
CITY OF COLUMBIA
DESIGN / DEVELOPMENT REVIEW COMMISSION
September 10, 2020
Regular Session (Virtual) – 4:00 PM
Minutes

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

I. CALL TO ORDER

The meeting was called to order at 4:00pm 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 7939 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-September>

Ms. Moore called the roll; quorum was established.

Ms. Moore noted that several cases on the regular agenda were deferred.

II. CONSENT AGENDA DESIGN/ HISTORIC

1. **2531 Gervais Street** (TMS# 11411-09-11) Request for recommendation of approval for landmark designation. *Pending Individual Landmark*
STAFF RECOMMENDATIONS:
Staff finds that the brick building located at 2531 Gervais Street complies with Section 17-691(d) of the City of Columbia Zoning Ordinance and **supports a positive recommendation for a Group III Landmark.**
2. **503-505 Denmark Street** (TMS# 08913-14-03) Request for preliminary certification for the Bailey Bill. *Granby Architectural Conservation District*
STAFF RECOMMENDATIONS:
Staff finds that the project at 503-505 Denmark 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.

3. **511-513 Denmark Street** (TMS# 08913-14-05) Request for preliminary certification for the Bailey Bill. *Granby Architectural Conservation District*

STAFF RECOMMENDATIONS:

Staff finds that the project at 511-513 Denmark 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 applicant should submit plans for addressing the window sashes;
2. The project meeting or exceeding the 20% investment threshold requirements for qualified rehabilitation expenses;
3. All work meeting the standards for work as outlined in Section 17-698;
4. All details deferred to staff.

4. **1801 Assembly Street** (TMS#09015-15-04) Request for Certificate of Site Plan Approval. *City Center Design/Development District/National Register Structure*

STAFF RECOMMENDATIONS:

The staff comments provided are standard and the proposed site plan largely meets requirements. Should the Commission be inclined to grant approval of the site plan, staff would request that the Commission **grant approval subject staff comments**.

5. **2319 Wayne Street** (TMS# 09011-01-01) Request for a Certificate of Design Approval for new construction and site improvements. *Elmwood Park PUD*

STAFF RECOMMENDATIONS:

Staff finds that the new construction at 2319 Wayne Street generally complies 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:**

1. Door design and material to be submitted to staff for approval;
2. Driveway material be submitted to staff for approval;
3. Fence location to be submitted to and approved by staff;
4. All details deferred to staff.

6. **1405 Summerville Avenue** (TMS# 09113-03-03) Request for a Certificate of Design Approval for new construction and site improvements. *Cottontown/Bellevue Architectural Conservation District*.

STAFF RECOMMENDATIONS:

Staff finds that the proposed new construction at 1405 Summerville Avenue complies with Section V and VIII of the Cottontown/Bellevue Architectural District guidelines and **recommends granting a Certificate of Design Approval with the following conditions:**

1. A window be added at the front corner of the right elevation and two windows be added to the left elevation of the attached garage;
2. Specifications, designs, and materials be submitted to staff for approval for the following items:
 - a. The garage doors;

- b. The brick and mortar;
- c. The windows and doors;
- 3. Mullions be added between the windows on the façade;
- 4. All details deferred to staff.

7. **1801 Assembly Street** (TMS# 09015-15-04) Request for a Certificate of Design Approval for exterior changes and preliminary certification for the Bailey Bill. *National Register Structure*

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;
- That if cables are used for replacement railing at the roof edge rather than glass, that this design be submitted to staff for approval;
- That if any furniture or greenery is visible at the roof edge, it will be pulled back from the edge, so as to retain the original lines and appearance of the roof;
- That new entry door details be submitted to staff for approval;
- The project meeting or exceeding the 20% investment threshold requirements for qualified rehabilitation expenses;
- All details, including signage, deferred to staff.

Mr. Saleeby recused himself from discussion and voting on the consent agenda.

Mr. Savory paused for public input regarding consent agenda items.

Andrew Livengood, City staff, noted there was no public input received on the Consent Agenda.

APPROVAL OF MINUTES
August Minutes

Ms. Johnson moved to approve the consent agenda as it stood along with approval of the August minutes.

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

III. REGULAR AGENDA
URBAN DESIGN

1. **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, introduced the request for Certificate of Design Approval for new construction at 1025-1043 Huger Street.

STAFF RECOMMENDATIONS:

The applicant has worked with staff on a number of items that have contributed to a design that is getting closer to meeting the design guidelines. However, staff recommends that the request be deferred to give the Commission an opportunity to comment on the following

items and that a further developed design come before the Commission for approval at a subsequent meeting. Recommended items for consideration include:

- More continuity of upper façade materials and alignment of piers with the base of the building;
- Modification of the recesses and projections of the bays of the building to provide a more consistent street edge along Senate;
- Consideration of a simplified materials palette to only 2 materials, or three cladding materials with a metal roof;
- Submission and review of window details to include depth and transparency specifications;
- Submission of overall fenestration percentage calculations;
- Work with staff on details of right-of-way improvements to include driveway and parking lot design adjacent to pedestrian zones.

