
CITY OF COLUMBIA
DESIGN / DEVELOPMENT REVIEW COMMISSION

February 13, 2020

Regular Session – 4:00 PM

Minutes

City Hall • 3rd Floor, Council Chambers • 1737 Main Street • Columbia, SC

Members Present: Bob Broom, Paul Bouknight, Harris Cohn, Sanford Dinkins, Ashley Johnson, Michel Moore, Angi Fuller Wildt

Members Absent: Tom Savory

Staff: Amy Moore, Lucinda Statler, Rachel Walling, Kristina Poston, Andrea Wolfe

I. CALL TO ORDER

Meeting was called to order at 4:10 PM (technical issues) by Vice-chairperson Bob Broom. Roll call, quorum established.

Ms. Moore noted changes to the agenda since publication. No Executive Session was held at the meeting, and item #1 under the historic portion of the Regular Agenda, 1700 block of **Calhoun Street, intersection of Calhoun and Talley Streets**, had been withdrawn.

Mr. Cohn recused himself from discussion and/or vote on the Consent Agenda and left Council Chambers. Quorum was retained.

Ms. Moore then proceeded with review of the Consent Agenda.

II. CONSENT AGENDA

1. **745 South Main Street** (TMS# 11303-03-01) Request for Certificate of Design Approval for exterior changes. *City Center Design/Development District*

STAFF RECOMMENDATIONS:

Staff **recommends approval** of the request, as it substantially complies with the applicable guidelines in Section 5.9 of the City Center Design/Development Guidelines.

2. **100 Mulberry Lane** (TMS# 08913-08-16) Request for preliminary certification for the Bailey Bill. *Whaley Street Protection Area*.

STAFF RECOMMENDATIONS:

Staff finds that the project at 100 Mulberry Lane generally complies with Sec. 17-698 of the City Ordinance and **recommends granting preliminary certification for the Bailey Bill** with the following conditions:

- The chimneys be repaired, rather than removed;
- The replacement windows be aluminum clad wood or wood and be approved by 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;
- All details deferred to staff.

3. **2408 Clark Street** (TMS# 09012-05-05) Request for preliminary certification for the Bailey Bill. *Elmwood Park National Register District*

STAFF RECOMMENDATIONS:

Staff finds that the project at 100 Mulberry Lane generally complies with Sec. 17-698 of the City Ordinance and **recommends preliminary certification for the Bailey Bill** with the following conditions:

- New mortar matches the historic mortar in color, profile, and all material qualities;
- Further details regarding the porch enclosure be provided to staff with final design approval 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;
- All details deferred to staff.

4. **1001 Pine Street** (TMS# 11405-05-11) Request for Certificate of Design Approval for exterior changes and preliminary certification of the Bailey Bill. *Old Shandon/Lower Waverly Protection Area A*

STAFF RECOMMENDATIONS:

Staff finds that the proposed exterior changes on the rear addition at 1001 Pine Street in the Old Shandon/Lower Waverly Protection Area located is generally in keeping with the Section IV of the Design Guidelines and Section 17-698 of the City Ordinance. Staff **recommends granting a Certificate of Design Approval** with all details deferred to staff.

STAFF RECOMMENDATIONS:

Staff finds that the project at 1001 Pine Street generally complies with Sec. 17-698 of the City Ordinance and **recommends granting preliminary certification for the Bailey Bill** with the following conditions:

- The project meets or exceeds 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.

5. **1101 Pine Street, Chappelle Memorial AME Church** (TMS# 11406-09-13) Request for Certificate of Design Approval for an addition. *Old Shandon/Lower Waverly Protection Area A*

STAFF RECOMMENDATIONS:

Staff finds that the addition for the Chappelle Memorial AME Church located at 1101 Pine Street, and the since the confirmed changes to the detailing on the hyphen, does comply with Sections IV of the Old Shandon/Lower Waverly Guidelines and **recommends granting a Certificate of Design Approval** with all details deferred to staff.

