
CITY OF COLUMBIA
DESIGN / DEVELOPMENT REVIEW COMMISSION
JUNE 11, 2015- 4:00 PM

Minutes – Regular Session 4:00 PM
City Hall
Council Chambers • 1737 Main Street • Columbia, SC

Members Present: Paul Bouknight, Harris Cohn, LaToya Grate, Ashby Gressette, Bowen Horger, Ryan Hyler, Tom Savory, Robert Wynn

Members Absent: John Powell

Staff: Amy Moore, Lucinda Statler, Staci Richey, Jerre Threatt, Stephen Zigmund

The meeting was called to order by Chairperson Robert Wynn at 4:08 PM, Roll Call – Quorum established; 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

1. **1025 Parkside Drive** (TMS#09111-03-05) Request for Certificate of Design Approval for exterior changes. *Earlewood Protection Area A*
2. **2122 Marion Street** (TMS#09016-08-29) Request for Certificate of Design Approval for exterior changes and preliminary certification for Bailey Bill. *Cottontown/ Bellevue Architectural Conservation District*
3. **17 Gibbes Court** (TMS#11405-16-05) Request for preliminary certification for the Bailey Bill. *University Hill Architectural Conservation District*
4. **1825 Bull Street** (TMS#09015-06-07) Request for Certificate of Design Approval for exterior change and preliminary certification for the Bailey Bill. *Landmark District*
5. **801 Wildwood Avenue** (TMS#09211-07-04) Request for Certificate of Design Approval for exterior changes. *Individual Landmark*
6. **1202 Main Street** (TMS# R09013-07-09) Request for Certificate of Design Approval for signage. *Individual Landmark*
7. **1043 Bryan Street** (TMS#09012-07-12) Request for Certificate of Design Approval for addition. *Elmwood Park Architectural Conservation District*

Motion by Mr. Gressette to approve the Consent Agenda as recommended by staff and incorporate staff recommendations for each item. Motion seconded by Mr. Horger. Consent Agenda approved 8-0.

III. REGULAR AGENDA

URBAN

1. **817-825 Main Street** (TMS# 11304-07-05, 06) Request for Certificate of Design Approval for new construction of student housing.

Lucinda Statler, Urban Design Planner, presented on the request for new construction of Private Student Dormitory on the corner of Main and College Streets. The residential component consists of 14 floors above with 246-units, 704 beds, 545,000+/- sq. ft. of private dormitory space, and is served by 7 levels of structured and below-grade parking.

This parcel is zoned C-4, -DD. The applicant did receive a special exception from the BoZA on Tuesday to exceed the maximum density requirements; however there is not a maximum height in the C-4 zoning district. The DDRC's purview is to consider how the mass, scale, articulation, and site design of the building within the allowable zoning envelope meets, or does not meet, the urban design principals outlined in the City Center Design Guidelines.

Staff Recommendation:

Staff finds that the proposal substantially meets the design guidelines set forth in Chapter 5 of the City Center Design Guidelines, and recommends approval of the request, with the following conditions:

Per section 5.3.5 Wall Articulation:

- Additional architectural details such as canopies, wall-mounted lighting, etc. be considered along the first floor of the Main Street elevation to add interest at street level
- Details be submitted to staff for further review regarding the depth of materials and projections that add articulation to the façade

Per Section 5.3.6 Roofs and Upper Story Details

- Roof mounted utility equipment and screening methods be submitted for review

Per section 5.4.2 Street Orientation:

- The College Street first level façade and programming be explored to minimize the impact of loading and services along the street frontage

Per section 5.7.1 Storefront Composition, Accessories, and Details

- Details of storefront, railings, etc. along the first level street-facing facades be submitted for review

Per Section 5.8.3 (Upper Façade) Windows

- Details and sections of windows be submitted to staff for further review

Per section 5.6 Landscaping and section 4.5.3 Utility burial and relocation

- Consideration be given to bury overhead utilities to provide an opportunity for shade trees along Main Street

Rodney King, vice-president of EdR, provided a brief background on the company.

Ron Butler, senior designer at Humphreys and Partners Architects, spoke on the design of the project.

Ted Blackwell, civil engineer at Cox and Dinkins, spoke on topography, infrastructure and civil related issues related to the project.

Derek Gruner, USC architect, spoke on behalf of the University of South Carolina voicing opposition of the project.

George McCutchen, commercial realtor in Columbia, spoke in support of the project.

Tom Pioreschi, local developer, voiced support of the project.

There were no further comments or discussion from staff, the applicant or the public.

