

City of Columbia
HISTORICAL ZONING COMMISSION
March 10, 2022

CALL TO ORDER:

Chairperson Kim Hayes called the March 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: Ms. Kim Hayes
Dr. Hendrickson
Mr. Joe Kilgore
Mr. George Nuber
Mr. Ray Pace
Ms. Autumn Potter

Absent was: Ms. Melanie Lucas

Other attendees: Mr. Austin Brass, City Planner
Mr. Kevin McCarthy, Planning Associate II
Mrs. Sandra Richardson, Secretary
Mrs. Melissa Sanders, Planning Associate I

APPROVAL OF MINUTES:

The February meeting minutes were presented for approval. Mr. Kilgore made the motion to approve with Mr. Nuber seconding. Motion to approve passed six to zero.

AGENDA ITEM #3

Case# 21-0290

Request from C. Douglas Johns for new construction of a commercial building at 915 S. Main Street.

Staff Recommendation:

Mr. Brass presented the details. The design of the building would meet the guidelines for the form, massing and scale. It would be cohesive with the buildings in the historic. The side elevation will be brick, and the awnings were revised to be a fabric type awning. The signage review will come at a later date. It is recommended that any motion on this item be conditioned to not include the signage request that was in the proposal.

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Discussion:

Mr. Douglas Johns, and Mrs. Yvette Johns, 606 Riverside Drive were present to answer questions. Discussion included gooseneck lighting. Mr. Brass stated that staff requests that the gooseneck lighting be a matt finish, not a glossy finish, and the lighting shine down. The proposed lighting above the awning is the appropriate location for such lighting. Additional discussion included the second and third floor will be office space, zoned CBD, off street parking, the first two units do not require off street parking, communications with the property owners beside this property, the windows material type on the front elevation material type being aluminum wood clad. Mr. Nuber moved to approve and at a later date we will accept application for the signage, with Mr. Kilgore seconding. Motion to approve passed with a vote of six to zero.

AGENDA ITEM #4

Case# 22-0038

Request from Paul Varney to revised designs for construction of principal and accessory structures at 408 West 6th Street, including roof structure, exterior finishes, porch/deck alterations, and other alterations.

Staff Recommendation:

Mr. Kevin McCarthy presented the details of the request. The proposed changes incorporate mixed siding materials in order to create a sense of history on the site. It is at the discretion of the Commission to determine whether the proposed changes conform to standard guidelines. The accessory structure should be visually supportive to the principal structure, and it shouldn't visually compete with the primary structure. It will be at the Commission's discretion to decide whether the modifications conform to that.

Discussion:

The applicant was not present. Discussion included that the applicant has already deviated from what was already approved, having already done the variation, they have done brick, but not the siding, the project is on hold, they did all of the additions to the front of the accessory building that were not approved, including the addition of the porch and the columns. A photograph was received from the property owner with the material change. Additional discussion included the roof line of the accessory building, extended elevations, and steps to the front porch of the primary structure. Mr. Brass stated that staff received statement from the property owner in the previous packet. Ms. Hayes made a motion to move this item to the end of the agenda in case the applicant

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arrives. The motion was seconded by Dr. Hendrickson. Motion to move the agenda item to the end of the meeting passed with a vote of six to zero.

AGENDA ITEM #5

Case# 22-0039

Request from James Sloan for exterior alterations in order restore the façade of a contributing structure located at 120 W 7th Street.

Staff Recommendation:

Mr. McCarthy presented the details of staff report.

Discussion:

Mr. James Sloan, 2416 Hidden Lake Circle, was present to answer questions. Discussion included modifications, looking to restore the masonic entrance, aluminum clad windows, panel wood doors, office use upstairs, revamping the south corner of the building, looking to bring the façade forward, looking more historically accurate, flooring, south elevation is projecting out, no work done on the second floor, rod iron railing, keeping the vertical wood veneer panel, hardie trim, painting, color scheme, service door, infill, fiber glass, lighting, articulation of the columns of the building does not line up, exterior gooseneck light with matte finish on the Garden Street side, signage, there is no lighting on W 7th Street, bricked in double doors, preserving, restoration, the intent is to clean it up, capture the façade and protect it, existing windows that have been filled in, this proposal does not include an addition of a door and a window in between the Mason entrance and the three windows, and it being attractive to the district. Ms. Hayes asked how is the execution going to be. Mr. Sloan stated that he felt like they had a good execution on the adjacent property so far. Mr. McCarthy stated from a staff's point of view, it would help if there are concerns about the finished product, and when a motion is made if the applicant would be as specific as possible for the materials preserving an element like the Gordon's Logo, so that at building permit review staff can make that a condition, and hold the applicant to that. Mr. Nuber asked Mr. Sloan to speak to the Commission about timing, and a possibility to orchestrate more detail to refine this further. If the tenant, or owner can afford another month with a bit more refinement. Mr. Sloan stated that he has more drawings and can share it today. Further discussion included emailing, unable to advertise an email, legality purposes, and the public hearing process. Mr. McCarthy said he could secure an ipad from upstairs. Mr. Sloan asked if he could have 15 minutes. Ms. Hayes made a motion to defer this item until the end of the meeting with Mr. Nuber seconding. Motion to move the item to the end of the meeting passed six to zero.

