
CITY OF COLUMBIA
DESIGN/DEVELOPMENT REVIEW COMMISSION
May 18, 2023
City Hall
Minutes

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

Members Absent: Taylor Wolfe

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

I. CALL TO ORDER

Meeting called to order at 4:00 PM by Chairperson Chloe Jaco.

Roll call, quorum established.

Ms. Moore announced the deferral of cases, 2436 Pendleton Street and Lot on South east side o Intersection of Park and Beaufort Streets then proceeded with review of the consent agenda.

II. CONSENT AGENDA

DESIGN/ HISTORIC

1. **415 Harden Street** (TMS# 11311-03-08) Request for Certificate of Design Approval for exterior changes and preliminary certification for the Bailey Bill. *Individual Landmark*

STAFF RECOMMENDATIONS:

Staff finds that the proposed work at 415 Harden Street complies with Section 17-2.5(g) of the Unified Development Ordinance and recommends granting a certificate of Design Approval with the following conditions:

- Specifications of new windows and details of their installation coming to staff;
- All other details to be deferred to staff.

Staff finds that the project at 415 Harden 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:

- Specifications of new windows and details of their installation coming to 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 other details deferred to staff.

2. **2320 Senate Street** (TMS# 11410-21-06) Request for a Certificate of Design Approval for new construction of a single-family house. *Old Shandon-Lower Waverly Protection Area*

STAFF RECOMMENDATIONS:

Staff finds that proposed new construction at 2333 Pendleton Street generally complies with Section 3 of the Old Shandon/Lower Waverly Protection Area Historic Preservation Guidelines and recommends granting a Certificate of Design Approval with the following conditions:

- All cladding will have a horizontal orientation;
- Windows on the east and west facades will be enlarged for a more uniform appearance on both sides;
- Outbuildings will need to receive staff approval, and possibly D/DRC review depending on the final scale and design;
- All material choices for outstanding items be deferred to staff to work out with the applicant;
- All other details deferred to staff.

3. **2330 Pendleton Street** (TMS # 11410-20-05) Request for a Certificate of Design Approval for new construction of a single-family house. *Old Shandon-Lower Waverly Protection Area*

STAFF RECOMMENDATIONS:

Staff finds that proposed new construction at 2333 Pendleton Street generally complies with Section 3 of the Old Shandon/Lower Waverly Protection Area Historic Preservation Guidelines and recommends granting a Certificate of Design Approval with the following conditions:

- All cladding will have a horizontal orientation;
- Windows on the east and west facades will be enlarged for a more uniform appearance on both sides;
- Outbuildings will need to receive staff approval, and possibly D/DRC review depending on the final scale and design;
- All material choices for outstanding items be deferred to staff to work out with the applicant;
- All other details deferred to staff.

4. **2331 Pendleton Street** (TMS # 11410-21-34) Request for a Certificate of Design Approval for new construction of a single-family house. *Old Shandon-Lower Waverly Protection Area*

STAFF RECOMMENDATIONS:

Staff finds that proposed new construction at 2333 Pendleton Street generally complies with Section 3 of the Old Shandon/Lower Waverly Protection Area Historic Preservation Guidelines and recommends granting a Certificate of Design Approval with the following conditions:

- All cladding will have a horizontal orientation;
- All material choices for outstanding items be deferred to staff to work out with the applicant;
- Windows on the east and west elevations will have a larger, 2/2 configuration;
- All other details deferred to staff.

5. **2333 Pendleton Street** (TMS # 11410-21-33) Request for a Certificate of Design Approval for new construction of a single-family house. *Old Shandon-Lower Waverly Protection Area*

STAFF RECOMMENDATIONS:

Staff finds that proposed new construction at 2333 Pendleton Street generally complies with Section 3 of the Old Shandon/Lower Waverly Protection Area Historic Preservation Guidelines and recommends granting a Certificate of Design Approval with the following conditions:

- All cladding will have a horizontal orientation.
- All material choices for outstanding items be deferred to staff to work out with the applicant;
- All other details deferred to staff.

6. 2338 Pendleton Street (TMS# 11410-20-06) Request for a Certificate of Design Approval for new construction of a single-family house. *Old Shandon-Lower Waverly Protection Area*

STAFF RECOMMENDATIONS:

Staff finds that proposed new construction at 2338 Pendleton Street generally complies with Section 3 of the Old Shandon/Lower Waverly Protection Area Historic Preservation Guidelines and recommends granting a Certificate of Design Approval with the following conditions:

- All cladding will have a horizontal orientation;
- All material choices for outstanding items be deferred to staff to work out with the applicant;
- Outbuildings will need to receive staff approval and possibly D/DRC review depending on the final scale and design;
- All other details deferred to staff.

7. E/S Shirley Street (TMS# 13902-08-11) Request for a Certificate of Design Approval for new construction of a single-family house. *Melrose/Oak Lawn Architectural Conservation District*

STAFF RECOMMENDATIONS:

Staff finds that the proposed new construction project on Shirley Street generally complies with Section 3 of the Melrose Heights/Oak Lawn Architectural Conservation District design guidelines and Section 17-2.5(g)(6)e of the City Ordinance and recommends granting a Certificate of Design Approval with the following conditions:

- The detailing around the front gable window to be eliminated so the design is more consistent with other gable windows in the district;
- Adjustments be made to the window and door spacing within the left side insets on the ground and main levels;
- Final garage door design to be sent to staff for review prior to purchase;
- Window specifications to be sent to staff for review prior to purchase;
- Any proposed fencing to be reviewed by staff prior to installation;
- All details deferred to staff.

APPROVAL OF MINUTES

April Minutes

Ms. Moore completed review of consent agenda. Ms. Jaco opened floor for public discussion. None received

Motion made by Ms.Sims-Branham to approve the consent agenda subject to staff comments and the April minutes. Mr. Saleeby seconded the motion. Roll call vote taken. Motion passed 6-0.

III. REGULAR AGENDA
URBAN DESIGN

HISTORIC

1. 2346 Pendleton Street (TMS # 11410-20-07) Request for a Certificate of Design Approval for demolition of a single-family house. *Old Shandon-Lower Waverly Protection Area A*
2. Lot on South East side of Intersection of Park and Beaufort Streets (TMS# 09109-20-13) Request for Certificate of Design Approval for construction of 16 townhomes on previously undeveloped lot. *Earlewood Protection Area- Area B*

IV. OTHER BUSINESS

Ms. Moore provided background on the Mable Payne award and its 2023 winner, Kandie Wright.

V. ADJOURN

Motion to adjourn by Mr. Broom.

Motion seconded by Ms. Sims-Branham.

Meeting adjourned at 4:09 PM.


Chairperson

6/15/2023
Date

Respectfully submitted
Planning and Development Services Department