
CITY OF COLUMBIA
DESIGN/DEVELOPMENT REVIEW COMMISSION
January 12, 2012
Minutes

Members Present: Bruce Harper, Doris Hildebrand, Catherine Horne (arrived after Consent Agenda approval), Betsy Kaemmerlen, Dale Marshall, Lesesne Monteith, Dr. Leslie Skinner, Beronica Whisnant
Members Absent: David Ross
Staff Present: Amy Moore, John Fellows, Jeff Crick, Lindsay Crick, Staci Richey, Jerre Threatt

The meeting was called to order by Chairperson Skinner at 4:01 PM, Roll Call – Quorum established, swearing in of applicants and public speakers. There were no changes to the agenda since publication. Amy Moore, Historic Preservation Planner, proceeded with review of the Consent Agenda.

DDRC Meeting

- I. CALL TO ORDER

- II. CONSENT AGENDA

HISTORIC

- 1. 1228 Confederate Avenue (TMS# 09113-13-05) Request for Certificate of Design Approval for exterior changes. *Cottontown/Bellevue Architectural Conservation District.*

Motion to accept the Consent Agenda as presented by Mr. Monteith subject to staff comments; seconded by Ms. Hildebrand. Motion carries 7-0.

- III. REGULAR AGENDA

URBAN

- 1. Southwest Corner of Greene & Assembly Streets (TMS# 08915-08-01)--Darla Moore School of Business USC--Request for Certificate of Design Approval for modifications to exterior design features and building materials. *Immovista Design District*

John Fellows, Urban Design Planner, reviewed the application that previously presented for approval in the summer of 2011. There have been numerous changes made since that presentation; some of which were determined to be details which were deferred to staff. Some of the changes were more detailed and it was determined the whole project should come back for D/DRC review and approval. A summary of the changes is included in the staff report. There have been some 'tweaks' with the heights, some slight variation with the massing; some material changes; and changes in areas that were more translucent have become more solid due to energy efficiency and other items.

A short memo was provided to Commission members regarding changes made after staff reports were sent out.

Andrea Lamberti, Architect, Rafael Viñoly Architects, reviewed the changes to the project. Ms. Lamberti gave an overview of the three main themes driving the changes:

- 1) Improve the energy efficiency for the building. One of the main goals and priorities of the Moore School is the sustainable design aspects of the project;
- 2) Refinement of the design; and
- 3) Cost management and working within budget.

Changes on the site plan:

- Change of some egress stairs and the exterior site elevator has been relocated from one side of the Coliseum plaza to another;
- Addition of light poles to the Coliseum plaza;
- The quantity of Palmetto trees in the courtyard has been reduced, and plant diversity has increased at the site perimeter.
- The overall height of the building has been reduced by 4'8".
- The third floor that faces Assembly Street has been converted from full height glass to a metal panel with a strip window.
- The International flag design has been incorporated over the entrance.
- On level four at the top of the building, the shading element that hung over the top of the building has been integrated into the strip window itself as a simple shelf, and the height of the window was reduced.

One clarification made as a part of this presentation was the distinction in the renderings and the drawings between work that will be in the base building when it first opens, some work that may come into first occupancy through the alternate process, and work that will be built as a part of the future. The applicant wanted to present the complete design in hopes that it will be approved for future phases, but recognizing what will be seen when the building opens.

Ms. Lamberti then presented the previous site plan and the current site plan for review and comparison.

- The exit stairs from one level down to the plaza were relocated;
- The development of plaza has been refined, integrating light poles, bicycle racks, etc.;
- Refinements were made to the entrances and exits at the service dock;
- The entrance stair was refined and developed;
- The diversity of plant types will be increased at the site level perimeter;
- There will be a concentration of Palmettos on level two at the Palmetto court instead of an array grove of 64 by 64 trees. It was felt the same character could be achieved and the space could be opened up for different function by concentrating the trees into clusters, and it helped save costs.
- The roof level initially had one potential roof pavilion and a simple pergola with pavers looping all the way around the building. The current site plan shows the spots for the four pavilions which will be built in the future and the full pergola which will eventually go across the whole roof.
- The detailed landscape plans were included in the submission. But the overall deficit of trees, which translated into the University's contribution to the tree fund, remains constant so there should be no adjustment there.

Review of the elevations:

- Previous east façade had the shading element on top and a transparent façade at level three. The shading element was integrated into a shelf over the window which has been narrowed. The office suite on level three has been made more opaque with the use of a metal panel and a strip window.
- The same changes have been made to the north façade.

- The exit stair on the west façade was moved; the site elevator previously connected to the Coliseum and now connects directly to the building.
- The south façade previously had existing stairs and now the exit capacity has been concentrated in a single stair that also forms an overhang for the entrance at the classroom level.

The next three diagrams clarified the difference between the base bid, and what may be added to the base depending on the cost. At the roofscape, there is a ring of concrete slab and a green roof on either side. The base bid includes some paving to allow the rooftop to be used for events. Alternates are documented to add two roof pavilions which will add additional usable interior space for support studying activities, as well as for events; therefore the paving area will be extended. Regardless of what happens with the bid alternate and pricing when all bids are received; the plan for the roofscape is to ultimately have the two roof pavilions, as well as two additional with one at each corner. In addition, the pergola will be extended across the entire roof. Those elements will be visible some time in the future.

