

---

**CITY OF COLUMBIA**  
**DESIGN/DEVELOPMENT REVIEW COMMISSION**  
**January 19, 2023**  
**City Hall**  
**Minutes**

---

**Members Present:** Robert Broom, Mary Beth Sims Branham, Chloe Jaco, Andrew Saleeby and Bruce Greenberg

**Members Absent:** Phillip Maguire and Taylor Wolfe

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

**I. CALL TO ORDER**

Meeting called to order at 4:02 PM by Chairperson Chloe Jaco.

Roll call, quorum established.

Ms. Moore proceeded with review of the consent agenda.

**II. CONSENT AGENDA**

**DESIGN/ HISTORIC**

1. **1314 Fairview Drive** (TMS# 11414-13-10) Request for a preliminary certification for the Bailey Bill. *Melrose Heights/Oak Lawn Architectural Conservation District*

**STAFF RECOMMENDATIONS:**

Staff finds that the project at 1314 Fairview Drive complies with Sec. 17-2.5(y) 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 17-2.5(y);
- Final replacement window and door specifications will be reviewed and approved by staff prior to purchase;
- All details deferred to staff.

2. **1231 Confederate Avenue** (TMS# 09113-01-02) Request for a preliminary certification for the Bailey Bill and Certificate of Design Approval for exterior changes and an addition. *Cottontown/Bellevue Architectural Conservation District*

**STAFF RECOMMENDATIONS:**

Staff finds that the project at 1231 Confederate Avenue complies with Sec. 17-2.5(y) 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 17-2.5(y);
- All details deferred to staff.

Staff finds that the project at 1231 Confederate Avenue complies with Sec. 17-2.5(y) of the City Ordinance and Sections 3 and 4 of the Cottontown/Bellevue ACD and **recommends granting a Certificate of Design Approval** with the following conditions:

- Final window specifications be submitted to staff for review prior to purchase;
- Cement fiberboard reveal will match the historic reveal; boards will be smooth texture;
- All other details deferred to staff.

3. **1317 Geiger Avenue** (TMS# 09110-11-07) Request for a Certificate of Design Approval for an addition. *Cottontown/Bellevue Architectural Conservation District*  
**STAFF RECOMMENDATIONS:**

Staff finds that the proposed addition at 1317 Geiger Avenue is in keeping with Sections 3 and 4 of the Cottontown/Bellevue ACD guidelines and Section 17-2.5y of the UDO and **recommends granting a Certificate of Design Approval** with all details deferred to staff.

4. **2402 Cypress Street** (TMS# 11409-10-02) Request for preliminary certification for the Bailey Bill. *Old Shandon/Lower Waverly Historic District A*  
**STAFF RECOMMENDATIONS:**

Staff finds that the project at 2402 Cypress 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);
- Design and details of the addition's extension will be deferred to staff.
- All details deferred to staff.

Staff **recommends granting a Certificate of Design Approval** for the project as proposed based on its conformance with Sec. 17-2.5(y) of the UDO, with all details deferred to staff.

5. **1400 Wheat Street** (TMS# 11303-08-02) Request for Certificate of Design Approval for new construction. *City Center Design/Development District*  
**STAFF RECOMMENDATION:**

Staff recommends approval of the request.

6. **1310 Gadsden Street** (TMS# R09013-13-12) Request for preliminary certification for the Bailey Bill. *West Gervais Historic Commercial District*  
**STAFF RECOMMENDATIONS:**

Staff finds that the project at 1310 Gadsden Street complies with Sec. 17-2.5(y) of the City Ordinance and **recommends granting preliminary certification for the Bailey Bill** with the following conditions:

- A contractor experienced in historic masonry should be consulted for the repair or replacement on the cornice/parapet with staff approval before any work commences;
- Mortar replacement should be based upon matching the color, tooling, and composition of the original mortar;

- Staff approval for materials, profiles, and configuration of 6/6 replacement windows;
- Any coating applied to the brick should not be a sealant. More information should be provided and final approval given by staff;
- 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.

