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**CITY OF COLUMBIA**  
**DESIGN/DEVELOPMENT REVIEW COMMISSION**

April 29, 2024

City Hall  
Minutes

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

**Members Absent:** none

**Staff:** 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, 1500 Gladden Street, was deferred.

**II. CONSENT AGENDA  
DESIGN/ HISTORIC**

1. [2531 Gervais Street](#) (TMS# 11411-09-11) Request for preliminary certification of the Bailey Bill. *Individual Landmark*

**STAFF RECOMMENDATIONS:**

Staff finds that the project at 2531 Gervais 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:

- New doors to 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 details deferred to staff.

Staff finds that 2531 Gervais Street complies with Section Section 17-2.5(g) of the City of Columbia Unified Development Ordinance and recommends granting a certificate of Design Approval with the following conditions:

- New doors to be reviewed and approved by staff.
- All details deferred to staff.

2. [1403 Confederate Avenue](#) (TMS# 09113-05-07) Request for a Certificate of Design Approval for an addition and for preliminary certification for the Bailey Bill. *Cottontown/ Bellevue Architectural Conservation District*

**STAFF RECOMMENDATIONS:**

Staff finds that the project at 1403 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.

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Staff finds that the proposed addition at 1403 Confederate Avenue complies with Sec. 17-2.5(y) of the City Ordinance and Sections 3 and 4 of the Cottontown/Bellevue Design Guidelines and recommends granting a Certificate of Design Approval with the following conditions:

- Windows that require repair or replacement will be recorded by staff prior to work;
- All exterior replacement materials (siding, windows, etc.) will match historic details;
- The windows on the addition will be wood or aluminum clad with exterior muntins to match the design of the historic windows;
- The siding on the addition will be smooth cement fiberboard in reveal to match the historic siding;
- All other materials/trim on the addition will match proportions and style of the historic house;
- All other details deferred to staff.

3. [425 Whaley Street](#) (TMS# 08913-19-05) Request for a Certificate of Design Approval for new construction. *Granby Architectural Conservation District*

**STAFF RECOMMENDATIONS:**

Noting that staff's recommendation for approval of this project is contingent on the approval of the requested zoning variance, and that if the variance is denied the subsequent adjustment of the plans to meet zoning requirements may require additional D/DRC review, staff finds that the proposed new construction at 425 Whaley Street is generally 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 pitch of the porch roof be reduced to no more than 6:12 to better mimic the historic design;
- Final front door design be submitted to staff for final approval prior to purchase;
- Plastic, vinyl or PVC products are not permitted for any architectural feature as these products are not visually compatible with historic materials;
- Siding to be smooth horizontal cement fiberboard with a reveal of approximately 4.5" to be consistent with the siding on historic saltbox houses in the district;
- All trim to be consistent with the dimensions of historic mill houses in the district including the fascia and corner boards which measure at 4 ¼ by 1 ¼ and the window trim at 4 ¼;
- All details deferred to staff.

4. [2408 Greene Street](#) (TMS# 11409-07-04) Request for Certificate of Design Approval for construction of a single family house. *Old Shandon/Lower Waverly Protection Area*

**STAFF RECOMMENDATIONS:**

Staff finds that proposed new construction at 2408 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 material choices for outstanding items be deferred to staff to work out with the applicant;
  - All other details deferred to staff.
5. [2410 Greene Street](#) (TMS# 11409-07-05) Request for Certificate of Design Approval for construction of a single family house. *Old Shandon/Lower Waverly Protection Area*  
**STAFF RECOMMENDATIONS:**  
 Staff finds that proposed new construction at 2408 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 material choices for outstanding items be deferred to staff to work out with the applicant;
  - One window will be added to the front left façade
  - All other details deferred to staff.
6. [2430 Greene Street](#) (TMS# 11409-07-12) Request for Certificate of Design Approval for construction of a single family house. *Old Shandon/Lower Waverly Protection Area*  
**STAFF RECOMMENDATIONS:**  
 Staff finds that proposed new construction at 2430 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:
- One additional window will be added to both the left and right facades, as indicated in the rendering below.
  - All material choices for outstanding items be deferred to staff to work out with the applicant;
  - All other details deferred to staff.
7. [200 Mulberry Lane](#) (TMS# 08913-06-04) Request for a Certificate of Design Approval for new construction of a duplex. *Whaley Protection Area*  
**STAFF RECOMMENDATIONS:**  
 Staff finds that the proposed new construction at 200 Mulberry Lane generally complies with Section 3 of the Whaley Protection Area Historic Preservation Guidelines and recommends granting a Certificate of Design Approval with the following conditions:
- All material choices for outstanding items be differed to staff to work out with the applicant;
  - The appropriate buffer will be established between the driveways and the neighboring properties;
  - All other details deferred to staff.
8. [1851 Devine Street](#) (TMS# 11308-12-20) Request for preliminary certification for the Bailey Bill. *University Hill Architectural Conservation District*  
**STAFF RECOMMENDATIONS:**

