



The Columbia Historic Zoning Commission will meet on Wednesday, July 17, 2024 at 4:00 PM in Council Chambers on the basement level of City Hall, 700 N. Garden Street, to consider the following:

I. Roll Call

II. Approval of Minutes

III. Old Business

IV. New Business

1. Request from Nicole Strain for after-the-fact approval of a Certificate of Appropriateness for exterior modification of a residential property located at [711 W 7th Street](#), in the Columbia West End/West 7th Street Historic District.

Documents:
None

2. Request from Gabe Howard for Certificate of Appropriateness for a sign on a commercial structure located at [616 N Main Street](#), in the Columbia Commercial "Downtown" Historic District.

Documents:
None

V. Other Business

1. Administrative CoAs

Documents:
None

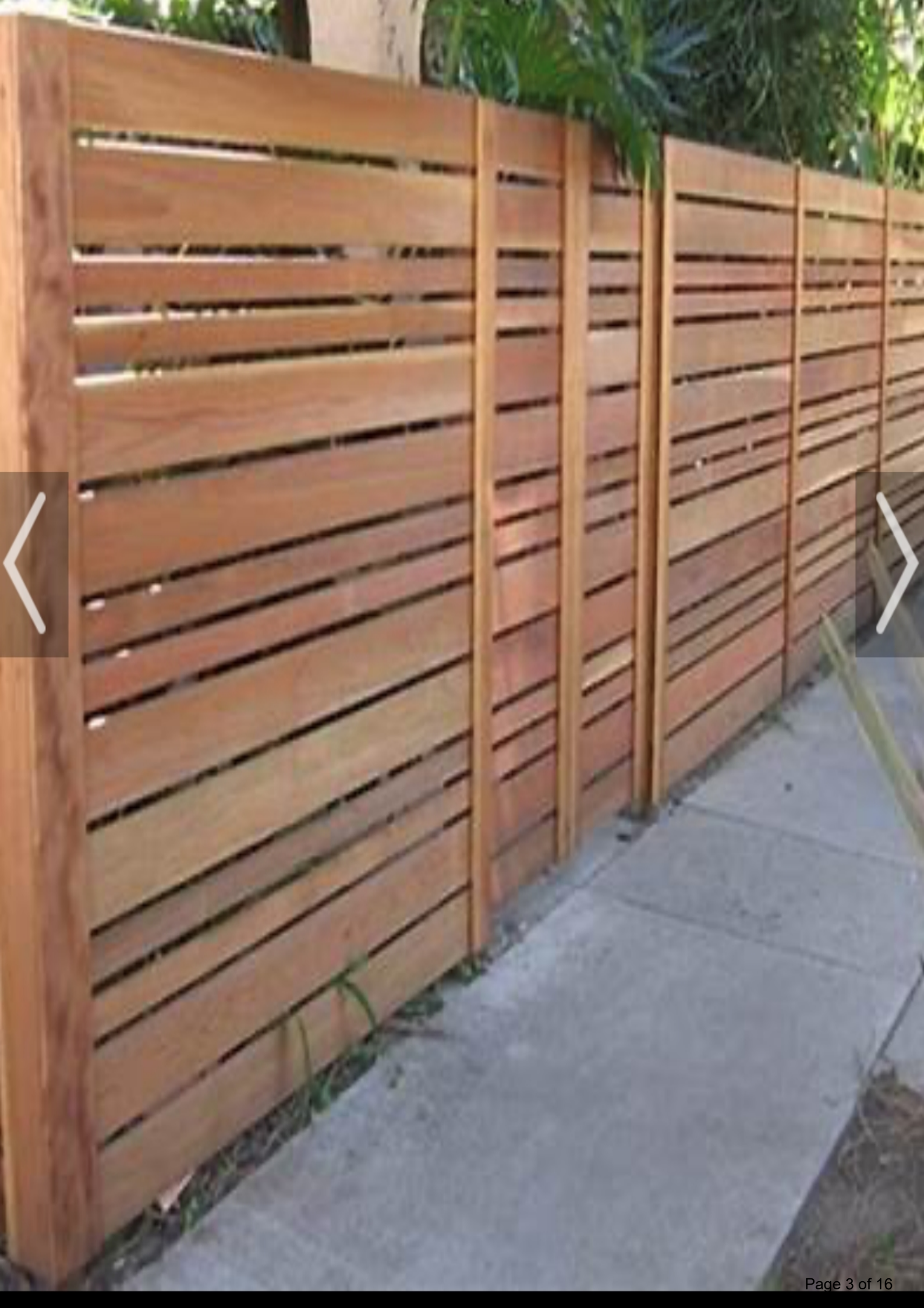
VI. Adjourn

Anyone requesting accommodations due to disabilities should contact the City's ADA Coordinator at 931-560-1570 prior to the meeting.

The 2024 meeting schedule and Historic District Design Guidelines can be found on the City of Columbia Historic Zoning Commission webpage.

An interactive map showing the boundaries of the historic districts can be found accessed from the City's website.

For other questions, please contact the Department of Development Services at 931-560- 1560.







April 4, 2024

To the Columbia Historic Zoning Commission:

The property owner at 711 W. Seventh Street has completed work that is not in accordance with the city's Historic District Design Guidelines. At the request of the owner, I have reviewed the work and have the following comments based on my experience with preparing numerous design guideline manuals.

Specifically, the owner has applied a painted surface over the original brick exterior as well as the porch piers on the main façade. This work does not conform to the following guideline:

"Masonry surfaces that have historically been painted shall continue to be painted to maintain the integrity of the masonry. Painting uncoated masonry that has historically been exposed is prohibited."

