CITY OF COLUMBIA
DESIGN / DEVELOPMENT REVIEW COMMISSION
May 12, 2016
Internal Training – 3:30 PM
Regular Session – 4:00 PM
Minutes – Regular Session 4:00 PM
City Hall
Council Chambers • 1737 Main Street • Columbia, SC

Members Present: Paul Bouknight, Harris Cohn, LaToya Grate, Bowen Horger, Ryan Hyler, John Powell, Tom Savory, Robert Wynn
Members Absent: Ashby Gressette
Staff: Amy Moore, Lucinda Statler, Staci Richey, Leigh DeForth, John Fellows

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

1. **1714 Enoree Avenue** (TMS#11306-07-28) Request preliminary certification for the Bailey Bill. *Wales Garden Architectural Conservation District*
2. **1504-1516 Williams Street; 401 Hampton Street; 9&21 Science Alley** (TMS# 09009-14-22, 23, 24, 25, 26, 27, 28, 31) Request for Certificate of Site Plan Approval for new construction. *City Center Design/Development District*

Mr. Hyler recused himself from voting as he had interest in Item #2.

Motion by Ms. Grate to approve the Consent Agenda based on the recommendation of staff. *Motion seconded by Mr. Powell.* Consent Agenda approved 7-0.

III. REGULAR AGENDA

HISTORIC

1. **726-730 Woodrow Street** (TMS#11316-13-01) Request Certificate of Design Approval for exterior changes. *Old Shandon/Lower Waverly Protection Area*

Staci Richey, preservation planner, presented. This is a c.1930 residential triplex that contributes to the Old Shandon/Lower Waverly Protection Area located on a corner lot, so a majority of the building is visible to the public right of way. Original stucco was removed from gables on the building and replaced with horizontal vinyl siding. Construction ceased, but a majority of the stucco had already been removed and most of the vinyl installed by that time. The owner is applying to retain the vinyl siding and to remove the remaining stucco and replace it with vinyl.

The removal of the original smooth, flat stucco and replacement with horizontally oriented vinyl siding is a dramatic change in appearance for the gables and dormers on this building; it does not preserve the form, size or details of the original siding. While replacement materials are allowed in

this district, they should meet this guideline for preserving the appearance of the original material. The stark contrast between the stucco and the vinyl does not retain the historic appearance of the building and does not meet this guideline.

Staff recommendations:
Staff finds that the proposal does not meet Section C of the guidelines and recommends that the request for Certificate of Design Approval be denied.

The applicant was not in attendance. No one spoke in favor or opposition of the request.

Mr. Savory agreed with staff as he felt the recommendations were clearly thought through and adhered to the guidelines.

Motion by Mr. Powell to deny 726-730 Woodrow Street request for Certificate of Design Approval for exterior changes based on Section C.1.4.a. such that "the preservation of form, size and details of the exterior siding has not been preserved.

Motion seconded by Mr. Cohn. **Motion for denial passes 8-0.**

2. **1519 Sumter Street** (TMS#09014-09-07) Request preliminary certification for the Bailey Bill. *City Center/ Design Development District/ National Register District*

Staci Richey, preservation planner, presented on the request for preliminary Certification for the Bailey Bill. This building is not a local landmark or within a district, but is within the National Register district and also within the City Center Design area.

This is a c. 1921 with a brick and terra cotta façade. Plans are to restore the façade of the building, make a few alterations to the north side and re-open window openings on the south side. Staff recommends the storefront opening on the south elevation at the corner be retained and remain as a storefront.

In order to obtain the Bailey Bill, staff is recommending a number of changes that will draw the project closer to the Ordinances for Bailey Bill approval. These recommendations include that:

- The project meet or exceed the 20% investment threshold requirements for qualified rehabilitation expenses.
- All work meet the standards for work as outlined in Section 17-698.
- The storefront details match the historic appearance.
- The storefront opening on the south elevation at the corner be retained and treated as storefront.
- The new windows on the north elevation be delineated as not original with some detail, which can be worked out with staff, to avoid confusion as an original feature on the building.
- The windows be changed to a 6/1 pattern instead of a 2/1 as shown in the plans so it better replicates the original.
- No painted sign for Powell Furniture on the north elevation as that is not the original tenant.
- New skylights not be more visible than those already existing.
- All details deferred to staff.

A separate motion should be made, if the Commission deems it appropriate, for Certificate of Design Approval for the same changes on the project.

Robert Lewis, one of the owners of the building, stated they had no objection to the recommendations of staff.

Matt Kennell, City Center partnership, spoke in support of the recommendations of staff and the agreement from the property owner. He feels the designation will be very positive and help extend the historic district on Main Street to Sumter.

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

Motion by Mr. Powell to grant preliminary Certification of the Bailey Bill for 1519 Sumter Street with the following staff recommendations and based on the verbal acceptance of these recommendations by the applicant:

- ***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.***
- ***The storefront details match the historic appearance.***
- ***The storefront opening on the south elevation at the corner be retained and treated as storefront.***
- ***The new windows on the north elevation be distinguished as new openings with details worked out with staff***
- ***The windows be changed to a 6/1 pattern with exterior muntins and detailing matching historic windows***
- ***No painting sign for Powell Furniture on the north elevation as that is not the original tenant***
- ***New skylights should not be more visible to the public right of way***
- ***All details deferred to staff.***

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

Motion by Ms. Grate to grant a Certificate of Design Approval for the project as proposed based on its conformance with Section 17-698 of the City Ordinance, with all details deferred to staff.

Motion seconded by Mr. Hyler. **Motion approved 8-0.**

3. **1121 Daly Street** (TMS#13901-12-05) Request Certificate of Design Approval for exterior changes. *Melrose Heights/Oak Lawn Architectural Conservation District* **DEFERRED**

IV. OTHER BUSINESS

1401 Assembly Street "The Edge"- Informational Presentation to the Commission about a proposed 15-story residential building. *City Center Design/Development District*

Lucinda Statler, urban design planner, provided a brief history on the informational presentation.

Applicants submitted drawings for an informational presentation in September, but postponed the presentation. They have since revised the drawings and are presenting today to get additional feedback before applying for a formal decision by the Commission.

Russell Caplin of Clayco Realty Group provided a brief background of the company and project. Robert Neely of Forum Studio Architects, architect for the project, presented.

As this was an informational presentation only, no action is needed at this time. The project will present at a future date as an official application.

V. APPROVAL OF MINUTES

April Minutes

Ms. Grate refrained from voting as she was not in attendance at the April meeting.

Motion by Mr. Savory to approve the April 14, 2016 minutes. ***Motion seconded by Mr. Horger.*** **Motion approved 7-0.**

VI. ADJOURN

There being no further business, meeting adjourned at 4:50 PM

Robert H Horger Jr.
Chairperson

9/June 2016
Date

Respectfully submitted
Planning and Development Services Department

WITHDRAWN