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**CITY OF COLUMBIA**  
**DESIGN/DEVELOPMENT REVIEW COMMISSION**  
April 8, 2021  
Regular Session (Virtual) – 4pm.  
Minutes

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**Members Present:** James Baker, Bob Broom, Angi Fuller Wildt, Chloe Jaco, Andrew Saleeby, Tom Savory, Taylor Wolfe

**Members Absent:** Sanford Dinkins, Ashley Johnson

**Staff:** Amy Moore, Lucinda Statler, Rachel Walling, Andrew Livengood, Megan McNish, Kristina Poston

## **I. CALL TO ORDER**

Meeting was called to order at 4:02PM by Chairperson Chloe Jaco. Ms. Jaco noted the virtual forum and explained methods of access by the public to the meeting. Ms. Moore also noted how the public could participate in the following ways:

- a. Watching the live stream through CityTV accessed at <https://www.youtube.com/user/ColumbiaSCGovernment>
- b. Email: The public may submit letters and statements via email to [cocboardmeeting@columbiasc.gov](mailto:cocboardmeeting@columbiasc.gov) leading up to and/or during the meeting as this account will be monitored during the meetings. Please note that to allow for timely and equal participation for all commenters, there is a 500-word maximum to emails/letters requested to be read into the record.
- c. Phoning 855-925-2801 and entering the meeting code 7942 with three options to speak
  - i. (star one) \*1 will allow you to listen
  - ii. (star two) \*2 will allow you to record a voice mail message that will be read into the record
  - iii. (star three) \*3 will allow a participant to be placed in a queue, so they may speak live when prompted.
- d. Virtual Participation by joining the meeting on the web at <https://publicinput.com/COCDRC-Apr2021>

Roll call, quorum established.

Ms. Moore noted changes to the agenda. She then proceeded with review of the Consent Agenda.

## **II. CONSENT AGENDA**

### **DESIGN/ HISTORIC**

- 1. 1605 Park Street (aka Park Circle)** (TMS# R11307-02-01) Request for Certificate of new construction. *City Center Design Development District*

#### **STAFF RECOMMENDATIONS:**

Staff finds that the proposal substantially meets the City Center Design Guidelines and **recommends approval with the condition that a pedestrian path be provided** between the sidewalk on Park Circle and the street-facing door.

2. **1106 Sycamore Avenue** (TMS #09215-06-02) Request for Preliminary Certification of the Bailey Bill. *Seminary Ridge Protection Area*  
**STAFF RECOMMENDATIONS:**  
 Staff finds that the proposed restoration at 1106 Sycamore Avenue located in Seminary Ridge Protection Area is in keeping with Section 17-698 of the City Ordinance. Staff **recommends granting preliminary certification for the Bailey Bill** with the following conditions:
  - a. The project meets or exceeds the 20% investment threshold requirements for qualified rehabilitation expenses.
  - b. All work meeting the standards for work as outlined in Section 17-698.
  - c. All details deferred to staff.
  
3. **2316 Preston Street** (TMS # 09215-06-02) Request for Preliminary Certification of the Bailey Bill and exterior changes. *Old Shandon/Lower Waverly Protection Area A*  
**STAFF RECOMMENDATIONS:**  
 Staff finds that the proposed restoration at 2316 Preston Street located in the Old Shandon/ Lower Waverly Protection Area is in keeping with Section 17-698 of the City Ordinance. Staff recommends **granting preliminary certification for the Bailey Bill** with the following conditions:
  - a. The project meets or exceeds the 20% investment threshold requirements for qualified rehabilitation expenses.
  - b. All work meeting the standards for work as outlined in Section 17-698.
  - c. All details deferred to staff.
  
4. **1408 Fairview Drive** (TMS# 11414-07-10) Request for Certificate of Design Approval for an accessory structure. *Melrose Heights/Oak Lawn Architectural Conservation District*  
**STAFF RECOMMENDATIONS:**  
 Staff finds that the proposed garage at 1408 Fairview Drive largely complies with Section V of the Melrose Heights/Oak Lawn Architectural Conservation District Design Guidelines and **recommends granting a Certificate of Design Approval with the following conditions:**
  - Windows will be wood or aluminum clad with exterior muntins;
  - Siding will be smooth cement fiberboard with stucco in the gables to match stucco on the historic house;
  - Roof and second story details to be adjusted to be more compatible with the historic house, with final design approval deferred to staff;
  - All other details deferred to staff.
  
