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**CITY OF COLUMBIA**  
**DESIGN / DEVELOPMENT REVIEW COMMISSION**  
**DECEMBER 11, 2014- 4:00 PM**

**Minutes**  
**City Hall**

**Council Chambers • 1737 Main Street • Columbia, SC**

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**Members Present:** Harris Cohn, Bowen Horger, Dale Marshall, John Powell, Beronica Whisnant, Robert Wynn

**Members Absent:** LaToya Grate, Ashby Gressette, Doris Hildebrand

**Staff:** Amy Moore, Lucinda Statler, Kristen Puckett, Staci Richey, Jerre Threatt, Stephen Zigmund, and John Fellows

The meeting was called to order by Chairperson Dale Marshall at 4:05 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**

**URBAN**

1. **527 Gadsden Street** (TMS# 08914-12-02) Request for Certificate of Design Approval for additions to the existing Gamma Phi Beta house. *Innovista District*

**HISTORIC**

1. **928 Pine Street** (TMS# 11409-02-01) Request for Certificate of Design Approval for exterior repairs and preliminary certification for the Bailey Bill. *Old Shandon/Lower Waverly Protection Area*
2. **1116 Woodrow Street** (TMS#11414-19-15) Request Certificate of Design Approval for exterior changes and the Bailey Bill. *Melrose Heights/Oak Lawn Architectural Conservation District*
3. **2209 Greene Street** (TMS#11409-17-13) Request for Certificate of Design Approval for exterior changes. *Old Shandon/Lower Waverly Protection Area*
4. **NX2221 Clark Street** (TMS#09012-10-11) Request for Certificate of Design Approval for new construction. *Elmwood Park Architectural Conservation District*

**Motion by Mr. Horger to approve Consent Agenda items based on staff recommendations. Motion seconded simultaneously by Ms. Whisnant. Consent Agenda approved 6-0.**

**III. REGULAR AGENDA**

**URBAN**

1. **1300 Main Street** (TMS# 09013-06-10) Request for new construction of automatic teller machine. **DEFERRED** *City Center/ Design Development District*

## HISTORIC

2. **3326 Kline Street** (TMS#13901-07-05) Request for Certificate of Design Approval for exterior changes. *Melrose Heights/Oak Lawn Architectural Conservation District*

Staci Richey, preservation planner, presented. The owner replaced all of the windows in the house without a permit and without approval from the D/DRC. The new windows are vinyl with GBG (grids between the glass) with a 3/1 pane configuration. The original windows in the house were 3/1 wood windows. The owner is also requesting to replace the original front door.

Christian Hendricks, homeowner, presented on his request.

William Young, neighborhood resident, spoke on favor of the request.

Lloyd Hendricks, father of the applicant, spoke in favor of the request.

Testimony closed for Board discussion.

Mr. Wynn suggested the vote be separated and to have two separate motions, one for the door and one for the windows.

**Motion by Mr. Powell to grant a Certificate of Design Approval for replacement of the door at 3326 Kline Street pending approval of staff that the rear face is damaged/deteriorated as anticipated based on the removal of the panel. *Motion seconded by Mr. Wynn.***

**Motion approved 5-1 with Mr. Horger in opposition.**

Applicant and Board discussion on the guidelines with regard to the removal of the windows.

**Motion by Mr. Wynn to deny the request for Certificate of Design Approval at 3326 Kline Street according to Section 7.2 of the guidelines for the current windows as installed. It is further recommended that the vinyl windows currently in place be removed within 60 days, and replaced with windows in keeping with Section 7 of the guidelines.**

*Motion seconded by Mr. Powell.*

**Motion to deny the request approved 4-2, with Mr. Cohn and Mr. Horger in opposition.**

3. **1021 Daly Street** (TMS#13901-13-05) Request for Certificate of Design Approval for exterior changes. *Melrose Heights/Oak Lawn Architectural Conservation District*  
**WITHDRAWN**
4. **1003 Gervais Street** (TMS# 08916-03-06) Request for Certificate of Design Approval for signage. *W. Gervais Historic Commercial District*  
**WITHDRAWN**
5. **612 Devine Street** (TMS# 08914-02-01) Request for Certificate of Design Approval for exterior changes and preliminary certification of the Bailey Bill. *National Register Structure/Innovista*

Amy Moore, preservation planner, presented on the proposal.

