HISTORIC PRESERVATION DESIGN REVIEW COMMISSION

MINUTES
June 18, 2026
Regular Session, 4:00 P.M.
City Hall, 3rd Floor, Council Chambers, 1737 Main Street, Columbia, S.C.

CHARLES LEEDECKER • HUNTER MCKENZIE • TIA SAVAGE •
JOSHUA SHELTON • JOHN SHERRER • CLEVE WALKER • DENISE WELLMAN

Members Present: *Tia Savage, Joshua Shelton, John Sherrer, Cleve Walker, Denise Wellman*

Members Absent: *Charles Leedecker and Hunter McKenzie*

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

I. CALL TO ORDER / ROLL CALL

Meeting called to order at 4:00pm by Mr. Shelton.
Roll call taken, quorum established.

Vice Chairperson Election took place. Ms. Wellman was voted in as vice chair.

Ms. Moore noted changes to the agenda, case numbers 4, 5, 6, 7 on the Regular Agenda were deferred. Ms. Moore continued with the summary/overview of the Consent Agenda.

II. CONSENT AGENDA

1. 1802 Seneca Avenue (TMS#11306-06-01) BBILL-2026-0014: Request for preliminary certification for the Bailey Bill. *Wales Garden Architectural Conservation District*
   STAFF RECOMMENDATIONS:
   Staff finds that the project at 1802 Seneca 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. 2500 Greene Street (TMS# 11410-14-07) DRC-2026-0036: Request for a Certificate of Design Approval for construction of a single family home. *Old Shandon/Lower Waverly Protection Area, Area B*

   STAFF RECOMMENDATIONS:

   Staff finds that proposed new construction at 2438 Greene Street generally complies with Section 3 of the Old Shandon/Lower Waverly Protection Area Historic Preservation Guidelines and recommends granting a certificate of Design Approval with the following conditions:

   • Front porch will be at least 6' deep.
   • A walkway will be installed from 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.

3. 2432 Stark Street (TMS# 11410-15-02) DRC-2026-0037: Request for a Certificate of Design Approval for construction of a single family home. *Old Shandon/Lower Waverly Protection Area, Area B*

   STAFF RECOMMENDATIONS:

   Staff finds that proposed new construction at 2438 Greene Street generally complies with Section 3 of the Old Shandon/Lower Waverly Protection Area Historic Preservation Guidelines and recommends granting a certificate of Design Approval with the following conditions:

   • Windows on the front of the second floor on the left side of the house will be modified to either reduce the two smaller windows to one full size window, or one full size window and a smaller, decorative window in the second bay. Details to be worked out with staff.
   • Front porch will be at least 6' deep.
   • All material choices for outstanding items be deferred to staff to work out with the applicant;
   • All other details deferred to staff.

4. 3324 Lyles Street (TMS# 09107-11-02) BBILL-2026-0013: Request for preliminary certification of the Bailey Bill and Certificate of Design Approval for exterior changes. *Earlewood Protection Area, Area A*

   STAFF RECOMMENDATIONS:

   Staff finds that the project at 3324 Lyles 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:

   • Staff will review all windows that are deemed to have a high level of deterioration and determine if replacement is warranted. If so, staff will approve all new windows.
   • Staff will review the new garage doors before installation.
   • 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.

5. 3100 Lindsay Street (09105-04-09) DRC-2026-0038: Request for a Certificate of Design Approval for construction of a rear addition. *Earlewood Protection Area, Area A*

   STAFF RECOMMENDATIONS:

   Staff finds that proposed addition at 3100 Lindsay Street generally complies with Section 5 of the Earlewood Protection Area, Area A Historic Preservation Guidelines and recommends granting a certificate of Design Approval with the following conditions:

- The addition will be inset from the left wall of the house by at least one foot.
- All material choices for outstanding items be deferred to staff to work out with the applicant;
- All other details deferred to staff.

