

City of Columbia
HISTORICAL ZONING COMMISSION
March 20, 2024

CALL TO ORDER:

Chairperson Ms. Autumn Potter called the March meeting of the Historic Zoning Commission for the City of Columbia to order at 4:06 p.m. The meeting was held in Council Chambers, City Hall, basement level.

ROLL CALL: Quorum present and included the following:

Present were: Dr. Hendrickson
Mr. Michael Lawrence
Mr. George Nuber
Ms. Autumn Potter
Mr. James Shannon

Absent were: Ms. Lorie Fisher
Ms. Melanie Lucas

Other attendees: Mr. Robert Archibald, Planner II
Mr. Austin Brass, Planner
Mr. Kevin McCarthy, City Planner
Mrs. Sandra Richardson, Secretary

2. 1. APPROVAL OF MINUTES:

The February meeting minutes were presented for approval. Mr. Shannon moved for the approval of the minutes, with Dr. Hendrickson seconding. The minutes were approved five to zero.

3. Old Business

There was no old business to discuss.

4. New Business

AGENDA ITEM #4.1

Case# 24-0469

Request from Kristi West for porch alteration approval at 618 West Seventh Street.

Staff Recommendation:

Mr. Robert Archibald gave the details of the staff report.

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Discussion:

Kristi West, 618 West Seventh Street, was present to answer questions. Ms. West stated that she was concerned about safety. Discussion included painting, and railings. Mr. Nuber discussed the railings and expressed concern with the height. Ms. West stated that she asked them to make the railing below the bottom of the window. Mr. Nuber stated for safety reasons, and International Residential, 36 inch rails are required when you do new construction. Understanding that it is an existing house with a new railing. He is concerned about the height of the rail meeting the code. It is an after the fact decision that one has to make. He is a little concerned with the top and bottom rails. Because that wouldn't of been a traditional profile, understanding that the rail has to span a much longer distance than a traditional rail would. Additional discussion including the appearance, typical of the built, spindles that were turned, getting beyond the height and the railing profile, level of detail, painting, permitting, the rail return on the end of the porch, discussions, the removal of the railing, concurrent to the railing, safety is the big issue, spindle height, double top rail, reduce the massing at the top of the rail, alternatives, determining the height, the gap in the floor, meeting the height requirements, consulting with their contractor about solutions that are cost effective, meet the objective, and address the concerns. Mr. Shannon move to defer until the Commission hear back from the applicant with what the actual height is, and if not 36 inches possible solutions from the contractor before any other work is done. Mr. Nuber requested that the motion be amended to provide a dimension for new construction hand rail height. Mr. Shannon stated that he would like to add the 34-38 inch range distance from the nosing to get exact answers from Ms. West and her contractor. Dr. Hendrickson asked if the Commission would be able to approve it if it doesn't meet National Safety standards. Mr. Archibald stated that he would advise the Board and Ms. West once she leaves get with her contractor, your contractor verifies what code requires, and submit that to him. He needs the exact measurements. Then staff can move this to the next agenda. Mr. Archibald would not suggest that the Commission rule on anything that is a safety concern, and is governed by international code. He asked Ms. West to submit to him code compliant and he can verify that before they come back to the Commission. He also asked that nothing else be done until this is confirmed. Mr. Lawrence seconded the amendment. The motion to defer passed five to zero.

AGENDA ITEM #4.2

Case# 24-0082

Request from Cara Lynn for exterior alterations approval including site and setting at 807 Athenaeum Street.

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Staff Recommendation:

Mr. Archibald gave the details of the staff report.

Discussion:

Cara Lynn, 807 Athenaeum Street, and Bart Kelley, 1204 Confederate Drive, were present to answer questions. Discussion included the sidewalk, the appearance of the house, the slight incline throughout the whole yard, grading, stairs, sidewalk going to the house, landscaping, the steps will be removed, and railing. Mr. Nuber discussed the guidelines to follow. Further discussion included the width of the ramps, handrails, dash lines, where there is an incline there are rails, the underneath support, crawl section, the ramp will have a vertical face that varies in height, grade, slope sidewalk without rails, the one closest to the street will require a rail. Mr. Archibald recommended approving subject to conditions on repairing with like material, exact configuration, and no change in the footprint, new construction subject to all building, zoning, engineering and planning standards. Mr. Kelley stated that the footprint will have to be slightly different, because commercial requires the landing and the steps to be a little different. The landing has to be a little bigger and wider. Mr. Archibald stated minimal change in footprint based on commercial standards. Ms. Potter moved to approve as presented. Mr. Nuber stated with the slope in the first two sections 1:20 for hand rail solutions. Motion to approve as long as the slope is no more than 1:20, eliminate excess railing, and satisfy the esthetic that the Commission is looking for. Further discussion included the first part will require railings, and exceeding 1:20 slope. Ms. Potter added to her motion that we also approve that the decks be repaired with like materials, exact configuration, and no change in footprint with minimal change based on commercial guidelines. Dr. Hendrickson seconded the motion. The motion to approve passed five to zero. Mr. Kelley thanked everyone for being so helpful.

