

**City of Columbia**  
HISTORICAL ZONING COMMISSION  
APRIL 13, 2017

**CALL TO ORDER:**

The April meeting of the Historical Zoning Commission for the City of Columbia was called to order at 4:03 p.m. The meeting was held in Council Chambers, City Hall.

**ROLL CALL:** All present and included the following:

Present were: Mr. George Nuber  
Dr. Terry Hendrickson (arrived late)  
Ms. Kim Hayes  
Mr. Adam Southern  
Mr. Ray Pace  
Mr. Harvey Church  
Mr. Joe Kilgore (left early)

Other attendees: Ms. Liz Olmstead, City Planner  
Ms. Camille Allen, Athenaeum HD Representative  
Ms. Clare Keller, W 6<sup>th</sup> Street HD Representative  
Ms. Kristi Martin, Downtown Commercial HD Representative  
Ms. Jackie Quillen, W 7<sup>th</sup> Street HD Representative  
Ms. Melissa Sanders, Secretary

**APPROVAL OF MINUTES:**

The March meeting minutes were presented for approval. Mr. Church made the motion to approve the minutes with Ms. Hayes seconding the motion. Motion to approve the minutes passed with a vote of six to zero.

**AGENDA ITEM #3**

**Docket# HZC-2017-05**

**Request from Brinkley Home Works for window replacement at 809 S. Main Street.**

**Staff Recommendation:**

Ms. Olmstead presented the details of the staff report.

**Discussion:**

Dr. Hendrickson arrived to the meeting. Mr. James Brinkley, Brinkley Homes, was present to answer questions. Ms. Hayes asked about the current windows and the proposed materials of the replacement windows. Mr. Kilgore made the

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motion to approve with Mr. Southern seconding the motion. Motion passed with a vote of seven to zero.

**AGENDA ITEM #4**

**Docket# HZC-2017-06**

**Request from Oudom & Cheryl Sychantha for façade modifications to the rear of the building at 814 S. Main Street.**

**Staff Recommendation:**

Ms. Olmstead presented the details of the staff report.

**Discussion:**

Mr. and Mrs. Sychantha, Thai This, were present to answer questions. Discussion included repairs by repointing brick if possible or using Hardie Plank over the existing brick for waterproofing. They would also like to move the door to an existing window opening, close the original doorway opening, and then replace an additional existing window. All this will match the front façade door and windows of the building. This will allow roof-top seating for their proposed restaurant. Mr. Church made the motion to approve with the condition that Hardie Plank be allowed if the brick is not salvageable, along with the replacement door and window requested match the front building façade. Mr. Kilgore seconded the motion. Motion passed with a vote of six to one with Mr. Nuber abstaining.

**AGENDA ITEM #5**

**Docket# HZC-2017-07**

**Request from Teresa Beck for construction of a new single family home at 701 Halcyon Way.**

**Staff Recommendation:**

Ms. Olmstead presented the details of the staff report.

**Discussion:**

Ms. Teresa Beck, owner and developer, was present to answer questions. She provided samples and colors of the proposed materials for the new construction single family home. Mr. Nuber asked about the foundation. Dr. Hendrickson made the motion to approve with Mr. Southern seconding the motion. Motion passed with a vote of seven to zero.

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**AGENDA ITEM #6**

**Docket# HZC-2017-08**

**Request from MaryBeth Monahan for façade modifications and signage approval at 105 E 6<sup>th</sup> Street.**

**Staff Recommendation:**

Ms. Olmstead presented the details of the staff report.

**Discussion:**

Ms. MaryBeth Monahan was present to answer questions. She spoke of painting the façade and replacing the awning and stated she had the owners, Mr. Dan and John McEwen, permission to make the alterations. She also stated the request to keep the signage letters the original color instead of the proposed gray. Mr. Church asked if painting the façade was prohibited in the guidelines. The Commission discussed cleaning and sealing the brick façade as an option. Ms. Olmstead asked the applicant to check with the Chief Building Official for code regulations compliance. Mr. Church made the motion to approve with Mr. Kilgore seconding. Motion passed with a vote of three to two to two, with Mr. Pace and Dr. Hendrickson voting nay along with Ms. Hayes and Mr. Nuber abstaining.

**AGENDA ITEM #7**

**Docket# HZC-2017-09**

**Request from Square Market for approval of a sandwich board at 36 Public Square.**

**Staff Recommendation:**

Ms. Olmstead presented the details of the staff report.

