
CITY OF COLUMBIA
DESIGN / DEVELOPMENT REVIEW COMMISSION
August 13, 2020
Regular Session (Virtual) – 4:00 PM
Minutes

Members Present: Bob Broom, Sanford Dinkins, Angi Fuller Wildt, Chloe Jaco, Ashley Johnson, Tom Savory

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

I. CALL TO ORDER

The meeting was called to order at 4:01pm by Chairperson Tom Savory. Mr. Savory 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. Emailing letters or statements to cocboardmeeting@columbiasc.gov, which would be monitored throughout the meeting and will be read into the record at the appropriate time.
- c. Phoning 855-925-2801 and entering the meeting code 9786 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-August>

Ms. Moore called the roll; quorum was established.

Ms. Moore noted that the agenda had some changes. Case #5 on the Consent Agenda was suggested to be pulled from the Consent agenda due to public comments received via email. Case #3 on the Regular Agenda had been deferred.

Ms. Johnson moved to remove Case #5 from the Consent Agenda and place it at the end of the Regular Agenda. The motion was seconded by Chloe Jaco; the motion passed, 5-0.

Ms. Moore then proceeded with review of the Consent Agenda as it stood.

II. CONSENT AGENDA

1. **304-306 Picadilly Street** (TMS# 08812-01-11) Request for preliminary certification for the Bailey Bill. *Granby Architectural Conservation District*

STAFF RECOMMENDATIONS:

Staff finds that the project at 304-306 Picadilly Street complies with Sec. 17-698 of the City Ordinance and 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.

2. 507 Denmark Street (TMS# 08913-14-04) Request for a Certificate of Design Approval for new construction and site improvements. *Granby Architectural Conservation District*
STAFF RECOMMENDATIONS:

Staff finds that the new construction on the vacant lot between 503-505 and 511-513 Denmark Street complies with Section V, B. of the Granby Architectural Conservation District Guidelines and recommends granting a certificate of Design Approval with the following conditions:

- The material for the driveways be submitted to staff for approval;
- The porch roof be visually consistent with adjacent historic structures;
- All other details deferred to staff.

3. 2634 Bratton Street (TMS# 11414-19-19) Request for Certificate of Design Approval for new construction. *Melrose Heights/Oak Lawn Architectural Conservation District*
STAFF RECOMMENDATIONS:

Staff finds that the proposed new construction at 2634 Bratton Street is generally in keeping 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 be 1/1 aluminum clad with trim consistent with historic examples including window sills;
- The front door design be simplified to include clear/non-decorative glass with final review and approval deferred to staff; and
- All other details deferred to staff.

4. 425 Whaley Street (TMS# 08913-19-05) Request for a Certificate of Design Approval for new construction and site improvements. *Granby Architectural Conservation District*
STAFF RECOMMENDATIONS:

Staff finds that the new construction and site improvements on the vacant lot adjacent to 427 Whaley Street is consistent with Section V, B. of the Granby Architectural Conservation District Guidelines and recommends granting a certificate of Design Approval with the following conditions:

- The tops of the windows on the left elevation should align;
- Specifications for the following items will be provided to staff for approval:
 - Brick and mortar;
 - Windows;
 - Doors;
 - Trim;
 - Driveway material;
- All other details deferred to staff.

5. REMOVED TO REGULAR AGENDA Corner of Gadsden and Union Street, vacant lot (TMS# 09105-12-15) Request for a Certificate of Design Approval for new construction. *Earlewood Protection Area, Area B*

STAFF RECOMMENDATIONS:

Staff finds that the proposed new construction in the Earlewood Protection Area, Area B located at the corner of Union and Gadsden Street, TMS# 09105-12-15, is generally in keeping with Section VI and VII of the Design Guidelines and Section 17-674 of the City Ordinance. Staff recommends granting a Certificate of Design Approval with the following conditions:

- Staff will be notified upon start of construction to verify the height of the foundation on the front elevation.
- Staff recommends that the upper level window trim be slightly more visible by adding an exterior bottom sill detail to better match the lower level windows and historic examples in the area.
- All other details deferred to staff.

