any required minimum yard.
Accessory structures other than those listed above	May be located in a required minimum side or rear yard if allowed in Sec. 17-4.3, Accessory Uses and Structures.

Encroachment Into Right-of-Way	
Awnings, canopies, and marquees	<p>May project over the public rights-of-way subject to the following regulations:</p> <p>(1) Shall not extend more than two-thirds of the distance from the building to closer of the curbline or the edge of the street surface;</p> <p>(2) Shall not project closer than 12 inches from the closer of curb line or street edge;</p> <p>(3) Shall not be less than eight feet above the surface of the right-of-way, except that the free-hanging valance of an awning or canopy may extend to seven feet; and</p> <p>(4) Prior to the issuance of a permit, the owner/ operator shall place on file with the city clerk a proof of continuous general liability insurance naming the city as an additional insured in an amount not less than \$600,000.00 per occurrence for personal injury and property damage.</p>
Signs on awnings, canopies, and marquees and projecting signs	May project over the public rights-of-way in accordance with Sec. 17-5.10, Signs.

This section replaced Section 17-277 of the City Ordinance when the new code became effective August 30, 2021.

**This ends the Granby
Architectural Conservation
District guidelines as
adopted by City Council on
July 28, 2010. The following
pages have been added as
supplemental information.**

Additional Terms and Definitions

These terms and definitions are an addition to the original Granby guidelines. They have been added to assist those using the document as they move through the design review process.

Design Review

Another name for the D/DRC and staff review processes. Design review is intended to be a collaborative process between the applicant and staff.

Development Center

The Development Center provides a single point-of-entry for construction review and permitting. The staff shepherds projects from plan submittal to permitting ensuring that reviews are completed concurrently where possible. Coordinators can provide a wealth of information on the requirements and steps in the process.

Lot Coverage

Determined by the zoning district, the percentage of the total lot area that is permitted to have structures with a roof, including covered porches. This is calculated based on the area of the first floor only. For example, a 5,000 square foot lot in a district that allows 30% lot coverage could have a two-story home with a first floor that was 1,000 square feet, with an additional 600 square feet on the second floor while still complying with the required lot coverage.

Planning & Development Services

City of Columbia Department that handles permitting; inspections; design review; land development; zoning; long and short range city planning and area plans. Our mission is to guide the development of the City in a manner that enhances quality of life, promotes distinctive neighborhoods, supports businesses and protects the environment through professional, positive, solution-oriented planning, permitting, zoning, and enforcement services.

Planning Division

The Planning Division facilitates and implements long and short-range plans for the City, its business districts, corridors, and neighborhoods. This division also provides staff support to the Planning Commission and the Design/Development Review Commission which includes historic preservation and urban design.

Preservation Staff

Preservation staff administer and manage the City's historic districts and individual historic landmarks. Preservation staff also provide support to the D/DRC for historic preservation cases that require the D/DRC's review.

Setback

The distance from which a structure is located from the lot line. These requirements vary by zoning district and certain overlay districts have altered regulations. For example, in historic districts the front yard setback is determined by adjacent structures, rather than the zoning district.

Zoning

Zoning, generally, is a tool of urban planning in which areas of a city are divided into different districts which may regulate use, subdivision, building height, etc.

Zoning Division

The Zoning Division administers the zoning regulations for the City. This covers issues such as where certain uses can be established, the size and placement of buildings, signage, and parking requirements among others. Staff also provide support to the Board of Zoning Appeals.

Urban Design Staff

Urban design staff administer the City's design districts. They also provide support to the D/DRC for urban design cases that require the D/DRC's review.

Use

Zoning regulation which determines the types of businesses and residences that are permitted on a lot, for example, a new multi-family development would not be permitted in a single-family district.

Appendix A: Detailed Review Process

This appendix expands upon the review process information included in the Administration Section (Section 1) of the guidelines.

