
CITY OF COLUMBIA
DESIGN/DEVELOPMENT REVIEW COMMISSION
October 20, 2022
City Hall
Minutes

Members Present: Robert Broom, Mary Beth Sims Branham, Sanford Dinkins, Bruce Greenberg Chloe Jaco, Andrew Saleeby, Phillip Maguire, and Taylor Wolfe

Members Absent:

Staff: Skye Robinson Barnes, Amy Moore, Rachel Walling, and Elizabeth Kleinfelder

I. CALL TO ORDER

Meeting called to order at 4:03 PM by Chairperson Chloe Jaco.

Roll call, quorum established.

Ms. Moore proceeded with review of the consent agenda, and announced the change to the regular agenda, as item #4 was withdrawn.

**II. CONSENT AGENDA
DESIGN/ HISTORIC**

1. 2310-2312 Sumter Street (TMS# 09113-12-23) Request for preliminary certification for the Bailey Bill. *Cottontown/Bellevue Architectural Conservation District*

STAFF RECOMMENDATIONS:

Staff finds that the project at 2310-2312 Sumter Street complies with Sec. 17-2.5(y) of the UDO and recommends granting preliminary certification of 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 17-2.5(y);
- All details deferred to staff.

2. 1619 Sumter Street (TMS# 09014-04-04) Request for preliminary certification for the Bailey Bill. *National Register Structure*

STAFF RECOMMENDATIONS:

Staff finds that the project complies with Sec. 17-2.5(y) of the UDO and recommends granting preliminary certification of 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 17-2.5(y);
- All details deferred to staff.

3. 2924 Kershaw Street (TMS# 13902-14-05) Request for a Certificate of Design Approval for an addition. *Melrose Heights/Oak Lawn Architectural Conservation District*

STAFF RECOMMENDATIONS:

Staff finds that the addition at 2924 Kershaw Street is in keeping with Sections 3 and 4 of the Melrose Heights/Oak Lawn Architectural Conservation District design guidelines and recommends granting a Certificate of Design Approval with all details deferred to staff.

4. 800, 803, 829 Richland Street/The Venues at Arsenal Hill (TMS# 09011-10-01, -03, 09010-17-01) Request for Certificate of Design Approval for site improvements and new construction. *Individual Landmark/Governor's Mansion Protection Area*

STAFF RECOMMENDATIONS:

Staff finds that the projects at 800, 803, and 829 Richland Street comply with Section 17-2.5(g)(6)b-2 of the guidelines and recommends granting a Certificate of Design Approval with the following conditions:

- Design of final gates for west entry;
- All other details to staff.

5. 2701 Clark Street (TMS# 09109-19-07) Request for a Certificate of Design Approval for new construction. *Earlewood Protection Area A*

STAFF RECOMMENDATIONS:

Staff finds that proposed new construction at 2701 Clark Street generally complies with Section 4 of the Earlewood Protection Area guidelines and recommends granting a Certificate of Design Approval with the following conditions:

- All material choices for outstanding items be deferred to staff to work out with the applicant.
- The appropriate buffer will be established between 2701 and 2703 Clark Street, details to be approved by staff.
- All other details deferred to staff.

APPROVAL OF MINUTES

September Minutes

Pause provided for public input.

Mr. Saleeby made a motion to approve the Consent Agenda. Mr. Dinkins seconded the motion. Roll call vote taken, motion passed 6-0. (Mr. Wolfe arrived late)

III. REGULAR AGENDA

URBAN DESIGN

HISTORIC

1. 1315 Woodrow Street (TMS# 11414-05-06) Request for a Certificate of Design Approval for exterior changes. *Melrose Heights/Oak Lawn Architectural Conservation District*

STAFF RECOMMENDATIONS:

Staff finds that the request for wholesale window replacement at 1315 Woodrow Street is not in keeping with Section 5(2) of the Melrose

Heights/Oak Lawn ACD design guidelines and recommends denial of the request.