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AGENDA ITEM #6
Case# 22-0043

Request from Larry Hubbell for freestanding signage approval at 410 West 7th Street.

Staff Recommendation:

Mr. Brass presented the details of staff report. The sign is what staff would consider nonconforming. The Commission is only looking at the refacing of the sign face. The guidelines have been modified by the Commission and approved to allow more than three colors when the signage background is black or white. In this case the signage background is white on the pylon sign face and the request is basically just to change out the pylon sign face with the new logo and new text. As a condition of approval and because the sign is considered non-conforming, it cannot be enlarged, expanded, or also the internal illumination cannot be expanded any further than it already is. The Commission will not be able to approve the expansion of the sign, and the refacing of it.

Discussion:

Mr. Larry Hubbell was present to answer questions. Mr. Hubbell stated that all they are wanting to do is put new face on there, it will be the same size and everything. Ms. Hayes stated that we are approving the sign size as is with the logos in the layout shown on the last page of the proposal. The stone base is new at the bottom of the sign. This is real stone, and not fabricated. Further discussion included matching the building, it is brick, material, support posts and frame will be black. Ms. Hayes moved to approve with Dr. Hendrickson seconding. Motion to approve passed six to zero.

AGENDA ITEM #4 *This item was moved to the end to give the applicant a chance to arrive.*
Case# 22-0038

Request from Paul Varney to revised designs for construction of principal and accessory structures at 408 West 6th Street, including roof structure, exterior finishes, porch/deck alterations, and other alterations.

Staff Recommendation:

Mr. Kevin McCarthy had presented the details of the request earlier.

Discussion:

Mr. Paul Varney, 124 Kedron Parkway, was present to answer questions. Discussion included there are a lot of things that were done that were not a part of the approval, it's a shared driveway with an easement, and the elevation of the house is a lot higher than what was rendered. Ms. Potter asked what is the

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plan for a stairway, or a path to get up to the porch. Mr. Varney stated the elevation of the house is still exactly as it was, what has happened you are seeing the foundation without any landscaping walls. They have a revised drawing that they can submit. Mr. Nuber asked him to submit the landscape for next month. Mr. Varney stated if someone would get him the submittal dates he will get that information to Johnathon Sanders, their landscaper. Further discussion included multiple retaining walls with fill in. Mr. Varney stated that it will be like a brick or stone, it is a lot of stairs, with the plan is a set of stairs then a little sidewalk and a set of stairs then a little side walk like that. The walls will connect on the right corner of the home to come around to tie into the sidewalk and steps. There will be another level. Further discussion included getting the information, having lots of complaints, they knew the grades were challenging, significant slope, and guidelines. Mr. Brass stated that for future projects staff can make sure future hardscape elements are included for all new construction. Mr. Kilgore stated that the stone that was approved for the foundation suddenly became brick. Mr. Varney stated if you look at what was submitted you will see brick everywhere except for the front porch. The change was made when the brick guys were there, and it was the front section only. He and Brian, PVC manager, will take responsibility for it. Mr. Kilgore stated he noticed there are two window that weren't in the first approval, and one that was in the first approval that shifted or it is gone. Mr. Brian Tucker, head of construction, stated one window that was moved there was one if you were facing the house on the right side. They wanted to move that for the type of firebox that they went with. It moved to the front porch on the left side of the door, and he also stated that the other window that was added is on the rear of the home, and they added one in the attic. They also added a rectangle window on the right side facing the home's rear elevation in their master shower. Mr. Varney said the owner comments as this progress is that they wanted the main portion of this home to look as it was built originally. Ms. Hayes asked if there was a reason why they didn't come back to the Commission for all these changes. Mr. Varney stated that they have had 9,000 meetings with these owners, and they have had trouble stopping changes as they go. He also stated that it never dawned on them to come back here, and they just failed to do that. The owners took control of what they wanted and they ordered the siding so they got a little ahead of this too, and he is very thankful to Ms. Autumn for doing what she did. Mr. Varney also stated that it is his responsibility to make sure that the changes adapt to the what the HZC has approved. Ms. Hayes stated that the intent is there but it is not always the case, and it makes it very difficult for the Commissioners to say tear that out. Ms. Potter stated that the next biggest thing is the lap siding, and Boar and batten discussing this and seeing if this is something that the Commission is okay with. Mr. Varney stated that the siding is a fiber cement lap siding this is what the boar siding is, it is a different plank. The

