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**CITY OF COLUMBIA  
DESIGN / DEVELOPMENT REVIEW COMMISSION  
NOVEMBER 12, 2015**

**Minutes – Regular Session 4:00 PM  
City Hall  
Council Chambers • 1737 Main Street • Columbia, SC**

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**Members Present:** Paul Bouknight, Harris Cohn, LaToya Grate, Ashby Gressette, Bowen Horger, Ryan Hyler, John Powell, Tom Savory, Robert Wynn

**Members Absent:** None

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

Prior to the start of the meeting, Mr. Wynn respectfully asked that everyone rise for a moment of silence for Columbia police officer, Staci Case, who was a Veteran and lost her life in service to the City.

The meeting was called to order by Chairperson Robert Wynn 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**

URBAN DESIGN

HISTORIC

1. **1317-1319 Butler Street** (TMS#13902-09-06 check this) Request for Preliminary Certification for the Bailey Bill. *Melrose Heights/Oak Lawn Architectural Conservation District*
2. **1325 Park Street** (TMS# R09013-12-09)——Request for landmark status. *City Center Design/Development District*

**Motion by Mr. Gressette to approve the Consent Agenda based on the recommendation of staff. Motion seconded by Ms. Grate. Consent Agenda approved 9-0.**

**III. REGULAR AGENDA**

URBAN

1. **1221-1301 Huger Street and 401-433 Gervais Street** (TMS # R08012-13-02) Request for Certificate of Design Approval for approximately 545,000sf mixed use development on the former Kline Iron and Steel property. *City Center Design/Development District* **Deferred**
2. **617 Devine Street** (TMS# R08013-13-05) Request for Certificate of Design Approval for new construction of a parking garage. *Historic Design District* **Deferred**
3. **1401-1413 Assembly Street and 1011-1019 Washington Street** (TMS# R09013-03-06, 07, 08, 09, 10, 11, 12, 13) Request for Certificate of Design Approval for new construction of residential building. *City Center Design/Development District* **Moved to Other Business**
4. **2013 Greene Street** (TMS # 11405-09-13) Appeal of staff decision to deny Certificate of Design Approval for signage *Five Points Urban Design District*

Staff worked with the applicant and approved the design for the Publico sign, and a permit was obtained. Subsequently, signage was installed that was a departure from what was approved. Staff is obligated to look at the installed sign as if it is a Request for Certificate of Design Approval prior to installation. Had this been the case, there would have been some concerns with the design guidelines.

Given that the process was circumvented, it was appropriate that the case come before the DDRC for a determination.

**Staff Recommendations:**

The staff recommendation is to modify the existing sign to bring it closer into respect with Design Guidelines. The applicant is requesting Certificate of Design Approval for the sign as installed.

Breon Walker, attorney representing the applicants, introduced Bob McCarthy, Stan Panos, and Mike Duganier, the partners of All-In Restaurant Group DBA Publico Kitchen & Tap. All three gentlemen have a long history in restaurant/ tourism/nightclub.

Mr. McCarthy and Mr. Panos presented samples of the wood to be used in the signage and spoke on their proposal.

Commission members voiced concerns with the mounting of the letters and did not feel the design compatible with design guidelines, and that the approved signage looks completely different from the signage installed, and said the applicants must work with staff to bring the signage back to what was approved.

Amy Beth Price, Executive Director of the Five Points Association, voiced support of the applicants.

Mr. Gressette asked the applicants if they would be amenable to working with staff on the signage.

Ms. Walker said they would be willing to compromise.

Mr. Wynn felt the business will be a welcome addition to Columbia, and that both the Commission and planning staff would welcome it as well. He said the spirit of compromise appears sound.

**Motion by Mr. Gressette to accept and approve a modified design for 2013 Greene Street based on staff recommendations and with the caveat of this client working with staff to come to an acceptable solution.**

*Motion seconded by Mr. Savory.*

Ms. Statler asked that more direction be provided, as staff has already been working with the applicant and unable to come to a compromise; some Commissioners may have different ideas as to what is an acceptable solution.

**Motion amended by Mr. Gressette to approve the application for 2013 Greene Street based on conferring with staff in the composition and size of the lettering to include the concept presented by the client of the three words *Kitchen Tap* and *Social* to remain as part of the signage but primarily getting resolution through rearrangement, and the attachment details.**

Ms. Statler asked for clarification regarding the attachment of the lettering with the wooden slats, whether they should be removed or remain

Mr. Panos asked if it would be more conducive to eliminate the wood between the lettering to allow them to stay attached, but look individual.

Mr. Savory felt that would be a significant difference in the appearance of the sign and would better fit the guidelines.

Motion amended by Mr. Hyler to allow the sign to remain as is with the exception of the removal of the horizontal/lateral slats between the letters so they will be carved out to help with the overall configuration of the sign.

For clarification, Mr. Gressette restated the motion adding that the remaining wood will be the method of attaching the letters to the wood.