6. 1313 Claremont Drive (TMS#13909-02-02) BBILL-2026-0015: Request preliminary certification for the Bailey Bill and Certificate of Design Approval for exterior changes. *Individual Landmark*

STAFF RECOMMENDATIONS:

Staff finds that the proposed wrap-around porch would not meet the criteria for Section 17-2.5(6)b(2) of the City's Unified Development Ordinance and recommends denial of this part of the project; otherwise, staff finds that the project at 1313 Claremont Drive meets Section 17-2.5(6)b(2) of the City's Ordinance with the following conditions:

- Dimensioned plans for any proposed addition should come back to the HPDRC for review;
- Any plans for moving the house to face Claremont Drive require a structural engineer's report and should be reviewed by the HPDRC;
- Plans for a new driveway to be reviewed by staff with an emphasis on minimizing its visibility from the road as possible;
- Any other details to be deferred to staff.

Staff finds that with the proposed wrap-around porch would not meet the criteria for Sec. 17-2.5(y) of the Unified Development Ordinance and recommends denial of this part of the project; otherwise staff finds that the project at 1313 Claremont Drive complies with Sec. 17-2.5(y) of the City's Ordinance and recommends granting preliminary certification for the Bailey Bill with the following conditions:

- Dimensioned drawing for a proposed addition should come back to the HPDRC for review;
- Any plans for moving the house to face Claremont Drive require a structural engineer's report and should be reviewed by the HPDRC;
- Plans for a new driveway to be reviewed by staff with an emphasis on minimizing its visibility from the road as possible;
- 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.

7. 1320 Hagood Avenue (TMS#13902-14-17) DRC-2026-0040: Request for a Certificate of Design Approval for an accessory building. *Melrose Heights/Oak Lawn Architectural Conservation District*

STAFF RECOMMENDATIONS:

Staff finds that the proposed outbuilding at 1320 Hagood Avenue is in keeping with Section 3 of the Melrose Heights/Oak Lawn Architectural Conservation District Guidelines and recommends granting a Certificate of Design Approval with the following conditions:

- The windows will be raised higher on the façade so that the tops of the windows are roughly at the same height of the doors on the side;
- Siding will be smooth horizontal lap cement fiberboard;
- Windows will be 2/2 SDL to match associated house;
- And all details deferred to staff.

8. 1300 Daly Street (TMS#13902-10-33) DRC-2026-0041: Request for a Certificate of Design Approval for an addition. *Melrose Heights/Oak Lawn Architectural Conservation District*

STAFF RECOMMENDATIONS:

Staff finds that the project at 1300 Daly Street is in keeping with Sections 3 and 4 of the Melrose Heights/Oak Lawn Architectural Conservation District Guidelines and recommends granting a Certificate of Design Approval with the following conditions:

- Rear dormer windows changed to casement windows to meet egress;
- Rear dormer half-timber design adjusted to fit window opening with boards around the windows;
- And all details deferred to staff.

9. 1114 Fairview Avenue (TMS#11413-07-01) DRC-2026-0042: Request for a Certificate of Design Approval for an addition. *Melrose Heights/Oak Lawn Architectural Conservation District*

   STAFF RECOMMENDATIONS:

   Staff finds that the proposed screened porch at 1114 Fairview Avenue is in keeping with Sections 3 and 4 of the Melrose Heights/Oak Lawn Architectural Conservation District Guidelines and recommends granting a Certificate of Design Approval with the following conditions:

   - The rear gable roof option be used for the porch;
   - Stucco and eave details to match that of the original house; eaves should not include a return; and
   - All details deferred to staff.

10. 1613 -1615 Enoree Avenue (TMS#11306-04-04) DRC-2026-0044: Request for a Certificate of Design Approval for an addition. *Wales Garden Architectural Conservation District*

    STAFF RECOMMENDATIONS:

    Staff finds that the proposed addition at 1613-1615 Enoree Avenue is in keeping with Section 17-2.5(y) of the UDO and Section 5 of the Wales Garden ACD Guidelines and recommends granting a Certificate of Design Approval with the following conditions:

    - The side walls of the addition be inset a minimum of 6" from the outer walls of the existing house to clearly differentiate the old from new;
    - Roof details to match the details of the original roof;
    - And all details deferred to staff.

