
CITY OF COLUMBIA
DESIGN / DEVELOPMENT REVIEW COMMISSION
OCTOBER 10, 2013- 4:00 PM

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

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

Member Absent: David Ross

Staff: Amy Moore and John Fellows

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

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

III. REGULAR AGENDA

URBAN

1. **611 Park Street, 701 Park Street & E/S Lincoln Street** (TMS#08915-09-01, 08915-10-01 and 08914-18-01) Request for Certificate of Design Approval for site plan approval. *Innovista Design District*
2. **611 Park Street, 701 Park Street & E/S Lincoln Street** (TMS#08915-09-01, 08915-10-01 and 08914-18-01) Request for site plan approval for student housing. *Innovista Design District*
3. **1531 Senate Street** (TMS# 11401-10-01) Request for a Certificate of Design Approval for site plan approval. *City Center Design/Development District and Individual Landmarks*
4. **1531 Senate Street** (TMS# 11401-10-01) Request for a Certificate of Design Approval for new construction. *City Center Design/Development District and Individual Landmarks*

Request for site plan approval and new construction to be heard together.

Heather Mitchell of The Boudreaux Group, architects for the project, presented the conceptual plan of an 187,000 sq. ft. educational facility for the USC School of Law. The site is on the urban edge of the University and the University Hill neighborhood. Redevelopment will include demolition of all existing buildings except for the Taylor Mansion and carriage house, and the Horry –Guignard House. Part of the site is being preserved for future law development.

The design of the building was discussed. The existing parking lot will be replaced with the future law school building and enhanced by landscaping. A classical limestone element material will be used.

Mr. Marshall commented on the streetscape and street presence.

[Ms. Horne did not participate in the vote for items 3 and 4 as she arrived during discussion of the cases.]

Motion by Mr. Marshall to grant the request for a Certificate of Design Approval for site plan approval for 1531 Senate Street; seconded by Mr. Harper. Motion approved 7-0.

Motion by Mr. Marshall to grant approval for deviation from the design based on Section 5.7.1 “Entries/Doorways” due to the building’s design as a large civic/monumental architectural design on this parcel due to classic, single-entry architecture that is consistent with the overall design and size of this academic structure.; seconded by Mr. Harper. Motion approved 7-0.

Motion by Mr. Marshall to grant the request for a Certificate of Design Approval for new construction based on the following conditions:

1. *Design details and conformance be conducted by City of Columbia staff at the time of encroachment permit review;*
2. *Removal of the later addition of the wings to the Taylor House be approved; details deferred to staff. Further changes, such as new windows and doors, or any radical re-construction due to unforeseen circumstances, to come back to the DDRC for approval to ensure compliance with guidelines pertaining to a Level I Landmark Structure within the City of Columbia;*
3. *Site details and final designs, such as wall and screening designs, be approved by Urban Design and Historic Preservation staff prior to the issuance of a Certificate of Design Approval to ensure the items of both guideline sets are met, or improved, to create a complete and unified site design;*
4. *Landscape design, as it relates to staff comments regarding the Horry Guignard House, be approved at staff level;*
5. *Any signage to be approved under a separate Certificate of Design Approval and any signage for the Taylor House be deferred to staff for review;*
6. *All remaining details to be deferred to staff.*

Motion seconded by Ms. Kaemmerlen. Motion approved 7-0.

HISTORIC

1. **804 Gervais Street (R08916-11-03) Request Certificate of Design Approval for exterior changes. W. Gervais Street Historic Commercial District/City Center**

Wes Lyles from Studio 2LR, architects for the project, presented.

Mr. Marshall voiced concerns with the brick patio addition saying the use of the brick materials needs to be a bit different so one will be able to discern that the brick and shed roof are not original to the building.

Motion by Ms. Kaemmerlen to approve the request for Certificate of Design Approval for 804 Gervais Street for exterior changes as it meets the intent of the W. Gervais Street Historic Commercial Guidelines, which are based upon the Secretary of the Interior Standards for Rehabilitation:

- **Staff to review and work out design and materials of two story porch on west side and patio on the east side of the building;**
- **Staff recommends wood windows and doors with details deferred to staff;**
- **Staff to review and approve all details regarding metal awnings and roofing;**
- **All other details to be deferred to staff**

Motion seconded by Ms. Hildebrand. Motion approved 8-0.

