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**CITY OF COLUMBIA**  
**DESIGN / DEVELOPMENT REVIEW COMMISSION**  
**DECEMBER 10, 2015**

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

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**Members Present:** Paul Bouknight, LaToya Grate, John Powell, Tom Savory, Robert Wynn

**Members Absent:** Harris Cohn, Ashby Gressette, Bowen Horger, Ryan Hyler

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

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**

**HISTORIC**

1. **1329 Blanding Street** (TMS#09015-08-06) Request for preliminary certification for the Bailey Bill. *Individual Historic Landmark/Landmark District*
2. **1023 Daly Street** (TMS#13901-13-04), Request for Certificate of Design Approval for addition. *Melrose Heights/Oak Lawn Architectural Conservation District*
3. **1930 Henderson Street** (TMS#11404-03-27) Request for Preliminary Certification for the Bailey Bill. *Landmark District*

**Motion by Ms. Grate to approve the Consent Agenda based on the recommendation of staff. Motion seconded by Mr. Powell. Consent Agenda approved 5-0.**

**III. REGULAR AGENDA**

**URBAN**

1. **Canalside Phase III** (TMS# 09005-03-04, 06, 17) Request for Certificate of Design Approval for buildings 1, 2, 3, & 4 at the Canalside Development. *City Center Design/Development District*

This is the third and final phase of the Canalside project. The PUD was approved in 2005. The Infrastructure package and Phase One included the construction of several multi-family buildings and was approved in 2007. Phase Two included multi-family buildings and townhomes and was approved in 2011. The applicant came before DDRC in September for an informational presentation; the proposal has since been reconfigured. The PUD document is included at the end of your packet for information purposes. The applicant is reviewing the PUD guidelines as well as the City Center guidelines.

This evaluation is organized in four sections, as follows:

Building I: Parcel One (Area 5: Park District)

Building II: Parcel Two (Area 6: City Balcony)

Building III Parcel Three (Area 6: City Balcony)

Building IV: Parcel Three (Area 6: City Balcony)

*Staff recommends the discussion be structured based on each individual building, and that four separate motions are made to address each one of the buildings.*

Ned Miller, The Beach Company (developer), presented on each building.

Commission members' comments were in basic agreement with staff comments/recommendations.

No one in attendance spoke in favor or opposition of the request.

***Building I:***

Motion by Mr. Powell to approve the request for Certificate of Design Approval for Building 1 as it substantially meets the City Center guidelines and PUD Design objectives with the exceptions listed out:

- Storefront panels between the recessed bays on the Taylor Street elevation, as shown on the 03: *Enlarged Retail Perspective* (page 3);
- Balconies be added to the middle set of windows in the “amazing gray” sections of the South elevation;
- The elevated pedestrian walkways be eliminated;
- The materials palette be simplified and clarified for staff approval;
- Roof-mounted utility equipment and other details be reviewed as plans are developed, and be screened not just from the ground around the building but from the ground uphill away from the site; and
- All of the above be reflected in revised elevations at an (architectural) scale of 3/32”= 1’-0” or larger, with specific information about depth of recesses and projections on the facades.

*Motion seconded by Ms. Grate. Motion approved 5-0.*

Amended motion by Mr. Powell to approve the request for Certificate of Design Approval for Building I as it substantially meets the City Center guidelines and PUD Design objectives with the exceptions outlined in the comments section; and the addition that glazing and depth of frames be deferred to staff with an attention to increasing depth wherever possible; as well as the articulation of massing and material transitions also deferred to staff.

*Amended motion seconded by Ms. Grate. Motion approved 5-0.*

***Building II:***

Motion by Mr. Wynn to allow for approval of the request for Certificate of Design Approval for Building II with deferral to staff on articulation of a separation between the courtyard on the Canal side with its own public space, and the entryways and façade of Building II to entertain some sort of trellis setback along with some retail consideration as well.

*Motion seconded by Mr. Savory.*

Amended motion by Mr. Wynn to call a subcommittee to discuss the issues, as stated, at the discretion of the D/DRC allowing for staff to cancel if needed.

*Motion seconded by Mr. Powell.* Motion approved 4-1 with Mr. Bouknight in opposition.

**Building III:**

Motion by Mr. Savory that Building III will be brought to subcommittee to address the closing of the corner as the applicant has suggested, as well as address the south elevation so that it will be more articulate with the rest of the design.