APPROVAL OF MINUTES

May Minutes

Mr. Shelton asked if any member of the HPDRC wished for any items to be removed from the Consent Agenda. No input received.

Mr. Shelton asked if any member of the public wished for any items to be removed from the Consent Agenda. Tommy Johnson requested item 10 be removed from the Consent Agenda.

Motion made by Ms. Wellman to remove item 10 from Consent. Mr. Sherrer seconded the motion.
Roll call vote taken. Motion passed (5-0).

Motion made by Ms. Wellman to accept the Consent Agenda with staff comments and to approve the May minutes. Mr. Sherrer seconded the motion.
Roll call vote taken. Motion passed (5-0).

III. REGULAR AGENDA

From Consent:

10. 1613 -1615 Enoree Avenue (TMS#11306-04-04) DRC-2026-0044: Request for a Certificate of Design Approval for an addition. *Wales Garden Architectural Conservation District*
    STAFF RECOMMENDATIONS:
    Staff finds that the proposed addition at 1613-1615 Enoree Avenue is in keeping with Section 17-2.5(y) of the UDO and Section 5 of the Wales Garden ACD Guidelines and recommends granting a Certificate of Design Approval with the following conditions:
    - The side walls of the addition be inset a minimum of 6" from the outer walls of the existing house to clearly differentiate the old from new;
    - Roof details to match the details of the original roof;
    - And all details deferred to staff.

Ms. Walling gave a summary of the case. The applicant, Zeid Keilani, presented on the case. Discussion between the applicant, the board members, and staff ensued.

Mr. Shelton asked members of the public if they wanted to speak about the case.
(10:50) Tommy Johnson, resident, spoke in opposition of the project.
(13:13) Hope Johnson, resident, spoke in opposition of the project.
Public input closed.
Mr. Shelton asked for a motion.

(18:32) Ms. Savage made a motion to grant a CDA for the case at 1613-1615 Enoree Avenue as the proposed addition at 1613-1615 Enoree Avenue is in keeping with Section 17-2.5(y) of the UDO and Section 5 of the Wales Garden ACD Guidelines based on its compliance with the District Guidelines with the following staff conditions:

- The side walls of the addition be inset a minimum of 6" from the outer walls of the existing house to clearly differentiate the old from new;
- Roof details to match the details of the original roof;
- And all details deferred to staff.

Seconded by Ms. Wellman.
Roll call vote taken. Motion passed (5-0).

1. 1423 Maple Street (TMS# 11414-07-03) DDRC-2026-0032: Appeal staff decision regarding accessory structure. *Melrose Heights/Oak Lawn Architectural Conservation District*
   STAFF RECOMMENDATIONS:
   Although the carport is in not in keeping with Section 3 of the Melrose Heights/Oak Lawn Architectural Conservation District Guidelines, staff recommends multiple mitigating measures to lessen the effect of the carport on the streetscape. Staff recommends limiting visibility with the following measures:
   - Move the carport as far back away from the front of the house as possible, understanding that there is an existing deck behind the structure.
   - Relocated the gate to beside the house and install a solid wooden/metal re-enforced gate.

- Paint the carport in a lighter shade to better match the house.

Ms. Walling gave a summary of the case. The applicant, John Davis, presented on the case.
Discussion between the applicant, the board members, and staff ensued.

Mr. Shelton asked members of the public if they wanted to speak about the case.
Seeing and hearing none, public input closed.

Mr. Shelton asked for a motion.

(33:28) Ms. Wellman made a motion to approve the applicants appeal at 1423 Maple Street taking into account staff recommendations with the exception of moving the carport but additionally requiring a pergola to be attached to the front or above the gate, and ideally some masking that might happen as a result of greenery that would be added and paint the carport a lighter shade to better match the house, and that the fence be made to also match the trim of the house.

Seconded by Mr. Sherrer.

(34:48) Mr. Shelton amended the motion to include the trellis design be guided by 1201 Fairview and that the gate must be 6ft in height and made of wood.

Seconded by Ms. Wellman.
Roll call vote taken. Motion passed (5-0).