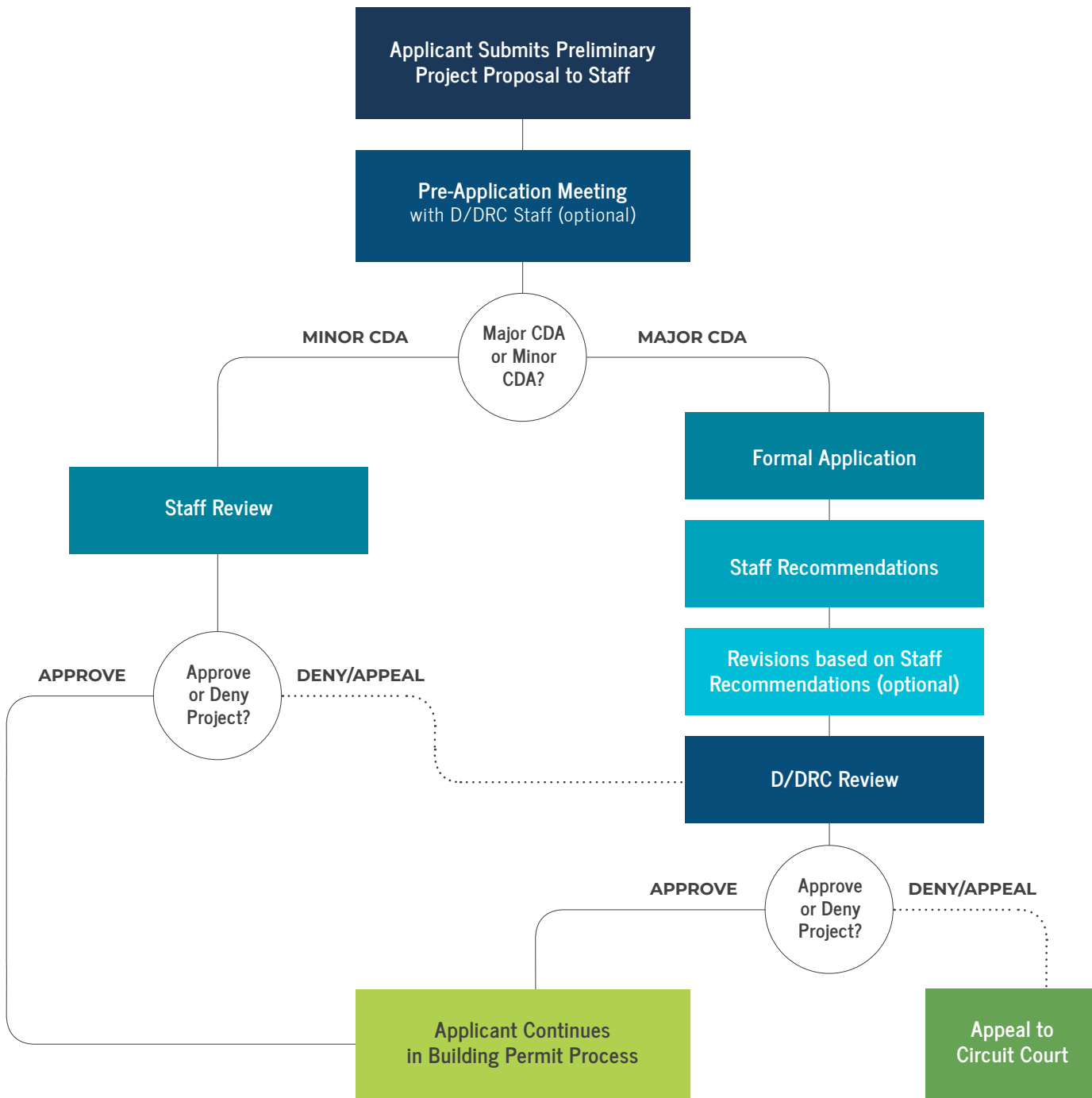


IN THIS SECTION

Review Process	52
Process Steps: D/DRC Review	53
Process Steps: Staff Review	54

Review Process

The chart below outlines the process for both D/DRC and staff review. It is strongly recommended that applicants reach out to staff as early in their planning phase as possible to keep projects on schedule. Whether a project requires staff or D/DRC review, this is a dynamic process which often involves the evolution of plans or proposals to bring them into compliance with the guidelines for each district.



