HISTORIC PRESERVATION DESIGN REVIEW COMMISSION

MINUTES
August 20, 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: *All members present*

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

I. CALL TO ORDER / ROLL CALL

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

Ms. Moore noted that there were no changes to the agenda. Ms. Moore continued with the summary/overview of the Consent Agenda.

II. CONSENT AGENDA

1. 2430 Greene Street (TMS# 11409-07-12) DRC-2026-0046: 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 the proposed new construction at 2430 Greene 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:
   - All double windows will have more pronounced mullions;
   - The front door will be a one quarter light, multi panel door;
   - The foundation will not exceed 2';
   - House will be moved forward on the lot by 5';
   - And all details deferred to staff.

2. 3325 River Drive (TMS# 09107-11-21) DDRC-2026-0020: 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 3325 River Drive 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 deferred to staff to work out with the applicant.
- All material choices for outstanding items be deferred to staff to work out with the applicant;
- All other details deferred to staff.

3. 2514 Greene Street (TMS# 11410-14-02) DRC-2026-0053: 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 the proposed new construction at 2514 Greene 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:
   - Double window on the front façade will have a more pronounced mullion;
   - First bay of windows on the right façade will be moved back 6";
   - And all details deferred to staff.

APPROVAL OF MINUTES

July 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. No input received.

Motion made by Ms. Wellman to accept the Consent Agenda with staff comments and to approve the July minutes. Mr. McKenzie seconded the motion.
Roll call vote taken. Motion passed (7-0).

III. REGULAR AGENDA

Mr. McKenzie recused himself at 4:08pm, prior to the Regular Agenda.

1. 2337 Pendleton Street (TMS# 11410-21-31) DRC-2026-0052: Request for approval for demolition of a single family home. *Old Shandon/Lower Waverly Protection Area, Area A*
STAFF RECOMMENDATIONS:
Staff finds that the proposed demolition of 2337 Pendleton Street is in keeping with Standards a, b, d, e, and f of Section 17-2.5(g)(6)c of the UDO and recommends approval.

   Ms. Kleinfelder gave a summary of the case. The agent for the applicant, Mr. Will Unthank, was present to answer questions. Discussion ensued between Commission members and Mr. Unthank.
   Mr. Shelton asked members of the public if they wanted to speak about the case. No input received.

Motion made by Mr. Sherrer to grant a Certificate of Design Approval for demolition of 2337 Pendleton Street as it was in keeping with standards A, B, D, E, & F of section 17-2.5(g)(6)c of the UDO. Mr. Leedecker seconded the motion.

Roll call vote taken. Motion passed (7-0).

IV. OTHER BUSINESS

V. ADJOURN

Mr. Leedecker made a motion to adjourn. The meeting adjourned at 4:32pm.

Chairperson (HPDRC)

17 Sep 2026
Date

Respectfully Submitted
Planning and Development Services Department