
CITY OF COLUMBIA
DESIGN / DEVELOPMENT REVIEW COMMISSION
JULY 11, 2013- 4:00 PM

Minutes
Eau Claire Print Building
3907 Ensor Avenue • N. Main Street and Monticello Road • Columbia, SC

Members Present: Doris Hildebrand, Bruce Harper, Catherine Horne, Dale Marshall, Lesesne Monteith, Dr. Leslie Skinner, Beronica Whisnant

Member Absent: Betsy Kaemmerlen, David Ross

Staff: Amy Moore and Parviz Moosavi

The meeting was called to order by Vice-Chairperson Dr. Leslie Skinner at 4:00 PM, Roll Call – Quorum established, swearing in of applicants and public speakers.

Amy Moore, Preservation Planner, noted changes to the Agenda since publication. She proceeded with review of the Regular Agenda as there were no items to present on the Consent Agenda.

I. CALL TO ORDER

II. CONSENT AGENDA
URBAN

HISTORIC

URBAN

1. 500 Huger Street & 875 Blossom Street (TMS# 08914-16-02 and 08914-16-01) **DEFERRED**
Request for site plan approval for student housing. *Innovista Design District*
2. 500 Huger Street & Blossom Street (TMS# 08914-16-02 and 08914-16-01) **DEFERRED**
Request for a Certificate of Design Approval for student housing. *Innovista Design District*

HISTORIC

1. **807 Gervais Street** (TMS# R08916-01-13) Request a Certificate of Design Approval for exterior changes. *W. Gervais Historic Commercial District*

Mr. Harper recused himself from this request as he owns or has vested interest in principal or property.

Ms. Whisnant recused herself from this request as she is professionally employed by or under contract with principal.

Wes Lyles, Studio 2LR, was in attendance on behalf of Todd Avant, property owner. This case presented previously and was approved for preliminary Bailey Bill certification. The request today is for metal awnings which are not encouraged in the guidelines, but are prevalent in the area and have been approved in other cases. Staff recommends approval with conditions.

Motion by Mr. Marshall to grant a Certificate of Design Approval for **807 Gervais Street** for exterior changes for new standing seam metal awnings that can be installed and removed without damaging historic materials; and all details deferred to staff; *motion seconded by Mr. Monteith.*
Request granted 5-0.

2. **1207 Heidt Street** (TMS#11410-01-17) Request a Certificate of Design Approval for demolition. *Waverly Protection Area*
3. **1227 Heidt Street** (TMS#11410-01-11) Request a Certificate of Design Approval for demolition. *Waverly Protection Area*

Ms. Hildebrand recused herself from this request as she owns or has vested interest in principal or property.

Staff finds that the house has architectural and local historic significance for Waverly; and does not find sufficient cause for a demolition.

Willie Williams, agent for property owner First Nazareth Baptist Church, presented on the proposed demolition of this house to install a parking lot.

Mr. Williams and members of his party left the D/DRC meeting at 4:37 pm. The DDRC continued with the case and heard comments from the public.

In Opposition to request:

- Edward H. McDowell, Jr., Waverly resident
- Denise Gipson, Waverly resident
- Louis Dessau, Waverly resident
- James H. Baker, III, Waverly resident
- Byron Gibson, Heidt Street resident
- Robin Waites, Executive Director with Historic Columbia Foundation

Motion by Mr. Marshall to deny the request for Certificate of Design Approval for demolition at **1227 Heidt Street** based on §17-674 criteria for review of demolition permits in the City of Columbia Ordinance. The house in question has both architectural and local historic significance for Waverly. The church has not presented significant evidence that the building is economically unviable for restoration. The building is important to the ambience of the street and district, the proposed plan of a parking lot at this site would not uphold the integrity of the historic streetscape, and that the City's Housing Official is not requiring demolition and the existing structural condition is generally sound. Based on these criteria and the overall application of the neighborhood ordinance, it is found there is not sufficient cause of a demolition permit. *Motion seconded by Ms. Horne.* **Denial of request for demolition approved 6-0.**

4. 1320 Richland Street (TMS#09015-09-05) Request Certificate of Design Approval for front door replacement. **DEFERRED** *Landmark District*
5. 1300 Geiger Avenue (TMS# 09109-07-01) Request for a Certificate of Design Approval for exterior renovation and addition *Cottontown/Bellevue Architectural Conservation District*.