Base bid alternate elevations were shown. There would be a pavilion and future work would show all the pavilions and the pergola. The north, west and south elevations would remain.

Exterior material changes – previously there were different types of metal panels of a green color at the executive education; and level three facing Assembly Street was a full height glass wall with fins, as well as the large shading element, and a wood-like panel. The metal panel was changed to a corrugated metal panel because of cost, and at the office space on level three on the east side will be a metal panel with a strip window. The shading element is integrated into the window, the window has been narrowed. The metal panel is still a wood color; and an alternate to the metal panel is to use a laminate that will resemble wood. Other material changes are the column enclosures went from metal panel to GFRC. At level two, the actual full curved glass used before will use faceted glass to achieve curves.

On level one, the wall that was to be a metal panel or glass wall to give a transparent feel will be done with a solid metal panel with interspersed insets of glazing to allow some light into the classrooms and all of the entrance corridors. This was a more cost effective way of bringing some of the exterior into that interior façade, but allowing cost savings. The lowest plinth level was concrete; it has been refined to a vertical, more textured profile to give a more natural appearance.

The Dean's suite will be of corrugated metal panel to give texture and save cost. Ms. Lamberti reviewed other sides of the building that were similar changes with metal panels and glazing.

Four feet 8 inches was taken out of the height of the building. Level one was held constant and the 4'8" was incrementally applied to all floors. The sum of the total is that the bulkhead came down a foot; the roof level came down to 3'6"; and the other inches were applied throughout. Level one had a substantial height reduction, level two had some reduction, and level three and four are proportionate. This reduced building volume and still holds alignment with the Coliseum roof and preserves the original concept. All of the changes in elevations were provided in the addendum package to the Commission members for review to show how the changes are carried out.

Updated perspectives were shown for the initial build out and for the future. The corner at Greene and Assembly that was full height metal glass is now metal panel with a strip window. Because both of these panels house administrative offices, it was in the interest of the school that they be rendered the same. Flags arrayed around the façade of the current Moore School Building will be relocated and hung over the entrance of the new building.

Views along Assembly, Greene and Park were shown; as well as future build out views.

Ms. Lamberti stated another change to further increase energy was made this morning; the fourth floor window height will be reduced by one additional foot. The shading element will comprehensively cover the entire window, but the section will still be very comfortable in height for individuals either standing or sitting. The updated elevations with the new height were shown.

Dr. Skinner thanked Ms. Lamberti and stated as this is such a complex project, she had a list of items to discuss regarding the project. Dr. Skinner asked if there were any comments from the public, and hearing none, called for discussion from the Commission. She began review of the items on the discussion list.

Landscaping /site plan:

Ms. Kaemmerlen commented on the landscape and site plan. She feels in the interest of diversity even though more site plantings along Assembly Street are to be used; it is still too much of a monoculture and not diverse. The use of all of one type of Japanese Maple which is not a strong grower, and Coral Bark Japanese Maple is not a vigorous variety. She feels two or three varieties should be used to achieve a much stronger effect. The plaza is very extensive along the south where the two stairways were rearranged, and there are now some dead zones near those stairways. Tree grates are very expensive, and in the interest of increasing the tree count, which is very low, additional planting in larger beds as done with the Palmetto trees could be done at a cheaper cost. It is a very extensive plaza now and the minimization of pavement would help the trees and the functioning of space.

Base bid, alternative bid, additional work:

Mr. Marshall stated his comments would run through the next six items on the agenda as they all go together. The building has fundamentally changed in appearance. The deletion of the large translucent screen around the top perimeter has changed to a very yellow metal panel as seen in the renderings. From a guideline point of standards, it blends with the area because there is a mix of colors in the area. But the original color range of the translucent panel picked the color range of the fascia element at the top of the Coliseum and offered a blend of similar tonal value with the horizontal element and the cap of the Coliseum. Now it is a really bright yellow element at the top of the building and does not seem as consistent with the adjacent building. It now reads as the dominant element and too visible. Because the previously proposed element had a more translucent quality with wood appliqué, it felt like a much less element at the top. It is hard to review within the frame of the guidelines because of context with elements. He understands the circumstances regarding solar and cost; but feels the building is less comfortable with the metal mass on the top of the building. The prior model was much more finessed at the top. Mr. Marshall feels the updated version is not nearly as successful in visuals.

Ms. Kaemmerlen asked if the rendering was the true color, and if a sample was available.

Ms. Lamberti did not have a sample with her, and said the color has not changed. In the previous rendering there was a very large transparent element that was casting a shadow, and now the element is casting a shadow only on the window. Numerous iterations of energy modeling and performance of the interior of that space and found this achieved the same performance on the interior for significantly less funds. So that was one of the decisions the team collectively made. She understands the Commission's concerns with what was desirable about the previous scheme, but the funding is not available to do that at this time.

Mr. Marshall stated it does make the panels much more important than before. When viewed with all the screening in front, all the shadows were achieved and it did not come off as dominant. He feels the materials of the metal panel are much more important to the success of the design at this stage of the design.

Ms. Lamberti stated one alternate that can be considered would be an upgrade to the metal panel to cut down on the yellow color. The original panel had some beige in it, and the upgrade could be an alternate could be brought back. If viewed as a wood band instead of a metal band, it will have a different feel.