Craig Otto, architect, presented the project.

Mr. Savory paused for public input.

Steve Hensen, Vista resident, spoke on the project and expressed concern about the amount of brick on the exterior.

Ms. Statler noted the receipt of an email, that had previously been forwarded to the Commission, from Carolyn Leedecker and read into the record an email from Ted Fetner, both with concerns about the project.

Mr. Savory and Mr. Dinkins made comments on the existing design.

Ms. Johnson moved to defer review of the application as it pertains to 1025-1043 Huger Street to allow the applicant time to further develop the design taking into consideration the staff, commission, and public comments prior to formal consideration by the D/DRC at the next meeting. This would include working with City staff on key details.

The motion was seconded by Mr. Broom. A roll call vote was taken; the motion passed 7-0.

REGULAR AGENDA HISTORIC

- 2. 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 Certificate of Design Approval for new construction at the corner of Gadsden and Union Streets in the Earlewood Protection Area which was deferred by the Commission at last month's meeting.

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 logistics of approved plans and arrangement made with the foundation height; and
- Staff must review any changes from the approved plans prior to completion of construction and any plans differing from those approved may require DDRC Review; and
- All other details deferred to staff.

Keith Ancone, applicant, introduced the history of the project and the new information provided to staff.

Mr. Savory asked for a pause for public input. Mr. Livengood noted that there were no public comments. Ms. Statler noted that no emails had been received in regard to this case.

Mr. Savory commented on the changes to the design.

Ms. Johnson moved to grant a Certificate of Design Approval in accordance with Sections VI and VII of the Design Guidelines and Section 17-674 of the City Ordinance with the following conditions:

- **Staff will be notified upon start of construction to verify logistics of approved plans and arrangement made with the foundation height; and**
- **Staff must review any changes from the approved plans prior to completion of construction and any plans differing from those approved may require DDRC Review; and**
- **All other details deferred to staff.**

The motion was seconded by Ms. Jaco. A roll call vote was taken; the motion passed 7-0.

3. 140 S. Walker (TMS# 13802-20-02) Request for Certificate of Design Approval for demolition. Shandon Community Character Area **DEFERRED**

4. **2313 Marion Street (TMS# 09113-12-17)** Request for a Certificate of Design Approval for new construction and site improvements. *Cottontown/Bellevue Architectural Conservation District.*

Megan McNish, preservation planner, introduced the request for Certificate of Design Approval for new construction and site improvements at 2313 Marion Street in the Cottontown/Bellevue Architectural Conservation District. The project was before the Commission at the last meeting for an informational presentation.

STAFF RECOMMENDATIONS:

While new construction in Cottontown does not necessarily need to be duplicative, it should be consistent with historic examples in the district. This does leave room for distinguishing characteristics to allow the structure to read as a modern design, however, those features should be measured and not detract from the composition and its ability to be consistent with patterns in the district and the context in which it is situated.

Staff finds that the proposed new construction and site improvements at 2313 Marion Street does not sufficiently meet criteria numbers 2, 3, and 6 of Section V of the Cottontown/Bellevue Architectural Conservation guidelines. Staff finds that deferring the project to allow additional time to refine the plans to meet the above criteria would be beneficial and recommends deferring final review of the plans to the next meeting with the following conditions:

1. The applicant further addresses the massing, sense of entry, and size and scale of the proposed structure to be more consistent with historic examples in the district;
2. The main entry of the structure be brought closer to the street, flush with the front wall plane of the proposed structure;
3. The French doors be removed from the façade and replaced with double hung windows;
4. The triple windows on the second story of the façade be removed and replaced with double hung windows with the final number and location of windows be worked out with staff;
5. On the left elevation, the rear projecting hip roof portion of the structure be inset to accommodate a corner board at the rear of the side gabled portion of the structure;
6. All other details deferred to staff.

Michael Haigler, architect, introduced the history of the project and the new information provided to staff.

Ms. Johnson and Mr. Savory discussed the staff recommendations.

Dianne Rushing, property owner, asked for consideration to staff recommendations.

Further discussion by commission members with architect and owner on changes to the proposed design.

Mr. Savory asked for a pause for public input.

Ms. Statler noted the receipt of an email, that had previously been forwarded to the Commission, from Brian Grady, regarding this case. Mr. Livengood noted that there were no additional public comments via voicemail or through the public input site.

Ms. Johnson moved to defer review of the project to allow the applicant time to further refine plans in consultation with city staff which will allow addition consideration of input from commissioners and staff and prior to final commission review at a subsequent meeting.

The motion was seconded by Mr. Dinkins. A roll call vote was taken; the motion passed 7-0.

5. **1116 Woodrow** Street (TMS# 11414-19-15) Request for Certificate of Design Approval for exterior changes. *Melrose Heights/Oak Lawn Architectural Conservation District*

Rachel Walling, preservation planner, introduced the request for Certificate of Design Approval for exterior changes, specifically chimney removal, at 1116 Woodrow Street in the Melrose Heights/Oak Lawn Architectural Conservation District.

