HISTORIC PRESERVATION DESIGN REVIEW COMMISSION

MINUTES
July 16, 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: *Hunter McKenzie, Tia Savage, Cleve Walker, Denise Wellman*

Members Absent: *Charles Leedecker, Josh Shelton, and John Sherrer*

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

I. CALL TO ORDER / ROLL CALL

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

Ms. Moore noted changes to the agenda: case numbers 3 and 4 on the Regular Agenda were deferred and case numbers 5 and 6 on the Regular Agenda were withdrawn. Ms. Moore continued with the summary/overview of the Consent Agenda.

II. CONSENT AGENDA

1. 1228 Hagood Avenue (TMS# 13902-13-11) BBILL-2026-0017: Request for preliminary certification for the Bailey Bill. *Melrose Heights/Oak Lawn Architectural Conservation District*
   STAFF RECOMMENDATIONS:
   Staff finds that the project at 1228 Hagood 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:
   - Details of the minimally visible rear dormer addition to be deferred to staff per Sec. 17-2.5(g)(3)a(iv) of the UDO;
   - 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. 1508 Maple Street (TMS# 11415-13-11) BBILL-2026-0018: Request for preliminary certification for the Bailey Bill. *Melrose Heights/Oak Lawn Architectural Conservation District*

STAFF RECOMMENDATIONS:
Staff finds that the project at 1508 Maple 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. 202 Edisto Avenue (TMS# 11311-02-26) BBILL-2026-0021: Request for preliminary certification for the Bailey Bill and for a Certificate of Design Approval for exterior changes. *Wales Garden Architectural Conservation District*
STAFF RECOMMENDATIONS:
Staff finds that the project at 202 Edisto 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:
   - Paired and grouped windows will have a minimum 4" mullion between them;
   - windows will be SDL aluminum clad or similar windows with exterior grids;
   - 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.

4. 829 King Street (TMS# 11413-15-06) BBILL-2026-0019: Request for preliminary certification of the Bailey Bill. *Old Shandon/Lower Waverly Protection Area, Area A*
STAFF RECOMMENDATIONS:
Staff finds that the project at 829 King 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 evaluate windows and additional woodwork to determine if repair is possible or if replacement is allowed.
   - 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. 2359 Washington Street (TMS#11411-02-06) DRC-2026-0049: Request for Request for recommendation of a structure for individual city landmark status. *Pending Individual Landmark*
STAFF RECOMMENDATIONS:
The high level of architectural detail reflects the social standing of the Dannelly and Walker families, and the later addition of the second floor is a sign of their financial success and business achievements. It is notable that the house has retained such a high level of architectural integrity, making it an important record of changing architectural style in Columbia, and fitting of Landmark status.

   Staff finds that the structure at 2359 Washington Street meets the criteria for a City of Columbia Landmark, Type 2 and 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.

APPROVAL OF MINUTES

June Minutes

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

Ms. Wellman 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. McKenzie to accept the Consent Agenda with staff comments and to approve the June minutes. Mr. Walker seconded the motion.
Roll call vote taken. Motion passed (4-0).

III. REGULAR AGENDA

1. 1219 Assembly Street (TMS# 09013-09-23) BBILL-2026-0020: Request for preliminary certification for the Bailey Bill and for a Certificate of Design Approval for an addition.
   National Register Structure
   STAFF RECOMMENDATIONS:
   Staff finds that the project at 1219 Assembly Street complies with Sec. 17-2.5(y) of the City Ordinance and recommends granting preliminary certification for the Bailey Bill and a Certificate of Design Approval with the following conditions:
   - Staff to review brick colors proposed for the addition for final approval;
   - Either windows or inset panels simulating windows be added to the fifth bay of the north elevation;
   - Windows be added to the west/rear elevation to be more compatible with the existing window rhythm and proportions; these may be faux windows;
   - 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.

Ms. Walling gave a summary of the case. The applicant, Ms. Tiara Williams from Boudreaux Group, responded to questions from the HPDRC members. Discussion between the applicant, the board members, and staff ensued.
Ms. Wellman asked for public input. No input received from members of the public.

Ms. Savage made a motion to grant a CDA for the project at 1219 Assembly Street as it is in keeping with Section 17-2.5(y) of the UDO with the following staff conditions:

- Staff to review brick colors proposed for the addition for final approval;
- Either windows or inset panels simulating windows be added to the fifth bay of the north elevation;
- Windows be added to the west/rear elevation to be more compatible with the existing window rhythm and proportions; these may be faux windows;
- 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.

The motion was seconded by Mr. Walker.
Roll call vote taken. Motion passed (4-0).

2. 532-534 Santee Avenue (TMS# 11308-09-11) DRC-2026-0047: Request for a Certificate of Design Approval for an enclosure/addition. *Wales Garden Architectural Conservation District*
STAFF RECOMMENDATIONS:
Staff finds that the proposed addition at 532-534 Santee Avenue is not in keeping with Section 5 of the Wales Garden ACD Guidelines and recommends denial.

Ms. Walling gave a summary of the case. Mr. Aylan Brown, the applicant, spoke about the project. Discussion ensued between the applicant, the HPDRC members, and staff.

Ms. Wellman invited public comment.
Mr. Brandon Robinson, contractor, spoke about the project.

Mr. McKenzie made a motion to deny a CDA for the project at 532-534 Santee Avenue as it is not in keeping with Section 5 of the Wales Garden ACD Guidelines.

The motion was seconded by Ms. Savage.
Roll call vote taken. Motion passed (4-0).

3. 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*
DEFERRED
4. 3325 River Drive (TMS# 09107-11-21) DRC-2026-0020: Request for a Certificate of Design Approval for construction of a duplex. *Earlewood Protection Area, Area A*
DEFERRED
5. 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*
WITHDRAWN
6. 1906 Pendleton Street (TMS# 11405-13-03) DRC-2026-0034: Appeal staff decision regarding window replacement. *University Architectural Conservation District*
WITHDRAWN

IV. OTHER BUSINESS

V. ADJOURN

Ms. Wellman made a motion to adjourn. The meeting adjourned at 4:32pm.

Chairperson (HPDRC) Date 17 Sep 2026

Respectfully Submitted
Planning and Development Services Department