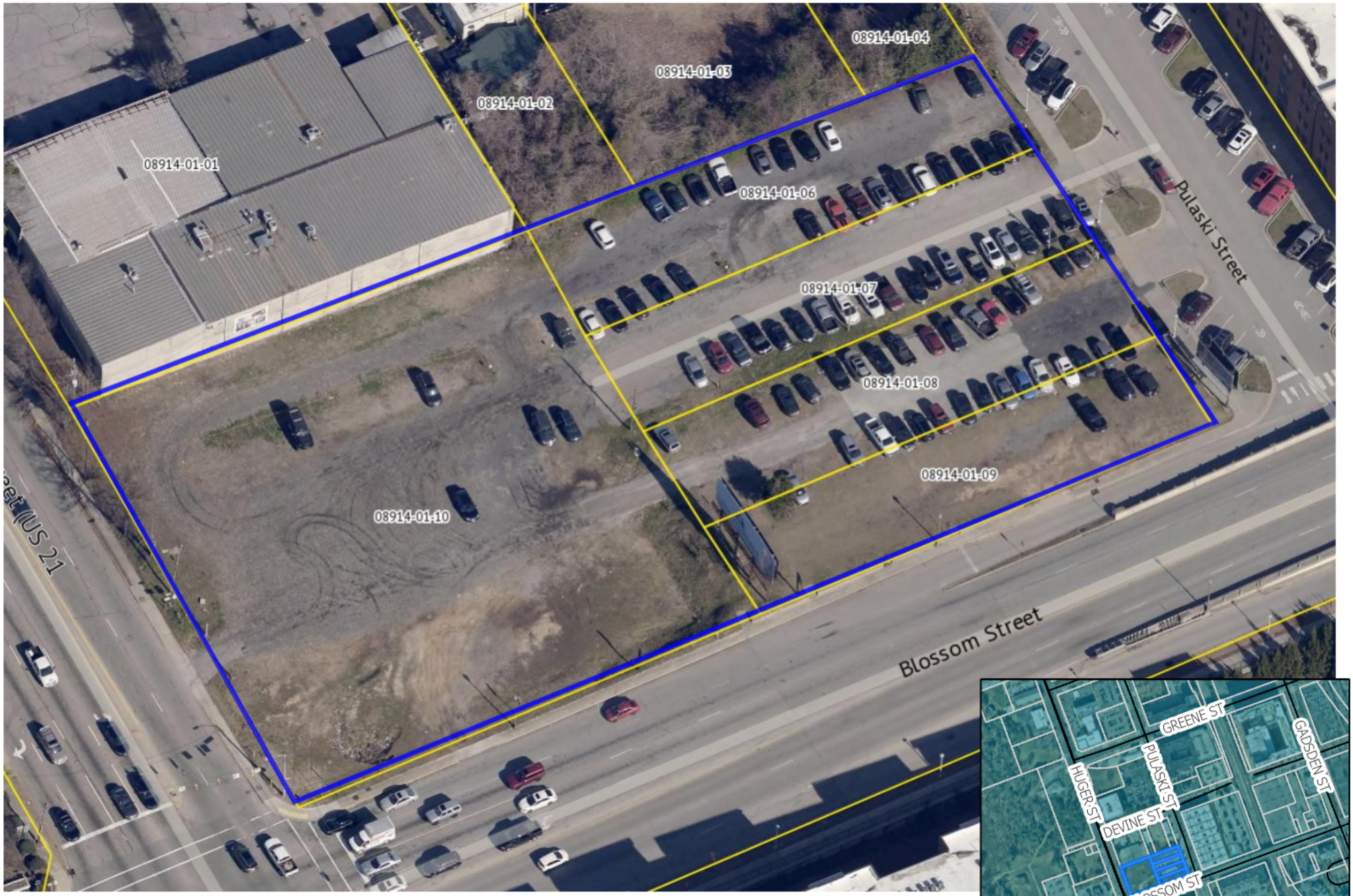
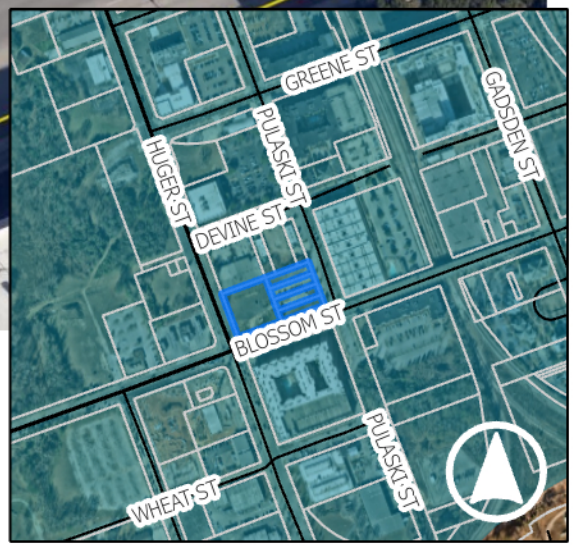




City of Columbia

D/DRC Case

602 Huger Street, 603, 609, and 613 Pulaski Street
TMS# 08914-01-06, -07, -08, -09, & -10
Innovista Design Overlay District

- Preservation District
- Individual Landmark
- Design District
- Community Character District

DESIGN/DEVELOPMENT REVIEW COMMISSION

DESIGN REVIEW DISTRICT
REGULAR AGENDA

EVALUATION SHEET

Case # 1

PROJECT NUMBER: DDRC-2025-0028

ADDRESS: 602, Huger Street, 603, 609, & 613 Pulaski Street, and Pulaski Street (no name)

APPLICANT: Kevan Rutledge, Strada Architecture LLC

TAX MAP REFERENCE: TMS# (08914-01-06, 08914-01-07, 08914-01-08, 08914-01-09, 08914-01-10)

USE OF PROPERTY: Vacant

REVIEW DISTRICT: Innovista Design District (-ID)

NATURE OF REQUEST: Request Certificate of Design Approval for the new construction of a mixed-use apartment complex

PROJECT SUMMARY:

This proposal is for the development of a 174-unit mixed-use apartment complex that spans between 5-6 stories and houses 263 spaces of structured parking. 5,400 SF of ground-level retail spaces front onto the intersection of Blossom Street and Huger Street. A resident lobby at the building's southeast corner at the base of the Pulaski Street frontage is flanked by lounge space and bicycle parking facilities.

The site is bounded by Pulaski Street to the east, Blossom Street to the south, and Huger Street to the west.

DESIGN GUIDELINES AND STAFF COMMENTS:

1.0 Site Planning (guidelines)

1.0.1 The manner in which a building and its accessory uses are arranged on a site is critical to how the building contributes to the overall quality of the built environment. This section outlines a series of site planning guidelines that will help establish a human scale, pedestrian-friendly quality in the Innovista district.

1.1 Parking Facility, Location, Landscaping, and Screening (guidelines)

1.1.1 Location and design treatment of the parking needed to serve Innovista development will have significant influence on the area's physical structure and visual character. One of the most difficult issues in urban development is providing an adequate amount of convenient parking without allowing parking structures and surface lots to dominate the urban setting. The amount of off-street parking required for any new development is prescribed in the City's Zoning Ordinance; the guidance provided herein should ultimately be reflected in the parking provisions of that ordinance. Following are several principles that should apply to all parking facilities within the Innovista District, both structured and surface.

1.1.2 The use of an entire block for parking (either surface or structured) is discouraged.

1.1.3 Auto access to and from parking lots, structures, and service areas should be from "B" Streets only, as follows:

"A" Streets: Lincoln Street, Senate Street, Catawba Street, Greene Street and Congaree River Parkway

"B" Streets: Assembly Street, Gervais Street, Huger Street, Blossom Street, Pulaski Street, Gadsden Street, Park Street, Pendleton Street, College Street, Wayne Street, Devine Street and Wheat Street

1.2 Structured Parking (guidelines)

1.2.1 The location and design of both public and private parking structures should be governed by the following guidelines:

1.2.2 Where possible, parking structures should be located within the block core, with actively programmed building space fronting on all streets. (Refer to the text of the City of Columbia's Official Zoning Code for allowable uses in required Ground Floor Activity Zones).

1.2.3 Where location of parking within the block core is not feasible, parking structures should be located to the rear of the principal use building oriented to front on the address street. The ground floor of the parking structure should be actively programmed on streets with an active commercial frontage.

1.2.4 No parking structure frontage should be permitted on Innovista's "A" streets unless the structure's façade provides a compatible streetscape frontage and active programming on the ground floor. (See Section 1.1.3 on Page 7 of the Innovista Design District Guidelines for a list of streets).

1.2.5 Any parking structure which is located adjacent to a street should be set back a minimum of 6 feet and a maximum of 10 feet from the sidewalk. This setback

should be landscaped with trees, shrubs, and ground cover to soften views of the structure, provide visual interest, and establish a sense of human scale.

1.2.6 Structured parking configured as a base level podium supporting a high-rise tower should not be permitted.

1.2.7 The parking structure should be compatible in quality, form, materials, colors and textures with the structure's being served.

1.2.8 Parking structure roof lines which are visible from the street should be level; ramping should occur within the structure or on the interior of the block where it is screened from the street.

1.2.9 Light sources within parking structures shall be screened, architecturally or otherwise, from the street.

(Staff comments)

The bottom two floors of the proposed development contain parking spaces within the block core that are made accessible through driveways on two "B" designated streets – Huger Street and Pulaski Street.

Retail space lines the majority of the Huger Street façade's ground floor and continues to wrap the southwest building corner – extending along the west end of the Blossom Street façade.

Ground floor parking extends out to a section of the Blossom Street building envelope that spans from the end of that retail frontage at the building's southwest corner to the resident leasing office at the southeast corner. This section of the Blossom Street façade is set back 6'-9" from the sidewalk edge. The frontage zone created by this gesture is populated with landscaping and provides adequate separation between the sidewalk zone and the visible openings into the parking spaces.

These openings, which follow the datum of the upper-story openings above, are clad in steel mesh frames that help screen the parking housed within. Parking spaces that line portions of the building envelope of the second story are similarly fitted with steel mesh frames. Openings into the parking spaces on the lower levels of the building's North Elevation should be should be clad in a similar mesh screen.

Staff finds that more could be done, primarily through the use of murals, decorative lighting, surface ornamentation, and more vertically oriented landscaping, to activate the ground floor section of frontage along Blossom Street where openings into the parking spaces are visible from the right-of-way. Similar ground level activation should be deployed along the Blossom Street façade near the transition between the section of light grey brick and the leasing office at the building's southeast corner. On the eastern and western ends of the building's North Elevation, which will be visibile from Pulaski Street and Huger Street respectively, these tactics of ground level activation are also needed.

Eight, angle-in parking spaces will be installed along the Pulaski Street edge of the site. Tree lined bump-outs will frame these surface parking spaces and help foreground the pedestrian orientation of the development.

1.4 Setbacks (guidelines)

1.4.1 Setbacks shall be determined by the underlying zoning district. Further, detailed setback suggestions are provided in the Innovista Master Plan and should be considered where at all possible, on a site-specific basis.

1.4.2 Main building façades should be aligned to define a continuous street edge. When residential buildings face the street on the majority of a block face, the main façade of the building should be recessed up to twelve feet from the edge of the right-of-way to provide privacy to the first floor of the building.

(Staff comments)

The minimal setbacks along the proposed development's primary building frontages help define a strong street edge, reflect of the site's urban character, and are comparable to the setbacks of neighboring structures.

A greater setback toward the northern end of the Huger Street façade was needed to accommodate the placement of an enclosed utility transformer adjacent to the Huger Street garage access driveway.

1.5 Street Orientation (guidelines)

1.5.1 The way in which a structure is oriented to the street plays a major role in establishing the overall feeling of the street. As a general rule, buildings should be oriented to engage the pedestrian, not only visually, but functionally. This section provides specific directions on how this can be accomplished.

1.5.2 Storefronts should be designed to orient to the major street frontage. While side or rear entries may be desirable, the predominant major building entry should be oriented toward the major street.

1.5.3 The front building façade should be oriented parallel to the street or toward a major plaza or park.

1.5.4 The ground floor of buildings should be located at the same level as the open space or sidewalk to emphasize the physical and visual connection with the street. If the primary use is residential, the ground floor may be raised up half a level to protect the privacy of occupants.

1.5.5 Residential buildings should include the following:

- *Townhouses or other single-family attached: front door or stoop addressing the public sidewalk. Fences/walls should be transparent if they are higher than 24" above grade.*
- *Multi-family: An entrance to the lobby or common area addressing the public sidewalk.*

1.5.6 At least 80% of the lot frontage should be covered by a building structure and the remaining land should be landscaped. Spacing between buildings should be minimal to none in order to maintain the continuity of the building edges. Spacing of

up to 35 feet between buildings is permitted to provide pedestrian access to parking or courtyards located behind buildings.

