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**CITY OF COLUMBIA**  
**DESIGN / DEVELOPMENT REVIEW COMMISSION**  
**NOVEMBER 13, 2014- 4:00 PM**

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

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**Members Present:** Harris Cohn, LaToya Grate, Ashby Gressette, Doris Hildebrand, Dale Marshall, John Powell, Robert Wynn

**Member Absent:** Bowen Horger, Beronica Whisnant

**Staff:** Lucinda Statler, Kristen Puckett, Jerre Threatt, Stephen Zigmund, and John Fellows

**Staff Absent:** Amy Moore, Staci Richey

The meeting was called to order by Chairperson Dale Marshall at 4:03 PM, Roll Call – Quorum established points of order.

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

**HISTORIC**

2. 1400 Main Street (TMS# 09014-08-15) Request Certificate of Design Approval for exterior changes. *Individual Landmark*
3. 1401 Laurel Street (TMS# 09015-06-11) Request Certificate of Design Approval for exterior changes and preliminary certification of the Bailey Bill. *Individual Landmark*  
**WITHDRAWN**
4. 2208 Senate Street (TMS#11410-22-05) Request Preliminary Certification for the Bailey Bill. *Old Shandon/Lower Waverly Protection Area*
5. 2318 Pendleton Street (TMS#11410-20-04) Request Preliminary Certification for the Bailey Bill. *Old Shandon/Lower Waverly Protection Area*
6. 3127 Keenan Drive (TMS#R09111-12-14) Request for Certificate of Design Approval for new construction. *Earlewood Protection Area B*

**Motion by Mr. Gressette to approve Consent Agenda items based on staff recommendations. Motion seconded simultaneously by Ms. Grate and Mr. Powell. Consent Agenda approved 7-0.**

**III. REGULAR AGENDA**

**HISTORIC**

1. 1811 Pickens Street (TMS#11403-01-10) Request for Certificate of Design Approval for exterior changes. *Landmark District*

Jerre Threatt, Preservation Planner, presented this case on behalf of Staci Richey, Preservation Planner.

The owner requested approval of a porch floor made of deck boards and a new front door which had already been installed without obtaining permits or a certificate of design approval.

*Staff finds that the proposal does not meet Section 17-674(d) of the City Ordinance and recommends that the request for Certificate of Design Approval be denied.*

- *Staff recommends replacement of the porch floor with appropriate porch flooring within 60 days in order to comply with Section 17-674(d) of the City Ordinance.*
- *Staff recommends removal of the new door within 60 days, with a replacement door to match the original in order to meet Section 17-674(d) of the City Ordinance, or they may reinstall the recently removed Colonial door. If they reinstall the Colonial door then there is no exterior change to review*

Ralph Barbier, homeowner, presented on his request.

Greg Harris, neighborhood resident, spoke in support of the request.

Testimony closed for Board discussion.

**Motion by Mr. Wynn to approve the request for Certificate of Design Approval to replace the door and request that the applicant replace the deck flooring with tongue-and-groove.**

Mr. Gressette requested a separate vote should be taken for each item in the event someone wished to support one item and was not in support of the other.

**Motion restated by Mr. Wynn for the design approval for the door be accepted pending a permit be pulled for such replacement; and the replacement of the porch decking not be approved based on the Ordinance.**

Chairperson Marshall asked for a second for motion 1 regarding the door.

*Motion 1 seconded by Mr. Gressette.*

*Chairperson Marshall stated motion 1 clarified calls for the approval of the door based on a review under the fact that the door was not an original feature, and the D/DRC accepts this door based on the particularness of this situation. The D/DRC is saying they find in this particular case that they are accepting this door based on their interpretation of the guidelines.*

**Motion approved 7-0.**

**Motion 2 by Mr. Wynn to deny approval of porch flooring and request replacement flooring; seconded by Mr. Marshall.**

**Motion fails 5-2 with Mr. Gressette, Ms. Grate, Ms. Hildebrand, Mr. Powell, and Mr. Cohn in opposition of denial for porch flooring.**

**Secondary motion by Mr. Gressette to accept the porch flooring as installed; motion seconded by Mr. Cohn.**

**Motion approved 5-2 with Mr. Marshall and Mr. Wynn in opposition.**

2. 3127 Keenan Drive (TMS#0800111-12-14) Request for Certificate of Design Approval for new construction. *Earlewood Protection Area B*  
**MOVED TO CONSENT**
3. **3326 Kline Street** (TMS#13901-07-05) Request for Certificate of Design Approval for addition. *Melrose Heights/Oak Lawn Architectural Conservation District*

Jerre Threatt, Preservation Planner, presented the case for a rear addition to a single-family home where the homeowner is requesting new windows of vinyl with GBG with a 3/1 pane configuration.

*Staff finds that the addition meets most of Sections 5 and 6 of the guidelines and recommends approval on the following conditions:*

- *The windows in the addition be wood or aluminum-clad wood*
- *All details deferred to staff*

Christian Hendricks, homeowner, agreed to staff recommendations.