6. **1813 Main Street** (TMS# 09082-01-01 through -05, 09082-02-01 through -03, 09082-03-01 through -03, and 09082-04-01 through -49) Request for recommendation of approval for landmark designation. *Pending Individual Landmark*

STAFF RECOMMENDATIONS:

Staff finds that the proposal for the structure at 1813 Main Street to become a Tier III Landmark complies with Section 17-691(d) of the City of Columbia Ordinance and **suggests a positive recommendation be forwarded to City Council for their consideration.**

APPROVAL OF MINUTES

January Minutes

Motion by Ms. Johnson to adopt the Consent Agenda as presented as well as the January minutes.

Motion seconded by Mr. Dinkins. Roll call vote taken. Motion passes 6-0.

Mr. Cohn returned to his seat on the Commission.

III. EXECUTIVE SESSION

The receipt of legal advice where the legal advice relates to a pending, threatened, or potential claim pursuant to S.C. Code Section 30-4-70(a)(2).

- o Bullstreet Development, LLC vs. City of Columbia Design/ Development Review Commission
- o General Federation of Women's Clubs of South Carolina vs. City of Columbia Design/ Development Review Commission

EXECUTIVE SESSION NOT HELD--NO MATTERS HEARD

IV. REGULAR AGENDA DESIGN/HISTORIC

1. 1700 block of Calhoun Street, intersection of Calhoun and Talley Streets Rehearing request for a request for Certificate of Design Approval for modifications to the landmarked Wall on the former State Hospital Grounds (currently the Bull Street Neighborhood), appeal to a staff decision. *Individual Landmark*
2. **831 Chester Street** (TMS# 09012-02-12) Request for a Certificate of Design Approval for an addition, exterior changes, and preliminary certification for the Bailey Bill. *Elmwood Park Architectural Conservation District*

WITHDRAWN

Amy Moore, preservation planner, on behalf of Megan McNish, introduced the request for Certificate of Design Approval for alteration of the rear porch of a circa 1907 one story, hip roofed, wood sided residence. Additionally, the applicant is applying for the Bailey Bill as a part of this restoration.

Staff finds that the proposal for the dormer is generally compatible with the Elmwood Park Ordinance, however the expansion of the porch space is not consistent with the ordinance review criteria for both the historic district and the Bailey Bill.

Staff is recommending approval of the dormer addition and granting preliminary certification for the Bailey Bill without the expansion of the rear porch. Staff is recommending denial of the rear porch expansion portion of the request.

STAFF RECOMMENDATIONS:

Staff finds that the proposal for alteration of the rear porch is not consistent with the review criteria used for review of projects in the Elmwood Park Architectural Conservation District outlined in Section 17-674(d) of the City Ordinance or the review criteria for the Bailey Bill outlined in Section 17-698 of the City Ordinance. The proposal for repairs to the structure and the dormer addition are generally compliant with both the Bailey Bill standards and criteria for review in Elmwood Park. **Staff is recommending granting a Certificate of Design Approval for the dormer addition and preliminary certification of the Bailey Bill on the condition the porch expansion be removed from the scope of work.**

Staff finds that dormer addition and repair project at 831 Chester Street generally complies with Section 17-674(d) and Section 17-698 of the City Ordinance and **recommends granting a Certificate of Design Approval with the following conditions:**

- a. The rear porch space not be expanded;
- b. The dormer addition not be visible from Lincoln Street;
- c. Materials proposed for removal be approved by staff;
- d. All other details deferred to staff.

Staff finds that the project at 831 Chester Street generally complies with Sec. 17-698 of the City Ordinance and **recommends granting preliminary certification for the Bailey Bill with the following conditions:**

- a. The rear porch space not be expanded;
- b. The project meeting or exceeding the 20% investment threshold requirements for qualified rehabilitation expenses;
- c. All work meeting the standards for work as outlined in Section 17-698;
- d. All details deferred to staff.

Wesley McManus, applicant, presented the request for alteration of the rear porch to an expansion of 20-feet. Mr. McManus also had a separate request for a 14-foot expansion which he was willing to present.

