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CITY OF COLUMBIA  
DESIGN / DEVELOPMENT REVIEW COMMISSION  
NOVEMBER 8, 2012- 4:00 PM

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

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**Members Present:** Doris Hildebrand, Betsy Kaemmerlen, Dale Marshall, David Ross, Lesesne Monteith, Catherine Horne, Beronica Whisnant

**Member Absent:** Bruce Harper, Dr. Leslie Skinner

**Staff Present:** Amy Moore, John Fellows, Jeff Crick, Lindsay Crick, Staci Richey, Jerre Threatt

The meeting was called to order by Chairperson David Ross 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. There were no items to present on the Consent Agenda for this month. She proceeded with the Regular Agenda items.

**I. CALL TO ORDER**

**II. CONSENT AGENDA  
URBAN**

**HISTORIC**

**III. REGULAR AGENDA**

**URBAN**

1. 620 Blossom Street, 612 Devine Street, 617 Devine Street, 400 Pulaski Street, S/S Blossom Street, Pulaski Street **Deferred** (08914-02-01, 08915-13-03, 08914-13-02, 08914-13-03, 08914-14-02, 08914-14-01) Request for site plan approval for student housing. *Innovista Design District*
2. 620 Blossom Street, 612 Devine Street, 617 Devine Street, 400 Pulaski Street, 02, 08914-13-03, 08914-14-02, 08914-14-01) Request for a Certificate of Design Review for new construction of student housing. *Innovista Design District*

**HISTORIC**

1. 2150 Harden Street (TMS# R11501-01-01) Request a Certificate of Design Approval for repairs to Bull Street wall. *Innovista Landmark* **Deferred**
2. 3015 Amherst Avenue (TMS#13804-01-02) Request a Certificate of Design Approval for addition. *Oakwood Court Architectural Conservation District*

**Staff Recommendations:**

If the D/DRC grants the applicant permission to demolish the existing 1-story brick one-car garage per Section XIV: Demolition, staff finds that the proposal complies with the pertinent sections of the guidelines in Section X: Additions, Section XII: Accessory Buildings, and

Section VII: New Construction providing that all details including rooflines and window placement can be worked out at staff level. Staff recommends granting a Certificate of Design Approval for the proposed additions and two-car garage with all details deferred to staff.

The proposal for a circular drive does not comply with Section XI: Driveways & Parking Areas; therefore, staff does not recommend granting a Certificate of Design Approval for the driveway.

Dale Marshall recused himself from this case.

Bill Marshall presented on behalf of his dad who recently passed away. The homeowner wishes to demolish the existing one-story garage and add a two-story garage that will connect to the house with a heated space connection and allow for better access between the garage and house. There is also a back addition that is not visible. It is believed the existing one-story garage is original to the house but not of any significance. A window will be placed in the right front corner as recommended by staff. The window is actually at a stair landing and could be raised or made taller, or made to be a focal point window; as that would be a good area to allow placement of an evergreen tree or shrub. They will be glad to work with staff regarding the type of window and placement. With regard to the comment about the unusual roof line, that is actually at the back of the house on the addition. It would not really stand out given the shape of the lot and the focal point of the main house. It serves as a connector from the main house to the garage and goes all the way along the back wing. Mr. Marshall provided pictures of the area, with regard to the circular driveway, to show hardship based on the unique location of the lot. He feels there are four reasons for hardship: the curve in the road where there is on-street parking; two trees on either side of the driveway which are a major visual barrier; the proximity of the intersection; and most of the other homes in the neighborhood are on rectangular lots. The circular drive would allow the owner to pull through without having to back out all the time.

Dr. Thomas Jones, property owner, was also in attendance. Ms. Kaemmerlen questioned the lot coverage area with all the roofing and impermeable surface. Dr. Jones responded that within the Zoning Ordinance, it states the square footage of the house cannot be greater than 30% of the lot, and they are within that.