*Motion seconded by Mr. Powell.* Motion approved 5-0.

**Building I Building III:**

Motion by Mr. Savory that Building III will be brought to subcommittee to address the closing of the corner as the applicant has suggested, as well as address the south elevation so that it will be more articulate with the rest of the design.

*Motion seconded by Mr. Powell.* Motion approved 5-0.

**Building IV:**

Motion by Mr. Powell to approve the request for Certificate of Design Approval for Building IV *Approve the Certificate of Design Approval for Building IV, as it substantially meets the City Center Design Guidelines and the PUD objectives, with the following condition:*

- Elevations at an (architectural) scale of 3/32"= 1'-0" or larger, be submitted for review, with specific information about depth of recesses and projections on the facades.

*Motion seconded by Mr. Savory.* Motion approved 5-0.

**HISTORIC**

1. 3217 Lyles Street (TMS#09106-09-35) Request for Certificate of Design approval for new construction. *Earlewood Protection Area A.* **Previously Heard**
2. 1218 Daly Street (TMS#13901-04-19) Request for Certificate of Design Approval for exterior changes. *Melrose Heights/Oak Lawn Architectural Conservation District* **Deferred**
3. 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* **Previously Heard**
4. 1332 Main Street/1216 Washington Street (TMS#09013-06-03) Request for Preliminary Certification for the Bailey Bill and for a Certificate of Design Approval for exterior changes. *Individual Landmark*

Jerre Threatt, preservation planner, presented the project. Designed by New York architect James Brite for the Equitable Real Estate Company, the Equitable Arcade was built in 1912 as Columbia's first indoor shopping center. The two-story commercial building is individually listed in the National Register of Historic Places and is designated as a local historic landmark. The applicants are proposing an extensive rehabilitation plan that includes much needed repairs to the exterior and

interior of the building, as well as the removal of non-historic alterations that were primarily installed in the early 1970s.

Two motions will be required: one for preliminary certification of the Bailey Bill and one for a Certificate of Design Approval for exterior changes.

**Staff Recommendations:**

*Staff finds that the proposal for the Equitable Arcade (1332 Main Street/1216 Washington Street) meets Section 17-674(d) Review process 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 most transparent glass available shall be used for the storefront entrance doors and transoms to prevent a tinted appearance. Glass samples shall be approved by staff before the project begins.
- Retain and repair the last remaining original interior storefront doors and glazing as indicated in Elevation ax2.4
- The ADA access ramp proposed for the Washington Street entrance shall require additional review and an encroachment ordinance
- All details deferred to staff.

*Staff recommends that the Equitable Arcade (1332 Main Street/1216 Washington Street) be given preliminary certification for the Bailey Bill 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.

Robert Lewis, architect for the project, presented.

No one in attendance spoke in favor or opposition of the requests.

**Motion by Mr. Savory to grant Certification for Design Approval of the Bailey Bill as proposed with the following conditions:**

- *The most transparent glass available shall be used for the storefront entrance doors and transoms to prevent a tinted appearance. Glass samples shall be approved by staff before the project begins.*
- *Retain and repair the last remaining original interior storefront doors and glazing as indicated in Elevation ax2.4*
- *The ADA access ramp proposed for the Washington Street entrance shall require additional review and an encroachment ordinance*
- *All details deferred to staff.*

*Motion seconded by Mr. Powell. Motion passed 5-0.*

**Motion by Mr. Powell to recommends that the Equitable Arcade at 1332 Main Street/1216 Washington Street be granted preliminary certification for the Bailey Bill 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.*
5. 1023 Daly Street (TMS#13901-13-04), Request for Certificate of Design Approval for addition. *Melrose Heights/Oak Lawn Architectural Conservation District*  
**Moved to Consent Agenda**
  6. 1930 Henderson Street (TMS#11404-03-27), Request for Preliminary Certification for the Bailey Bill. *Landmark District*  
**Moved to Consent Agenda**
  7. 930 Laurens Street (TMS#11405-11-23) Request for Certificate of Design Approval for screened porch addition. *Individual Historic Landmark/University Hill Architectural Conservation District*  
**Withdrawn**
  8. **NX2210 Wayne Street, Lot #15** (TMS#09011-02-24) Request for Certificate of Design Approval for new construction. *Elmwood Park Architectural Conservation District*

Jerre Threatt, preservation planner, presented on the request which is one lot that has already been subdivided into two parcels. Houses are designated as house 1 and house 2 to allow the applicant to build whichever house is best for the lot.

