
CITY OF COLUMBIA
DESIGN / DEVELOPMENT REVIEW COMMISSION
JUNE 12, 2014- 4:00 PM

Minutes
City Hall
Council Chambers • 1737 Main Street • Columbia, SC

Members Present: Harris Cohn, Ashby Gressette, John Powell, Beronica Whisnant, Robert Wynn

Member Absent: LaToya Grate, Doris Hildebrand, Bowen Horger, Dale Marshall

Staff: Amy Moore and John Fellows

The meeting was called to order by Vice-Chairperson Beronica Whisnant at 4:04 PM, Roll Call – Quorum established, swearing in of applicants and public speakers, points of order.

Amy Moore, Historic 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. **2100 Bull Street** (TMS# 09016-16-01A and -01B) Request for Certificate of Design Approval for signage. *Individual Landmark*
2. **1430 Richland Street** (TMS#09015-06-06) Request for Certificate of Design Approval for signage. *Individual Landmark*
3. **2221 Washington Street** (TMS#11407-14-14) Request for Certificate of Design Approval for signage. *Individual Landmark*
Moved from Consent Agenda to the Regular Agenda-Historic for discussion

Motion by Mr. Gressette to move item 3 from the Consent Agenda to the Historic portion of the Regular Agenda. Motion seconded by Mr. Wynn. Motion approved 5-0.

Motion by Mr. Wynn to approve Consent Agenda items 1 and 2 as presented; seconded by Mr. Horger. Consent Agenda items approved 5-0.

III. REGULAR AGENDA

Request for Site Plan approval and Certificate of Design Approval for 1011 Assembly Street, 1000 Park Street, and 1016 Park Street review were presented together.

Paul Levine, principal at Park 7 Group; Request presented on the request which presented to the Board of Zoning Appeals on June 10, 2014 and received approval for additional density.

Ted Blackwell, civil engineer from Cox and Dinkins, spoke on the site plan.

Johnathan Delcambre, Humphreys Architects, spoke on the building design.

URBAN

1. **1011 Assembly Street, 1000 Park Street, and 1016 Park Street** (R08916-09-08, 08916-09-09, and R08916-09-10). Request for Site Plan Approval for a Private Student Dormitory. *City Center Design Development District*

Motion by Mr. Gressette to approve the request for site plan approval for 1011 Assembly Street, 1000 Park Street, and 1016 Park Street for a Private Student Dormitory subject to City staff comments with conditions as noted in evaluation, and all remaining details are deferred to staff.

Motion seconded by Mr. Wynn. Motion approved 5-0.

2. **1011 Assembly Street, 1000 Park Street, and 1016 Park Street** (R08916-09-08, 08916-09-09, and R08916-09-10). Request for a Certificate of Design Approval for a Private Student Dormitory. *City Center Design Development District*

Motion by Mr. Gressette to approve the request for Certificate of Design Approval for 1011 Assembly Street, 1000 Park Street, and 1016 Park Street subject to staff comments:

- 1) **All signage to be approved under a separate Certificate of Design Approval;**
- 2) **All details pertaining to streetscape improvements are deferred to staff to provide guidance through various governmental approval processes. All details must be provided to staff prior to the issuance of the Certificate of Design Approval. Streetscape improvements shall coordinate with the Innovista Plan as this area is located within the Innovista Planning area.**
- 3) **Street trees within the right-of-way shall be approved by the Forestry Department. Irrigation within the right-of-ways shall be privately maintained;**
- 4) **The details for window glazing shall be deferred to staff.**
- 5) **Specifications for exterior and interior bike parking shall be deferred to staff. Bike Parking shall comply with Bicycle Parking Guidelines, 2nd Edition (2010), Association of Pedestrian and Bicycle Professionals**
- 6) **All drive ways shall be designed to have an approach with a continuous sidewalk. Streetscape designs shall provide priority for pedestrians.**
- 7) **Specifics related to building materials shall be deferred to staff.**
- 8) **Lighting, Grillwork, railings, canopies and other similar features shall be deferred to staff.**
- 9) **Store front windows shall be clear glass. Samples shall be provided to staff. Details to be deferred to staff.**
- 10) **Roof top mechanical screening shall be provided at the time of permitting with details to be deferred to staff.**
- 11) **The percentage of glazing for the structure shall be substantially compliant with the 70% and 40% requirements. Details to be deferred to staff.**
- 12) **All remaining details are deferred to staff.**

Motion seconded by Mr. Wynn. Motion approved 5-0.

