

City of Columbia
HISTORICAL ZONING COMMISSION
May 21, 2025

TO ORDER:

Chairperson Ms. Autumn Potter called the May 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. Ms. Potter welcomed everyone to the meeting.

ROLL CALL: Quorum present and included the following:

Present were: Ms. Lorie Fisher
Mr. Michael Lawrence
Ms. Melanie Lucas
Ms. Autumn Potter
Mr. James Shannon

Absent were: Mr. Zach Hooten
Mr. George Nuber

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

3. Old Business

4. New Business

AGENDA ITEM #4.1

Case# 25-0101

Request from Ed Binkley for Site and Settings approval of a proposed Food Truck Court at 421-427 West Seventh Street, being Tax Map 100D Group E Parcel 1, West 7th District.

This item was withdrawn.

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AGENDA ITEM #4.2

Case# 25-0108

Request from Window Depot USA for window replacement approval at 108 W 7th Street, being Tax Map 99A Group J Parcel 72, Downtown Commercial Historic District.

Staff Recommendation:

Ms. Potter read the agenda item, and called for the staff report.

Mr. Robert Archibald gave the details of the staff report. The request is zoned CD-5. He referenced the Historic Guidelines. This request meets the Historic District Guidelines, and staff support this request.

Discussion: Mr. Clay Harrington was present to answer questions. Discussion included the bay windows, 1934 style windows, the age of the windows now, deterioration, and bay two, window current condition has been painted. Mr. Shannon moved to approve subject to staff technical comments, and Ms. Potter seconded the motion. The motion to approve passed, five to zero.

AGENDA ITEM #4.3

Case# 25-0129

Request from B. Kathryn Hannen, for demolition approval of an accessory structure at 800 Barrow Court, being Tax Map 100D Group F Parcel 2, Barrow Court Historic District.

Staff Recommendation:

Ms. Potter read the agenda item, and called for the staff report.

Mr. Robert Archibald gave the details of the staff report. The hedge row no longer exist. He discussed the material. He pointed out structural issues. Staff noted safety risk. Staff recommend demolition with the adjacent property being protection.

Discussion:

Ms. Kathryn Hannen, Nashville, TN, was present to answer questions. Discussion included the process, contractor, and the historic property. Ms. Laurie Peugeitnh discussed her concerns, her fences, her chain length fence, her landscaping, her irrigation system, and possible property damage. Ms. Potter addressed accessibility. Ms. Hannen discussed the process. Further discussion included getting a second opinion, safety issues, the best course of action, demolition permit, conditioning the approval, staff level approval, and having proof of insurance. Ms. Potter stated there are resources in town for good contractors. Additional discussion included multiple properties, and multiple concerns. Mr. Shannon moved to approve the demolition getting the demolition authorization from the city, and in doing so filing the proof of

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insurance, demolition plan to be approved at staff level, and Ms. Lucas seconded. The motion to approve with conditions passed five to zero.

AGENDA ITEM #4.4

Case# 25-0143

Request from Doug Johns for approval of an addition to an accessory structure at 715 Academy Heights, being Tax Map 89N Group G Parcel 16, West 7th Historic District.

Staff Recommendation:

Ms. Potter read the agenda item, and called for the staff report.

Mr. Robert Archibald gave the details of the staff report. This is zoned CD-3. Staff recommendation is to approve subject to conditions. The removal of multi glass pane garage doors and replace with a more traditional historical design.

Discussion: Mr. Doug Johns, 606 Riverside Drive, and David Webster, 715 Academy Heights, were present to answer questions. Discussion included the carriage House space, the dwelling space, square footage, the structure of the house, the doors, allowable glass, common type of door with commercial structure, gas station, and atypical garage door. The applicant stated that they worked very hard trying to make it look like it belongs. He also stated that the side lawn needs a variance, it is sitting on a grade. Further discussion included evidence doors being used, residential doors have ½ glass, driving up to the gates, photos, the driveway entrance, the carriage house part is not designed as a continual garage, it will be used as a shop, and petal gravel. Mr. Johns stated that the garage doors face West 7th. The current driveway come from Academy Heights. Mr. Shannon moved to approve subject to technical comments, and conditions of the garage doors being removed and replaced with multi panel that was suggested by city staff. Ms. Potter seconded the motion. The motion to approve with conditions passed five to zero.

Mr. Johns asked for clarity on the doors. Mr. Archibald gave the explanation addressing that it be more traditional, and limiting the glass.

5. Other Business

1. Administrative CoA's

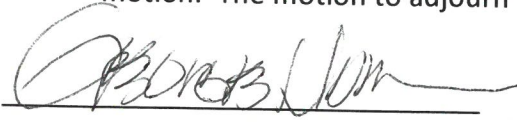
Mr. Archibald stated that there were Administrative CoA's to share with the Commission. He discussed the CoA's for 807 Athenaeum Street, and 410 W 6th street.

2. Mr. Stewart Parker 507 W 7th street discussed food Truck, and stated that he absolutely opposes food truck operation across from his office.

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5. ADJOURNMENT:

Mr. Lawrence made the motion to adjourn the meeting with Ms. Potter seconding the motion. The motion to adjourn passed five to zero. The meeting adjourned at 4:59 p.m.



6/19/2025

Historical Zoning Commission Chairperson

Date