Motion by Mr. Gressette to deny the request for Certificate of Design Approval for 817 - 825 Main Street based on a number of staff comments given in the packet, but primarily on Section 5.3 building mass and organization that deals with height, scale, and mass.

As there was no second to the motion, motion fails.

The chairperson called for an alternate motion, or an amendment to the motion.

Motion by Ms. Grate to approve the request for 817-825 Main Street with the eight conditions as provided by staff. Motion seconded by Mr. Wynn.

Commission discussion was held at this time.

Mr. Gressette still felt the design inappropriate from a building height, scale and mass standpoint.

Mr. Savory stated if the motion was approved, he would like issues specifically addressed by staff regarding façade depth and fenestration patterns; the design be held to the depths indicated by the 3-dimensional renderings; the window depths in the masonry to be at least one foot deep; the window depth in the stucco to be at least four inches deep; the setback in the vertical piece between the metal and stucco appear to be at least 3 feet deep; comments and concerns regarding the flatness of the south façade be carefully reviewed with the same sort of depth considerations just mentioned, as part of this motion.

Mr. Gressette stated that the loading and service areas need more finesse, and that this façade does not meet the intent of the design guidelines for active, glass-filled areas on the street frontage.

Mr. Wynn summarized that the application meets the City Center Design Guidelines, including Chapter 5. The C-4 zoning allows for the unlimited height. Staff has presented some design recommendations; the depth of material and projections as stated by Mr. Savory can be taken into account; the presentations by all parties of the applicant have presented the Commission with factors that meet the guidelines and ordinances for the City Center District.

Mr. Hyler asked staff to place heavy emphasis that consideration be made for a pedestrian friendly area, and have very dense landscaping and underground utilities.

Ms. Grate stated she was not opposed to any suggestions made by Mr. Savory, Mr. Gressette and Mr. Hyler, and amended her motion to include those comments.

For the record, Ms. Statler noted staff recommendations and the amendments made by Mr. Savory.

Staff recommendation is to approve the request with the following conditions:

- Additional architectural details such as canopies, wall-mounted lighting, etc. be considered along the first floor of the Main Street elevation to add interest at street level;
- Details be submitted to staff for further review regarding the depth of materials and projections that add articulation to the façade;
- Roof mounted utility equipment and screening methods be submitted for review;
- The College Street first level façade and programming be explored to minimize the impact of loading and services along the street frontage;
- Details of storefront, railings, etc. along the first level street-facing facades be submitted for review;
- Details and sections of windows be submitted to staff for further review;
- Consideration be given to bury overhead utilities to provide an opportunity for shade trees along Main Street.

Amendment items by Mr. Savory:

- the windows on the façade be aligned vertically and not be back and forth as shown
- The depth and projection of the materials be as shown on the three-dimensional rendering; which includes 3 feet for the metal panel recess, 8 inches for the stucco material recess, 4 inches for the window recess in the stucco, and about one foot for the windows in the masonry.

Amendment items by Mr. Hyler:

- Place extra emphasis on landscaping and the pedestrian amenities at street level.

Motion and a second made with recommendations to be followed or deferred to staff.

Motion to approve fails with 3-5 in opposition.

In favor of approval were Ms. Grate, Mr. Hyler, and Mr. Wynn.

In opposition of request were Mr. Bouknight, Mr. Gressette, Mr. Cohn, Mr. Savory, and Mr. Horger.

Mr. Wynn stated that the applicant has the opportunity to appeal the decision of the DDRC within 30 days.

2. **817-825 Main Street** (TMS# 11304 (TMS# 11304-07-05, 06) Request for Certificate of Site Plan Approval for new construction of student housing.

Lucinda Statler, presented on the request for Site Plan Approval for the construction of a 246-unit, 704-bed private dormitory.

Staff comments by multiple staff agencies are included within the case summary, and the proposed site plan largely meets requirements. Staff recommends approval with staff comments being addressed.

Rodney King, vice president of EdR, stated that they have met all applicable codes, they have met all proof of materials, and they are willing to accept all conditions recommended by staff. The

University's issue, at heart, is height. Height is not what is before this Board. As a C-4 zoning and all applicable uses, any applicable use has no height restriction.

Ted Blackwell, Cox and Dinkins, civil engineers for the project, referred to the earlier discussion of the site plan review with building design.

Mr. Gressette asked that the service drive be minimized on the north side of the project.

Mr. Savory felt the way the project addresses the site is generally correct, however he would be interested to see a similar building that was not quite as tall.

John McArthur, attorney for EdR, asked for clarification of the status of the motion for design review. Mr. Wynn stated this would be discussed after review of the site plan.

George McCutchen spoke in favor of the project.