He stated a variance request was granted by the Board of Zoning Appeals at the February 11th meeting to bring the porch back to its original state.

As no one spoke in favor or opposition of the request, testimony closed for board discussion.

Motion by Ms. Johnson to grant a Certificate of Design Approval subject to certain conditions to make approval compliant with Section 17-674(d) and Section 17-698 of the City Ordinance. Those conditions would be:

- a. The rear porch space not be expanded;
- b. The dormer addition not be visible from the street;
- c. All materials proposed for removal be approved by staff;
- d. And any other details would be deferred to staff.

With respect to the Bailey Bill which is governed by Sec. 17-698 of the City Ordinance, motion by Ms. Johnson to recommend Preliminary Certification of the Bailey Bill with the following conditions:

- a. The rear porch space not be expanded;
- b. The project meeting or exceeding the 20% investment threshold requirements for qualified rehabilitation expenses;
- c. All work meeting the standards for work as outlined in Section 17-698;
- d. All remaining details deferred to staff.

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

3. **2212 Senate Street (TMS# 11410-22-06) Request for Certificate of Design Approval for new construction. *Old Shandon/Lower Waverly Protection Area A***

Kristina Poston, preservation planner, introduced the request for a project which presented at the December 12, 2019 and January 9, 2020 meetings where the commission made a motion

at both meetings to defer to allow time to get revised drawings from the applicant that address staff recommendations.

The proposed new construction generally complies with the guidelines, but staff identified elements which were not found to comply with the overall existing historic patterns of the neighborhood.

No new revised plans were received from the applicant, however Mr. Harris called regarding changes to the front porch, and agreeing to extend the porch to better be in line with the front gable wing if it did not exceed more than 3-feet. Considering the recent phone call, staff recommends approval with the condition that plans are received showing window placements as represented by the applicant's photo examples, and the condition of extending the porch no more than 3-feet to better meet the gable wing.

STAFF RECOMMENDATIONS:

Staff finds that the proposed new construction in the Old Shandon/Lower Waverly Protection Area located at 2212 Senate Street is generally in keeping with Section IV of the Design Guidelines and Section 17-674 of the City Ordinance. Staff **recommends granting a Certificate of Design Approval with the following conditions:**

- The form and ratio of the front facade should be more in line with historic examples.
 - Extend the left bay forward to meet the right gabled wing.
- All windows to be consistent in size and spacing:
 - Windows on the front elevation adjusted to be consistent in size;
 - Windows along the left elevation to include three single or two paired windows;
 - Windows along the right elevation to include a combination of paired and single windows or four single windows;
 - Final design approval of rhythm of openings deferred to staff.
All other details deferred to staff.

Malcolm Harris, applicant, was not in attendance.

As no one spoke in favor or opposition of the request, testimony closed for board discussion.

Motion by Mr. Cohn to grant a Certificate of Design Approval for 2212 Senate Street in accordance with the Design Guidelines in Section 17-674 of the City Ordinance with the following conditions that:

- **The applicant to extend the left bay forward by 3-feet to meet the right gabled wing;**
- **All windows to be consistent in size and spacing subject to the pictures presented from the applicant to staff with all details deferred to staff, and final review of the plans deferred to staff.**

Motion amended by Mr. Cohn to state specifically the left porch be extended no more than 3-feet forward and all windows to be consistent with the photos provided by applicant.

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

V. OTHER BUSINESS

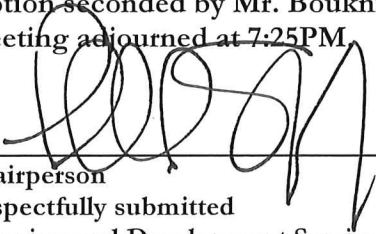
Ms. Moore introduced Chloe Jaco, new D/DRC member, to be seated at the March meeting.

VI. ADJOURN

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

Motion seconded by Mr. Bouknight. Motion passes 7-0.

Meeting adjourned at 7:25PM.



Chairperson
Respectfully submitted
Planning and Development Services Department

Date