



The Columbia Historic Zoning Commission will meet on Wednesday, August 21, 2024 at 4:00 PM in Council Chambers on the basement level of City Hall, 700 N. Garden Street, to consider the following:

I. Call to Order.

II. Roll Call

III. Approval of Minutes

IV. New Business

1. Request from Mike Williams, Phillip Young and Richard Law for new fence approval located at the rear of [810 and 814 School Street and 805 Athenaeum Street being Tax Map100D Group E Parcels 15, 16 and 10.](#)
2. Request from Josh Rosanbalm for exterior alterations approval at 704 N. Main Street, being Tax Map 99A Group K Parcel 45, known as *The Nelson House*.

V. Other Business

1. Lighting in Downtown Commercial District
2. Administrative CoAs

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.

City of Columbia
HISTORICAL ZONING COMMISSION
July 17, 2024

CALL TO ORDER:

Vice Chairperson Ms. Melanie Lucas called the July meeting of the Historic Zoning Commission for the City of Columbia to order at 4:40 p.m. The meeting was held in Council Chambers, City Hall, basement level.

The meeting was delayed starting due to a lack of quorum.

ROLL CALL: Quorum present and included the following:

Present were: Ms. Lorie Fisher
Dr. Terry Hendrickson
Mr. Michael Lawrence
Ms. Melanie Lucas

Absent were: Mr. George Nuber
Ms. Autumn Potter
Mr. James Shannon

Other attendees: Mr. Robert Archibald, Planner II
Mr. Kevin McCarthy, City Planner
Mrs. Sandra Richardson, Secretary
Mrs. Melissa Sanders, Planner I

2. 1. APPROVAL OF MINUTES:

The June meeting minutes were presented for approval. Ms. Fisher moved for the approval of the minutes, with Mr. Lawrence seconding. The minutes were approved four to zero.

3. Old Business

There was no old business to discuss.

4. New Business

AGENDA ITEM #4.1

Case# 24-0285

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

Staff Recommendation:

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Mr. Robert Archibald gave the details of the staff report. Mr. Archibald discussed the Historic Guidelines. There were no recommendations from staff.

Discussion:

Ms. Nicole Strain, 902 School Street, was present to answer questions. Ms. Lucas discussed the proper procedures of who goes first in the meeting discussion with Mr. Tim Tisher who was connected per Zoom. Mr. Tisher stated it is the chair's preference however you like to proceed. Ms. Strain addressed her submittal. Discussion included hiring an expert, agreeing to taking the paint off, the windows, it is a door that rolls up, prepared to replace the cable, the back addition, the lack of visibility, the original windows were vinyl, it is a garage door that is there now, the previous windows rolled out, and the deck. Ms. Emily Senefeld stated that she agreed with the December recommendation from this Commission. She also stated that the balcony was previously a sunroom and not a deck, and she felt that the changes being made are out of character. Ms. Senefeld requested that the proposed style of fencing be vertical and not horizontal, and she requested that the fence would be placed close to the property owner's property line. Ms. Senefeld had sent an information email to Mr. Archibald and she touched on her points. Mr. Archibald shared a previous picture of the deck. Further discussion included the fence location in reference to the property line, the shared driveway, replacement of the windows, interest is from the historic street, the rear of the structure, the house is in a Historic District, the property element visibility, after the fact, changes, protecting the historic neighborhood, making improvements, the reasonableness is in the Historic Guidelines, no realtor, taking the paint off, and the house looks great. It is not in the guidelines. Dr. Hendrickson stated that the Commission want people to invest, but we also have to do it in an organized fashion where everybody follows the same rule. The neighbor stated that it seems to her that the property owner is questioning the authority of the Commission. She discussed the shared driveway, the paint, the balcony height, replacing the wire, removing the second story balcony, and comments from the construction worker. Dr. Hendrickson stated that you have to be careful with hearsay. Rhonda Westerfield, 713 w 7th Street, expressed a suggestion would it be a compromise if the applicant enclosed the porch again with windows. Dr. Hendrickson stated that this is a future decision that the homeowner would have to make. If this fails, the Commission would love to see an alternative plan. Dr. Hendrickson made a motion to deny the application, and the board is open to future changes as presented by the homeowner that is in more compliance with the historic nature of the neighborhood. Ms. Fisher seconded the motion. The motion to deny was approved unanimously by the members in attendance. Mr. McCarthy discussed the Zoning Ordinance requirements. Ms. Lucas discussed the applicant going back to the original denial reasonings, and she gave the details. Ms. Strain asked if the Historic Guidelines were online. Dr. Hendrickson stated yes. Additional discussion included additional COA request, communications will be made with Ms. Strain in reference to future proposals being brought to the Commission,