As Mr. Marshall touched on many of the items noted on the D/DRC review list, Dr. Skinner asked Commission member to review their lists for comments with regard to Building heights, the four floor elevations, and materials.

Mr. Marshall referred to the Assembly Street elevation and asked where the glass along the street line is located. Ms. Lamberti pointed out the areas of glass on the street level. There is a full height level glass wall on level two where there is office space ,and the there is a glass wall on level three as well.

Ms. Kaemmerlen questioned if having less contrast between the two metal panel colors between the third and fourth levels would help to depict what was there previously. There is so much more exposed panel on the third level; it becomes a more important element too. The colors should be considered very carefully.

Modifications to the fourth floor windows:

Mr. Marshall said the 1'4" different height of the windows is not that significant. Ms. Kaemmerlen added she likes the new window dimensions better. Mr. Marshall stated the ten items in the middle need to be taken into consideration. The changes made seem to be consistent with the guidelines; with the possible exception of consideration of how the metal panel is done, whether it is with coloring on the panel or more of a wood look to add a softer visual affect. He does understand the circumstances and budgetary issues. Mr. Marshall is comfortable from that standpoint with leaving some of that up to the applicant and staff. He cautioned that will be the dominant visual image of the building and it should have a great deal of consideration.

Ms. Kaemmerlen suggested the use of a corrugated metal as used in other areas. Ms. Lamberti said it actually is corrugated metal but with a different spacing.

As there were no additional comments from the Commission or the public, Dr. Skinner asked for a motion.

Motion by Mr. Marshall to grant a Certificate of Design Approval for Southwest Corner of Greene & Assembly Streets--Darla Moore School of Business USC-- for modifications to exterior design features and building materials design approval subject to following conditions;

1. Grant approval of the base Bid project. Alternate Bid Project shall be required to be returned and reviewed at a staff level based upon submitted drawings. If modifications to the alternate drawings and options occur the alternate bid shall require review by the Commission. If any future work elements are planned to be installed prior to occupancy of the building the future work shall be reviewed by staff to assure compliance with commission reviewed plans, modifications to future work shall be returned to the Commission.

2. Modification of material substitution as defined as follows:

Level 0 Architectural concrete wall to architectural concrete wall with vertical corrugation.

Level 1 Architectural metal and glass panel opaque metal panel with intermittent glazed panels.

Level 2 Metal panel column enclosure to GFRC column enclosure.

Level 3 Metal and glass window wall with exterior metal horizontal fins at east façade to metal panel

wall with strip window at east façade.

Metal panel column enclosure with GFRC column enclosure.

Level 4 Trespa wall to metal panel wall - color to be submitted and reviewed by staff.

Metal and glass strip window to metal and glass strip windows (with reduced window height)

Metal exterior shading screen, projected from wall exterior to revised shading device

Level 5 Metal panel wall at skylight and clerestory to metal panel wall at skylight and clearstory (reduced area)

3. Modifications to the mass and form of the building shall be approved based upon the drawings submitted with this application.

4. The applicant shall work with the city Land Planner to modify the landscaping to limit the planting of mono culture ground covers. Additional varieties of ground cover and accent plantings shall be provided within the predominate ground cover treatment along Green and Park Streets, and approved by the City Land Planner.

5. All details to be deferred to staff; with the exception of the color to be reviewed and submitted to staff for the metal panels on the third level.

Mr. Fellows noted before a second was received that Level 0 was misread regarding "Architectural concrete wall to architectural concrete wall with vertical corrugation."

Motion revised by Mr. Marshall; Motion seconded by Mr. Monteith.

Dr. Skinner called for Commission discussion. Ms. Kaemmerlen asked that some of the landscape comments made by the city land development planner be included in the motion.

Motion modified by Mr. Marshall to note a 6th condition be included as follows:

#6 to require the City Land Planner to review monocultures of trees (Coral Maple), tree grates and tree locations and groupings within the plaza area.

Amended motion seconded by Ms. Kaemmerlen

Vote on the Amendment; All aye, motion carried 8-0.

Vote on the Full Motion; All aye, motion carried 8-0.

HISTORIC

1. 1312, 1314, 1316, 1318 Hagood Avenue (TMS#R13902-14-16) Request for Certificate of Design Approval for changes to previously approved new construction. *Melrose Heights/Oak Lawn Architectural Conservation District*

This request for four new houses was presented last year. The applicant has proposed changes to the four houses. The owner/applicant called today to say they approved of all changes as noted by staff. If the D/DRC approves of the changes, a vote can be called for immediately. pending any discussion.

Motion by Mr. Monteith to accept staff recommendations for 1312, 1314, 1316, 1318 Hagood Avenue for changes to previously approved new construction and approval by owners of staff recommendations; seconded by Mr. Harper. Motion granted 8-0.

2. 926 Laurens Street (TMS#11405-11-24) Request for Certificate of Design Approval for addition. *University Hill Architectural Conservation District*

There is an existing side porch on this 1912 home and the applicant/homeowner would like to add on to the southeast side and rear using louvered shutters for privacy. Some minor details need to be worked out and that is why it was not on the consent agenda. The door has changed from the first submission and drawings in packets; but staff is very happy with the changes and very clear drawings received.

