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**CITY OF COLUMBIA**  
**DESIGN/DEVELOPMENT REVIEW COMMISSION**

**October 8, 2020**

**Regular Session (Virtual) – 4pm.**

**Minutes**

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**Members Present:** James Baker, Robert Broom, Angi Fuller Wildt, Chloe Jaco, Andrew Saleeby, Tom Savory, Taylor Wolfe

**Members Absent:** Sanford Dinkins, Ashley Johnson

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

## **I. CALL TO ORDER**

Meeting was called to order at 4:12PM 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](mailto: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 7949 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-October2020>

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. **1110 Woodrow Street** (TMS# 11414-19-13) Request for preliminary certification for the Bailey Bill. *Melrose Heights/ Oak Lawn Architectural Conservation District*

#### **STAFF RECOMMENDATIONS:**

Staff finds that the project at 1110 Woodrow Street 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.

2. **511-537 Saluda Avenue** (TMS# 11307-03-15) Request for preliminary certification for the Bailey Bill. **DEFERRED** Certificate of Design Approval for exterior changes. *Wales Garden Architectural Conservation District*
  
3. **1501 Richland Street** (TMS# 11404-01-16) Request for preliminary certification for the Bailey Bill. *Individual Landmark/Landmark District*  
**STAFF RECOMMENDATIONS:**  
Staff finds that the project at 1501 Richland Street 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.
  
4. **1320 Richland Street** (TMS# 09015-09-05) Request for Certificate of Design Approval for an addition. *Landmark District*  
**STAFF RECOMMENDATIONS:**  
Staff finds that the proposed addition at 1320 Richland Street is in keeping with Section 17-674(d) of the City Ordinance and recommends granting a Certificate of Design Approval with all details deferred to staff.
  
5. **1601 Hampton Street** (TMS# 11402-05-13) Request for preliminary certification for the Bailey Bill. *Individual Landmark*  
**STAFF RECOMMENDATIONS:**  
Staff finds that the project at 1601 Hampton Street 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.
  
6. **213-215 Church Street** (TMS# 08913-17-05) Request for preliminary certification for the Bailey Bill. *Granby Architectural Conservation District*  
**STAFF RECOMMENDATIONS:**  
Staff finds that the project at 213-215 Church Street complies with Sec. 17-698 of the City Ordinance and recommends granting preliminary certification for the Bailey Bill with the following conditions:
  - The siding that is damaged beyond repair will be replaced with new siding to match in all details and feathered in with the historic siding;
  - 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.
  
7. **1224 Huger Street** (TMS# 08912-05-09) Request for Certificate of Design Approval for exterior changes. *West Gervais Protection Area*

**STAFF RECOMMENDATIONS:**

Staff finds that the project generally complies with the West Gervais Street Historic Commercial District Guidelines and Sec. 17-698 of the City Ordinance and recommends a Certificate of Design Approval and preliminary certification for the Bailey Bill with the following conditions:

- Staff to work with applicants on window and roll-up door configurations;
- 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 signage, deferred to staff.

8. **2030 Devine Street** (TMS# 11308-08-05) Request for Certificate of Design Approval for exterior changes and preliminary certification of the Bailey Bill. *Five Points National Register Historic District*

**MOVED FROM REGULAR**

**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:

- The door and transom be removed altogether from the left side of the storefront along Santee Avenue or work with staff to establish them much further down this side of the building;
- 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 signage, deferred to staff.

**APPROVAL OF MINUTES**

September Minutes

It was stated for the record that there were no public comments.

**Motion by Mr. Saleeby to approve the Consent Agenda as well as the September Meeting Minutes.**

**Motion seconded by Ms. Jaco. Roll call vote taken. Motion passes 7-0.**

**Mr. Baker indicated visually he wished to vote for approval of the project.**

Ms. Moore noted changes to the regular agenda, the deferral of case 1 under the Urban Design portion of the regular agenda, case 5 under the historic portion of the regular agenda was moved to the consent agenda, and cases 6 through 11 under the historic portion of the regular agenda were deferred.

**III. REGULAR AGENDA  
DESIGN/HISTORIC**

**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*

**DEFERRED**

## HISTORIC

2. **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 history of the project and the changes to the plans since they were presented at last month's meeting.

### **STAFF RECOMMENDATIONS:**

Staff finds that the proposed new construction and site improvements at 2313 Marion are generally compatible Section V and VIII of the Cottontown/Bellevue Architectural Conservation guidelines and recommends granting a Certificate of Design Approval with the following conditions:

- The front facing gable be centered on the façade;
- The French doors be removed from the façade and replaced with double hung windows;
- 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;
- Materials, textures, and details for the exterior of the structure to be submitted to staff for approval;
- All other details deferred to staff.

