

City of Columbia
HISTORICAL ZONING COMMISSION
December 18, 2024

CALL TO ORDER:

Chairperson Ms. Autumn Potter called the December meeting of the Historic Zoning Commission for the City of Columbia to order at 4:01 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. Melanie Lucas

Other attendees: Mr. Robert Archibald, Planner II
Mr. Austin Brass, Principal Planner
Ms. Sandra Richardson, Recording Secretary
Ms. Melissa Sanders, Planner I

2. 1. APPROVAL OF MINUTES:

The November 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. New Business

AGENDA ITEM #3.1

Case# 24-0496

Request from AJ Klein for exterior alterations approval at 404 West 6th Street.

Staff Recommendation:

Mr. Robert Archibald gave the details of the staff report. He stated that several renovations and architectural changes are being proposed that will alter the appearance of this structure. Staff is concerned that the continued preservation of this historic site may be compromised. The applicant has made efforts to address design concerns. Mr. Archibald stated that he has had conversations with Mr. Parey, and staff is not as concerned about the secondary elevation. The deck in the rear was built without a

City of Columbia
HISTORICAL ZONING COMMISSION
December 18, 2024

permit. Staff concerns were the east and west elevation windows. The details on the windows submittal included elevation updates. He asked the Commission to keep preservation in mind when discussing with the applicant.

Discussion:

Greg Parey, 601 South Cedar Street, 205 E Charlotte, NC, was present to answer questions. Mr. Parey discussed his intent. The discussion included restoring the porch, keeping the integrity of the front elevation, the door, brick, the balcony, reusing historical parts, restructuring the porch, east side door, above the entry door of the house, the arch window, replacing the double doors, the post and the banisters. Ms. Fisher inquired about the post height. Mr. Nuber stated that it appears that the lower main level is not high enough either. Additional discussion included material, future alterations, front elevation, the guidelines between keeping the original appearance, and changing it. Mr. Nuber stated if you replace the posts then the codes are going to kick in. Mr. Nuber stated that the Commission would like to see a picture of what the research and recommendation are. Ms. Potter stated that both west and east elevations will change because of the addition, and they will tie in the wood. Mr. Parey stated that they are putting in a wood bottom sash, almost like a panel on the top. Further discussion included a raised panel, decorative, east elevation windows they are existing, removing the door, grading, retaining wall, it is a lot of glass, the carport, altering the historic integrity of the building, removing the deck, the gable, and the structure has changed. Mr. Archibald suggested providing examples, focus on the original structure, wanting to maintain as much historic as possible. Mr. Parey asked to leave a sunroom on the back. Mr. Brass discussed additions, the guidelines, and the 10 bullet points listed in the staff report on page six. Mr. Lawrence discussed the legal aspects. Mr. Brass discussed every case is different, and specifically defining in the motion. Ms. Potter asked if the Commission has what is needed. Mr. Lawrence stated that he would like to see more Architectural renderings. Ms. Potter suggested seeing what needs to be replaced further, outside of the railings upfront, the windows, the siding replacement, and come back with plans that might include keeping the existing window above the front door because that is original to the house. Having another drawing of the back if the Commission took the look of the existing windows, characteristics of the house, and gave her the windows, and the glass in the back. Maintaining the character of the house. Further discussion included maybe less glass, and maybe no wood panels. Mr. Nuber shared suggestions including identifying the original portion of the building, restoring it, and the goal. Mr. Parey inquired about county records. Ms. Potter stated that she will try to find information for him. Mr. Shannon moved to defer, and Mr. Nuber seconded the motion. Further discussion included delineating the material below the porch line, loose stone, underneath the porch, and field stone. The motion to defer passed five to zero.

City of Columbia
HISTORICAL ZONING COMMISSION
December 18, 2024

AGENDA ITEM #3.2

Case# 24-0512

Request from Against the Grain Barbers, LLC for approval of an After the Fact Certificate of Appropriateness regarding signage at 924 South Main Street

Staff Recommendation:

Mr. Robert Archibald gave the details of the staff report. This is an after-the-fact request. The applicant stated that he did not realize the permit requirement. The sign material used is Vinyl. Vinyl installation is only allowed on windows and is prohibited in all other locations. Staff does not support approval for this Certificate of Appropriateness, specifically pertaining to the vinyl wall sign and the sidelight signage.

Discussion: Mr. Jesus Espinoza, 924 South Main Street, was present to answer questions. The discussion included the main logo above the door is all vinyl, removing this sign to comply with the guidelines, quotes, the barber signage, the center is the only compliant signage, the work order, and renting. Mr. Archibald stated that there was no permit. Mr. Lawrence encourage the applicant to educate graphic drawing. Ms. Fisher encouraged the applicant to check with Columbia Main Street, because they had a grant. She also stated that he might want to check with Kelli Johnson to see if the grant is still available. Mr. Nuber asked what is the timeframe. Mr. Archibald stated immediately. Replacement for signage a time period that this Board sets, as soon as possible. He also stated if there is any new signage speak with Mr. Archibald directly. Ms. Potter stated for clarification he can leave the window decals up. Mr. Archibald stated under the door. The words Barber and the Shop are both noncompliant as well as the wall sign. The center logo and identifier for your business is on your door the middle door. Mr. Shannon inquired about temporary signage. Mr. Archibald stated yes. Mr. Shannon stated in the mean time while you are getting this done he recommend getting a sandwich board of some sort. When you are open set it outside so people know where you are at. The Commission don't want you to lose business, so a temporary sign might be the solution for now. Mr. Shannon moved to deny, and the applicant apply through the proper application process and leave it in the hands of staff, and Ms. Potter seconded the motion. The motion to deny passed five to zero. Mr. Archibald will send him information on tomorrow.

City of Columbia
HISTORICAL ZONING COMMISSION
December 18, 2024

4. Other Business

1. Administrative CoA's

Mr. Archibald stated that there were no Administrative CoA's.

2. Election of Officers

Mr. Lawrence nominated Ms. Autumn Potter for Chairperson, and Mr. Nuber seconded. The motion passed five to zero.

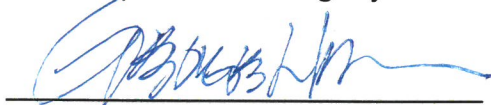
Mr. Shannon nominated Mr. Nuber for Vice-Chairman, and Mr. Lawrence seconded. The motion passed five to zero.

Mr. Archibald stated with 2025 around the corner he wanted to thank the Commission for welcoming him as the liaison to the Commission. It has been a journey thus far and he looks forward to working with everyone in the upcoming year.

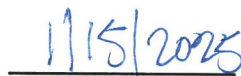
Mr. Nuber stated that the Commission is broken to hear of the passing of Mr. Joe Kilgore this past week.

5. ADJOURNMENT:

Mr. Shannon made the motion to adjourn the meeting with Mr. Lawrence seconding the motion. The motion to adjourn passed five to zero. With all members present voting aye. The meeting adjourned at 5:19 p.m.



Historical Zoning Commission Chairperson



Date