
CITY OF COLUMBIA
DESIGN / DEVELOPMENT REVIEW COMMISSION
APRIL 10, 2014- 4:00 PM

Minutes
EAU CLAIRE PRINT BUILDING
3907 ENSOR AVENUE • N. MAIN STREET AND MONTICELLO ROAD • COLUMBIA, SC

Members Present: Harris Cohn, LaToya Grate, Ashby Gressette, Doris Hildebrand, Dale Marshall, John Powell, Robert Wynn

Member Absent: Bowen Horger, Beronica Whisnant

Staff: Amy Moore and John Fellows

The meeting was called to order by Chairperson Dale Marshall at 4:00 PM, Roll Call – Quorum established, swearing in of applicants and public speakers, points of order.

Amy Moore, Preservation Planner, noted changes to the Agenda since publication. She proceeded with review of the Consent Agenda.

I. CALL TO ORDER

II. CONSENT AGENDA
URBAN

HISTORIC

1. **730 Beltline Blvd.** (TMS#13811-05-34) Request for Certificate of Design Approval for exterior changes and Bailey Bill preliminary certification. *Individual Landmark*
2. **1231 Lincoln Street** (R08916-01-06) Request for Certificate of Design Approval for exterior changes and amendment to Bailey Bill. *W. Gervais Street Historic Commercial District*
3. **1213 Lady Street** (TMS# R09013-06-08) Request recommendation for Bailey Bill preliminary certification. *Individual Landmark*

Motion by Mr. Gressette to approve the Consent Agenda as presented subject to staff recommendations; seconded by Ms. Grate. Motion approved 7-0.

Mr. Fellows reviewed meeting protocol, review of discussion and rephrasing items when speaking to someone, and noting referral to specific guidelines for decisions, discussion and motions.

III. REGULAR AGENDA

URBAN

1. **428 Gervais Street** (TMS #08912-11-03) Request for a Certificate of Design Approval for exterior building and site modifications. *Innovista Design District -ID*

Danielle D. Williams, T. Y. Lin, International, represented the applicant, McDonalds. Business owner Benny Clark was also in attendance.

The proposal is to re-stripe the existing three lane drive thru, as well as provide drive thru and by-pass parking signage on the pavement, updates to handicap parking to make it ADA compliant, sidewalk

accessibility, and the addition of a barrier-free secondary pedestrian access to the store. Existing awnings will be painted a silver color, and a new entry canopy to match the existing canopy will be added to the main entry on Gervais Street.

Staff recommends granting a Certificate of Design Approval with conditions.

Motion by Mr. Powell to grant the request for Certificate of Design Approval for exterior building and site modifications at 428 Gervais Street with details deferred to staff; *seconded by Mr. Gressette.*

Motion approved 7-0.

HISTORIC

1. **730 Beltline Blvd.** (TMS#13811-05-34) Request for Certificate of Design Approval for exterior changes and Bailey Bill preliminary certification. *Individual Landmark*
Moved to Consent Agenda
2. **1231 Lincoln Street** (R08916-01-06) Request for Certificate of Design Approval for exterior changes and amendment to Bailey Bill. *W. Gervais Street Historic Commercial District*
Moved to Consent Agenda
3. **1213 Lady Street** (TMS# R09613-06-08) Request recommendation for Bailey Bill preliminary certification. *Individual Landmark*
Moved to Consent Agenda
4. **1300 Summerville Avenue** (TMS#09113-04-02) Request for Certificate of Design Approval for exterior change. *Cottontown Architectural Conservation District*

Staci Richey, City Planner, provided background on the project.

Thad Moore, homeowner, was available to answer any questions.

Patti Marinelli, neighborhood resident, spoke in opposition of the request, and agreed with staff's determination.

Paul Bouknight, Cottontown/Bellevue Historic District Neighborhood Association president, sent a letter in support of staff's recommendation.

Motion by Mr. Gressette that based on staff's recommendations for review to deny the use of the door that is presently there, and recommend a more compatible door either by using the original door and refurbishing it, or by replacing it with one that staff deems compatible with the design of the neighborhood; *seconded by Mr. Wynn.*

Motion to deny the request for exterior change at 1300 Summerville Avenue approved 7-0.