2. **1003 Gervais Street** (Request Certificate of Design Approval for exterior changes. *W. Gervais Street Historic Commercial District/City Center*)

Lyman Munson, property owner, presented.

Motion by Mr. Harper to grant the request for Certificate of Design Approval for 804 Gervais Street for exterior changes with all details deferred to staff and with the condition that the glass in the new left bay match the single pane configuration of the one on the right.

Motion seconded by Ms. Hildebrand. Motion approved 8-0.

3. **1716 Bull Street** (R11403-16-16) Request Certificate of Design Approval for new construction. *Landmark District/City Center*

Asheley Scott, architect for the project, presented.

Motion by Mr. Monteith to approve the request for Certificate of Design Approval for 1716 Bull Street for new construction as the proposal is largely in keeping with Sec. 17-674(d) 1-9: Guidelines for New Construction of the guidelines and recommends granting a Certificate of Design Approval for the project as proposed with the following conditions:

- **Staff to continue to work with applicants on further detailing of building, including window profiles, etc.;**
- **Final repair and refinishing of low wall on Laurel Street to be deferred to staff;**
- **Information on screening of the required dumpster be deferred to staff;**
- **All other details deferred to staff.**

Motion seconded by Ms. Whisnant. Motion approved 8-0.

4. **1027 Bryan Street** (TMS#09012-09-21) Request for Preliminary Certification of the Bailey Bill. *Elmwood Park Architectural Conservation District*
Lindsay Crick, city planner, presented on the project.
Renee Pruitt, homeowner, also spoke to provide additional details on her proposal.

Motion by Ms. Whisnant to approve the request for Preliminary Certification of the Bailey Bill for 1027 Bryan Street as the project generally complies with the pertinent guidelines outlined in Section 17-698 of the City's Code of Ordinances. Preliminary certification is granted with the following conditions:

- **All windows on the front elevation shall be trimmed out appropriately with new wood trim, the details of this trim to be deferred to staff;**
- **Rotten wood in need of replacement shall be replaced with new wood that matches the profiles and dimensions of the piece that is removed;**

- **The lowest possible PSI shall be used in pressure washing the extant concrete to avoid damaging the concrete porch, foundation, and other nearby architectural features;**
- **Staff must review a sample of the proposed shingles for replacement of broken/missing asbestos shingles prior to issuance of a Certificate of Design Approval;**
- **All other details deferred to staff.**

Motion seconded by Ms. Kaemmerlen. Motion approved 8-0.

- 5. 3121 Park Street (TMS#09106-16-04) Request Certificate of Design Approval for accessory structure. Earlewood Protection Area A**

Lindsay Crick, city planner, presented on the project.

Greta Pearson, homeowner, presented on her request along with Marty White, the project's designer.

Dan Elswick, Earlewood Executive Community Council, presented the neighborhood's concerns.

Motion by Ms. Kaemmerlen to deny the request for Certificate of Design approval for 3121 Park Street for an accessory structure as it is found the pergola carport proposed does not comply with all of the pertinent guidelines for accessory buildings and new construction as outlined in Section IX and Section VII of the Earlewood Protection Area Guidelines.

Motion seconded by Ms. Whisnant. Motion approved 8-0.

- 6. 2425 Clark Street (TMS#09012-04-04p) Request Certificate of Design Approval for New Construction. Elmwood Park Architectural Conservation District.**

Lindsay Crick, city planner, presented on the project.

Applicant Paul Jones of Celtic Works was absent.

Mr. Marshall voiced concerns with the windows.

Angie Jones, neighborhood resident, commented on the setbacks.

Motion by Mr. Marshall to grant the request for Certificate of Design Approval for 2425 Clark Street for new construction on the parcel to be subdivided at the right of the parcel currently addressed as 2425 Clark Street as it generally complies with the pertinent guidelines for new construction as outlined in Section 17-674 of the City of Columbia's Code of Ordinances.

Approval for the new single-family residence is with the following conditions:

- **Add one additional window on the second floor of each side elevation toward the rear of the house;**
- **The narrower sash windows on the second floor of the right elevation be widened slightly to be consistent with other windows on the house and this elevation;**
- **On the right elevation, vertically align the middle window on the second floor with the window below it;**
- **The large, multi-light window on the second story of the left elevation be replaced with a sash window consistent with other windows on the house such as those measuring 2'11" by 5'8";**

- A gable roof be used at the rear of the house instead of a hip roof;
- The exterior fiber cement siding be smooth, not textured;
- Tongue and groove wood be used for the porch floor;
- All glass should be clear with no leaded designs or frosting;
- The front entryway have two sidelights or none at all; and,
- All details deferred to staff.

