



DESIGN/DEVELOPMENT REVIEW COMMISSION

MINUTES

December 18, 2025

Regular Session, 4:00 P.M.

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

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

Members Present: *Chloe Jaco, Emily Gallo, Bruce Greenberg, Charles Leedecker, Hunter McKenzie, Mary Beth Sims Branham and Andrew Saleeby*

Members Absent: *Joshua Shelton and Megan Thomas*

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:

- 1637-1639 Enoree Avenue (TMS# 11306-04-09) was moved to regular agenda.
- 708 Union Street (TMS# 09105-12-15P) was moved to consent agenda.

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

II. CONSENT AGENDA

1. [2216 Gadsden Street](#) (TMS# 09012-14-19) DDRC-2025-0063: Request for a Certificate of Design Approval for exterior changes. *Elmwood Park Architectural Conservation District*

STAFF RECOMMENDATIONS:

Staff finds that the proposed new construction at 2216 Gadsden Street is in keeping with Section 17-2.5(g)(6)b3 of the UDO and recommends granting a Certificate of Design Approval with the following conditions:

- All details deferred to staff.

2. [1637-1639 Enoree Avenue](#) (TMS# 11306-04-09) DDRC-2025-0061: Request for a Certificate of Design Approval for an addition. *Wales Garden Architectural Conservation District*

MOVED TO REGULAR AGENDA

3. [805 Calhoun Street](#) (TMS# 09011-11-22) BBILL-2025-0020: Request for Preliminary Certification of the Bailey Bill. *Governor's Mansion Protection Area*

STAFF RECOMMENDATIONS:

Staff finds that the project at 805 Calhoun 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 materials that cannot be repaired due to fire damage will be replaced with in-kind materials. If further deterioration is discovered staff will be notified before work takes place.
- All details deferred to staff.

4. [2329 Santee Avenue](#) (TMS# 11409-07-34) DDRC-2025-0064: 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 2329 Santee Street is in keeping with Section 3 of the Old Shandon/Lower Waverly Protection Area, Area-A design guidelines and recommends granting a Certificate of Design Approval with the following conditions:

- Windows will have defined casings.
- House will be built as planned.
- And all details deferred to staff.

5. [4120 N. Main Street](#) (TMS# 09214-14-08) DDRC-2025-0065: Request for recommendation for individual landmark designation. *North Main Corridor Design Overlay District*

STAFF RECOMMENDATIONS:

Staff finds that the structure at 4120 North Main 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.

6. [1000 Oak Street](#) (TMS# 11410-21-41) BBILL-2025-0021: Request for Preliminary Certification of the Bailey Bill. *Old Shandon/Lower Waverly Protection Area, Area A*

STAFF RECOMMENDATIONS:

Staff finds that the project at 1000 Oak 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);
- The roof will be replaced with a true standing seam roof, matching the existing roof in pattern and color. If wood cladding is found under the vinyl, the applicant will work with staff to determine if it is sound enough to be maintained, or if it past the point of repair. If new cladding is needed, it will be wood with a matching profile as what is existing. If further deterioration is discovered staff will be notified before work takes place.
- All details deferred to staff.

7. [919 Queen Street](#) (TMS# 11409-10-11) BBILL-2025-0022: Request for Preliminary Certification of the Bailey Bill. *Old Shandon/Lower Waverly Protection Area, Area A*

STAFF RECOMMENDATIONS:

Staff finds that the project at 919 Queen 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 wood windows will be repaired rather than replaced. If new cladding is needed, it will be wood with a matching profile as what is existing. If further deterioration is discovered staff will be notified before work takes place.
- All details deferred to staff.

8. [708 Union Street](#) (TMS# 09105-12-15P) DDRC-2025-0034: Request for a Certificate of Design Approval for construction of a single family home. *Earlewood Protection Area, Area B.*

STAFF RECOMMENDATIONS:

Staff finds that proposed new construction at 708 Union Street does not comply with Section 3 of the Earlewood Protection Area, Area B Historic Preservation Guidelines. Staff supports approval of a Certificate of Design Approval if the following conditions are met:

- Final height of the foundation will be no more than 3 feet at the front façade. Staff may determine if it can be taller once the lot is graded.
- The roof will have a pitch of 10:12
- Upper and lower windows on the left façade will be stacked to improve massing of the design.
- On the right elevation, at least one small window will be removed and another larger window, matching the size and pane configuration of those on the front of the elevation, will be added to the rear portion of the wall.
- The gable window on the gable in the front elevation will be modified to a smaller, more horizontally oriented form.
- All material choices for outstanding items be deferred to staff to work out with the applicant;
- All other details deferred to staff.

III. APPROVAL OF MINUTES

[November 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 Ms. Sims-Branham to approve the Consent Agenda with staff comments and to approve the November minutes. Mr. Leedecker seconded the motion. Roll call vote taken. Motion passed (6-0).

IV. REGULAR AGENDA
URBAN DESIGN

None

HISTORIC

1. [931 Senate Street](#) (TMS# 08916-02-09) DDRC-2025-0054: Request for a Certificate of Design Approval for new construction. *West Gervais Historic Commercial District*

STAFF RECOMMENDATIONS:

Staff finds that the proposed new construction at 931 Senate Street is in keeping with Section 17.3.7.Overlay Districts (n)3(b) OV-HSV of the Unified Development Ordinance and with Section 4 of the West Gervais Historic Commercial Guidelines and recommends approval with the following conditions:

- Staff to review composite materials proposed for windows to ensure the detailing and finish are reflective of historic materials;
- Minimum window depth of 4" to be required for brick surfaces;
- Window reveal for cement fiberboard and metal panel surfaces to be at least 3";
- The placement of an entry door and possibly an awning on Park Street to continue the pattern of business entries along this street;
- All glass to be clear or minimally tinted and to be reviewed by staff;
- Details of storefront trim, glass, and doors, to be approved by staff;
- Brick and mortar colors to be approved by staff;
- All site design issues, public art, service areas, and mechanical screening to be reviewed and approved by appropriate staff;
- Signage to be reviewed and approved by staff;
- And all other details deferred to staff.

