
CITY OF COLUMBIA
DESIGN / DEVELOPMENT REVIEW COMMISSION
MARCH 10, 2016

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

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

Members Absent: Ryan Hyler

Staff: Amy Moore, Lucinda Statler, 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
HISTORIC**

1. **1703 Wayne Street** (TMS# R09010-11-14) Request for recommendation for landmark status. *City Center/Design Development District/Pending Individual Landmark*
2. **1121 Daly Street** (TMS#13901-12-05) Request for preliminary certification for the Bailey Bill. *Melrose Heights/Oak Lawn Architectural Conservation District*

Motion by Ms. Grate to approve the Consent Agenda based on the recommendation of staff. Motion seconded by Mr. Powell. Consent Agenda approved 8-0.

III. REGULAR AGENDA

URBAN

3. **1400 Lady Street** (TMS# 11401-04-01) Request for Certificate of Design Approval; appeal staff decision to deny exterior changes *City Center Design Development District*

Mr. Powell recused himself from this case as he is a member of First Presbyterian Church and active member in this project.

Lucinda Statler, urban design planner, spoke on the request. The building has been purchased by the First Presbyterian Church to expand their campus. They are renovating the building to meet their programming needs, and have several proposed exterior changes, which do not meet the threshold for Commission review; staff has reviewed and approved a number of these proposed changes, based on the City Center Design/Development Guidelines, Section 5.9 Building Additions, Renovations, and Demolitions.

One element of the proposed renovations, removal of second and third story windows and replacement with storefront on the Lady Street elevation, was found by staff to be inconsistent with **Section 5.9.4 Window Replacement**. This is the request before the Commission at this time, as an appeal to the staff decision.

Chuck Hultstrand, architect for the project, presented on the project which the church is calling “the bridge” between the community and the church.

No one spoke in favor or opposition of the request.

Mr. Wynn reminded Commission members that the request is being presented for window replacement only.

Motion by Mr. Savory to deny the request to reconfigure the windows on the second and third floor based on Section 5.9.4 Window Replacement, as the removal of the original windows does not meet the guidelines and is a significant departure from the existing façade.

Motion seconded by Mr. Bouknight. Motion to deny the request approved 7-0.

HISTORIC

4. **1604 Main Street** (TMS# 09014-04-13) Request for Certificate of Design Approval for signage. *Individual Landmark/City Center/Design Development District*

Amy Moore, preservation planner, spoke on the request for signage on the property located on the first floor left-side of the Berry’s Building.

Kyra Strasberg, owner of Yoga Masala, noted a correction the in color of the signage which will be brown, not white, to blend in with the column.

No one spoke in favor or opposition of the request.

Motion by Mr. Gressette to accept the request for Certificate of Design Approval for 1604 Main Street for signage as proposed and recommended by staff; and that the column treatment is an exception.

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

5. **1030 Gregg Street** (TMS#11405-14-01) Request for Certificate of Design Approval for exterior changes. *University Hill Architectural Conservation District*

Amy Moore, preservation planner, presented on the request for a c.1930 contributing single-family home in the University Hill Architectural Conservation District. The owners requested the conversion of three original attic vents to windows, removing the original trim so that the openings might be enlarged. All three attic vents are visible to the public right-of-way due to this building’s location on a corner lot.

Staff finds that the proposal to remove original vents and trim, enlarge openings and install visible windows does not meet Section 6 of the guidelines and recommends that the request be denied. Staff offered to work with the applicant on other options should they wish to pursue the request.

Michael Haigler, architect for the project and agent for homeowners Ben Means and Suzie Kuo, presented.

Mr. Haigler and the homeowners agreed to work with staff toward a solution.

No one spoke in favor or opposition of the request.

Mr. Haigler added that in looking in the attic, he found windows that match the openings. Conceivably, there were windows there originally that were changed out to louvers. He will get with staff to look at the windows, and provide revised drawings to the plans examiner.

Motion by Mr. Gressette to accept and approve a Certificate of Design Approval for 1030 Gregg Street on a conditional basis that the applicant meet with staff to meet a compromise solution based on keeping the existing gable/the arched windows' size and location; and concentrate on the rectilinear window in the shed dormer for life/safety issues.

Motion seconded by Mr. Savory. Motion passes 8-0.

Deferred 6. 1401 Hampton Street (TMS# R11402-03-03) Request for a review of the preliminary certification for the Bailey Bill. *Individual Landmark*

Moved to Consent ⁷ 121 Daly Street (TMS#13901-12-05) Request for preliminary certification for the Bailey Bill. *Melrose Heights/Oak Lawn Architectural Conservation District*

IV. OTHER BUSINESS

Ms. Statler stated a special called meeting may need to be held to discuss a project that should have been on the agenda. If the meeting is to be held, it will be held within the following week. A motion is required in the event this must occur.

Motion by Mr. Wynn to have a special called meeting to be held within the next seven days to review a case that needs to be heard by the D/DRC.

Motion seconded by Mr. Gressette and Ms. Grate. Motion approved 8-0.

V. APPROVAL OF MINUTES February Minutes

Motion by Mr. Cohn to approve the February 11, 2016 minutes.

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

VI. ADJOURN

There being no further business, motion by Ms. Grate to adjourn the meeting.

Motion seconded by Mr. Gressette. Meeting adjourned at 4:50 PM



Chairperson

April
14 March 2016

Date

Respectfully submitted
Planning and Development Services Department