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**CITY OF COLUMBIA**  
**DESIGN / DEVELOPMENT REVIEW COMMISSION**

**December 14, 2017**  
**Regular Session – 4:00 PM**

**Minutes**

**City Hall • 3rd Floor, Council Chambers • 1737 Main Street • Columbia, SC**

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**Members Present:** Paul Bouknight, Robert Broom, Harris Cohn, Jim Daniel, Robert Wynn

**Members Absent:** Angi Fuller-Wildt, LaToya Grate, Ryan Hyler, Tom Savory

**Staff:** Amy Moore, Lucinda Statler, Rachel Walling, Doreen Roy, Shane Shaughnessy, John Fellows, Andrea Wolfe

## **I. CALL TO ORDER**

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

Roll call, quorum established.

Amy Moore, preservation planner, noted changes to the agenda since publication. She then proceeded with review of the Consent Agenda.

### **CONSENT AGENDA**

#### **DESIGN/HISTORIC**

1. 1328 Blanding Street (TMS# 09014-05-12) Request for exterior changes and preliminary certification for the Bailey Bill. *Individual Landmark* **DEFERRED**
2. **1127 Bryan Street** (TMS# 09016-15-13) Request for Certificate of Design Approval for new construction. *North Main Corridor Design District*  
**STAFF RECOMMENDATIONS:**  
Staff recommends approval of the request.
3. **2144-2150 Sumter Street** (TMS# 09016-09-01) Request for Certificate of Design Approval for exterior changes and site improvements. *North Main Corridor Design District*  
**STAFF RECOMMENDATIONS:**  
Staff recommends approval of the request.
4. **1807 Enoree Avenue** (TMS# 11306-06-04) Request for Certificate of Design Approval for addition. *Wales Garden Architectural Conservation District*  
**STAFF RECOMMENDATIONS:**  
Staff finds that the proposed addition at 1807 Enoree Avenue is generally in keeping with Section VIII of the guidelines and recommends granting a Certificate of Design Approval with the following conditions:
  - That the addition be inset approximately 4-6” from the back corner of the existing house;
  - That all windows visible from the public right-of-way be wood or aluminum clad wood windows with exterior muntins;
  - That the French doors and windows on the left side elevation use non-gridded clear glass;
  - That all details be deferred to staff.

5. **1642 Main Street**, Tapp's Building (TMS# 09014-04-01) Request for preliminary certification for the Bailey Bill. *Individual Landmark*

**STAFF RECOMMENDATIONS:**

Staff recommends preliminary certification of the Bailey Bill for 1642 Main Street which is in accordance with Section 17-674 (d), 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;
- Any replacement metal of marquees be reviewed by staff, prior to installation;
- Any treatment or surface cleaning methods must be approved by staff prior to application;
- All other details deferred to staff.

**APPROVAL OF MINUTES**

November Minutes

**Motion by Mr. Daniel to approve the Consent Agenda to include the minutes as presented. Motion seconded by Mr. Bouknight. Motion approved 5-0.**

**II. REGULAR AGENDA**

**DESIGN**

1. **1501 Main Street** (TMS # 09014-11-13) Request for Certificate of Design Approval for renovations to Boyd Plaza. *City Center Design/ Development District*

Lucinda Statler, urban design planner, introduced the request for renovation to Boyd Plaza which is a City-owned property maintained by the Boyd Foundation and the Columbia Museum of Art. The Boyd Foundation is funding the redesign of the plaza, which is a public space and is also heavily utilized by the museum for events that require or want to take advantage of outdoor space.

Doug Quackenbush, Quackenbush Architects, spoke on the design elements of the request.

Mark Cotterill, Grimball Cotterill Landscape Architects, spoke on the site and landscape plan.

As no one spoke in favor or opposition of the request, testimony closed for board discussion.

**Motion by Mr. Daniel to approve the request for Certificate of Design Approval for renovations to Boyd Plaza, 1501 Main Street, incorporating approval of the concept and the fence design, lighting, materials and other details to be coordinated with staff.**

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

**HISTORIC**

2. **2323 Pendleton Street** (TMS# 11410-21-37) Request for Certificate of Design Approval for demolition. *Old Shandon/Lower Waverly Protection Area A*

Rachel Walling, preservation planner, introduced the request for demolition of a one-story wood framed house built in 1927 that is a contributing building to the Old Shandon/Lower Waverly Protection Area.

