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CITY OF COLUMBIA  
DESIGN/DEVELOPMENT REVIEW COMMISSION  
February 11, 2021  
Regular Session (Virtual) – 4pm.  
Minutes

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**Members Present:** James Baker, Bob Broom, Sanford Dinkins, Angi Fuller Wildt, Chloe Jaco, Andrew Saleeby, Tom Savory

**Members Absent:** Ashley Johnson, Taylor Wolfe

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

## 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](mailto: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 6609 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-February>

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. **2117 Gervais Street** (TMS# 11406-08-23) Request for a Certificate of Design Approval for new construction and site improvements. *Waverly Protection Area.*

**STAFF RECOMMENDATIONS:**

Staff finds that this project meets significant portions of Section XI of the Waverly Protection Area guidelines and **recommends approval of the request** with the following conditions:

1. Landscape wall details deferred to staff;

2. HVAC unit specifications provided to staff for approval;
3. All window and door specifications submitted to staff for approval;
4. All details deferred to staff.

2. **2200 Hampton Street** (TMS# 11407-14-01) Request for Certificate of Design Approval for changes to a previously approved design. *Waverly Protection Area*

**STAFF RECOMMENDATIONS:**

Staff finds that the new construction and site improvements at 2200 Hampton Street generally complies with Section V of the Waverly guidelines and Section 17-674(f) of the City Ordinance and **recommends granting a Certificate of Design Approval with the following conditions:**

1. Further information be provided to staff for the following items:
  - a. Awning design,
  - b. Window and door design and glazing,
  - c. The junction between the brick on the Hampton Street elevation and the storefront openings on the Pine Street elevation,
  - d. The metal cornice and louvered metal panels;
  - e. Brick and mortar;
  - f. Location and screening of ground and roof mounted utilities;
  - g. Signage;
2. All other details deferred to staff.

3. **304-306 Whaley Street** (TMS# 08812-02-09) Request for a Certificate of Design Approval for new construction. *Granby Architectural Conservation District*

**STAFF RECOMMENDATIONS:**

Staff finds that the new construction on the vacant portion of the lot containing 304-306 Whaley Street complies with Section V, B. of the Granby Architectural Conservation District Guidelines and **recommends granting a certificate of Design Approval with the following conditions:**

1. The setback and height of the new structure will be consistent with adjacent structures;
  2. Fascia, corner boards, and trim shall visually match the historic trim found on adjacent mill houses,
  3. Doors shall be four panel or half-light over two panel wood or fiberglass;
  4. Windows shall be 6/6 aluminum clad or wood, with details submitted to staff for approval;
  5. Siding shall be smooth fiber cement or wood with a reveal of approximately 4.5”;
  6. The eaves should remain open;
  7. If visible from the public right of way, mechanical units will be screened;
  8. Driveway will be concrete, brick, or granite and shall be no more than 12 feet in width;
  9. All details deferred to staff.
4. **1210 Fairview Drive** (TMS# 11414-20-10) Request for a Certificate of Design Approval for exterior changes. *Melrose Heights/ Oak Lawn Architectural Conservation District*

**STAFF RECOMMENDATIONS:**

Staff finds that the proposed exterior changes at 1210 Fairview Drive are largely in keeping with Section VII of the Melrose Height/Oak Lawn Architectural Conservation District design guidelines and **recommends granting a Certificate of Design Approval** with the following conditions:

- Replacement porch enclosure windows will maintain the size of the existing
  - opening/area of transparency;
  - Details of gable materials be reviewed and approved by staff;
  - All other details deferred to staff.
5. **1917 Seneca Avenue** (TMS# 11311-01-08) Request for preliminary certification for the Bailey Bill. *Wales Garden Architectural Conservation District/ Individual Landmark*

**STAFF RECOMMENDATIONS:**

Staff finds that the project 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.

**APPROVAL OF MINUTES**

January Minutes

Ms. Jaco paused for public input.

Motion by Mr. Dinkins to approve the Consent Agenda with all staff recommendations as well as the January meeting minutes.

Motion seconded by Mr. Broom. Roll call vote taken. Motion passed 5-0. Mr. Baker did not vote due to technical difficulties and Mr. Saleeby abstained from the vote.

**III. REGULAR AGENDA  
DESIGN/HISTORIC**

**URBAN DESIGN**

1. **2020 Gervais Street** (TMS# 11406-12-04) Request for Certificate of Design Approval for signage; appeal to staff decision. *Five Points Urban Design District*

Lucinda Statler, planning administrator, presented the request.