Motion seconded by Ms. Kaemmerlen. Motion approved 8-0.

7. **730 Beltline Boulevard** (TMS#13811-05-34) Request for recommendation for Landmark status.
Pending Individual Landmark

Jerre Threatt, city planner, presented on the project.

Request for recommendation for Landmark status as a Group II Landmark, using the Secretary of the Interior's Standards for Preservation as amended in Sec. 17-674 of the Columbia City Code as design guidelines.

Request for Group II local landmark designation based on the following criterion:

- (2) Reasonably distinctive characteristics in architectural design, not necessarily unique;
- (5) The work of an architect of local importance

Tim Hance, architect, was available for questions.

Motion by Ms. Kaemmerlen to recommend to City Council the approval of the application of the –Design Preservation overlay to designate 730 Beltline Boulevard as a Group II Landmark, using the Secretary of the Interior's Standards for Preservation as amended in Sec. 17-674 of the Columbia City Code as design guidelines.

Motion seconded by Mr. Marshall. Motion approved 8-0.

8. **217 Edisto Avenue** (TMS#11311-01-07) Request Certificate of Design Approval for Bailey Bill precertification. *Wales Garden Architectural Conservation District*

Jerre Threatt, city planner, presented on the project.

Asheley Scott, architect for the project, was available for questions.

Motion by Mr. Harper to approve the request for Certificate of Design Approval for Bailey Bill precertification for 217 Edisto Avenue conditional upon the project meeting or exceeding the 20% investment threshold requirements for qualified rehabilitation expenses.

Motion seconded by Mr. Monteith. Motion approved 8-0.

9. **2127 College Street** (TMS#11409-21-07) Request Certificate of Design Approval for new construction. *Old Shandon/Lower Waverly Protection Area*

10. **2745 Monroe Street** (TMS#11315-13-10) Request Certificate of Design Approval for Demolition.
Shandon CC-1

Staff finds for 2745 Monroe Street that according to Section 17-674(e) Criteria for Review of Requests for Demolition Permits of the City of Columbia Ordinance, that the house has architectural significance for the Shandon Community Character area, that comparable sales information suggests a reasonable return could be made on investment, that the building is important to the ambience of the street and district, the proposed new building would have a negative effect on the district, and that the City's Housing Official is not requiring demolition. Based on these criteria, staff does not find sufficient cause for a demolition.

Jeffrey Pockl, property owner, presented.

Members of the public wishing to speak were sworn in.

In support of the demolition of the property at 2745 Monroe Street:

Joe Smith, Geo-Systems Design
Jessie Burke, neighbor and engineer
Frank Polenta, neighbor
Betsy Beach, neighbor and engineer

Motion by Mr. Marshall to grant a Certificate of Design Approval for demolition at 2745 Monroe Street based on the specific circumstances of the site, specifically item six (6), dealing with the existing structural condition, based on the testimony of the Geo-System Design engineer about substantial differential settlement, this being the most unique case he's seen in thirty-five years, and testimony regarding the water table issues; those conditions create a unique situation in the criteria allowing for demolition; and based on item five (5), plans for the new construction would not have a negative effect on the neighborhood; and the substantial cost for restoration; these things may be interpreted that the project would not negatively impact the neighborhood.

Motion seconded by Mr. Harper. Motion approved 8-0

11. 928 Pine Street (TMS#11409-02-01) Request Certificate of Design Approval for demolition. ~~Old Shandon/Lower Waverly Protection Area~~ **WITHDRAWN**

IV. OTHER BUSINESS

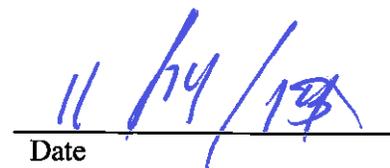
IV. APPROVAL OF MINUTES

Motion by Mr. Monteith to approve the August 8, 2013 and September 12, 2013 minutes; seconded by Mr. Harper. Minutes approved 8-0.

VI. ADJOURN

There being no further business, Motion to adjourn by Dr. Skinner at 6:40 PM


Chairperson


Date

Respectfully submitted
Planning and Development Services Department