In this particular case, the owner states that there was missing brick and mis-matched mortar on one of the side elevations and on two of the porch piers. The application of the paint was to provide a more uniform appearance and conceal the mis-matched surfaces. If the paint were to be removed, it would be a challenge to add new brick and re-point the masonry for a consistent surface. The applied paint color is inconsistent with the traditional masonry color of the property and the owner has expressed a willingness to repaint the exterior a red brick color. This approach may be an acceptable option for the Commission to consider.

Another issue is the size and scale of the added deck on the rear of the dwelling and the addition of new doors leading to this deck. The city's Historic District Design Guidelines state that "The rear elevation is typically the least important to a building's character and provides the best location for alterations and additions. More flexibility is provided in reviewing changes to rear elevations than those proposed for the façade or prominent secondary elevations." The guidelines also state "New door openings shall be limited to minimally visible secondary elevations or the rear elevation."

The added doors and deck on the rear elevation are consistent with these guidelines and are not readily visible from the street. However, I understand the size and scale of this addition has been determined to be non-compliant with the guidelines. Rather than the removal or rebuilding of the deck, the owner has proposed extensive landscaping and screening so that this addition is concealed from the public right-of-way. This may also be an acceptable option for the Commission to consider.

Sincerely,

Philip Thomason
Principal, Thomason and Associates

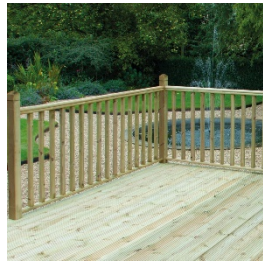
711 W. 7th Street Resubmittal:

1- Painted brick-

- a. I contacted the company removing the paint from the city garage. They only do commercial jobs.
- b. I then contacted Zach at Columbia Paint & Wallpaper. He has experience removing paint from brick and seemed confident it could be done. He placed an order for a kit with different removers and will try a sample once it comes in. I reached out again on Friday and he had a shipping confirmation but hasn't received as of now.
- c. If the sample is successful, I will move forward with removing the paint on the brick surfaces.

