
CITY OF COLUMBIA
DESIGN / DEVELOPMENT REVIEW COMMISSION
January 14, 2021
Regular Session (Virtual) – 4:00 PM
Minutes

Members Present: Bob Broom, Sanford Dinkins, Angi Fuller Wildt, Chloe Jaco, Ashley Johnson, Tom Savory, Andrew Saleeby, Taylor Wolfe, James Baker
Staff: Amy Moore, Lucinda Statler, Rachel Walling, Megan McNish, Kristina Poston, 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 9444 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-January>

Ms. Moore called the roll; quorum was established.

Ms. Moore noted that the agenda had some changes.

Ms. Moore then proceeded with review of the Consent Agenda as it stood.

II. CONSENT AGENDA

DESIGN/ HISTORIC

1. 2200 Sumter Street (TMS# 09016-03-10) Request for Certificate of Design Approval for renovation to existing structure. *North Main Corridor Design District*

STAFF RECOMMENDATIONS:

Staff recommends approval of the request.

2. 707-711 ½ Saluda Avenue (TMS#11308-06-08) Request for preliminary certification for the Bailey Bill. *Five Points National Register Structures*

STAFF RECOMMENDATIONS:

Staff finds that the project complies with Sec. 17-698 of the City Ordinance and recommends 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.

3. 713-715 Saluda Avenue (TMS#11308-06-07) Request for preliminary certification for the Bailey Bill. *Five Points National Register Structures*

STAFF RECOMMENDATIONS:

Staff finds that the project complies with Sec. 17-698 of the City Ordinance and recommends 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.

4. 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*

STAFF RECOMMENDATIONS:

Staff finds that the proposed new construction and site improvements on the vacant lot adjacent to 2219 Rembert Street complies with Sections 17-674(d) and 17-674(f) of the City Ordinance and recommends granting a Certificate of Design Approval with the following conditions:

- The foundation height be visually compatible with the adjacent historic structure;
- Final foundation heights and proposed plans for grading be provided to staff for approval prior to the beginning of construction to ensure that it is consistent with historic buildings in the context. If found to be inconsistent, the plans should return to the D/DRC for approval;
- The driveway be extended to accommodate an additional parking space to comply with Zoning requirements;
- All exterior details and materials, and the material for the driveway be submitted to staff for approval;
- All details deferred to staff.

APPROVAL OF MINUTES

December Minutes

Mr. Saleeby moved to approve the consent agenda as it stood along with the December minutes.

The motion was seconded by Ms. Jaco. A roll call vote was taken; the motion passed 8-0.

III. REGULAR AGENDA

URBAN DESIGN

1. 1401-1431 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*

STAFF RECOMMENDATION:

The applicant has made some changes to address the concerns raised at the November hearing, as well as at the subsequent work session. While the design subtracted some of its strongest features from the March-approved version, staff finds that the design substantially meets the design guidelines and recommends approval of the request, conditional upon all further developed details and Washington Street storefront features be reviewed and approved by staff.

Ms. Statler presented the case discussing the history and current changes.

Mr. Andrew Savoy, applicant, discussed the history and changes made since the last hearing which included those suggested during the December subcommittee.

Mr. Broom asked a question regarding the parking garage associated with the building and the signage for the building in regard to what the main elevation will be. The applicant addressed these concerns.

Mr. Savory paused for public input. No public input was noted.

Mr. Dinkins made a motion to grant approval of a Certificate of Design Approval for changes to an approved design at 1401-1431 Assembly Street and 1011-1019 Washington Street conditional upon all further developed details and Washington Street storefront features be reviewed and approved by staff.

Ms. Jaco seconded the motion.

A roll call vote was taken, the motion passed 8-0

Ms. Ashley Johnson entered the meeting at 4:22pm and abstained from the vote.

HISTORIC

2. 127 Waccamaw Avenue (TMS# 11310-03-05) Request for a Certificate of Design Approval for new construction. *Wales Garden Architectural Conservation District*

STAFF RECOMMENDATIONS:

Staff finds that the proposal for new construction at 127 Waccamaw is largely in keeping with Section VI of the Wales Garden Architectural Conservation District Design Guidelines and recommends granting a Certificate of Design Approval with the following conditions:

- All windows to use only one type of pane configuration;
- Windows proportions be adjusted so that all windows are proportional to one another;
- Windows should be wood or aluminum clad with exterior muntins to be visually compatible with historic windows in the neighborhood;
- And all other details deferred to staff.

Rachel Walling, preservation staff, presented the case.

Matt Davis and Jason Holliday, applicants, discussed the case as presented in regard to how they have worked with staff to meet the guidelines.