5. **1213 Gladden Street** (TMS# 11414-21-04) Request for Certificate of Design Approval for an addition. *Melrose Heights/Oak Lawn Architectural Conservation District*  
**STAFF RECOMMENDATIONS:**  
 Staff finds that the proposed addition at the non-contributing building at 1213 Gladden Street is largely in keeping with Sections V and VI of the Melrose Heights/Oak Lawn Architectural Conservation District design guidelines and **recommends granting a Certificate of Design Approval with the following conditions:**
  - Window placement and dimensions on the right elevation be adjusted to include at least two full sized windows proportional to those on the house, with final approval deferred to staff;

- Window to be wood or aluminum clad with exterior muntins;
- Siding to be smooth horizontally lapped siding in wood or cement fiberboard;
- All other details deferred to staff.

## **APPROVAL OF MINUTES**

### March Minutes

Ms. Jaco paused for public input.

**Motion by Mr. Savory to approve the Consent Agenda as well as the March Meeting Minutes.**

**Motion seconded by Mr. Saleeby. Roll call vote taken. Motion passes 7-0.**

### **III. REGULAR AGENDA DESIGN/HISTORIC HISTORIC**

1. **537 Santee Avenue** (TMS# 11308-10-03) Request for Certificate of Design Approval for an accessory structure. *Wales Garden Architectural Conservation District*

Rachel Walling, preservation planner, presented the request.

#### **STAFF RECOMMENDATIONS:**

Staff finds that the proposed outbuilding at 537 Santee will be visible through the metal gate on the property. Staff also finds that the shape and detailing of the proposed building does not meet Section IX of the Wales Garden Architectural Conservation District design guidelines and **recommends denial of the proposal.**

Annie and Robert Wilson, property owners, presented the request.

Jeff Lewis, architect, spoke about the proposal.

Ms. Jaco paused for public input.

Members of the Commission discussed the project with the applicants and architect.

An email from Frank Adams, President of the Wales Garden Neighborhood Association, in support of the project was read into the record.

Mr. Livengood noted that there were no live callers or voicemails.

**Motion by Mr. Savory to grant a Certificate of Design Approval to 537 Santee Avenue with the condition that a fence be erected to block the view of the structure from the public right of way contingent on staff approval.**

**Motion seconded by Mr. Saleeby. Roll call vote taken. Motion passes 7-0.**

2. **1107 Woodrow Street** (TMS# 11414-18-10) Request for Certificate of Design Approval for exterior changes and request for preliminary certification for the Bailey Bill. *Melrose Heights/Oak Lawn Architectural Conservation District*

Rachel Walling, preservation planner, presented the request.

**STAFF RECOMMENDATIONS:**

Staff finds that the request to paint the brick on the building is not in keeping with Section 17-698 of the City Ordinance or Section VII of the Melrose Heights/Oak Lawn Architectural Conservation District design guidelines and **recommends denial of a Certificate of Design Approval for exterior changes.**

Additionally, staff **recommends granting preliminary certification for the Bailey Bill only if the request for painting be withdrawn.**

**If the request to paint is withdrawn, staff recommends granting preliminary certification for the Bailey Bill** with the following conditions:

- The project meeting or exceeding the 20% investment threshold requirements for qualified rehabilitation expenses;
- All work meeting the standards for work as outlined in Section 17-698;
- All details deferred to staff.

The applicant was not present to discuss the request.

Ms. Jaco paused for public input.

An email from Josh Shelton, President of the Melrose Heights Neighborhood Association, in opposition to the request to paint was read into the record.

**Motion by Mr. Savory to grant preliminary certification for the Bailey Bill** for 1107 Woodrow Street with the following conditions:

- The request to paint the structure is withdrawn;
- The project meeting or exceeding the 20% investment threshold requirements for qualified rehabilitation expenses;
- All work meeting the standards for work as outlined in Section 17-698;
- All details deferred to staff.

**Seconded by Mr. Broom. Roll call vote take. Motion passes 7-0.**

**Motion by Mr. Savory to deny a Certificate of Design Approval for 1107 Woodrow Street.**

**Seconded by Mr. Broom. Roll call vote taken. Motion passes 6-0. Mr. Saleeby did not vote due to technical difficulties.**

3. **1231 Gervais Street** (TMS# 11401-02-05) Request for Certificate of Design Approval for exterior alterations. *Individual Landmark, City Center Design Development District*

Mr. Savory recused himself from the case.

Amy Moore, principal preservation planner, presented the request.

**STAFF RECOMMENDATIONS:**

Based upon Section 17-674(d) of the City of Columbia Zoning Ordinance, staff **recommends granting a Certificate of Design Approval for the roof and gutter work** proposed with all details deferred to staff.

Regarding the window replacement proposal, **staff does not find that the material submitted substantially addresses the ordinance criteria** for changes to landmark buildings in Section 17-674(d). Staff **recommends deferral** of this part of the application to either allow for a subcommittee for further guidance or for the applicants to gather more information.

