
CITY OF COLUMBIA
DESIGN/DEVELOPMENT REVIEW COMMISSION

March 21, 2024

City Hall
Minutes

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

Members Absent: Bruce Greenberg

Staff: Skye Robinson Barnes, Lucinda Statler, 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Agenda and advised that Regular Agenda item #2, 1414 Woodrow Street, was deferred and item #3, 200 Mulberry Lane, was withdrawn.

II. CONSENT AGENDA

1. **1401 Geiger Avenue** (TMS# 09114-02-19) Request for preliminary certification for the Bailey Bill. *Cottontown/Bellevue Architectural Conservation District*

STAFF RECOMMENDATIONS:

Staff finds that the project at 1401 Geiger 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.

2. **1502 Hagood Avenue** (TMS# 13902-01-19) Request for a Certificate of Design Approval for exterior changes. *Melrose Heights/Oak Lawn Architectural Conservation District*

STAFF RECOMMENDATIONS:

Given the unique circumstances of the carport design and ongoing water mitigation issues, staff finds that the proposed carport enclosure at 1502 Hagood Avenue generally complies with Section 5, subsection 7 of the Melrose Heights/Oak Lawn Architectural Conservation District guidelines and recommends granting a Certificate of Design Approval with all details deferred to staff.

3. **2229 Gadsden Street** (TMS# 09011-02-06) Request for Certificate of Design Approval for exterior changes and preliminary certification for the Bailey Bill. *Elmwood Park Architectural Conservation District*

STAFF RECOMMENDATIONS:

Staff finds that the proposed project at 2229 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:

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- Staff should review and approve dimensions and profiles of all columns, railings, doors, and any other architectural feature which may be required in the reestablishment of the side porch and for missing doors;
- 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 recommends granting a Certificate of Design Approval for exterior changes at 2229 Gadsden Street based upon Section 17-2.5(g)(6)b of the Elmwood Park Architectural Conservation guidelines with all details deferred to staff.

4. **2001 Lincoln Street** (TMS# 09011-11-17) Request for preliminary certification for the Bailey Bill. *Governor's Mansion Protection Area.*

STAFF RECOMMENDATIONS:

Staff finds that the project at 2001 Lincoln 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);
- Staff will need to review the final materials and design for the proposed retaining wall on the Calhoun Street side of the property;
- All details deferred to staff.

5. **907 Meadow Street** (TMS# 11409-13-10) 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 material choices for outstanding items be deferred to staff to work out with the applicant;
- The chimney will not be constructed.
- All other details deferred to staff.

APPROVAL OF MINUTES

February Minutes

Pause provided for public input. No public input received.

Motion made by Mr. Broom to approve the Consent Agenda subject to staff comments and the February minutes.

Mr. Leedecker seconded the motion.

Roll call vote taken. Motion passed 5-0.

**III. REGULAR AGENDA
URBAN DESIGN**

1. 2109, 2119, & 2121 Sumter Street; 1212, 1214, & 1222 Scott Street; 2110 & 2120 Main Street (TMS# 09016-12-04, -05, -06, -16, -17, -18, -19, -20) Request for a Certificate of Design Approval for new construction. *North Main Corridor Design Overlay District*

STAFF RECOMMENDATIONS:

Staff recommends approval of the request, with the following conditions:

- i. The addition of a low seat wall between the sidewalk and surface parking on Sumter and Scott Street.
- ii. Exploration of added articulation around windows mounted in cementitious siding;
- iii. All other details defer to staff.

Ms. Statler provided an overview of the case.
Discussion between the board staff and applicant ensued.

Pause provided for public input. Dick Harpootlian spoke in opposition of the project.

Ms. Sims-Branham made a motion to approve the project in lieu that all other details be subjected to staff review and that the applicant adhere to the above staff recommendations. Mr. Broom second the motion.

Roll call vote taken all aye (5-0).

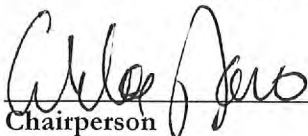
HISTORIC

2. 1414 Woodrow Street (TMS# 14445-15-13) Request for a Certificate of Design Approval for exterior changes. *Melrose Heights/Oak Lawn Architectural Conservation District*
3. 200 Mulberry Lane (TMS# 14445-15-13) Request for a Certificate of Design Approval for new construction of a duplex. *Whaley Protection Area*

IV. OTHER BUSINESS

V. ADJOURN

Motion to adjourn by Mr. Broom.
Motion seconded by Ms. Jaco.
Meeting adjourned at 4:34 PM.


Chairperson

04/29/2024
Date

Respectfully submitted
Planning and Development Services Department