
CITY OF COLUMBIA
DESIGN/DEVELOPMENT REVIEW COMMISSION
May 13, 2021
Regular Session (Virtual) – 4pm.
Minutes

Members Present: James Baker, Bob Broom, Sanford Dinkins, Angi Fuller Wildt, Chloe Jaco, Ashley Johnson, Andrew Saleeby, Tom Savory, Taylor Wolfe
Staff: Amy Moore, Lucinda Statler, Rachel Walling, Andrew Livengood, Megan McNish, Kristina Poston

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 7952 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-May2021>

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. **1227 Maple Street** (TMS# 11414-20-02) Request for preliminary certification for the Bailey Bill and a Certificate of Design Approval for exterior changes.
Melrose Heights/Oak Lawn Architectural Conservation District

STAFF RECOMMENDATIONS:

Staff finds that the project at 1227 Maple Street complies with Section 17-698 of the City Ordinance and **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.

Staff **recommends granting a Certificate of Design Approval** for the project at 1227 Maple Street as proposed based on its conformance with Sec. 17-698 of the City Ordinance, with all details deferred to staff.

2. **1417 Maple Street** (TMS# 11414-07-04) Request for a Certificate of Design Approval for an addition. *Melrose Heights/Oak Lawn Architectural Conservation District*

STAFF RECOMMENDATIONS:

Staff finds that the proposed addition at 1417 Maple Street is 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 all details deferred to staff.

3. **1525 Bull Street** (TMS# 11402-03-07) Request for Preliminary Certification of the Bailey Bill and a Certificate of Design Approval for exterior changes. *Individual Landmark*

STAFF RECOMMENDATIONS:

Staff finds that the project generally complies with Section 17-674(d) of the City Ordinance and **recommends granting a Certificate of Design Approval** for exterior changes with the following conditions:

- Staff to review and approve the configuration and materials of all proposed new windows and the front door if it cannot be repaired;
- Any future signage proposals be deferred to staff;
- All other details deferred to staff.

Staff finds that the proposal meets Sec. 17-698 of the City Ordinance. Staff 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.

APPROVAL OF MINUTES

April Minutes

Ms. Jaco paused for public input.

Kristina Poston, 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. Johnson to approve the Consent Agenda as well as the April Meeting Minutes.

Motion seconded by Mr. Baker. Roll call vote taken. Motion passes 8-0.

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

1. **1209 Princeton Street** (TMS# 13901-04-09) Request for Certificate of Design Approval for an addition and exterior changes. *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 at 1209 Princeton Street is not in keeping with Section VII of the Melrose Heights/Oak Lawn Architectural Conservation District Design Guidelines and **recommends denial of the request.**

Staff finds that the request for a Certificate of Design Approval for an addition at 1209 Princeton Street is partly in keep with Section V and VI of the Melrose Heights/Oak Lawn Architectural Conservation District Design Guidelines and **recommends approval *only* with the following conditions:**

- A minimum of 2 windows be added to the right elevation with size, dimensions, placement, and style to match the historic windows on the house; windows should be wood or aluminum clad with exterior muntins to be visually compatible with the historic windows with final design approval deferred to staff;
- The addition be set in by at least 5" from the back corner of the house so that the addition is clearly evident as a later change to the house;
- All other details deferred to staff.

Mary 'Sissy' Bynum, property owner, presented the request.

Hugh McLaurin, contractor, discussed the condition of the brick.

Taylor Wolfe arrived at the meeting at 4:30PM.

Mr. Savory, asked Mr. McLaurin to clarify the dates of origins to the variety the brick on the structure. Ms. Walling clarified that much of the new brick was an addition. Discussion by Mr. Savory, Mr. Dinkins, and Ms. Jaco regarding the condition and age of the brick. Applicant and commissioners discussed the request.

Ms. Poston read three letters into request. The first letter was from Josh Shelton, president of Historic Melrose. The second letter was from Alex Sojourner, a neighbor. The third letter was from the email address chantzrminger.

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

Motion by Ms. Johnson that taking into consideration Section VII of the Melrose Heights/Oak Lawn Architectural Conservation District guidelines, the

correspondences received from the public, the fact that there has been significant patching with new brick, the materials submitted by the applicant, the testimony offered, and the fact that an existing portion of the home already includes a newer brick to grant the applicant's request to paint the brick exterior of her home. This motion is not based upon the tuck-pointing discussed earlier.

Motion seconded by Mr. Saleeby. Roll call vote taken. Motion passes 5-4. Ms. Jaco, Ms. Fuller Wildt, Mr. Dinkins, and Mr. Baker in opposition.

Motion by Mr. Dinkins to recommend a Certificate of Design Approval for an addition at 1209 Princeton Street which is partly in keeping with Section V and VI of the Melrose Heights/Oak Lawn Architectural Conservation District with the following conditions:

- A minimum of 2 windows be added to the right elevation with size, dimensions, placement, and style to match the historic windows on the house; windows should be wood or aluminum clad with exterior muntins to be visually compatible with the historic windows with final design approval deferred to staff;
- The addition be set in by at least 5" from the back corner of the house so that the addition is clearly evident as a later change to the house;
- All other details deferred to staff;
- If any bricks are removed for the addition, that they try to be used elsewhere on the structure.

Motion seconded by Mr. Savory. Roll call vote taken. Motion passes 9-0.

2. 915 Pine Street (TMS# 11409-22-08) Request for Certificate of Design Approval for new construction. *Old Shandon/Lower Waverly Protection Area A*

DEFERRED

IV. OTHER BUSINESS

- Informational Presentation: 2222 Main Street mixed-use development
- Preservation Month Events
 - Mabel Payne Award

V. ADJOURN

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

Motion seconded by Mr. Broom.

Meeting adjourned at 5:54PM.



Chairperson

Jun 10, 2021

Date

Respectfully submitted
Planning and Development Services Department