
CITY OF COLUMBIA
DESIGN / DEVELOPMENT REVIEW COMMISSION
August 11, 2016
Regular Session – 4:00 PM
Minutes
City Hall
Council Chambers • 1737 Main Street • Columbia, SC

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

Members Absent: Tom Savory

Staff: Amy Moore, Lucinda Statler, Staci Richey, John Fellows, Johnathan Chambers, Brian Cook, Andrea Wolfe

I. CALL TO ORDER

The meeting was called to order by Chairperson Robert Wynn at 4:00 PM.

Ms. Moore noted changes to the agenda since publication.

II. CONSENT AGENDA

URBAN DESIGN

HISTORIC

1. **1649 Main Street** (TMS# 09014-10-05) — Request for Certificate of Design Approval for exterior changes and for Bailey Bill preliminary certification. *National Register District/City Center Design/Development District*
2. **1107 Shirley Street** (TMS#13901-18-09) Request for Preliminary Certification for the Bailey Bill and a Certificate of Design Approval for addition. *Melrose Heights/Oak Lawn Architectural Conservation District*

Motion by Ms. Grate to accept the two items as presented on the Consent Agenda.

***Motion seconded by Mr. Horger.* Consent Agenda approved 8-0.**

III. REGULAR AGENDA

URBAN DESIGN

1. **1401-1431 Assembly Street and 1011-1019 Washington Street** (TMS# 09013-03-01, 06, 07, 08, 09, 10, 11, 12, 13) Request for Certificate of Design Approval for new construction. *City Center Design/Development District*

Lucinda Statler, urban design planner, presented the proposal for new construction of a 15-story multi-family building with structured parking. The proposal includes moving the existing building one block to the west.

The applicant came before this Commission in May 2016 with an informational presentation to gather feedback. They were back before the Commission in July, at which point a subcommittee was set-up to discuss and provide some direction for some of the outstanding issues.

Staff Recommendation: Staff still has significant concerns with the Washington Street façade, particularly the lack of a two-story mass; otherwise the project substantially meets the design guidelines. Staff recommends an approval of the request, with option one color palette on the north elevation, conditional upon further exploration of the Washington Street façade.

Russ Caplin and Robert Neeley of Clayco Realty Group presented on the request.

Robin Waites, Executive Director with Historic Columbia, requested the letter of commitment being executed between the Richland County Library, Clayco and the Mayor's office showing the importance of being committed to the preservation solution of this building be included as criteria for the project's approval.

No one else spoke in favor or opposition of this application.

Motion by Mr. Gressette to grant the request for Certificate of Design Approval for new construction at 1401-1431 Assembly Street and 1011-1019 Washington Street based on staff recommendations, to include the further study of the southern façade on Washington Street which would also include the trellis cover. In addition, the northern façade have only one color palette of materials.

Motion seconded by Mr. Powell. Motion for passes 8-0.

2. **1222-1224 Taylor Street** (TMS# 09014-09-05) Request for Certificate of Design Approval for exterior changes *City Center Design/Development District*

Lucinda Statler, urban design planner, presented the request for Certificates of Design Approval for renovations to an existing structure.

Staff recommendation: Staff recommends granting a Certificate of Design Approval.

Justin Lucas of the Boudreaux Group presented on the project.

No one spoke in favor or opposition of this application.

Motion by Mr. Powell to grant the request for Certificate of Design Approval for exterior changes at 1222-1224 Taylor Street with all details deferred to staff.

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

HISTORIC

3. **2307 Wayne Street** (TMS# 09012-01-21) Request for Certificate of Design Approval for new construction. *Elmwood Park Architectural Conservation District*

Staci Richey, preservation planner, presented the request for construction of a single-family, two-story, Four-Square style house. While not part of the Elmwood Park Architectural Conservation District, this parcel is part of a Planned Unit Development (PUD) that was created in 2006 that required projects to be reviewed using the guidelines for the district.

Staff Recommendation: Staff finds that the proposed new construction generally complies with the pertinent guidelines from *Standards for Review of Projects in –DP Districts* that were utilized for review of projects within the Elmwood Park Architectural Conservation District at the time of this PUD’s creation.