6. **2510 Cypress Street** (TMS# 11413-16-04) Request for a preliminary certification of the Bailey Bill. *Old Shandon/Lower Waverly Protection Area, Area A*

STAFF RECOMMENDATIONS:

Staff finds that the proposed project at 2510 Cypress Street located in the Old Shandon/Lower Waverly Protection Area is in keeping with Section 17-698 of the City Ordinance. Staff recommends granting a preliminary certification of the Bailey Bill with all details deferred to staff.

Pause for input by Public to remove items from the consent agenda.

No public input received on the Consent Agenda.

APPROVAL OF MINUTES

July Minutes

Ms. Johnson moved to approve the consent agenda as it stood along with the July minutes.

The motion was seconded by Ms. Jaco. A roll call vote taken; the motion passed 5-0.

**III. REGULAR AGENDA
DESIGN/HISTORIC**

HISTORIC

1. **1511 Laurel Street** (TMS# 11403-01-15) Request for a Certificate of Design Approval for exterior changes. **Individual Landmark**

Rachel Walling, preservation planner, introduced the request for Certificate of Design Approval for exterior changes at 1511 Laurel Street.

STAFF RECOMMENDATIONS:

Staff finds that the installation of double doors at 1511 Laurel Street would create a false sense of historical development and is not in keeping with Section 17-674(d) of the City Ordinance and recommends denial of the request. Should the applicant wish to remove the triple window, staff could recommend approval of the installation of a window based on documentation and on the proportions seen in the historic photographs; the applicant should work with staff on any proposed design prior to submittal for final D/DRC review.

Derrick Jackson, lawyer to the applicant, introduced the history of the project and the new information provided to staff.

Mr. Savory asked for a pause for public input. There was no public input received at the time.

Mr. Dinkins ask for clarification of the historic use of the window, regarding new information and current usage of the window in question.

Mr. Savory clarified the new information and the correct terms for the window in question.

Mr. Jackson noted that this is a new application and not just additional information.

Ms. Johnson made a note about her views on the intended use of the window and the newly presented information.

Ms. Johnson moved to deny the Request for a Certificate of Design Approval for exterior changes in this case the addition of the French doors, in accordance with Section 17-674(d) of the City Ordinance with consideration to all evidence provided and submitted by the applicant.

The motion was amended and seconded by Mr. Dinkins to include that if the applicant wishes to remove the triple window, staff can recommend approval of the installation of a window based on documentation and on the proportions seen in the historic photographs.

Ms. Johnson agreed to the amended motion; the motion was seconded by Mr. Broom. A roll call vote was taken; the motion passed 5-0.

2. 140 S. Walker (TMS# 13802-20-02) Request for Certificate of Design Approval for demolition. Shandon Community Character Area

Rachel Walling, preservation planner, introduced the request for Certificate of Design Approval for demolition at 140 S. Walker Street.

STAFF RECOMMENDATIONS:

Staff finds that the property has historic and architectural significance as a contributing building to the Shandon neighborhood and continues to contribute to the ambience of the district as a Minimal Traditional style building, appears to be capable of earning a reasonable economic return, and is not under orders from the City to be demolished, as per Section 17-674(e) of the City Ordinance. Therefore, staff recommends denial of the request for Demolition.

Mr. Savory suggested that the case be deferred based on the amount of evidence submitted by the applicant since the deadline and to allow time for staff to reassess the structure. Mr. Savory asked staff and applicant if they would agree to this before proceeding.

Robert Fuller, attorney for the applicant, and Lee Willm, applicant, agreed to deferring the case.

Mr. Savory moved to defer Request for Certificate of Design Approval for demolition at 140 S. Walker.

The motion was seconded by Ms. Johnson. A roll call vote was taken; the motion passed 4-1.

3. **1808 Catawba Street** (TMS# 11307-08-02 Request for a Certificate of Design Approval for exterior changes and addition. *Wales Garden Architectural Conservation District*)

Rachel Walling, preservation planner, introduced the request for a Certificate of Design Approval for exterior changes and additions at 1808 Catawba Street.

STAFF RECOMMENDATIONS:

Staff recommends granting a Certificate of Design Approval for the project at 1808 Catawba Street as proposed, including:

- The porte cochere addition, and
- Painting the brick (which has been found to be a non-original feature and staff finding that painting the brick will not impair the historical character of the house) based on conformance with Sections VII and VIII of the Wales Garden Architectural Conservation District design guidelines, with all details deferred to staff.

