

City of Columbia
HISTORICAL ZONING COMMISSION
May 15, 2024

CALL TO ORDER:

Chairperson Ms. Autumn Potter called the May 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
Dr. Hendrickson
Mr. Michael Lawrence
Ms. Melanie Lucas
Mr. George Nuber
Ms. Autumn Potter

Absent was: Mr. James Shannon

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

2. 1. APPROVAL OF MINUTES:

The April meeting minutes were presented for approval. Mr. Nuber moved for the approval of the minutes, with Dr. Hendrickson seconding. The minutes were approved six to zero.

3. Old Business

There was no old business to attend to.

4. New Business

AGENDA ITEM #4.1

Case# 24-0196

Request from Matthew Howell for approval of façade replacement with addition of windows and door replacement at 711 North Garden Street.

City of Columbia
HISTORICAL ZONING COMMISSION
May 15, 2024

Staff Recommendation:

Mr. Robert Archibald gave the details of the staff report. This request is in the Downtown Historic District.

Discussion:

Matthew Seth Howell, 2728 Morrow Lane, and George Nuber, Architect, were present to answer questions. Discussion included new windows, balance, having plenty of light, enlarging the downstairs windows, and brick samples were presented. Mr. Ron Ganser 801 West 7th Street stated that he thinks that it looks fantastic. He has a picture from 1949, and he thinks it looks great. Mr. Nuber placed larger, clearer copies at the Commissioners desks. Ms. Fisher asked if the part that they are removing is original to the building. Mr. Nuber stated no it's a painted brick front with a storefront. Mr. Archibald stated that it's an addition, and you can tell by the backing construction that matches the roof. The addition is not original to the building. Ms. Fisher asked on the survey is this building contributing or non-contributing. Mr. Archibald stated that he is not for sure it was not included in the inventory. Dr. Hendrickson stated that this location was formerly Oldhams Restaurant, and was the place to go to learn when he first moved here. He appreciates the efforts and the historic value. Mr. Nuber stated that he tries to capture the spirit of historical sites, but this one didn't have a lot of significance that they could carry from. Dr. Hendrickson moved to approve, with Ms. Lucas seconding. The motion to approve passed five to zero with Mr. Nuber abstaining. Mr. Archibald stated that the next step is the building permit process and he will be sending out notification in reference the Certificate of Appropriateness.

AGENDA ITEM #4.2

Case# 24-0165

Request from Veronica Quance for exterior alteration approval for windows removal at 905 School Street.

Staff Recommendation:

Mr. Archibald gave the details of the staff report. He stated that he recommend denial, it takes away from the Historical character of that particular home, and that particular architecture.

Discussion:

Ms. Veronica Quance, and Mr. James Quance were present to answer questions. Discussion included the three top windows, the bottom middle window, and doors. Mr. Quance discussed their process. Discussion included that there was no windows when they bought it, four squares, features, elevation on the front, the porch, rendering, the

City of Columbia
HISTORICAL ZONING COMMISSION
May 15, 2024

pitch on the addition, the inability to add the window, the little window at the bottom not really accurate, keeping the top right window, turning windows into doorways, the pitch of the roof, compressing the roof, causing damage, boarded up, pre-demolition, build the window with a permanent shutter over it, on the inside you can sheet rock the wall, and the rendering does not show the pitch of the roof. Ms. Quance stated putting the new roof on has caused issues. Ms. Potter stated if we could get better pictures, materials, and a plan if the windows will be closed. Mr. Archibald discussed the applicant being under the current Certificate of Appropriateness. Further discussion included improvements, there was an existing bathroom, exterior wall in questions, original outside door to the porch, center windows will be too large, in the hallway in between the two bedrooms, updated photos, and renderings. Ms. Potter asked if you could approve one item to proceed. Mr. Archibald stated if the motion is to defer then you defer the whole request to keep it clean. Ms. Potter moved to defer. Ms. Quance asked for clarification with respect to dimension. If you note on the existing window structure there is two over two with a square enclosure, and then she has a two over two with a curved enclosure, it is not just on the addition, but also on the original structure. Are they going to be able to do the square top or the rounded top. Mr. Nuber discussed the illustrations. Ms. Quance stated that they are different on the side than they are on the front. Mr. Quance stated that the aluminum windows will be replaced. Additional discussion included the resubmission date, and a site visit. Ms. Potter moved to defer with the applicant providing more materials, and updated renderings. Dr. Hendrickson seconded the motion. The motion to defer passed six to zero.

5. Other Business

Mr. Archibald presented amendments to Article 8 (Signage) with a Power Point presentation discussing the prohibited neon signs. Mr. Archibald stated that the Power Point come straight from the Historic Guidelines. Mr. Ron Ganser, 801 West 7th Street, stated that they received the letter, and it is not a problem for them. Mr. Frank Goldman stated that he understands that all that is being discussed is the lighted signs then his sign is ok. He inquired about the sign. Ms. Potter stated that anything illuminated is an "Open" sign. Mr. Goldman stated that he just wanted some clarification. Dr. Hendrickson discussed LED lights.

Mr. Lawrence asked Mr. Goldman you said you had those signs and you were informed of the noncompliance and you took them down. Mr. Goldman stated yes. Mr. Lawrence asked if his business suffered when he took the signs down. Mr. Goldman stated because he replaced them with something else more visible.

Staff will continue to compile Business owners' input, then come back in the next several months to the Commission.

Administrative COAs

Mr. Archibald presented the COAs for this month.

42-0180- 710 North Main Street – New Sign

City of Columbia
HISTORICAL ZONING COMMISSION
May 15, 2024

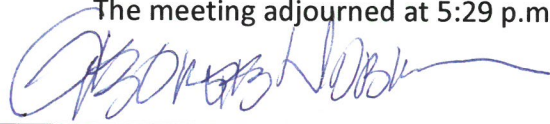
24-0149 – Near 710 North Main Street – New Sign
24-0183 – 319 West 7th Street – New Sign

Introduction of Commonwealth Heritage Group.
Angie Theil – Gave an overview to the Commission.

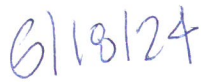
Mr. Archibald gave an update on 411 W 9th Street. Mr. McCarthy stated that there is a scheduled meeting on Monday in reference to the 411 W 9th Street home. Demo by Neglect Fact Finding.

6. ADJOURNMENT:

Ms. Potter made the motion to adjourn the meeting with Ms. Lucas seconding the motion. The motion to adjourn passed six to zero. With all members present voting aye.
The meeting adjourned at 5:29 p.m.



Historical Zoning Commission Chairperson



Date