Joe Guido, project architect, presented the request.

Discussion amongst commission members.

Ms. Jaco paused for public input.

The Honorable Donald Beatty, Chief Justice of the South Carolina Supreme Court, addressed the request and concerns of the applicants.

Ashlie Lancaster, SC Department of Administration, spoke on the request.

Discussion between commission members, the applicants, and staff.

**Motion by Ms. Fuller Wildt to approve a request for a Certificate of Design Approval for 1231 Gervais Street for the roof and gutter work proposed with all details deferred to staff which is a Group I landmark and in the City Center Design/Development District.**

**Seconded by Mr. Saleeby.**

**Motion amended by Ms. Fuller Wildt to include Section 17-674(d)**

**Roll call vote take. Motion passes 6-0.**

Ms. Jaco requested clarification from staff regarding the option to move forward with a mockup.

**Motion by Mr. Saleeby in accordance with Section 17-674(d) of the City of Columbia Zoning Ordinance due to the need for safety of the occupants, to approve the request to replace the window as requested by the applicant.**

**Seconded by Ms. Fuller Wildt.**

Discussion by members of the Commission regarding the motion.

**Mr. Saleeby amended the motion to include approval being contingent on staff and the Commission approving a mockup of the first-floor windows.**

**Seconded by Ms. Fuller Wildt. Roll call vote taken. Motion passes 6-0.**

Staff provided the clarification that the per the motion, the project would need to return to the Commission once the mockup window had been provided for review.

Mr. Savory returned to the meeting for the remainder of the proceedings at 6:05PM.

- Deferred**
4. **915 Pine Street** (TMS# 11409-22-08) Request for Certificate of Design Approval for new construction. *Old Shandon/Lower Waverly Protection Area A*
  5. **921 Pine Street** (TMS# 11409-22-05) Request for a Certificate of Design Approval for site improvements, appeal to a staff decision. *Old Shandon/Lower Waverly Protection Area A*

Kristina Poston, preservation planner, presented the request.

**STAFF RECOMMENDATIONS:**

Staff finds that the proposed driveway extension in the Old Shandon/Lower Waverly Protection Area located at 921 Pine Street would not be in keeping with Section 17-674 of the City Ordinance and that approval of this request would create a precedent that would undermine the administration of this portion of the City Ordinance. Staff **recommends denying a Certificate of Design Approval** as the existing drive already exceeds the allowances set in place by the ordinance but is allowed to maintain its current dimensions as it pre-existed the designation of the Old Shandon/Lower Waverly Historic District.

Gwen Chen, property owner, discussed the proposal.

Discussion by Commissioners regarding the proposal.

Ms. Jaco paused for public input.

**Motion by Mr. Savory to deny a Certificate of Design Approval for site improvements at 921 Pine Street.**

**Seconded by Mr. Saleeby.**

**Motion amended by Mr. Savory to include Section 17-674 of the City Ordinance.**

**Roll call vote take. Motion passes 7-0.**

6. **Vacant lot adjacent 2225 Rembert Street** (TMS# 09012-09-13) Request for a Certificate of Design Approval for site improvements, appeal to a staff decision. *Elmwood Park Architectural Conservation District.*

Megan McNish, preservation planner, introduced the request.

**STAFF RECOMMENDATIONS:**

Staff finds that the site improvements on the vacant lot adjacent to 2225 Rembert Street does not comply with Sec. 17-674(d) of the City Ordinance and recommends denial of the request.

Phillip Yarchuk, contractor, presented the request.

Ms. Jaco paused for public input.

**Motion by Ms. Fuller Wildt to deny the request for a Certificate of Design Approval for site improvements to 2225 Rembert Street within the Elmwood Park Architectural Conservation District based because it does not comply with Section 17-674(d) of the City Ordinance.**

**Motion seconded by Mr. Baker.**

**Ms. Fuller Wildt amended the motion to be related to the vacant lot adjacent to 2225 Rembert Street**

**Amendment seconded by Mr. Baker. Roll call vote taken. Motion passes 7-0.**

- 7. 3452 North Main Street (TMS# 09112-07-01) Request for Preliminary Certification for the Ballymore Register, North Main Corridor **DEFERRED**

**IV. OTHER BUSINESS**

- Continuing education opportunities will continue to be offered.

**V. ADJOURN**

**There being no further business, motion to adjourn by Mr. Broom.**

**Motion seconded by Ms. Fuller Wildt.**

**Meeting adjourned at 6:47PM.**



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Chairperson

May 13, 2021

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Date

Respectfully submitted  
Planning and Development Services Department