

City of Columbia
HISTORICAL ZONING COMMISSION
October 10, 2019

CALL TO ORDER:

Chairman Hayes called the October meeting of the Historical 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: Mr. Harvey Church
Ms. Kim Hayes
Dr. Terry Hendrickson
Mr. Joe Kilgore
Mr. Ray Pace

Absent was: Mr. George Nuber
Mr. Adam Southern

Other attendees: Mr. Paul Keltner, Development Services Director
Mrs. Melissa Sanders, Planning Associate
Mrs. Sandra Richardson, Secretary
Mrs. Clare Keller, West 6th HD Representative
Ms. Kristi Martin, Downtown Commercial HD Representative

APPROVAL OF MINUTES:

The September meeting minutes were presented for approval. Dr. Hendrickson made the motion to approve with Mr. Kilgore seconding. Motion to approve the minutes passed five to zero.

Item 3 was moved to the end of the agenda to give the applicant a chance to be present.

AGENDA ITEM #4

Case# 19-0136

Request from Ernest Luecke for exterior alterations at 713 North Garden Street.

Staff Recommendation:

Mr. Keltner presented the details of staff report. There are two different awnings, one in the front, and one across the back.

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Discussion:

Suzanne Ganser 801 West 7th street was present to answer questions. Mr. Luecke had car trouble.

Discussion included water, awning in front adds character, steps at back door, drain, awning in the back will be a huge help, wood shingles, windows, façade, fill in gap, size of glass, painting, taking away the wood around the windows, put windows in the whole space to the brick, solid or pane windows, signage on the awning, awning color, and wood or aluminum clad windows.

Mr. Kilgore made the motion to approve the front awning and the back awning as proposed with the stipulation that the front window area be replaced with new windows that fills the entire space, except for the brick. The windows has to be aluminum clad or wood (no vinyl) with two panes. Dr. Hendrickson seconded the motion. Motion to approve passed with a vote of five to zero.

AGENDA ITEM #5

Case# 19-0151

Request from Bryson Leach for wall sign approval at 105 East 6th Street.

Staff Recommendation:

Mr. Keltner presented the details of the staff report.

Discussion:

Mr. Bryson Leach was present to answer questions. Discussion included window sign requirement, signage, interior signage, size, material, and exterior signage will have to come back to the board. Motion to approve was made by Mr. Church, and seconded by Mr. Kilgore. Motion to approve passed with a vote of five to zero.

AGENDA ITEM #3

Case# 19-0133

Request from Chuck Hoelscher to modify original approval at 100 West 7th Street in regards to awnings.

Staff Recommendation:

Mr. Keltner presented the details of the staff report. This is a modification request to a previous approval from a previous owner. There are two outstanding permits. This request was previously deferred needing more details in the first round. The minutes from August, 2017 in reference to this item was presented.

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Discussion:

Mr. Bryson Leach was present to answer questions. Discussion was on older awnings, not wanting awnings, trees, the building appearance, more details, personal preference, effect of the sun, material, trees affecting awnings, façade, downtown environment, and signage. Mr. Keltner stated that this is a request to modify, and the options are to retain the original approval to have the awning on it, which will be a denial of this request, or to approve this request, which will be to remove the awnings from the original request. Ms. Martin stated that she would hate to see awnings that within two to three years have sap, that would look unsightly. No awnings will be better than awnings faded, and soiled by the trees. There is not a remedy in place for the trees. Some would like to see those large trees come out and be replaced with something more suitable for a downtown environment. Mr. Kilgore commented, based on the approval last time, since then the downstairs has been completely renovated and it has brought more character to the side of the building. As he recalled the reason the Commission wanted the awning was because that whole side was voiding any character and when they took the steps down off from the side the windows were so plain, but now that the downstairs is finished with lights, and the big windows he said he doesn't have a problem with it. Mr. Church stated that the previous plans looked very plain and, the Commission could not see the finished product. There was nothing on the wall except the windows. Mr. Kilgore made the motion to approve the request to take off the requirement of the awnings, with Ms. Hayes seconding. Motion passed with a vote of five to zero.

OTHER BUSINESS:

1. Discussions included requests for clarification on downtown murals. Mr. Keltner stated that Historic does not get into murals as an exact definition of a mural. Staff looks at damaging the exterior material. If someone has a brick or a masonry building that is not painted, and you want to put a mural on it, and at that point you put a coating on it, at that point we would bring it here. Typically that's a really serious thing, because it is really hard to come off without damaging that brick material. If it is already painted, then in our eyes it is nothing more than the repainting of the building. From a City stand point and zoning codes there are very little guidelines on murals. The only thing it talks about is if it is used for a sign, it would have to meet the standards as far as dimensions and square footage. Outside of that it goes back to their right to be able to do that on their building. The new regulations talk about murals, in a little more depth of that and, it has some allowances in there. You will review those in the future, but for now unless they are painting an unpainted surface then it would not come before this body. Zoning

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Ordinances are very specific about signs. If it is a sign it would come before the Historic Commission.

2. Mr. Montee Sneed stated that through the years the Commission tried really hope this Commission will tighten up the regulations. Kristie Martin, Downtown Commercial HD representative, stated that Manchester, TN has adopted mural guidelines that accompany their Historic District guidelines. If the Commission is going to allow murals downtown she would like to have a support system. Mr. Keltner stated that there are some guidelines in the new Historic Guidelines book. He also stated that he does recall a discussion from this Commission that the board did not want to be the approving body of art. Ms. Hayes said she think appropriateness is fine, but as far as quality art yes. Mr. Keltner stated that he would hate to go down a route of approving one and denying another. Mr. Kilgore stated that some Historic Commissions approve the location of the mural and then they defer to the ART'S Council to approve the design, that is one option. Mr. Keltner gave clarification, the new guidelines do allow for murals to be on unpainted buildings, but they have to be on a platform that is not adhered upon, a piece of board or something that is mounted onto a wall that can be removed, and not actually put on the brick itself. Further discussion: filing complaints, reviews, processes in place, regulations, no applications, artists issues, making decisions based on art, appropriateness, building owners, special district, risk, too much art, character of the building, too many in one place, a percentage allowed downtown, trending, styles change, and opinions and feelings change, appointed by Mayor, change, value of town, historic value, integrity of Downtown Commercial district, style, and being sensitive to what we allow. Send comments to Paul for the Historic Guidelines draft.
3. Mr. Pace gave history of the trees downtown, and stated if the City starts cutting the trees down it will cost a lot of money.
4. Claire Keller, representative of West 6th Street, discussed the house half painted, and the plywood windows.
5. Review of the Historic guidelines continued at 3.0.

- i. The Commission recessed at 5:16 p.m. to change meeting location.*
- ii. The meeting resumed at 5:24 p.m. in Conference Room A.*

6. CLG Training will be held in Columbia, Nov. 6th, 12:30 p.m.- 4:30 p.m., at St. Peters Episcopal Church, Parrish Hall.
7. The commission asked for a Historic Preservationist- one who understands architectural, and property maintenance.
8. The Historic guidelines review was delegated per section to the team in addition to the request that Mr. Keltner perform a full review with recommendations, per his perspective.
9. Strong advocates in each District were discussed.

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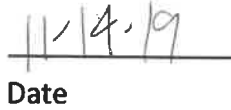
10. Advertisement, publication, letter notification, community awareness, and public relations were all discussed to help involve the community.

ADJOURNMENT:

Mr. Kilgore made the motion to adjourn with Mr. Church seconding the motion.
The meeting adjourned at 6:26 p.m. with a vote of five to zero.



Historical Zoning Commission Chairperson
Kim Hayes



Date