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

Ms. Jaco swore in Matt Swedenberg, agent of Subtext, who gave a summary of the request and offered to answer any questions.

Ms. Jaco swore in Neil Rearden, architect with ESG Architecture & Design, who gave a summary of the request and offered to answer any questions.

Discussion between commissioners and staff ensued.

Ms. Jaco paused for public input.

Mr. Jim Daniel voiced concerns.

Public comments closed. Ms. Jaco asked for a motion.

Ms. Sims-Branham made a motion to grant the Certificate of Design Approval for 931 Senate Street with the following conditions:

- Staff to review composite materials proposed for windows to ensure the detailing and finish are reflective of historic materials;
- Minimum window depth of 4" to be required for brick surfaces;
- Window reveal for cement fiberboard and metal panel surfaces to be at least 3";
- The placement of an entry door and possibly an awning on Park Street to continue the pattern of business entries along this street;
- All glass to be clear or minimally tinted and to be reviewed by staff;
- Details of storefront trim, glass, and doors, to be approved by staff;
- Brick and mortar colors to be approved by staff;
- All site design issues, public art, service areas, and mechanical screening to be reviewed and approved by appropriate staff;
- Signage to be reviewed and approved by staff;
- And all other details deferred to staff.

Motion seconded by Mr. Leedecker.

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

2. [526 Edisto Avenue](#), all units (TMS# 11387-01-01, 11387-02-01 through -08, 11387-03-01 through -08, 11387-04-01 through -08) DDRC-2025-0059: Request for a Certificate of Design Approval for exterior changes. *Wales Garden Architectural Conservation District*
STAFF RECOMMENDATIONS:

Staff finds that the proposed window replacement at 526 Edisto Avenue is largely in keeping with Section 6(2) of the Wales Garden Architectural Conservation District Design Guidelines and recommends granting a Certificate of Design Approval for the replacement windows with the following conditions:

- The approval of this material is a test to determine if the finish and detailing can truly match that of historic windows; this approval does not guarantee that composite materials will be approved for other projects where replacement windows are allowed; and
- All details deferred to staff.

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

Charles Centers, applicant, gave a summary of the request and offered to answer any questions.

Discussion between commissioners and staff ensued.

Ms. Jaco paused for public input.

Jim Daniel spoke.

Public comments closed. Ms. Jaco asked for a motion.

Mr. Leedecker made a motion to grant the Certificate of Design Approval for 526 Edisto Avenue with the following conditions as it is in keeping with Section 6(2) of the Wales Garden Architectural Conservation District Design Guidelines:

- The approval of this material is a test to determine if the finish and detailing can truly match that of historic windows; this approval does not guarantee that composite materials will be approved for other projects where replacement windows are allowed; and
- All details deferred to staff.

Motion seconded by Ms. Gallo.

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

3. [708 Union Street](#) (TMS# 11305-12-05) DDRC-2025-0034: Request for a Certificate of Design Approval for construction of a single-family home. *Wales Garden Architectural Conservation District*
MOVED TO CONSENT AGENDA

4. [1637-1639 Enoree Avenue](#) (TMS# 11306-04-09) DDRC-2025-0061: Request for a Certificate of Design Approval for an addition. *Wales Garden Architectural Conservation District*
STAFF RECOMMENDATIONS:

Staff finds that the project at 1637-1639 Enoree Avenue is in keeping with Section 17-2.5(y) of the UDO and Section 5 of the Wales Garden Architectural Conservation District Guidelines and recommends granting a Certificate of Design Approval with the following conditions:

- The addition cladding will be brick with final brick color to be approved by staff;
- All roof and eave details of the addition to match the original roof details;
- Windows on the addition will be aluminum clad or visually similar material to original windows with exterior 6/6 muntins; windows will be reviewed and approved by staff prior to purchase;
- And all details deferred to staff.

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

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

Discussion between commissioners and staff ensued.

Ms. Jaco paused for public input.
Members of the public spoke in opposition:
Tommy Johnson
Elizabeth and Manning Smith
Kathy Love
Kit Smith
Jim Daniel
Kathleen Suggs
John Baynes
Kathryn Luchok

Public comments closed. Ms. Jaco asked for a motion.

Mr. Leedecker made a motion to grant the Certificate of Design Approval for 1637-1639 Enoree Avenue with the following conditions as it is in keeping with Section 17-2.5(y) of the UDO and Section 5 of the Wales Garden Architectural Conservation District Guidelines:

- The addition cladding will be brick with final brick color and details to be approved by staff;
- All roof and eave details of the addition to match the original roof details;
- Windows on the addition will be aluminum clad or visually similar material to original windows with exterior 6/6 muntins; windows will be reviewed and approved by staff prior to purchase;
- And all details deferred to staff.

Motion seconded by Ms. Gallo.

Roll call vote taken. Motion passed (5-1) with Ms. Sims Branham opposing.

V. OTHER BUSINESS

None

IV. ADJOURN

Mr. McKenzie made a motion to adjourn. Meeting adjourned at 5:49pm.



Chairperson
Respectfully Submitted
Planning and Development Services Department

01/22/2026
Date