



DESIGN/DEVELOPMENT REVIEW COMMISSION

June 20, 2024
Regular Session, 4:30 P.M.
City Hall, 3rd Floor, Council Chambers, 1737 Main Street, Columbia, S.C.

MARY BETH SIMS BRANHAM • ROBERT BROOM • BRUCE GREENBERG •
CHLOE JACO • CHARLES LEEDECKER • ANDREW SALEEBY

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

Members Absent: Bruce Greenberg

Staff: Lucinda Statler, Amy Moore, Rachel Walling, and Elizabeth Kleinfelder

I. CALL TO ORDER / ROLL CALL

Meeting called to order at 4:00 PM by Chairperson Chloe Jaco.
Roll call, quorum established.

Ms. Moore noted that Regular Agenda item #2, DDRC-2024-0026: 2353 Stark Street, was deferred.

Ms. Moore proceeded with review of the Consent Agenda.

II. CONSENT AGENDA

1. [DDRC-2024-0025: 1405 Summerville Avenue](#) (TMS# 09113-03-03) Request for a Certificate of Design Approval for an accessory structure. *Cottontown/Bellevue Architectural Conservation District*

STAFF RECOMMENDATIONS:

Staff finds that the proposed outbuilding at 1405 Summerville Avenue is in keeping with Section 3 of the Cottontown/Bellevue design guidelines and recommends granting a Certificate of Design Approval with all details deferred to staff.

2. [DDRC-2024-0023: 2123 Pendleton Street](#) (TMS# 11405-05-12) Request for Certificate of Design Approval for construction of a single family house. *Old Shandon/Lower Waverly Historic District Area B*

STAFF RECOMMENDATIONS:

Staff finds that proposed new construction at 2123 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:

- The house will be setback 15ft from the sidewalk.

- All material choices for outstanding items be deferred to staff to work out with the applicant;
 - All other details deferred to staff.
3. [DDRC-2024-0027: 2327 Stark Street](#) (TMS# 11409-03-15) Request for Certificate of Design Approval for construction of duplex. *Old Shandon/Lower Waverly Historic District Area A*
STAFF RECOMMENDATIONS:
 Staff finds that proposed new construction at 2327 Stark 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:
- The house will be setback 10ft from the sidewalk.
 - All windows will have a more pronounced casing of 1x4 boards.
 - Windows in the first bay on the left elevation will be placed further back off the corner boards. Details to be worked out with staff.
 - All material choices for outstanding items be deferred to staff to work out with the applicant;
 - All other details deferred to staff.
- [DDRC-2024-0028: 969 Heidt Street](#) (TMS# 11409-04-11) Request for Certificate of Design Approval for construction of a single family house. *Old Shandon/Lower Waverly Historic District Area A*
STAFF RECOMMENDATIONS:
 Staff finds that proposed new construction at 969 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 windows will have a more pronounced casing of 1x4 boards.
 - An additional window will be added to the first floor right center façade. Details to be worked out with staff.
 - All material choices for outstanding items be deferred to staff to work out with the applicant;
 - All other details deferred to staff.
4. [BBILL-2024-0014: 3021 Gadsden Street](#) (TMS # 09105-06-03) Request for Preliminary Certification of the Bailey Bill and for a Certificate of Design Approval for exterior changes. *Earlewood Protection Area- Area A*
STAFF RECOMMENDATIONS:
 Staff finds that the project at 3021 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);
 - All details deferred to staff.

APPROVAL OF MINUTES

[May Minutes](#)

Chairperson Jaco asked if any member of the D/DRC wished for any items to be removed from the Consent Agenda.

Chairperson Jaco asked if any member of the public wished for any items to be removed from the Consent Agenda. No public input received.

Motion made by Mr. Leedecker to approve the Consent Agenda and the May minutes.

Mr. Broom seconded the motion.
Roll call vote taken. Motion passed 5-0.

III. REGULAR AGENDA URBAN DESIGN

1. [DDRC-2024-0029: 1025-1043 Huger Street](#) (TMS# 08911-01-15, 08911-01-05) Request for a Certificate of Design Approval for new construction. *Innovista Design District*

STAFF RECOMMENDATION:

Staff recommends approval of the request, conditional upon the following:

- That the site plan improvements as specified in encroachment ordinance, 2022-032 be implemented by developer;
- Eliminating the articulated panels in the brick band above the upper floor windows;
- Eliminating the composite storefront panels and the white brick at the base of the columns to provide a continuous red brick base;
- Streamlining the cornice design as noted;
- Increasing the percentage of upper-story window openings by at least 5%;
- Providing a minimum window depth of 4" for the brick encased windows; and
- all other details to be deferred to staff.