City of Columbia
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July 17, 2024

investment appreciated, the process did get broken, protecting the historic heritage, historic preservation, the stop work order is still being enforced, the building permit has been applied for, and the style of fencing.

AGENDA ITEM #4.2

Case# 24-0281

Request from Gabe Howard for Certificate of Appropriateness for a sign on a commercial structure located at 616 North Main Street, in the Columbia Commercial “Downtown” Historic District.

Staff Recommendation:

Mr. Robert Archibald gave the details of the staff report.

Discussion:

Rachel Howard was present to answer questions, and Mr. Gabe Howard was on the speaker phone also. Mr. Howard discussed his application. Discussion included signage clarification, the awning signage was withdrawn. The applicant is requesting wall and rooftop signage. The applicant will not be putting up an awning. Mr. Archibald stated that the request conforms to the standards subject to not meeting the conflicting standards is 8.3 and 8.4. Dr. Hendrickson discussed neon sign discussions. Mr. Lawrence stated that he thinks it is a good effort to bringing the building back to where it was historically. Additional discussion included the original sign, the brand owner, the gas pumps, mechanical standpoint, previous discussions, new electronics, paint, type of letters, durability of material, and getting the neon in production. Mr. Lawrence moved to approve the neon sign, as far as the acrylic lettering. He moved, if it falls within the guidelines and referring to staff for verification of the service station part. Dr. Hendrickson seconded the motion. The motion was unanimously approved by those in attendance. Mr. Archibald discussed the process moving forward.

5. Other Business

Mr. Archibald reported on the Administrative Certificate of Appropriateness for 822 South Main Street.

Mr. Archibald gave the details of the first Historic District owner survey.

Mr. Ron Ganser, 801 W 7th Street, representing Columbia Main Street Board, discussed the feed back and signs. The feed back was what can they do if some of the signs are taken down.

Mr. McCarthy discussed resetting passwords, and going to the .gov domain. He also discussed transitioning to Civic Clerk.

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Mr. Archibald gave an update on the discussions with Ms. Angie Thiel, Architectural Historian.

Ms. Fisher inquired about the Courthouse exterior grant. It is completed. Mr. Archibald is looking into it.

Mr. Lawrence stated some citizens reach out to him with concerns with a house on 812 West 7th Street. They informed him that it looks like it is about to fall down. Mr. Archibald stated that he will check on it.

Dr. Hendrickson stated that he will begin his process of resignation.

6. ADJOURNMENT:

Ms. Lucas made the motion to adjourn the meeting with Mr. Lawrence seconding the motion. The motion to adjourn passed four to zero. With all members present voting aye. The meeting adjourned at 6:12 p.m.

Historical Zoning Commission Chairperson	Date
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CONTACT INFORMATION

Robert Archibald, Planning Associate II, rarchibald@columbiatn.com, 931-560-1536

DOCKET/CASE/APPLICATION NUMBER

CA 24-0317

APPLICANT/PROPERTY OWNER

Richard Law, Mike Williams, Phillip Young

HEARING DATE

August 21, 2024

PROPERTY ADDRESS/LOCATION

805 Athenaeum Street, 810 & 814 School Street

PROJECT DESCRIPTION: Certificate of Appropriateness request for new fence installation.