1.5.7 Building architecture should address the corner to take advantage of the prominent location and having two street frontages. Buildings on corners should typically have corner entrances and include storefront features for at least 50% of the wall area on the side street elevation.

(Staff comments)

The proposed development's two primary entries are located at the southwest and southeast corners – near the intersections of Huger and Blossom Streets, and Blossom and Pulaski Streets respectively. These major corner entries are pronounced by the plaza-like open spaces that encircle them.

The building's three primary facades, the Huger Street Facade, Blossom Street Facade, and Pulaski Street Facade, are predominantly parallel to the rights-of-way they front onto. Storefront features occupy more than 50% of the side street elevation's ground floors.

1.6 Grade Change (guidelines)

1.6.1 Changes in grade on an urban site can vastly change the way a building relates to the pedestrian realm and to adjacent buildings. The following should be considered when dealing with grade changes on a site:

1.6.2 If a street and sidewalk are sloping, the building façade elements should step down along the façade to address the slope and continue storefront features along the street.

1.6.3 Minimize the use of retaining walls where they would limit access between spaces.

(Staff comments)

Blossom Street slopes significantly downward towards Huger Street. This grade change predominantly effects the Blossom Street façade and manifests in a stepping down of its ground floor openings. While the tops of these openings remain aligned, the window sill locations vary in height. Large variations in the gaps between the window sills and ground plane along this section of the Blossom Street façade create the impression that façade elements are not being appropriately stepped down.

Given the high visibility of this building frontage, staff finds that the bottoms of these openings should step down in a manner that is more proportionate with the slope of the site. In other words, a visual line should be drawn – starting at the first screened ground floor opening closest to Huger Street – that connects the bottom-right corners of these openings across the grade change. The applicant shall coordinate with staff on the alignment of these openings.

The topography of the site also creates moments of unadorned ground-floor wall faces on the Blossom Street Façade nearest the corner of Blossom and Pulaski. Staff finds that further articulation, of the kind described in section 1.2, of this ground-floor frontage is needed.

1.7 Open Spaces in Private Development (guidelines)

1.7.1 Innovista District's primary open spaces should be located and designed according to the Innovista master plan.

1.7.2 To invite public use and ensure user security, plazas or other public open spaces should be visible from streets and sidewalks, and should be surrounded by actively programmed building spaces such as shops, restaurants, and residential units or offices.

(Staff comments)

A rich pedestrian realm – consisting of 10(+) foot wide sidewalks, 6-8 foot wide furnishing zones that contain shade trees and shrubs, corner plazas, and landscaped frontage zones – surround the proposed development.

Staff finds that the instillation of additional planters near the building's southwest corner and of additional seating where possible would benefit the pedestrian realm. Additionally, the Omero decorative light fixture that will populate the pedestrian realm should be placed within the furnishing zone as it's currently drawn in the Pulaski Street right-of-way – not the sidewalk zone as it's shown on Blossom Street.

2.0 Architectural Style or Theme

2.0.1 No predetermined architectural style or theme is mandated in Innovista; however, the design of a building should be compatible with its function and with its surroundings (context) provided those surroundings are urban, pedestrian-oriented developments. New buildings should be compatible with existing, more-traditional buildings where present; their design, particularly front facades, should be influenced by those existing facades on the street, but should not attempt to copy them.

2.0.2 New buildings should take care in material selections and architectural detailing so they do not look like cheap historic imitations. These projects should be sympathetic and compatible with urban pedestrian friendly buildings in terms of mass, scale, height, facade rhythm, placement of doors and windows, color, and use of materials without giving the feeling that new or renovated structures must duplicate an architectural style from the past to be successful. Most importantly, buildings should be true to whichever architectural style they are designed, for example, articulating a simple brick warehouse or office building with classical details would not be appropriate.

2.0.3 Modern and/or innovative architecture is strongly encouraged. To that end, consideration will be given to buildings that are determined to be strong examples of such, in that specific guidelines typically applied to traditional "main street" architecture may not be appropriate in some situations. Encouraging a mix of uses in an urban setting with buildings which contribute positively to the pedestrian environment is the primary goal of these guidelines.

2.0.4 Architecture should be urban and therefore flexible for various businesses over time. A building should not be so strongly identified with a single business that it cannot reasonably be adapted to another use in the future. Corporate identity should be contained in signage, storefront displays, and/or artwork.

(Staff comments)

With the completion of this proposed development, 75 percent of the corner parcels at the intersection of Huger Street and Blossom Street will be occupied by mixed-use residential developments. The architecture of this proposal is in close conversation with those surrounding apartment complexes and other neighboring structures.

It takes its red brick largely from the historic Palmetto Compress building – a former cotton warehouse that has since been converted into apartments – that sits opposite the development's Pulaski Street façade. The contemporary massing and use of grey cladding materials is a reference to the apartments across Blossom Street at 500 Huger Street and is compatible with the designs of the nearly complete apartments at 408 Blossom Street.

3.0 Building Mass and Organization (guidelines)

3.0.1 Much of the existing context in this underdeveloped area is comprised of wide, one-story buildings, such as many of the metal storage buildings and warehouse structures. While this building type was appropriate when the area was an underutilized, industrial district, it will not contribute to the density and urban character necessary to encourage pedestrian activity. On blocks where the context is such, or on largely undeveloped blocks where little or no context exists, buildings should begin a precedent for urban, pedestrian friendly development.

3.0.2 The height and scale of new buildings within Innovista should compliment existing structures while providing a sense of human scale and proportion.

Building heights are determined by the base zoning district, overlay districts and the Official Zoning Map. Consideration should be given to upper floor step-backs and/or street façade articulation to mitigate dramatic height adjacencies. More specific guidance on building height and upper floor stepbacks should be gleaned from the Innovista Master Plan.

(Staff comments)

Due to the site's topography, the overall building height ranges between 5 and 6 stories. The proposed development's Pulaski Street Façade sits at 61 feet with 5 stories while the Huger Street Façade on the opposite end of the site is comprised of 6 stories with a height of 81 feet. Staff finds these maximum heights appropriate for the site and in alignment with recommendations of the Innovista Master Plan.

3.1 Building mass and Organization (guidelines)

3.1.1 The spacial definition of the streets within the Innovista area are characterized by the relationship between the height of buildings and the space they face. That ratio is ideally 1:1, the width being measured from façade alignment to façade alignment. Should the façade of the building be higher than the 1:1 ratio, additional stories should be recessed at least eight feet from the main plane of the façade.

(Staff comments)

The proposed development does not exceed the 1:1 ratio.

3.2 Façade Proportion and Rhythm (guidelines)

3.2.1 The façade is literally the exterior of a building that "faces" the street. It is the architectural front of the building and is typically distinguished from other faces by elaboration of architectural or ornamental details. Building facades are critical to the pedestrian quality of the street. The width and pattern of façade elements can help a pedestrian negotiate a street by providing a standard measure of progress. This is true regardless of the overall width of the building; for example, a building can extend for the full length of a block and still have a façade design that divides the building into smaller, pedestrian-scaled elements. The following guidelines deal with establishing a pedestrian friendly rhythm in new buildings, while subsequent sections address façade detail.

3.2.2 Whenever an infill building is proposed that is much "wider" than the existing characteristic facades on the street, the infill facades should be broken down into a series of appropriately proportioned "structural bays" or components typically segmented by a series of columns or masonry piers that frame window, door, and bulkhead components.

(Staff comments)

Further articulation and ornamentation of the building facades is needed to divide the building into more pedestrian-scaled sections. Better distinguishing the ground floor from upper-stories – through the use of additional awnings or horizontal expression lines – along the majority of the Blossom Street façade and a section of the Pulaski Street Facade will help achieve this. So will creating more distinct horizontal layers – through ornamentation, changes in materiality, and variations in surface depth – within the expanse of the five stories that sit atop the Blossom Street façade's base.

Staff recommends that the applicant explore extending the grey brick at the base of the building's southwest corner to the section of the second floor immediately above it to help break up the scale of those fiber cement-clad wall faces.

The Huger Street and Pulaski Street façades, in part because of their shorter lengths, are more pedestrian scaled and feature distinct masses with variations in height and depth. Staff recommends that similar strategies are explored along the Blossom Street façade.

3.3 Proportion of Openings (guidelines)

3.3.1 Maintain the predominant difference between upper story openings and street level storefront openings (windows and doors). Usually, there is a much greater window area (70 percent) at the storefront level to engage the pedestrian, as opposed to upper stories which have smaller window openings (40 percent).

3.3.2 Whenever an infill building is proposed between two adjacent commercial structures, the characteristic rhythm, proportion, and spacing of existing door and window openings should be maintained.

(Staff comments)

The proportion of openings relative to cladding on the ground floor of the building's two most active frontages – the Huger and Pulaski Street Elevations – is 48 percent open and 55 percent open respectively. Staff recommends that the applicant explore increasing the amount of ground floor openings on these facades where possible.

On the Blossom Street façade ground floor, the proportion of openings relative to cladding is 51 percent open. Given the program of a significant portion of the ground floor along the Blossom Street façade, this proportion is appropriate.

Staff finds that the proportion of openings relative to cladding on the upper-stories – 35 percent open – adequately aligns with the guidelines.

3.4 Wall Articulation (guidelines)

3.4.1 Whenever an infill building is proposed, the common horizontal elements (e.g., cornice line and window height, width, and spacing) established by neighboring structures should be identified and the infill design should complement and accentuate what is already in place.

3.4.2 Long, blank, unarticulated street wall facades should not be allowed. Facades should instead be divided into a series of structural bays (e.g. masonry piers which frame window and door elements).

3.4.3 Monolithic street wall facades should be "broken" by vertical and horizontal articulation (e.g., sculpted, carved, or penetrated wall surfaces defined by recesses and reveals). These features are characterized by breaks in the surface of the wall itself, placement of window and door openings, or the placement of balconies, awnings, and/or canopies.

3.4.4 Large, unbroken façade surfaces should be avoided, especially at the storefront level. This can be achieved in a number of ways, including:

- *Dividing the façade into a series of display windows and smaller panes of glass,*
- *Constructing the façade with small human scale materials such as brick or decorative tile along the bulkhead,*
- *Providing traditional recessed entries,*
- *Careful sizing, placement and overall design of signage, and*
- *Providing consistent door and window reveals.*

(Staff comments)

The proposed development's longest façade – the Blossom Street façade – is broken down into four bays that are marked by variations in the depth of the outer-most surface. Adding greater variety to the heights of these four bays, particularly of the corner bays clad in grey, fiber cement siding, will help break up the monolithic street wall of the Blossom Street façade.

3.5 Roofs and Upper Story Details (guidelines)

3.5.1 Roofs may be flat or sloped provided that emphasis is placed on a horizontal eave line. The visible portion of sloped roofs should be sheathed with a roofing material complimentary to the architectural style of the building and other surrounding buildings.

3.5.2 Roof mounted mechanical or utility equipment should be screened. The method of screening should be architecturally integrated with the structure in terms of materials, color, shape, and size. Equipment should be screened by solid building elements (e.g. parapet wall) instead of after-the-fact add-on screening (e.g. wood or metal slats).

(Staff comments)

A flat roof is the appropriate roof type for this context. Staff recommends that the applicant coordinate with staff on studying the building approach heading west along the Blossom Street Bridge through photorealistic rendering software to ensure that roof-mounted mechanical equipment is adequately screened from the bridge.

From the renderings provided, there doesn't appear to be any roof mounted mechanical equipment that is visible from the right-of-way.

4.0 Exterior Walls/Materials (guidelines)

4.0.1 The design elements for exterior walls involves two aspects- color and texture. If the building's design is complicated with many design features, the wall texture should be simple and subdued. If the building design is simple (perhaps more monolithic) a finely textured material, such as a patterned masonry, can greatly enrich the building's overall character.

Recommended Materials

4.0.2 Building materials should be high-quality, commercial grade materials, to ensure long wear and minimal maintenance. Storefront materials should be consistent with the materials used on significant (historically correct) adjacent buildings. The following materials are considered appropriate for buildings within the Innovista District. The number of different wall materials used on any one building should, however, be kept to a minimum (ideally two or less). Most importantly, materials must be appropriate to the style and application in an urban setting.