Tim Hance, architect, spoke on the project.

Mr. Savory called for a pause for public input. There was no additional input by public or commission.

Ms. Johnson moved to grant a Certificate of Design Approval for the project at 1808 Catawba Street as proposed, including the porte cochere addition, and the painting the brick based on conformance with Sections VII and VIII of the Wales Garden Architectural Conservation District design guidelines, with all other details deferred to staff.

The motion was seconded by Mr. Broom. A roll call vote was taken; the motion passed 4-0.

4. **2211 Park Street** (TMS# 09012-12-09) Request for a Certificate of Design Approval for unapproved material changes, appeal to a staff decision. *Elmwood Park Architectural Conservation District*

Megan McNish, preservation planner, introduced the request for a Certificate of Design Approval for an unapproved metal roof, appeal to a staff decision at 2111 Park Street.

STAFF RECOMMENDATIONS:

Based on previous precedent within the district, a change from asphalt shingles to a metal roof is permitted when the proposed profile is consistent with historic examples on structures of a similar style. In this case, a flat panel, standing seam metal roof would be consistent and could be approved at staff level. Staff finds that the metal roof currently installed at 2211 Park Street is not consistent with Section 17-674(d) of the City Ordinance and recommends denial.

Ms. McNish responded to questions from the Commissioners.

Adrian Shealy, contractor, spoke on the installed roof material and answered questions from the Commissioners.

Mr. Savory paused for public input.

Linda Mayfield, homeowner, spoke on the request to retain the roof as installed.

Lucinda Statler read into the record emails from Eileen Blythe and Eleanor Moore in favor of the request.

Staff answered several questions from Commissioners.

Mr. Dinkins moved to deny request for a Certificate of Design Approval for unapproved material changes at 2211 Park Street. Although, changes from asphalt shingles to metal roofs are permitted when the proposed profiles is consistent with the historic examples on structures of a similar type, in this case, that is not what is seen. However, if the applicant should wish to install a metal roof consistent with a historic profile then that can be approved at staff level.

The motion was seconded by Mr. Broom. A roll call vote was taken; the motion passed 3-2.

5. **2222 Rembert Street** (TMS# 09012-06-13) Request for a Certificate of Design Approval for unapproved changes to a D/DRC approved design. *Elmwood Park Architectural Conservation District*

Megan McNish, preservation planner, introduced the request for a Certificate of Design Approval for unapproved changes to a D/DRC approved design and request for removal of a condition for approval from a previously approved request at 2222 Rembert Street.

STAFF RECOMMENDATIONS:

Staff finds that the request to remove the fence from the scope of work for the construction of the garage at 2222 Rembert Street is not consistent with Section 17-674(d) of the City Ordinance due to the visual impact of the structure from the public right of way and recommends denial of the request. A design for a 6' tall wood fence should be submitted to and approved by staff and constructed within 30 days of the D/DRC decision.

In addition, the window trim currently installed at 2222 Rembert Street is not consistent with historic examples in the district and, therefore, Section 17-674(d) of the City Ordinance and recommends correcting the trim within 30 days with the following conditions:

- An exterior, projecting sill be installed,
- The inappropriate, decorative header be removed;
- The header that intersects with the frieze board be removed;
- Final trim design be submitted to staff for approval.

Should the D/DRC find reason to approve the stairs as constructed, the motion should include a specific reason for this variance to the pattern typically found in the district. Careful consideration should also be given to how this circumstance may impact future new construction projects.

Ms. McNish answered several questions from the Commissioners included a question from Mr. Dinkins clarifying the commission's review of the fence and the variance from the BOZA. Ms. McNish clarified that the Board of Zoning Appeals approval was for a variance to the lot coverage, but the design and conditions for approval, which included the fence, are under the purview of the DDRC.

DeQuincy Edwards, applicant, presented the request and responded to questions from the commission.

Mr. Savory paused for public input.

Commission members discussed options and goals for remediation with requested input from staff.

Mr. Edwards stated his willingness to continue to work with staff.

