



DESIGN/DEVELOPMENT REVIEW COMMISSION

MINUTES

August 21, 2025

Regular Session, 4:00 P.M.

City Hall, 3rd Floor, Council Chambers, 1737 Main Street, Columbia, S.C.

MARY BETH SIMS BRANHAM • EMILY GALLO • BRUCE GREENBERG • CHLOE JACO •
CHARLES LEEDECKER • HUNTER MCKENZIE • ANDREW SALEEBY • JOSHUA SHELTON • MEGAN THOMAS

Members Present: *Andrew Saleeby, Emily Gallo, Joshua Shelton, Charles Leedecker, Chloe Jaco and Hunter McKenzie*

Members Absent: *Megan Thomas, Bruce Greenberg and Mary Beth Sims Branham*

Staff: *Amy Moore, Rachel Walling, Elizabeth Kleinfelder, and Madelyn Bowden*

I. CALL TO ORDER / ROLL CALL

Meeting called to order at 4:00pm by Chairperson Jaco.

Roll call taken, quorum established.

Ms. Moore noted the following changes to the agenda:

- 1108 Queen Street was deferred
- 916 Walnut Street was deferred
- NX2834 Gadsden Street, the Northeast corner of Union and Gadsden was withdrawn

Ms. Moore continued with the summary/overview of the Consent Agenda.

II. CONSENT AGENDA

1. [3209 Michigan Street](#) (TMS# 13901-10-14) DDRC-2025-0041: Request for a Certificate of Design Approval for an addition. *Melrose Heights/Oak Lawn Architectural Conservation District*

STAFF RECOMMENDATIONS:

Staff finds that the proposed addition at 3209 Michigan Street is largely in keeping with Sections 3 and 4 of the Melrose Heights/Oak Lawn Architectural Conservation District design guidelines and recommends granting a Certificate of Design Approval with the following conditions:

- Windows on the right side will be aluminum clad with exterior muntins to match the profile of the historic windows;
- First floor brick will be chosen to closely match the existing brick; brick will not be painted;

- All other details deferred to staff.
2. [2608 Cardinal Street](#) (TMS# 09114-02-24) TA-2025-0011: Request for recommendation for individual landmark designation. *Cottontown/Bellevue Architectural Conservation District*
STAFF RECOMMENDATIONS:
Staff finds that the structure at 2608 Cardinal Street meets the criteria for a City of Columbia Landmark, Type 3, based upon Section 17-3.7(j)(4) of the City of Columbia Unified Development Ordinance and suggests that a recommendation for landmark status be forwarded to City Council.

 3. [1314 Geiger Avenue](#) (TMS# 09114-06-02) DDRC-2025-0043: Request for a Certificate of Design Approval for an addition and outbuilding. *Cottontown/Bellevue Architectural Conservation District*
STAFF RECOMMENDATIONS:
Staff finds that the proposed addition and garage at 1314 Geiger Avenue are largely in keeping with Sections 3 and 4 of the Cottontown/Bellevue Architectural Conservation District design guidelines and recommends granting a Certificate of Design Approval with all details deferred to staff.

 4. [20 Myrtle Court](#) (TMS# 11307-07-24) DDRC-2025-0042: Request for a Certificate of Design Approval for an addition. *Wales Garden Architectural Conservation District*
STAFF RECOMMENDATIONS:
Staff finds that the proposed addition at 20 Myrtle Court is largely in keeping with Section 5 of the Wales Garden Architectural Conservation District design guidelines and recommends granting a Certificate of Design Approval with all details deferred to staff.

 5. [1777 St. Julian Place](#) (TMS# 11513-07-14) BBILL-2025-0011: Request for preliminary certification of the Bailey Bill. *National Register Structure*
STAFF RECOMMENDATIONS:
Staff finds that the project at 1777 Saint Julian Place complies with Sec. 17-2.5(y) of the City Ordinance and recommends granting preliminary certification for the Bailey Bill with the following conditions:
 - Staff to review tint, framing, and details of glass in lobby tower;
 - Staff to review signage proposal for appropriateness with the building age and design when available;
 - Staff to review specifications for any cleaning if proposed;
 - 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 17-2.5(y);
 - All details deferred to staff.

 6. [2905 Park Street](#) (TMS# 09105-09-13) DDRC-2025-0037: Request for a Certificate of Design Approval for construction of a single-family house. *Earlewood Protection Area, Area A*
STAFF RECOMMENDATIONS:
Staff finds that proposed new construction at 2905 Park Street generally complies with Section 3 of the Earlewood Protection Area, Area A Historic Preservation Guidelines and recommends granting a certificate of Design Approval with the following conditions:
 - Final height of the foundation will be 2 feet at the front façade. It may expand to a taller height on the sides to accommodate the topography.
 - All double windows will have more defined mullions between them and windows will have a 1x4" casing.
 - The front steps will be installed in line with the front porch posts.

- A front walkway will be installed connecting the front porch to the sidewalk.
- All material choices for outstanding items be deferred to staff to work out with the applicant;
- All other details deferred to staff.

7. [2812 Park Street](#) (TMS# 09109-01-16) DDRC-2025-0039: Request for a Certificate of Design Approval for construction of a duplex. *Earlewood Protection Area, Area A*

STAFF RECOMMENDATIONS:

Staff finds that proposed new construction at 2812 Park Street generally complies with Section 3 of the Earlewood Protection Area, Area A Historic Preservation Guidelines and recommends granting a certificate of Design Approval with the following conditions:

- Final height of the foundation will be 5 feet at the front façade. Staff will inspect the foundation when completed and before additional work continues.
- The porch posts flanking the front steps will be moved in to be in line with the outermost portion of the front doors.
- A front walkway will be installed connecting the front porch to the sidewalk.
- The retaining wall will not exceed 2ft in height and will be have a parge coat finish.
- All material choices for outstanding items be deferred to staff to work out with the applicant;
- All other details deferred to staff.

