
CITY OF COLUMBIA
DESIGN/DEVELOPMENT REVIEW COMMISSION
August 12, 2021
Busby Community Center
Minutes

Members Present: James Baker, Mary Beth Sims Branham, Bob Broom, Chloe Jaco, Ashley Johnson, Angi Fuller Wildt, Taylor Wolfe

Members Absent: Sanford Dinkins and Andrew Saleeby

Staff: Amy Moore, Lucinda Statler, Rachel Walling, Andrew Livengood, Megan McNish, Skye Robinson Barnes

I. CALL TO ORDER

Meeting was called to order at 4:00PM 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 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 proceeded with review of the Consent Agenda.

II. CONSENT AGENDA

DESIGN/ HISTORIC

1. **1731 Heyward Street** (TMS# 11306-07-22) Request for a Certificate of Design Approval for an addition. *Wales Garden Architectural Conservation District*

STAFF RECOMMENDATIONS:

Staff recommends granting a Certificate of Design Approval for the addition at 1731 Heyward Street as proposed based on its conformance with Section VIII of the Wales Garden Architectural Conservation District Design Guidelines, with all details deferred to staff.

2. **3101 Amherst Avenue** (TMS# 13804-11-11) Request for a Certificate of Design Approval for exterior changes and an addition and for preliminary certification for the Bailey Bill. *Oakwood Court Architectural Conservation District*

STAFF RECOMMENDATIONS:

Staff finds that the project at 3101 Amherst Avenue complies with Sec. 17-698 of the City Ordinance and recommends granting preliminary certification for the Bailey Bill with the following conditions:

- Window details on the addition be further developed for compatibility, with final review and approval of the design deferred to staff;
- 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; and
- All details deferred to staff.

Staff recommends granting a Certificate of Design Approval for the project at 3101 Amherst Avenue based on its conformance with Sec. 17-698 of the City Ordinance and Sections VIII and X of the Oakwood Court guidelines, with the following conditions:

- Window details on the addition be further developed for compatibility, with final review and approval of the design deferred to staff; and
- All other details deferred to staff.

3. **1225-1229 Lincoln Street** (TMS# 08916-01-08, 08916-01-07) Request for a Certificate of Design Approval for exterior changes and for preliminary certification for the Bailey Bill. *West Gervais Historic Commercial District*

STAFF RECOMMENDATIONS:

Staff finds that the proposed work for both 1225 and 1229 Lincoln Street meets the guidelines for the W. Gervais Historic Commercial District under Section VI and recommends approval for a Certificate of Design Approval for exterior changes with the following conditions:

- Staff to approve the design of the single door for the currently infilled entry;
- Staff to review cleaning solutions and protocols prior to use;
- All other details, including signage, be deferred to staff.

Staff finds the projects as described for 1225 and 1229 Lincoln Street meets the requirements for the Bailey Bill as per Sec. 17-698 and recommends for the preliminary certification conditional upon:

- Staff to approve the design of the single door for the currently infilled entry;
- Staff to review cleaning solutions and protocols prior to use;
- All other details, including signage, be deferred to staff;
- The 20% investment threshold being met.

APPROVAL OF MINUTES

July Minutes

Ms. Jaco paused for public input.

Megan McNish, preservation planner, noted that no emails had been received in regard to items on the consent agenda.

Andrew Livengood, staff, noted there were no callers or voicemails regarding the consent agenda.

Motion by Ms. Sims Branham to approve the July 8, 2021 meeting minutes and the August 12, 2021 Consent Agenda with all details deferred to staff.

Motion seconded by Ms. Johnson. Roll call vote taken. Motion passes 7-0.