Building Walls:

- *Clear glass, glass block (storefront only)*
- *Glass block (Transom)*
- *Stucco/ exterior plaster (smooth trawled)*
- *New or used face brick*
- *Cut stone, rusticated block (cast stone)*

Roofs (where visible)

- *Standing seam metal roofs (avoid bright colors)*
- *Class A composition shingles (limited to refurbishment of residential structures*
- *Tile of neutral color.*

Discouraged Materials

4.0.3 The following building materials are considered inappropriate in Innovista and are discouraged.

Building walls:

- *Imitation masonry (e.g. imitation, rusticated block) of any kind, especially at street-level*
- *Reflective or opaque glass (at the street level)*
- *Vinyl siding*
- *Metal siding, as in the case of pre-fabricated butler buildings*
- *Imitation stone or flagstone parquet*
- *Rough sawn or "natural" (unfinished) wood*
- *"Pecky" cedar*
- *Used brick with no fired face (salvaged from interior walls)*
- *Imitation wood siding*
- *Coarsely finished "rough sawn" or rustic materials (e.g. wood shakes, barnwood, board and batten or T-111 siding)*
- *Plastic panels*
- *Vertical siding*
- *EFIS or other synthetic/imitation stucco*

Roofs:

- *Crushed stone*
- *Shake*
- *Brightly colored tile(orange, blue, etc.)*
- *Corrugated fiberglass*

(Staff comments)

The materiality of this proposed development consists primarily of brick, both red and grey, and dark grey fiber cement panels. The combination of these three sheathing materials acts as a synthesis of the materiality of neighboring apartment complexes.

The lower levels of the northern face of the building, which runs through the interior of the site, is partially clad in concrete block. Given the low-slung nature of the neighboring structures immediately north of the site, it's possible that this exposed concrete block will be

visible from the right-of-way. Staff recommends that the applicant coordinate with staff on exploring alternative cladding materials on these lower levels based on rendering studies of this façade's visibility from Pulaski Street and Huger Street.

5.0 Storefront Composition, Accessories, and Details (guidelines)

5.1 Entries/Doorways (guidelines)

5.1.1 The main entry to a building, leading to a lobby, stair or central corridor, should be visually emphasized, and articulated in a way that is compatible with the style and scale of the building.

5.1.2 Commercial storefront entries are typically recessed and/or sheltered by a covered arcade structure, canopy or awning. This provides more area for display space, a sheltered transition area to the interior of the store and reinforces the entrance. Recessed entries should be retained and are strongly encouraged in a new storefront construction, although overly-deep entries (over 5 feet) should be avoided.

(Staff comments)

Residents approaching the apartment complex by foot can choose to enter at either the Huger Street façade near the retail-activated southwest corner that is clearly delineated by a metal awning or towards the building's southeast corner through the recessed residential lobby.

5.2 Door and Window Design (guidelines)

5.2.1 The intent of the guidelines for storefront glass is to maintain the transparency of urban buildings at street level. These guidelines take into account the need for energy efficiency and energy code requirements, which should be obtained through a combination of materials and methods of construction, not only through glass selection. Privacy concerns should be handled with interior blinds, shades, and other operable means.

For first floor glass in new construction,

- *low-iron glass shall be used to maximize clarity*
- *any factory applied coatings shall be applied to the #2 surface*
- *overall VLT (visible light transmission) shall be at least 61%*
- *exterior reflectance shall not exceed 15%*

For film applications to existing glass,

- *Visible light transmission shall be at least 45%*
- *Exterior reflectance shall not exceed 15%*

5.2.2 Doors to retail shops should contain a high percentage of glass to view retail contents.

5.2.3 Window openings and mullions should have a substantial enough profile to help articulate the building with recesses and shadow lines. Muntins without a profile on the exterior of the window are not allowed.

5.2.4 Exterior details will ideally be functional as well as decorative. If a detail is not functional, such as a window shutter, it shall be scaled properly so that it is proportionate to both the window and the building façade.

5.2.5 Permanent, fixed security grates or grills in front of windows are discouraged; as an alternative security glass is recommended. If security grilles are necessary, they should be placed inside the building behind the window display area. (Applicants should also review such features with the fire marshal).

(Staff comments)

Clear glazing is utilized at the storefronts and in upper-story windows. Staff finds that the building's window mullions and muntins are well defined. Glass doors provide access into the retail spaces and resident amenity spaces.

The applicant shall continue to coordinate with staff on the cut sheets of the glazing throughout the permiting process to ensure they are aligned with these guidelines.

5.3 Awnings and Canopies (guidelines)

5.3.1 Awnings and canopies provide the opportunity to add color and visual relief to buildings, as well as serving a functional purpose by protecting windows from intense direct sunlight. The following guidelines describe the qualities that will ensure that awnings and canopies if used to contribute positively to Innovista's overall design quality.wall

5.3.2 When several businesses occupy one building, awnings of a compatible color should be used with simple signs on the valance flap that may vary in type style and color to differentiate the individual businesses within the building. Bright and/or contrasting colors should be avoided.

5.3.3 Where the façade is divided into distinct structural bays (sections defined by vertical architectural elements, such as masonry piers) awnings should be placed within the vertical elements rather that overlapping them. The awning design should respond to the scale, proportion and rhythm created by the structural bay.

5.3.4 Fabric awnings, if used, should be of durable, commercial grade fabric, canvas or similar materials having a matte finish.

5.3.5 Permanent awnings of a material integral to the building architecture are strongly encouraged.

5.3.6 Awning frames and supports should be of painted or coated metal or other non-corroding material.

5.3.7 Glossy or shiny plastic or similar awning material is not recommended.

5.3.8 Awnings should be well-maintained, washed regularly, and replaced when faded or torn.

5.3.9 Awnings should have a single color or two-color stripes. Utilizing more colors or patterns is permitted but will be considered as a sign area.

(Staff comments)

Black metal awnings mark the retail spaces and entrance to the vertical circulation at the building's southwest corner. Additional awnings above the active ground floors on the Pulaski Street façade that help distinguish between ground and upper stories are recommended.

6.0 The Upper Facade (guidelines)

6.0.1 The upper façade of a building is distinct from the street-level storefront, and the design qualities differ. The upper façade consists of the following components:

- *The cornice and fascia that cap the building front;*
- *The building's upper stories;*
- *The windows, which provide articulation and interest to the upper architecture; and*
- *The piers, which extend to the ground level to visually support the façade and frame the storefront.*

6.0.2 Typically, the more massive, solid architecture of the upper façade gives the buildings its feeling of substance and expresses its architectural quality and character. As a result, the design treatment, materials and conditions of the upper façade play and important role in defining the architectural style of the building and in relating it to the neighboring buildings in the block face.

6.0.3 The following paragraphs provide general guidance for the development and/ or renovation of the upper facades of buildings in Innovista.

6.1 Cornice and Fascia (guidelines)

6.1.1 A cornice or fascia creates a strong roof line and gives a finished appearance to the building façade. Where they have been removed, these elements should be restored to re-emphasize the original design intent of the structure. The new cornice or fascia should be designed in proportion with the overall mass of the building.

(Staff comments)

The addition of a more pronounced roofline that either slightly cantilevers over the building edge or one that features a more articulated cornice will help ground the building and reinforce a sense of pedestrian scale.

6.2 Wall Materials (guidelines)

6.2.1 Wall materials should be selected to coordinate with neighboring structures and complement the design of the storefront.

(Staff comments)
Refer to section 4.0.

6.3 Windows (guidelines)

6.3.1 Upper-story windows should create a sense of scale and add articulation and visual interest to the upper facade.

(Staff comments)
Staff finds that upper-story windows appear lacking in depth and recommends that the appliant coordinate with staff on increasing window jamb depth. Doing so will help reduce the appearance of upper-story windows that are flush with the siding material. The addition of small metal sun shades or fins above upper-story windows would also add articulation and visual interest to the upper façade.

DESIGN GUIDELINES AND STAFF COMMENTS:

Staff finds that the project substantially meets the design guidelines, and recommends granting a Certificate of Design Approval with the following conditions:

- Activate the ground levels of the sections of the Blossom Street Façade and North Elevation described in paragraph 5 of section 1.2 through a combination of murals, vertically oriented landscaping, surface ornamentation, and decorative lighting.
- Coordinate with One Columbia for Arts and Culture in the commissioning of those murals.
- Better align the bottoms of the ground-floor openings along the Blossom Street Façade to be proportionate with the slope of the ground plane.
- Populate the pedestrian realm with additional planters near the building's southwest corner and furnish it with additional seating where possible.
- Ensure that the Omero decorative light fixtures being installed are placed adjacent to, not within, the sidewalk zone.
- Coordinate with staff throughout the encroachment process to ensure all improvements in the right-of-way meet City standards.
- Break the Blossom Street façade down into more pedestrian scaled sections by better distinguishing the ground floors from upper floors and adding articulation to the five stories that sit atop the building's base.

- Explore extending the grey brick at the base of the building's southwest corner to the section of the second story immediately above it.
- Explore increasing the percentage of openings on the ground floors of the Huger and Pulaski Street Façades where possible.
- Add vertical articulation to the Blossom Street façade through varying the heights of that façade's four bays – particularly the corner bays that are clad in fiber cement panels.
- Study the building approach heading west from the Blossom Street Bridge to determine if more screening of roof-mounted equipment is necessary.
- Explore alternative cladding materials on the base of the North Elevation based on visibility from Huger and Pulaski Streets.
- Place additional awnings above the active ground floor spaces on the Pulaski Street façade
- Strengthen the roofline through either cantilevering the roof slightly or thickening the cornices.
- Coordinate with staff on further articulating the upper-story windows through deepening the window jambs or adding small sun shades.
- Signage must come back for separate review
- Any changes to the design or additional details that are developed be submitted to staff for review.

Vicinity Map 1" =1000'

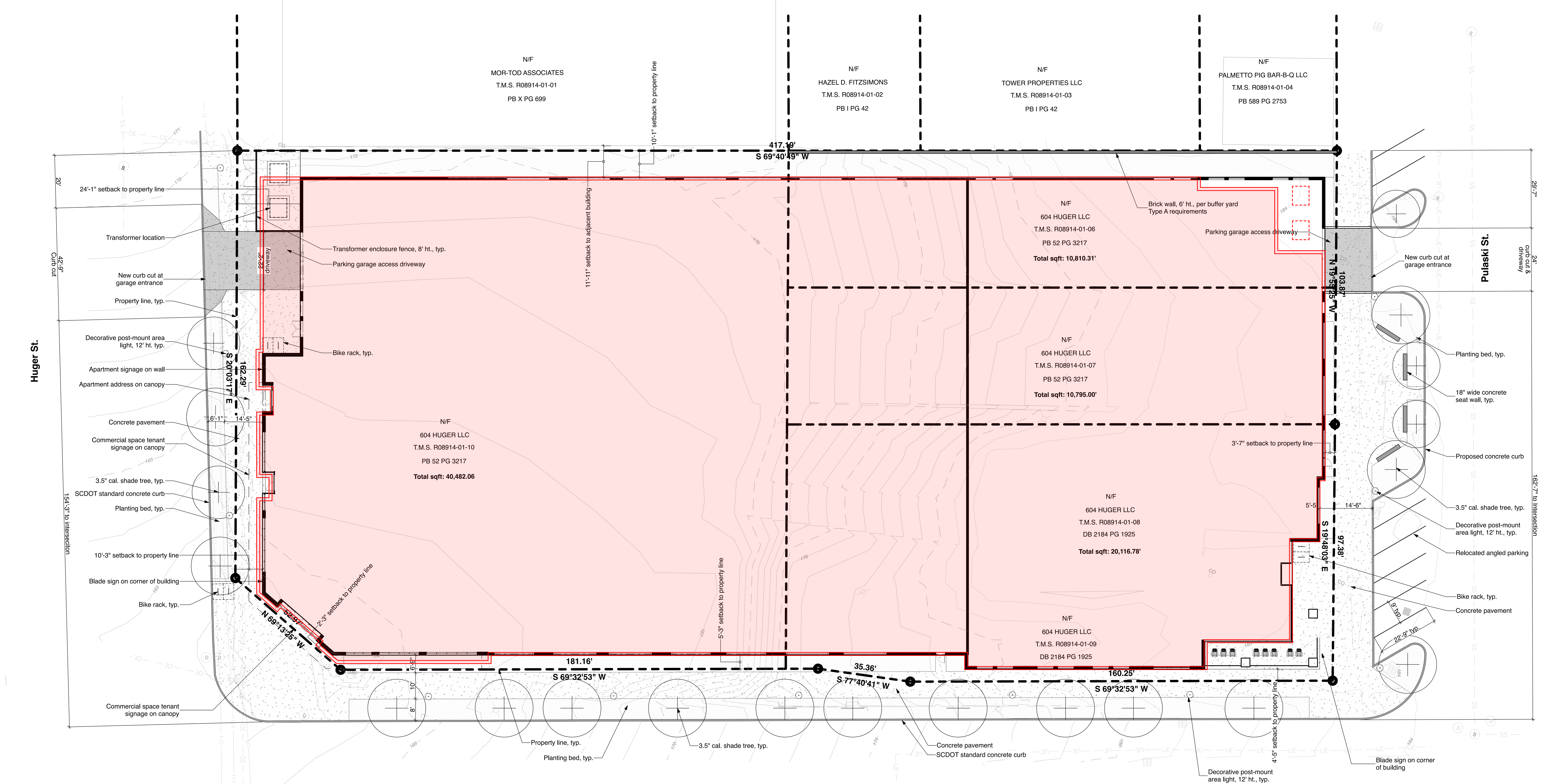
INTENSITY OF DEVELOPMENT

Gross Building Area		
	Use	Area (sf)
Ground Floor	Retail	5,625
	Residential	2,788
	Garage	38,751
2nd Floor	Residential	7,755
	Garage	64,038
3rd Floor	Residential	60,969
	Exterior Courtyards	11,713
4th Floor	Residential	60,969
5th Floor:	Residential	60,969
6th Floor:	Residential	60,969
Roof	Exterior Pool Deck	5,195
	Gross Building Total:	379,741

