
CITY OF COLUMBIA
DESIGN/DEVELOPMENT REVIEW COMMISSION
November 12, 2020
Regular Session (Virtual) – 4pm.
Minutes

Members Present: Robert Broom, Sanford Dinkins, Angi Fuller Wildt, Chloe Jaco, Andrew Saleeby, Tom Savory, Taylor Wolfe

Members Absent: James Baker, Ashley Johnson

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

I. CALLED TO ORDER

Meeting was called to order at 4:04PM 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 5138 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/COCDDRC-November>

Roll was called and quorum was established.

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

II. CONSENT AGENDA

DESIGN/ HISTORIC

1. **1215 Shop Road** (TMS# 11210-01-02) Request for Certificate of Design Approval for ~~removal of windows and doors in accordance with the Bailey Bill. National Register of Historic Places.~~ **REMOVED FROM CONSENT BY COMMISSION TO BE DISCUSSED ON REGULAR HISTORIC AGENDA**
Staff finds that the proposed work is in compliance with Section 17-698 of the City of Columbia Zoning Ordinance and recommends granting preliminary certification approval to take effect upon the date of annexation into the City and with the following conditions:
 - Staff to review and approve the removal of windows deemed not repairable and to approve any proposed replacement windows;

- Staff to work with the applicant on the details of any new storefront systems;
 - The project shall meet or exceed the 20% investment threshold requirement for qualified rehabilitation expenses;
 - All work shall meet the standards for work as outlined in Section 17-698;
 - All other details, including signage, deferred to staff.
2. **819 Maple Street** (TMS# 11413-11-10) Request for Certificate of Design Approval for an accessory building. *Old Shandon/Lower Waverly Protection Area, Area A*

STAFF RECOMMENDATIONS:

Staff finds that the proposed accessory structure in the Old Shandon/Lower Waverly Protection Area located at 819 Maple Street is generally in keeping with Section IV of the Design Guidelines. Staff recommends granting a Certificate of Design Approval with all other details deferred to staff.

3. **2726 Preston Street** (TMS# 11413-11-07) Request for preliminary certification for the Bailey Bill. *Old Shandon/Lower Waverly Protection Area, Area A*

STAFF RECOMMENDATIONS:

Staff finds that the proposed restoration at 2726 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. **109 S. Parker Street** (TMS# 08816-02-02) Request for preliminary certification for the Bailey Bill. *Olympia Mill Village National Register Historic District*

STAFF RECOMMENDATIONS:

Staff finds that the project at 109 S. Parker Street complies with Sec. 17-698 of the City Ordinance and recommends granting preliminary certification for the Bailey Bill with the following conditions:

1. The project meeting or exceeding the 20% investment threshold requirements for qualified rehabilitation expenses;
 2. All work meeting the standards for work as outlined in Section 17-698;
 3. All details deferred to staff.
5. **1219 Assembly Street** (TMS# 09013-09-23) Request for Certificate of Design Approval for exterior changes and preliminary certification of the Bailey Bill. *National Register Structure/City Center Design/Development District*

STAFF RECOMMENDATIONS:

Staff finds that the project at 1219 Assembly Street complies with Sec. 17-698 of the City Ordinance and recommends granting preliminary certification for the Bailey Bill and a Certificate of Design Approval with the following conditions:

- The front door proposal be altered to maintain and repair or replicate the historic 9-light doors;
- 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.

6. **1214-1216 Taylor Street** (TMS# 09014-09-03) Request for Certificate of Design Approval for exterior change and preliminary certification of the Bailey Bill. *Columbia Commercial National Register Historic District*

STAFF RECOMMENDATIONS:

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

- Details of the historic storefront, reflective of the early era of Hillman's, may be worked out with staff; and
- All work meeting the standards for work as outlined in Section 17-698; and
- The project meeting or exceeding the 20% investment threshold requirements for qualified rehabilitation expenses; and
- All details deferred to staff.

7. **1218 Taylor Street** (TMS# 09014-09-04) Request for Certificate of Design Approval for exterior changes and preliminary certification of the Bailey Bill. *Columbia Commercial National Register Historic District*

STAFF RECOMMENDATIONS:

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

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

8. **4101-4105 Monticello Road** (TMS# 09210-04-11, 10, 21) Request for Certificate of Design Approval for new construction. *North Main Corridor Overlay District*

STAFF RECOMMENDATIONS:

Staff finds that the proposal substantially meets the design guidelines for the North Main Corridor and recommends approval of the request.

APPROVAL OF MINUTES

October Minutes

Mr. Saleeby made a motion to remove Case #1, 1215 Shop Road, from the Consent agenda and move it to discussion on the Regular Agenda.

Mr. Savory paused for public input. There were no public comments.