Derek Gruner, University architect, requested the Commission review the sidewalk and streetscape in front of the project as the site plan and rendering do not agree for the schematic. He questioned who at the University was approached regarding the project.

Mr. King addressed Mr. Gruner's question and added that a preliminary landscaping plan has been presented to the City; comments have been received, and the City is in agreement with the site plan.

Johnathan Chambers, Land Development Administrator, presented a summary of the site plan review, as well as review of staff recommendations for approval of the request.

Motion by Ms. Grate to approve the request for site plan approval as presented for 817-825 Main Street with the conditional approval pending all comments from staff agencies be addressed, and that items are compliant with BoZA conditions for special exception.

Motion seconded by Mr. Horger.

Motion approved 5-3 with Mr. Bouknight, Mr. Gressette, and Mr. Cohn in opposition of approval.

Mr. McArthur expressed concern regarding parliamentarian and procedural issues.

Mr. King asked for clarification about the decision by the Commission.

Commission members and staff discussed questions regarding parliamentarian procedure.

Staff suggested a subcommittee meeting.

Mr. Wynn suggested that a subcommittee meeting to discuss issues would be helpful and the project could return at the July meeting.

Motion by Mr. Wynn to have the review for design of 817-824 Main Street referred for a subcommittee meeting and revisited at the July meeting of the D/DRC.

Motion seconded by Mr. Savory. Motion approved 8-0.

HISTORIC

1. **2211 Bull Street** (TMS#09016-05-05) Request for Certificate of Design Approval for exterior changes. *Cottontown/Bellevue Architectural Conservation District*

Kristen Puckett, preservation planner, was made aware of historic wood windows which were being replaced with vinyl windows without staff approval or city permit.

STAFF RECOMMENDATIONS:

*Per section VII of the Cottontown/Bellevue Design guidelines, staff **does not recommend granting a Certificate of Design Approval** for the window replacement and recommends reinstalling the historic wood windows that were removed. If any new windows are required, staff will review and approve based on the design guidelines for Cottontown/Bellevue. All details deferred to staff.*

Lambros Xethalis, property owner, spoke on his request.

No one spoke in favor or opposition of the request; however a letter of opposition was received from a resident of the Cottontown/Bellevue Neighborhood District.

Ms. Puckett noted that if the contractor had pulled a permit as required for the work done, conversations would have been held with staff noting the fact that this was an architectural/conservation district.

Motion by Ms. Grate to deny the request for Certificate of Design Approval for exterior changes at 2211 Bull Street based on section VII of Cottontown/Bellevue Architectural Conservation District guidelines. To have the historic wood windows reinstalled, and if there is a need for new windows that staff be consulted to approve of those prior.

Motion seconded by Mr. Gressette. Motion to deny the request approved 8-0.

Ms. Grate left the meeting at 5:38 PM; however quorum was still retained.

2. **1321 Lady Street** (TMS#11401-01-05) Request for Certificate of Design Approval for exterior changes and for recommendation for preliminary certification for the Bailey Bill. *Individual Landmark*

Staci Richey, preservation planner, presented on this request of the Owen Building. The building and its annex were designed by Lafaye, Fair and Lafaye, a prominent local architectural firm. The main building's construction, using tilt-up technology, makes it a somewhat rare type in Columbia.

Staff met with Mr. Pioreschi to discuss other ideas for energy efficiency for the windows, such as storm windows on the interior, which would allow for the original glass to be retained.

STAFF RECOMMENDATIONS:

Staff finds that the proposal generally meets Section 17-674(d) of the City Ordinance and recommends a Certificate of Design Approval with the conditions that:

- *the original glass in the windows be retained and that missing glass be replaced in kind where visible to the public right of way, with clear glass or clear security glass*
- *that the window frames be restored and repaired in kind with matching materials and profiles*
- *that the proposed door in the recessed entry on Marion Street be removed unless it is determined necessary by the plans examiner and the fire marshal that a door is needed in that location*
- *all details deferred to staff*

Staff finds that the proposal generally meets the requirements of the Bailey Bill in Section 17-698 and suggests preliminary approval for the Bailey Bill with the following conditions:

- *the original glass in the windows be retained and that missing glass be replaced in kind where visible to the public right of way, with clear glass or clear security glass*
- *that the window frames be restored and repaired in kind with matching materials and profiles*
- *that the proposed door in the recessed entry on Marion Street be removed*
- *all details deferred to staff*

Tom Pioreschi, property owner, presented on the request, and agreed with all staff recommendations.

No one spoke in favor or opposition of the application.