STAFF RECOMMENDATIONS:

Staff finds that the deterioration of the chimneys does not allow for economically feasible repair, the location of the chimneys makes them generally inconspicuous from the street, and the chimney stacks appear to have been altered; as such, staff recommends granting a Certificate of Design Approval for the chimney removal at 1116 Woodrow Street based on Section VII of the Melrose Heights/ Oak Lawn Architectural Conservation District design guidelines with the condition that the chimneys be removed to the roofline only.

Clayton Kennedy, property owner, introduced the history of the project and the information provided to staff.

Mr. Savory paused for public input. Ms. Statler noted that no emails had been received for this case. Mr. Livengood noted that there were no public comments.

Ms. Jaco moved to grant a Certificate of Design Approval for the chimney removal at 1116 Woodrow Street based on Section VII of the Melrose Heights/ Oak Lawn Architectural Conservation District design guidelines with the condition that the chimneys be removed to the roofline only.

The motion was seconded by Mr. Saleeby. A roll call vote was taken; the motion passed 7-0.

6. 1106 Hagood Avenue (TMS# 13901-18-16) Request for Certificate of Design Approval for exterior change and site improvement. Melrose Heights/Oak Lawn Architectural Conservation District

Rachel Walling, preservation planner, introduced the request for Certificate of Design Approval for exterior changes and site improvements at 1106 Hagood Avenue in the Melrose Heights/Oak Lawn Architectural Conservation District.

STAFF RECOMMENDATIONS:

Staff recommendations are in two parts:

1. Staff finds that the porch enclosure as installed at 1106 Hagood Avenue is not in keeping with Section VII of the Melrose Heights/Oak Lawn Architectural Conservation District design guidelines and recommends denial of the request to retain this enclosure. Should the applicant wish to install a glass or screened enclosure, staff is open to the review and approval of this modification being deferred to staff.
2. Due to the house's proximity to a commercial property and the generally inconspicuous location of the taller portion of the fence, staff recommends that a Certificate of Design Approval be issued for the 8' fence at 1106 Hagood Avenue as an exception to Section VIII of the Melrose Heights/Oak Lawn Architectural Conservation District design guidelines, so long as all other visible portions of the fence remain in keeping with all applicable guidelines.

Peggy Wadman, applicant, and Catherine Reid, applicant, introduced the history of the project.

Mr. Savory and Mr. Saleeby, asked for clarification from staff and the applicant. Mr. Dinkins asked for clarification from staff regarding the fence height and whether it would also require BoZA approval, which Ms. Walling confirmed would be the case.

Mr. Savory asked for a pause for public input. Ms. Statler noted that no emails had been received. Mr. Livengood noted that there were no public comments.

Mr. Broom, Ms. Johnson, and Mr. Savory made comments on the project, including the exceptional circumstances with the property being adjacent to a structure with a commercial use.

Ms. Johnson moved to grant a Certificate of Design Approval in accordance with Section VIII of the Melrose Heights/Oak Law Architectural Conservation District guidelines for the 8' fence as an exception to the aforementioned sections so long as the visible portions of the fence remain in keeping with the guidelines and the tallest portions remain inconspicuous; this takes into consideration the facts presented at the meeting and the adjacent commercial property.

The motion was seconded by Mr. Broom. A roll call vote was taken; the motion passed 7-0.

Ms. Johnson moved to grant a Certificate of Design Approval at 1106 Hagood Avenue in accordance with Section VII of the Melrose Heights/Oak Lawn Architectural Conservation District guidelines to retain the lattice located on the right elevation; however, the applicant shall remove the lattice on the front elevation and work with staff on permitted material with the details deferred to staff.

The motion was seconded by Mr. Broom. A roll call vote was taken; the motion passed 6-1, with Mr. Dinkins in opposition.

7. 2614 Kiawah Avenue (TMS# 11314-15-06) Request for a Certificate of Design Approval for demolition. Shandon Community Character Area
DEFERRED

8. 1525 Bull Street (TMS# 11402-03-07) Request for Certificate of Design Approval for exterior changes and preliminary certification for the Bailey Bill. Individual Landmark
DEFERRED

IV. OTHER BUSINESS

- **1231 Gervais Street: Informational presentation regarding exterior changes to an Individual Landmark**

Amy Moore, preservation planner, introduced the informational session regarding the request for exterior changes to 1231 Gervais Street, a Group I landmark.

Ashlie Lancaster, applicant from the South Carolina Department of Administration, discussed plans for project.

Chief Justice Beatty, one of the building's occupants, discussed the project.

Tom Weiland and Joseph Guido, GMKA architects, presented technical information on the project.

Members of the commission provided feedback on the plans.

V. ADJOURN

**There being no further business, Mr. Dinkins moved to adjourn.
The motion was seconded by Mr. Broom; the motion passed 7-0.
The meeting adjourned at 6:25 pm.**

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Chairperson

9 October 2020

Date

Respectfully submitted
Planning and Development Services Department