**Staff Recommendations:**

*Staff finds that the proposed new construction generally complies with Section 17-674(d) Criteria for review of design of structures and sites in the City's Code of Ordinances. Staff recommends granting a Certificate of Design Approval for the construction of a new two-story single-family residence on NX2210 Wayne Street (Lot 15 or 17) with the following conditions:*

- Setback of the house shall be in line with existing adjacent houses
- Windows shall be 2/2 wood or aluminum-clad with exterior muntins
- The paired windows on the left and right sides shall be replaced with single windows as recommended by staff
- The front steps shall be constructed of brick and/or concrete
- All details deferred to staff.

Wesley McManus, applicant, presented on his request.

Motion by Mr. Savory to grant a Certificate of Design Approval for new construction for Wayne Street, Lot #15, with the following conditions:

- Setback of the house shall be in line with existing adjacent houses
- Windows shall be 2/2 wood or aluminum-clad with exterior muntins
- The paired windows on the right side shall be replaced with single windows as recommended by staff
- The front steps shall be constructed of brick and/or concrete
- All details deferred to staff.

**Motion seconded by Ms. Grate. Motion passed 5-0.**

9. **NX2210 Wayne Street, Lot #17** (TMS#09011-02-24) Request for Certificate of Design Approval for new construction. *Elmwood Park Architectural Conservation District*

Jerre Threatt, preservation planner, presented on the request which is one lot that has already been subdivided into two parcels. Houses are designated as house 1 and house 2 to allow the applicant to build whichever house is best for the lot.

**Staff Recommendations:**

*Staff finds that the proposed new construction generally complies with Section 17-674(d) Criteria for review of design of structures and sites in the City's Code of Ordinances. Staff recommends granting a Certificate of Design Approval for the construction of a new two-story single-family residence on NX2210 Wayne Street (Lot 15 or 17) with the following conditions:*

- Setback of the house shall be in line with existing adjacent houses
- Windows shall be 2/2 wood or aluminum-clad with exterior muntins
- The paired windows on the left and right sides shall be replaced with single windows as recommended by staff
- The front steps shall be constructed of brick and/or concrete
- All details deferred to staff.

Wesley McManus, applicant, presented on his request.

Motion by Mr. Powell to grant a Certificate of Design Approval for new construction for Wayne Street, Lot #17, with the following conditions:

- Setback of the house shall be in line with existing adjacent houses
- Windows shall be 1/1 wood or aluminum-clad with exterior muntins
- Configuration of the paired windows on the left and right sides shall be deferred to staff
- The front steps shall be constructed of brick and/or concrete
- All details deferred to staff.

**Motion seconded by Ms. Grate. Motion passed 5-0.**

**10. 1300 Daly Street (TMS#13902-10-33) Request for Certificate of Design Approval for exterior changes. *Melrose Heights/Oak Lawn Architectural Conservation District***

Staci Richey, preservation planner, presented on the request for a c. 1930 single-family brick-veneered home that is contributing to the Melrose Heights/Oak Lawn Architectural Conservation District. It has a new owner who is completing some renovations to the building, and is requesting to paint the brick on the house.

Ms. Richey stated that the guidelines indicate that masonry features, including tooling, bonding patterns and color are to be retained and preserved.

**Staff Recommendation:**

*Staff finds that the proposal does not meet Section 7 of the guidelines and recommends denial.*

Pope Walker, representing the applicants, along with property owner Virginia Shropshire, presented on the request.

**Motion by Mr. Powell to deny the request for Certificate of Design Approval based on Section 7 of the Guidelines for 1300 Daly Street.**

*Motion seconded by Mr. Savory. Motion passed 5-0.*

**11. 1314 Hagood Avenue** (TMS#13902-14-16) Request for Certificate of Design Approval for new construction. *Melrose Heights/Oak Lawn Architectural Conservation District*

This is a vacant parcel and the proposal is to construct a new single family home on the lot. This lot and the lot adjacent to the north were once one parcel. The new owners have divided the parcel into two lots and plan on placing one home on each lot. Each house will be reviewed separately.

