



DESIGN/DEVELOPMENT REVIEW COMMISSION

MINUTES

November 21, 2024

Regular Session, 4:00 P.M.

City Hall, 3rd Floor, Council Chambers, 1737 Main Street, Columbia, S.C.

MARY BETH SIMS BRANHAM • EMILY GALLO • BRUCE GREENBERG • CHLOE JACO •
CHARLES LEEDECKER • HUNTER MCKENZIE • ANDREW SALEEBY • JOSHUA SHELTON •
MEGAN THOMAS

Members Present: *Emily Gallo, Chloe Jaco, Bruce Greenberg, Charles Leedecker, Hunter McKenzie, Joshua Shelton, Mary Beth Sims Branham and Megan Thomas*

Members Absent: *Andrew Saleeby*

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

I. CALL TO ORDER / ROLL CALL

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

Roll call taken, quorum established.

Ms. Moore noted that Regular Agenda items in the Historic Section, items #3 and #4, 2212 Senate Street (TMS # 11410-22-06) and 2311 Greene Street (TMS# 11409-04-24), were deferred.

Ms. Moore continued with the summary/overview of the Consent Agenda.

II. CONSENT AGENDA

1. [820 Main Street](#) (TMS# 11304-06-01) DDRC-2024-0053: Request for a Certificate of Design Approval for renovations of university building. *City Center Design Overlay District*

STAFF RECOMMENDATIONS:

Staff finds that the project is in substantial compliance with the design guidelines and recommends granting a Certificate of Design Approval. Staff recommends that any further changes to the design of this project come back for staff review.

2. [3323 River Drive](#) (TMS# 09107-11-21) DDRC-2024-0051: Request for a Certificate of Design Approval for construction of a duplex. *Earlewood Protection Area, Area A*

STAFF RECOMMENDATIONS:

Staff finds that proposed new construction at 3325 River Drive generally complies with Section 3 of the Earlewood Protection Area, Area A Historic Preservation Guidelines and recommends granting a Certificate of Design Approval with the following conditions:

- Final height of the foundation will be deferred to staff to work out with the applicant.
- All material choices for outstanding items be deferred to staff to work out with the applicant;
- All other details deferred to staff.

3. [959 Heidt Street](#) (TMS#11409-04-16) DDRC-2024-0056: Request for a Certificate of Design Approval for construction of a duplex. *Old Shandon/Lower Waverly Protection Area, Area A*
STAFF RECOMMENDATIONS:

Staff finds that proposed new construction at 959 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:

- The front walkway will be expanded to connect with the sidewalk.
- Any exterior changes to the existing historic structure will need further staff review.
- All material choices for outstanding items be deferred to staff to work out with the applicant;
- All other details deferred to staff.

4. [3201 Michigan Street](#) (TMS# 13901-10-16) DDRC-2024-0047: Request for a Certificate of Design Approval for an accessory dwelling unit. *Melrose Heights/Oak Lawn Architectural Conservation District*

STAFF RECOMMENDATIONS:

Staff finds that the proposed outbuilding at 3201 Michigan Street is in keeping with Section 3 of the Melrose Heights/Oak Lawn Architectural Conservation District design guidelines and recommends granting a Certificate of Design Approval with the following conditions:

- All roofing be shingle to match the house;
- All siding, including gables, will be horizontally oriented wood or cement fiberboard;
- The front porch will use simple square posts;
- And all details deferred to staff.

5. [1213 Gladden Street](#) (TMS# 11414-21-04) DDRC-2024-0055: Request for a Certificate of Design Approval for an addition. *Melrose Heights/Oak Lawn Architectural Conservation District*

STAFF RECOMMENDATIONS:

Staff finds that the proposed addition (as revised) at 1213 Gladden Street is in keeping with Section 3 of the Melrose Heights/Oak Lawn Architectural Conservation District design guidelines and recommends granting a Certificate of Design Approval with the following conditions:

- The first 1/3 of the addition will be clad in brick to match the house;
- The back 2/3 will be clad in smooth cement fiberboard;
- The addition will include three windows on the front and side, placed as follows:
- One window on the front of the addition in a size and design to match the existing adjacent windows;
- One window on the front of the right elevation (within the brick portion) in a size and design to match the existing adjacent windows;
- One window at the rear of the right elevation in a proportional size and design to match existing windows on the house;

John Wilkinson, president of Elmwood Park neighborhood association, confirmed the neighborhood's support of the project.

