

City of Columbia
HISTORICAL ZONING COMMISSION
March 18, 2026

TO ORDER:

Chairperson Autumn Potter, called the March 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.

I. ROLL CALL: Quorum present and included the following:

Present were: Ms. Lorie Fisher
Mr. Michael Lawrence
Mr. George Nuber
Ms. Autumn Potter
Mr. James Shannon

Absent was: Mr. Zach Hooten

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

II. APPROVAL OF MINUTES:

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

III. New Business

Ms. Potter stated that she has a change in the agenda. Item number 3.2 is requested to move up to first on the agenda. Ms. Potter made the motion to move agenda item 3.2 to item one on the agenda, and Mr. Shannon seconded the motion. The motion passed five to zero.

AGENDA ITEM #3.1

Case# 26-0053

Request from Steven F. Walker for Exterior Alterations at 27 Public Square, being Tax Map 99A Group J Parcel 15, Downtown Commercial Historic District.

City of Columbia
HISTORICAL ZONING COMMISSION
March 18, 2026

Staff Recommendation:

Ms. Potter read the agenda item. Mr. Robert Archibald, Principal Planner, presented the details of the staff report. Mr. Archibald stated that the applicant is requesting approval to replace windows and entrance doors at the 27 Public Square location. Staff did not make a recommendation. The entrance door is larger than the existing standard 36" x 80. It is evident to staff that the existing storefront has been modified in the past. Both proposed changes windows, and doors represent key elements of a traditional commercial storefront.

Discussion:

Mr. Stephen Walker was present to answer questions. The discussion included all wood doors, larger door, transient glass 44x87, and the only thing larger is the door. Mr. Nuber asked if he had a chance to look through the pella site. He noticed that they offer wood and aluminum that he did not see in his plans. Mr. Walker stated that it should be all wood. Mr. Nuber stated that this is wonderful. He also asked if the muntin design is a raised. Mr. Walker stated that it is all wood. Mr. Walker stated that it is not going to be between the glass. Mr. Nuber also asked if the door will be a stained wood door. Mr. Walker stated yes. Further discussion included re-measuring, painted frames, stained door, and colors. Mr. Walker stated that he will get the entire packet to Robert. Mr. Walker stated that it is all wood. Mr. Archibald stated that Staff will follow up with a Certificate of Appropriateness if approved. Additional discussion included the trim, it is what it is currently, AI generated, and awning. Mr. Shannon asked why the increase in the door size. Mr. Walker stated that he just wanted a larger door. Ms. Potter asked the size. Mr. Walker stated it is 42 x 90, but it is showing 44 x 87. They are trying to make it the same all the way across.

Ms. Potter asked if anyone is making a motion, please include the windows, doors, and the raised wood muntins. Mr. Walker stated that he will be turning in the packet to Robert. Ms. Potter moved to approve the packet as presented with the stained wood door, all wood painted window frames with all raised wood muntins. Mr. Nuber seconded the motion. The motion to approve passed five to zero. Mr. Archibald stated that he will be sending Mr. Walker the paperwork.

Mr. Archibald announced that Ms. Kathryn York was in the audience and she will receive her appointment in April. She will be the new Historic member.

AGENDA ITEM #3.2

Case# 26-0060

Request from Kristen Newton for Exterior Alterations approval at 810 Woodland Street, being Tax Map 99A Group K Parcel 11, Downtown Commercial Historic District.

City of Columbia
HISTORICAL ZONING COMMISSION
March 18, 2026

Staff Recommendation:

Ms. Potter read the agenda item. Mr. Archibald, Principal Planner, presented the details of the staff report. He stated that this property has been approved by the City Council to be in the Downtown Historic District. The applicant is requesting a Certificate of Appropriateness for approval of alterations and renovations to the existing structure located at 810 Woodland Street. The property is currently vacant. He also gave the details of the staff site analysis.

Discussion:

Ms. Kristen Newton, TKC Architecture, was present to answer questions. Ms. Newton referenced the building changes, and she gave an analysis of her project. The discussion included noncontributing construction, zoning standpoint, historic significant, pedestrian level, blending new and old, showing difference, significant to the era, water damage, creativity, enlarging the storefront, new construction, rusting windows, secondary elevations, drainage area, screening the back parking lot, patio at grade, elevation sheet, thinking what's best for the use of the building, looking at their options, highlighting the period significance, building character, being compatible, giving more articulation to the façade, addressing the street, and transparency.