Apartment Units			
	Unit Type	Area (sf)	Qty
1 Bedroom Units	1B-01	744	8
	1B-02	662	12
	1B-03	577	8
	1B-04	590	4
	1B-05	713	4
		Subtotal:	36
2 Bedroom Units	2B-01	867	11
	2B-02	952	8
	2B-03	1020	1
		Subtotal:	20
3 Bedroom Units	3B-01	1189	71
	3B-02	1211	4
	3B-03	1271	4
	3B-04	1324	4
	3B-05	1267	3
	3B-06	1361	4
	3B-07	1168	16
	3B-08	1332	4
	3B-09	1230	4
	3B-10	1240	4
		Subtotal:	
		Total Units:	174

ZONING CODE REVIEW

Address:	602 Huger Street Columbia SC, 29201
Zoning District:	MC: Mixed Commercial District
Overlay District:	ID: Innovista Design Overlay District
Total Acreage:	1.89 acres
Total Disturbed Area:	1.89 acres
Impervious Area:	1.637 acres
Pervious Area:	0.253 acres
Lot Area, min:	N/A
Lot Width, min:	N/A
Lot Coverage, max (% of site area):	N/A
Density, max (du/acre):	N/A
Building Height, max (ft.):	N/A
Setback Requirements	
Front Yard Setback, min / max (ft.):	0 / 10
Side Yard Setback, min (ft.):	N/A
Rear Yard Setback, min (ft.):	N/A
Buffer Yard Requirements - Type A	
Min. Width:	10ft
Min. # of shrubs (/100 LF):	20
Min. # of Trees (ACI) (/100 LF):	12
Wall req. if buffer <15ft	yes, 6ft. Ht. min.
Bike Parking Requirements	
Short Term (1/ 20 du):	9 spaces
Long Term (1/ 4 du):	43 spaces
Open Space Requirements	
Min. Open Space (% of Dev Site Area)	5% of total = 4,022.1 sqft. Provided = 11,713 sqft *
	* See landscape plan for rooftop amenity courtyards



1 SP.02 Proposed Site Plan
SCALE: 1/16" = 1'-0"

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CHRISTOPHER DUNCAN KENNEY
Philadelphia, PA
9633
REGISTERED ARCHITECT

Chris Kenney
License: 9633

Project Information

The Antique Apartments

602 Huger Street Columbia SC 29201

Owner: PMC Property Group, Inc

Project Number: **25037**

Revision History

ID	Date	Issue Name

Current Issuance

Date	Project Phase
07.17.25	Design/Development Review Commission

Drawing Title

Proposed Site Plan

Sheet Number

SP.02

The Antique Apartments

602 Huger Street Columbia SC 29201

Design/Development Review Commission - July 17, 2025

07.17.25 Design/Development Review Commission

Architect/Landscape Architect

Strada Architecture, LLC

611 William Penn Place, 7th Floor

Pittsburgh, PA 15219

412.263.3800

Structural/MEP/Civil Engineer

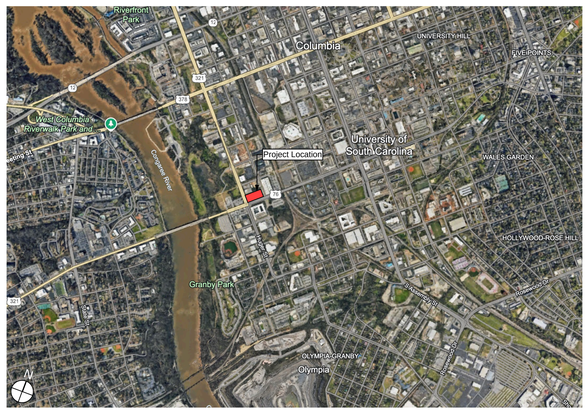
Kimley-Horn and Associates, Inc.

802 Gervais Street

Columbia, SC 29201

803.403.8558

Site Location



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Project Information

The Antique Apartments

602 Huger Street Columbia SC 29201

Owner: PMC Property Group, Inc

Project Number: **25037**

Revision History

ID	Date	Issue Name

Current Issuance

Date	Project Phase
07.17.25	Design/Development Review Commission

Drawing Title

Cover Sheet

Sheet Number

CS.01

Existing Site - Blossom from Pulaski

Existing Site - Pulaski Street

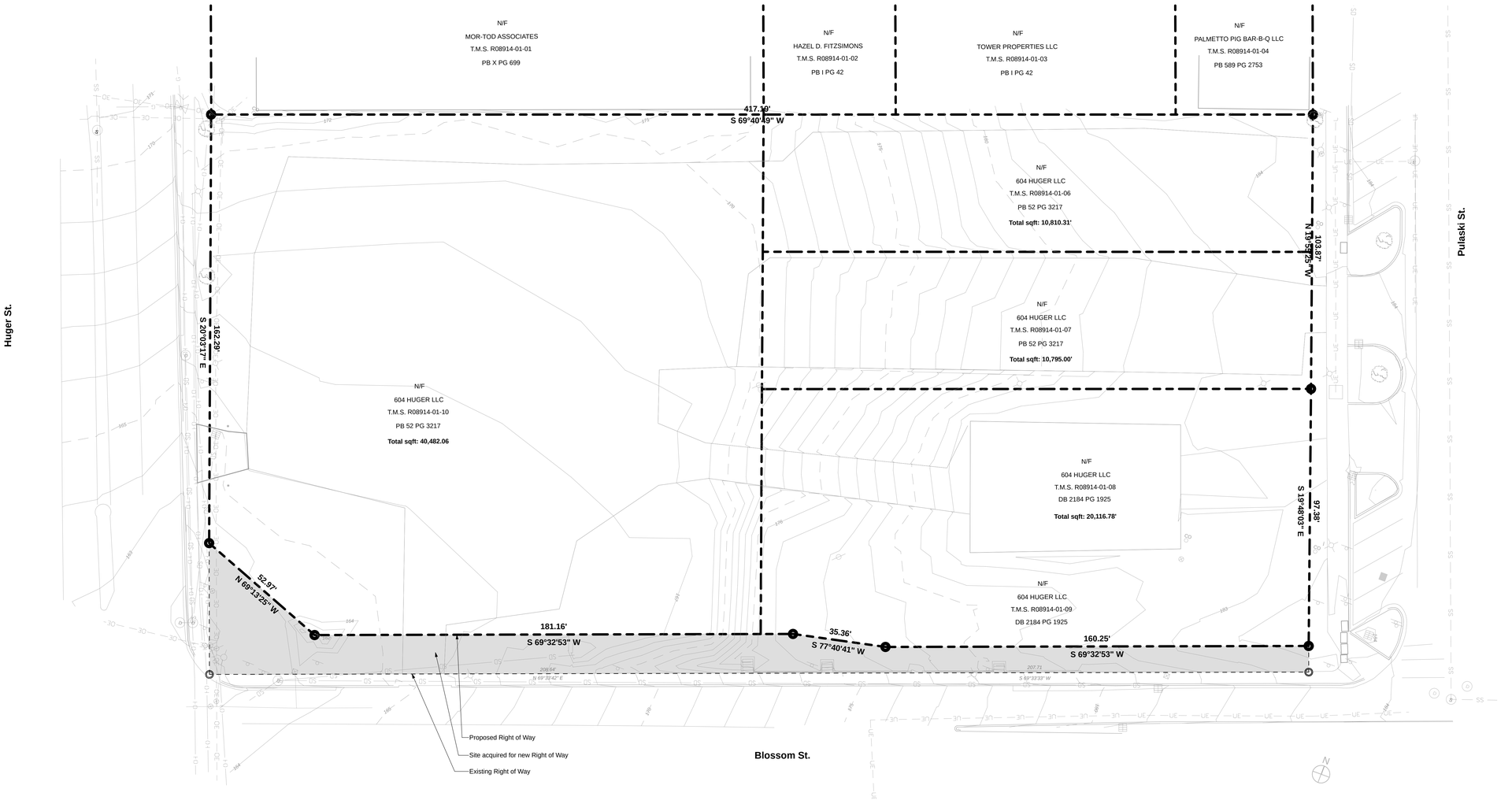
Existing Site - From Pulaski looking west

Existing Site - Huger Street

Existing Site - Looking towards Huger & Blossom

Existing Site - From Huger looking east

Vicinity Map 1" =1000'



1
SP.01

Existing Site Plan

SCALE: 1/16" = 1'-0"

0 8' 16' 32'

6/16/25 | 4 x 9' | 25037 The Antique Apartments SC

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602 Huger Street Columbia SC 29201

Owner: PMC Property Group, Inc

Project Number: **25037**

Revision History

ID	Date	Issue Name

Current Issuance

Date	Project Phase
07.17.25	Design/Development Review Commission

Drawing Title

Existing Site Plan

Sheet Number

SP.01

Vicinity Map 1" =1000'

INTENSITY OF DEVELOPMENT

Gross Building Area

	Use	Area (sf)
Ground Floor	Retail	5,625
	Residential	2,788
	Garage	38,751
2nd Floor	Residential	7,755
	Garage	64,038
3rd Floor	Residential	60,969
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2 Bedroom Units	2B-01	867	11
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	3B-03	1271	4
	3B-04	1324	4
	3B-05	1267	3
	3B-06	1361	4
	3B-07	1168	16
	3B-08	1332	4
	3B-09	1230	4
	3B-10	1240	4
	Subtotal:		
	Total Units:		174

ZONING CODE REVIEW

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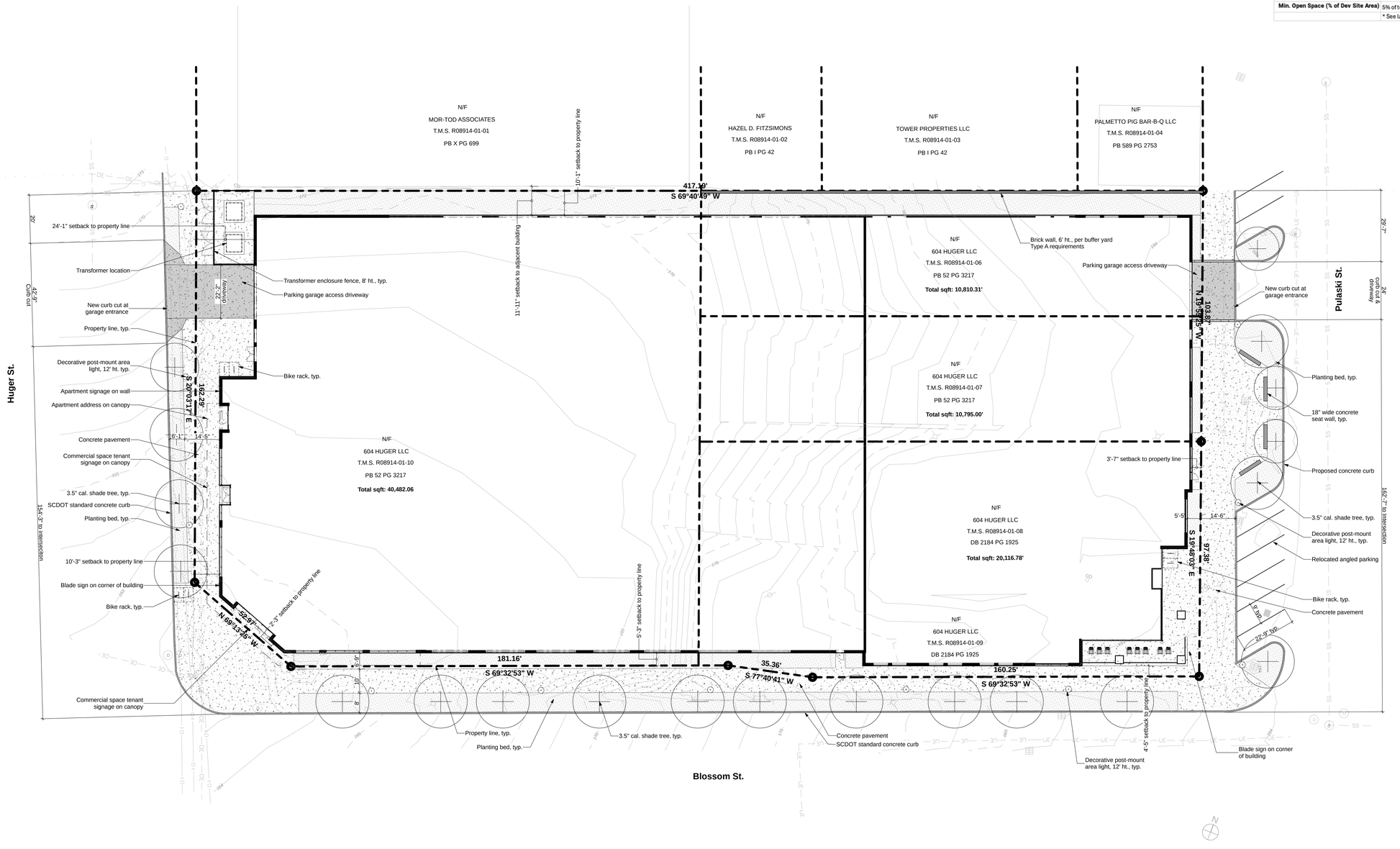
Impervious Area:	1.637 acres
Pervious Area:	0.253 acres
Lot Area, min:	N/A
Lot Width, min:	N/A
Lot Coverage, max (% of site area):	N/A
Density, max (du/acre):	N/A
Building Height, max (ft.):	N/A
Setback Requirements	
Front Yard Setback, min / max (ft.):	0 / 10
Side Yard Setback, min (ft.):	N/A
Rear Yard Setback, min (ft.):	N/A
Buffer Yard Requirements - Type A	
Min. Width:	10ft
Min. # of shrubs (/100 LF):	20
Min. # of Trees (ACI) (/100 LF):	12
Wall req. if buffer <15ft	yes, 6ft. Ht. min.
Bike Parking Requirements	
Short Term (1/ 20 du):	9 spaces
Long Term (1/ 4 du):	43 spaces
Open Space Requirements	
Min. Open Space (% of Dev Site Area)	5% of total = 4,022.1 sqft. Provided = 11,713 sqft *
	* See landscape plan for rooftop amenity courtyards



