
CITY OF COLUMBIA
DESIGN / DEVELOPMENT REVIEW COMMISSION
SEPTEMBER 10, 2015

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

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

Members Absent: Ryan Hyler

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

The meeting was called to order by Chairperson Robert Wynn at 4:02 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. **912 Lady Street** (TMS#09089-03-01) Request for a Certificate of Design Approval for exterior changes. *W. Gervais Historic Commercial District*
2. **1528 Blanding Street** (TMS#11403-13-04) Request for Certificate of Design Approval for signage. *Individual Landmark*

Motion by Ms. Grate to approve the Consent Agenda as presented. Motion seconded by Mr. Gressette. Consent Agenda approved 8-0.

III. REGULAR AGENDA
URBAN

1. **1221-1301 Huger Street and 401-433 Gervais Street** (TMS # R08912-13-02) Request for Certificate of Design Approval for new construction of approximately 545,000sf mixed use development on the former Kline Iron and Steel property. *City Center/Design Development District*

Lucinda Statler, Urban Design Planner, spoke on the project. This site is the 6.5 acre parcel at the corner of Huger and Gervais, formerly Kline Iron and Steel. This proposal is for the first two mixed-use buildings, associated structured parking, and site/infrastructure work for an overall development plan which will include two additional buildings in the future.

Russ Davis, developer, spoke on the project. Attempts have been made to address all staff and Commission members' comments and concerns.

Jeff Davis, architect for the project reviewed Building 1 to include discussion of staff comments. Building 2 was addressed in the same manner. Scale and massing of buildings, materials, planter boxes, brick elements, lighting, artwork and sculptures to be used, and windows and storefronts were reviewed; as well as elevations addressed. With these changes and incorporation of elements, it is felt there will be more uniformity and design consistency.

Steve Hinson, Vista Neighborhood Association member, voiced concerns with the height of the building.

Mr. Gressette stated, in their write up, staff proposed a granting a Certificate of Design Approval with six recommendations and questioned if the architectural team was aware of the recommendations and would agree to those pending a favorable motion.

Ms. Statler confirmed that the evaluation and comments had been provided to the design team.

Mr. R. Davis stated they were aware of the comments and prepared to comply.

Mr. Savory agreed as Mr. Gressette that staff comments are important, specifically with regard to the parking garage on the west façade. Some of the details were described in detail verbally, however not shown in the presentation; but felt all the revisions appear to be going in the right direction.

Mr. Wynn stated for the record that the Certificate of Design Approval would be for Building 1 and Building 2 solely at 1221-1301 Huger Street and 401-433 Gervais Street. If a motion is made in favor of granting the request, it should be inclusive of all of the facts to all of the guidelines.

Motion by Mr. Gressette to grant a Certificate of Design Approval for 1221-1301 Huger Street and 401-433 Gervais Street based on staff conditions:

- **Larger-scaled, detailed elevations of street-facing facades be submitted for review as they are further developed;**
- **The parking garage design be developed to ensure a high-level of finish and screening of vehicles and ramping,**
- **The landscape plan be revised to include more shade trees along sidewalks and evergreen screening on exposed elevations of parking garages;**
- **The pedestrian connection to the state museum be reviewed in detail and approved by staff as it is further developed;**
- **Rooftop screening and other utility equipment (transformers, etc.) be reviewed for locations and screening**
- **Signage shall be submitted separately or Certificates of Design Approval.**

Motion seconded by Mr. Bouknight.

Mr. Savory said it appears there are different levels of review on some of the staff conditions for approval. For clarification of the motion, he stated the larger-scaled detailed elevations and the

parking garage design are components that must come back before the Commission. There are other items that are specifically for staff consideration and should be clarified as to which is which.

Ms. Statler stated that would be up to the discretion of the Commission's; and if felt that those items needed to return to the Commission for review, should be clarified in the motion.

Motion amended by Mr. Gressette to include the first two items of concern as stated by staff in their review comments.

Motion seconded by Mr. Powell. Motion to grant a Certificate of Design Approval approved 8-0.

2. **617 Devine Street** (TMS # 08915-13-03) Request for Certificate of Design Approval for new construction of a parking garage. *Innovista Design District*
3. **Canalside Phase III** (TMS# 09005-03-04, 06, 17) Request for Site Plan Approval for development of six new buildings at the Canalside Development *City Center Design/Development District*
4. **Canalside Phase III** (TMS# 09005-03-04, 06, 17) Request for Certificate of Design Approval for buildings 1, 2, 3, 4, 5 & 6 at the Canalside Development. *City Center Design/Development District*

Ms. Statler, Urban Design Planner, spoke on the informational presentation on 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 PUD document is included at the end of your packet for information purposes. Additional "Design Objectives" were included as part of the PUD document which will be reviewed by the Commission, as well as the City Center Design Guidelines, the project district.