**Motion seconded by Mr. Cohn. Motion approved 6-3. Mr. Bouknight, Mr. Gressette and Mr. Powell in opposition of approval.**

Ms. Moore stated there was one additional change to the agenda since publication. Item 11 (item 13 on older agendas), **1300 Daly Street** Request for Certificate of Design Approval for exterior changes in the Melrose Heights/Oak Lawn Architectural Conservation District has been deferred.

#### HISTORIC

5. 1325 Park Street (TMS# 11501-12-19) Request for landmark status. *City Center Design/Development District*
6. **2150 Harden Street, Parker Annex Building** (TMS# 11501-01-01) Request for preliminary approval for Bailey Bill and for a Certificate of Design Approval for exterior changes. *Individual Landmark*

Amy Moore, preservation planner, presented the project. The Parker Annex was built in 1910 as part of the Bull Street campus and was intended specifically for male African American patients.

Staff voiced support of the proposed work and recommended approval for exterior changes as well as for preliminary certification of the Bailey Bill.

Mr. Horger recused himself from the case and from the vote.

**Motion by Ms. Grate to recommend granting a Certificate of Design Approval for the project at the Parker Annex at 2150 Harden Street, which is in accordance with Sec. 17-674, with all details deferred to staff; and recommend granting preliminary certification of the Bailey Bill to the Parker Annex, with the following conditions:**

- *The project shall meet or exceed the 20% investment threshold requirements for qualified rehabilitation expenses*
- *All work shall meet the standards for work as outlined in Section 17-698(a)*
- *Staff shall review and approve any replacement windows and doors*
- *All other details deferred to staff.*

**Motion seconded by Mr. Powell. Motion passed 8-0.**

7. 3217 Lykes Street (TMS# 09701-07-23) Request for Certificate of Design approval for new construction. *Elmwood*
8. 4501 Lady Street (TMS# 11401-12-11) Request for preliminary approval for Bailey Bill and for a Certificate of Design Approval for exterior changes. *Individual Landmark*
9. 1218 Daly Street (TMS# 13901-04-19) Request for Certificate of Design Approval for exterior changes. *Melrose Heights/Oak Lawn Architectural Conservation District*

**Previously Heard**

**Previously Heard**

**Deferred**

**10. 1319 Gladden Street (TMS#11414-12-02) Request for Certificate of Design Approval for exterior changes/new construction. *Melrose Heights/Oak Lawn Architectural Conservation District***

Staci Richey, preservation planner, presented on the request for a contributing building in the Melrose Heights/Oak Lawn Architectural Conservation District. This is an outbuilding that was damaged by a large tree in August 2015. The owners are requesting alterations to the garage during its renovation. Since publication of the evaluation, the proposal has changed to keeping the existing doors and simply eliminating an opening on the east (left) side of the building, and adding an opening that will consist of two French style doors with screen doors.

**Staff Recommendation:**

Given the proposed new changes to the project, staff finds that they are in keeping with Section 7 of the guidelines and would recommend approval of a Certificate of Design Approval with all details deferred to staff.

If the Commission is so inclined to approve the project, staff requests that the motion specify it will be for the *new* proposal which entails keeping the existing garage doors and adding a new double door opening on the east side with no sidelights.

Jane Britton, property owner, presented on the request.

**Motion by Mr. Gressette to grant the request for Certificate of Design Approval for 1319 Gladden Street based on the recommendation of staff to include the recent changes of their request, including retaining the garage doors and installing a set of double doors on the east wall of the garage with no sidelights in keeping with Section 7 of the guidelines.**

***Motion seconded by Mr. Savory. Request for Certificate of Design Approval granted 9-0.***

**11. 1300 Daly Street (TMS#11414-12-03) Request for Certificate of Design Approval for exterior changes. *Melrose Heights/Oak Lawn Architectural Conservation District***

**Deferred**

**12. 1030 Gregg Street (TMS#11405-14-01) Request for Certificate of Design Approval for addition. *University Hill Architectural Conservation District***

Jerre Threatt, preservation planner, presented on the request to construct a 1,225 sq. ft. addition on the rear of an existing two-story Tudor Revival style house on a corner lot.

**Staff Recommendation:**

Staff finds that the proposal complies with the pertinent sections of the guidelines in Section VII – Additions and Section VI – New Construction.

Staff recommends granting a Certificate of Design Approval for 1030 Gregg Street with the following conditions:

- The roof pitch on the 2-story portion of the addition shall be increased to at least 3/12 with all details deferred to staff

Michael Haigler, architect for the project, presented on behalf of the homeowners.

No one spoke in favor or opposition of the request.

**Motion by Mr. Hyler to grant the request for Certificate of Design Approval for 1030 Gregg Street with all details deferred to staff, but allowing the 2/12 pitch to remain as drawn.**

**Motion seconded by Mr. Gressette. Request for Certificate of Design Approval granted 9-0.**

**13. NX228 Wateree Avenue (TMS#11306-05-05) Request for Certificate of Design Approval for new construction. *Wales Garden Architectural Conservation District***

Jerre Threatt, preservation planner, presented on the proposal to construction a new 3,960 square feet 2-story single family residence and a detached 1-story two-bay garage on a vacant parcel adjacent to 228 Wateree Avenue.

