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**CITY OF COLUMBIA**  
**DESIGN / DEVELOPMENT REVIEW COMMISSION**  
**JANUARY 8, 2015- 4:00 PM**

**Minutes**  
**City Hall**  
**Council Chambers • 1737 Main Street • Columbia, SC**

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**Members Present:** Harris Cohn, LaToya Grate, Doris Hildebrand, Bowen Horger, Dale Marshall, John Powell, Beronica Whisnant, Robert Wynn

**Members Absent:** Ashby Gressette

**Staff:** Amy Moore, Lucinda Statler, Kristen Puckett, Staci Richey, Jerre Threatt, Stephen Zigmund, and John Fellows

The meeting was called to order by Chairperson Dale Marshall at 4:03 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**

1. **1011 Assembly Street, 1000 Park Street, and 1016 Park Street** (R08916-09-08, 08916-09-09, and R08916-09-10). Request for Design Approval for changes to an approved design. *City Center Design Development District*

**HISTORIC**

2. **1410 Geiger Avenue** (TMS#09114-05-03) Request for a Certificate of Design Approval for exterior change. *Cottontown Architectural Conservation District.*
3. **1713 Wayne St.** (TMS#09010-11-11) Request for a Certificate of Design Approval for preliminary certification for the Bailey Bill. *Listed in the National Register of Historic Places*

Motion by Ms. Whisnant to approve Consent Agenda items as presented. Motion seconded by Ms. Grate. Consent Agenda approved 8-0.

**III. REGULAR AGENDA**

**URBAN**

1. **1300 Main Street** (TMS#09113-06-10) Request for new construction of automatic teller machine. *City Center Design Development District*

**HISTORIC**

- 2216 Wallace St. (TMS#R09113-09-10) Request for a Certificate of Design Approval for new outbuilding. *Cottontown Architectural Conservation District*

1. **17 Gibbes Ct. (TMS#11405-16-05)** Request for a Certificate of Design Approval for exterior changes/new construction. *University Hill Architectural Conservation District*

Mr. Marshall recused himself from this case due to involvement of his firm.

Ms. Whisnant, vice-chairperson, assumed chairperson duties for this case.

Jerre Threatt, preservation planner, presented on the request.

The applicant's proposal includes rehabilitating the existing house by repairing all existing historic architectural features including windows, doors and columns. A non-historic aluminum cornice system that is currently covering the exposed rafter tails in the eaves will be removed. The applicant is also proposing a 452 square foot addition on the rear, a new brick garden wall, and a new two-bay garage. An existing 1-story two-bay garage will have to be demolished in order for the new garage to be built. The existing garage has water and termite damage and is not structurally stable.

**Staff finds that the proposal complies with the pertinent sections of the guidelines in Section VII – Additions and Section VI – New Construction. Staff recommends granting a Certificate of Design Approval for 17 Gibbes Court with the following conditions:**

- Both chimneys shall be retained, repaired and reflashed as necessary
- The exposed rafter tails in the eaves shall be repaired after the non-historic aluminum cornice system is removed
- The historic wood windows in the original portion of the house shall be retained and repaired
- The new windows in the addition and the garage shall be wood or aluminum-clad with exterior muntins to match the existing historic windows.
- The addition and garage foundations shall be brick to match the historic brickwork on the original portion of the house.
- All details deferred to staff

Justin Washburn, Architrave, reviewed staff comments and accept all staff recommendations. The University Hill Neighborhood has reviewed and approved the request.

**Motion by Mr. Powell to grant approval for Certificate of Design Approval for 17 Gibbes Court with conditions as outlined by staff as follows:**

- Both chimneys shall be retained, repaired and reflashed as necessary
- The exposed rafter tails in the eaves shall be repaired after the non-historic aluminum cornice system is removed
- The historic wood windows in the original portion of the house shall be retained and repaired
- The new windows in the addition and the garage shall be wood or aluminum-clad with exterior muntins to match the existing historic windows.
- The addition and garage foundations shall be brick to match the historic brickwork on the original portion of the house.
- All details deferred to staff



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

Mr. Marshall resumed the chairperson position.

2. **1230 Sumter Street** (R11401-03-01) Request exterior changes and preliminary certification for the Bailey Bill. *Individual Landmark/City Center Design Development District*

Amy Moore, preservation planner, presented on the request.

The building was presented to the D/DRC in February 2014, and was subsequently landmarked. This is a 1921 building at the corner of Sumter and Lady. The owners have recently removed the more modern sheathing from the 1970's. They are now pursuing the Bailey Bill and engaged in repairing what historic material is still extant on both buildings and replacing what is missing and will reconstruct as closely as possible to the original detailing.

Staff recommends approval of preliminary certification for the Bailey Bill.

*Staff finds that the project at 1310 Lady and 1230 Sumter Streets as proposed meets the requirements in Section 17-695 and recommends approval for preliminary certification and exterior changes with the following conditions:*

- *Terra cotta and cast stone details, as well as granite sills, etc., to be reproduced with original materials and as closely as possible to originals; all details, finishes, colors, etc., to be worked out with staff;*
- *Details of any paint removal and cleaning of masonry or any exterior material to be reviewed by staff;*
- *Signage and all other items to be deferred to staff.*

Rick Patel, property owner, was available for questions.

Motion by Mr. Wynn to recommend approval of the project at 1310 Lady Street and 1230 Sumter Street as it meets Section 17-695. Approval also recommended for preliminary certification for exterior changes with the following conditions:

- Terra cotta and cast stone details, as well as granite sills, etc., to be reproduced with original materials and as closely as possible to originals; all details, finishes, colors, etc., to be worked out with staff;
- Details of any paint removal and cleaning of masonry or any exterior material to be reviewed by staff;
- Signage and all other items to be deferred to staff.

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

#### IV. OTHER BUSINESS

Elections for chairperson and vice-person will be held at the February 12<sup>th</sup> meeting.

Required Continuing Education information for year 2015 will be forthcoming.

V. APPROVAL OF MINUTES

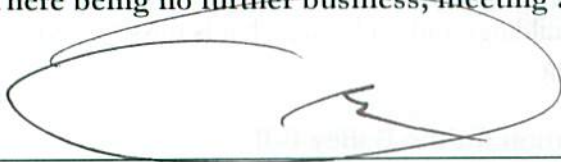
December minutes

As Ms. Grate was not in attendance at the December meeting, she abstained from vote.

Motion by Mr. Wynn to approve the December 11, 2014 D/DRC Minutes. Motion seconded by Mr. Horger. Motion approved 7-0.

VI. ADJOURN

There being no further business, meeting adjourned at 4:20 PM



Chairperson

12, FEB 2015  
Date

Respectfully submitted  
Planning and Development Services Department