Ms. Kaemmerlen said that part of the concern with the driveway is that it does go right in front of the house. If the applicant did want to pull out in front of the house, there could be a small backup turnaround area. The intent of the regulation is to not have the driveway right in front of the house, as nothing else in the neighborhood has this type of driveway. She voiced concerns with the amount of pavement in the area. This area does not have flooding, but does have impact downstream. She would like to see permeable pavement put in wherever it can, as there will be a lot of pavement around the pool area and the driveway. She feels this is not a heavily driven road, and with a stop sign so close, vehicles would be slowing down to stop as well. Ms. Kaemmerlen said that hopefully on-street parking will diminish and people will begin using their parking areas. Therefore she feels a lot of the arguments for the circular drive are not valid as there are conditions that can be dealt with.

Mr. Marshall understands that the Ordinance will not allow for the circular driveway, and stated the idea of the pervious pavement concept is very interesting. The existing driveway requires tandem parking, which means the person who arrives first is usually the first to leave, and therefore is blocked in by later arrivals. The circular driveway would prevent this.

Dr. Jones asked if the circular driveway is not done, whether a turn-in area/back out spot would be acceptable. He stated that particular section of Amherst is much narrower than the main thoroughfare, and if two cars are parked on the street at the same time, the area is impassable. It is essentially one lane.

Dr. Jones said the guidelines were not in place when the neighborhood began and there are many houses in the area that have similar and compatible homes and driveways. Ms. Moore stated that staff will be glad to work with the applicant at staff level to discuss designs for a driveway.

**Motion by Ms. Kaemmerlen to grant** a Certificate of Design Approval for the proposed additions and two-story garage for **3015 Amherst Avenue** with all details deferred to staff, including the demolition of the existing one-story brick one-car garage. It is found the circular drive does not comply with §11; therefore approval is not granted for a circular drive; however staff will be allowed to work with the applicant on any other options for a driveway.

Mr. Ross stated technically the motion is not approving the driveway and questioned if the driveway needed to be approved with details deferred to staff based on comments made, or the motion approved with the understanding that the configuration of the driveway will be changed so it will be a turn-around area only. Ms. Moore agreed, and Mr. Ross asked that the motion be restated for clarification.

**Motion by Ms. Kaemmerlen to grant** the applicant permission to demolish the existing one-story brick one-car garage and grant a Certificate of Design Approval for the proposed additions and to construct a two-story garage with all details deferred to staff; the circular drive will not be allowed but permission is granted for a turn-around drive with all details deferred to staff; *seconded by Mr. Monteith. Request granted 7-0.*

3. **1217 Fairview Road (TMS#R11414-19-04)** Request a Certificate of Design Approval for replacement windows. *Melrose Heights/Oak Lawn Architectural Conservation District*  
**Staff Recommendations:** Staff finds that the proposal does not meet Section 7-2 of the guidelines and recommends that the request for a Certificate of Design Approval be denied.

Keith Kenney, property owner, wants to replace existing wood windows with aluminum clad windows which he believes will be more energy efficient. He stated that the windows will look the same but will not be original materials. Mr. Kenney has been doing work to make the house more energy efficient. Half of the windows were replaced when the house was first purchased, and a new furnace installed. Changing out the windows will allow the windows to match; and the only difference will be the materials. Mr. Kenney does not feel it will hurt the historic quality of the neighborhood; people want a nice, energy efficient home, therefore he is asking for an exception.

Mr. Monteith questioned the location of the mullions/muntions on the windows. Susana Mellow, property owner, stated the windows are identical. Lowes replaced the left and right windows which looked the same as the one in the middle. However, there are two windows on the side of house that had been replaced by the previous owners. Those windows, 4/1, have 'dividers' between the glass and they would like to replace those with the aluminum-clad windows.