Mr. Dinkins seconded the motion to approve the consent agenda, with the removal of Shop Road, as well as the October meeting minutes

Roll call vote was taken; motion passed 7-0.

**III. REGULAR AGENDA
DESIGN/HISTORIC**

URBAN DESIGN

1. **4101-4105 Monticello Road** (TMS# 09210-04-11, 10, 21) Request for Certificate of Design Approval for new construction. *North Main Corridor Overlay District*

Lucinda Statler, urban design planner, presented the request.

STAFF RECOMMENDATIONS:

Staff finds that the proposal substantially meets the design guidelines for the North Main Corridor and recommends approval of the request.

Craig Otto, applicant, deferred his presentation until after any public input.

Mr. Savory paused for public input.

Ms. Kathleen McDaniel on behalf of Lyman Munson and requested that the case be deferred to allow time for the neighborhood to engage in conversations with the applicant.

Mr. Savory noted that the project still needs to go before the Board of Zoning Appeals where the concerns about the use of the project would be addressed. He clarified the role of the D/DRC is to look at the project as it relates to the design guidelines.

Mr. Munson noted his concerns on the design of the project in relation to the surrounding buildings.

Mr. Otto commented on the design and the site plan.

Mr. Dinkins moved to grant a Certificate of Design Approval for new construction at 4101-4105 Monticello Road due to the proposal substantially meeting the design guidelines for the North Main Corridor.

Motion seconded by Mr. Broom. Motion passed, 7-0.

2. **1025-1043 Huger Street** (TMS# 08911-01-, 05, 15, 18) Request for Certificate of Design Approval for new construction *Innovista Design District*

Lucinda Statler, urban design planner, presented the request.

STAFF RECOMMENDATIONS:

Staff recommends approval of the request, conditional upon **minimum window depth of 4” for the brick encased windows**, and all other details to be deferred to staff.

Mr. Otto, the applicant, presented the history and changes to the project.

Mr. Savory commented on the progress of the project.

Mr. Savory paused for public input. There were no public comments.

Mr. Dinkins moved to grant a Certificate of Design Approval for new construction at 1025-1043 Huger Street with the following conditions:

- **conditional upon minimum window depth of 4” for the brick encased windows, and all other details to be deferred to staff.**

The motion was seconded by Ms. Fuller Wildt; the motion passed 7-0.

3. **1401-1403 Assembly Street and 1011-1019 Washington Street** (TMS # 09013-03-01, 06, 07, 08, 09, 10, 11, 12, 13) Request for Certificate of Design Approval for changes to an approved design. *City Center Design/Development District*

Lucinda Statler, urban design planner, presented the request.

STAFF RECOMMENDATIONS:

Many of the design changes are significant, however staff recommends that some modifications should be included in a design approval, as follows:

- That the percentage of openings on the Assembly Street façade, both upper and street-level, be increased (somehow- glass elevator?) to the previously approved percentages, which are still less than what is recommended by the guidelines.
- That a significant portion of the Washington Street ground level façade be used as a mural canvas, to be coordinated with One Columbia, with a reasonable budget for a local artist to mitigate the blank panels and engage the pedestrian.

Mr. Jay Case and Andrew Savoy, applicants, spoke on the progress of the case and current changes since last presented to the D/DRC.

Discussion among commission members on the changes of the project as presented.

Mr. Neely, architect for the project, discussed design details.

Mr. Savory paused for public input. There were no public comments.

Mr. Dinkins moved to defer the request for Certificate of Design Approval for changes to an approved design at 1401-1403 Assembly Street and 1011-1019 Washington Street until after a subcommittee can be held at a date to be arranged with staff, Commission members and the applicants, to address the changes to the design.

The motion was seconded by Ms. Jaco; the motion passed 7-0.

HISTORIC

4. **1215 Shop Road** (TMS# 11210-01-02) Request for Certificate of Design Approval for exterior changes and preliminary certification of the Bailey Bill. *National Register Structure*

Ms. Moore, preservation planner, presented the components of the case.

STAFF RECOMMENDATIONS:

Staff finds that the proposed work is in compliance with Section 17-698 of the City of Columbia Zoning Ordinance and recommends granting preliminary certification approval to take effect upon the date of annexation into the City and with the following conditions:

- Staff to review and approve the removal of windows deemed not repairable and to approve any proposed replacement windows;
- Staff to work with the applicant on the details of any new storefront systems;
- The project shall meet or exceed the 20% investment threshold requirement for qualified rehabilitation expenses;
- All work shall meet the standards for work as outlined in Section 17-698;

- All other details, including signage, deferred to staff.

Mr. Saleeby clarified reason in moving the case to the regular agenda to engage in open discussion of the project.

Mr. Garvin, applicant, responded to history and development of the project.

Mr. Savory paused for public input. There were no public comments.

Commission members and staff discuss the project with further input by Mr. Garvin.

