HISTORIC PRESERVATION
DESIGN REVIEW COMMISSION

MINUTES
September 17, 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: *Charles Leedecker, Hunter McKenzie, Tia Savage, Joshua Shelton, John Sherrer, Cleve Walker*

Members Absent: *Denise Wellman*

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. Mr. McKenzie recused himself at 4:13 pm from the review of the Consent Agenda. Ms. Moore continued with the summary/overview of the Consent Agenda.

II. CONSENT AGENDA

1. 2337 Pendleton Street (TMS# 11410-21-31) DRC-2026-0056: 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 2337 Pendleton 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:

- Foundation will be at least 1' tall and be brick or concrete block with a parge coating.
- Any changes to the design, materials or site plan will return for further staff review.
- And all details deferred to staff.

2. 98 Huger Street (TMS# 08816-13-07) DRC-2026-0057: Request for a Certificate of Design Approval for construction of a duplex. *Granby Architectural Conservation District*

STAFF RECOMMENDATIONS:

Staff finds that the project at 98 Huger Street is in keeping with Section 3 Granby Architectural Conservation District Guidelines and recommends granting a Certificate of Design Approval with the following conditions:

- Roof form will be consistent with historic Granby salt box house roof pitches;
- The rear second story portion of the building will be inset a minimum of 2' to maintain the appearance of the saltbox roof from the street;
- Trim at windows, walls, etc. will match historic trim patterns as stated in "Appendix B" of the Granby guidelines;
- Cement fiberboard siding will be smooth with a 4.5" reveal and will include corner boards to match historic detailing.
- Setback will match that of the adjacent salt box house;
- And all details deferred to staff.

APPROVAL OF MINUTES

August 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 Mr. Leedecker to accept the Consent Agenda with staff conditions and to approve the August minutes. Mr. Walker seconded the motion.
Roll call vote taken. Motion passed (5-0). Mr. McKenzie returned.

III. REGULAR AGENDA

1. 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*

   STAFF RECOMMENDATIONS:

   Staff finds that the proposed new construction at 2305 Pendleton 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 Certificate of Design Approval is limited to the brick finishes the Commission identifies as visually compatible under Section 3.B.10. Those finishes shall be listed on the certificate and on the building permit when issued. The purchaser may select any finish from that list without further review; use of any finish not on the list requires a new Certificate of Design Approval.
   - Foundation will not exceed 2' and will have a soldier course of brick at the sill plate to break up the massing.
   - Any variation from the approved plans shall return to the HPDRC, unless the variation qualifies for a Minor Certificate of Design Approval under Sec. 17-2.5(g)(3)a and is approved by staff prior to construction. This includes, but is not limited to, changes to cladding, window and door types, porch posts, building form, and site plan.
   - And all details deferred to staff.

Ms. Kleinfelder gave a summary of the case and answered questions from Commission members.

Mr. Shelton swore in Mr. Tony Lawton, applicant and consultant to the Keys to the Dream Program, who then spoke about the project and responded to questions from the Commission members. Discussion between the applicant, board members, and staff ensued.

Mr. Shelton asked for public input.

Ms. Vivian Clark Armstead, 906 Oak Street and president of the Lower Waverly/Martin Luther King Neighborhood Association, spoke regarding the request.

Mr. Milton Mack, 814 Oak Street, spoke regarding the request.

Dr. Bambi Gaddis, 904 Oak Street, a resident of Lower Waverly spoke.

No other input received.

Mr. McKenzie motioned to grant a Certificate of Design Approval at 2305 Pendleton Street in the Old Shandon Protection Area, Area A with deferral on the brick selection, with the condition that the brick be brought back to staff and brought back to the HPDRC for further review. Mr. Shelton amended that motion by adding that the brick styling should be natural and solid, preferably red, with approval at staff level, if staff is comfortable with its compatibility with the guidelines, bringing it back to the commission if not, and with the following conditions:

- Foundation will not exceed 2' and will have a soldier course of brick at the sill plate to break up the massing.
- Any variation from the approved plans shall return to the HPDRC, unless the variation qualifies for a Minor Certificate of Design Approval under Sec. 17-2.5(g)(3)a and is approved by staff prior to construction. This includes, but is not limited to, changes to cladding, window and door types, porch posts, building form, and site plan.
- And all details deferred to staff.

Mr. Sherrer seconded the motion.

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

2. 1110 Pine Street (TMS# 11406-10-07) DRC-2026-0055: 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 1110 Pine 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 Certificate of Design Approval is limited to the brick finishes the Commission identifies as visually compatible under Section 3.B.10. Those finishes shall be listed on the certificate and on the building permit when issued. The purchaser may select any finish from that list without further review; use of any finish not on the list requires a new Certificate of Design Approval.
- Foundation will not exceed 2' and will have a soldier course of brick at the sill plate to break up the massing.
- Any variation from the approved plans shall return to the HPDRC, unless the variation qualifies for a Minor Certificate of Design Approval under Sec. 17-2.5(g)(3)a and is

approved by staff prior to construction. This includes, but is not limited to, changes to cladding, window and door types, porch posts, building form, and site plan.
- And all details deferred to staff.

Ms. Kleinfelder gave a summary of the case and answered questions from Commission members. Mr. Shelton invited Mr. Tony Lawton, applicant, to speak about the project. Mr. Lawton declined to speak at length but did provide a point of clarification.

No members of the public remained in Chambers.

Mr. Walker motioned to approved 1110 Pine Street, for a Certificate of Design Approval for construction of a single family home in Old Shandon/Lower Waverly Protection Area, Area A, with deferral on the brick selection, with the following conditions of:

- The Certificate of Design Approval is limited to the brick finishes the Commission identifies as visually compatible under Section 3.B.10. Those finishes shall be listed on the certificate and on the building permit when issued. The purchaser may select any finish from that list without further review; use of any finish not on the list requires a new Certificate of Design Approval.
- Foundation will not exceed 2' and will have a soldier course of brick at the sill plate to break up the massing.
- Any variation from the approved plans shall return to the HPDRC, unless the variation qualifies for a Minor Certificate of Design Approval under Sec. 17-2.5(g)(3)a and is approved by staff prior to construction. This includes, but is not limited to, changes to cladding, window and door types, porch posts, building form, and site plan.
- And all details deferred to staff.

Motion amended by Mr. Shelton stating that the brick style should be as mentioned previously with approval at staff level, if staff is comfortable with its compatibility with the guidelines, coming back to the HPDRC if not.

Mr. Sherrer seconded the motion.

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

IV. OTHER BUSINESS

Preservation staff presented information regarding upcoming events and workshops put on by the Coalition of Columbia's Historic Districts in the month of October.

V. ADJOURN

Mr. Leedecker made a motion to adjourn. The meeting adjourned at 5:17pm.

Chairperson (HPDRC)

15 Oct 2024
Date

Respectfully Submitted
Planning and Development Services Department