APPROVAL OF MINUTES

[July Minutes](#)

Ms. Jaco asked if any member of the D/DRC wished for any items to be removed from the Consent Agenda. No input received.

Ms. Jaco asked if any member of the public wished for any items to be removed from the Consent Agenda. No input received.

Motion made by Mr. Saleeby to approve the Consent Agenda with staff comments and to approve the July minutes. Mr. McKenzie seconded the motion.

Roll call vote taken. Motion passed (6-0).

REGULAR AGENDA

URBAN DESIGN

HISTORIC

1. [911, 913, and 919 Gervais Street](#) (TMS# 09013-11-11, -12, -13) and 914 Lady Street (TMS#09013-11-04) Request for Certificate of Design Approval for exterior changes and preliminary certification of the Bailey Bill. *West Gervais Historic Commercial District*

STAFF RECOMMENDATIONS:

Staff finds that the project at 911, 913, and 919 Gervais Street and 914 Lady Street complies with Sec. 17-2.5(y) of the City Ordinance and recommends granting preliminary certification for the Bailey Bill with the following conditions:

- 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 17-2.5(y);
- Specifications of cleaning methods for all buildings to be reviewed and approved by staff;
- Signage for all buildings deferred to staff;

[911 Gervais Street:](#)

- Details and placement of the proposed cornice to be reviewed and approved by staff;
- Review of condition of existing windows by staff and if approved, specifications, including profiles, pane configuration, and glass transparency, of all new aluminum clad wood windows to be reviewed and approved by staff;

919 Gervais Street:

- Details of cornice, transom windows, entry doors to be reviewed by staff;
- Specifications, including profiles, pane configuration, and glass transparency, of all new aluminum clad wood windows and storefront systems to be reviewed and approved by staff;

914 Lady Street:

- Specifications, including profiles, pane configuration, and glass transparency, of all new aluminum clad wood windows and storefront systems to be reviewed and approved by staff;

And all outstanding details deferred to staff.

Ms. Moore provided an overview of the case and invited the applicant to speak.

Ms. Jaco swore in Tripp Riley, architect, who gave a summary of the request and offered to answer any questions.

Todd Avant, property owner, was sworn in and spoke about the project.

Discussion between commissioners and staff ensued.

Ms. Jaco paused for public input.

Seeing and hearing none Ms. Jaco asked for a motion.

Mr. Saleeby made a motion to approve the preliminary request for the Baily Bill for the buildings located at 911, 913, and 919 Gervais Street and 914 Lady Street and to grant the certificate of design approval for exterior changes with the following conditions:

- 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 17-2.5(y);
- Specifications of cleaning methods for all buildings to be reviewed and approved by staff;
- Signage for all buildings deferred to staff;

911 Gervais Street:

- Details and placement of the proposed cornice to be reviewed and approved by staff;
- Review of condition of existing windows by staff and if approved, specifications, including profiles, pane configuration, and glass transparency, of all new aluminum clad wood windows to be reviewed and approved by staff;

919 Gervais Street:

- Details of cornice, transom windows, entry doors to be reviewed by staff;
- Specifications, including profiles, pane configuration, and glass transparency, of all new aluminum clad wood windows and storefront systems to be reviewed and approved by staff;

914 Lady Street:

- Specifications, including profiles, pane configuration, and glass transparency, of all new aluminum clad wood windows and storefront systems to be reviewed and approved by staff;

And all outstanding details deferred to staff.

Motion seconded by Mr. Shelton.

Roll call vote taken. Motion passed (6-0).

2. [1427 Hagood Avenue](#) (TMS# 11414-10-04) DDRC-2025-0031: Appeal staff decision regarding driveway changes. *Melrose Heights/Oak Lawn Architectural Conservation District*

STAFF RECOMMENDATIONS:

Staff finds that the unapproved changes to the driveway at 1427 Hagood Avenue is in not keeping with Section 17-2.5(g)(6)e of the UDO and recommends denial. Furthermore, staff recommends the removal of the excess parking area within 90 days.

Ms. Walling provided an overview of the case and invited the applicant to come up and speak.

Applicant was not present.

Discussion between commissioners and staff ensued.

Ms. Jaco paused for public input.

Seeing and hearing none, Ms. Jaco asked for a motion

Mr. McKenzie made a motion to deny the request for unapproved driveway changes at 1427 Hagood Avenue and that they be removed within 90 as they are not in keeping with Section 17-2.5(g)(6)e of the UDO.

Motion seconded by Ms. Gallo.

Roll call vote taken. Motion passed (6-0).

3. [2332 Stark Street](#) (TMS# 11409-04-07) DDRC-2025-0035: Request for a Certificate of Design Approval for demolition of a duplex. *Old Shandon/Lower Waverly Protection Area, Area A*

STAFF RECOMMENDATIONS:

Staff finds that the duplex at 2332 Stark Street does not meet the criteria for demolition as stated in Section IV of the Old Shandon/Lower Waverly Protection Area Design Guidelines and Section 17-674(e) of the City Ordinance; and Section 17-2.5c of the UDO, and recommends denial of the request for a Certificate of Design Approval for demolition.

Staff recommends that the owner apply to have this house certified for the Bailey Bill tax abatement program to offset the cost of repairing the house and stabilize its local tax rate for the next 20 years.

Ms. Kleinfelder provided an overview of the case and invited the applicant to come up and speak.

Ms. Jaco swore in Frank Mitchell, applicant, who gave a summary of the request and offered to answer any questions.

Discussion between commissioners and staff ensued.

