

City of Columbia
HISTORICAL ZONING COMMISSION
July 17, 2024

CALL TO ORDER:

Vice Chairperson Ms. Melanie Lucas called the July meeting of the Historic Zoning Commission for the City of Columbia to order at 4:40 p.m. The meeting was held in Council Chambers, City Hall, basement level.

The meeting was delayed starting due to a lack of quorum.

ROLL CALL: Quorum present and included the following:

Present were: Ms. Lorie Fisher
Dr. Terry Hendrickson
Mr. Michael Lawrence
Ms. Melanie Lucas

Absent were: Mr. George Nuber
Ms. Autumn Potter
Mr. James Shannon

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

2. 1. APPROVAL OF MINUTES:

The June meeting minutes were presented for approval. Ms. Fisher moved for the approval of the minutes, with Mr. Lawrence seconding. The minutes were approved four to zero.

3. Old Business

There was no old business to discuss.

4. New Business

AGENDA ITEM #4.1

Case# 24-0285

Request from Nicole Strain for after-the fact approval of a Certificate of Appropriateness for exterior modification of a residential property located at 711 West 7th Street, in the Columbia West End/West 7th Street Historic District.

Staff Recommendation:

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Mr. Robert Archibald gave the details of the staff report. Mr. Archibald discussed the Historic Guidelines. There were no recommendations from staff.

Discussion:

Ms. Nicole Strain, 902 School Street, was present to answer questions. Ms. Lucas discussed the proper procedures of who goes first in the meeting discussion with Mr. Tim Tisher who was connected per Zoom. Mr. Tisher stated it is the chair's preference however you like to proceed. Ms. Strain addressed her submittal. Discussion included hiring an expert, agreeing to taking the paint off, the windows, it is a door that rolls up, prepared to replace the cable, the back addition, the lack of visibility, the original windows were vinyl, it is a garage door that is there now, the previous windows rolled out, and the deck. Ms. Emily Senefeld stated that she agreed with the December recommendation from this Commission. She also stated that the balcony was previously a sunroom and not a deck, and she felt that the changes being made are out of character. Ms. Senefeld requested that the proposed style of fencing be vertical and not horizontal, and she requested that the fence would be placed close to the property owner's property line. Ms. Senefeld had sent an information email to Mr. Archibald and she touched on her points. Mr. Archibald shared a previous picture of the deck. Further discussion included the fence location in reference to the property line, the shared driveway, replacement of the windows, interest is from the historic street, the rear of the structure, the house is in a Historic District, the property element visibility, after the fact, changes, protecting the historic neighborhood, making improvements, the reasonableness is in the Historic Guidelines, no realtor, taking the paint off, and the house looks great. It is not in the guidelines. Dr. Hendrickson stated that the Commission want people to invest, but we also have to do it in an organized fashion where everybody follows the same rule. The neighbor stated that it seems to her that the property owner is questioning the authority of the Commission. She discussed the shared driveway, the paint, the balcony height, replacing the wire, removing the second story balcony, and comments from the construction worker. Dr. Hendrickson stated that you have to be careful with hearsay. Rhonda Westerfield, 713 w 7th Street, expressed a suggestion would it be a compromise if the applicant enclosed the porch again with windows. Dr. Hendrickson stated that this is a future decision that the homeowner would have to make. If this fails, the Commission would love to see an alternative plan. Dr. Hendrickson made a motion to deny the application, and the board is open to future changes as presented by the homeowner that is in more compliance with the historic nature of the neighborhood. Ms. Fisher seconded the motion. The motion to deny was approved unanimously by the members in attendance. Mr. McCarthy discussed the Zoning Ordinance requirements. Ms. Lucas discussed the applicant going back to the original denial reasonings, and she gave the details. Ms. Strain asked if the Historic Guidelines were online. Dr. Hendrickson stated yes. Additional discussion included additional COA request, communications will be made with Ms. Strain in reference to future proposals being brought to the Commission,

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investment appreciated, the process did get broken, protecting the historic heritage, historic preservation, the stop work order is still being enforced, the building permit has been applied for, and the style of fencing.

AGENDA ITEM #4.2

Case# 24-0281

Request from Gabe Howard for Certificate of Appropriateness for a sign on a commercial structure located at 616 North Main Street, in the Columbia Commercial "Downtown" Historic District.

Staff Recommendation:

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

Discussion:

Rachel Howard was present to answer questions, and Mr. Gabe Howard was on the speaker phone also. Mr. Howard discussed his application. Discussion included signage clarification, the awning signage was withdrawn. The applicant is requesting wall and rooftop signage. The applicant will not be putting up an awning. Mr. Archibald stated that the request conforms to the standards subject to not meeting the conflicting standards is 8.3 and 8.4. Dr. Hendrickson discussed neon sign discussions. Mr. Lawrence stated that he thinks it is a good effort to bringing the building back to where it was historically. Additional discussion included the original sign, the brand owner, the gas pumps, mechanical standpoint, previous discussions, new electronics, paint, type of letters, durability of material, and getting the neon in production. Mr. Lawrence moved to approve the neon sign, as far as the acrylic lettering. He moved, if it falls within the guidelines and referring to staff for verification of the service station part. Dr. Hendrickson seconded the motion. The motion was unanimously approved by those in attendance. Mr. Archibald discussed the process moving forward.

5. Other Business

Mr. Archibald reported on the Administrative Certificate of Appropriateness for 822 South Main Street.

Mr. Archibald gave the details of the first Historic District owner survey.

Mr. Ron Ganser, 801 W 7th Street, representing Columbia Main Street Board, discussed the feed back and signs. The feed back was what can they do if some of the signs are taken down.

Mr. McCarthy discussed resetting passwords, and going to the .gov domain. He also discussed transitioning to Civic Clerk.

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Mr. Archibald gave an update on the discussions with Ms. Angie Thiel, Architectural Historian.

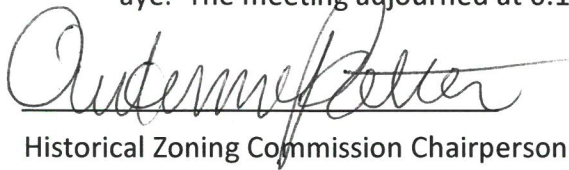
Ms. Fisher inquired about the Courthouse exterior grant. It is completed. Mr. Archibald is looking into it.

Mr. Lawrence stated some citizens reach out to him with concerns with a house on 812 West 7th Street. They informed him that it looks like it is about to fall down. Mr. Archibald stated that he will check on it.

Dr. Hendrickson stated that he will begin his process of resignation.

6. ADJOURNMENT:

Ms. Lucas made the motion to adjourn the meeting with Mr. Lawrence seconding the motion. The motion to adjourn passed four to zero. With all members present voting aye. The meeting adjourned at 6:12 p.m.


Historical Zoning Commission Chairperson

8-21-25²⁴ 
Date