Process Steps: D/DRC Review

As previously stated, D/DRC review is generally required for large scale projects such as new construction and additions, and projects which do not meet the guidelines. Outlined below are the steps that projects generally follow through the process. The D/DRC review process—and design review process generally—is intended to be a collaborative process that results in projects and proposals which better reflect the character and/or goals of a district.

Step 1: Applicant Submits a Preliminary Proposal to Staff (optional)

It is strongly encouraged that applicants reach out to staff as soon as possible to keep projects on schedule. Staff will alert you if additional processes—such as site plan review, encroachments, or variances—may be required in addition to design review.

Step 2: Pre-Application Meeting with Staff (optional)

For large scale projects, pre-application meetings are an important part of the D/DRC review process. The information provided to applicants during these meetings, both by the Planning Division and other City Staff, is often essential for the planning process of larger scale projects.

Step 3: Formal Application Submitted to Staff

After the applicant has gathered the necessary information for their D/DRC application, they should submit materials to staff.

Step 4: Staff Review and Recommendations

Staff will review the materials submitted and provide recommendations for revisions.

Step 5: Revisions Based on Staff Recommendations (optional)

The applicant may decide whether they wish to implement staff recommendations or proceed with the plans as proposed. Staff will prepare the case summary, or evaluation, for the project, which includes a history of the project, applicable guidelines, staff recommendations, conditions, and documents submitted by the applicant.

Step 6: D/DRC Review and Decision

Projects reviewed by the Commission generally receive a decision in a single meeting.

Step 7: Permit Application Submitted

If projects receive an approval from the D/DRC, the applicant can then proceed to the permitting process. When submitting documents for permitting, changes required in the conditions for approval should be reflected on the plans and/or in the application.

Step 8: Certificate of Design Approval Issued

Once staff has confirmed that the project reflects any of the conditions for approval, a Certificate of Design Approval will be issued. Applicants should read through their Certificates of Design Approval and note any outstanding items listed that will need to be submitted to staff for approval.

Process Steps: Staff Review

Although generally shorter than the D/DRC review process, the staff review process has the same intent—to be a collaborative process that results in projects and proposals which better reflect the character and/or goals of a district. While the staff review process may look different for applicants depending on when and how they enter design review, the steps below are intended give you a general idea of the process. Applicants should be aware that staff decisions may be appealed to the D/DRC. Applications for that process should still be submitted to staff.

Step 1: Applicant Submits Preliminary Proposal for Staff Review

It is strongly encouraged that applicants reach out to staff as soon as possible to keep projects on schedule. Staff will alert you if additional processes—such as site plan review, encroachments, or variances—may be required in addition to design review.

Step 2: Pre-Application Review Meeting (optional)

In the case of projects reviewed at staff level, this is often an informal meeting. Staff can review the proposal or scope of work for compliance with the guidelines and make recommendations to the applicant.

Step 3: Permit Application Submitted

While permits are not necessarily required for all projects that require a Certificate of Design Approval, applicants should check with both the Development Center and Zoning divisions to be sure the necessary permits are obtained.

Step 4: Staff Review

At this point in time, staff will do a final assessment of the project to be sure it is compatible with the guidelines and discuss any conditions for approval with the applicant. If the applicant wishes to contest any of the staff conditions, the project could be appealed to the D/DRC at this point in time.

Step 5: Certificate of Design Approval Issued

So long as the applicant agrees to all conditions, staff will then issue the Certificate of Design Approval. Applicants should wait to begin work until the applicable permits are issued.

Appendix B: Resources

The following section has been added to provide additional information beyond what is included in the guidelines. This section is for informational purposes only.



