

City of Columbia
HISTORICAL ZONING COMMISSION
November 14, 2019

CALL TO ORDER:

Chairman Hayes called the November 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
Mr. George Nuber

Absent was: 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 October meeting minutes were presented for approval. Dr. Hendrickson made the motion to approve with Mr. Nuber seconding. Motion to approve the minutes passed six to zero.

AGENDA ITEM #3

Case# 19-0171

Request from Jennifer Hargrove for exterior modifications and repairs at 211 W. 10th Street.

Staff Recommendation:

Mr. Keltner presented the details of staff report. Per Athenaeum District guidelines the request is compliant of those standards.

Discussion:

Mr. Joey Hargrove was present to answer questions.

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Discussion included material, fence is damaged, rental property, and windows. Dr. Hendrickson made the motion to approve, and Mr. Kilgore seconded the motion. Motion to approve passed with a vote of six to zero.

AGENDA ITEM #4

Case# 19-0170

Request from Tom Bauer structural modifications to 928 West 7th Street and construct a new accessory building.

Staff Recommendation:

Mr. Keltner presented the details of the staff report.

Discussion:

Mr. Tom Bauer was present to answer questions. Discussion included phasing, renovations, timeline, window replacement, courtyard improvement, adding kitchen, expanding master bedroom, original design, restoration, cost, estimates, built in 1929, driveway, garage, intention, materials, come back with phases locked in, showing more detail, elevations, phase 1 windows, having more definition, and overall concept. Motion to approve was made by Mr. Nuber to approve the overall concept of what's submitted, and then when the architect and their client have a more defined understanding of what will be in the first phase then apply for another review which will be a design development review with drawings which will have more material and then move forward with that review and approval. Mr. Kilgore seconded the motion. The goal for this request will be for them to further define their cost involved in the process and understand how much they can afford to spend. At that point they have a budget that they feel is amicable to them and their finance and then they will come to us with that review while they are working on construction drawings to present us with more detail. Motion to approve passed with a vote of five to one with Mr. Pace voting nay.

AGENDA ITEM #5

Case# 19-0168

Request from James Sloan for exterior alterations of 129 West 7th Street.

Staff Recommendation:

Mr. Keltner presented the details of the staff report. Staff recommend approval of this with a condition. There is a cornice at the top of the building that is in need of repair, and it is a active violation currently. Staff recommend that the project move forward with the repair of the cornice.

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Discussion:

Mr. James Sloan was present to answer questions. Discussion was that the owner is aware of the stipulation of the cornice, someone was previously hired to repair the cornice and they did a little work and stopped, rendering, initial concept, cover up of wood siding, store front, set back, orientation original to the building, looked at wood, matching, windows, renovation, second floor was added in, high ceiling will go back, remove concrete floor, material, trim articulation, elevator windows, entry point for downtown district, units relocation, time frame, and the roof.

Mr. Kilgore made the motion to approve the plan as presented with the stipulation of the cornice maintenance needs to be a part of this project, with Mr. Nuber seconding. Motion passed with a vote of six to zero.

AGENDA ITEM #6

Case# 19-0168

Request from Humpback Mule LLC to repair and replace exterior features at 1200 South High Street.

Staff Recommendation:

Mr. Keltner presented the details of the staff report. While staff's automatic response is to not paint brick on any brick, the guidelines for the district are really vague on that subject and offer only interpretive style of language to the issue of painting brick.

Discussion:

Mr. Jeff Cox was present to answer questions. Discussion was of previous damage repair, material, south side deteriorating brick, new brick vs old brick, age of the house, being told 1900, metal front door is up now, planning to add a wood front door, painting brick, unified color, the right look in the end, vinyl removing, showing the history of the building, the whole idea is not to make it look old, mix match of brick, and using 20 year paint.

Mr. Church made the motion to approve the request with Mr. Pace seconding. Motion passed with a vote of six to zero.

AGENDA ITEM #7

Case# 19-0168

Request from Ben Black for exterior façade replacement at 614 North Main Street.

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Staff Recommendation:

Mr. Keltner presented the details of the staff report.

Discussion:

Mr. Ben Black was present to answer questions. Discussion was about repainting the building, overhead is glass and aluminum, material, new brick matching texture, painting brick, color, graft, age of the building 53, glass block on the side, the intent to put back and match what is already there, cornice preserving, structure, lighting repair, three to four weeks timeline, design of the window, three windows, one solid window, and consistency in design.

Mr. Kilgore made the motion to approve plan as presented with the brick replacement, and that if the windows on the side have to be replaced they will be four individual windows without transom, the same material as the front windows, with Mr. Church seconded the motion. Motion passed with a vote of six to zero.

OTHER BUSINESS:

1. In other business, discussions included moving to another room to discuss the Historic Guidelines.
2. The status of a house on Mayes Place: Mr. Keltner left a message for Mark McKenzie to get an update, but he have not heard back from him. They have been out of town for several weeks. Ms. Clare Keller, representative for Mayes place expressed her concern, and she stated that the house is an eyesore. We have approved it and they have a permit, sometimes they expire if you do not do the work.
3. Ms. Clare Keller stated that Mr. John Ordidy bought the Blue Moon Breakfast Place, and he plans to restore it and use it as his residence in the Winter.
4. Ms. Kristi Martin, Director of Columbia Main Street thanked everyone for attending Tennessee Historic Commission Training session. She extended an invitation to everyone for Friday, December 6th , 4:00 p.m.-5:00p.m. (First Friday's FaLaLa) Downtown Columbia Main Street from Kelly Brook, and Bob Doyle at 112 West 7th Street for a walk through. They are ready to show their place.

ADJOURNMENT:

Ms. Hayes made the motion to recess and move to another room to discuss the Historic Guidelines Draft Book, and Mr. Kilgore seconded the motion. The meeting recessed at 5:13 p.m. with a vote of six to zero.

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OTHER BUSINESS:

The meeting resumed at 5:15 p.m.

Mr. Church was not in attendance for the second session.

Discussion included murals. Mr. Keltner stated that currently this Commission does not have any guidelines to stop murals, unless it is painted on unpainted brick.

Ms. Kristie Martin stated that this Commission cannot get these guideline passed fast enough for her. She is very concerned with the murals and not having guidelines in place.

Further discussion included integrity, enforcing, leadership approval, concerns, statement of concern for the record, and moving quickly with the draft.

The draft review was delegated per section to the team. Review of the Historic guidelines continued at Section 5 Commercial Guidelines.

Discussion included murals, public art, no variances, buildings with two sides, fronts, detail rendering of art, maximum percentage of public art in the district, corner buildings, facades, capping square footage, and time frame especially for demolition. Also, credentials of the artist, request for qualifications, see the quality of the art, phasing, giving a time frame, murals and public art in the residential area.

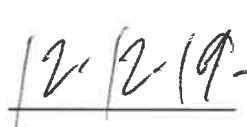
Mr. Kilgore and Kristi Martin had to leave.

Mr. Ray Pace stated that he took his book and asked Mr. Bobby Lovell to review it and share his thoughts, and Mr. Lovell felt that it was very well written.

To move forward the board will send their comments to Mr. Keltner on the sections that have not been discussed. Mr. Keltner would like to do an online survey once he has everyone's comments. Ms. Hayes asked everyone to turn in all comments in a week, and to plan on a December vote.

ADJOURNMENT:

The meeting adjourned at 6:22 p.m.

	
_____ Historical Zoning Commission Chairperson Kim Hayes	_____ Date