Tim Hance, architect, was available for questions.

Mr. Marshall stated the door is compliant with the guidelines and feels it is fine as addressed by staff recommendations. Other commissioners were in agreement.

Motion by Mr. Monteith to grant a Certificate of Design Approval for 926 Laurens Street for the proposed side porch addition with a louvered wood door as stated by staff; *seconded by Mr. Harper.* Motion granted 8-0.

3. 1107 Hagood Avenue (TMS#R11413-09-07) Request for Certificate of Design Approval for exterior changes. *Melrose Heights/Oak Lawn Architectural Conservation District*

Ms. Kaemmerlen recused herself from this case.

Request is for additions and exterior changes. This is a small, 1910, simple home, very similar in footprint and form to other houses in the area. The owners would like to add an addition on the right side and some door and window replacement as well. The windows and door are not original, and the house has been renovated several times. There is some siding replacement and detailing also requested. A packet sent by the applicant was provided to D/DRC members.

Staff is very supportive of all of the work with two areas of concern. The first is the side addition. It is a very small house and staff understands the applicants need for more room. Typically additions have been placed at the rear of the home so as not to obscure a footprint. A small addition would be consistent with not altering the form. Staff is concerned because this one has gotten so large. The detailing also causes concern because it is hard to differentiate at the roofing from the original house. Staff felt detailing and a smaller addition would be acceptable.

The other concern is the siding. There is some siding that is rotten, and when it is not viable, it can be replaced with materials that are consistent with the original materials. However, though some of this siding may not look great, it is viable and can be sanded and repainted. Staff feels it should be reused instead of replaced where possible. Staff plans to meet with the applicant and discuss this more closely.

Christopher Berg, property owner, has resided at the property for over 20 years. Mr. Berg has been involved in the relocation and historic renovation of a couple of buildings. The intention of this project is to restore some of the original charm and character of the house that had been obscured and almost totally eliminated by some 'inferior' remodeling.

Robert Farnsworth, contractor, provided details for the project. Mr. Farnsworth stated the north addition was designed to add closet space and expand the bathroom. The original design addition was enlarged because there was not enough closet space to make them functional. The back is an expansion of an addition that was already there.

Dr. Skinner asked Commission members if there were any questions for the applicants regarding the request.

Mr. Marshall said it appears from the review that staff concerns center primarily on the addition on the right side and the other items in line. He asked the applicant to comment on how far back the addition is from the front, and how far it sticks out.

Mr. Farnsworth stated the addition on the side is 18' back from the corner of the house, and sticks out 5'. The intention is to match the siding of the original house, the roof lines and other details exactly.

Mr. Monteith felt the side addition was not a problem. He voiced concerns with the rear mono-pitched shed and questioned why it was not roofed to be consistent with the rest of the house and taken in as a hip roof.

Mr. Farnsworth said it is a hip roof and constructed on 24" spaced rafters with true 2"x4"s, there are concerns about putting too much on the roof without having to rebuild it. Mr. Monteith said it is at the rear of the house and barely visible. He feels it would be worth reinforcing the existing roof and having a consistent hip roof on the entire house.

Mr. Farnsworth said the roof on the back of the house is a shed roof and they are trying to keep the existing style. Currently there is a 7'x10' addition on the back with a shed roof. The shed was actually attached underneath the eave rather than on top of the wall. The new addition would attach on top of the wall and tie into the roof so the water would shed all the way off the end of it. The existing roof will be taken off. Original plans were to use the existing wall and extend it out. However after discussions with staff, they indicated they wanted the house to have some sort of distinction with the addition, so they brought it in 6".

Mr. Monteith questioned staff's objection to the side addition toward the rear of the house, and why there was not objection to the addition on the right side of the house. Mr. Farnsworth said staff objected because it takes away from the footprint of the house. There are three similar homes in the area that are very long and narrow.

Ms. Moore said staff concern was with the size of the addition. The D/DRC has permitted small additions off to the side at the rear of homes in the past; however not many side additions have been done. The guidelines indicate that additions should be secondary to the massing of the home. This one, like any addition, has increased in size as one thinks of what is needed. Staff feels this is a large addition in terms of the length of the house. Distinguishing it from the original footprint, should the Commission decide to allow for a side addition, may be done by lowering the roof line to show it was not original to the house. The concern is always what the original footprint of the house was while allowing it to develop for the family's needs. The ridgeline of the addition is not higher than that of the roof. Usually the small side additions seen in Melrose Heights have a different type roof structure, such as a half hip that is lower than the ridge line. Staff tried to look for ways for some type of addition with some distinguishing characteristics from the original house so it can be read as a later development.

Mr. Marshall referred to the guidelines regarding massing and arranging the mass of a new building so it is compatible with the existing historic buildings on the block or street. There is something in the guidelines that talks about new additions being done in a way that they are clearly differentiated from the original. From a preservationist standpoint, an argument can be made that is the proper thing to do; however he is unsure if that is how the guidelines are structured for this neighborhood, or if they are structure more to blend. Mr. Marshall asked staff their interpretation.

Ms. Moore referred to page 2, under pertinent sections from guidelines and additions, #3 – it states, "limit the size and scale of additions so the integrity of the original structure is not compromised." Staff's viewpoint is that this addition is beginning to affect the original massing of the house. The rear addition

does not because it is barely visible, and staff fully supports that. Mr. Marshall stated because it is so far back, it is not that visible. Ms. Moore said staff also recommended bringing the fence forward a bit so not much of the side addition will be visible which the applicant planned to do.