**Staff Recommendation:** As the applicant has submitted new drawings since publication of the evaluations, and has therefore addressed a number of items that were recommended by staff, the recommendation has been altered to the following:

Staff finds that the proposal, recently altered with new drawings submitted December 8, 2015, meets Section 5 of the guidelines and Section 17-674(f) of the City ordinance and recommends approval with the following conditions:

- the dormer alterations and details to be finalized with staff
- the dormer corner boards be 4" wide
- all siding and trim will be smooth and not textured
- the aluminum-clad windows will have a 5/8" muntin or grille, on the exterior of the glass, in a Simulated Divided Lite
- the transom will have Simulated Divided Lite in wood or aluminum-clad material
- rafter tails will be no larger than 2"x6" and no smaller than 2"x4" (nominal)
- all details deferred to staff

Michael Tokar, Artifex Builders, presented on the request.

**Motion by Ms. Grate to grant the Certificate of Design Approval for 1314 Hagood based on the recent drawings. The information meets the criteria for Section 5 of the guidelines and Section 17-674(f) of the City Ordinance with the following conditions:**

- Dormer alterations and details be finalized by staff
- The dormer corner boards be 4" wide
- All siding be smooth and not textured
- The aluminum-clad windows will have a 5/8" muntins or grille on the exterior of the glass in a Simulated Divided Line
- The transom will have Simulated Divided Lite in wood or aluminum-clad material
- Rafter rails be no larger than 2" x 6" and no smaller than 2" x 4" (nominal)
- All details deferred to staff

*Motion seconded by Mr. Powell. Motion passed 5-0.*

**12. 1316 Hagood Avenue** (TMS#13902-14-18) Request for Certificate of Design Approval for new construction. *Melrose Heights/Oak Lawn Architectural Conservation District*

This is a vacant parcel and the proposal is to construct a new single family home on the lot. This lot and the lot adjacent to the north were once one parcel. The new owners have divided the parcel into two lots and plan on placing one home on each lot. Each house will be reviewed separately.

**Staff Recommendation:** As the applicant has submitted new drawings since publication of the evaluations, and has therefore addressed a number of items that were recommended by staff, the recommendation has been altered to the following:

Staff finds that the proposal, recently altered with new drawings submitted December 8, 2015, meets Section 5 of the guidelines and Section 17-674(f) of the City ordinance and recommends approval with the following conditions:

- all siding and trim will be smooth
- the aluminum-clad windows will have a 5/8" muntin or grille, on the exterior of the glass, in a Simulated Divided Lite
- the transom will have Simulated Divided Lite in wood or aluminum-clad material
- the porch columns will have a transitional cap between the column and the pedestal
- rafter tails will be no larger than 2"x6" and no smaller than 2"x4" (nominal)
- all details deferred to staff

Michael Tokar, Artifex Builders, presented on the request.

**Motion by Mr. Savory to grant the Certificate of Design Approval for 1314 Hagood based on the recent drawings. The information meets the criteria for Section 5 of the guidelines and Section 17-674(f) of the City Ordinance with the following conditions:**

- All siding be smooth and not textured
- The aluminum-clad windows will have a 5/8" muntins or grille on the exterior of the glass in a Simulated Divided Line
- The transom will have Simulated Divided Lite in wood or aluminum-clad material
- The porch columns will have a transitional cap between the column and the pedestal
- Rafter rails be no larger than 2" x 6" and no smaller than 2" x 4" (nominal)
- All details deferred to staff

**Motion seconded by Mr. Powell. Motion passed 5-0.**

**13. 1213 Heidt Street (TMS#11410-01-15) Request for Certificate of Design Approval for relocation. *Waverly Protection Area***

Staci Richey, preservation planner, presented on the request for relocation of this building to a lot on Washington Street within the Waverly Protection Area. This is a c. 1905 single-story wood-frame Shotgun style house that is contributing to the Waverly Protection Area, as well as the Waverly Historic District which is listed on the National Register of Historic Places.

**Staff Recommendation:**

*Staff finds that the proposal does not meet Section 9 of the Waverly Protection Area Guidelines as it removes a historic building from its original site, the building has retained its architectural and historic integrity, it is not threatened by encroachment and no evidence has been presented to show why it cannot be preserved in its current location. Staff recommends that the request for relocation be denied.*

William Pyatt and Willie Williams, applicants, spoke on the request.

Chairperson Wynn the asked anyone wishing to speak in favor or opposition of the request to do so.

Ed McDowell, president of the Waverly Historic Association and councilperson elect for this district, as well as resident of the neighborhood, spoke in opposition of the request saying the neighborhood has voted in opposition of all three requests in this area.