AGENDA ITEM #4.3

Case# 24-0084

Request from Gray Enterprises, Inc. for new construction approval at 1110 South High Street.

Staff Recommendation:

Robert Archibald presented the detail information of the request.

Discussion:

Mr. Sam Gray, 905B West 7th Street, was present to answer questions. Discussion included clarification on the aluminum clad windows, railing type, it will be a wood painted handrail, the bottom will be within thirty inches, the balcony railing will be wood railing, stainless steel is not historic, what does the handrail look like, what does the picket look like, material, roofing architectural shingle, column material, planning to

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paint, board decking, pressure treated then stain, foundation brick, front door stained, above the windows, chimney cap, Victorian, federal style, and options. Mr. Shannon moved to approve subject to conditions discussed for the railing and chimney cap, columns, and also subject to staff comments. Mr. Nuber seconded the motion. Mr. McCarthy asked on the motion that was just made was that to accept everything as presented except for the railings and the detail at the top of the column to come back to the Commission. Mr. Nuber said and the columns and the chimney cap. Mr. Shannon stated yes that was his motion. Mr. McCarthy stated if staff is reviewing a building permit, Robert is doing a zoning compliance. If he does a building permit that looks exactly like this so staff will approve subject to condition of a subsequent COA approval before final planning inspection. He guesses that is how he would handle that. Mr. Gray asked if the building code would be per compliance not the appearance. Mr. McCarthy stated that Zoning Compliance review would be to ensure that it matches with the Commission approval. Mr. Archibald stated that is correct. You could have a Certificate of Appropriateness based on the condition. The building permit would have to be reflective they will tie in together. The approval with the conditions tonight that the Historic Commission is ready to move forward with is what Mr. McCarthy is trying to clarify. Mr. Archibald explained the permit side. Mr. McCarthy discussed the process for clarity. Discussion included submittal, building permit issuance, and conforming. Mr. Brass explained that it is best to be ironed out on the front end. Additional discussion included the guidelines, administrative review, staff final approval, following the guidelines, the comfort level of the Commission, and administrative approval. Mr. Archibald repeated the motion the Historic Commission is processing this request as an approval subject to chimney cap, railings, and columns meeting the historic guidelines at the permit review under staff approval. Mr. Shannon stated that would be his motion, yes sir. Mr. McCarthy stated the second item for clarification, there is a site plan in your packet it depicts a driveway that is not conforming to the zoning ordinance. He anticipates the applicant, the property owner, will seek a variance in the Board of Zoning Appeals. He discussed the Zoning Ordinance requirements. He asked if the motion to approve indicated the Commission support of a wider driveway. Mr. Shannon stated yes, especially because of the location of the driveway and the side street. It's barely a car width. He would approve that a variance be allowed due to the narrow street. Mr. Nuber asked if the variance was in the vote. Mr. Shannon stated yes, he would put it in. Ms. Potter asked Mr. Nuber if he was still seconded the motion. Mr. Nuber stated yes. The motion to approve with conditions passed five to zero.

5. Other Business

Mr. Archibald gave the details of the Administrative Certificate of Appropriateness. Mr. McCarthy discussed the Vice Chair being served by an attorney, information being completed and given to the third party, and Counsel updates will be forthcoming.

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Mr. Nuber discussed digital "open" signs compliance. Mr. Archibald will address this prior to the next meeting.

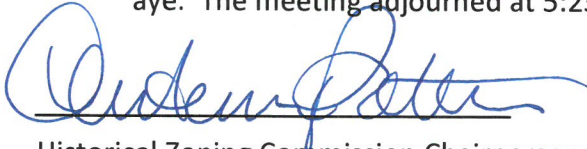
Ms. Teal, Historic Preservationist, visited Mr. Archibald this week. He took her on a tour of our Historic District. She may attend the April Historic meeting.

Dr. Hendrickson discussed meeting historic standards.

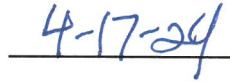
Mr. Lawrence discussed reconciliation and accountability.

6. ADJOURNMENT:

Mr. Nuber made the motion to adjourn the meeting with Dr. Hendrickson seconding the motion. The motion to adjourn passed five to zero. With all members present voting aye. The meeting adjourned at 5:23 p.m.



Historical Zoning Commission Chairperson



Date