1 SP.02 Proposed Site Plan

SCALE: 1/16" = 1'-0"

0 8' 16' 32'

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CHRISTOPHER DUNCAN KENNEY
Philadelphia, PA
9633
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Chris Kenney
License: 9633

Project Information

The Antique Apartments

602 Huger Street Columbia SC 29201

Owner: PMC Property Group, Inc

Project Number: **25037**

Revision History

ID	Date	Issue Name

Current Issuance

Date	Project Phase
07.17.25	Design/Development Review Commission

Drawing Title

Proposed Site Plan

Sheet Number

SP.02

6/16/25 | 4' = 3' | 25037 The Antique Apartments SC

Tupelo Tree

Jefferson Elm

Inkberry Holly

Little Lime Hydrangea

Bushy St. Johns Wort

Jacob Cline Bee Balm

Blue False Indigo

Purple Coneflower

Moonbeam Coreopsis

Appalachian Sunflower

Dwarf Maiden Grass

Pink Muhly Grass

Northern Sea Oats

Conceptual Plant Palette

LANDSCAPING CODE REVIEW

Buffer Yard Requirements - Type A

Min. Width:	10ft
Min. # of shrubs (/100 LF):	0 per Reduction in Plantings 17-5.3(d)(3)d.2
Min. aggregate caliper of trees (ACI) (/100 LF):	12"
Wall req. if buffer <15ft	yes, 6ft. Ht. min.

Street Protective Yards

Exempt per ordinance 17-5.3.e.2b

Tree Density Requirements

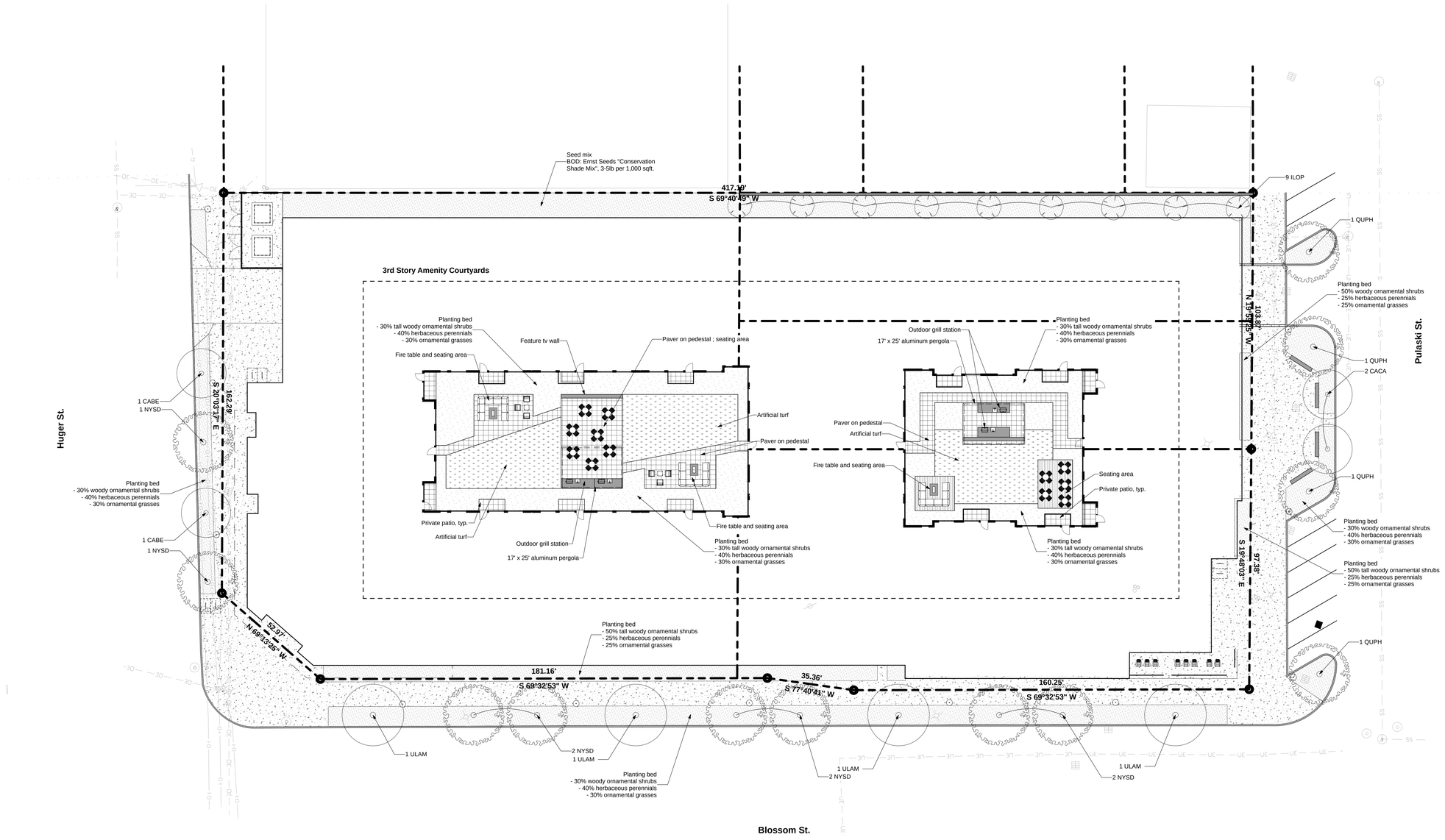
Exempt per ordinance 17-5.3.h.2b.2

Grand Tree Mitigation

N/A - no grand tree on site

SITE PLAN PLANT SCHEDULE

KEY	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	CONTAINER	SPACING	COMMENTS
TREES							
CACA	2	Carpinus caroliana	American Hornbeam	2.5 - 3" Cal.	B&B	As Shown	
CABE	2	Carpinus betulus 'Emerald Avenue'	Emerald Avenue Hornbeam	2.5 - 3" Cal.	B&B	As Shown	
NYSD	8	Nyssa sylvatica 'David Odom'	Afterburner Tupelo	3-3 1/2" Cal.	B&B	As Shown	
QUPH	4	Quercus phellos ' Hightower'	Hightower Willow Oak	3-3 1/2" Cal.	B&B	As Shown	
ULAM	4	Ulmus americana 'Jefferson'	Jefferson Elm	3-3 1/2" Cal.	B&B	As Shown	
ILOP	9	Ilex Opaca	American Holly	10' HT. min.	B&B	As Shown	
SHRUBS							
ILGL	TBD	Ilex glabra	Inkberry Holly	18" HT. min	#3 Cont.	As Shown	
CEAM	TBD	Ceanothus americanus	New Jersey Tea	18" - 24" HT.	#3 Cont.	As Shown	
HYDE	TBD	Hypericum densiflorum	Bushy St. Johns Wort	24" - 30" HT.	#3 Cont.	As Shown	
ABGR	TBD	Abelia x grandiflora 'Kaleidiscope'	Kaleidiscope Abelia	18" - 24" HT.	#3 Cont.	As Shown	
LISI	TBD	Ligustrum sinensis 'Sunshine'	Sunshine Ligustrum	24" - 30" HT.	#3 Cont.	As Shown	
CAPG	TBD	Callicarpa x 'Pearl Glam'	Pearl Glam Beautyberry	24" - 30" HT.	#3 Cont.	As Shown	
NADO	TBD	Nandina domestica 'Seika'	Obsession Nandina	18" - 24" HT.	#3 Cont.	As Shown	
HYPA	TBD	Hydrangea paniculata 'Little Lime'	Little Lime Hydrangea	24" - 30" HT.	#3 Cont.	As Shown	
BUMI	TBD	Buxus microphylla 'Wintergreen'	Wintergreen boxwood	18" - 24" HT.	#3 Cont.	As Shown	
PERENNIALS							
COVE	TBD	Coreopsis verticillata 'moonbeam'	Moonbeam coreopsis	18" - 24" HT.	#2 Cont.	As Shown	
BAAU	TBD	Baptisia australis	Blue False Indigo	24" - 30" HT.	#2 Cont.	As Shown	
LACA	TBD	Lantana camara 'Firestorm'	Firestorm Lantana	12" -18" HT.	#2 Cont.	As Shown	
ECPU	TBD	Echinacea purpurea	Purple Coneflower	18" - 24" HT.	#2 Cont.	As Shown	
HEAT	TBD	Helianthus atrorubens	Appalachian Sunflower	18" - 24" HT.	#2 Cont.	As Shown	
MDJC	TBD	Monarda didyma 'Jacob Cline'	Jacob Cline Bee Balm	18" - 24" HT.	#2 Cont.	As Shown	
PEAL	TBD	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	12" -18" HT.	#2 Cont.	As Shown	
SASY	TBD	Salvia x sylvestris 'May Night'	May Night Salvia	18" - 24" HT.	#2 Cont.	As Shown	
GRASSES							
MUCA	TBD	Muhlenbergia capillaris	Pink Muhly Grass	18" - 24" HT.	#2 Cont.	As Shown	
CHLA	TBD	Chasmanthium latifolium	Northern Sea Oats	18" - 24" HT.	#2 Cont.	As Shown	
CAOS	TBD	Carex oshimensis 'Everoro'	Evercolor Everoro Variegated Sedge	12" -18" HT.	#2 Cont.	As Shown	
MISL	TBD	Miscanthus sinensis 'Little Kitten'	Little Kitten Dwarf Maiden Grass	12" -18" HT.	#2 Cont.	As Shown	
PEOR	TBD	Pennisetum orientale 'Karley Rose'	Karley Rose Fountain Grass	12" -18" HT.	#2 Cont.	As Shown	
JUEF	TBD	Juncus effusus	Common Rush	12" -18" HT.	#2 Cont.	As Shown	
PAVS	TBD	Panicum virgatum 'Shenandoah'	Shenandoah Switchgrass	24" - 30" HT.	#2 Cont.	As Shown	



1 SP.03 Landscape Plan

SCALE: 1/16" = 1'-0"

