
CITY OF COLUMBIA
DESIGN/DEVELOPMENT REVIEW COMMISSION
June 10, 2021
Regular Session (Virtual) – 4pm.
Minutes

Members Present: James Baker, Bob Broom, Sanford Dinkins, Chloe Jaco, Ashley Johnson, Andrew Saleeby, Taylor Wolfe

Members Absent: Angi Fuller Wildt

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

I. CALL TO ORDER

Meeting was called to order at 4:01PM 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 4293 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-Jun2021>

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. **1416 Victoria Street** (TMS# 09113-08-02) Request for preliminary certification for the Bailey Bill. *Cottontown/Bellevue Architectural Conservation District*

STAFF RECOMMENDATIONS:

Staff finds that the project at 1416 Victoria 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.
2. **208 Wateree Avenue** (TMS# 11306-05-01) Request for preliminary certification for the Bailey Bill and Certificate of Design Approval for exterior changes. *Wales Garden Architectural Conservation District*
STAFF RECOMMENDATIONS:
 Staff finds that the project at 208 Wateree Avenue 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.

3. **1511 Richland Street** (TMS# 11404-01-21) Request for preliminary certification for the Bailey Bill and for a Certificate of Design Approval for exterior changes. *Landmark District*
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.

4. **Vacant lot bounded by Park, Bryan, and Clark Streets** (TMS# 09012-10-16) Request for Certificates of Design Approval for new construction and site improvements. *Elmwood Park Architectural Conservation District/PUD Residences at Park and Bryan*
STAFF RECOMMENDATIONS:
 Staff finds that proposed new construction on Lot 4 at the corner of Park and Bryan Streets generally complies with Section 17-674(d) of the City of Columbia Ordinance and recommends granting a certificate of Design Approval with the following conditions:
- The structure be connected to the street with a sidewalk/hardscaping that leads to the front door;
 - All windows have exterior muntins;
 - The door design submitted to staff for approval;

- The siding be smooth, rather than textured;
- The foundation material be consistent on the structure;
- No vinyl or metal will be used to box in the soffits;
- All details deferred to staff.

Staff finds that proposed new construction on Lots 5 and 6 on Park Street generally complies with Section 17-674(d) of the City of Columbia Ordinance and recommends granting a certificate of Design Approval with the following conditions:

- The structure be connected to the street with a sidewalk/hardscaping that leads to the front door;
- All windows have exterior muntins;
- The small window next to the front door be level with the top of the door;
- The door design submitted to staff for approval;
- The siding be smooth, rather than textured;
- The foundation material be consistent on the structure;
- No vinyl or metal will be used to box in the soffits;
- All details deferred to staff.

Staff finds that proposed garage on Lots 4, 5, and 6 in the Residences at Park and Brian PUD generally complies with Section 17-674(d) of the City of Columbia Ordinance and recommends granting a certificate of Design Approval with the following conditions:

- The fence on the corner lot be installed flush with the front of the garage on the corner lot;
- Garage door details be submitted to staff for approval;
- A second window be added to the elevation facing Bryan Street, with final placement to be approved by staff;
- All other details deferred to staff.

5. **1324 Richland Street** (TMS# 09015-09-06) Request for Certificate of Design Approval for new construction. *Landmark District*

STAFF RECOMMENDATIONS:

Staff recommends granting a Certificate of Design Approval for new construction at 1324 Richland Street based the proposal's conformance with Sec. 17-674 of the City Ordinance, with the following conditions:

- Windows to be 2/2 aluminum clad with exterior muntins; approval of specific window to be deferred to staff;
- Details of the front door and sidelights be further developed for better compatibility with historic examples in both design and relationship with one another; also, if sidelights are to be used, that a transom also be included to correlate in design with the door and sidelights. Should a transom and sidelights be included in the design, the top of the transom should align with the top of the first floor windows; final approval of door, sidelights, and transom deferred to staff;

- Trim around windows and the front door be a minimum of 5” to provide more visually compatible detailing; trim around front dormer windows be widened, proportional to the final window size, to better match that of the original; all windows to use sills; mullions between the paired windows to be widened;
- Siding to be smooth lapped cement fiberboard with a reveal of no more than 5”; corner boards to be used on all corners;
- Front porch balustrade to include a bottom rail to attach above the porch floor;
- Design of front porch posts to be turned posts with final design approval of the feature deferred to staff;
- And all other details deferred to staff.

6. **1728 Main Street** (TMS# 09015-10-10) Request for a Certificate of Design Approval for exterior changes and preliminary certification for the Bailey Bill. *City Center Design/Development District/Columbia Commercial Historic District*

STAFF RECOMMENDATIONS:

Staff finds that the project generally complies with Sec. 17-698 of the City of Columbia Zoning 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;
- The project meeting or exceeding the 20% investment threshold requirements for qualified rehabilitation expenses;
- Final configuration, details, and materials of storefront to be reviewed and approved by staff;
- Configuration, materials, and details of any new windows and doors to be reviewed and approved by staff;
- Any cleaning/repair proposals to be reviewed and approved by staff;
- All details, including future signage, deferred to staff.