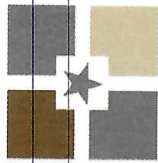
2- Rear deck-

- a. The "expert" I reached out to suggested that generally the rear of houses received much less scrutiny (letter attached) than those parts visible from the historic street.
- b. The deck is off the main floor of the house. One point on the initial report mentioned decks off of second floor elevations being violations but it's only a secondary elevation because of the walkout deck from the basement.
- c. I propose replacing the wire railing with wood spindles similar to the picture:



3- Rear windows-

- a. I am still trying to find pictures or proof that the windows were not original. The windows were plastic rollout windows with broken seals so you couldn't see out of them. I'm not sure how to replace something like that. I would propose to not replace non-historic windows and leave them as is- even though not historic they are not replacing historic windows and are only visible from Trotwood which is not a historic street.



CITY OF
COLUMBIA
TENNESSEE

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

HISTORIC ZONING COMMISSION
CERTIFICATE OF APPROPRIATENESS APPLICATION AND CHECKLIST

*Please submit the Application online at [City of Columbia | Permitting \(onluma.com\)](http://City of Columbia | Permitting (onluma.com))
If there is not access to a computer, please submit all pertinent information on a flash drive as well as
provide one hard copy*

APPLICATION REVIEW GUIDELINES (PRE-APPLICATION MEETING REQUIRED PRIOR TO SUBMITTAL)

Application Requirements: All applications must be complete and include the required supporting materials listed on this form and must be submitted to the Development Services Department for review by the published deadline. Incomplete applications will not be forwarded to the HZC for consideration.

Application Deadlines: Applications and support materials must be submitted according to the published Deadline Schedule.

Application Representation: The applicant or an authorized representative of the applicant **must attend the HZC meeting to support the application**. At the meeting, staff will present a recommendation for the item. The applicant will be asked to discuss the proposed scope of work and answer any commission questions.

Building Permit Requirements: In addition to an application, most proposals will require additional permitting from the City of Columbia. Building or demolition permits cannot not be issued without an approved COA for structures within a Historic District.

All work specifications must be completed as presented and approved: The HZC must review and approve any modifications or amendments to approved plans prior to any work taking place.

*Please contact City Staff with any questions or to discuss any concerns during the HZC review & submittal process:
Columbia Development Services Department (931) 560-1560.*

HISTORIC DISTRICT DESIGN GUIDELINES

The *Historic District Design Guidelines* provide guidance for most commonly proposed changes. The HZC consults the design criteria when reviewing applications for Certificates of Appropriateness. **Please refer to the guidelines prior to submitting an application**. The guidelines, along with other useful links, are available on the City of Columbia website at www.columbiatn.com

REQUIRED APPLICATION SUPPORTING MATERIALS

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NEW CONSTRUCTION, NEW ADDITIONS	EXTERIOR ALTERATIONS	DEMOLITION, RELOCATION
○ Description of project and proposed materials ○ Site plan ○ Lot survey ○ Architectural elevations or drawings ○ Photographs of project site location ○ Photographs of existing building.	○ Description of project and proposed materials ○ Photographs of project site location ○ Architectural elevations or drawings ○ Specification information for any proposed materials/architectural features ○ Documentation of earlier historic appearance (restoration only) ○ Photographs of existing building.	○ Please consult the <i>Historic District Design Guidelines</i>. Pre-application meeting with the City Staff is required for proposed principal structure demolitions and relocations.

Note: The applicant shall provide any additional information requested by the Development Services Department that will be necessary to obtain a full and complete review of the request by City Staff and/or by the Historic Zoning Commission.