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License: 9633

Project Information

The Antique Apartments

602 Huger Street Columbia SC 29201

Owner: PMC Property Group, Inc

Project Number: **25037**

Revision History

ID	Date	Issue Name

Current Issuance

Date	Project Phase
07.17.25	Design/Development Review Commission

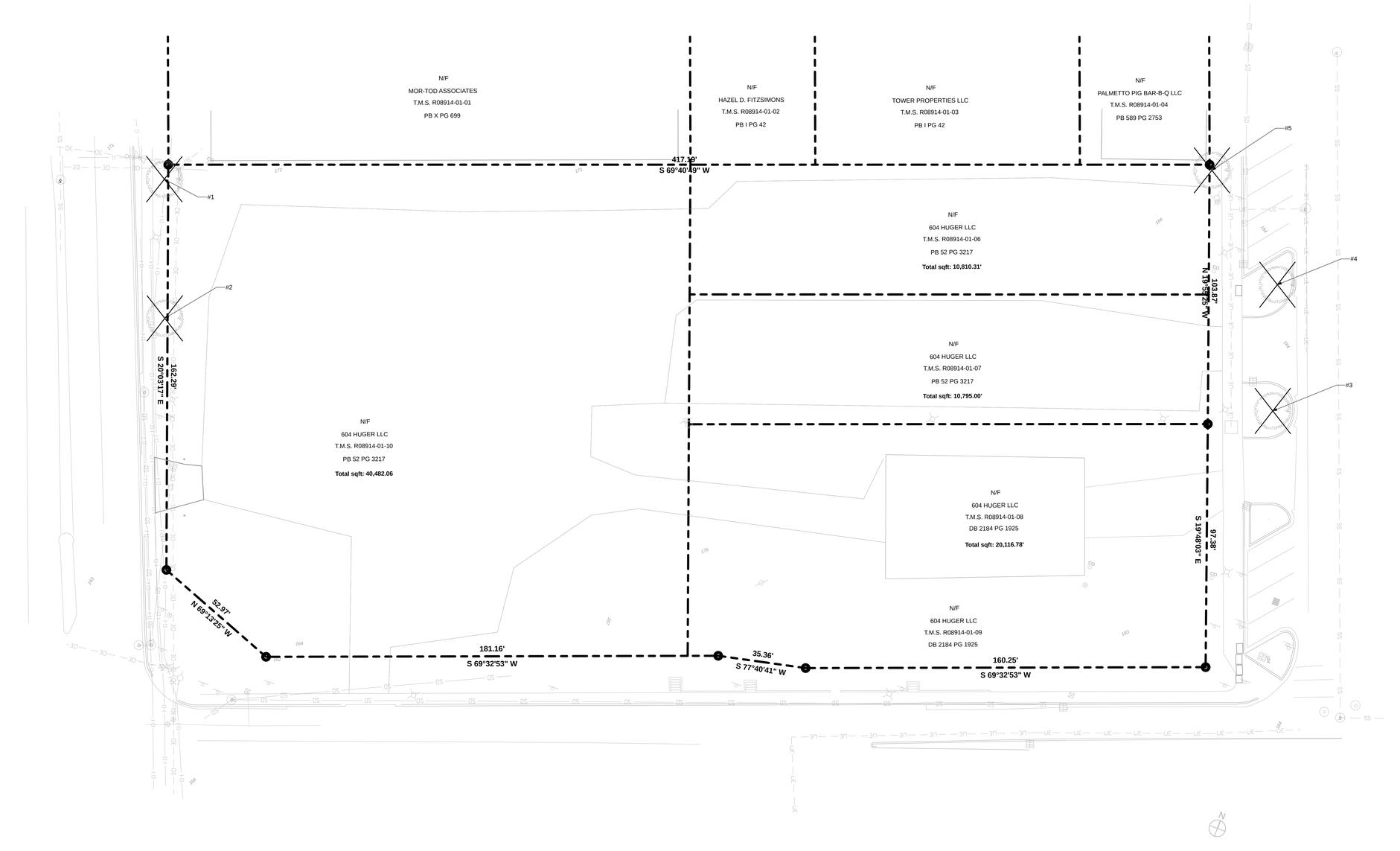
Drawing Title

Landscape Plan

Sheet Number

SP.03

EXISTING TREE SCHEDULE			
TREE ID	SPECIES	D.B.H (Inches)	ACTION
1	Cypress	12	Remove
2	Cypress	15	Remove
3	Elm	4	Remove
4	Elm	4	Remove
5	Cherry	18	Remove



1 SP.04 Tree Removal Plan

SCALE: 1/16" = 1'-0"

0 8' 16' 32'

6/19/25 | 4 x 3 | 25037 The Antique Apartments SC

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Revision History

ID	Date	Issue Name

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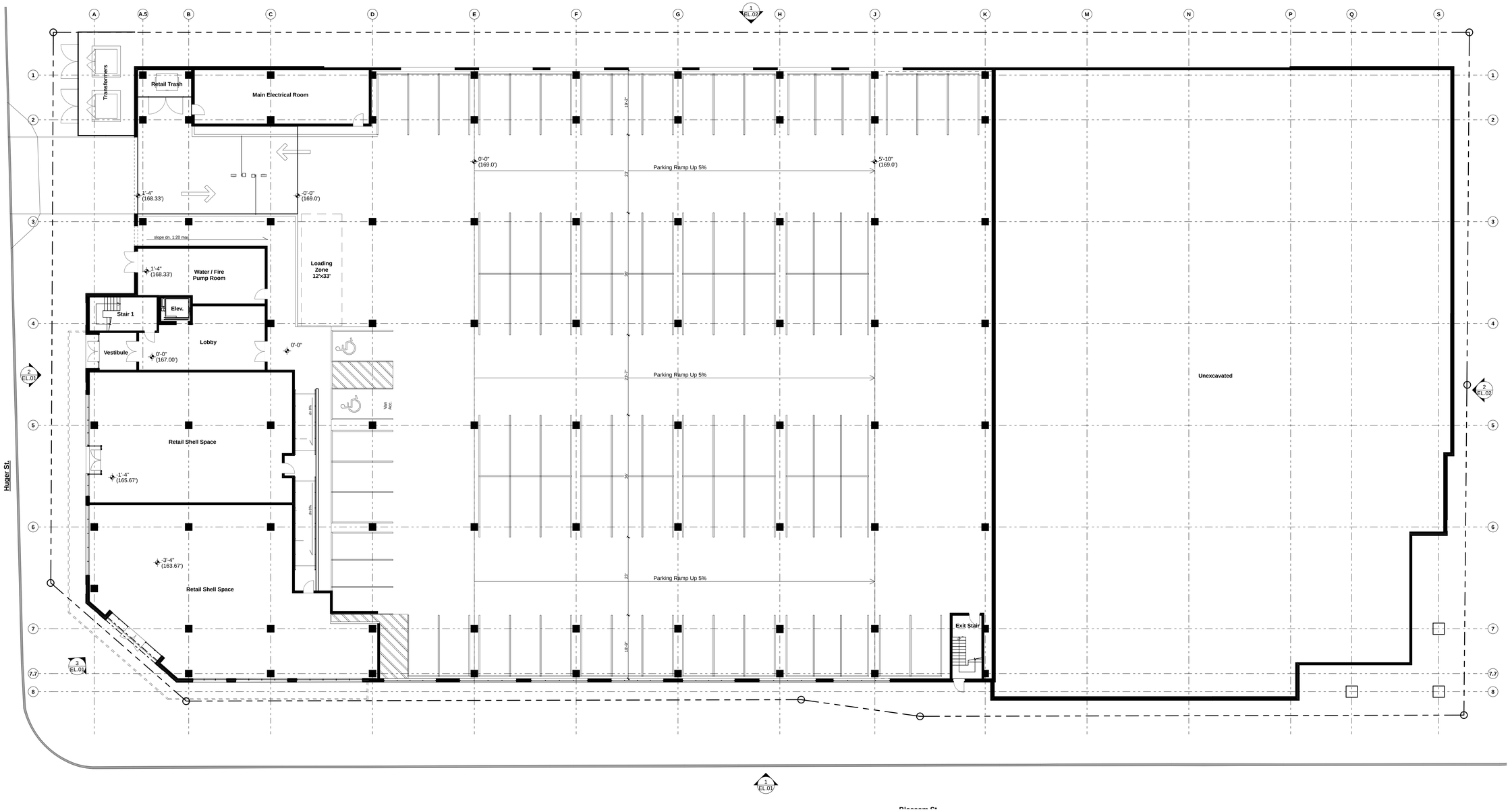
Drawing Title

Tree Removal Plan

Sheet Number

SP.04



Vicinity Map

NOT TO SCALE

Parking Count			
Type	**Qty.**	**W**	**L**
Ground Floor			
Accessible	1	9'	18'
Compact	21	8'	18'
Standard	67	9'	18'
Van Acc.	1	9'	18'
	90		
Second Floor			
Accessible	8	9'	18'
Compact	8	8'	16'
Compact	29	8'	18'
Standard	128	9'	18'
Van. Acc.	1	9'	18'
	174		
Total	**264**		

Required parking spaces:	0
Provided parking spaces:	263
Required Accessible spaces:	9
Provided Accessible spaces:	9
Required Van Accessible spaces:	2
Provided Van Accessible spaces:	2
Required bike parking spaces:	44
Provided bike parking spaces:	44

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Floor Plan - Ground Floor (Huger St. Level)

1 FP1.01

SCALE: 3/32" = 1'-0"

0 8' 16' 24'

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Project Information

The Antique Apartments

602 Huger Street Columbia SC
29201

Owner: PMC Property Group,
Inc

Project Number: **25037**

Revision History

ID	Date	Issue Name

Current Issuance

Date	Project Phase
07.17.25	Design/Development Review Commission

Drawing Title

Ground Floor Plan

Sheet Number

FP1.01

Vicinity Map

NOT TO SCALE

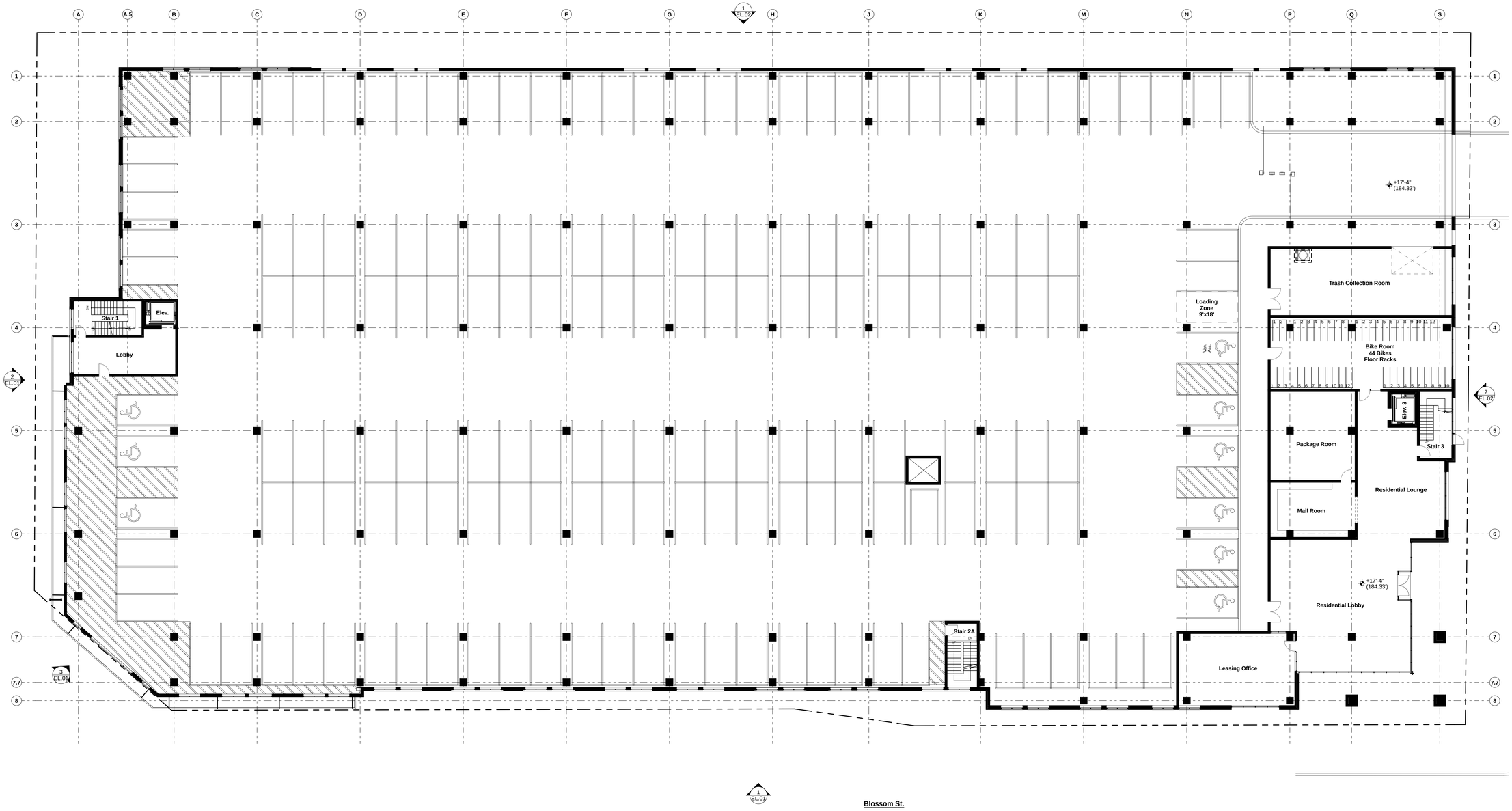
Parking Count			
Type	**Qty.**	**W**	**L**
Ground Floor			
Accessible	1	9'	18'
Compact	21	8'	18'
Standard	67	9'	18'
Van Acc.	1	9'	18'
	90		
Second Floor			
Accessible	8	9'	18'
Compact	8	8'	16'
Compact	29	8'	18'
Standard	128	9'	18'
Van. Acc.	1	9'	18'
	174		
Total	**264**		

