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**CITY OF COLUMBIA**  
**DESIGN / DEVELOPMENT REVIEW COMMISSION**  
**FEBRUARY 12, 2015- 4:00 PM**

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

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**Members Present:** LaToya Grate, Ashby Gressette, Dale Marshall, John Powell, Beronica Whisnant, Robert Wynn

**Members Absent:** Harris Cohn, Bowen Horger, vacancy

**Staff:** Amy Moore, Kristen Puckett, Jerre Threatt, Stephen Zigmund, and John Fellows

**Staff Absent:** Lucinda Statler, Staci Richey

The meeting was called to order by Chairperson Dale Marshall at 4:00 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**

**HISTORIC**

1. **2219 Senate St.** (TMS#11410-23-08) Request for a Certificate of Design Approval for preliminary certification for the Bailey Bill. *Old Shandon/Lower Waverly Protection Area A*
2. **2512 Cypress St.** (TMS#11413-16-05) Request for a Certificate of Design Approval for preliminary certification for the Bailey Bill. *Old Shandon/Lower Waverly Protection Area A*
3. **1401 Laurel Street** (TMS# 09015-06-11) Request for preliminary certification for the Bailey Bill and exterior changes. *Individual Landmark*
4. **113 Lincoln St.** (TMS# 08913-08-05) Request for preliminary certification for the Bailey Bill and exterior changes. *Whaley Street Historic District*
5. **1804 Greene St.** (TMS#11308-12-04) Request for a Certificate of Design Approval for preliminary certification for the Bailey Bill. *University Hill Architectural Conservation District*
6. **1600 Main St., Berry's Building** (TMS# 09014-04-13) Request for preliminary certification for the Bailey Bill and exterior changes. *National Register Structure/Individual Landmark*

**Motion by Mr. Gressette to approve Consent Agenda items as presented. Motion seconded by Mr. Wynn. Consent Agenda approved 6-0.**

### III. REGULAR AGENDA

#### URBAN

1. **823 Lady Street** (TMS#09013-13-17) Request for Certificate of Site Plan Approval for new construction hotel. *City Center Design/Development District*
  - **823 Lady Street** (TMS#09013-13-17) Informational Presentation about the design of the hotel. *City Center Design/Development District*

Stephen Zigmund, comprehensive planner, spoke on the request.

Staff recommends approval with conditions, specifically:

- A Pedestrian Connection from Lady Street sidewalk to the parking garage shall be provided. Such Pedestrian connection shall continue across the rear of the building to the pedestrian entry of the parking Garage and to Lincoln Street.
- The Pedestrian Connection from Lady to the parking garage shall have shade trees to provide shade to the walkway and the Patio.
- Materials and details and lighting of the pedestrian connection shall be similar to those used along Lady Street.
- An opportunity for Public Art shall be provided within the pedestrian connection from Lady Street sidewalk to the Garage.
- Design specifications within the right of way shall be coordinated with the Urban Design Planner and the Land Development Administrator regarding the encroachment process
- All Details deferred to staff.

Raj Champaneri, Lady Vista, LLC presented an informational presentation on Aloft Hotels.

Craig Otto, architect for the project, spoke on the design of the hotel.

Guy Jones, business owner, spoke favorably regarding the project.

Mr. Zigmund stated that the applicant has agreed to all staff comments for site plan review.

**Motion by Mr. Wynn to approve the request for a Certificate of Design for Site Plan Approval for 823 Lady by virtue of city center design development district guidelines be approved with the proviso that the streetscape connectivity along the left side and along lady street slop are be worked out with staff to be more appropriate to guidelines. Motion includes all staff comments.**

*Motion seconded by Ms. Grate.*

**Discussion among Board and staff. Motion approved 6-0.**

#### HISTORIC

2. **2216 Wallace St.** (TMS#R09113-09-10) Request for a Certificate of Design Approval for new outbuilding. *Coltontown Architectural Conservation District*
3. **1600 Main St., Berry's Building** (TMS# 09014-04-13) Request for preliminary certification for the Bailey Bill and exterior changes. *National Register Structure/Individual Landmark*

**4. 711 Gervais Street** (TMS#08912-07-08) Request for changes to a Bailey Bill project.  
*West Gervais Historic Commercial District*

Three adjacent properties came to DDRC in July for preliminary certification for the Bailey Bill and approval for exterior changes. A few changes are proposed from the original proposal for 711 Gervais Street due to unforeseen issues found during the renovation process.

Scott Garvin, architect, presented on the request, which included retaining two original window openings which were found in the façade wall and retaining the large bay on the right side of the structure. Those are the two major changes with demolition on-going. The two buildings have been separated and now have a pedestrian alley in-between.

**Motion by Mr. Gressette to approve the project 707-711 Gervais Street as presented with its revised set of circumstances, and according to staff recommendations.**

*Motion seconded by Mr. Powell. Motion approved 6-0.*

**5. 1230 Sumter Street** (TMS#11401-03-01) Request for changes to a Bailey Bill project.  
*Individual Landmark*

This landmark building came before the Commission in January 2015 and was approved for exterior changes and preliminary certification for the Bailey Bill.

The owners planned to replace the terra cotta detailing on the more elaborate six story building with new terra cotta, however have run into some issues. Their proposal is to use a new polyurethane material to duplicate the finish of the terra cotta as closely as possible.

Rick Patel, owner, spoke on the process.

**Motion by Mr. Gressette to accept and approve the request for changes to this Bailey Bill project for 1230 Sumter Street based on the materials presented under the fact that this is a test case to utilize this material considering its height on the building and considering staff recommendations.**

*Motion seconded by Mr. Wynn. Motion approved 6-0.*

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

Elections for chairperson and vice-person will be held at the March 12<sup>th</sup> meeting.

**Motion by Mr. Gressette to postpone the elections for chairperson and vice-chairperson to the March 12<sup>th</sup> meeting a full member Board.**

*Motion seconded by Mr. Powell. Motion approved 6-0.*

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

**January Minutes**

**Motion by Ms. Whisnant to approve the January 8<sup>th</sup>, 2014 D/DRC Minutes. Motion seconded by Ms. Grate. Motion approved 6-0.**

**VI. ADJOURN**

**There being no further business, meeting adjourned at 5:22 PM**

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Chairperson

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Date

**Respectfully submitted  
Planning and Development Services Department**

**DRAFT**