

City of Columbia
HISTORICAL ZONING COMMISSION
November 20, 2024

CALL TO ORDER:

Vice Chairperson Ms. Melanie Lucas called the November meeting of the Historic Zoning Commission for the City of Columbia to order at 4:00 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
Ms. Melanie Lucas
Mr. George Nuber
Mr. James Shannon

Absent were: Mr. Zach Hooten
Ms. Autumn Potter

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

2. 1. APPROVAL OF MINUTES:

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

3. New Business

Ms. Lucas moved to change the order of the agenda moving to New Business first then the Old Business second. Mr. Nuber second the motion. The motion to change the agenda passed four to zero.

AGENDA ITEM #4.1

Case# 24-0455

Request from KCS Building Group for repair and replacement of a retaining wall located at 412 West 95th Street, being Tax Map 100D Group G Parcel 6.02 in the Athenaeum Historic District Overlay.

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Staff Recommendation:

Mr. Robert Archibald gave the details of the staff report. The demolition has already occurred due to safety concerns. Staff recommendation is to approve.

Discussion:

Kyle Nichols, KCS Building Group, 1985 Ridgecrest Drive, was present to answer questions. The discussion included the guard rail, the fence, kid's playground, the site is elevated, the height requirement, and material. Mr. Archibald stated that he did see a fence it didn't come in the submittal packet. Mr. Nuber stated that all the Commission has is the grading plan. Ms. Fisher asked if the cause of the failure of the existing one was known. Mr. Vick stated from his perspective of the construction it was due to the dry summer that created the dirt to retract from the wall. Once it rained we had the heavy rain, and it got in behind the wall, and it pushed the wall out. Further discussion replacing the entire wall, the proposed drawings, site plan, and all the trees were removed. Ms. Fisher asked what was being done to ensure that the situation will not happen again. The applicant discussed the plan. The plans were emailed to Robert and Douglas, and Douglas responded that he didn't have any issues with it. Additional discussion included the top of the wall is leveled, the railing solution, the fence is not connected to the wall, children, elevation difference, and the inside of the wall will stay six feet. Ms. Fisher moved to approve, and Mr. Shannon seconded. Mr. Nuber suggested entering the proposed design into the record to have it on file. Ms. Fisher agreed. The motion to approve passed five to zero.

AGENDA ITEM #3.1

Case# 24-0426

Request from Henderick, Inc. for exterior alterations approval including window and door replacement, removal and replacement of a side yard deck with new awning, and a new hardscape feature at 1122 South High Street.

Staff Recommendation:

Mr. Robert Archibald gave the details of the staff report. The request is to replace windows and doors due to various states of deterioration, removal and replacement of non-historic garage door, and reconstruct an existing deck. This building has been vacant for quite some time. There was a previous approved request from a different applicant, but the work was never started. The applicant understands that vinyl is prohibited. Staff does support this Certificate of Appropriateness request, but does not make a recommendation; instead, staff will defer to the expertise of the Historic Zoning Commission regarding their decision.

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Discussion:

Mr. Waldell Wright, Henderick Construction, 1061 Second Avenue South, Nashville, TN was present to answer questions. Mr. Archibald stated that the most recent update is in the packet. The discussion included the stair, encroachment, and the rails on front stairs are showing horizontal. Mr. Nuber stated that on the deck there is a vertical picket, but on the stair rails and handicap rails the applicant is doing a horizontal rail, is there any strategy behind that. Mr. Wright stated that they designed this to the current ADA codes. Mr. Nuber stated that it is an international building code issue, not ADA. He also stated that the rail is off more than four inches rail to rail. The applicant stated that what is on here is what they are planning to do. Mr. Nuber stated that he prefers consistency. Mr. Lawrence stated that what Mr. Nuber is saying is the Commission wants to make sure that we are doing our due diligence to understand what you are wanting to do. Mr. Lawrence explain the guideline process. Additional discussion included two different rail sizes, the front stairs are not ADA, the vision, five horizontal rails, this Commission looks at the esthetics, the canopy, square tubing, vertical pickets, and four inches between the rail. Mr. Nuber stated that he prefers all picket fence for this project for consistency. Mr. Archibald discussed the guidelines from page four. Ms. Lucas stated that she agrees with Mr. Nuber, and she feel the vertical will be a cleaner look. Mr. Nuber discussed the contrast between the rails. Additional discussion included decking, the garage door on the front will be replaced with windows, windows without grids, deal breakers, canopy, and the ramp. Mr. Shannon that he would move to approve as long as the canopy is not in place, or installed on the building, and be more consistent with the railing being vertical picket all the way around, and being ADA compliant on the inside of the railing. Mr. Shannon moved to approve moving the canopy, and using vertical pickets, and Mr. Nuber seconded. The motion to approve with conditions passed five to zero. Mr. Archibald discussed the process to start with the applicant.

4. Other Business

Mr. Archibald gave the details of the Administrative CoA's.
Certificate of Appropriateness 107 West 7th Street.
Certificate of Appropriateness 111 West 7th Street.
Certificate of Appropriateness 926 South Main Street.
Certificate of Appropriateness 33 Public Square
Certificate of Appropriateness 807 South Garden Street

2. 2024 Historic Inventory Presentation

Ms. Angie Thiel gave a presentation on the Historic Inventory Summary, and recommendations. The survey report included a chapter for each of the five local historic districts, with each chapter discussing the history, resources, and boundaries of

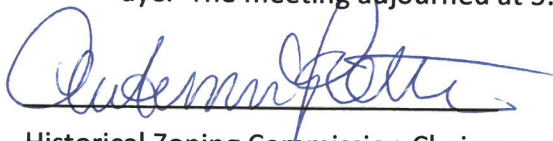
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each existing NRHP nomination. The survey findings for each local district surveyed is followed by recommendations on the resources.

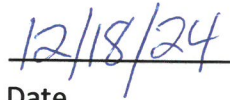
The Columbia Historic Inventory Draft Report was presented.

5. ADJOURNMENT:

Mr. Shannon made the motion to adjourn the meeting with Mr. Nuber seconding the motion. The motion to adjourn passed five to zero. With all members present voting aye. The meeting adjourned at 5:42 p.m.



Historical Zoning Commission Chairperson



Date