HISTORIC

2221 Washington Street (TMS#11407-14-14) Request for Certificate of Design Approval for signage. *Individual Landmark*

Request is for a sign for the Bishop's Memorial AME Church, which will actually be located two lots over from the church, facing east onto Oak Street; therefore having a minimum visual impact on the building.

Staff recommends that the request for Certificate of Design Approval be approved with the condition that the plastic panels be replaced with metal and that exterior spotlight illumination replace the internal illumination.

Melvin W. Rawlinson, long-time member of the church, steward and treasurer at the church, voiced support of the sign, and offered that a different location could be worked out, to save the tree.

Sylvia Adams, long-time member of the church, voiced support of the proposed sign and location.

Pete Washington, church member and steward, voiced support of the proposed sign and location.

Ray Borders-Gray, Waverly Community resident, voiced opposition to the proposed sign and location for the sign.

Reverend Rodella Rubens, Pastor, Bishop's Memorial AME Church, voiced support of the proposed sign and location.

Motion by Mr. Wynn to approve the request for Certificate of Design Approval for signage at 2221 Washington Street with the request that staff work with the church and the neighborhood to develop a location that is perhaps away from that proposed location off the street, and that will certainly serve the needs of all.

Motion seconded by Mr. Gressette. The D/DRC supports the idea, but if the applicants can work with staff on the location to try and save the tree; along with recommendations made by staff regarding materials and lighting. Motion approved 5-0.

1. **2100 Bull Street** (TMS# 09016-16-01A and -01B) Request for Certificate of Design Approval for signage. *Individual Landmark*
Moved to the Consent Agenda
2. **3402 Earlewood Drive** (TMS# R09111-01-08) Request for *Preliminary certification for the Bailey Bill*

Request for preliminary certification for Bailey Bill approval for proposal to rehabilitate windows on mid-century home. This is a contributing house within the Earlewood Protection Area B. applicant is requesting removal of the glass windows and replacement with laminate glass.

Lucinda Statler, homeowner, was available for questions.

Staff recommends recommending for preliminary certification of the Bailey Bill for 3402 Earlewood Drive as it meets the criteria listed, and conditional upon it meeting the 20% investment threshold.

Motion by Mr. Gressette to accept the recommendation by staff for preliminary certification of the Bailey Bill for 3402 Earlewood.

Motion seconded by Mr. Horger. Request for recommendation approved 5-0.

3. **329 Edisto Avenue** (TMS#11311-01-02) Request for Certificate of Design Approval for addition. *Wales Garden Architectural Conservation District*
Deferred
4. **1430 Richland Street** (TMS#09015-06-00) Request for Certificate of Design Approval for signage. *Individual Landmark*
Moved to the Consent Agenda

5. **333 S. Edisto Avenue** (TMS#11309-05-04) Request for Certificate of Design Approval for demolition. *Hollywood/Rose Hill Permanent Community Character Protection –CC1*
Withdrawn
6. **335 S. Edisto Avenue** (TMS#11309-05-05) Request for Certificate of Design Approval for demolition. *Hollywood/Rose Hill Permanent Community Character Protection –CC1*
Withdrawn
7. **S/S Longleaf Road** (TMS#13902-08-12) Request for Certificate of Design Approval for new construction. *Melrose Heights/Oak Lawn Architectural Conservation District*

The proposal is for one of two, new, adjacent single-family homes proposed on the southside of Longleaf Drive. This request is on the western portion of the lot, and the plan for this proposed home is called the “Julian.” Staff worked with the applicant to make the design more consistent and uniform to bring the design closer to the guidelines for new construction.

Staff finds that the proposed project does not meet Section 5 of the guidelines, namely the portions on massing, roof shape, rhythm of openings and detailing, and that there is insufficient information to review other detailing such as height, and recommends that the request for a Certificate of Design Approval be denied.

