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

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

**Members Absent:** Bruce Greenberg, Phillip Maguire and Taylor Wolfe

**Staff:** Skye Robinson Barnes, Amy Moore, Jessica Mathis Elizabeth Kleinfelder, and Lucinda Statler

**I. CALL TO ORDER**

Meeting called to order at 4:04 PM by Chair-person Chloe Jaco.

Roll call, quorum established.

Ms. Moore announced that the applicant deferred the painting request for case number one (1) on the regular agenda. Ms. Moore proceeded with review of the consent agenda.

**II. CONSENT AGENDA**

**DESIGN/ HISTORIC**

1. **425 Whaley Street** (TMS# 08913-19-05) Request for a Certificate of Design Approval for new construction. *Granby Architectural Conservation District*

**STAFF RECOMMENDATIONS:**

Staff finds that the proposed new construction at 425 Whaley Street is in keeping with Section 3 of the Granby Architectural Conservation District Guidelines and **recommends granting a Certificate of Design Approval** with the following conditions:

- The tops of the windows on the left elevation should align;
- Specifications for the following items will be provided to staff for approval:
  - 1400Brick and mortar;
  - 1401Windows;
  - 1402Doors;
  - 1403Trim;
  - 1404Driveway material;
- All other details deferred to staff.

2. **507 Denmark Street** (TMS# 08913-14-04) Request for a Certificate of Design Approval for new construction. *Granby Architectural Conservation District*

**STAFF RECOMMENDATIONS:**

Staff finds that the proposed new construction at 507 Denmark Street complies with Section 3 of the Granby Architectural Conservation District Guidelines and

**recommends granting a Certificate of Design Approval** with the following conditions:

- The material for the driveways be submitted to staff for approval;
- The porch roof be visually consistent with adjacent historic structures;
- All other details deferred to staff.

3. **1003 Elmwood Avenue** (TMS# 09012-08-16) Request for preliminary certification of the Bailey Bill. *National Register Structure*

**STAFF RECOMMENDATIONS:**

Staff finds that the project at 1003 Elmwood 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 owners must notify staff for review and approval of any replacement windows; significant repairs to existing windows must also be reviewed and approved by staff;
- Specifications for power-washing the exterior of the building must be reviewed and approved 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 outstanding details, including any future signage, deferred to staff.

4. **NX 2834 Gadsden Street** (TMS# 09105-12-15) Request for Certificate of Design Approval for new construction of a triplex. *Earlewood Protection Area, Area A*

**STAFF RECOMMENDATIONS:**

Staff finds that proposed new construction at the corner of Union and Gadsden Streets (TMS# 09105-12-15) generally complies with Section 4 of the Earlewood Protection Area Historic Preservation 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;
- All other details deferred to staff.

5. **1007 King Street** (TMS# 11413-01-10) Request for a Certificate of Design Approval for new construction of a single family home. *Old Shandon/Lower Waverly Protection Area, Area A*

**STAFF RECOMMENDATIONS:**

Staff finds that proposed new construction at 1007 King 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:

- Windows on left and right elevations will be more uniform/proportional in size and placement. Final orientation and sizes will be approved by staff.
- All material choices for outstanding items be deferred to staff to work out with the applicant;
- All other details deferred to staff.

**APPROVAL OF MINUTES**  
**September Minutes**

**Ms. Moore provided a brief overview of the items on the consent agenda. A pause was provided for public input, no input was received. Mr. Saleeby made a motion to approve the consent agenda; motion seconded by Ms. Sims-Branham. Motion passed; roll call vote taken, all aye [5-0].**

**III. REGULAR AGENDA**  
**URBAN DESIGN**

**HISTORIC**

- 1. 3200 Amherst Avenue** (TMS# 13804-14-01) Request for a Certificate of Design Approval for exterior changes and an addition. *Oakwood Court Architectural Conservation District*

**STAFF RECOMMENDATIONS:**

Staff finds that the proposed addition at 3200 Amherst Avenue is in keeping with Section 5 of the Oakwood Court Architectural Conservation District design guidelines and **recommends granting a Certificate of Design Approval** for the porch, with all details deferred to staff.

**Ms. Walling provided background on the request. Pause provided for public input; no response received. Ms. Branham-Sims made motion to grant certificate of design approval, subject to staff recommendations; motion seconded by Mr. Saleeby. Roll call vote taken, motion passed all aye [5-0].**

- 2. 121-123 Williams Street** (TMS# 08816-11-02) Request to appeal staff decision regarding final certification for the Bailey Bill and request for Certificate of Design Approval for exterior changes. *Granby Architectural Conservation District*

**STAFF RECOMMENDATIONS:**

Staff finds that the changes to the original windows at 121-123 Williams Street without staff review is a violation of the signed MOU, Section 17-2.5(y) of the UDO, and Section 5(2) of the Granby ACD design guidelines and **recommends decertification of the Bailey Bill incentive.**

As the historic windows are no longer available, staff further recommends that a **Certificate of Design Approval be retroactively issued** for the replacement windows and porch details at 121-123 Williams Street per Section 5(2) and 5(6) of the Granby guidelines with the following conditions:

- Exterior 6/6 grids be applied to the replacement windows for better compatibility with historic details; and
- All other details deferred to staff.

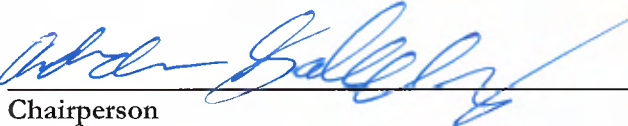
**Painting  
request  
deferred by  
applicant**

Ms. Walling provided background on the appeal request. Keith Ancone spoke in regards to the situation. Pause provided for public input, John Sherearer spoke in regards to the importance not setting a precedent that it is okay to not follow the Baily Bill process. Ms. Sims Branham made a motion to decertify of the baily bill incentive for 121-123 Williams street due to a violation of the signed MOU, section 17-2.5(y) of the UDO and section, 5(2) of the Granby design guidelines. Mr. Broom seconded the motion. Roll call vote taken, motion passed, all aye [5-0]. Second motion issued. Ms. Branham-Sims would like to retroactively grant certificate of design approval for the replacement windows and porch details at 121-123 Williams Street per Section 5(2) and 5(6) of the Granby guidelines with the following conditions: Exterior 6/6 grids be applied to the replacement windows for better compatibility with historic details; and all other details deferred to staff. Mr. Broom seconded the motion Roll call vote taken, motion passed, all aye [5-0].

#### IV. OTHER BUSINESS

#### V. ADJOURN

Motion to adjourn by Mr. Broom.  
Motion seconded by Mr. Leedecker.  
Meeting adjourned at 4:41 PM.

  
Chairperson

11/27/2023  
Date

Respectfully submitted  
Planning and Development Services Department