Staff recommends granting a Certificate of Design Approval for the construction of a new two-story single-family residence with the following conditions

- The porch shall be open the full width of the façade with no enclosure
- A window will be added to the first floor on the right side, close to the façade.
- The second floor window on the right side closest to the façade shall be enlarged to a full size window.
- Windows shall be wood or aluminum clad with exterior muntins.
- All details deferred to staff.

An item not included on this list, but to be included in the motion if in agreement, is that the window configuration not be 4/1 as proposed but would be something more consistent with the neighborhood to be worked out with staff.

A memo was received from Mr. Gibson, president of the Elmwood Neighborhood Association, voicing his support for the project with the understanding that the project will include an open porch.

Wesley McManus, contractor, presented on the request.

No one spoke in favor or opposition of this application.

Board discussion ensued at this time.

Motion by Mr. Wynn to postpone consideration of the request and that it be presented at the next month’s meeting. Mr. Wynn suggested Mr. McManus work with the homeowner regarding changes, and then allow the Commission to become more fully versed with the difference between a PUD and –DP district.

Motion seconded by Mr. Gressette.

Mr. Powell suggested rather than deferring entirely as staff has provided a list with modifications to be made, a motion could be made that requires those be included in order to approve the design. If the applicant and his client disagree with those, he has the option to come back to the D/DRC with a different design.

Motion withdrawn by Mr. Wynn to allow a second motion to be offered.

In keeping with the recommendation of staff and based upon the presentation and discussions made, and based on the applicant’s willingness to make revisions based on staff recommendations to the Commission; Motion by Mr. Powell to grant a Certificate of Design Approval for the construction of a two-story single family residence at 2307 Wayne Street

with the following requirements, most of which the applicant has already agreed to conform with:

- The porch shall be open the full width of the façade with no enclosure
- A window will be added to the first floor on the right side, close to the façade.
- The second floor window on the right side closest to the façade shall be enlarged to a full size window.
- Windows shall be wood or aluminum clad with exterior muntins.
- Window configuration shall be altered to be consistent with neighborhood standards.
- All other details deferred to staff.

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

Mr. Hyler left the meeting at 5:30 PM; quorum was retained.

4. **801 Florence Street** (TMS#09105-08-01) Request for Preliminary Certification for the Bailey Bill and a Certificate of Design Approval for Exterior Changes. *Earlewood Protection Area A*

Staci Richey, preservation planner, presented the request for preliminary Certification for the Bailey Bill and a Certificate of Design Approval for exterior changes for a contributing building in the Earlewood Protection Area.

Staff Recommendations: Staff finds that the project generally complies with Sec. 17-698 of the City Ordinance and recommends preliminary certification for the Bailey Bill with the following conditions:

- the project meeting or exceeding the 20% investment threshold requirements for qualified rehabilitation expenses
- All work meeting the standards for work as outlined in Section 17-698
- That the removal of door and window openings in the left bay of the rear be worked out with staff to ensure the characteristic rhythm of openings remains in the building
- That the request to remove a window opening on the right side be reviewed by staff so that they may determine visibility
- That the new door opening conversion from a window on the rear be worked out with staff
- All details deferred to staff

Staff recommends a Certificate of Design Approval for the project as proposed based on its conformance with Sec. 17-698 of the City Ordinance, with conditions the same as those for the Bailey Bill and all details deferred to staff.

No one spoke in favor or opposition of the request for Preliminary Certification of the Bailey Bill.

Motion by Mr. Gressette to grant approval for the Preliminary Certification of the Bailey Bill for 801 Florence Street based on staff recommendations.

Motion seconded by Mr. Powell. Motion approved 7-0.

No one spoke in favor or opposition of the request for Certificate of Design Approval.

Motion by Mr. Powell to grant the request for Certificate of Design Approval for 801 Florence Street with all details deferred to staff.

Motion seconded by Mr. Wynn. Motion approved 7-0.

WITHDRAWN 5. 1634 Main Street (TMS# 09014-04-19) Request for preliminary certification for the Bailey Bill and a Certificate of Design Approval for Exterior Changes. *Individual Landmark/ City Center/ Design Development District*

IV. OTHER BUSINESS

V. APPROVAL OF MINUTES

July minutes

Motion by Ms. Grate to approve the July 14, 2016 minutes. *Motion seconded by Mr. Powell. Motion approved 7-0.*

VI. ADJOURN

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

Chairperson

Date

Respectfully submitted
Planning and Development Services Department