IN THIS SECTION

Understanding Granby	56
Material Specifications	56
Type A: Saltbox Style Mill House	57
Type B: Front Gable Mill House	58
Type C: Supervisor Mill House	59

Understanding Granby

The Granby Mill Village is unique among Columbia's historic districts due to its highly cohesive streetscape and the repetition of building forms and detailing. This level of consistency in the architecture, down to half an inch, makes minor differences in building dimensions, detailing, and materials noticeable.

In the course of the review of new construction and general maintenance projects, the dimensions of the three predominant building types and materials have been collected. These dimensions are provided in the following pages, along with information about the location of that building type. While the forms may differ, the materials used are consistent across building types. Please contact preservation staff with questions.

Material Specifications

Trim:

- » 4 ¼ inch trim around the **windows** and **doors**.
- » The window trim includes drip cap.
- » 4 ¼ inch by 1 inch **corner boards**.
- » 4 ¼ inch by 1 ¼ inch **fascia**.
- » **Shingle molding** is 2-inch crown molding.

Doors:

- » The half glass, two panel doors are the historic front door type.
- » The four panel doors were often relocated to the front and are an appropriate alternative.
- » Opening size was historically 34 inches wide. For new construction 36 inch openings may be substituted.

Windows:

- » **First Floor:** 72 inches by 34 inches
- » **Second Floor:** 64 inches by inches by 34 inches
- » The windows were historically 6/6, however 1/1 windows may be substituted where historic windows are no longer present or on new construction.

Porch:

- » **Flooring** is 2-2 ¼ inch tongue and groove.
- » **Columns** were historically 4x4 inch square supports, however where replacement is necessary 6x6 inch may be substituted to meet building code.
- » **Pickets** are 2x2 inch square.

Siding:

- » **Reveal** is 5-5 ¼ inches.
- » The historic siding is beveled.

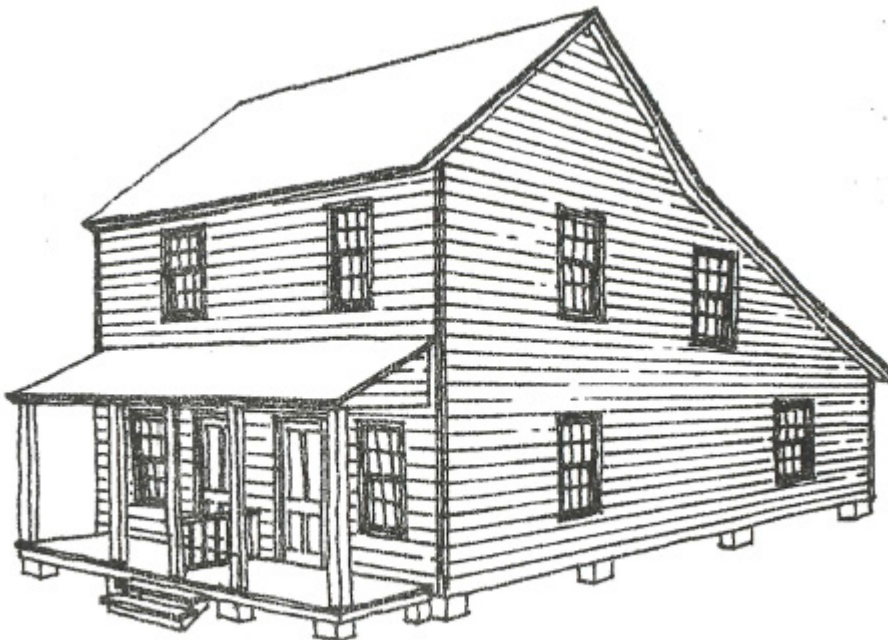


Type A: Saltbox Style Mill House

Characterized by its saltbox shape roof and two front doors, the Type A, or saltbox style mill house, is the predominant house type in the district.

Historically, these houses had 6/6 windows, full width, shed front porches, with four 4x4 supports. When constructed, the Type A houses had porches at the rear, many of which were enclosed during the period of significance of the district.