Staff had a number of significant concerns that became apparent as the documents were reviewed. The applicant has received feedback and this evaluation. The applicant requested an informational presentation to this Commission for additional guidance in advance of the October DDRC meeting.

Ned Miller of The Beach Company in Charleston, developer for the project was sworn in, and presented on the project to receive constructive feedback in preparation for presentation at the October meeting.

The DDRC commissioners echoed staff comments and emphasized the importance of the Design Objectives and the Guidelines for this important site.

HISTORIC

1. **1501 Lady Street** (TMS# 11402-13-14) Request for preliminary approval for Bailey Bill and for a Certificate of Design Approval for exterior changes. *Individual Landmark*
2. **1218 Daly Street** (TMS#13901-04-19) Request for Certificate of Design Approval for exterior changes. *Melrose Heights/Oak Lawn Architectural Conservation District*
3. **3320 Murray Street** (TMS#13901-05-04) Request for Certificate of Design Approval for exterior changes. *Melrose Heights/Oak Lawn Architectural Conservation District*

As the applicant for the request was not in attendance, Staci Richey, preservation planner, presented on the request.

This is a c.1947 single-story brick veneer home located in the Melrose Heights/Oak Lawn Architectural Conservation District. The home contributes to the district despite the fact that it has had an addition to the back as it does retain its original form and character along the façade and both side elevations.

The applicant is requesting to paint the brick exterior of the building. Paint colors are not reviewed by the D/DRC however painting of unpainted brick is reviewed. The guidelines for this area indicate that bond patterns, coating, colors, tooling, and original masonry should be retained. Therefore staff recommends that the applicant's request does not meet Section 7 of the guidelines and recommends denial.

Motion by Mr. Savory to deny the request for Certificate of Design Approval at 3320 Murray Street as defined on Section 7-6 Exterior Siding, specifically with respect to painting the original existing masonry façade.

Motion seconded by Mr. Powell. Motion to deny the request approved 8-0.

4. **1528 Blanding Street** (TMS#11403-13-04) Request for Certificate of Design Approval for signage. *Individual Landmark* **MOVED TO CONSENT**
5. **912 Lady Street** (TMS#0901003-01-05) Request for Certificate of Design Approval for exterior changes. *W. Gervais Historic Commercial District* **MOVED TO CONSENT**
6. **1321 Lady Street** (TMS# R11401-01-05) Request for review of proposed changes to a Bailey Bill project. *Individual Landmark*

This 1949 building is a Landmark Building in the City of Columbia recently presented for the Bailey Bill. The project included the rehabilitation of windows which had been discussed with the applicant. However, the rehabilitation of the steel windows, which are embedded in concrete, has become an issue. Staff requested that the D/DRC allow staff to work with the property owners to make decisions about which windows would retain security glass and which would not.

Tom Pioreschi, developer/property owner, agreed with staff comments.

Motion by Ms. Grate to give staff approval to move forward with reviewing the windows based on visibility from the public right of way, and to work with the owners on determining which windows might be replaced with the understanding that at least the first two to three floors of the windows on the annex and west elevations will retain historic materials, and the other floors as deemed appropriate by staff.

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

7. **1500 Main Street** (TMS# 09014-09-16) Request for a Certificate of Design Approval for exterior changes. *Individual Landmark* **WITHDRAWN**

IV. OTHER BUSINESS

V. APPROVAL OF MINUTES
August Minutes

Prior to a motion, Ms. Grate requested an amendment to the minutes to clarify under **Urban, item 2, 1221-1301 Huger Streets and 401-433 Gervais Streets**, to reflect that she asked a question rather than made a statement regarding if a Certificate of Design Approval could be granted with issues being deferred to staff.

Motion by Mr. Powell to approve the August minutes. *Motion seconded by Mr. Savory.*
August Minutes approved 8-0.

VI. ADJOURN

There being no further business, motion to adjourn by Mr. Powell. Motion seconded by Ms. Grate. Meeting adjourned at 5:23PM

Chairperson

Date

Respectfully submitted
Planning and Development Services Department