



DESIGN/DEVELOPMENT REVIEW COMMISSION

MINUTES

September 18, 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, Joshua Shelton, Charles Leedecker, Chloe Jaco, Megan Thomas
Hunter McKenzie and Bruce Greenberg*

Members Absent: *Emily Gallo 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 4:03pm by Chairperson Jaco.

Roll call taken, quorum established.

Ms. Moore noted the following changes to the agenda:

- 1108 Queen Street was deferred
- 2231 Gadsden Street was deferred.

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

II. CONSENT AGENDA

1. [1637/1639 Enoree Avenue](#) (TMS# 11306-04-09) BBILL-2025-0014: Request for preliminary certification of the Bailey Bill. *Wales Garden Architectural Conservation District*

STAFF RECOMMENDATIONS:

Staff finds that the project at 1637/1639 Enoree Avenue 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);
- All details deferred to staff.

2. [2214 Wallace Street](#) (TMS# 09016-05-01) BBILL-2025-0013: Request preliminary certification of the Bailey Bill. *Cottontown/Bellevue Architectural Conservation District*

STAFF RECOMMENDATIONS:

Staff finds that the project at 2214 Wallace 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);
- All details deferred to staff.

3. [2408 Stark Street](#) (TMS# 11409-06-05) DDRC-2025-0045: Request for a Certificate of Design Approval for construction of a single family home. *Old Shandon/Lower Waverly Protection Area, Area A*

STAFF RECOMMENDATIONS:

Staff finds that the proposed new construction at 2408 Stark Street is in keeping with Section 3 of the Old Shandon/Lower Waverly Protection Area design guidelines and recommends granting a Certificate of Design Approval with the following conditions:

- The rear section of the house will be recessed at least 6" on both sides of the house. This will be placed at roughly 11' from the rear wall of the house. Final design will be approved by staff.
- Corner boards will be installed on all 4 sides of the house.
- The rear windows on the first floor of the right and left sides of the house will be double windows with a pronounced mullion between them.
- Porch posts will be square or tapered with brick bases. Front porch roof will be taller with a steeper pitch. Railings and handrails on the front porch are optional, if installed they will be approved by staff.
- The side door will be on the right façade of the house. The porch covering over the side door will be lowered to be closer to the door.
- Foundation will at least 1.5ft tall.
- Walkways will be installed, one leading from the house to the driveway, the other from the driveway to the sidewalk. Concrete, brick or stone pavers are allowed.
- All additional details deferred to staff.

4. [2101 Gervais Street](#) (TMS# 11406-08-24) BBILL-2025-0015: Request for preliminary certification of the Bailey Bill. *Waverly Protection Area*

STAFF RECOMMENDATIONS:

Staff finds that the project at 2101 Gervais 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);
- All details deferred to staff.

Staff finds that the project at 2101 Gervais Street is in keeping with Section 17-2.5(y) of the UDO and Section 3 of the Waverly Protection Area Guidelines and recommends granting a Certificate of Design Approval with the following conditions:

- All new and replacement windows and doors will need to be reviewed by staff before installation.
- Applicant will work with staff to ensure that removal of contemporary stucco finish does not damage historic brick work.

- Applicant will work with staff, other City of Columbia employees and the South Carolina Department of Transportation to determine the feasibility of restoring the second floor balcony on the Harden Street side of the building.
- And all details deferred to staff.

APPROVAL OF MINUTES

[August 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. Leedecker to approve the Consent Agenda with staff comments and to approve the August minutes. Mr. Shelton seconded the motion. Roll call vote taken. Motion passed (7-0).

III. REGULAR AGENDA

1. 1108 Queen Street (TMS# 11409-08-07) DDRC-2025-0038: Request for construction of a single family home. *Old Shandon/Lower Waverly Protection Area, Area A* DEFERRED
2. 2331 Gadsden Street (TMS# 09012-16-02) DDRC-2025-0044: Request for a Certificate of Design Approval for construction of a *Elimwood Park Architectural Conservation District* DEFERRED

IV. OTHER BUSINESS

Presentation by preservation staff:

Ms. Walling made a presentation on the qualities and function of brick exteriors followed by Q&A with commission members.

IIV. ADJOURN

Mr. Saleeby made a motion to adjourn. Meeting adjourned at 4:33pm.



Chairperson
Respectfully Submitted
Planning and Development Services Department

10/16/25
Date