Mr. Monteith felt "the addition relative to the overall volume of the house is pretty modest". Mr. Marshall felt, within the context of the guidelines, he could find the dimensions proposed as acceptable. The 5' is less than 15% of the overall width of the house and it is set back 18' from the corner of the house. Mr. Monteith agreed.

Dr. Skinner asked if there were other questions from Commissioners or the public.

Marlene Mackey, neighborhood resident, thought for houses in the neighborhood that if any addition was visible from the street, it should not be added or built. This is one of three small houses that sits close to the street. Ms. Mackey said she just noticed the addition today from glancing over the fence. She did not think that would be allowed in the neighborhood.

Dr. Skinner thanked Ms. Mackey for her comments saying that is what is being discussed today, but there are provisions for side and rear additions in the guidelines. Ms. Mackey questioned the page to reference in the guidelines. Ms. Moore stated in Melrose Heights, it is under additions but is not cited specifically as rear or side guidelines; they give general principles to talk about the integrity of the structure and keeping that intact. She referred Ms. Mackey to look back five or six pages.

Dr. Skinner asked for a motion from the D/DRC.

Mr. Farnsworth asked for clarification on the front door, siding, and other issues. Mr. Marshall stated that staff was comfortable with the door replacement because the door was not original. Staff also accepted replacement of the windows as the windows were not original to the house based on the window openings; so those are not issues.

Mr. Marshall proposed a motion to approve the addition with a study on the roofline to see if the roofline could be slightly reduced to differentiate it from the existing house, but still allow the footprint as drawn. The guidelines say additions should not significantly alter the original distinguishing qualities of the house. He believes this meets that, and feels there are subtle things that could be done in terms of roof pitch and corner board treatment to distinguish and differentiate. This can be worked out with staff. Because this is set back from the front of the house and is only going out 5' which is relative to the width of the house. Therefore he feels that one can interpret the guidelines as allowing an addition in this location.

Motion by Mr. Marshall to grant a Certificate of Design Approval for 1107 Hagood Avenue for exterior changes accepting approval of the rear addition, door replacement as proposed, window replacement subject to staff review of details, and replacement of deteriorating siding only, and additional front trim subject to staff review, also granting a Certificate of Design Approval for the north addition with footprint as proposed with details subject to staff review. Mr. Monteith said he did not want to amend the motion, but changing the roof pitch on a house is hard to do, and feels the roof pitch should remain. Mr. Marshall said that will be left up to staff. Because of the placement on the site, granting the footprint approval on the side element; *seconded by Ms. Hildebrand. Motion granted 7-0.*

4. 1412 Hagood Avenue (TMS#R13902-01-16) Request for Certificate of Design Approval for exterior changes and new construction. *Melrose Heights/Oak Lawn Architectural Conservation District*

This case originally presented on November 11, 2011 and approval was given for replacement of vents with windows in the gables. The homeowner is now requesting the replacement of all thirteen original windows on the first story of this home. Staff visited less than a month ago to assess the condition of the windows with the approval of the homeowner. The windows are in good shape with some minor wear and really only are in need of some sanding and painting. If the owners want the windows to be operable, the side panels can be removed and repaired, and replaced; which is not hard to do. Based on the information gathered and the guidelines, staff has recommended denial of the request for a Certificate of Design Approval.

Ms. Moore added emails that came through regarding this project were provided to the D/DRC. Dr. Skinner stated that the guidelines specifically state historic windows should be retained unless they are deteriorated and cannot be repaired.

Evan Wilson, current property owner, reviewed changes made to the house that included a major renovation with space added in the attic; total renovation of the downstairs; reorganization of the floor plan. Mr. Wilson said the original intent was to keep the windows and the intent is not to diminish the character of the home by replacing the windows. While the windows seem to be in good shape visibly, from a safety and operability standpoint, they do not function and need to be removed. Feasibility of repair from a cost standpoint and technicality standpoint is not feasible. They could be made into picture windows and would not be functional or able to be used.

There is one window that is permanently open and will not close. The jams are warped and would require complete dismantling of the windows, and a complete rebuild of the structures themselves. The sashes and muttons can be replaced easily, but the structure of the windows is the problem. To remove the entire window would probably break the entire window. The house has been in disrepair for a long period of time and had no maintenance for a number of years, so it is hard to restore to its original use.

A young family wants to buy the home but not have window issues. If just repairing the sashes, the old ones would need to be taken out and repaired and then realigned. To repair the windows will require buying new single pane glass sashes as they would be anyway. Mr. Wilson is proposing a simulated divided light window sash replacement, which is the raised muttons with divided metal strips between the glass and insulated glass to give the affect of a true divided light window. It helps with functionality, makes the windows safe, and helps with energy. He feels it matches the original character of the sashes. All of the other brick mold, stoops, stools, jambs, will be fully restored.

The profiles of the replacement windows will match closely. The width of the muntins on a divided light window are usually consistent, the depth of the muntin will be off about 1/8 inch. To get an exact profile is hard to do but will it be very close, it will not really be visible. The problem is with the windows is not the sash but with the jamb.