Staff finds that the project at 1851 Devine 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);
- All details deferred to staff

9. [718 Aiken Street](#) (TMS# 09011-02-04) Request for Certificate of Design Approval for an addition and for preliminary certification for the Bailey Bill. *Elmwood Park Architectural Conservation District*

**STAFF RECOMMENDATIONS:**

Staff finds that the project at 718 Aiken 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);
- A paired 2/2 window replacing the bow window at the front;
- Single 2/2 windows to replace double windows on the addition with placement to be worked out with staff;
- The large garage door to be replaced with two single garage doors, design, materials and details to be worked out with staff.
- All details deferred to staff.

Staff finds that the project at 718 Aiken Street complies with Section 17-2.5(g) of the City of Columbia Unified Development Ordinance and recommends granting a certificate of Design Approval with the following conditions:

- A paired 2/2 window replacing the bow window at the front;
- Single 2/2 windows to replace double windows on the addition with placement to be worked out with staff;
- The large garage door to be replaced with two single garage doors, design, materials and details to be worked out with staff.
- All details deferred to staff.

**APPROVAL OF MINUTES**

**March Minutes**

**Pause provided for public input. No public input received.**

**Motion made by Mr. Leedecker to approve the Consent Agenda subject to staff comments and the March minutes.**

**Mr. Saleeby seconded the motion.**

**Roll call vote taken. Motion passed 6-0.**

III. REGULAR AGENDA  
URBAN DESIGN

HISTORIC

1. 1312 Pine Street (TMS# 11406-06-03) Appeal of staff decision for exterior changes to a single family house. *Waverly Protection Area*

**STAFF RECOMMENDATIONS:**

Staff finds that the vertical siding installed at 1312 Pine Street is not in keeping with Section 5 of the Waverly Protection Area guidelines and recommends denial of this appeal. Staff recommends that the vertical siding should be replaced with vinyl or cement fiberboard siding in a horizontal orientation. Work shall be completed within 90 days of this decision.

Ms. Kleinfelder provided an overview of the case.

The applicant was asked to speak about the case. Javon Dreher, property owner, discussed the project.

Discussion between the commission, staff, and the applicant ensued.

Pause provided for public input. None received.

Mr. Saleeby made a motion to deny the appeal to staff decision regarding exterior changes to the single family home located at 1312 Pine Street as the changes were not in conformance with Section 5 of the Waverly Protection Area guidelines and to also accept staff recommendation that the vertical siding be replaced with vinyl or cement fiberboard siding in a horizontal orientation with the work to be completed within a reasonable amount of time left to staff's discretion in working with the applicant.

Mr. Broom seconded the motion.

Roll call vote taken all aye (6-0).

2. 1500 Gladden Street (TMS# 11414-09-03) Appeal of staff decision for exterior changes. *Midtown Heights/ Oak Lawn Architectural Conservation District*

**DEFERRED**

IV. OTHER BUSINESS

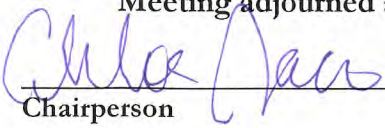
- Economic Impact Study
- Preservation Month Activities

V. ADJOURN

Motion to adjourn by Mr. Broom.

Motion seconded by Ms. Jaco.

Meeting adjourned at 5:00 PM.

  
Chairperson

05/14/2024  
Date

Respectfully submitted  
Planning and Development Services Department

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