Mr. Monteith said he assumes the windows are insulating glass composed of two sheets of glass and an insulating unit. In these types of units, the muntions usually can be on the outside or between the glasses, or on the inside, or even in all three places. In that particular situation, they visually are remarkably similar to original windows, as it appears the framing for the glass starts on the outside and goes past the glass and winds up on the inside. He again asked if the windows had the muntions on the outside and the inside, or only on the outside; as he presumes they are not between the glass. Staci Richey, preservation planner, stated she did go out there but did not see the inside of the windows, but that there are exterior muntions.

The homeowners believe they are both on the outside and the inside, but not in between. Mr. Kenney added the previous owner replaced only two windows with vinyl windows.

Mr. Marshall questioned staff if vinyl windows could be replaced with new. Ms. Moore stated, based on the guidelines, on an original part of the house, if windows are to be replaced, they must be replaced with wood windows. If a new addition is done on the back of the house, and a different window is desired, the aluminum clad is appropriate there. The intent of the guidelines is to retain original materials. The rule is if a vinyl window was there and is to be replaced, it must be a wood window; that has been applied throughout the neighborhood.

Mr. Marshall discussed the guidelines on window replacement and stated the guidelines are pretty explicit; they state if the windows are to be replaced, they will be replaced with like-kind windows. If the D/DRC approved this request, they would basically be going against the guidelines. If changes are requested, one needs to address that at a political level to have changes made to the guidelines/laws. The D/DRC is charged with applying the current law, and the current law does not allow vinyl windows. Mr. Marshall said he understands the applicant's reasoning and request; however he does not feel comfortable changing law.

Mr. Kenney said the original windows are in the house. He was not around when the guidelines were created and feels a lot of different parts of the guidelines do make sense. Most people may agree with most of the regulations but not all of them. The reason people come to the D/DRC to request an exception is because one part of the regulation may not make sense. Mr. Kenney added that the D/DRC has granted some exceptions.

Ms. Moore stated window replacement is allowed in the guidelines only where the original windows were damaged beyond repair; the original windows must be kept if they can be repaired.

Ms. Kaemmerlen stated there are other options to get energy efficiency. Interior storm windows are a big help and provide the additional R-value; in addition to retaining a historic part of the house. She feels the applicant is not seeing the intent of the guidelines which is to keep the original materials.

Mr. Kenney asked if the Commission was not 'swayed' by the fact there are existing vinyl windows in the house and they would match. Mr. Marshall felt staff would approve removal of the vinyl windows to be replaced with new wood windows.

Mr. Monteith added when new wood windows are allowed, one can have insulated glass for thermal efficiency. Ms. Moore stated the window must be an unrepairable to put in a new window. The profile on double glass can be sometimes be difficult to reconcile to historic patterns; therefore staff would want to review carefully before approval would be given.

**Motion by Mr. Marshall to deny** a Certificate of Design Approval for **1217 Fairview Road** for replacement windows replacing windows based on § 7.2 of the guidelines; *seconded by Ms. Whisnant.*  
**Motion passes 7-0.**

4. **3308 Keenan Drive** (TMS# 09111-02-07) Request a Certificate of Design Approval for new construction. *Earlewood Protection Area B* **Withdrawn**
5. **614 Blanding Street** (TMS#R09010-12-06) Request a Certificate of Design Approval for replacement of non-original windows. *Individual Landmark* **Moved to Other Business**
6. **1320 Richland Street** (TMS#R09015-09-05) Request a Certificate of Design Approval for exterior changes. *Landmark District* **Deferred**
7. **1329 Blanding Street** (TMS# R09015-08-06) Request a Certificate of Design Approval for exterior changes. *Individual Landmark* **Deferred**
8. **1403 Richland Street** (TMS#R09015-05-11) Request a Certificate of Design Approval for signage. *Individual Landmark* **Withdrawn**

9. **1614 Main Street** (TMS# R09014-04-16) Request Certificate of Design Approval for exterior changes. *Individual Landmark*

**Staff recommendations:** Staff finds that the proposal meets Section 17-674(d) and recommends that 1614 Main Street be approved, conditional upon staff working out storefront material details and door materials with the applicant and SHPO staff, and receiving construction drawings; all details deferred to staff.