Minor variations can be seen in the placement of some of the windows and in particular in some of the structures on Williams Street. 200-218 Williams all have four windows on the first floor of the façade, rather than two.



Some of these structures include additional minor variations, such as changes to porch supports, windows, infill between foundation piers, and the addition of asbestos siding. Some of these changes have gained significance in their own right as they occurred as properties were sold by the Pacific Mill Company to individual property owners in the early 1940s. You should always contact preservation staff to determine the age and significance of changes.

Dimensions:

- » Width: 29' - 5"
- » Length: 36' - 6" (without historic rear porch)
- » Porch Depth: 6'

Roof Pitch:

- » **Front:** 10:12
- » **Behind Break:** 7:12-8:12
- » **Lean To:** 3:12
- » **Porch:** Varies due to rebuilds, but 6:12 is appropriate. Area under the shed roof was historically open, however horizontal siding or vertical beadboard may be used (as seen in the drawing above).

Lean To:

- » May be enclosed, but should be inset by 6" on each side from the back corner of the main structure.

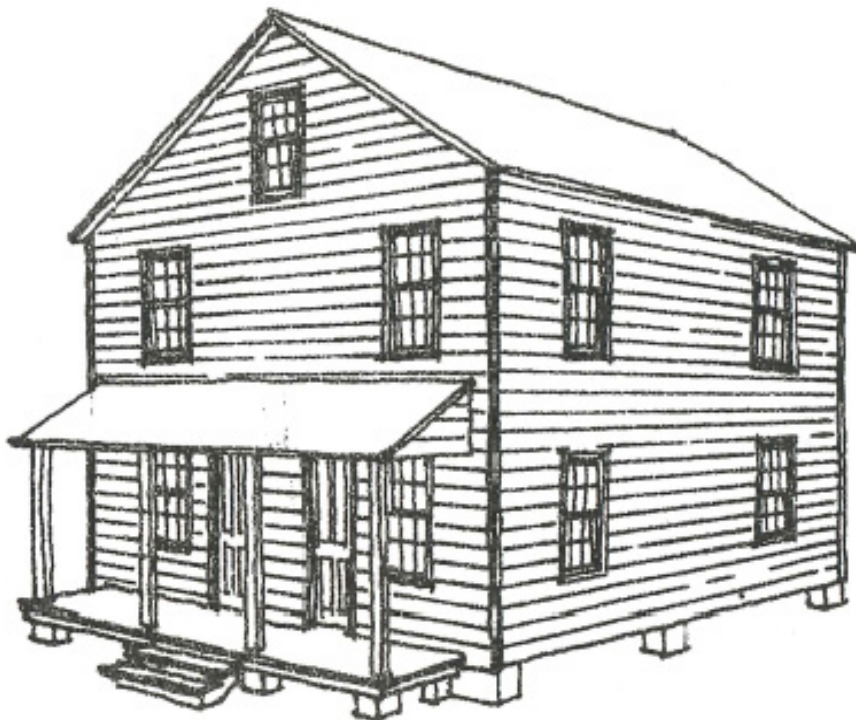
Windows:

- » **First Floor:** 18' - 5" center to center
- » **Second Floor:** Second window is behind the break in the roof pitch. Historically, these windows were set lower due to their location in a stairwell, however in new construction it may be level with the front window.

Front Doors:

- » The size of a historic opening should not be altered, however in new construction 36" x 80" openings may be used instead.

Type B: Front Gable Mill House



A much less common style structure within Granby, the Type B front gable structures are located in the 300 block of Whaley Street on the odd number side.

These structures are highly symmetrical and although they have a different roof form, reflect the same details as the Type A, saltbox style mill houses.

Dimensions:

- » Width: 30' - 4"
- » Length: 36' - 6" (without historic rear porch)
- » Porch Depth: 6'
- » Rear porch depth: 9'

Roof Pitch:

- » Approximately 10:12

Rear Porch:

- » May be enclosed, but should be inset by 6" on each side from the back corner of the main structure.