Ray Borders Grey, resident, spoke in opposition of the request.

Catherine Bruce, resident, spoke in opposition of the request.

Malcolm Harris, resident, spoke in opposition of the request.

Sylvie Dessau, resident, spoke in opposition of the request.

Frank Houston, resident, spoke in opposition.

Mr. Williams, applicant, spoke in rebuttal.

Testimony was closed for Board discussion.

**Motion by Mr. Powell to deny the request for Certificate of Design Approval for relocation of 1213 Heidt Street based on Section 9 of the Waverly Protection Area Guidelines.**

***Motion seconded by Ms. Grate. Motion to deny the request approved 5-0.***

**14. 1215 Heidt Street (TMS#11410-01-14) Request for Certificate of Design Approval for relocation. *Waverly Protection Area***

Staci Richey, preservation planner, presented on the request for relocation of this building to a vacant lot on Lady Street within the Waverly Protection Area.

**Staff Recommendation:**

*Staff finds that the proposal does not meet Section 9 of the Waverly Protection Area Guidelines as it removes a historic building from its original site, the building has retained its architectural and historic integrity, it is not threatened by encroachment and no evidence has been presented to show why it cannot be preserved in its current location. Staff recommends that the request for relocation be denied.*

William Pyatt, applicant, said he would like to re-emphasize his argument from the prior case regarding relocation, and if the Commission agreed to the re-location, the church would agree to any stipulations or terms placed on approval.

**Motion by Ms. Grate to deny the request for Certificate of Design Approval for relocation at 1215 Heidt Street in the Waverly Protection Area as the request does not meet Section 9 of the Waverly Protection Area Guidelines.**

***Motion seconded by Mr. Savory. Motion to deny the request approved 5-0.***

**15. 1223 Heidt Street (TMS#11410-01-14, on same parcel as 1215 Heidt St.) Request for Certificate of Design Approval for relocation. *Waverly Protection Area***

Staci Richey, preservation planner, presented on the request for relocation of this building to a vacant lot within the Waverly Protection Area.

**Staff Recommendation:**

*Staff finds that the proposal does not meet Section 9 of the Waverly Protection Area Guidelines as it removes a historic building from its original site, the building has retained its architectural and historic integrity, it is not threatened by encroachment and no evidence has been presented to show why it cannot be preserved in its current location. Staff recommends that the request for relocation be denied.*

The applicants stated that they did not wish to add anything to the presentation provided.

**Motion by Mr. Savory to deny the request for Certificate of Design Approval for relocation at 1223 Heidt Street in the Waverly Protection Area as the request does not meet Section 9 of the Waverly Protection Area Guidelines as it removes a historic building from its original site, the building has retained its architectural and historic integrity, it is not threatened by encroachment, and no evidence has been presented to show why it cannot be preserved in its current location.**

**Motion seconded by Mr. Wynn. Motion to deny the request approved 5-0.**

Mr. Williams, applicant, asked the process for appeal.

Mr. Wynn stated any appeal for any decision made by the Commission is to be made through an administrative law judge within 30 days.

Mr. Williams requested the process to obtain a copy of the minutes for this meeting when completed.

Mr. Wynn stated they should be completed within seven working days and could be obtained from the Planning Department.

**IV. OTHER BUSINESS**

1. 1401-1413 Assembly Street and 1011-1019 Washington Street (TMS# 09013-03-06, 07, 08, 09, 10, 11, 12, 13) Request for Certificate of Design Approval for new construction of residential building. City Center Design/Development District **Withdrawn**

2. **Elections in January**

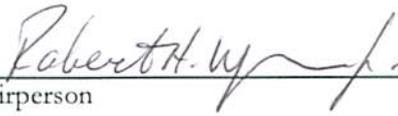
Elections to be held for Chair and Vice-chair

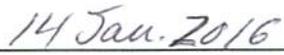
**V. APPROVAL OF MINUTES**  
November Minutes

**Motion by Ms. Grate to approve the November 12<sup>th</sup>. Motion seconded by Mr. Powell.**  
November 12, 2015 minutes approved 5-0.

**VI. ADJOURN**

There being no further business, motion to adjourn by Mr. Powell and Ms. Grate simultaneously.  
Motion seconded by Mr. Savory. Meeting adjourned at 7:04PM

  
\_\_\_\_\_  
Chairperson

  
\_\_\_\_\_  
Date

Respectfully submitted  
Planning and Development Services Department