

City of Columbia
HISTORICAL ZONING COMMISSION
August 20, 2025

TO ORDER:

Chairperson Autumn Potter called the August 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, at City Hall on the 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
Mr. George Nuber
Mr. James Shannon

Absent were: Mr. Zach Hooten
Ms. Melanie Lucas
Ms. Autumn Potter

Other attendees: Mr. Robert Archibald, Principal Planner
Mr. Austin Brass, City Planner
Ms. Sandra Richardson, Recording Secretary

2. 1. APPROVAL OF MINUTES:

The July meeting minutes were presented for approval. Mr. Shannon moved for the approval of the minutes, with Mr. Lawrence seconding. The minutes were approved with a vote of four to zero.

3. Old Business

AGENDA ITEM #3.1

Case# 25-0241

Request from Sherron Scott for exterior alterations approval of a new roof material at 417 W. 6th Street, West Sixth/Mayes Place Historic District.

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Staff Recommendation:

Mr. Nuber read the agenda item. Mr. Archibald presented the details of the staff report. Roof changes to metal was applied. The metal has been removed, we now have all asphalt shingles as recommended. The porch/roof is not a concern.

Discussion:

Sherron Scott, 417 W 6th Street, was present to answer questions. Ms. Scott was present to answer questions. Ms. Scott expressed her frustrations. She stated that the construction guy didn't notify her that it was off. Mr. Nuber stated that her frustrations were understood. He also stated that we are a board, and we represent the adopted guidelines. He explained what typically happens. The goal is to work with the applicant prior to the work being done. Mr. Shannon asked Mr. Archibald if the corrections had been made. Mr. Archibald confirmed. Mr. Shannon moved to approve, and Ms. Fisher seconded the motion. The motion to approve passed four to zero. Mr. Nuber explained that the city will see that the Certificate of Appropriateness is mailed to her. He also stated that he was sorry that this didn't work out to her satisfaction.

AGENDA ITEM #4.2

Case# 25-0271

Request from Gray Enterprises, Inc. for approval of new construction details including chimney, porch railing, and trim at 1110 South High Street, being Tax Map 100E Group E Parcel 13, Athenaeum Historic District.

Staff Recommendation:

Mr. Nuber read the agenda item and called for the staff report. Mr. Robert Archibald gave the details of the staff report. The applicant requests a Certificate of Appropriateness for minor deviations from previously approved Certificate of Appropriateness. The tapered chimney on the north elevation is built with stone. The actual construction resulted in a non-tapered brick chimney. The approved design required 6-inch trim boards to be placed on the exterior walls of the north and south elevation. However, the as-built result featured horizontal lap siding with no mid-point delineation. The approved design indicated that there would be no railing on the front and south porches of the structure. As it was built, a porch railing will possibly need to be added for fall protection. Mr. Archibald stated that he was onsite and discussed this with Mr. Gray. The construction deviated from the approved design. The staff does not provide a recommendation and instead defers to the decision of the Historic Commission regarding this matter.

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Discussion:

Mr. Sam Gray, 905B West 7th Street, was present to answer questions. Discussion included adjusting the grade, illuminating the rails, requirements, they have had a final inspection, planning have done follow up inspection and this was noted, being under the threshold, and exceeding the 30 inches. Mr. Shannon asked if there would be a rail on the side. Mr. Gray stated no that the side porch meets code. Mr. Archibald clarified that his statement was just in reference to the front porch. Ms. Fisher asked if the horizontal trim board was historic, or something that deviated from the original design. Mr. Archibald discussed this, and he also stated that he can't say that it is going to be historic. Mr. Nuber further discussed. Further discussion includes proportion issues, it is the appropriate material, minor deviations from the plan submitted, historic guidelines, it meets the historic guidelines otherwise, the railing, it has been through the final inspection, size of the house, and massing on the side of the house doesn't stand out. The chimney height stayed the same. Mr. Gray stated that they will meet all building codes as far as grade. Mr. Lawrence moved to approve and grade changes that are required to meet the codes to eliminate the railing as approved and if they cannot, and it's required that they have to come back to the board. Mr. Lawrence repeated his motion, he stated that he makes the motion to approve the chimney and the siding as presented, and if grading is not able to be achieved in a way that is up to code, the railing will need to be put back in and it will need to come back before this Commission. The motion was seconded by Mr. Shannon. The motion to approve passed four to zero. Mr. Nuber stated that the applicant will receive a letter in the mail.

5. Other Business

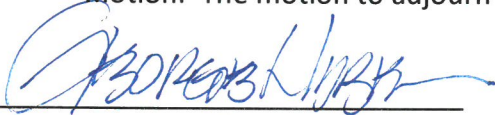
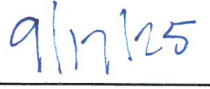
1. Administrative CoA's

Mr. Archibald stated that there were Administrative CoA's to share with the Commission. He discussed the CoA's for 11 Public Square.

Mr. Nuber inquired about the Standoff sign with the bicycle wheel on the corner of the public square. Mr. Archibald stated that it had not changed to his knowledge.

5. ADJOURNMENT:

Mr. Shannon made the motion to adjourn the meeting with Ms. Fisher seconding the motion. The motion to adjourn passed four to zero. The meeting adjourned at 4:45 p.m.

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Historical Zoning Commission Chairperson	Date