
CITY OF COLUMBIA
DESIGN / DEVELOPMENT REVIEW COMMISSION
OCTOBER 22, 2015

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

Members Present: Ashby Gressette, Bowen Horger, Ryan Hyler, John Powell, Tom Savory, Robert Wynn

Members Absent: Paul Bouknight, Harris Cohn, LaToya Grate

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

The meeting was called to order by Chairperson Robert Wynn at 4:08 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 DESIGN
HISTORIC

1. **3217 Lyles Street** (TMS#09106-09-35) Request for Certificate of Design approval for new construction. *Earlewood Protection Area A.*
2. **1110 Hagood Avenue** (TMS#13901-18-17) Request for Certificate of Design Approval for exterior changes. *Melrose Heights/Oak Lawn Architectural Conservation District*
3. **115 Saluda Avenue** (TMS#11310-22-06) Request for Preliminary Certification for the Bailey Bill. *Wales Garden Architectural Conservation District*

Motion by Mr. Gressette to approve the Consent Agenda based on the recommendation of staff.
Motion seconded by Mr. Powell. Consent Agenda approved 5-0.

Mr. Wynn noted a change in the order of the agenda. Under the Urban portion of the Regular Agenda, Item 5, **2127, 2133 Devine Street**, will be heard at the end of the meeting. Item 3, **1501 Lady Street**, under the Historic portion and the Informational Presentation will be heard next.

Motion by Mr. Gressette to accept the change to Agenda.
Motion seconded by Mr. Powell. Motion approved 5-0.

III. REGULAR AGENDA

HISTORIC

3. **1501 Lady Street** (TMS# 11402-12-14) Request preliminary approval for Bailey Bill and for a Certificate of Design Approval for exterior changes. *Individual Landmark*

Robert Lewis, applicant, was sworn in.

Staci Richey, preservation planner, presented on the request of the 1949 building known as the Seibels Bruce Building which recently became an Individual Landmark.

Robert Lewis, attorney for Seibels Bruce, presented on the request.

Mr. Wynn recognized Mr. Hyler's arrival at 4:22 pm for the record.

Motion by Mr. Savory to approve preliminary certification of the Bailey Bill request for 1501 Lady Street conditional upon:

- 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(a)
- all details deferred to staff, and
- conditional upon retention of the lobby ceiling as discussed.

Motion seconded by Mr. Gressette, and added there were two options: to use other bits of ceilings from other floors, or try to replace in general which will be worked out with staff.

For clarification, motion restated by Mr. Savory to approve preliminary certification of the Bailey Bill request for 1501 Lady Street conditional upon:

- retention of the lobby ceiling, specifically reuse of other pieces of the same ceiling system in other parts of the building, and/or replacement in kind with a matching contemporary ceiling system;
- the project meets or exceeds the 20% investment threshold requirements for qualified rehabilitation expenses;
- all work meets the standards for work as outlined in Section 17-698(a); and that
- all details be deferred to staff.

Motion seconded by Mr. Horger and Mr. Gressette. Motion approved 6-0.

URBAN DESIGN

1. 1221-1301 Huger Street and 401-433 Gervais Street (TMS # R08912-13-02) Request for Certificate of Design Approval for new ~~DEFERRED~~ of approximately 545,000sf mixed use development on the former Kline Iron and Steel property. *City Center/Design Development District*
2. 617 Devine Street (TMS # 08915-13-03) Request for Certificate of Design Approval for new construction of a parking garage. ~~DEFERRED~~ *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 ~~WITHDRAWN~~ *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 ~~WITHDRAWN~~ *City Center Design/Development District*
5. 2127, 2133 Devine Street (TMS# 11312-02-12,14) Request for Certificate of Design Approval for new construction. *Five Points Urban Design District*

Mr. Gressette recused himself as his firm is involved in the design and development of this project.

Lucinda Statler, urban design planner, presented on the request. The current use is one existing retail building and one existing residential building, both vacant. The request for Certificate of Design Approval is for new construction of a 5,000+ SF Student Ministries Center for Shandon Baptist Church.