Mr. Savory paused for public input.

Staff read into the record a letter from Mr. and Mrs. Truluck, Mr. Frank Adams, Mrs. Joy Chou, and Mrs. Karen Hall all in opposition of the project.

Mr. Holliday addressed the concern of the parking arrangement and noted he could work with staff to accommodate more parking spaces; in regard to concerns of student housing the applicant noted there is no target renters.

Mr. Savory asked for clarification in context of some of the provided examples in the application packet to which the applicant clarified and Mr. Dinkins explained locations in regard to context.

Mr. Savory addressed staff to discuss more context and the massing in regard to what is existing in the neighborhood. Ms. Walling discussed other houses and the eclectic styles of the houses that include the allowance of the proposed massing.

Mr. Dinkins asked staff for clarification of the parking and usage of the proposed project. Rachel Bailey, Zoning administrator, addressed the allowed use and allowed parking spaces.

Tom Savory, Sanford Dinkins, and Taylor Wolfe discussed the role of the commission in regard to the review of use of the property and how it is confined to reviewing a project based on the guidelines.

Mr. Dinkins moved to grant a Certificate of Design Approval for new construction of a duplex located at 127 Waccamaw Avenue based upon the design substantially meeting the Wales Garden Architectural Conservation District Guidelines with the following staff recommendations:

- All windows to use only one type of pane configuration;
- Windows proportions be adjusted so that all windows are proportional to one another;
- Windows should be wood or aluminum clad with exterior muntins to be visually compatible with historic windows in the neighborhood;
- And all other details deferred to staff.

The motion was seconded by Ms. Fuller Wildt.

A roll call vote was taken; the motion passed 9-0.

3. 2224 Gadsden Street (TMS# 09012-14-04) Request for a Certificate of Design Approval for an addition. *Elmwood Park Architectural Conservation District & Individual Landmark*

STAFF RECOMMENDATIONS:

Staff finds that the project at 2224 Gadsden Street does not comply with significant portions of Section 17-674(d) of the City Ordinance. Staff recommends that a Certificate of Design Approval be granted only if the following conditions are met:

- The walls of the second story addition be aligned with the addition to the first story;
- A double hung window matching the windows on the original structure be added to the left elevation with the final location to be approved by staff;

- The grouped window on the left elevation be removed and replaced with a double hung window. This window may match the smaller window size the left elevation of the existing addition;
- Exterior materials and details be submitted to staff for approval;
- All details deferred to staff.

Megan McNish, preservation staff, presented the case.

Jeff Badgett, property owner, presented the project.

Mr. Savory asked staff to clarify the status of the house as a Historic Landmark which staff confirmed as well clarifying that the examples provided by the applicant were modified prior to the existing guidelines.

Mr. Savory paused for public input. There was no public input.

Mr. Saleeby, Mr. Wolfe, Mr. Dikins, and Ms. Fuller Wildt discussed the proposal and the staff recommendations.

Mr. Saleeby asked staff for clarification if alterations could be made to the rear non-historic, 1-story addition at staff level without further D/DRC review. Ms. McNish stated that as the rear portion was not original to the main house and it could be altered to some extent at staff level. Ms. Fuller Wildt asked for clarification on staff's recommendation to extend the existing rear addition. Ms. McNish explained that the overall addition would still be inset from the original width of the main structure by at least one foot.

Ms. Jaco moved to grant a Certificate of Design Approval at 2224 Gadsden Street in compliance with Elmwood Park Architectural Conservation District & Individual Landmark requirements. With the following requirements:

- **The walls of the second story addition be aligned with the addition to the first story;**
- **A double hung window matching the windows on the original structure be added to the left elevation with the final location to be approved by staff;**
- **The grouped window on the left elevation be removed and replaced with a double hung window. This window may match the smaller window size the left elevation of the existing addition;**
- **Exterior materials and details be submitted to staff for approval;**
- **All details deferred to staff and for staff to work with owner to come to up with solution on this project.**

The motion was seconded by Ms. Fuller Wildt.

A roll call vote was taken; the motion passed 9-0.

IV. OTHER BUSINESS

Elections

Nominations for Chloe Jaco for Chair and Mr. Saleeby for Vice-Chair.

Mr. Savory, current chair, asked for any opposition to the nominations.
Roll call vote taken 9-0

V. ADJOURN

There being no further business, Mr. Dinkins moved to adjourn.
The motion passed 9-0.
The meeting adjourned a 5:44pm.



Chairperson

Feb 12, 2021

Date

Respectfully submitted
Planning and Development Services Department