Required parking spaces: 0
Provided parking spaces: 263

Required Accessible spaces: 9
Provided Accessible spaces: 9

Required Van Accessible spaces: 2
Provided Van Accessible spaces: 2

Required bike parking spaces: 44
Provided bike parking spaces: 44



1 FP1.02 Floor Plan - Second Floor (Pulaski St. Level)

SCALE: 3/32" = 1'-0"

0 8 16 24

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Project Number: **25037**

Revision History

ID	Date	Issue Name

Current Issuance

Date	Project Phase
07.17.25	Design/Development Review Commission

Drawing Title

Second Floor Plan

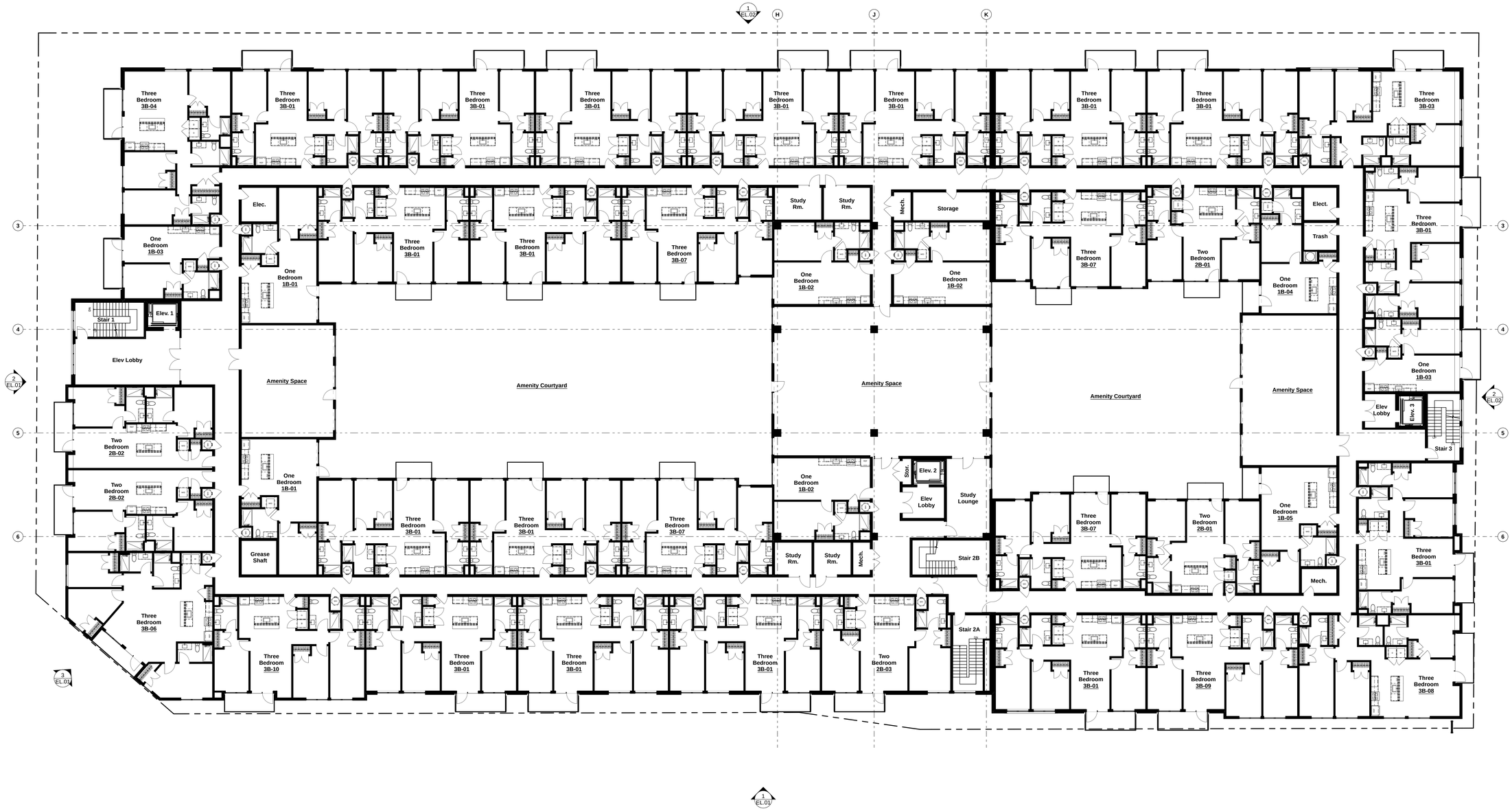
Sheet Number

FP1.02

6/18/25 | 4' x 3' | 25037 The Antique Apartments SC

Unit Count by Floor	
Unit Type	**Qty**
3rd Floor	
1 Bedroom	9
2 Bedroom	5
3 Bedroom	27
	41
4th Floor	
1 Bedroom	9
2 Bedroom	5
3 Bedroom	31
	45
5th Floor	
1 Bedroom	9
2 Bedroom	5
3 Bedroom	31
	45
6th Floor	
1 Bedroom	9
2 Bedroom	5
3 Bedroom	29
	43
	174

TOTAL UNITS



1 FP1.03 Floor Plan - Third Floor (Courtyard Level)

SCALE: 3/32" = 1'-0"

0 8" 16" 24"

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The Antique Apartments

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Owner: PMC Property Group, Inc

Project Number: **25037**

Revision History

ID	Date	Issue Name

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Drawing Title

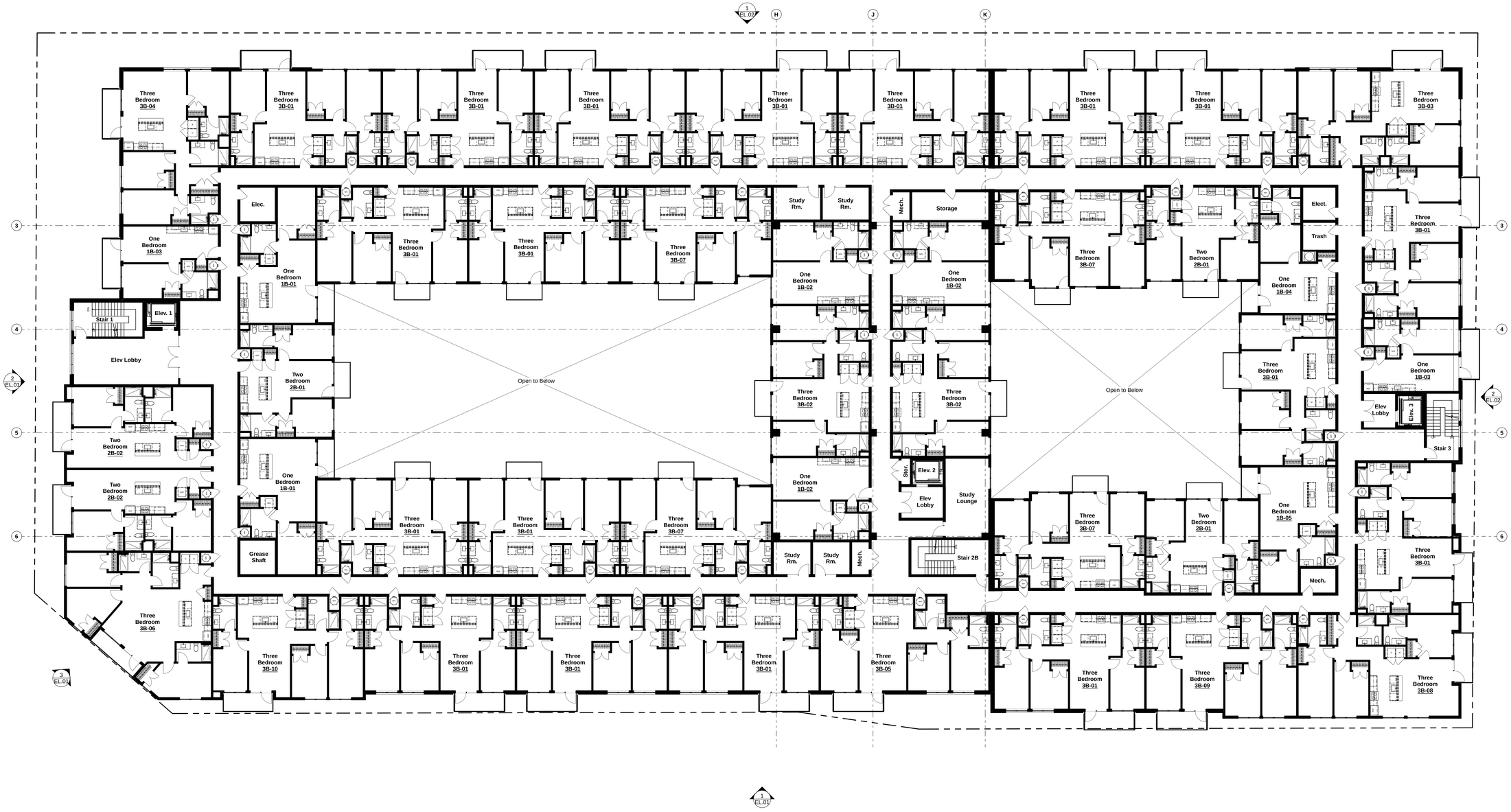
Third Floor Plan

Sheet Number

FP1.03

Unit Count by Floor	
Unit Type	**Qty**
3rd Floor	
1 Bedroom	9
2 Bedroom	5
3 Bedroom	27
	41
4th Floor	
1 Bedroom	9
2 Bedroom	5
3 Bedroom	31
	45
5th Floor	
1 Bedroom	9
2 Bedroom	5
3 Bedroom	31
	45
6th Floor	
1 Bedroom	9
2 Bedroom	5
3 Bedroom	29
	43
	174

TOTAL UNITS



1 FP1.04 Floor Plan - Fourth & Fifth Floor

SCALE: 3/32" = 1'-0"

0 8 16 24

N

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Project Information

The Antique Apartments

602 Huger Street Columbia SC 29201

Owner: PMC Property Group, Inc

Project Number: **25037**

Revision History

ID	Date	Issue Name

Current Issuance

Date	Project Phase
07.17.25	Design/Development Review Commission

Drawing Title

Fourth & Fifth Floor Plan

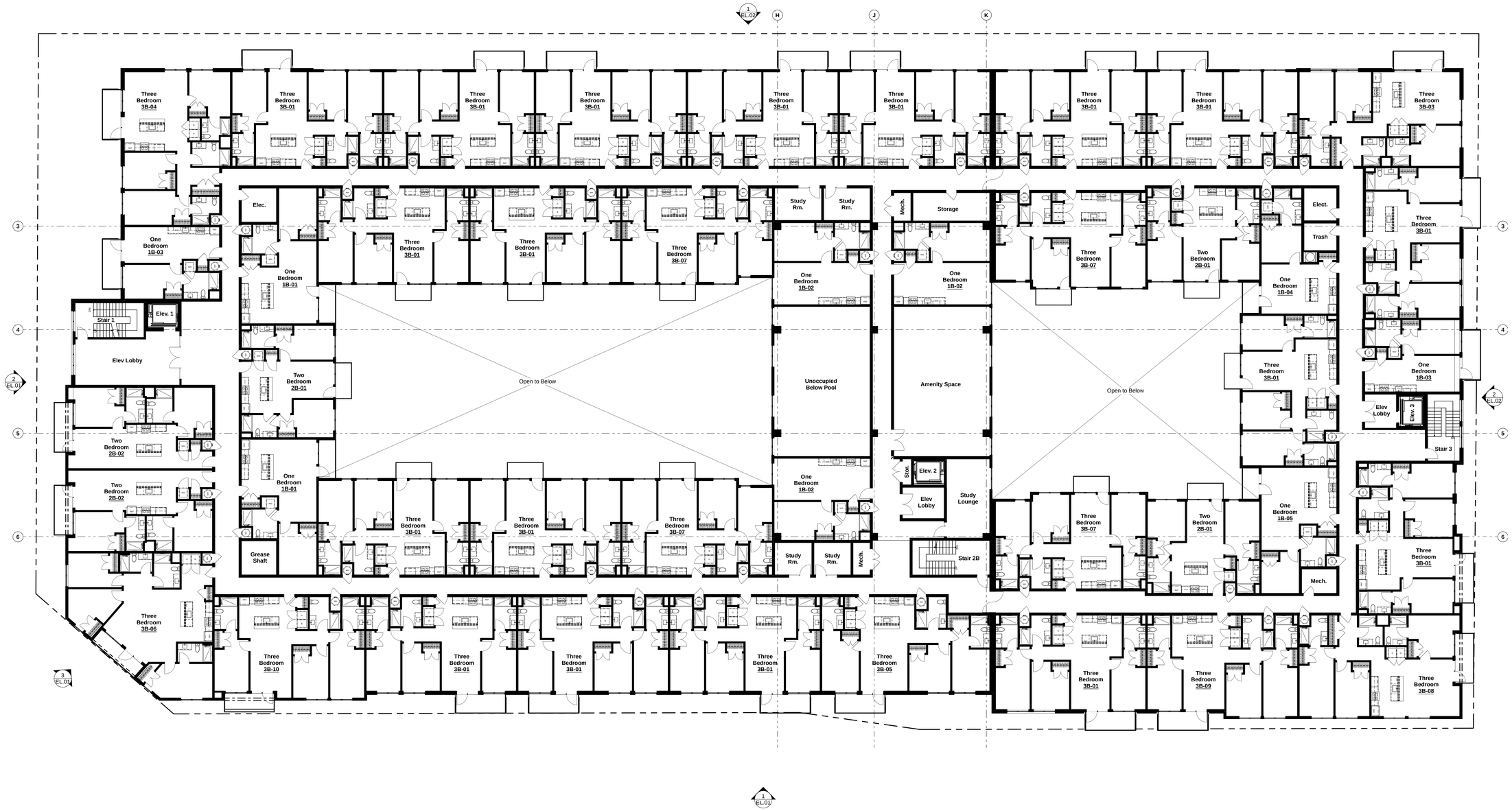
Sheet Number

FP1.04

6/16/25 | 4' x 3' | 25037 The Antique Apartments SC

Unit Count by Floor	
Unit Type	**Qty**
3rd Floor	
1 Bedroom	9
2 Bedroom	5
3 Bedroom	27
	41
4th Floor	
1 Bedroom	9
2 Bedroom	5
3 Bedroom	31
	45
5th Floor	
1 Bedroom	9
2 Bedroom	5
3 Bedroom	31
	45
6th Floor	
1 Bedroom	9
2 Bedroom	5
3 Bedroom	29
	43
	174