Brook and Bayne Dangerfield, potential owners, presented on their request.

Patti Marinelli, resident and chair of the historic preservation committee, spoke on behalf of Ellen Cooper, Cottontown/Bellevue Architectural Conservation District neighborhood president and the community, who voiced opposition to the request.

Joannie Nickel, neighborhood resident, spoke in support of the request

Angela Zokan, neighborhood resident, spoke in favor of the request.

Motion by Mr. Marshall to grant a Certificate of Design Approval for **1300 Geiger Avenue** for exterior renovation and addition. It is found because of the way the garage addition is attached it is found it meets the intent of the neighborhood guidelines in this particular instance because of detailing. The addition be no taller than the original house; the two fixed windows on the left elevation first floor match the fixed windows the front elevation which are 15 light and window patterns be consistent with the original house, a masonry wall element be added to shield the garage parking pad from the side street to create limited visibility of the back of the house and the garage pad from the side street; and that all other details be deferred to staff. *Motion seconded by Mr. Monteith. Request granted 7-0.*

Clarification to the motion by Mr. Marshall that the intent of the previous motion regarding the wall was to create a visual block of the parking pad at the rear of the house; how this will be achieved is deferred to staff. All windows and pane configurations and lights must be consistent with the existing house, all exterior cladding, trim and detailing match the profile and dimensions of the original house. The driveway shall not widen into the parking pad until 25 feet onto the property per the neighborhood guidelines, and all other details deferred to staff. An additional window does not need to be added on the back. *Motion seconded by Mr. Monteith. Motion approved 7-0.*

6. 2306-2308 Marion Street (TMS# 09113-07-12) Bailey Bill preliminary certification. *Cottontown/Bellevue Architectural Conservation District*

Joe Azar, property owner, spoke on the renovation of his family homes.

Motion by Mr. Monteith to approve the request for preliminary certification of the Bailey Bill for **2306-2308 Marion Street** with the following conditions: the two inappropriate replacement windows on the street elevation that were installed without approval shall be replaced with 3 over 1, true-divided light wood windows, to be approved by staff; that the investment threshold is reached with approvable expenses; and all other details deferred to staff, *motion seconded by Mr. Harper. Request granted 7-0.*

7. **3308 Keenan Drive** (TMS#09111-02-07) Request for Certificate of Design Approval for new construction. *Earlewood Protection Area B*

Robert Smith, homeowner, spoke on his request

Jesse Burke, Burke Engineering, spoke on the design of the house...

Dan Elswick, neighborhood resident, said the community is in support of the project if the changes noted are made as it will then meet the guidelines.

Motion by Mr. Monteith to grant a Certificate of Design Approval for **3308 Keenan Drive** for new construction with the following conditions: Cement fiberboard siding may be textured but this is not to constitute a precedent; the driveway be no wider than 12 feet until it is beyond the front façade of the house; windows be installed with an appropriate profile and depth to them so that they are not flush with the finished exterior façade; the entry door design consist of a single-lite above a single panel to be consistent with other doors/windows on the house; glass in all doors, windows, and sidelights to be clear with no leaded designs or frosting; the 4:12 roof pitch be carried up further on the roof to reduce the verticality of the gables; single garage door be utilized; and all other details deferred to staff.

Motion clarified by Mr. Monteith to state that textured cement siding will be allowed not to be a precedent and is accepted because it is a great distance from the street. *Motion seconded by Ms. Whisnant. Request granted 6-1 with Mr. Marshall in opposition of approval.*

8. **1314 Summerville Avenue** (TMS# 09113-04-05) Request for a Certificate of Design Approval for an addition. *Cottontown/Bellevue Architectural Conservation District*

Asheley Scott, architect for the project, presented on behalf of the homeowners, Brent and Angela Zokan.