Motion by Mr. Gressette to accept and approve the request for design approval at 1321 Lady Street based on Section 17-674(d) and incorporate as a part of the motion, the four recommendations made by staff, which include: the original glass in the windows be retained and that missing glass be replaced in kind where visible to the public right of way, with clear glass or clear security glass, that the window frames be restored and repaired in kind with matching materials and profiles, that the proposed door in the recessed entry on Marion Street be removed unless it is determined necessary by the plans examiner and the fire marshal that a door is needed in that location, and all details deferred to staff for approval.

Motion seconded by Mr. Cohn. Motion passes 7-0.

Motion by Mr. Wynn to accept the application for Bailey Bill recommendation based on Section 17-698 for 1321 Lady Street with conditions as listed by staff, and all details deferred to staff.

Motion seconded by Mr. Cohn. Motion passes 7-0.

3. 801 Wildwood Avenue (TMS#09211-07-04) Request for Certificate of Design Approval for Exterior Change. *Individual Landmark*
Moved to Consent Agenda
4. 1043 Bryan Street (TMS#09012-07-12) Request for Certificate of Design Approval for addition. *Elmwood Park Architectural Conservation District*
Moved to Consent Agenda

5. **1907 Henderson Street**, (TMS#11404-02-16) Request for Certificate of Design Approval for exterior changes and preliminary approval for the Bailey Bill. *Landmark District*

Staci Richey, preservation planner, presented on the request for a c.1912 Folk Victorian, single-story, wood-frame residence. This is a contributing building in the Landmark District, the district with the highest level of protection. The owner is proposing replacing a non-original window, removing metal underpinning from the foundation, and installing a horizontal “hog board” between the newly exposed brick piers. Remaining items include replacing the roof, replacing some rotted siding and general maintenance.

STAFF RECOMMENDATIONS:

Staff finds that the proposal for the “hog board” between the brick pier foundation does not meet either Sections 17-674(d) for the Landmark District or Section 17-698 of the City Ordinance for the Bailey Bill and recommends denial of that part of the proposal. However, the remainder of the proposal is in keeping with those sections of the ordinance and staff recommends a Certificate of Design Approval and a recommendation for preliminary certification for the Bailey Bill if that item is removed or replaced with an item more in keeping with the ordinance. In that instance, all approvals and details may be deferred to staff.

Randy Weiss, property owner, was not in attendance to speak on his request.

Motion by Mr. Savory to recommend Design Approval contingent upon staff recommendations that the applicant use either lattice, vertical pickets or something that is historically in keeping rather than the hog board details as proposed.

Mr. Wynn stated for clarification that the motion is to deny the application for hog board, in lieu of the recommendations made by staff.

As there is also window replacement, Ms. Richey stated for clarification, that the Commission is approving the project with the condition that the hog board be changed to Mr. Savory’s recommendation; **therefore approval with conditions.**

Motion seconded by Mr. Gressette. Motion approved 7-0.

Motion by Mr. Gressette to approve the Bailey Bill recommendation based on Section 17-698 of the City Ordinance for the Bailey Bill for 1907 with the recommendation of staff and including the recommendation to find an alternative solution to the so called hog board between the piers.

Motion seconded by Mr. Horger. Motion passes 7-0.

6. **816 Whaley Street** (TMS#08913-08-01) Request for Certificate of Design Approval for exterior changes. *Whaley Street Historic District* **DEFERRED**
7. **1202 Main Street** (TMS# B09013-07-09) Request for Certificate of Design Approval for signage. *Individual Landmark* **Moved to Consent Agenda**
8. **1825 Bull Street** (TMS#09015-06-07) Request for Certificate of Design Approval for exterior change and preliminary certification for the Bailey Bill. *Landmark District* **Moved to Consent Agenda**

IV. OTHER BUSINESS

Subcommittee Meeting for discussion/informational purposes for 817-825 Main Street project to be held. Commission members were reminded to review the guidelines as all comments/discussion must relate to City guidelines. Staff will contact Commission members with a date and time for the meeting.

August training from 3:15 – 4:00pm

**V. APPROVAL OF MINUTES
May Minutes**

Motion to approve the May minutes by Mr. Cohn; motion seconded by Mr. Horger. Minutes approved 4-0 by members present at the May meeting - Mr. Wynn, Mr. Cohn, Mr. Gressette, and Mr. Horger.

New Commission members Mr. Bouknight, Mr. Savory and Mr. Hyler abstained from voting as they were not seated at the May meeting.

VI. ADJOURN

There being no further business, meeting adjourned at 6:15 PM

Chairperson

Date

**Respectfully submitted
Planning and Development Services Department**