The Columbia Historic Zoning Commission follows the *Secretary of the Interiors Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*. Further guidance may be found online: <http://www.nps.gov/tps/standards/rehabilitation.htm>

CERTIFICATE OF APPROPRIATENESS APPLICATION

HISTORIC ZONING COMMISSION

APPLICANT

NAME	Nicole Strain	PHONE	(615) 480-9826
ADDRESS	711 W 7th Street	EMAIL	nwilliams282@gmail.com

PROPERTY OWNER

NAME	JNS Real Estate Holdings, LLC	PHONE	(615) 480-9826
ADDRESS	902 School St Columbia, TN	EMAIL	nwilliams282@gmail.com

38401

DATE OF PRE-APPLICATION MEETING	
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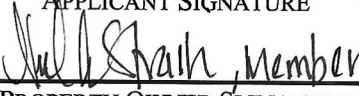
PROJECT INFORMATION: WORK SPECIFIC

☐ NEW CONSTRUCTION (<i>select type</i>) ☐ Principle Structure ☐ Accessory Structure	☐ NEW ADDITION (<i>select type</i>) ☐ Principle Structure ☐ Accessory Structure
☐ DEMOLITION (<i>select type</i>) ☐ Principle Structure ☐ Accessory Structure ☐ Site Features ☐ Loss of architectural and historical integrity and its removal will not adversely affect the district's historic character ☐ Denial of demolition will result in unreasonable economic hardship of the applicant ☐ Public safety and welfare requires the removal of the structure(s) ☐ Structural instability or deterioration of structure(s) as demonstrated through report by structural engineer or architect. Report clearly details physical condition of structure(s), reasons why rehabilitation is not feasible, and cost estimates for rehabilitation versus demolition. Additional report details proposed future action on site.	☐ SIGNAGE (<i>select type</i>) ☐ Wall ☐ Freestanding ☐ Window ☐ Temporary ☐ Other ☒ EXTERIOR ALTERATIONS (<i>select type</i>) ☒ Roofing/Roof Structure (Dormers, Chimneys) ☐ Exterior Door Replacement/Alterations ☒ Exterior Window Replacement/Alterations ☐ Foundation Alterations ☒ Exterior Siding/Finishes/Masonry ☒ Porch/Deck Alterations ☐ Other (explain):

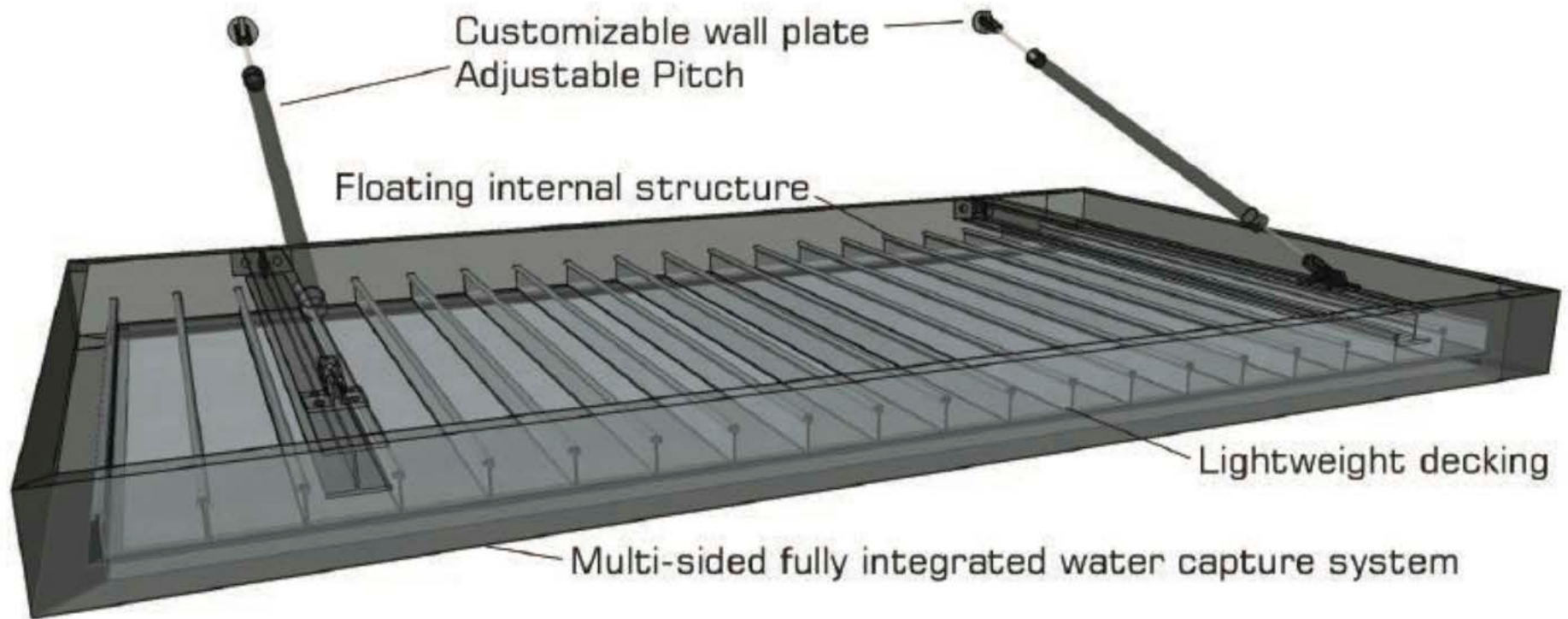
PROJECT INFORMATION	
ADDRESS:	711 W 7th Street Columbia, TN 38401
SQUARE FOOTAGE OF PROPOSED ADDITIONS/NEW CONSTRUCTION :	EXISTING: _____ ft ² PROPOSED: _____ ft ²
HEIGHT OF STRUCTURE FOR ADDITIONS/NEW CONSTRUCTION :	EXISTING: _____ ft PROPOSED: _____ ft
SQUARE FOOTAGE OF PROPOSED SIGNAGE:	

