

City of Columbia
HISTORICAL ZONING COMMISSION
April 17, 2024

CALL TO ORDER:

Chairperson Ms. Autumn Potter called the April 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: Ms. Lorie Fisher
Mr. Michael Lawrence
Mr. George Nuber
Ms. Autumn Potter
Mr. James Shannon

Absent were: Ms. Melanie Lucas
Dr. Hendrickson

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

2. 1. APPROVAL OF MINUTES:

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

3. Old Business

AGENDA ITEM #3.1

Case# 24-0069

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. Ms. West returned to this Commission with a resubmittal. Based off the resubmittal staff would support approval

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of the Certificate of Appropriateness request based on the applicant compliance of the Historic Guidelines and building code requirements.

Discussion:

Ms. Kristi West, 618 West 7th Street, was present to answer questions. Mr. Nuber moved to approve, and Mr. Shannon seconded the motion. The motion to approve passed five to zero.

AGENDA ITEM #3.2

Case# 24-0340

Update from Josh Rosanbalm concerning the Nelson House at 704 North Main Street approval.

Staff Recommendation:

Mr. McCarthy gave the details of the staff report.

Discussion:

Chairperson Ms. Potter asked how to proceed on this request. Josh Rosanbalm, 431 Carters Creek Pike, was present to answer questions. Mr. McCarthy started by asking Josh where they are with this, and how soon they can stabilize the façade with the full scope of work. Ms. Potter asked Mr. Rosanbalm if he was planning to stabilize and secure the property, and what was the process and timeline for that. Mr. Rosanbalm stated the biggest hold up has been the Federal Historic grant that they have applied for. They plan to start the construction in August. Further discussion included public safety, fence, Federally mandated, taking down sections as they go, risk, enforcement action, the best path, further delay, being prepared to take action, three phases of the grant, funding, processes, historical building, urgency, taking action to make the building safe, and stabilizing the building. Mr. Shannon moved to approve, with Mr. Lawrence seconding. The motion to approve passed four to zero, with Mr. Nuber abstaining. Discussion included setting a deadline. Mr. Shannon amended his motion to let the extension be granted. We have an August appointment with what date. Mr. McCarthy stated to have if they initiate the work and obtain the COA for the full scope by August. Mr. Shannon stated that he will amend his motion that they be granted an extension with a response by August 21st as to the finalization, and Mr. Lawrence seconded. The motion to approve with condition passed. Ms. Fisher inquired about the motion. Mr. Shannon withdrew his motion, and moved that the extension be granted with a deadline of August 21st, and Mr. Lawrence seconded. The motion to approve with condition passed four to zero with Mr. Nuber abstaining.

4. New Business

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AGENDA ITEM #4.1

Case# 24-0107

Request from Ralph Terry for exterior alteration approval at 111 West 7th Street.

Staff Recommendation:

Mr. Robert Archibald gave the details of the staff report. Staff recommended approval.

Discussion:

Mr. Ralph Terry 203 Hemingway Drive, Columbia, was present to answer questions. Mr. Nuber stated that he had a conversation with the Code Official regarding the door in question. Discussion included the seven-inch step down on the edge of a curve, a landing on the outside of the door will be poured in place, the engraved brick will be picked up and moved to another location, meeting the code requirement, the building walls, infill, the replacement door is the same size as the original, modification, the space use, higher level cocktail bar, and staff support the request. Mr. Shannon moved to approve subject to staff comments and review. Ms. Potter asked if the motion should include the three by five landing. Mr. Shannon stated that he moved to approve as presented with the addition of the three by five ingress, egress landing outside, subject to staff comments. The motion was seconded by Ms. Potter. The motion to approve with conditions passed four to zero with Mr. Nuber abstaining.

AGENDA ITEM #4.2

Case# 24-0105

Request from Frederick LePore for new gutters and downspouts approval at 415 West 9th Street.

Staff Recommendation:

Mr. Archibald gave the details of the staff report. Staff recommend approval subject to conditions.

Discussion:

Mr. Frederick LePore, 415 West 9th Street, was present to answer questions. Discussion included the round gutter, and the round downspouts, K style gutters on the back of the house, rectangle, half round gutters on the front, elevation, fascia board, and front elevations. Mr. Shannon moved to approve subject to staff conditions, and Ms. Fisher seconded. The motion to approve passed five to zero.

AGENDA ITEM #4.3

Case# 24-0155

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Request from the City of Columbia to replace doors and signage at 707-709 North Main Street.

Staff Recommendation:

Robert Archibald presented the detail information of the request. Based on research Staff referred to the Historic Commission's decision related to the door project. Staff does support the request for the sign replacement.

Discussion:

Captain Joshua Davis, Columbia Police Department, 707 North Main Street, Columbia was present to answer questions. Discussion included the front door image, the top windows, installation, aluminum clad, the door is a solid aluminum frame with glass, keeping the traditional elements, accommodating the larger doors for compliance, color choice of dark bronze, they could do a painted aluminum, consistency of color, compatibility, handicap access, the elliptical head, ADA compliant, safety purposes, the trim, hinges and door frame, repair the jam, one big open window, and character of the District. Mr. Davis discussed the previous locations of the Police Department. Mr. McCarthy asked if there was discussion on the aluminum clad. Mr. Davis stated that they are not clad, they are aluminum. They will be aluminum framed. Mr. McCarthy asked Mr. Archibald if the aluminum is acceptable material. Mr. Archibald stated that aluminum would not be allowed. Mr. McCarthy explained that the guidelines would not be for the aluminum on the storefront principle. Mr. Brass discussed the approval of aluminum storefront door styles. The challenge here is the doors are wood. He also discussed crafting the motion. Mr. McCarthy stated well said, if there is a motion to approve, the Commission would have to make sure and articulate how this differs from another situation that might come up. Further discussion included safety, aluminum versus aluminum clad, if it is done well it won't fail, solid wood door issues, and price point. Mr. Brass discussed the process of previous approvals. Additional discussion included budget constraints, durability, and accessibility. Ms. Potter moved to approve an aluminum storefront door as proposed, and Mr. Shannon seconded the motion. The motion to approve passed four to zero with Mr. Nuber abstaining.

5. Other Business

Ms. Theresa LePore, 415 West 9th Street, asked how to hold the home owners accountable. Mr. Brass discussed the unique story of the home in question, and the safety concerns.

Mr. Archibald gave the details of the Administrative Certificate of Appropriateness. Ms. Potter referenced going with the guidelines.

Mr. Eric Russell discussed the verbiage.

Mr. Nuber discussed his years on the Board and maintaining the spirit of why the Commission exist today.

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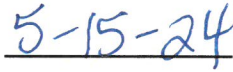
Mr. McCarthy discussed open signs, and explained the purpose of discussing them.

6. ADJOURNMENT:

Mr. Nuber made the motion to adjourn the meeting with Ms. Fisher seconding the motion. The motion to adjourn passed five to zero. With all members present voting aye. The meeting adjourned at 5:50 p.m.

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Historical Zoning Commission Chairperson

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Date