TOTAL UNITS



1 FP1.06 Floor Plan - Sixth Floor

SCALE: 3/32" = 1'-0"

0 8" 16" 24"

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Revision History

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07.17.25	Design/Development Review Commission

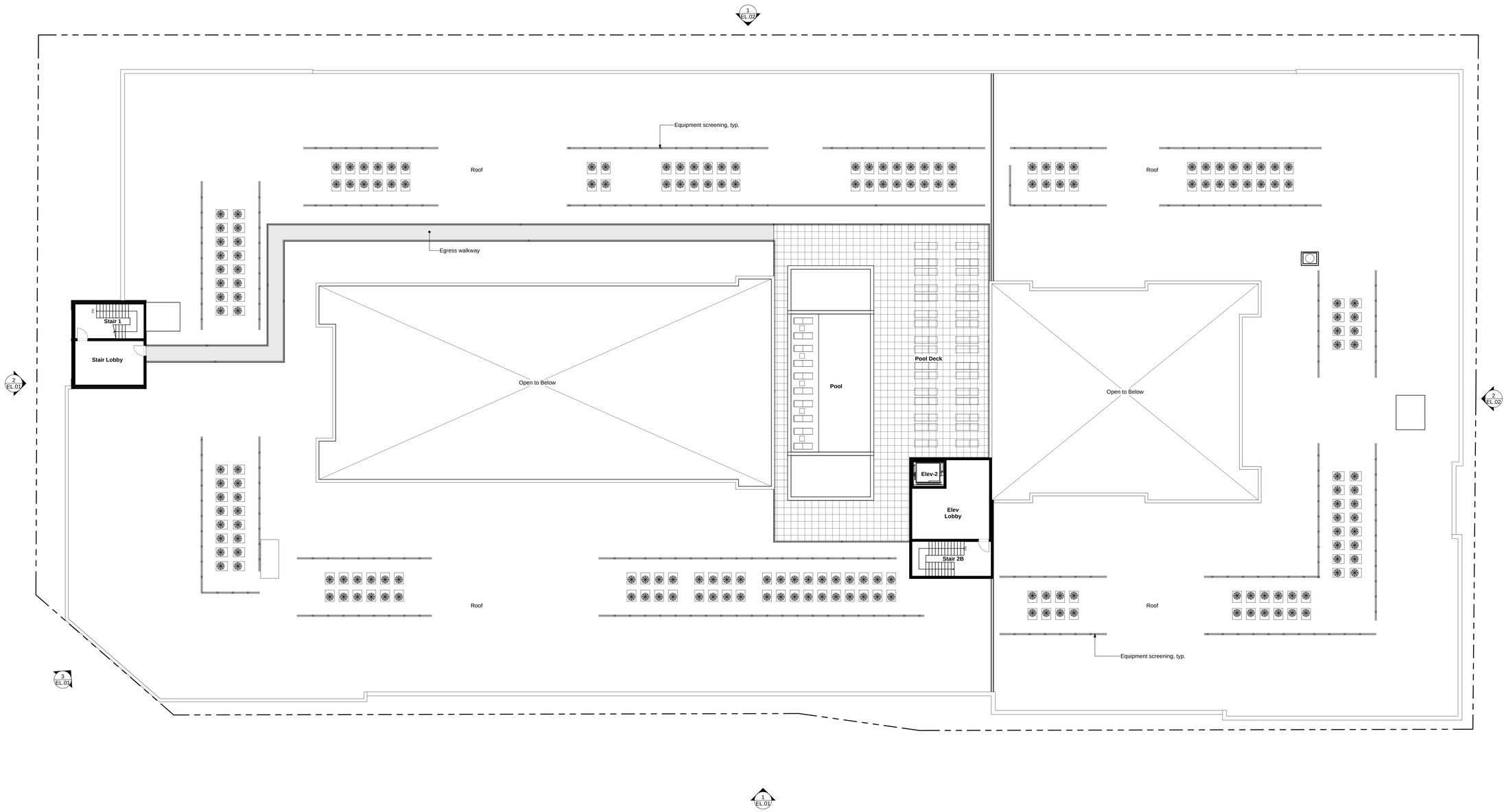
Drawing Title

Sixth Floor Plan

Sheet Number

FP1.06

6/16/25 | 4 x 3 | 25037 The Antique Apartments SC



1 FP1.07 (P) Roof Deck

SCALE: 3/32" = 1'-0"

0 8" 16" 24"

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Drawing Title

Roof Plan

Sheet Number

FP1.07

6/16/25 | 4' x 3' | 25037 The Antique Apartments SC

Aerial View from Blossom & Huger Intersection

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Drawing Title

Aerial Rendering

Sheet Number

R.01

6/13/25 | 4" x 3" | 25037 The Antique Apartments SC

South Facade from Blossom Street

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Revision History

ID	Date	Issue Name

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Date Project Phase

Drawing Title

Blossom Street Rendering

Sheet Number

R.02

West Facade from Huger Street

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602 Huger Street Columbia SC 29201

Owner: PMC Property Group, Inc

Project Number: **25037**

Revision History

ID	Date	Issue Name

Current Issuance

Date Project Phase

Drawing Title

Huger Street Rendering

Sheet Number

R.03

East Facade from Pulaski Street

6/16/25 | 4' x 3' | 25037 The Antique Apartments SC

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Project Number: **25037**

Revision History

ID	Date	Issue Name

Current Issuance

Date Project Phase

Drawing Title

Pulaski Street Rendering

Sheet Number

R.04

1 EL.01 **South Elevation (Blossom St.)**

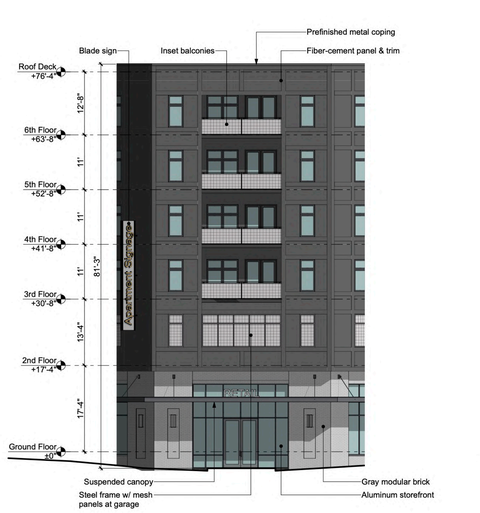
SCALE: 3/32" = 1'-0"

0 8" 16" 24"

2 EL.01 **West Elevation (Huger St.)**

SCALE: 3/32" = 1'-0"

0 8" 16" 24"



3 EL.01 **Corner Elevation**

SCALE: 3/32" = 1'-0"

0 8" 16" 24"

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Revision History

ID	Date	Issue Name

Current Issuance

Date	Project Phase
07.17.25	Design/Development Review Commission

Drawing Title

Elevations

Sheet Number

EL.01

1 EL.02 **North Elevation (Interior Property Line)**

SCALE: 3/32" = 1'-0"

0 8" 16" 24"

2 EL.02 **East Elevation (Pulaski St.)**

SCALE: 3/32" = 1'-0"

0 8" 16" 24"

6/16/25 | 4" x 3" | 25037 The Antique Apartments SC

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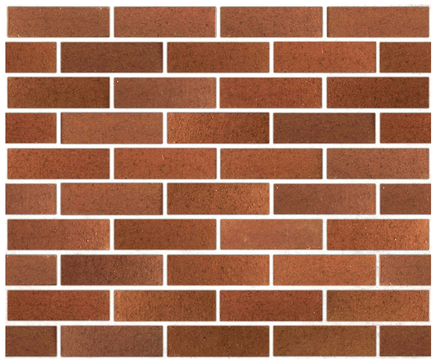
Drawing Title

Elevations

Sheet Number

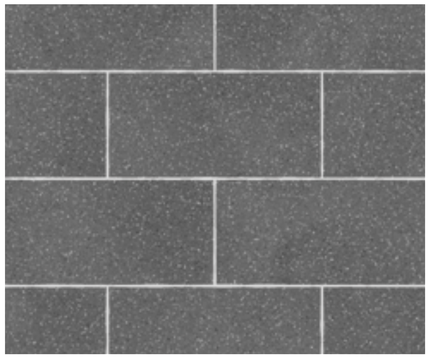
EL.02

1 EL.03 Fiber-cement Siding
NOT TO SCALE

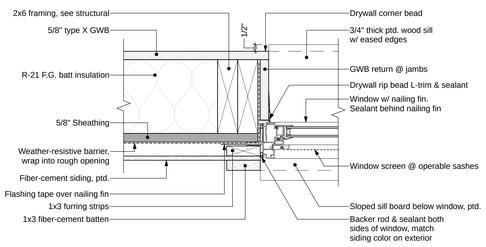


2 EL.03 Red Brick
NOT TO SCALE

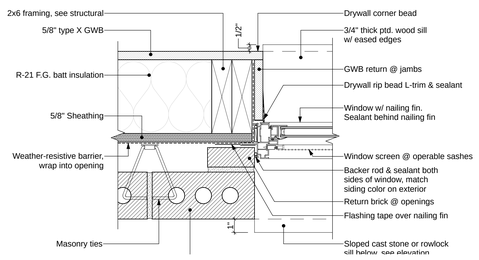
3 EL.03 Gray Brick
NOT TO SCALE



4 EL.03 Concrete Block
NOT TO SCALE



5 EL.03 Window Detail at Fiber-Cement Siding
SCALE: 3" = 1'-0"
0 3" 6" 9"



6 EL.03 Window Detail at Brick Veneer
SCALE: 3" = 1'-0"
0 3" 6" 9"

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The Antique Apartments

602 Huger Street Columbia SC 29201

Owner: PMC Property Group, Inc

Project Number: **25037**

Revision History

ID	Date	Issue Name

Current Issuance

Date	Project Phase
07.17.25	Design/Development Review Commission

Drawing Title

Materials Palette & Window Details

Sheet Number

EL.03

To Whom It May Concern:

Speaking in reference to the collaborative relationship the Mill District Alliance has had with PMC, Chuck Salley, former Chairman of the BOZA Board stated: "*In all my years on this board…and as a realtor, I have never seen a better collaboration between developer and community. Neither could have accomplished what they have done without the other*."

This long-running collaboration has resulted in the salvation and adaptive reuse of the Granby and Olympia Mills as apartments. The rotation of the footprint of the 612 Whaley Street apartments created a beautiful campus with retail shops, enabled the Mill District Commons historical park, and preserved the wonderful Viewshed of the Olympia Mill for all to see for perpetuity.

We encouraged PMC to develop infill properties that re-established two of our historic corridors, on Heyward Street with the Rainbow Row Bungalows and on Whaley Street with the Gabled Supervisor Houses. And we appreciate PMC's ongoing efforts to buy rundown investment properties and with the help of the City of Columbia's Historic Preservation staff turn them into our neighborhood's brightest, contributing homes.

Currently, we are looking forward to working further with PMC on their Huger/Blossom Street project, as well as other projects that effect our shared community.

Valerie Barrineau
Richard Burts
Joby Castine
Bob Guild
Vi Hendley
Joey Jaco
Adam Nagler
Joe Wider