PROJECT INFORMATION: DESCRIPTION & SCOPE OF PROJECT
DESCRIBE PROPOSED PROJECT(S) AND LIST ALL PROPOSED MATERIALS. ATTACH ADDITIONAL SHEETS IF NECESSARY:
Renovated house (interior and exterior) - list of exterior changes uploaded.

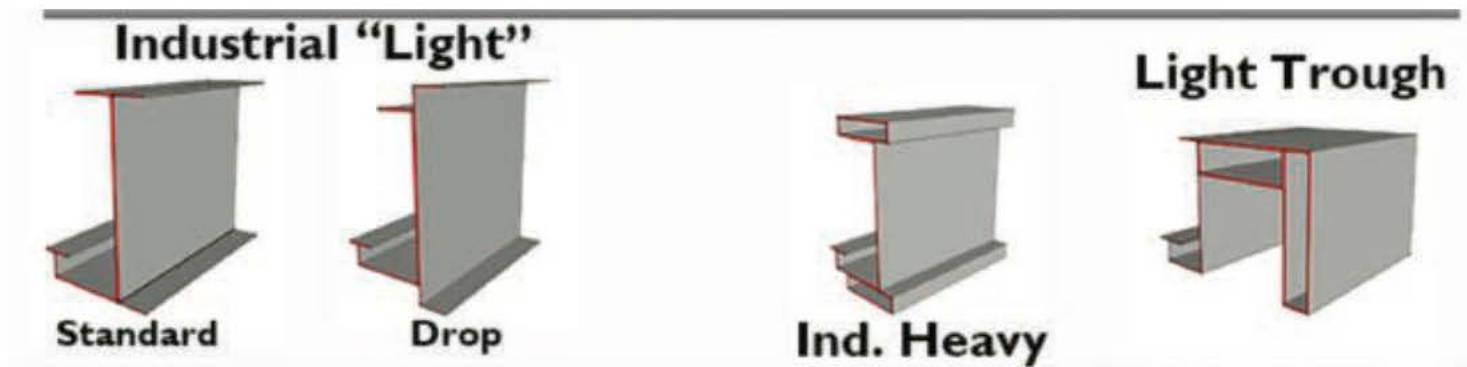
In filling out this application, I attest that (1) I am familiar with the rules, regulations, and procedures of the City of Columbia.