Mr. Monteith stated he is usually an advocate for the replacement of windows, but because the sashes are in good shape and the jams could be removed and repaired; he feels they could be made operable. If the jambs, heads and all were beyond repair and everything needed to be replaced, would be a different issue. He agrees with staff, to some degree, in this circumstance.

Mr. Marshall stated this is a case where there are clear guidelines in place regarding window repair and replacement. He does not feel this case is an exception to the guidelines.

Motion by Mr. Marshall to deny a Certificate of Design Approval based upon the guidelines; seconded by Ms. Kaemmerlen.

Mr. Monteith questioned how the windows would be made thermally efficient. Ms. Moore stated storm windows inside or out are allowed, there can be insulated drapes or shades; there are many different options available. Mr. Monteith voiced concerns with adding storm windows at this point. Mr. Wilson agreed and voiced concerns with how storm windows would look even though it is clear in the guidelines. Mr. Marshall stated the D/DRC is following a law that is written and there is no deviation from that law. City Council approved the guidelines as written and he feels these windows are not an exception to the guidelines. Mr. Monteith said they are guidelines, not laws. Dr. Skinner asked if there was other discussion from the Commission. As there was none, she asked for comments from the public.

Marlene Mackey, next door neighborhood, has the same type windows as the person who sent the email and asked that the D/DRC follow staff recommendations and the guidelines as they feel very strongly about this.

Mr. Wilson asked if he could readdress as a form of clarification. Dr. Skinner stated he could briefly address the Commission. Mr. Wilson asked how can it be said what is being done is technically feasible or economically feasible without some type of cost study done. Dr. Skinner said that is not the issue and deferred to staff. Ms. Moore responded, with regard to technically feasible, staff has restored some windows and these windows are in far better shape than the ones staff did. If it is just the removal of sashes, that is not difficult to do. Not every window needs to be done as Mr. Wilson said, and there can be egress just in the bedrooms. That is certainly feasible with these guidelines.

A vote was taken on the motion to deny the request for a Certificate of Design Approval for 1412 Hagood Avenue for exterior changes. In opposition is Mr. Monteith; request denied 7-1.

5. 1631 Main Street (TMS# R09014-10-09) Request a recommendation for Landmark III status and for Certificate of Design Approval for exterior changes.

The case presented last month as an informational item. Martha Fowler, owner, is working with Irene Tyson-Dumas of the Boudreaux Group on bringing this building back to its 1930s look. In that process, Ms. Fowler is requesting landmark status. Staff has requested a Group III Landmark status based on the building's status of importance on the history of Main Street and the importance of its family in the history of Columbia. There is a request for approval of landmark status, as well as a request for approval of exterior changes.

A photo of the 1937 façade was shown, as well as one of the building as it is today. A large picture of the proposed intention to restore the building to its 1937 façade was also shown. Changes will include double doors with correct hardware in place, butt-jointed plate glass window for storefront, a full window with three sections on the upper level. Minor details were discussed with the owner, and staff is very supportive and enthusiastic about the project.

Robert Lewis, Columbia attorney, is helping with the project. Ms. Fowler is very excited about the project and hopes to receive D/DRC approval to allow the project to move on. She wants the storefront restored to what it should be and what Main Street deserves.

Mr. Marshall asked to the applicant to comment on the detail on the glass door on the right as it is vague in the rendering.

Ms. Fowler stated the door was moved to that position because of D/DRC request. If the wig shop remains and another tenant moves in, a second door will be needed. There is a prospective tenant that would not need the second door because they plan to take the entire building.

Mr. Lewis said the detail would be to frame the glass with something to match the carrera glass at the bottom portion. The door would have a sandblast type or similar finish to carry the horizontal line. This would leave a functional piece of storefront to allow the use of a display window and would still be very subtle. The architectural drawing shows the secondary door on the right-hand side and the applicants would prefer to have it on the left side. The plans call for an aluminum door and they would prefer to have wood, and staff determined the original door was wood.

Ms. Moore stated that staff also recommended some very thin aluminum framing for the storefront windows which showed up on the original pictures when they were enlarged. She had a good discussion with Ms. Dumas regarding the transom over the door which is very difficult to see in the original pictures and figure out what the outlines are. Staff thought it was all glass above the door, but the more it was looked at it, shadow lines were visible. Ms. Moore is very comfortable with Ms. Dumas and feels this can be worked out at staff level.

Ms. Kaemmerlen recommended that the applicant reconsider eliminating the possibility of the door. If it is not needed, it states the entry depth will decrease to 11' which would eliminate the potential of the door ever being added back in the future, and she feels that option should be kept open depending on the needs of future tenants. Mr. Lewis and Ms. Fowler agreed. Ms. Fowler said the idea was to keep as much square footage that could be rentable. She is hoping to have something similar to the way MAST is set up with a staircase in the center of the store.

Mr. Lewis said that bids came in that yesterday and adjustments to the plan are being done. One item for bid was an ornate Terrazzo floor that matched the building next door, but as it is too costly, will not be done. Bids are now being done for pavers, but the type has not yet been decided, possibly something similar to what MAST used. This is not part of the plan, and Mr. Lewis did not know if that required D/DRC approval. Ms. Fowler said that MAST used small inch by inch tile pavers. Mr. Marshall feels those details can be deferred to staff, and Ms. Moore stated she was comfortable with that.