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Board and batten is a hardie product too. Additional discussion included detached garage, porch, historic style, being cohesive, the Board and Batten will be in the recessed area, material, and structure. Mr. Mc Carthy stated that the specific guidelines talks about no more than two materials for exterior walls. Replicating historical styles conveying a false sense of history is discouraged. It is appropriate for the Commission to determine if what the applicant proposes doesn't meet those guidelines. Ms. Hayes stated the addition of the porch is a major addition, and to submit this with the landscaping. Further discussion included they are only doing what was approved on the permit. Mr. Nuber asked why was it decided to change the front porch roof from metal to asphalt. Additional discussion included the shingle warranty pitch, it is not as visible, preference, looking more modern, Folk Victorian style house, gothic, and guidelines. Mr. Brass stated that in the guidelines it is stated that the accessory structure should closely match the primary structure in materials. Mr. Varney stated it would probably take a couple of months to get more of the material. There are two permits, the house has a permit and the auxiliary has a permit. They are not going to sheet rock until the siding is wrapped one hundred percent. The Board and batten were used on the back of the house. Additional discussion included postponing, auxiliary structure change, plans are needed, allowing the house as it is, and material availability. Mr. Brass stated to wrap it you would have the fiber cement on the house with the board and batten at the rear elevations as proposed, and then the accessory structure would be recommended that there be fiber cement board siding all the way around to match what is on the primary structure of the house. The Commission would accept the windows as revised with the change of the brick on the house. Mr. Varney stated that they can submit a drawing that shows that. Mr. Brass stated that it was also pointed out that the porch roof was changed from metal to shingle. Mr. Varney asked if they are not able to find the Board product, say there were an issue purchasing more of the Board siding or lack of funding and they don't have the ability to do that, then would it be ok to go back with the standard smooth lap siding. The back of the house would be Board and batten and technically it would be more 3 D. Ms. Hayes stated if approved for the Board and if unable to get that, the applicant would have to come back. Additional discussion included they will have to come back for the landscaping, not clear on the main house where the transition is on the siding, and no plans to view.

*The meeting had to change rooms at 5:24 p.m. moving to Conference room A.
The meeting restarted at 5:27 p.m.*

Further discussion included resubmitting the landscaping plan, and the auxiliary structure with siding on it showing both siding on it. It also included by the time of the resubmittal, they will know if they will be able to get the Board product or

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not, the back section and the breezeway, the way it was presented, can the Commission get over the window changes, colors, high traffic street, siding was a major upgrade, and they will find out when they can get it and how fast they can get it tomorrow. Mr. Kilgore moved to accept the change from rock to brick on the foundation, and accept the change additions and deletions of the windows, we ask that they change the asphalt roof shingles back to metal as approved 2:12", and the house siding on the main structure be all Board and batten if available, and if not available the applicant will come back with a recommendation to the Commission. He continued, that on the accessory structure moved to approve with the roof addition over the porch, and request that the applicant come back with siding recommendations for the addition, and for the overall project to come back with landscaping and sidewalk elevations, along with the porch materials for the accessory structure. Mr. Nuber seconded the motion. Motion to approve with conditions passed six to zero. Further discussion included the applicant has really invested a lot of energy into this area and making an investment. Mr. Pace stated that this Commission would take care of the next applicant just like this one, and unintentional mistake.

AGENDA ITEM #5
Case# 22-0039

Request from James Sloan for exterior alterations in order restore the façade of a contributing structure located at 120 W 7th Street.

Staff Recommendation:

Mr. McCarthy presented the details of staff report from earlier.

Discussion:

Mr. Sloan stated that one side does not stick out more than the other, on the southern portion of the building they are keeping the southern corner plain, they are keeping the post and beam in the structure that exists. They are making the front entry area more usable currently it goes all the way back. They are bringing in the casement, the aluminum clad wood windows there, and in the rear they have the three arch openings. They looked at the door being there but it didn't pan out. Proportionally if you put a door in that space it would look weird. The three windows align with some upper story windows, and they are really high up that will just bring in light for the space. They are shelling out two separate spaces, this is not a third tenant. Further discussion included the basement, keeping the recess on the main entrance, elevations, printout, they are looking at getting rid of the rod iron type material, salvaging the wood veneer and trim it out, full panel wood trim, level of detail, creating a common space for both