Joe Hawk, agent, presented on the request.

John Clark, neighborhood resident, voiced opposition to the request and supported staff’s decision.

Elizabeth Howell, neighborhood resident, voiced opposition to the request.

For the record, Ms. Whisnant stated two emails from neighbors in opposition to the request were received. One from Mrs. Kandie Wright and one from Mrs. Heather Mitchell.

Motion by Mr. Gressette to recommend denial of a Certificate of Design Approval for this property based on staff recommendations as it pertains to Section 5 of the guidelines.

Motion seconded by Mr. Cohn. Motion to deny granted 5-0.

8. **S/S Longleaf Road** (TMS#13902-08-13) Request for Certificate of Design Approval for new construction. *Melrose Heights/Oak Lawn Architectural Conservation District*

This is the second of two, new, adjacent single-family homes proposed on the southside of Longleaf Drive. This request is on the eastern portion of the lot, and the plan for this proposed home is called the “Mildred.”

Staff finds that the proposed project does not meet Section 5 of the guidelines, namely the portions on massing, roof shape, rhythm of openings and detailing, and that there is insufficient information to review other detailing such as height, and recommends that the request for a Certificate of Design Approval be denied.

Joe Hawk, agent, presented on the request.

John Clark, neighborhood resident, spoke.

Motion by Mr. Wynn to deny the proposal as it does not meet Section 5 of the guidelines.

Motion seconded by Mr. Gressette. Motion to deny granted 5-0.

9. 1401 Hampton Street (TMS# 11402-03-03) Request for recommendation for landmark status. *Pending Individual Landmark*

Agent is incorrectly listed on Commission paperwork. Agent is Will Yandell who was not in attendance.

Ms. Moore presented on the request for recommendation for landmark status for the buildings on this parcel which were constructed in 1924 and 1935, and together comprised one of twelve district offices of the Federal Land Bank System nationwide. The buildings are unique designs, and the 1930's building was designed by the prominent local firm Lafaye and Lafaye.

Staff finds that the building meets #1, 2, 3 and 5 of the criteria for Group II landmarks as found in the City Ordinance.

- 1) The sites of events, homes of men, etc., having contributed to local history;
- 2) Reasonably distinctive characteristics in architectural design, not necessarily unique;
- 3) Somewhat rare type in Columbia;
- 5) The work of an architect of local importance;

Therefore staff supports a recommendation to City Council of Group II landmark.

Motion by Mr. Gressette that the D/DRC recommends 1401 Hampton Street for landmark status as recommended by staff.

Motion seconded by Mr. Wynn. Request for recommendation approved 5-0.

IV. OTHER BUSINESS

- **Plan Together – Land Use Plan**

Public Meetings June 24, 25, 26 please see www.weplantogether.org for more information.

Mr. Fellows provided an update on the process for the Land Use Plan. He spoke on the importance of the upcoming public meetings that will be held: June 24th – workshop style format; June 25th – work session /meeting will stakeholders; June 26th – summary of decisions; and encouraged Commission members to attend one or all of the meetings

- **Walk Bike Columbia - Pedestrian and Bike Plan and Bike Share Feasibility Analysis**

Please see www.walkbikecolumbia.com for meeting dates, times, and additional project information.

Mr. Follows provided an update on Walk Bike Columbia. Meetings will be held on July 29th, July 30th, and July 31st to look at transit, and walking/bike areas in Columbia.

New staff welcomed: Lucinda Statler, Urban Design Planner, and Kristen Puckett, Preservation Planner.

V. APPROVAL OF MINUTES

May Minutes

Mr. Gressette noted the minutes stated the motion to adjourn was made by Mr. Gressette, and he was absent for the May meeting. Minutes amended to reflect this correction.

Motion by Mr. Horger to approve the May 15, 2014 D/DRC meeting minutes as recorded; seconded by Mr. Wynn. Motion approved 5-0.

VI. ADJOURN

There being no further business, meeting adjourned at 6:26 PM

Chairperson

Date

Respectfully submitted
Planning and Development Services Department