



DESIGN/DEVELOPMENT REVIEW COMMISSION

July 25, 2024
Regular Session, 4:00 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 Bruce Greenberg

Members Absent: Mary Beth Sims Branham

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

I. CALL TO ORDER / ROLL CALL

Meeting called to order at 4:02pm by Chairperson Jaco.

Roll call taken, quorum established.

Ms. Moore noted that Regular Agenda item #5, DDRC-2024-0030: 2601 Cherry Street was moved to the Consent Agenda.

Ms. Moore proceeded with review of the Consent Agenda.

II. CONSENT AGENDA

1. [BBILL-2024-0009: 1800 Senate Street](#) (TMS# 11405-15-01) Request for preliminary certification of the Bailey Bill. *University Hill Architectural Conservation District*

STAFF RECOMMENDATION:

Staff finds that the project at 1800 Senate 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.

2. [ZMA-2024-0009: 1417 Pickens Street](#) (TMS# 11402-13-06) Request for recommendation for landmark status. *City Center Design District*

STAFF RECOMMENDATION:

Staff finds that the structure at 1417 Pickens meets criterion (iii) of Section 17.3.7.(4)c for Type 3 Landmarks and supports a recommendation to City Council for this property to become a City of Columbia landmark.

3. [DDRC-2024-0030: 2601 Cherry Street](#) (TMS# 11413-03-13) Request for a Certificate of Design Approval for construction of 8 townhouses. *Old Shandon/Lower Waverly Protection Area, Area A*

MOVED
FROM REGULAR
AGENDA

STAFF RECOMMENDATION:

Staff finds that proposed new construction at 2601 Cherry 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 casing of 1x4 boards.
- Two windows will be added to the rear second floor 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.

APPROVAL OF MINUTES

[June 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. Saleeby to approve the Consent Agenda and the June minutes. Mr. Leedecker seconded the motion.

Roll call vote taken. Motion passed 5-0.

III. REGULAR AGENDA URBAN DESIGN

1. [DDRC-2024-0034: 1025-1043 Huger Street](#) (TMS# 08911-01-15, 08911-01-05) Request for a Certificate of Design Approval for changes to an approved design. *Innovista Design District*

STAFF RECOMMENDATION:

Staff recommends approval of the request.

Mr. Leedecker spoke to address ex parte communication regarding the 1043 Huger Street project and his personal connection to the project.

Ms. Statler provided an overview of the case.

Graham Rambo, applicant, spoke about the request. Discussion between the applicant, commission, and staff ensued.

Mr. Leedecker questioned the proper procedure for reviewing the case.

Motion made by Mr. Greenberg to hear the request to change the previously approved design. Seconded by Mr. Saleeby. Roll call taken; 4 aye and 1 nay (Mr. Leedecker). Motion passed.

Discussion between the applicant, commission, and staff resumed.

Pause provided for public input.

Mary Langston and Gordon Langston provided comments.

Public input closed.

Commission discussion ensued.

Motion by Mr. Greenberg to approve the request for a Certificate of Design Approval for changes to the approved design in accordance with staff recommendation and precedent, finding that the site plan does substantially comply with the Innovista design guidelines as best as possible for this particular site.

Mr. Saleeby seconded the motion. Roll call taken; 4 aye, 1 nay (Mr. Leedecker). Motion passed.

HISTORIC

2. [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*

STAFF RECOMMENDATION:

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, wood work, 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.

The applicant, Benedict Atta-Peters offered to address any concerns and answer questions from the neighborhood as needed.

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

Pause provided for public input.

The following members of the public discussed concerns related to the project with Mr. Atta-Peters addressing comments throughout the public comment period:

- Tommy Johnson
- Jim Daniel
- Manning Smith
- Paula Gordon
- John Baynes
- Cathy Love
- Elizabeth Smith

Public input closed.

Motion made by Mr. Saleeby to deny the request for preliminary certification for the Bailey Bill and for a Certificate of Design Approval for an addition for not complying with Sections 5 of the Wales Garden guidelines and Sections 17-2.5(y) and 17-2.5(g)e of the City Ordinance, in particular that the size and scale of the addition is not clearly subordinate.

Motion seconded by Mr. Leedecker

Roll call taken; 4 aye, 1 nay (Ms. Jaco). Motion passed.

3. [DDRC-2024-0032: 2320 Marion Street](#) (TMS# 09113-07-02) Request for a Certificate of Design Approval for an accessory structure. *Cottontown/Bellevue Architectural Conservation District*
STAFF RECOMMENDATION:

Staff finds that the proposed accessory structure at 2320 Marion Street is not in keeping with the size and scale of the streetscape and its proximity to the street detracts from the established pattern of historic houses along Victoria Street. As such, staff finds that the proposed accessory building is not in keeping with Section 3 of the Cottontown/Bellevue ACD guidelines and recommends denial of the request.