Public comments closed.

Mr. Sims Branham made a motion to grant the Certificate of Design Approval for construction of a new apartment complex for North Main Corridor Design Overlay District with all details deferred to staff. Motion seconded by Mr. Leedecker. Motion passed (8-0).

HISTORIC

2. [1231 Gervais Street](#) (TMS#11401-02-05) DDRC-2024-0054: Request for Certificate of Design Approval for exterior changes. *City Center Design District/Individual Landmark*

STAFF RECOMMENDATIONS:

Staff finds that the project at 1231 Gervais Street does not comply with Section 17-2.5(g)6(b) of the UDO and recommends granting a deferral, so that staff may work with the applicants and the SC SHPO toward a solution, which would be brought back to the DDRC for review and approval.

Ms. Moore provided an overview of the case.

Joseph Guido, architect, came up to speak about the design of the proposed doors. Discussion between commissioners, staff and applicant ensued.

Chairperson Jaco paused for public input. Seeing and hearing none, public input closed.

Ms. Sims Branham made a motion to approve the Certificate of Design Approval for exterior changes, *City Center Design District/Individual Landmark*, per the option C that was presented and subject to staff comments. Mr. Leedecker seconded the motion. Motion passed (8-0).

3. 2212 Senate Street (TMS # 11410-22-06) Request for a Certificate of Design Approval for construction of a single family home. *Old Shannon/Lower Waverly Protection Area, Area A*
4. 2311 Greene Street (TMS# 11409-04-24) DDRC-2024-0036: Request for a Certificate of Design Approval for construction of a duplex. *Old Shannon/Lower Waverly Protection Area, Area A*

DEFERRED

DEFERRED

IV. OTHER BUSINESS

Denise Wellman spoke about ongoing projects sponsored by Columbia's Coalition of Historic Districts. She introduced the Paws for Preservation 2025 Calendar and stated that the funds from the calendar are used for historic preservation workshops and events for community members.

Rachel Walling discussed upcoming in-person events in December where the Coalition will be selling the calendars.

V. ADJOURN

- Windows will be wood or aluminum clad with exterior muntins/grids to match the existing windows; and
- All other details deferred to staff.

APPROVAL OF MINUTES

[October Minutes](#)

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

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

Motion made by Mr. Leedecker to approve the Consent Agenda with staff comments, and to approve the October minutes. Mr. McKenzie seconded the motion.

Roll call vote taken. Motion passed (8-0).

III. REGULAR AGENDA

URBAN DESIGN

1. [2222 Main Street](#) (TMS# 09016-02-06) DDRC-2024-0052: Request for a Certificate of Design Approval for construction of a new apartment complex. *North Main Corridor Design Overlay District*

STAFF RECOMMENDATIONS:

The proposal is seeking an exception to the guidance on recessed upper-stories. Given the context of the allowable height in the CAC zoning district the building exists within, the outdated zoning conditions under which these guidelines were written, and the fact that this site conforms to the Neighborhood Compatibility guidelines in the City's current UDO, staff finds that the additional story as presented does not detract from the overall design and that the proposal substantially meets the design guidelines. As such, staff recommends approval of the request, with details to be deferred to staff, including but not limited to:

- Continuing to work with staff on activating the Sumter Street façade through canopies, murals, site furnishings, lighting and landscaping.
- Coordinate with One Columbia Arts and Culture on commissioning a local artist to complete the Sumter Street murals.

Mr. Kercher provided an overview of the case. The applicant was invited to speak.

Steven Middleton, the applicant, gave an overview of the project. Mr. Middleton offered to answer any questions the board or the public may have. Discussion between commissioners, the applicant, and staff ensued.

Chairperson Jaco paused for public input.

Denise Wellman, president of Cottontown/Belleview Historic district, confirmed the neighborhood's support of the project.

Ms. Sims Branham made a motion to adjourn, seconded by Mr. Leedecker.
Meeting adjourned at 4:49pm.



Chairperson
Respectfully Submitted
Planning and Development Services Department

12-19-24

Date