Mr. Saleeby moved to grant a Certificate of Design Approval for exterior changes and preliminary certification of the Bailey Bill in compliance with Section 17-698 of the City of Columbia Zoning Ordinance and recommends granting preliminary certification approval of the Bailey Bill with the following conditions:

- Staff to review and approve the removal of windows deemed not repairable and to approve any proposed replacement windows;
- Staff to work with the applicant on the details of any new storefront systems;
- The project shall meet or exceed the 20% investment threshold requirement for qualified rehabilitation expenses;
- All work shall meet the standards for work as outlined in Section 17-698;
- All other details, including signage, deferred to staff.

The motion was seconded by Mr. Broom; the motion passed 7-0. Mr. Dinkins had technical difficulties but made his vote known when able.

5. **2319 Wayne Street** (TMS# 09011-01-01) Request for a Certificate of Design Approval for changes to a previously approved plan. *Elmwood Park PUD*

Megan McNish, preservation planner, introduced the history of the project and the changes to the plans since they were last approved by the D/DRC.

STAFF RECOMMENDATIONS:

Staff finds that the proposed changes to the new construction at 2319 Wayne Street are generally compliant with the pertinent guidelines from the *Standards for Review of Projects in DP Districts* that were utilized for review of projects within the Elmwood Park Architectural Conservation District at the time of the PUD's creation. Staff **recommends granting a Certificate of Design Approval with the following conditions:**

- Two, double hung windows to match the size smaller side on the right elevation be added to the attached garage;
- The other windows on the right elevation remain as originally proposed;
- All details deferred to staff.

Wesley McManus, property owner, was unavailable for comment. Staff attempted to contact him during the course of the discussion.

Mr. Savory paused for public input. There were no public comments.

Mr. Broom asked staff to clarify components of the project and recommendations.

Mr. Dinkins moved to grant a Certificate of Design Approval at 2319 Wayne Street with the following conditions:

- **Two, double hung windows to match the size smaller side on the right elevation be added to the attached garage;**
- **The other windows on the right elevation remain as originally proposed;**
- **All details deferred to staff.**

The motion was seconded by Mr. Broom; the motion passed 7-0.

6. **511-537 Saluda Avenue** (TMS# 11307-03-15) Request for preliminary certification for the Bailey Bill. *Wales Garden Architectural Conservation District*

Rachel Walling, preservation planner, introduced the project.

STAFF RECOMMENDATIONS:

Staff finds that the project at 511-537 Saluda Avenue 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.

Alison Taylor, applicant, and Georgianna Paradeses, owner, discussed the history of the project.

Mr. Savory paused for public input.

Staff read into the record email correspondence received from Robert Bower in support of the project and an email correspondence from the Wales Garden Neighborhood Association requesting the project be postponed for further discussion between the WGNA and the applicant regarding concerns.

Mrs. Taylor allowed staff to address concerns raised by the public regarding the project.

Mr. Dinkins asked for clarification of notice given to the public. Staff clarified the procedure followed for issuing notice of D/DRC projects.

Mrs. Taylor addressed topics brought up by public input.

Voicemail received from Josh Boltinhouse voicing support of the project.

Voicemail received from Colonel Michael Dawson voicing opposition with the project.

Public input received via call in by Kathy Taylor voicing support of the project.

Email correspondence by Frank Adams was read into the record.

Discussion among commission members and staff regarding the project and certain concerns raised by the public.

Public input via call in by Robin Waites, Director of Historic Columbia, voicing support of the project.

Public input via call in by Jimmy Knight voicing support of the project.

Mr. Dinkins moved to approve the request for preliminary certification for the Bailey Bill at 511-537 Saluda Avenue which complies with Sec. 17-698 of the City Ordinance 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 motion was seconded by Ms. Jaco; the motion passed 6-0. Mr. Wolfe had technical difficulties and his vote was not recorded.

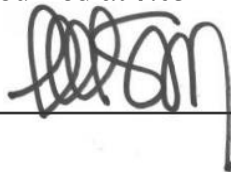
7. 1644 Main Street (TMS# 09014-04-01) Request for Certificate of Design Approval for signage; appeal to a staff decision. *Individual Landmark/ Bailey Bill Structure*
DEFERRED
8. Vacant lot adjacent to 2219 Rembert Street (TMS#09012-09-14) Request for a Certificate of Design Approval for new construction and site improvements. *Elmwood Park Architectural Conservation District*
DEFERRED

IV. OTHER BUSINESS

V. ADJOURN

There being no further business, a motion to adjourn was made by Ms. Fuller Wildt. The motion seconded by Mr. Dinkins; the motion passed 7-0. The meeting adjourned at 7:05PM.

Chairperson



10 December 2020

Date

Respectfully submitted
Planning and Development Services Department