2. 1017 Daly Street (TMS# 13901-13-06) DDRC-2026-0031: Appeal staff decision regarding painting. *Melrose Heights/Oak Lawn Architectural Conservation District*
   STAFF RECOMMENDATIONS:
   Staff finds that there is precedent for painting brick in the Melrose Heights/Oak Lawn Architectural Conservation District specifically for mismatched brick. While staff cautions using this precedent as validation for painting brick homes when additions, approved per the guidelines, are built with mismatched brick, the situation resulting in the brick not matching at this property was unique. Should an exception for painting brick be made, staff recommends it be based on the emergency rebuilding of half of the home due to the catastrophic storm damage and the change in brick color as a result.

(36:36) Ms. Walling gave a summary of the case. The applicant, Richard Buelow, presented on the case.
Discussion between the applicant, the board members, and staff ensued.

Mr. Shelton asked members of the public if they wanted to speak about the case.
Seeing and hearing none, public input closed.

(43:06)
Mr. Shelton made a motion to approve the appeal of staff decision at 1017 Daly Street regarding painting in the Melrose Heights Oak Lawn Architectural Conservation District with the following caveat that this property is not used as precedent for painting brick in the Melrose Heights/Oak Lawn Architectural District in the future. Unique circumstances in this case is due to extensive

damage to the exterior of the home caused by hurricane Helen and the need for rapid repair after a disaster.

Seconded by Mr. Sherrer.

(43:57) Mr. Shelton amended the motion to include the requirement for staff to explore defining criteria that would initiate some type of unique exception to the overlay guidelines necessitating some type of exterior change.

(46:24) Seconded by Mr. Sherrer.
Roll call vote taken. Motion passed (5-0).

3. 412 Saluda Avenue (TMS#11307-06-08) DRC-2026-0043: Request for a Certificate of Design Approval for an addition and exterior changes. *Wales Garden Architectural Conservation District*
   STAFF RECOMMENDATIONS:
   Staff finds that the proposed changes to 412 Saluda Avenue are not in keeping with Sections 3, 4, or 5 of the Wales Garden Architectural Conservation District Guidelines nor Section 17-2.5(g)d of the Unified Development Ordinance and recommends denial.

Ms. Walling gave a summary of the case. The architect, Wes Taylor, presented on the case. Discussion between the applicant, the board members, and staff ensued.

Mr. Shelton asked members of the public if they wanted to speak about the case.
Seeing and hearing none, public input closed.

Mr. Shelton asked for a motion.

(1:11:10) Mr. Shelton made a motion to deny the addition and exterior changes at the property located at 412 Saluda Avenue located in the Wales Garden Architectural Conservation District due to the following: The proposed changes are not in keeping with Sections three, four, or five of the Wales Garden Architectural Conservation District guidelines, nor section 17-2.5 of the Unified Development Ordinance.

(1:12:16) Seconded by Mr. Sherrer. Motion passed (5-0)

4. 3325 River Drive (TMS# 09107-11-21) DRC-2026-0020: Request for a Certificate of Design Approval for construction of a duplex. *Larlewood Protection Area, Area A* DEFERRED
5. 1906 Pendleton Street (TMS# 11405-13-03) DRC-2026-0034: Appeal staff decision regarding window replacement. *University Architectural Conservation District* DEFERRED
6. 2305 Pendleton Street (TMS# 11410-21-18) DRC-2026-0035: Request for a Certificate of Design Approval for construction of a single family home. *Old Shandon/Lower Waverly Protection Area, Area A* DEFERRED
7. 2307 Pendleton Street (TMS# 11410-21-19) DRC-2026-0039: Request for a Certificate of Design Approval for construction of a single family home. *Old Shandon/Lower Waverly Protection Area, Area A* DEFERRED

IV. OTHER BUSINESS

V. ADJOURN

Ms. Wellman made a motion to adjourn. The meeting adjourned at 5:34pm.

Linda J Wellman

Chairperson (HPDRC)

7/16/26

Date

Respectfully Submitted
Planning and Development Services Department