***Staff recommendations:***

*Staff finds that the project at 612 Devine Street as proposed meets the requirements in Section 17-695 and recommends approval for preliminary certification and exterior changes with the following conditions:*

- *New metal windows may be manufactured for the west elevation, given the unusual sill heights, the need to lower them, the difficulty in cleanly manufacturing new pieces onto old windows, as well as the assurance that the new windows would duplicate the details of the original metal windows;*
- *Staff to continue to work with the applicants on the configuration and details of the wooden windows on the west elevation;*
- *All details of doors, porch configuration, and accessory structures to be reviewed by staff for approval;*
- *Staff to review details and materials for roof structure, as well as its visibility, with the understanding that a highly visible structure will return to the D/DRC for review;*
- *Details of any paint removal and cleaning of masonry to be reviewed by staff;*
- *All other items to be deferred to staff.*

Scott Garvin, Garvin Design Group, presented on the request.

**Motion by Mr. Powell to approve the request for Certificate of Design Approval for 612 Devine Street for exterior changes and preliminary certification of the Bailey Bill following staff recommendations:**

- **New metal windows may be manufactured for the west elevation, given the unusual sill heights, the need to lower them, the difficulty in cleanly manufacturing new pieces onto old windows, as well as the assurance that the new windows would duplicate the details of the original metal windows;**
- **Staff to continue to work with the applicants on the configuration and details of the wooden windows on the west elevation;**
- **All details of doors, porch configuration, and accessory structures to be reviewed by staff for approval;**
- **Staff to review details and materials for roof structure, as well as its visibility, with the understanding that a highly visible structure will return to the D/DRC for review;**
- **Details of any paint removal and cleaning of masonry to be reviewed by staff;**
- **All other items to be deferred to staff.**

*Motion seconded by Mr. Horger.*

**Motion approved 6-0 for the request.**

6. **NX2221 Clark Street (TMS#09012-10-11) Request for Certificate of Design Approval for new construction. *Elmwood Park Architectural Conservation District***  
**MOVED TO CONSENT**
7. **928 Pine Street (TMS# 11409-02-01) Request for Certificate of Design Approval for exterior repairs and preliminary certification for the Bailey Bill. *Old Shandon/Lower Waverly Protection Area***  
**MOVED TO CONSENT**
8. **2209 Greene Street (TMS#11409-17-13) Request for Certificate of Design Approval for exterior changes. *Old Shandon/Lower Waverly Protection Area***  
**MOVED TO CONSENT**

9. **2225 Park Street** (TMS# 09012-12-06) Request for Certificate of Design Approval for exterior changes and site improvements. *Elmwood Park Architectural Conservation District*. **WITHDRAWN**
10. **918 Gervais Street** (TMS#08916-02-04) Request for Certificate of Design Approval for signage. *W. Gervais Historic Commercial District*

Amy Moore, preservation planner, presented on the request.

Bobby Brown, business owner, was not available to present.

Staff recommends denying a Certificate of Design Approval based upon the City Center Design District guidelines, Section 6.2.4.

**Motion by Ms. Whisnant to deny the request for Certificate of Design Approval for 918 Gervais Street based upon City Center Design District guidelines, Section 6.2.4.**

*Motion seconded by Mr. Wynn.*

**Motion to deny request approved 6-0.**

#### **IV. OTHER BUSINESS**

**Procedure on handling documents presented by applicants at the meeting that have not been reviewed by the D/DRC.**

**Motion recommendations**

#### **V. APPROVAL OF MINUTES**

**Motion by Mr. Wynn to approve the November 13, 2014 D/DRC Minutes. Motion seconded by Mr. Powell. Motion approved 6-0.**

#### **VI. ADJOURN**

**There being no further business, meeting adjourned at 5:20 PM**

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Chairperson

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Date

**Respectfully submitted**  
**Planning and Development Services Department**