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

The architect, Wentz Chesson, spoke about the design. Discussion between the commission, staff, and the applicant ensued.

Pause provided for public input.
Jim Daniel made a comment.
Public input closed.

Mr. Leedecker made a motion to approve 1025-1043 Huger Street (TMS# 08911-01-15, 08911-01-05) subject to the following conditions:

- That the site plan improvements as specified in encroachment ordinance, 2022-032 be implemented by developer;
- Eliminating the articulated panels in the brick band above the upper floor windows;
- Eliminating the composite storefront panels and the white brick at the base of the columns to provide a continuous red brick base;
- Streamlining the cornice design as noted;
- Increasing the percentage of upper-story window openings by at least 10%;
- Providing a minimum window depth of 4" for the brick encased windows;
- Eliminate the vehicle entrance on Senate;
- And eliminate the gray architectural panels; and
- All other details to be deferred to staff.

Mr. Broom seconded the motion.
Roll call vote taken all aye (5-0).

HISTORIC

2. [DDRC-2024-0026: 2353 Stark Street](#) (TMS# 11400-03-08) Request for Certificate of Design Approval for construction of a duplex. *Old Shandon/Lower Waverly Historic District Area A*
3. [BBILL-2024-0013: 1803 Enoree Avenue](#) (TMS# 11306-06-05) Request for Preliminary Certification of the Bailey Bill and for a Certificate of Design Approval for an addition. *Wales Garden Architectural Conservation District*.

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STAFF RECOMMENDATIONS:

Staff finds that the project at 1803 Enoree 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:

- Historic materials on the house will be maintained and preserved with repairs in kind if needed; this includes original windows, doors, woodwork, and stucco.
- If any features are found to be highly deteriorated during the course of repairs, staff will be notified to evaluate the condition and ensure any replacement materials are in keeping with the standards;
- 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 the proposed addition at 1803 Enoree Avenue is in keeping with Section 5 of the Wales Garden design guidelines and Section 17-2.5(y) and Sec. 17-2.5(g)e of the City Ordinance and recommends granting a Certificate of Design Approval with the following conditions:

- Details on the addition will mimic the look of the historic house including stucco, roofing, eave, windows, and foundation details.
- Windows will be aluminum clad with exterior muntins to match design and profile of historic windows; the final window design to be approved by staff prior to purchase;
- All other window details will match the historic windows including dimensions placement;
- If any features are found to be highly deteriorated during the course of repairs, staff will be notified to evaluate the condition and ensure any replacement materials are in keeping with the standards and guidelines;
- Parking pad area, driveways, and all paving details to be approved by staff with updated site plan prior to installation; and
- All other details deferred to staff.

Ms. Walling provided an overview of the case.

Discussion between the commission and staff ensued.

Pause provided for public input.

The following members of the public discussed concerns related to the project:

- Kathryn Smith
- Tommy Johnson
- Jim Daniel
- Manning Smith
- Dick Harpootlian
- Stuart Hope
- Paula Gordon
- Kayleigh Keister

Public input closed.

Ms. Sims-Branham made a motion to defer the request for preliminary certification of the Bailey Bill and for a Certificate of Design Approval for an addition at 1803 Enoree Avenue and recommend that, if this is brought back before the D/DRC, more information be provided, in particular that the guideline B3 be in great consideration regarding the limit of size and scale of the addition so that it is clearly subordinate to the original structure.

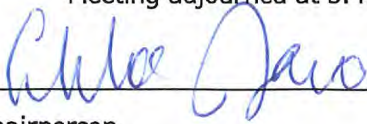
Mr. Leedecker seconded the motion.
Roll call vote taken all aye (5-0).

IV. OTHER BUSINESS

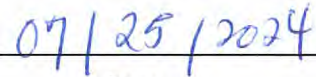
- New D/DRC members have been appointed by Council
- Ms. Moore announced that preservation staff received the Preservation Service Award from SC SHPO, Preservation South Carolina, and the Governor's office
- Photos of D/DRC

V. ADJOURN

Motion to adjourn by Mr. Broom.
Motion seconded by Ms. Sims-Branham.
Meeting adjourned at 5:49 PM.



Chairperson
Respectfully submitted
Planning and Development Services Department



Date