**STAFF RECOMMENDATIONS:**

Staff recommends denial of the appeal, as it is not compatible with the design guidelines, it is inconsistent with past approvals for internally-illuminated signage, and sets a precedent for other approvals of internally illuminated signage within the District.

The applicant was not present to speak on the request.

Ms. Jaco paused for public input.

Members of the Commission discussed the proposal and the precedent for reviewing internally illuminated signage within the district.



**Motion by Mr. Dinkins for the D/DRC to deny the request.**

Mr. Saleeby requested clarification on whether or not the signage needed to be removed. Ms. Statler clarified that the signage that was installed had been approved without illumination. This request involved adding internal illumination to the existing sign.

**Motion seconded by Mr. Broom. Roll call vote taken. Motion passed 9-0.**

## **HISTORIC**

2. **2314 Lincoln Street** (TMS# 09012-13-24) Request for a Certificate of Design Approval for exterior changes *Elmwood Park Architectural Conservation District*

Megan McNish, preservation planner, introduced the history of the project.

### **STAFF RECOMMENDATIONS:**

Staff finds that the project at 2314 Lincoln Street does not comply with Sec. 17-674(d) of the City Ordinance and recommends denial of the request for a Certificate of Design Approval for exterior changes.

Jeff Rogers, property owner, and Justin Washburn, architect, presented the request. Mr. Rogers played a video of fellow residents in support of the project. Those that spoke in favor of the request were as follows:

- Kat Scolagi
- George Merriweather
- Tony Chibbaro
- Michael Powelston & Maria DeBrizio
- Shawn & Naomi Eubanks
- Margaret Varner
- Randy Wilson

Ms. Jaco paused for public input.

**Motion by Mr. Saleeby to approve the request in accordance with Section 17-674(d) of the City Ordinance taking into consideration that while changing the façade it is not a change of a distinctive feature and to grant the Certificate of Design Approval for exterior changes at 2314 Lincoln Street.**

**Mr. Saleeby amended the motion to include that while it is a change to the façade of the building and in the spirit of it not being a change of a distinctive feature in the sense that it is not readily apparent or viewable from the public right-of-way.**

**Motion seconded by Ms. Fuller Wildt. Roll call vote taken. Motion passed 4-3. Mr. Dinkins, Ms. Jaco, and Mr. Savory were in opposition.**

3. **2418 Lincoln Street** (TMS# 09012-03-03) Request for a Certificate of Design Approval for an addition. *Elmwood Park Architectural Conservation District.*

Megan McNish, preservation planner, introduced the project.

**STAFF RECOMMENDATIONS:**

Staff finds that the proposed addition at 2418 Lincoln Street generally complies with Sections 17-674(d) of the City Ordinance and recommends granting a Certificate of Design Approval with the following conditions:

1. The recessed area be removed, and the side entry be flush the with the remainder of the right wall;
2. Siding and window details be submitted to staff for approval;
3. All details deferred to staff.

Kaleb Unverfehrt, property owner presented the request.

Ms. Jaco paused for public input.

**Motion by Mr. Dinkins to approve to grant a Certificate of Design Approval for an addition at 2418 Lincoln Street with the following recommendations for conditions:**

1. The recessed area be removed, and the side entry be flush the with the remainder of the right wall;
2. Siding and window details be submitted to staff for approval;
3. All details deferred to staff.

**Motion seconded by Mr. Broom.**

Several commissioners discussed the motion and staff provided clarification on precedent for changes to new construction within the district.

**Mr. Broom confirmed that he had seconded the motion.**

**Roll call vote taken. Motion passed 4-3. Mr. Fuller Wildt, Mr. Saleeby, and Mr. Savory in opposition.**

4. **511 Laurel Street** (TMS# 11403-01-15) Request for recommendation for removal of -DP designation **WITHDRAWN** *Mark/Landmark District*
5. **1001 Senate Street** (TMS# 08916-03-12) Request for a Certificate of Design Approval for exterior changes. **DEFERRED** *National Register Structure, Bailey Bill Structure*

**IV. OTHER BUSINESS**

**V. ADJOURN**

**There being no further business, motion to adjourn by Ms. Fuller Wildt. Motion seconded by Mr. Dinkins. Motion passed 9-0.**

Meeting adjourned at 5:13PM.



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Chairperson

Mar 11, 2021

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Date

Respectfully submitted  
Planning and Development Services Department