5. **3012 Pickett Street** (TMS#13901-17-02) Request for Certificate of Design Approval for exterior changes. *Melrose Heights/Oak Lawn Architectural Conservation District*

Staci Richey, City Planner, provided background on the project.

Billy Hungville, applicant, presented on the request.

Frances Cameron, resident, attended to hear the case and ruling on the windows issue.

John Sherrer, neighborhood resident, spoke.

Cindy Bradshaw, neighborhood resident, voiced support of the project.

Motion by Mr. Gressette to deny the request for Certificate of Design Approval for 3012 Pickett Street based on the 6/6 replacement windows currently being used. The applicant is asked to work with staff to get a more compatible window with the original design intent.

Motion seconded by Mr. Powell.

Ms. Richey asked that Commission members reference the guidelines when making the motion.

Motion restated by Mr. Gressette to deny the request for Certificate of Design Approval and the applicant work with staff to get a more compatible window with the original design based on Section 7.2 of the guidelines.

Motion seconded by Mr. Powell. Motion to deny the request approved 7-0.

Motion by Mr. Gressette to deny the request for Certificate of Design for the porch as presented. The applicant can work with staff regarding the situation and design/modification.

Motion seconded by Ms. Grate.

Discussion ensued by Commission members regarding water runoff issues, lack of drawings to envision the structure, style and structure of the porch; and having staff work with the applicant.

Motion amended by Mr. Wynn to deny the current entry way and gable as presented. The applicant shall work with staff toward an alternative solution that would be more in keeping with the historic nature of the building according to the guidelines for the Melrose Heights/Oak Lawn District.

Motion seconded by Mr. Gressette.

Vote on amending the motion as proposed by Mr. Wynn approved 7-0.

Amended motion by Mr. Wynn approved 7-0.

6. 1300 Geiger Avenue (TMS#09109-07-01) Request for Certificate of Design Approval for exterior changes. *Cottontown Architectural Conservation District*

Staci Richey, City Planner, provided background on the project.

Chris Collins, contractor for the project spoke on behalf of homeowners, Bayne and Brook Dangerfield.

Mr. Dangerfield spoke on the request.

Motion by Mr. Powell, in deference to the previous approval of the documents submitted, that a stucco-faced rake condition be required to be built out as originally submitted that needs to terminate to the back of the projection. The freeze must also project to capture the approximate 4"-5" projection of the shakes. While this is not recommended by the contractor and not an ideal situation, this is what was submitted originally to the D/DRC for approval. It is asked that the contractor build as drawn, and have staff work out fine detail to make this visibly work well.

Motion seconded by Mr. Gressette.

As the applicant wished to speak again, Motion by Mr. Gressette to hear the applicant, *seconded by Mr. Cohn.* Motion to allow the applicants to speak approved 7-0.

Motion by Mr. Powell to withdraw his original motion; motion seconded by Mr. Gressette. Motion to withdraw approved 7-0.

Motion by Mr. Cohn to approve the request for 1300 Geiger Street Certificate of Design Approval as proposed based on the challenges that would be presented to modify the structure from where it is now. It would ultimately have the same adverse impact as discussed. The request meets Sections 5 and 6 of the guidelines.

Motion seconded by Mr. Gressette.

Motion restated by Mr. Cohn to grant the request for 1300 Geiger Street Certificate of Design Approval based on extenuating circumstances that modifying the projection of the roof would possibly create greater challenges than the current ones. There is no greater or negative impact that another solution may have as well.

Motion seconded by Mr. Gressette. Motion approved 4-3 with Mr. Marshall, Ms. Grate and Mr. Powell in opposition of approval.

IV. OTHER BUSINESS

Historic Preservation Ordinance Update by Amy Moore

- West Gervais Plan Update by John Fellows
- Devine St. /Ft. Jackson Commercial Node Plan Update by John Fellows

V. APPROVAL OF MINUTES

Motion by Ms. Grate to approve the March 13, 2014 Minutes; seconded by Ms. Hildebrand. Motion approved 7-0.

VI. ADJOURN

There being no further business, Motion to adjourn by Mr. Gressette. Meeting adjourned at 6:26 PM

Chairperson

Date

Respectfully submitted
Planning and Development Services Department