7. **1730 Main Street** (TMS# 09015-10-11) Request for a Certificate of Design Approval for exterior changes and preliminary certification for the Bailey Bill. *Individual Landmark/City Center Design/Development District/Columbia Commercial Historic District*

STAFF RECOMMENDATIONS:

Staff finds that the project generally complies with Sec. 17-674(d) of the City of Columbia Zoning Ordinance and recommends a Certificate of Design Approval for exterior alterations with the following conditions:

- All work meeting the standards for work as outlined in Section 17-674(d);
- Final configuration, details, and materials of storefront to be reviewed and approved by staff;
- Storefront glass and window glass should be clear;
- Configuration, materials, and details of any new windows and doors to be reviewed and approved by staff; a mock-up of a window may be required;
- Any removal and replacement of tin lintels, cornices, etc., to be reviewed and approved by staff;
- Any cleaning/repair proposals to be reviewed and approved by staff;
- All details, including future signage, deferred to staff.

Staff finds that the project generally complies with Sec. 17-698 of the City of Columbia Zoning 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;
- The project meeting or exceeding the 20% investment threshold requirements for qualified rehabilitation expenses;
- All details, including future signage, deferred to staff.

8. **3452 North Main Street** (TMS# 09112-07-01) Request for Certificate of Design Approval for exterior changes and preliminary certification for the Bailey Bill. *National Register Structure/North Main Corridor Design District*

STAFF RECOMMENDATIONS:

Staff finds that the project generally complies with Sec. 17-698 of the City of Columbia Zoning 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;
- The project meeting or exceeding the 20% investment threshold requirements for qualified rehabilitation expenses;
- Final configuration, details, and materials of storefront to be reviewed and approved by staff;
- Configuration, materials, and details of any new windows and doors to be reviewed and approved by staff;
- The main entry to be recessed to match that of the original entry, as documented in the historic photo;
- Any cleaning/repair proposals to be reviewed and approved by staff;
- All details, including future signage, deferred to staff.

APPROVAL OF MINUTES

May Minutes

Ms. Jaco paused for public input.

Rachel Walling, preservation planner, noted that no emails had been received in regard to items on the consent agenda.

Andrew Livengood, staff, noted there was one caller on the line and he gave them a moment to indicate if they wished to speak regarding the consent agenda. The caller did not indicate they wished to speak.

Motion by Mr. Dinkins to approve the Consent Agenda with all staff recommendations and the May 13, 2021 Design/Development Review Commission minutes.

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

**III. REGULAR AGENDA
DESIGN/HISTORIC**

HISTORIC

1. **915 Pine Street** (TMS# 11409-22-08) Request for Certificate of Design Approval for new construction. *Old Shandon/Lower Waverly Protection Area A*

Kristina Poston, preservation planner, presented the request.

STAFF RECOMMENDATIONS:

Considering the changes and efforts made the applicant to meet the guidelines, staff finds that the proposed new construction in the Old Shandon/Lower Waverly Protection Area located at 915 Pine Street is generally in keeping with Section IV of the Design Guidelines and Section 17-674 (f) of the City Ordinance. Staff recommends granting a Certificate of Design Approval with the following conditions:

- The faux windows on the front elevations be removed and the paired windows be moved to be in line with center point of the front facing gable to create a better rhythm of openings.
- Both side elevation windows be arranged to have a sense of rhythm as depicted by staff recommendations.
- The front porch column be replaced with a simple traditional column to help open up the entry.
- With exception given due to the extreme narrowness of the lot, staff recommends that the proposed driveway be reduced to 10ft in width and moved 4ft to the right property line so that the driveway only takes up 6ft of the front elevation thereby reducing the visual impact to the main structure.
- All details deferred to staff.

Julius Thomas, property owner, presented the request.

Mr. Broom and Mr. Dinkins had several questions for the applicant and staff. Mr. Broom and Mr. Dinkins discussed the request.

Ms. Jaco paused for public input.

Ms. Walling noted that there had not been any emails received regarding this project.

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

Motion by Mr. Dinkins to grant an approval for a request for a Certificate of Design Approval for new construction at 915 Pine Street based upon the design is generally in keeping with Section IV of the Design Guidelines with the following conditions:

- **The faux windows on the front elevations be removed and the paired windows be moved to be in line with center point of the front facing gable to create a better rhythm of openings.**
- **Both side elevation windows be arranged to have a sense of rhythm as depicted by staff recommendations.**
- **The front porch column be replaced with a simple traditional column to help open up the entry.**
- **With exception given due to the extreme narrowness of the lot, that the driveway be reduced to 10ft in width and moved 4ft to the right property line so that the driveway only takes up 6ft of the front.**
- **All details deferred to staff.**

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

IV. OTHER BUSINESS

- Mary Beth Branham, a new D/DRC member—an architect with historic preservation experience—will be seated in July.

V. ADJOURN

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

Motion seconded by Ms. Jaco.

Meeting adjourned at 4:22PM.



Chairperson

Jul 8, 2021

Date

Respectfully submitted
Planning and Development Services Department