<u>Nicole Strain</u>	<u></u>	<u>8/18/24</u>
APPLICANT NAME	APPLICANT SIGNATURE	DATE
<u>JNS Real Estate Holdings, LLC</u>	<u></u>	<u>8/18/24</u>
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

Extruded Aluminum Canopy Examples



Suggested Fascia options





Esso Service Station Circa 1940





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CERTIFICATE OF APPROPRIATENESS APPLICATION

HISTORIC ZONING COMMISSION

APPLICANT

NAME	Gabe Howard	PHONE	615-604-8668
ADDRESS	616 North Main Street	EMAIL	gabe0723@gmail.com

PROPERTY OWNER

NAME	CMW Investments	PHONE	615-604-8668
ADDRESS	616 North Main Street	EMAIL	gabe0723@gmail.com

DATE OF PRE-APPLICATION MEETING	
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PROJECT INFORMATION: WORK SPECIFIC

☐ NEW CONSTRUCTION <i>(select type)</i> ☐ Principle Structure ☐ Accessory Structure	☐ NEW ADDITION <i>(select type)</i> ☐ Principle Structure ☐ Accessory Structure
☐ DEMOLITION <i>(select type)</i> ☐ Principle Structure ☐ Accessory Structure ☒ Site Features ☐ <i>Loss of architectural and historical integrity and its removal will not adversely affect the district's historic character</i> ☐ <i>Denial of demolition will result in unreasonable economic hardship of the applicant</i> ☐ <i>Public safety and welfare requires the removal of the structure(s)</i> ☐ <i>Structural instability or deterioration of structure(s) as demonstrated through report by structural engineer or architect. Report clearly details physical condition of structure(s), reasons why rehabilitation is not feasible, and cost estimates for rehabilitation versus demolition. Additional report details proposed future action on site.</i>	☒ SIGNAGE <i>(select type)</i> ☒ Wall ☒ Freestanding ☐ Window ☐ Temporary ☐ Other ☐ EXTERIOR ALTERATIONS <i>(select type)</i> ☐ Roofing/Roof Structure (Dormers, Chimneys) ☐ Exterior Door Replacement/Alterations ☐ Exterior Window Replacement/Alterations ☐ Foundation Alterations ☐ Exterior Siding/Finishes/Masonry ☐ Porch/Deck Alterations ☒ Other (explain): Awning

PROJECT INFORMATION	
ADDRESS: 616 North Main Street	
SQUARE FOOTAGE OF PROPOSED ADDITIONS/NEW CONSTRUCTION : EXISTING:_____ ft ² PROPOSED:_____ ft ²	
HEIGHT OF STRUCTURE FOR ADDITIONS/NEW CONSTRUCTION : EXISTING:_____ ft PROPOSED:_____ ft	
SQUARE FOOTAGE OF PROPOSED SIGNAGE: 52 square feet + 6.2 square feet	

PROJECT INFORMATION: DESCRIPTION & SCOPE OF PROJECT
DESCRIBE PROPOSED PROJECT(S) AND LIST ALL PROPOSED MATERIALS. ATTACH ADDITIONAL SHEETS IF NECESSARY:
Removal of current awning and replace. New Awning - 184" wide, 36" depth
Similar design and construction to the Adjacent Church and Prime and pint buildings
Lettering above roofline is 40" tall x 188" - 52 square feet. Approximately 3-4" deep
Lettering made of metal and affixed to roof line with metal framing to match the original style of the ESSO service station that existed here originally.
Lettering on facade = 8" x 112" 6.2 sq ft - acrylic lettering glued to facade

In filling out this application, I attest that (1) I am familiar with the rules, regulations, and procedures of the City of Columbia.

Gabe Howard

APPLICANT NAME

Gabe Howard

APPLICANT SIGNATURE

June 17, 2024

DATE

CMW Investments

PROPERTY OWNER NAME

Gabe Howard

PROPERTY OWNER SIGNATURE

June 17, 2024

DATE