Ms. Walling provided an overview of the case.

The applicant, Kelly Gallagher spoke about the request.

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

Ms. Walling notes that an email was sent to the Commission by the neighborhood in opposition to the project.

Pause for public input provided. None received.

Commission discussion ensued.

Motion by Mr. Leedecker to approve the request for a Certificate of Design approval regarding 2320 Marion (TMS# 09113-07-02) in the Cottontown/Bellevue Architectural Conservation District.

Motion seconded by Mr. Broom.

Roll call taken; 3 aye (Mr. Broom, Mr. Greenberg, and Mr. Leedecker), 2 nay (Ms. Jaco and Mr. Saleeby). Motion passed.

4. [DDRC-2024-0031: 914 Sims Avenue](#) (TMS# 13901-15-10) Request for a Certificate of Design Approval for an exterior change. *Oakwood Court Architectural Conservation District*

STAFF RECOMMENDATION:

Staff finds that the proposal to paint the brick at 914 Sims Avenue is not in keeping with Section 6(4) of the Oakwood Court ACD Guidelines and recommends denial of the request.

Ms. Walling provided an overview of the case.

The applicant, Sharon Heiligman spoke about the request.

Discussion between the commission and the applicant ensued.

Pause for public input provided. None received.

Motion by Ms. Jaco to deny the request for Certificate of Design Approval for an exterior change at 914 Sims Avenue according to the Oakwood Court guidelines.

Motion seconded by Mr. Leedecker.

Roll call taken. All aye (5-0). Motion passed.

5. [DDRC-2024-0029: 7691 Chester Street](#) (TMS# 11413-03-13) Request for a Certificate of Design Approval for construction of 6 townhouses. *Old Shandon/Lower Waverly Protection Area, Area A*

MOVED TO CONSENT AGENDA

6. [DDRC-2024-0026: 2353 Stark Street](#) (TMS# 11409-03-08) Request for a Certificate of Design Approval for construction of a duplex. *Old Shandon/Lower Waverly Protection Area, Area A*

STAFF RECOMMENDATION:

Staff finds that proposed new construction at 2353 Stark Street is not in compliance with Section 3 of the Old Shandon/Lower Waverly Protection Area Historic Preservation Guidelines and recommends granting a Certificate of Design Approval only with the following conditions:

- The house should have a front setback of at least 9ft from the property line.
- The front porch should be broken up to mitigate the monolithic design and overall scale of the structure. The porch will be one story with a decorative band board between the two units.
- The rear entrance should be enhanced to provide a stronger sense of entry, including a porch, roof, or other features.
- All material choices for outstanding items be deferred to staff to work out with the applicant;
- All other details deferred to staff.

Ms. Kleinfelder presented an overview of the request.

Commission and staff discussion ensued.

The applicant, Philip Laughridge of the Wilson Company, spoke about the request.

Discussion between the commission, applicant and staff ensued.

Pause provided for public comment.

Jim Daniel commented on the project.

Allen Gregg, owner, responded to public comment and spoke about the request.

Public comment closed.

Discussion between the commission, applicant, and staff resumed.

Motion by Mr. Greenberg to grant a Certificate of Design Approval only with following conditions:

- Setback be at least 5' to be consistent with neighboring property
- front porch should be broken up to mitigate the monolithic design and overall scale of the structure. The porch will be one story with a decorative band board between the two units.
- The rear entrance should be enhanced to provide a stronger sense of entry, including a porch, roof, or other features.
- All material choices for outstanding items be deferred to staff to work out with the applicant;
- All other details deferred to staff.

Clarification requested by staff. Ms. Jaco requested flexibility of the conditions for approval. Mr. Saleeby suggested that the conditions should not restrict to one or two story porch. Ms. Jaco requested amendment on setback to match neighboring property. Mr. Greenberg clarified conditions to include that the house setback be at least the same setback as the neighboring property, or more.

As amended, motion reads:

To grant a Certificate of Design Approval only with following conditions:

- Setback be at least the same setback as the neighboring property, or more.
- Front porch should be broken up to mitigate the monolithic design and overall scale of the structure.
- The rear entrance should be enhanced to provide a stronger sense of entry, including a porch, roof, or other features.
- All material choices for outstanding items be deferred to staff to work out with the applicant;
- All other details deferred to staff.

Motion seconded by Mr. Saleeby.

Roll call taken. All aye (5-0). Motion passed.


IV. OTHER BUSINESS

- Mr. Broom retires from D/DRC
- Columbia Downtown Strategic plan meeting announcement

V. ADJOURN

Motion to adjourn by Ms. Jaco. Seconded by Mr. Greenberg.

Meeting adjourned at 7:25pm.


Chairperson

08/15/2024
Date

Respectfully submitted
Planning and Development Services Department