Staff finds that the project at 1310 Gadsden Street complies with Section 8 of the West Gervais Street Historic District Guidelines and **recommends granting a Certificate of Design Approval** with the following conditions:

- A contractor experienced in historic masonry should be consulted for the repair or replacement on the cornice/parapet with staff approval before any work commences;
- Mortar replacement should be based upon matching the color, tooling, and composition of the original mortar;
- Staff approval for materials, profiles, and configuration of 6/6 replacement windows;
- Any coating applied to the brick should not be a sealant. More information should be provided and final approval given by staff;
- All details deferred to staff.

## APPROVAL OF MINUTES

### December Minutes

Motion made by Mr. Saleeby to approve the consent agenda subject to staff comments and the August minutes. Mr. Greenberg seconded the motion. Roll call vote taken. Motion passed 5-0.

## III. REGULAR AGENDA

### URBAN DESIGN

#### HISTORIC

1. 700 Gervais and 11000 Wayne Street (TMS# 08916-11-02, 04A) Request for Certificate of Design Approval for new construction. *Innovista Design District*

#### **STAFF RECOMMENDATION:**

Staff finds that the proposal substantially meets the Innovista Design Guidelines and **recommends approval of the request, conditional upon working through the following items with staff:**

- Improvements to Wayne Street and Pendleton Street include sidewalks, pedestrian lighting, and shade trees to meet City standards;
- The layout and design of sidewalks and plazas internal to the development site be designed to City standards for urban street design using paving patterns, lighting, trees, and landscaping to clearly define pedestrian areas



and provide connectivity throughout the site and to existing pedestrian infrastructure;

- The fence in front of the residential building not exceed 4-feet in height;
- The design of the parking garage frontage along Pendleton and Wayne Streets be screened with landscaping to be reviewed and approved by staff;
- Punched window openings in both hotel buildings to have a 3-4" relief, and all window details and sections be reviewed and approved by staff;
- All roof-top mounted utility equipment to be screened;
- All other details to be deferred to staff.

Ms. Statler provided overview of the project proposal. Applicant Ben Arnold spoke and gave background of project. Pause for public input, no input received. Ms. Branham made motion to approve the request for design approval for 700 Gervais and 1100 Wayne Street subject to: Improvements to Wayne Street and Pendleton Street include sidewalks, pedestrian lighting, and shade trees to meet City standards ·The layout and design of sidewalks and plazas internal to the development site be designed to City standards for urban street design using paving patterns, lighting, trees, and landscaping to clearly define pedestrian areas and provide connectivity throughout the site and to existing pedestrian infrastructure ·The fence in front of the residential building not exceed 4-feet in height ·The design of the parking garage frontage along Pendleton and Wayne Streets be screened with landscaping to be reviewed and approved by staff ·Punched window openings in both hotel buildings to have a 3-4" relief, and all window details and sections be reviewed and approved by staff · All roof-top mounted utility equipment to be screened; and all other details be deferred to staff.

#### IV. OTHER BUSINESS

##### 2023 Officer Elections

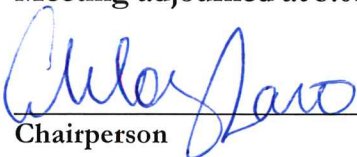
Chole Jaco was elected to serve as 2023 chair and Andrew Saleeby was elected to serve as 2023 vice chair

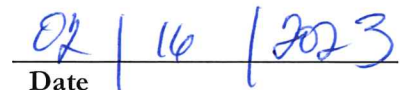
#### V. ADJOURN

Motion to adjourn by Mr. Broom.

Motion seconded by Mr. Saleeby.

Meeting adjourned at 5:01 PM.

  
Chairperson

  
Date

Respectfully submitted  
Planning and Development Services Department