Ms. Fowler said the retractable awning will be put up later. In addition, they are not sure if the original signage can remain because it would depend on whether a prospective tenant wanted that. If the letters were imbedded, they could remain but as they are not, it will depend on the needs of the tenant. Mr. Lewis added this will be a phase project, and they are working on things to make the façade budget work.

Mr. Marshall said putting up the historic sign may be a Bailey Bill qualification with regard to spending the funds, which is something that can be worked out with staff regarding Bailey Bill qualification requirements. Ms. Fowler said she would love to put the original sign up, but does not want it to 'cost her either a good tenant or the Bailey Bill status'. At this time, the prospective tenant likes the sign. Ms. Moore feels signage should not be an issue and will work with the applicant.

As there were no comments from the public, Dr. Skinner asked for a motion. Mr. Marshall recommended that two separate motions were needed.

Motion by Ms. Kaemmerlen to recommend to City Council that 1631 Main Street be granted Landmark III status; *seconded by Mr. Monteith. Motion granted 8-0.*

Motion by Ms. Kaemmerlen to grant a Certificate of Design Approval for 1631 Main Street for exterior changes with the following conditions:

- installation of wood doors at entry;
- use of thin aluminum frame for storefront windows;
- details of glass transom being worked out satisfactorily;
- information to be relayed about cleaning methods for stucco;

- all other details deferred staff.

seconded by Mr. Monteith. Request granted 8-0.

6. 2825 Earlewood Drive (TMS# 09110-03-03) Request for Certificate of Design Approval for exterior changes and Bailey Bill. *Earlewood Protection Area A*

The homeowners are working to undo damage that has been done to this 1930's bungalow home over the years. The house was covered in vinyl which the owners have removed. Changes being proposed are to cover the gable with wood siding, recreate a gable vent that is more appropriate to the house, add decorative brackets to the gable, and increase the height between the porch floor and fascia because it is very short. Ms. Moore reminded the request is for exterior changes and for Bailey Bill approval, so the work must meet the requirements for the Bailey Bill. The applicants were sworn in for testimony by Dr. Skinner.

Greg Hilton and Katherine Swartz, homeowners, are currently not living in the property. They are working on the house to move in. The home is a 1930's house, 1,380 sq. ft., three bedrooms with one bath, it was a one-family home and is now a two-family home. The home has not been lived in for a number of years and has deteriorated greatly because of this. Mr. Hilton stated they want to make changes to make the home more aesthetically appealing and remain within historic keeping. There has been quite a bit of damage to the home; the façade will have minor outside changes but will have major interior changes. They would like the façade to flow better with the house and be in keeping with the houses in the neighborhood. There is a twin house next door and they would like to have a few minor changes to be different.

Proposed changes will be triangular faux brackets on the façade of the porch gable. They would like to have wood siding, and add a horizontal vent for the roof. The columns will be rebuilt for structural integrity to the original design with a different paint color. From a health and safety standard, they want to raise the height of the porch fascia to allow taller people to enter and exit the porch without injury.

Mr. Hilton provided numerous pictures of other homes in the Earlewood community that demonstrate some of the additional elements they would like to add to the home. Staff is recommending that they return to the original components of the façade. The homeowners would like to submit an application for the design they have that is slightly different but will be in keeping with the historical context of the house and neighborhood, and meet the requirements for the Bailey Bill.

Ms. Kaemmerlen asked what the rest of the siding on the house was. Mr. Hilton said the rest of the house is brick all around. Ms. Swartz said the only stucco was in the small gable.

Ms. Moore said normally in this area, there have been some changes over the years, so the guidelines generally do not address that, but because it is a Bailey Bill, it must be held in higher standard with the materials to qualify. She agrees the wood siding and gable vent look nice, but because there originally was stucco, feels it should remain. Mr. Hinton stated they are 'okay with the stucco'. Ms. Kaemmerlen asked if the half timbering would remain. Mr. Hinton responded they would yield to the decision of the D/DRC but would prefer something that was more appealing.

Mr. Marshall said the Bailey Bill put things more into the Department of Interior Guidelines for historic preservation. Clearly under those guidelines, if the lower photo (in the presentation) is more of what the original house looked like, it needs to be restored to that. Ms. Moore said they are not sure entirely of what was there originally as there were so many changes. Mr. Marshall said one can look at the framing, and one can go up in attic and tell if the vent was framed or not; and there would be no question as to the original look. Because they are going for the Bailey Bill, they must conform to the preservation standard

of what the home looked like originally. Ms. Moore agreed and said that is why they are planning on sticking with the original materials and features, with the exception of things that are injurious to ones health. The columns must be modified to maintain a very consistent taper but have enough height to provide structural support to the house. The front porch has had numerous changes, so it is hard to tell what is original or not. The house is similar to the one next door and they used that one as a footprint to follow. Mr. Marshall did not object to the proposed changes but stated from a Bailey Bill perspective, they must do as much research as possible to ensure the original features are maintained.

