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**CITY OF COLUMBIA**  
**DESIGN/DEVELOPMENT REVIEW COMMISSION**  
July 20, 2023  
City Hall  
Minutes

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**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

## **I. CALL TO ORDER**

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

Roll call, quorum established.

Ms. Moore proceeded with review of the consent agenda, and announced case 1237 Gadsden Street was relocated to the consent agenda.

## **II. CONSENT AGENDA**

### **DESIGN/ HISTORIC**

1. **2315 Greene Street** (TMS# 11409-04-22) Request for Certificate of Design Approval for new construction of a duplex. *Old Shandon/Lower Waverly Historic District Area A*

#### **STAFF RECOMMENDATIONS:**

Staff finds that proposed new construction at 2315 Greene 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.

2. **2317 Greene Street** (TMS# 11409-04-21) Request for Certificate of Design Approval for new construction of a duplex. *Old Shandon/Lower Waverly Historic District Area A*

#### **STAFF RECOMMENDATIONS:**

Staff finds that proposed new construction at 2317 Greene 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.
3. **817 Heidt Street** (TMS # 11409-15-05) Request for Certificate of Design Approval for new construction of a duplex. *Old Shandon/Lower Waverly Historic District Area A*  
**STAFF RECOMMENDATIONS:**

Staff finds that proposed new construction at 817 Heidt 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.
4. **1009 King Street** (TMS# 11413-01-09) Request for preliminary certification for the Bailey Bill and for a Certificate of Design Approval for exterior changes. *Old Shandon/Lower Waverly Historic District Area A*  
**STAFF RECOMMENDATIONS:**

Staff finds that the project at 1009 King 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:

- The project meeting or exceeding the 20% investment threshold requirements for qualified rehabilitation expenses;
  - Applicants will submit a separate application for a certificate of design approval once their plans for the addition are finalized;
  - All work meeting the standards for work as outlined in Section 17-2.5(y);
  - All details deferred to staff.
5. **1528 Blanding Street** (TMS# 11403-13-04) Request for preliminary certification of the Bailey Bill. *Landmark District/Individual Landmark*

**STAFF RECOMMENDATIONS:**

Staff finds that the project at 1528 Blanding Street complies with Sec. 17-2.5(g) and (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.

**MOVED  
TO  
CONSENT**

6. **1237 Gadsden Street** (TMS# 08912-07-04) Request for preliminary certification of the Bailey Bill and a Certificate of Design Approval for exterior changes. *West Gervais Historic Commercial District*

**STAFF RECOMMENDATIONS:**

Staff finds that the project at 1237 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:

- 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);
- The retention of two door openings on the east elevation as recommended;

- That new window openings on the east elevation reflect the size, location, alignment, and detailing of historic window openings and windows there;
- The design and details of the addition and rooftop patio come back to DDRC for separate approval;
- All other details, including signage, be deferred to staff.

Staff finds that the project at 1237 Gadsden Street complies with Section Eight of the West Gervais Street Historic Commercial District guidelines and recommends granting a Certificate of Design Approval with the following conditions:

- The retention of two door openings on the east elevation as recommended;
- That proposed window openings on the east elevation reflect the size, location, alignment, and detailing of historic window openings and windows there;
- The design and details of the addition and rooftop patio come back to DDRC for separate approval;
- All other details, including signage, be deferred to staff.

### APPROVAL OF MINUTES

#### June Minutes

Pause provided for public input. No public input received.

Motion made by Ms. Branham to approve the consent agenda subject to staff comments and the June minutes. Mr. Saleeby seconded the motion. Roll call vote taken. Motion passed, all aye (5-0).

### III. REGULAR AGENDA DESIGN/ HISTORIC

### IV. OTHER BUSINESS

### V. ADJOURN

Motion to adjourn by Mr. Greenberg.

Motion seconded by Mr. Saleeby.

Meeting adjourned at 4:06 PM.

  
Chairperson

08/17/2023  
Date

Respectfully submitted  
Planning and Development Services Department