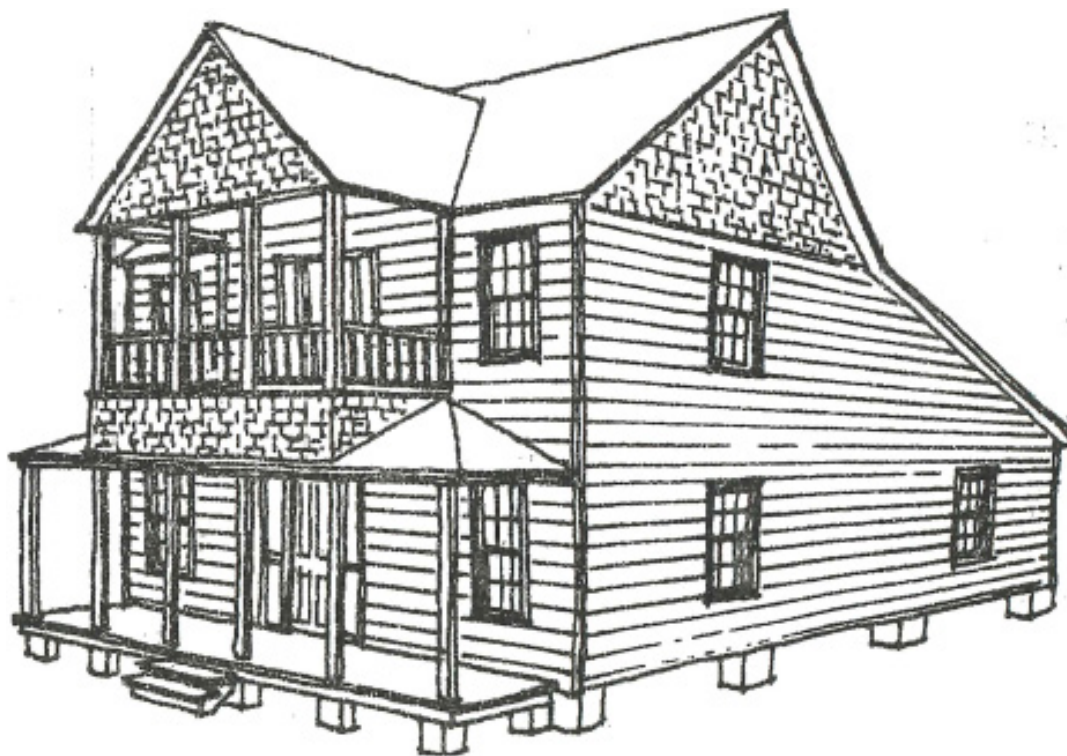
Windows:

- » The windows match the other historic window dimensions in the district.

Front Doors:

- » The size of a historic opening should not be altered, however in new construction 36" x 80" openings may be used instead.

Type C: Supervisor Mill House



Like the Type B structures the Supervisor Mill Houses are a less common type within the district. Historically located in the 500 block of Whaley Street, these structures were historically used to house mangers in the mills.

Dimensions:

- » Width: 29' - 5"
- » Length: 36' - 6" (without historic rear porch)
- » Porch Depth: 6'

Roof Pitch:

- » **Front:** 10:12
- » **Behind Break:** 7:12-8:12
- » **Lean To:** 3:12
- » **Porch:** Varies due to rebuilds, but 6:12 is appropriate. Area under the shed roof was historically open, however horizontal siding or vertical beadboard may be used (as seen in the drawing above).

Windows:

- » **First Floor:** 18' - 5" center to center
- » **Second Floor:** Second window is behind the break in the roof pitch. Historically, these windows were set lower due to their location in a stairwell, however in new construction it may be level with the front window.

Front Doors:

- » The size of a historic opening should not be altered, however in new construction 36" x 80" openings may be used instead.