Ms. Walling provided review of case. Applicant Mary Ellen Palker, spoke and explained her request. Logan Hindsley, of Andersen Windows, spoke on behalf of Ms. Palker and explained the potential window replacement process.

Pause for public input. A letter from neighborhood association president Josh Shelton was read by Martha Fowler. Neighbors Martha Fowler, Hugh Jacobs, and John Sherrer spoke about the request.

Mr. Dinkins made motion to deny the request for certificate of design at 1315 Woodrow Street based on the request is not in keeping with section 5 (2) of the Melrose Heights/ Oak Lawn ACD design guidelines and recommendations.

Ms. Branham seconded the motion, roll call vote taken, motion passed, all aye

2. 1525 Bull Street (TMS#11402-03-07) Request for a Certificate of Design Approval for exterior changes. *Individual Landmark*

STAFF RECOMMENDATIONS:

Staff finds that the project generally complies with Section 17-2.5(g)(6)b-2 and Section 17-2.5(y) of the City Ordinance and recommends granting a Certificate of Design Approval for exterior changes with the following conditions:

- Rooftop addition design be modified to minimize its appearance and incorporate more glass and materials compatible with the historic structure, with final design review and approval deferred to staff;
- 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 and fence/wall proposals be deferred to staff;
- All other details deferred to staff.

Mr. Wolfe announced his recusal and left room. Ms. Walling announced the case. Applicant Andrew Rogerson provided review of project request.

No public comments received

Ms. Branham made motion to approve the request of design approval for 1525 Bull Street for exterior changes since it generally complies with section 17-2.5(g)(6) b-2 and section 17-2.5(y) of the city ordinance with staff conditions. Motion seconded by Mr. Saleeby. Roll call vote taken, motion passed (5-1); (Dinkins-no, Greenberg-abstained, Wolfe-recused).

3. 1200/1202 Main Street (TMS# 09013-07-08) Request for preliminary certification for the Bailey Bill. *National Register Structure*

STAFF RECOMMENDATIONS:

Staff finds that the project at 1200 Main Street generally complies with Sec. 17-2.5(y) of the City Ordinance and recommends granting preliminary certification for the Bailey Bill with the following conditions:

- Details of windows, front doors, any canopies to be worked out with staff;
- Shop drawings of the profiles, repair and installation methods for terra cotta panels to come to staff for review and approval;

- Details of terra cotta design in arched openings at mezzanine level to be approved by staff;
- Staff to work with applicants on revised approach to rooftop bar, minimizing its visibility;
- The project meeting or exceeding the 20% investment threshold requirements for qualified rehabilitation expenses for the Bailey Bill;
- All work meeting the standards for work as outlined in Section 17-2.5(y);
- All other details, including signage, deferred to staff.

Ms. Moore provided overview of project. Applicant architect Craig Alto provided project details. No public input received.

Mr. Maguire made motion to grant 1200/1202 Main Street preliminary certification for the Bailey Bill based on project generally complies with Sec17-2.5(y) of the City Ordinance. Mr. Saleeby seconded the motion. Ms. Jaco amended the motion by staff to work to with applicants in revised approach to rooftop bar. Mr. Dinkins seconded the motion and amended by not limiting the applicants to a size. Roll call vote taken, motion passed all aye, (8-0).

4. 431/433 Waccamaw Avenue (TMS#11311-02-04 & 11311-02-05) Request for a Certificate of Approval for exterior changes. Wales Garden Architectural Conservation District

WITHDRAWN

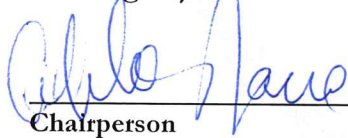
IV. OTHER BUSINESS

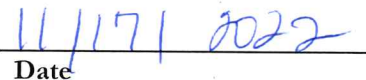
V. ADJOURN

Motion to adjourn by Mr. Dinkins.

Motion seconded by Ms. Jaco.

Meeting adjourned at 5:20 PM.


Chairperson


Date

Respectfully submitted
Planning and Development Services Department