Mr. Archibald highlighted his analysis. The poured concrete, unless precedent exists in the area, and wood timber shall be prohibited. The applicant is proposing to tie this wall into an existing poured concrete wall on the property line located to the north of the alley that separates the two properties. At this time, staff find the initial design acceptable and is supportive of the proposal as presented. Additional string lighting is proposed as a lighting feature for the open-air, street-level entrance from Woodland Street to provide illumination for this area. String lighting has typically been found to be inappropriate within historic districts.

Mr. Archibald read the changes presented on this elevation. He also read the Sections of Guidelines affecting this proposal character-defining features, windows, storefronts, masonry and façade material, new additions and alterations, and site features. This building was not recognized as historic until recently.

Ms. Potter asked for clarification on what the Commission was looking at. Mr. Archibald explained the process for the inclusion of this property in the Historic District. The 2024 Historic inventory also made a recommendation for this property to be included as well.

Mr. Nuber stated this is a spot building improvement, this is not the entire area. Mr. Archibald stated, correct.

Additional discussion included documentation of contributing or noncontributing.

Ms. Newton stated that the adjacent property owner stated that he would like to pursue bringing his property into the Historic District as well.

Further discussion included budget, esthetics, the brick, preferring option 1B, front façade, CMU Block, venere, structural engineer, replace as needed, repair additional places, no painting, red brick, material, banding behind the lettering, wood, returning

City of Columbia
HISTORICAL ZONING COMMISSION
March 18, 2026

with signage to this Commission, using goose neck, lighting, guidelines, string lighting, total square footage of signage, and signage is administrative.

Mr. Nuber moved to approve the 1B concept, with signage to be discussed at a later date. Mr. Shannon seconded the motion. The motion was approved five to zero.

Mr. Archibald asked if lighting was included in the motion. Mr. Nuber stated yes.

AGENDA ITEM #3.3

Case# 26-0049

Request from Agynes Chrzan for approval concerning construction of a new residential structure at 715 West 7th Street, being Tax Map 100C Group B Parcel 8, West Seventh/West End Historic District.

Staff Recommendation:

Ms. Potter read the agenda item. Mr. Robert Archibald, Principal Planner, presented the details of the staff report. Mr. Archibald stated that brick, stone, or stucco are the only permitted foundation materials under the City's zoning ordinance. The bricks are painted. Staff recommend approving with conditions.

Discussion:

Ms. Agynes Chrzan, 7692 Charlotte Pike Nashville, was present to answer questions. The discussion included CMU block, cost perspective, painted brick, painting the blocks, historic appearance, textures, foundation, extending the hardie down, siding, alternatives, off setting the cost, base of exposed block, trim, remove the block appearance, parch coating, historic precedence, creating a better true stucco, aluminum window are not allowed, aluminum clad wood windows would work, and the windows have to meet the historic guidelines.

Mr. Nuber stated that the applicant has heard two options on the windows brick veneer it or take the hardie down.

Ms. Chrzan stated that she wouldn't want to take the hardie down. Mr. Nuber gave the options.

She stated that they will do brick all the way around.

Mr. Shannon moved to approve with the brick all the way around the bottom, on all sides of the house, or the east and west sides, and the aluminum clad wood windows.

Mr. Nuber seconded the motion. The motion to approve with conditions passed five to zero. Mr. Archibald stated that he will be sending the applicant the Certificate of Appropriateness.

IV. Other Business

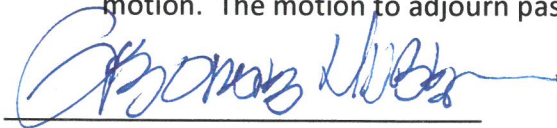
1. Administrative CoA's

City of Columbia
HISTORICAL ZONING COMMISSION
March 18, 2026

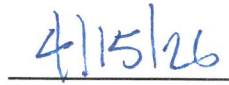
Mr. Archibald gave the details of the CoA's for 106 East 7th Street, 707 North Garden Street, 120 West 7th Street, and 902 South High Street for signage.
The new member appointment was discussed also.

V. ADJOURNMENT:

Mr. Shannon made the motion to adjourn the meeting with Mr. Lawrence seconding the motion. The motion to adjourn passed five to zero. The meeting adjourned at 5:49 P.M.



Historical Zoning Commission Chairperson



Date