Motion by Mr. Marshall to grant a Certificate of Design Approval for **2825 Earlewood Drive** for exterior changes subject to the following conditions:

- The porch gable to be clad with stucco and faux timbering with details deferred to staff
- Brackets not to be utilized unless evidence can be found that brackets existed on the house originally
- All details deferred to staff, including determining the appropriate height of the porch fascia and newly built columns
- Dimensions for the porch railing be submitted to staff for approval
- The vent be investigated and final determination be left to staff based on evidence of historic modifications;

seconded by Ms. Kaemmerlen. Request granted 8-0.

Motion by Mr. Marshall to grant preliminary certification for the Bailey Bill for **2825 Earlewood Drive** conditioned upon the project meeting the 20% investment threshold; *seconded by Ms. Kaemmerlen. Request granted 8-0.*

IV. OTHER BUSINESS

1024 Elmwood - Coordination of a Sub Committee for discussion of conceptual design

Ms. Home recused herself from the application.

The request for the McDonalds that was preliminary reviewed in the summer. The applicants would like to have a subcommittee meeting to discuss comments and ideas made in the summer. The second item would be to get a clear date and time for the meeting next week. Mr. Fellows stated the applicant was in attendance today and would prefer to have the meeting scheduled today as she is from Atlanta, to allow hotel arrangements and schedules to be made.

Motion by Mr. Marshall to form a subcommittee meeting to discuss 1024 Elmwood; *seconded by Ms. Kaemmerlen. Motion granted 7-0.*

Mr. Fellows offered three dates for the following week. Tuesday between 3PM to 4:30 PM; Wednesday between 1PM and 6PM; and Thursday morning at any time. The meeting may take at least 1 hour. On Thursday, Ms. Kaemmerlen, Ms. Whisnant and Mr. Monteith were available. *The meeting was arranged for 9:00 AM on Thursday, January 19, 2012 on the third floor at Washington Square.* Mr. Fellows will send out an email confirmation.

2317 Park Street – Changes to previously approved plans. *Elmwood Park Architectural Conservation District*

The case presented in December 2011. Though this is a small change, it must present to the D/DRC because this is a Bailey Bill application. On the right side of the addition are a series of three double doors that were presented as squared off doors as typical of the neighborhood. The tops of the doors are visible enough to have to present to the D/DRC. The applicants would like to have a curved arch at the top of the doors, but that the doors will be set in a squared-off door frame. Staff felt comfortable with this if the both the squared off area and the curve all are the same color. Staff asked if there were any comments from the Commission. Hearing none, the chair asked for a motion.

Motion by Mr. Monteith to accept staff recommendations for 2317 Park Street changes to previously approved plans, seconded by Mr. Harper. Motion granted 8-0.

Discussion—issues concerning installing a basement in historic home

Ms. Moore stated there is the potential of a case next month of someone wanting to do an addition on top of a bungalow. Staff could not recommend for that because it is a major change to the house located in Melrose Heights. The homeowner is being very creative as they do not have room to extend on the back of the house, and are thinking of putting in a basement rather than going up. Staff recommended they talk to a structural engineer. The way the applicant has described the request, there will be no real visual changes for review. Ms. Moore questioned Commissioners' expertise and experience with installing basements on houses.

Mr. Marshall said he has done this before but the biggest challenge is in the perimeter footing. You cannot go straight down on the outside wall. It is very labor intensive. If there is a 5' tall crawlspace, one would be working on their stomach. The house could be raised and underground work done, and then the house lowered. From an aesthetic viewpoint, there are no challenges because it is not visible.

Ms. Kaemmerlen said there is a lot of hand labor involved and definite structural issues; shoring, while excavations are being done.

Ms. Home added there are a lot of underground springs in that part of town. Even though Melrose Heights sits higher than the lower part of Heathwood, it will be very wet and difficult and need waterproofing.

Ms. Moore said the applicants are still gathering information and just wanted to get some comments from the Commission while they are gathered.

February Training, upcoming conferences, etc.

An email has been sent regarding a conference coming up in two months; and Ms. Wolfe has sent information regarding Continuing Ed sessions as well. There will be an internal training session next month that will have someone from SCHPO coming to do training. It will probably begin around 2:30 PM and should count toward Continuing Ed hours.

V. APPROVAL OF MINUTES

November and December minutes

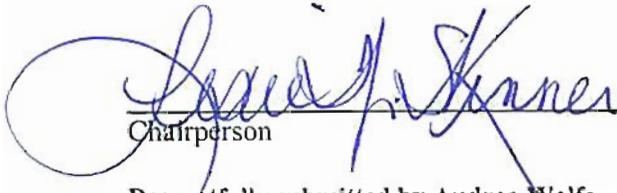
Minor change of one word noted from Ms. Kaemmerlen to the December minutes.

Motion by Ms. Kaemmerlen to approve the minutes for November 2011 and December 2011; seconded by Mr. Harper. Motion granted 8-0.

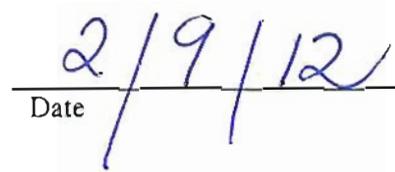
VI. ADJOURN

There being no further business, there was a motion to adjourn by Mr. Monteith; seconded by Ms. Kaemmerlen. Motion granted 8-0.

Meeting adjourned at 6:11 PM



Chairperson



Date

Respectfully submitted by Andrea Wolfe
Sr. Admin. Secretary
Planning and Development Services Department