**Motion by Mr. Powell to approve the request for Certificate of Design Approval for 3326 Kline Street for an addition subject to the following conditions: the windows in the addition be wood or aluminum-clad wood that replicates the 3/1 window pattern originally on the house, has exterior muntins and matches the details and design of the original windows, and that all other details be deferred to staff.**

**Motion seconded by Ms. Hildebrand. Motion approved 7-0.**

4. 931 Senate Street (TMS#08916-02-09) Request for Certificate of Design Approval for exterior changes. *West Gervais Historic Commercial District*  
**WITHDRAWN**
5. 600 Gervais Street (TMS#08912-08-04) Request for Certificate of Design Approval for exterior changes. *West Gervais Historic Commercial District*  
**DEFERRED**
6. **2200 Lincoln Street** (TMS#09012-12-16) Request for Certificate of Design Approval for exterior changes. *Elmwood Park Architectural Conservation District*

Jerre Threatt, Preservation Planner, presented the request for exterior changes for a front door that was installed without a certificate of design approval or permits. This request is actually an appeal of staff's decision to deny the proposed door which was noticed on a routine site visit. Staff allowed the new door to be installed temporarily with the understanding that it must be removed if not approved by the D/DRC. The applicant agreed, and has since stated that a door matching the one that was removed will be installed if the door currently installed is not approved.

*Staff finds that the proposal does not meet Section 17-674 (d) of the City Ordinance and recommends that the request for a Certificate of Design Approval be denied with the following conditions:*

- *The door currently installed shall be removed within 60 days*
- *The previously removed six-panel door or a new wood door of the same design shall be installed, or a new door that meets the guidelines and is compatible with the architectural style of the house shall be installed after staff approval*
- *All details deferred to staff.*

Samuel Morton, homeowner, presented on this request.

No one spoke in favor or opposition of the request.

**Motion by Mr. Gressette to deny the request for a Certificate of Design Approval for 2200 Lincoln Street for exterior changes based on staff recommendations and that it does not meet Section 17-674 (d) of the City Ordinance.**

**Motion seconded by Mr. Wynn. Motion to deny request approved 7-0.**

7. 204 Huger Street (TMS#08913-17-01) Request for Certificate of Design Approval for changes to approved plans. *Granby Architectural Conservation District*

Jerre Threatt, Preservation Planner, presented on the request for changes to a plan unanimously approved by the D/DRC in July 2014. The applicant is requesting exterior changes that are inconsistent with the character of the existing saltbox duplex mill houses on which the design of the proposed house is based. *Staff finds that the proposed changes to previously approved plans do not meet Section V: Guidelines for New Construction or Section VIII: Guidelines for Fences/Walls and Driveways/Parking Areas and does not recommend for a Certificate of Design Approval.*

- *Staff recommends changing the proposed design of the house back to the configuration previously approved by the D/DRC in July.*
- *A revised design for a wood privacy fence may be approved at staff level.*
- *All details deferred to staff.*

Section V: Guidelines for New Construction

A. Principles

*"Given the extreme consistency of form and massing in the neighborhood, the impact of new construction will be considerable. The construction of new or replacement structures on any lots will greatly affect the district by either reinforcing or undermining existing historic patterns. Ninety-five percent of the structures in the district are saltbox structures and where they are predominant, any adjacent infill should mirror their character and continue the extreme consistency extant in their form, massing, rhythm of openings, setbacks, roof shapes, and so on. Replacement of or amendment to the few other structure types in the neighborhood should, as always, adhere to the principles below."*

Philip Mouradjian, property owner, presented on his request and submitted revisions of his application to the D/DRC.

Philip Mouradjian, Sr. spoke in support of the applicant and project.

No one else spoke in favor or opposition of the request. Testimony closed for Board discussion.

**Motion by Mr. Wynn to recommend to deny the change of doors, to deny the siding being vinyl, and allow for porch column variation, and all other details be deferred to staff; and to deny the use of vinyl for a privacy fence and that it remain as wood.**

**Motion seconded by Ms. Grate. Motion to deny the request for changes approved 7-0.**

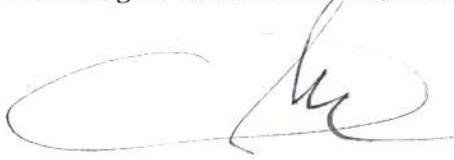
IV. OTHER BUSINESS

V. APPROVAL OF MINUTES

Motion by Mr. Gressette to approve the October 10, 2014 D/DRC Minutes. Motion seconded by Mr. Powell. Motion approved 7-0.

VI. ADJOURN

There being no further business, meeting adjourned at 6:34 PM



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Chairperson

12-11-14

\_\_\_\_\_  
Date

Respectfully submitted  
Planning and Development Services Department