**Staff Recommendation:**

Staff finds that the proposed single-family residence at NX228 Wateree Avenue generally complies with Section VI: Guidelines for New Construction and Section IX: Accessory Buildings and recommends granting a Certificate of Design Approval for construction of a new single-family residence at NX228 Wateree Avenue with all details deferred to staff.

Dick Lamar of Molten and Lamar Architects reviewed the design of the proposal and spoke on behalf of the homeowners.

No one spoke in favor or opposition of the request.

**Motion by Mr. Gressette to approve the request and grant a Certificate of Design approval for NX228 Wateree Avenue based on the recommendation of staff in that it complies with Section 6 and Section 9, and that all details in the development be deferred to staff.**

**Motion seconded by Ms. Grate. Request for Certificate of Design Approval granted 9-0.**

**14. 819 Maple Street (TMS#11413-11-10) Request for Certificate of Design Approval for exterior changes and preliminary certification for the Bailey Bill. *Old Shandon/Lower Waverly Protection Area***

Jerre Threatt, preservation planner, presented on the request for Certificate of Design Approval for exterior changes and preliminary certification for the Bailey Bill for a ca. 1905 one-story Queen Anne style house.

Mr. Threatt noted the lack of the word “not” in the first condition for approval for a Certificate of Design Approval, which is the most important word needed. He proceeded with review of staff recommendations.

The first portion of the motion:

**Staff Recommendations:**

Staff finds that the proposal for 819 Maple Street as revised below meets “Section C. Exterior Changes” of the Old Shandon/Lower Waverly Protection Area Guidelines and Section 17-698(a) of the Bailey Bill, and recommends granting a Certificate of Design Approval for the project as proposed with the following conditions:

- The original diamond/elongated diamond window on the left side of the house shall *not* be relocated.
- The secondary entrance shall be replaced with a new diamond/elongated diamond wood window to match the original windows in the house or with a 1/1 wood window since the original pane configuration for this location is unknown.
- The existing transom over the secondary entrance shall be removed when the window is installed in this location.
- All details deferred to staff.

The second portion of the motion:

Staff recommends granting preliminary certification for the Bailey Bill for 819 Maple Street with the following conditions:

- The project shall meet or exceed the 20% investment threshold requirements for qualified rehabilitation expenses
- All work shall meet the standards for work as outlined in Section 17-698(a)
- All details deferred to staff.

Hoyt Burnette, property owner, spoke on the request.

No one spoke in favor or opposition of the request.

**Motion by Mr. Gressette to approve the request for 819 Maple Street for Certificate of Design Approval for exterior changes based on the recommendation of staff to include the fact that it generally meets "Section C. Exterior Changes" of the Old Shandon/Lower Waverly Protection Area Guidelines and Section 17-698(a) of the Bailey Bill, to include:**

- The original diamond/elongated diamond window on the left side of the house shall *not* be relocated.
- The secondary entrance shall be replaced with a new diamond/elongated diamond wood window to match the original windows in the house or with a 1/1 wood window since the original pane configuration for this location is unknown.
- The existing transom over the secondary entrance shall be removed when the window is installed in this location.
- All details deferred to staff.

**Motion seconded by Mr. Horger and Mr. Savory.** Request for Certificate of Design Approval granted 9-0.

**Motion by Mr. Savory to grant preliminary certification for the Bailey Bill for 819 Maple Street with the following conditions:**

- The project shall meet or exceed the 20% investment threshold requirements for qualified rehabilitation expenses.
- All work shall meet the standards for work as outlined in Section 17-698(a).
- All details deferred to staff.

**Motion seconded by Mr. Powell.** Request for Certificate of Design Approval granted 9-0.

15. 1332 Main Street/1216 Washington Street (TMS# 09013-06-03) Request for Preliminary Certification for the Bailey Bill and Certificate of Design Approval for exterior changes, Individual Landmark. **Deferred**

#### IV. OTHER BUSINESS

1. 1401-1413 Assembly Street and 1011-1019 Washington Street (TMS# 09013-05-06, 07, 08, 09, 10, 11, 12, 13) Informational Presentation of Historic Design/Development District. **Deferred**

#### V. APPROVAL OF MINUTES October Minutes

**Motion by Mr. Powell to approve the October 8<sup>th</sup> minutes.** *Motion seconded by Mr. Hylar.*

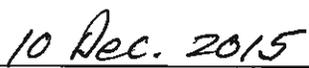
Ms. Grate and Mr. Bouknight abstained from voting as they were not in attendance at the October Meeting.

October 8, 2015 minutes approved 7-0.

VI. ADJOURN

There being no further business, motion to adjourn by Mr. Gressette. Motion seconded by Mr. Powell. Meeting adjourned at 5:35PM

  
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Chairperson

  
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Date

Respectfully submitted  
Planning and Development Services Department