Ms. Walling reviewed pertinent section from the City Ordinance §17-764 (e) criteria for review of requests for demolition permits.

***STAFF RECOMMENDATIONS:***

Staff finds that the building retains historic and architectural integrity, contributes to the ambience of the district, generally appears to be structurally sound, is not under orders from the City to be demolished, and that the proposed plans for a vacant lot would have a negative effect on the character of the surrounding area as per section 17-674(e) of the City Ordinance; therefore **staff recommends denial** of the request for demolition.

Frederick Jones, agent for the applicant, presented the request for demolition of the house.

No one spoke in favor or opposition of the request.

**Motion by Mr. Daniel to approve the request for demolition for 2323 Pendleton as it is questionable whether or not this is an economic benefit to rehab the house. The motion failed due to lack of a second.**

**Motion by Mr. Bouknight to deny the request for demolition based on architectural significance as per section 17-674(e).**

***Motion seconded by Mr. Broom. Motion approved 4-1 with Mr. Daniel in opposition.***

**3. 4019 Ensor Avenue** (TMS#09210-05-04) Request for Certificate of Design Approval for exterior changes. *Seminary Ridge Architectural Conservation District*

Doreen Roy, preservation planner, introduced the request which is twofold: 1) to reconsider a request already heard by the DDRC based on new evidence submitted, and 2) for a Certificate of Design Approval for exterior changes not previously heard.

This one-story c. 1930 vernacular, Minimal Traditional structure is a contributing building in the neighborhood. Ms. Roy provided background regarding the previous request, and spoke on the exterior changes currently proposed.

***STAFF RECOMMENDATIONS:***

Staff finds that the information provided by the applicant regarding the proposal to remove and replace original windows is **not substantive enough to warrant a reconsideration of the original motion** in September and **recommends a motion to this effect.**

Staff finds this proposal for the removal of remaining original siding on the façade and right elevations in order to repair sheathing and install a vapor retardant, the installation of all new German lap siding, and the removal of two, rear right elevation windows for replacement with a transom window does not meet Section VII, 3, & 5 of the Seminary Ridge Architectural Conservation District guidelines and **recommends denial.**

Nino Colarossi, property owner, presented the request for exterior changes.

**Members of the public were invited to speak in favor or opposition of the request:**

Mike Kimball, resident, spoke in support of the applicant's request

Lance Woodley, Columbia resident, spoke in support of the request

As no one else spoke in favor or opposition of the request, testimony closed for board discussion.

Ms. Roy stated for clarification that the items to be considered today are:

- 1) to reconsider a request already heard by the DDRC based on new evidence submitted of the mold report for the window replacement; and,
- 2) for a Certificate of Design Approval for exterior changes not previously heard which would be the two windows on the rear right elevation to be replaced with a transom window and to remove the remaining original siding on the façade and right elevation to be replaced with wholesale siding.

**Motion by Mr. Daniel to approve the replacement of the German siding with similar German siding when it is deemed that the existing German siding is beyond repair or is damaged in the process of repairing extant exterior siding.**

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

Mr. Daniel stated that it is found that the windows deemed necessary to be replaced based on the mold is contradicted by the inspection report dated September 12, 2017. Thus a motion is made to deny the wholesale replacement of any replacement windows with a vinyl window.

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

**Motion to deny the request for replacement of the windows with a transom window located on the right rear elevation of the property based on Section VII, 3 and 5.**

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

4. 1209 Lincoln Street (TMS# 08916-01-10) Request for Certificate of Design Approval for exterior change. *W. Gervais Historic Commercial District*

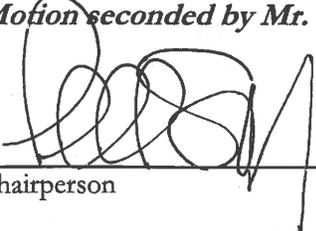
**DEFERRED**

### III. OTHER BUSINESS

### IV. ADJOURN

There being no further business, motion to adjourn by Mr. Daniel.

***Motion seconded by Mr. Wynn. Meeting adjourned at 5:42PM.***

  
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Chairperson

  
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Date

Respectfully submitted  
Planning and Development Services Department