Given that no work was done after the original preliminary certification, staff also recommends as a second motion that the D/DRC re-certify the project with the current date as the start date for the Bailey Bill and approve the amendment to the Bailey Bill application.

Much of the building façade had been covered over, and the siding removed recently at the top revealed original deco details. Preparations are being made to start with the storefront which involves moving the entry up. The double entry has been gone for a long time, and a recessed entry was put into place. The applicant wants to bring the recessed entry forward so it will not be as deep. He would like to duplicate the black granite on the base of the storefront if it is affordable as there is evidence of that. If it is too costly, something comparable will be done. It is likely that the storefront had a metal framing structure as it was deco period. In addition, all the windows on the sides will be rehabbed.

Lee Mashburn, property owner, stated they will be going back to the original entry with the exception of the double entry. The awning that was added in the 1950's-60 will be removed, and a canvas awning will be installed. The old storefront doors will be duplicated, and a single door will be added in an area that opens into a stairwell. Because tax credits will be obtained, Dan Elswick will be involved in the process.

Ms. Moore reminded that two motions will need to be made to include one for Bailey Bill re-certification.

**Motion by Ms. Whisnant to approve** the request for a Certificate of Design Approval for **1614 Main Street** for exterior changes conditional upon staff working out storefront material details and door materials; *seconded by Ms. Kaemmerlen. Request granted 7-0.*

**Motion amended by Ms. Whisnant** to include receipt of construction drawings; *seconded by Ms. Horne. Amended motion approved 7-0.*

**Motion on floor containing all staff recommendations; motion approved 7-0.**

**Motion by Ms. Whisnant to grant** re-certification to extend the Bailey Bill time frame for construction and the amendment to the Bailey Bill to make the current date as the start date; *seconded by Mr. Monteith. Request granted 7-0.*

10. 2728 Preston Street (TMS# 11413-11-08) Request for Certificate of Design Approval for front porch enclosure. *Old Shannon Lower Waverly Protection Area A*

**Withdrawn**

#### IV. OTHER BUSINESS

**Bailey Bill reports or re-certifications:  
614 Blanding Street**

614 Blanding actually presented a few years ago. Request is for re-certification with a start date of today to begin the project. No work was done and the applicants are ready to begin work. Page Ellington, an African-American brickmason who was responsible for helping design some of the buildings at the

State Asylum, and trusted and well-known for the quality of his work, lived in this house for a number of years.

**Motion by Ms. Kaemmerlen to grant** re-certification of the Bailey Bill time frame to make the current date as the start date; *seconded by Mr. Marshall. Request granted 7-0.*

**1614 Main Street**

1614 Main Bailey Bill re-certification already addressed in Item 9, along with request for Certificate of Design Approval.

**2537 Gervais Street**

2537 Gervais was addressed years ago, however the request did not show up in the minutes.

**Motion by Mr. Monteith to grant** certification of the Bailey Bill for 2537 Gervais Street; *seconded by Ms. Kaemmerlen. Request granted 7-0.*

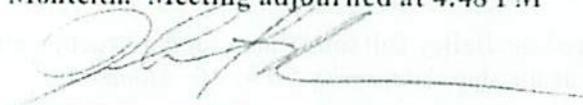
339 Heyward  
701 Whaley  
**Deferred**

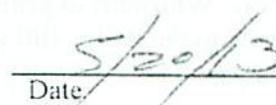
**IV. APPROVAL OF MINUTES**  
**October minutes**

Motion to approve the June 14, 2012 minutes by Ms. Kaemmerlen; seconded by Ms. Horne. Minutes approved 7-0.

**VI. ADJOURN**

There being no further business, there was a motion to adjourn by Ms. Kaemmerlen; seconded by Mr. Monteith. Meeting adjourned at 4:48 PM

  
\_\_\_\_\_  
Chairperson

  
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Date

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