**Discussion:**

Ms. Carter, Square Market, was present to answer questions. Mr. Nuber asked about the signage and sidewalks letter distributed by Development Services to the downtown district owners and tenants. Ms. Kristi Martin, Downtown Commercial historic district representative, stated sandwich boards do add vitality, but should be regulated. Mr. Kilgore made the motion to approve. Dr. Hendrickson seconded the motion. Mr. Kilgore amended his motion to state that the signage be displayed during business hours and brought in at night. Discussion continued about setting this precedence and the commission inquired about tagging approved boards. Motion passed with a vote of seven to zero.

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**AGENDA ITEM #8**

**Docket# HZC-2017-10**

**Request from Don Cormier for Kenneth Clayton, property owner, to install an in-ground swimming pool at 904 School Street.**

**Staff Recommendation:**

Ms. Olmstead presented the details of the staff report.

**Discussion:**

Mr. Cormier was present to answer questions. He stated that the pool would not be visible from School Street due to elevation, and neighboring owners had no objections to this project. Ms. Olmstead stated a construction permit would still be required. Discussion also included the Athenaeum district guidelines concerning approval from the Athenaeum historical district Board of Directors. Ms. Camille Allen, Athenaeum historic district representative, was not familiar with any Board of Directors being active but there was a neighborhood association and APTA. Mr. Southern stated the neighborhood council was represented on the APTA. Ms. Quillen, W 7<sup>th</sup> Street historic district representative, stated their district does communicate and vote via electronic mail. Mr. Church made the motion to approve subject to approval from the Athenaeum Board of Directors. Mr. Southern seconded the motion. The decision is to provide a letter if the Board of Directors is active and the majority of the district's vote. Ms. Keller, W 6<sup>th</sup> Street historic district representative, also stated her district operates the same. Motion passed with a vote of seven to zero.

**AGENDA ITEM #9**

**Docket# HZC-2017-11**

**Request from Jose Luis Lugo Perez for signage approval at 32 Public Square.**

**Staff Recommendation:**

Ms. Olmstead presented the details of the staff report.

**Discussion:**

No one was present to answer questions. Commissioners discussed the signage not being compatible. Ms. Kristi Martin, Downtown Commercial historic district representative and Main Street President, stated she would be willing to help the applicant in his endeavor. Dr. Hendrickson made the motion to deny due to the lack of consistency with the surrounding downtown area. Mr. Kilgore seconding the motion. Motion to deny passed with a vote of seven to zero.

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**AGENDA ITEM #10**

**Docket# HZC-2017-12**

**Request from Ben Black for signage approval at 11 Public Square.**

**Discussion:**

This item was removed by the applicant.

**AGENDA ITEM #11**

**Docket# HZC-2017-13**

**Request from Vishl Patel with Fast Fuel for approval of a new accessory building at 404 W 7<sup>th</sup> Street.**

**Staff Recommendation:**

Ms. Olmstead presented the details of the staff report.

**Discussion:**

Mr. Kilgore left the meeting. Mr. Vishl Patel, owner, was present to answer questions and spoke of his need for secured storage. Discussion included storage options other than the proposed metal cargo container, security options, the visibility from W 6<sup>th</sup> and W 7<sup>th</sup> Streets, and the proposed location of the unit. Ms. Jackie Quillen, W 7<sup>th</sup> Street historic district representative, provided handouts concerning several items for consideration and in objection to this proposed accessory building. Ms. Camille Allen, Athenaeum historic district representative, spoke of other existing properties similar to this business that are unattractive and visible in the historic district. Ms. Quillen asked about the West 7<sup>th</sup> Streetscape project and the impact to this property. Mr. Church made the motion to deny with Ms. Hayes seconding the motion. Motion passed with a vote of seven to zero.

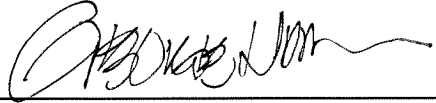
**OTHER BUSINESS:**

Ms. Olmstead informed the Commission about an upcoming educational training opportunity on April 18<sup>th</sup>. Mr. Nuber and Ms. Martin asked about the historic district guidelines grant and its timeline. Mr. Church asked about code enforcement in the districts. Mr. Nuber asked about the "Open" signs being addressed.

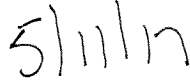
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**ADJOURNMENT:**

Dr. Hendrickson made the motion to adjourn with Mr. Pace seconding. Meeting adjourned at 5:53 p.m.



Historical Zoning Commission Chairman,  
George Nuber



Date