III. REGULAR AGENDA DESIGN

1. [2222 Main Street](#) (TMS# 09016-02-06) Request for Certificate of Design Approval for new construction *North Main Corridor Design District*

STAFF RECOMMENDATIONS:

Staff recommends deferral of the request, primarily to address the Sumter Street garage façade. As well, staff recommends addressing the following prior to approval:

- Brick be expanded on the Main Street façade bays as recommended in staff mark-up;
- A complete elevation for Scott Street be provided;
- Fenestration calculations for street-facing elevations be provided;
- Window details/sections, material details and cut sheets be provided;
- Roof-mounted utility equipment be provided, if applicable;
- More information about Main Street entrances be provided;
- Retaining wall sections be provided to better understand how the grade change will affect the pedestrian realm;

Ms. Statler reviewed the proposal and read the staff recommendation.

The applicant, Mr. Steven Middleton, presented on the project and answered questions of the Commissioners.

Ms. Jaco asked for public input.

John Sherrer, Director of Cultural Resources for Historic Columbia, was sworn in by Ms. Jaco and then shared his thoughts and opinions regarding the proposed project.

Ms. McNish read an email submitted by Ms. Wanda M. Shearer and advised that no voicemails had been received.

Ms. Jaco provided applicant with opportunity to respond to the comments and questions submitted by the public.

Motion by Ms. Johnson to defer the provision of certificate of design approval for new construction to allow for further consideration of the following design elements:

- Brick expansion on main street or on main street façade
- The consideration and analysis of a complete elevation for Scott Street

- Evaluation of the fenestration calculations for street facing elevation
- Consideration of the window details and section materials/cut sheets
- More information regarding the main street entrances and pertaining to the retaining wall sections

Ms. Johnson amended the motion by adding that the Sumter Street garage façade be addressed as well.

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

HISTORIC

2. [1808 Catawba Street](#) (TMS# 11307-08-02) Request for a Certificate of Design Approval for exterior changes and for preliminary certification for the Bailey Bill. *Wales Garden Architectural Conservation District*

STAFF RECOMMENDATIONS:

Staff finds that the request for wholesale window replacement and replacement of the front door surround is not in keeping with Sec. 17-698 of the City Ordinance or Section VII of the Wales Garden Architectural Conservation District Design Guidelines and **recommends denial of the request for a Certificate of Design Approval.**

Staff finds that the project as proposed at 1808 Catawba does not comply with Sec. 17-698 of the City Ordinance. Staff **can recommend granting preliminary certification for the Bailey Bill only if the request to replace the windows and door surround is withdrawn or denied as listed in the following conditions:**

- The request to replace the windows and door surround be withdrawn or denied;
- The replacement front door to be reviewed and approved by staff prior to purchase;
- 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.

Ms. Walling reviewed the proposal and read the staff recommendation.

Tim Hance, architect, presented the request and answered questions of the D/DRC.

Ms. Jaco asked for public input.

Megan McNish, preservation planner, noted that no emails had been received in regard to this item.

Andrew Livengood, staff, noted there were no callers or voicemails regarding this item.

Property owners, Bakari and Ellen Sellers, spoke on the request.

Motion by Ms. Johnson to grant, in part, a Certificate of Design Approval at 1808 Catawba Street subject to the following conditions: the front door can be replaced, subject to the selection being reviewed by staff prior to purchase; and to deny the request for the wholesale replacement of the windows and door surround taking into consideration Section VII of the design guidelines, the testimony provided, and the exhibits provided.

Motion seconded by Ms. Fuller Wildt. Roll call vote taken. Motion passes 6-1 (Nay: Wolfe).

Motion made by Ms. Sims Branham to grant preliminary certification for the Bailey Bill at 1808 Catawba Street with the following conditions:

- The request to replace the windows and door surround be denied;
- The replacement front door to be reviewed and approved by staff prior to purchase;
- 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.

Motion seconded by Ms. Fuller Wildt. Roll call vote taken. Motion passes 6-1 (Nay: Wolfe)

IV. OTHER BUSINESS

- Announcement that Ms. Angi Fuller Wildt would be rotating off of the Design/Development Commission Review board and August 12, 2021 was her last meeting.

V. ADJOURN

There being no further business, motion to adjourn by Ms. Fuller Wildt.

Motion seconded by Ms. Sims Branham.

Meeting adjourned at 5:48 PM.



Chairperson

09/09/2021

Date

Respectfully submitted
Planning and Development Services Department