Mr. Savory moved that the applicant at 2222 Rembert Street be required to make alterations to the stairs at the front of the house, facing Rembert Street, to reconfigure the bottom of the stair to address and empty toward Rembert Street and to include a hard scaped sidewalk extended to the street to be more in keeping with other historic houses in the neighborhood, with all other details deferred to staff.

Motion was seconded by Mr. Broom. A roll call vote was taken; the motion passed 5-0.

Ms. Johnson proposed extending the deadline to make changes to 90 days in light of the pandemic.

Ms. Johnson made the motion with respect to the request to remove the fence from the scope of work for the garage that is constructed at 2222 Rembert Street moved in accordance with Section 17-674(d) of the City Ordinance to deny the request. And the applicant has 90 days to submit plans for the 6' wood fence to be approved by staff and constructed within that time period.

Mr. Savory amended the motion to include that the plantings be coordinated with and approved by staff to screen the non-compliant foundation wall which is to be maintained in perpetuity.

The amended motion was seconded by Mr. Broom. A roll call vote was taken; the motion passed 5-0.

Ms. Johnson moved, with respect to the window trim, in accordance with Section 17-674(d) of the City Ordinance, that the applicant shall correct the trim within 90 days subject to the following conditions:

- An exterior, projecting sill be installed;

- The inappropriate, decorative header be removed;
- The header that intersects with the frieze board be removed;
- Final trim design be submitted to staff for approval;
- Any additional items deferred to staff.

The motion was seconded by Ms. Jaco. A roll call vote taken; the motion passed 5-0.

Angi Fuller Wildt, D/DRC commissioner, joined the meeting at approximately 6:45PM.

6. Corner of Gadsden and Union Street, vacant lot (TMS# 09105-12-15) Request for a Certificate of Design Approval for new construction. *Earlewood Protection Area, Area B*

Kristina Poston, preservation planner, introduced the request for a Certificate of Design Approval for New construction at the vacant lot on the corner of Gadsden and Union Street.

STAFF RECOMMENDATIONS:

Staff finds that the proposed new construction in the Earlewood Protection Area, Area B located at the corner of Union and Gadsden Street, TMS# 09105-12-15, is generally in keeping with Section VI and VII of the Design Guidelines and Section 17-674 of the City Ordinance. Staff recommends granting a Certificate of Design Approval with the following conditions:

- Staff will be notified upon start of construction to verify the height of the foundation on the front elevation.
- Staff recommends that the upper level window trim be slightly more visible by adding an exterior bottom sill detail to better match the lower level windows and historic examples in the area.
- All other details deferred to staff.

Applicants, Keith Ancone and Michael Kennedy, presented the request.

Lucinda Statler, urban design planner, read several letters of public comment into the record from the following:

1. Mignon Clyburn in opposition of the project.
2. Jennifer McBroom, President and representative of ECCO (Earlewood Community Citizens Organization) in opposition of the project as proposed.

Andrew Livengood, City staff, patched in a caller from the public input number.

Yvette Sistare, Earlewood resident, spoke in opposition to the request.

Andrew Livengood, staff, read in a comment from Julie Miller, a resident, in opposition of the request.

Mr. Savory, Ms. Fuller Wildt, and Mr. Dinkins made comments on the design. Mr. Savory clarified that the zoning is outside of the D/DRC's purview.

Ms. Moore noted that additional comments had been received from Julie Miller. Mr. Livengood read the comments into the record.

Ms. Johnson moved to defer the matter for a month to allow the applicant time to further develop the Union Street elevation with staff.

The motion was seconded by Ms. Jaco. A roll call vote taken; the motion passed 6-0.

IV. OTHER BUSINESS

- **2313 Marion Street: Informational presentation regarding new construction in Cottontown/Bellevue Architectural Conservation District**

Megan McNish, preservation planner, introduced the informational session regarding new construction and site improvements at 2313 Marion Street in the Cottontown/Bellevue Architectural Conservation District.

Michael Haigler, architect, discussed the current draft of the plans and the evolution of the design.

Members of the commission provided feedback on the plans.

V. ADJOURN

There being no further business, Ms. Jaco moved to adjourn.

The motion was seconded by Ms. Johnson; the motion passed 5-0.

The meeting adjourned a 7:27pm.



Chairperson

Date

Respectfully submitted
Planning and Development Services Department