Linda Boylan, architect with Stevens & Wilkinson, presented on the site plan for the project which is driven by the design guidelines. The building floor plan consists of a large activity space flanked on both sides with a pre-function area, and a glass covered patio and amphitheater.

Elevations, facades and exterior materials were discussed. Glass will be clear low-E. Mechanicals will be located on the east side of the building hidden by a parapet. Rolling trash bins will be used in place of vehicular service entry or dumpster.

Ms. Statler noted that comments reflect what was originally submitted at application deadline however staff has been working with the applicant to resolve some of the issues on the east elevation. The last perspective shown in the presentation reflects some of the changes made since.

No one spoke in favor or opposition of the request.

Motion by Mr. Powell to approve 2127, 2133 Devine Street request for Certificate of Design Approval for new construction based on the following recommendations of staff:

- Modifications of the east building elevation as illustrated in the renderings provided today incorporating brick, fenestration, and ensuring the architectural concept is carried through this façade;
- A site lighting plan be provided; and
- Other architectural and site details be deferred to staff.

Mr. Savory requesting a condition be added that the glazing be clear glazing, and not tinted glazing.

Motion seconded by Mr. Hylar. Motion approved 5-0.

Mr. Gressette reseated on the D/DRC.

6. 1401-1413 Assembly Street and 1411-1419 Washington Street (TMS# 09013-03-06, 07, 08, 09, 10, 11, 12, 13) Request for Certificate of Design Approval for new construction of residential building. *City Center Design/Development District*

MOVED TO OTHER BUSINESS

HISTORIC

1. 2150 Harden Street, Parker Annex Building (TMS# 11501-01-01) Request for preliminary approval for Bailey Bill and for a Certificate of Design Approval for exterior changes. *Individual Landmark*
2. 3217 Lyles Street (TMS# 100106-08-25) Request for Certificate of Design approval for new construction. *Earlewood Protection Area A*
3. 1501 Lady Street (TMS# 11402-12-14) Request for preliminary approval for Bailey Bill and for a Certificate of Design Approval for exterior changes. *Individual Landmark*
4. 1218 Daly Street (TMS# 13901-04-19) Request for Certificate of Design Approval for exterior changes. *Melrose Heights/Oak Lawn Architectural Conservation District*
5. 1110 Hagood Avenue (TMS# 13901-18-17) Request for Certificate of Design Approval for exterior changes. *Melrose Heights/Oak Lawn Architectural Conservation District*
6. 1319 Gladden Street (TMS# 11202-12-02) Request for Certificate of Design Approval for exterior changes/new construction. *Melrose Heights/Oak Lawn Architectural Conservation District*
7. 3204 Kline Street (TMS# 13901-11-02) Request for Certificate of Design Approval for exterior changes/new construction. *Melrose Heights/Oak Lawn Architectural Conservation District*
8. 115 Saluda Avenue (TMS# 11310-22-06) Request for Preliminary Certification for the Bailey Bill. *Wales Garden Architectural Conservation District*

DEFERRED

MOVED TO CONSENT

MOVED AHEAD ON AGENDA

WITHDRAWN

MOVED TO CONSENT

DEFERRED

WITHDRAWN

MOVED TO CONSENT

4. OTHER BUSINESS

a. Informational Presentation for Commission 1401-1413 Assembly Street and 1011-1019 Washington Street (TMS# 09013-03-06, 07, 08, 09, 10, 11, 12, 13) *City Center Design/Development District*

WITHDRAWN

b. Public Life / Public Space Project – Informational Update

John Fellows, planning administrator, provided an update on the study of the public space project in *Columbia*. Sixty volunteers are needed for the project to study ten public spaces in four-hour increments. Training will be held in the conference room at the Lincoln Street garage prior to sessions.

5. APPROVAL OF MINUTES
September Minutes

Motion by Mr. Gressette to approve the September 10th minutes. *Motion seconded by Mr. Savory.*
August minutes approved 6-0.

VI. ADJOURN

There being no further business, motion to adjourn by Mr. Powell. *Motion seconded by Mr. Savory.*
Meeting adjourned at 4:45PM



Chairperson

12 Nov 2015
Date

Respectfully submitted
Planning and Development Services Department