Motion by Mr. Marshall to grant a Certificate of Design Approval for **1314 Summerville** for an addition as it is concluded it generally complies with pertinent guidelines Sections V & VI of the Cottontown/Bellevue Architectural Conservation District, with the following conditions: the cement fiberboard be smooth instead of textured; the brick and mortar match the existing house; all details match existing house, all details be deferred to staff.

Based on conversations, it is concluded that the pitch of the addition's gable roof is acceptable to be different and is the owner's discretion as to which submission will be used as each meets the guidelines; and that the ridgeline height not be raised higher than what is shown in the drawings. *Motion seconded by Mr. Harper. Request granted 7-0,*

9. **928 Pine Street** (TMS#11409-02-01) Request a Certificate of Design Approval for demolition. *Old Shannon/Lower Waverly Protection Area A*
DEFERRED

10. 925 Gervais Street (TMS# R09013-11-17) Request Certificate of Design Approval for exterior changes. *W. Gervais Street Historic Commercial District*

Mr. Monteith recused himself from this request as he formerly worked with the business owner on the project.

Michael Haigler, architect for the project, presented on behalf of the owners for Nonnah's who wish to move into the property.

Margaret E. Groff, owner of Nonnah's, spoke in favor of the proposed project.

Motion by Mr. Marshall to deny the request for a Certificate of Design Approval for **925 Gervais Street** because the current proposal does not meet the guidelines, however to grant approval to have staff work with the applicant to give staff level approval for minor revisions to the previously approved or modified plan that deals with either a nanowall or some other enclosure at the storefront line to allow the project to continue moving forward as previously proposed; *seconded by Mr. Harper. Request to deny granted 6-0.*

Mr. Marshall clarified the motion that when the store is closed, it will have a plane with glass front for a storefront look.

III. OTHER BUSINESS

DEFERRED
1527 Gervais Street (W. Haley House)-- informational presentation
2225 Wayne Street --Changes to previously approved plans *Elmwood Park PUD*

Wesley McManus, developer/contractor, presented on the request for changes to previously approved plans.

Motion by Mr. Marshall to grant a Certificate of Design Approval for **2225 Wayne Street** with the understanding that the applicant will reduce the size of the vent to approximately 2/3 the size of the vent shown; the applicant will add a detail at the gable end - either a band board or a change in material to a shake or other material to differentiate the gable end; the applicant be allowed to use a single fixed window in the center of the house with the size and proportion to be approved by staff; the submission of the door shown by the applicant for a six-light wood door be approved with the understanding that it will be in a non-distressed finish. If the applicant chooses to use a square or round vent in lieu of the rectangular vent, that vent can be approved at staff level; *seconded by Mr. Harper. Request granted 7-0.*

1207 Heidt Street-- Information regarding demolition. *Waverly Protection Area*

For information only – Historic research is being done on any building to decide if there is any important cultural history before determining it is a non-contributing building. This has been determined to be a non-contributing building and has already been approved by staff for demolition.

V. APPROVAL OF MINUTES
February, May, and June minutes

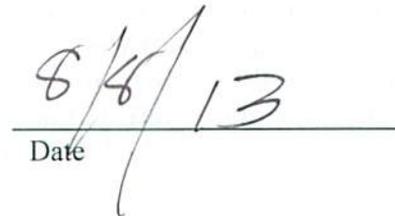
Motion by Mr. Harper to approve the February 14, May 9, and June 13, 2013 minutes; seconded by Ms. Hildebrand. Motion approved 7-0.

VI. ADJOURN

There being no further business, Motion to adjourn by Mr. Monteith; seconded by Mr. Harper. Motion approved 7-0. Meeting adjourned at 7:04 PM



Chairperson



Date

Respectfully submitted
Planning and Development Services Department