Michael Haigler, architect, presented the plans.

Mr. Savory, chair, paused for public input and it was stated for the record that there were no public comments.

Mr. Saleeby and Mr. Savory discuss the project. Ms. McNish and Mr. Haigler answer questions from commission.

**Motion by Mr. Saleeby that the D/DRC grant a Certificate of Design Approval in accordance with Sections V and VIII of the Cottontown/Bellevue Architectural Conservation District guidelines with the following conditions:**

1. **The triple hung 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;**
2. **Materials, textures, and details for the exterior of the structure to be submitted to staff for approval;**
3. **All other details deferred to staff.**

**Motion seconded by Ms. Fuller Wildt. Motion passes 7-0.**

**Mr. Baker indicated visually he wished to vote for approval of the project.**

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

Rachel Walling, preservation planner, introduced the history of the project and the new information submitted in regard to the request for a Certificate of Design Approval for demolition at 140 S. Walker Street in the Shandon Community Character Area.

**STAFF RECOMMENDATIONS:**

While staff finds that the property has historic and architectural significance as a contributing building to the Shandon neighborhood, based on the systemic issues noted in the provided updated structural report and staff observation, the duplex would require significant rebuilding from the roof to the foundation. As per Section 17-674(e) of the City Ordinance and based on the submitted information illustrating that much of the building is experiencing structural failures, staff recommends granting a Certificate of Design Approval for the demolition of 140-142 S. Walker Street.

Mr. Savory noted the receipt of additional information, including a structural report which had not previously been provided.

Lee Willm, property owner, presented the request.

Mr. Savory paused for public input and it was stated for the record that there were no public comments. Mr. Savory called for commission discussion.

**Motion by Ms. Jaco that the D/DRC, As per Section 17-674(e) of the City Ordinance and based on the submitted information illustrating that much of the building is experiencing structural failures, grant a Certificate of Design Approval for the demolition of 140-142 S. Walker Street.**

**Motion seconded by Mr. Saleeby. Motion passes 6-1, with Ms. Fuller Wildt in opposition.**

**Mr. Baker indicated visually he wished to vote for approval of the demolition.**

4. **608 Saluda Avenue** (TMS# 11308-10-09) Request for preliminary certification for the Bailey Bill. *Wales Garden Architectural Conservation District*

Rachel Walling, preservation planner introduced the request for preliminary certification for the Bailey Bill at 608 Saluda Avenue in the Wales Garden Architectural Conservation District.

**STAFF RECOMMENDATIONS:**

Staff finds that the project at 608 Saluda 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.

Bennet Stoneburner, property owner, was sworn in to discuss the project.

Mr. Savory paused for public input and it was stated for the record that there were no public comments. Mr. Savory called for commission discussion.

**Motion by Mr. Saleeby in accordance with Sec. 17-698 to grant preliminary certification for the Bailey Bill for 608 Saluda Avenue 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.**

**Motion seconded by Ms. Fuller Wildt. Motion passes 7-0.**

**Mr. Baker indicated visually he wished to vote for approval of the project.**

5. 2030 Devine Street (TMS# 11308-08-05) Request for Certificate of Design Approval for exterior changes and preliminary certification of the Bailey Bill. *Five Points National Register Historic District* **MOVED TO CONSENT**
6. 1214-1216 Taylor Street (TMS# 09014-09-03) Request for Certificate of Design Approval for exterior changes and preliminary certification of the Bailey Bill. *Columbia Commercial National Register Historic District* **DEFERRED**
7. 1218 Taylor Street (TMS# 09014-09-04) Request for Certificate of Design Approval for exterior changes and preliminary certification of the Bailey Bill. *Columbia Commercial National Register Historic District* **DEFERRED**
8. 1001 Senate Street (TMS# 08916-03-12) Request for Certificate of Design Approval for exterior changes. *National Register Structure, Bailey Bill Structure* **DEFERRED**
9. 2531 Gervais Street (TMS# 11411-09-11) Request for preliminary certification for the Bailey Bill. *Individual Landmark* **DEFERRED**
10. 1231 Gervais Street (TMS# 11401-02-05) Request for a Certificate of Design Approval for exterior changes. *Individual Landmark* **DEFERRED**
11. 2614 Kiawah Avenue (TMS# 11314-15-06) Request for a Certificate of Design Approval for demolition. *Shandon Community Character Area* **DEFERRED**

#### IV. OTHER BUSINESS

- **Presentation: Downtown Columbia Historic Resources Survey**

#### V. ADJOURN

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

**Motion seconded by Ms. Jaco. Motion passes 7-0.**

**Meeting adjourned at 6:00PM.**

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Chairperson



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12 Nov 2020

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Date

Respectfully submitted  
Planning and Development Services Department