The Certificate of Appropriateness request is for the addition of privacy fencing.

Specifically, the applicant(s) are requesting approval to install privacy fencing at the rear boundary lines of their respective residential properties to shield activity from new commercial use at 807 Athenaeum Street. The style of fencing proposed is to be a 6-foot wooden privacy fence with vertical slats framed in wood with wooden posts maintained in a natural wood color. No side yard fencing is requested for either property.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
CD-3 (Neighborhood Character District)	Single-family residential	Single-family, Small Commercial	New Fencing	Athenaeum

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS

APPROVE

APPROVE WITH CONDITIONS

DENY

Review Status and History:

<i>Submission Status:</i>	Third request for CoA at 810 School Street. First request for 814 School Street and 805 Athenaeum Street.
<i>Previous Approvals:</i>	810 School Street: - HZC 21-0014 – Replacement of roof to terra cotta shingles, approved - HZC 19-0063 – Stone wall repair, approved
<i>1984 Historic Inventory:</i>	<i>Not listed in historic properties inventory. Maury County Tax Records indicate 805 Athenaeum St. ca. 1935, 810 School St. ca. 1921, 814 School St. ca. 1922.</i>

Proposed Alterations

Fencing Addition

Historic District Design Guidelines Referenced:

Staff reviewed the request for consistency with the *City of Columbia Historic Design Guidelines* for new fencing additions. Staff comments follows in the next section.

HZC Objective: New Construction, Location, pg. 6-4

*Landscape elements, features such as walls and **fences**, and building components such as porches shall be at compatible setbacks similar to those of properties on the same block.*

7.8 Walls & Fences: Design new fences, gates, and walls to be compatible with character of the streetscape

- a. New fences and walls shall be compatible in scale and materials to those historically present in the area and to the building with which they are associated.
- d. **Opaque fences and walls, including privacy fences, shall be used only at the rear yard.**
- e. Fences shall not exceed 4 feet in height along street-facing yards and **6 feet in height in all other yards**. On corner lots, a fence may exceed 4 feet in height at the side yard if it is placed at or behind the midpoint of the house but shall not be higher than 6 feet at any point.
- h. **New privacy fences shall be located in a rear yard only and are to comply with local code.** Plastic and vinyl fences are strongly discouraged. Employing screening such as hedges or plantings to minimize the appearance of such fences from the right-of-way is encouraged.

Staff Analysis:

Applicants have requested the approval to construct a wooden privacy fence along the rear yards of their respective properties in order to minimize a small commercial activity (law office) recently established at 807 Athenaeum Street and previously approved through the Historic Zoning Commission for exterior alterations in March 2024. The proposed installation of a wooden privacy fence at a maximum height of 6 feet meets the criteria outlined in the above sections of the Historic Guidelines.

Recommendation: Approve Subject to Conditions

The City of Columbia does not require permit approval for fence construction, therefore, recommendation from staff to approve should be subject to the condition of meeting the criteria outlined in the **District Standards of Zoning Ordinance 4400, Table 4.3.1-C, pg. 74** as follows:

- Maximum height of 6-foot is measured from average undisturbed grade of Adjacent property at property line.
- The finished side of fencing must face Adjacent property, Thoroughfare or Internal Drive, Path, Passage or Waterbody.
- Fencing must be well-maintained, in upright condition and free of missing or broken parts and graffiti.

MOTIONS

Motion [Approve].

Move to find that the proposed restoration/addition conforms to the Historic District Design Guidelines and approve issuance of a Certificate of Appropriateness.

Motion [Deny].

Move to find that the proposed restoration/addition is not compatible with the Historic Guidelines, and deny issuance of a Certificate of Appropriateness [list reasons for denial].

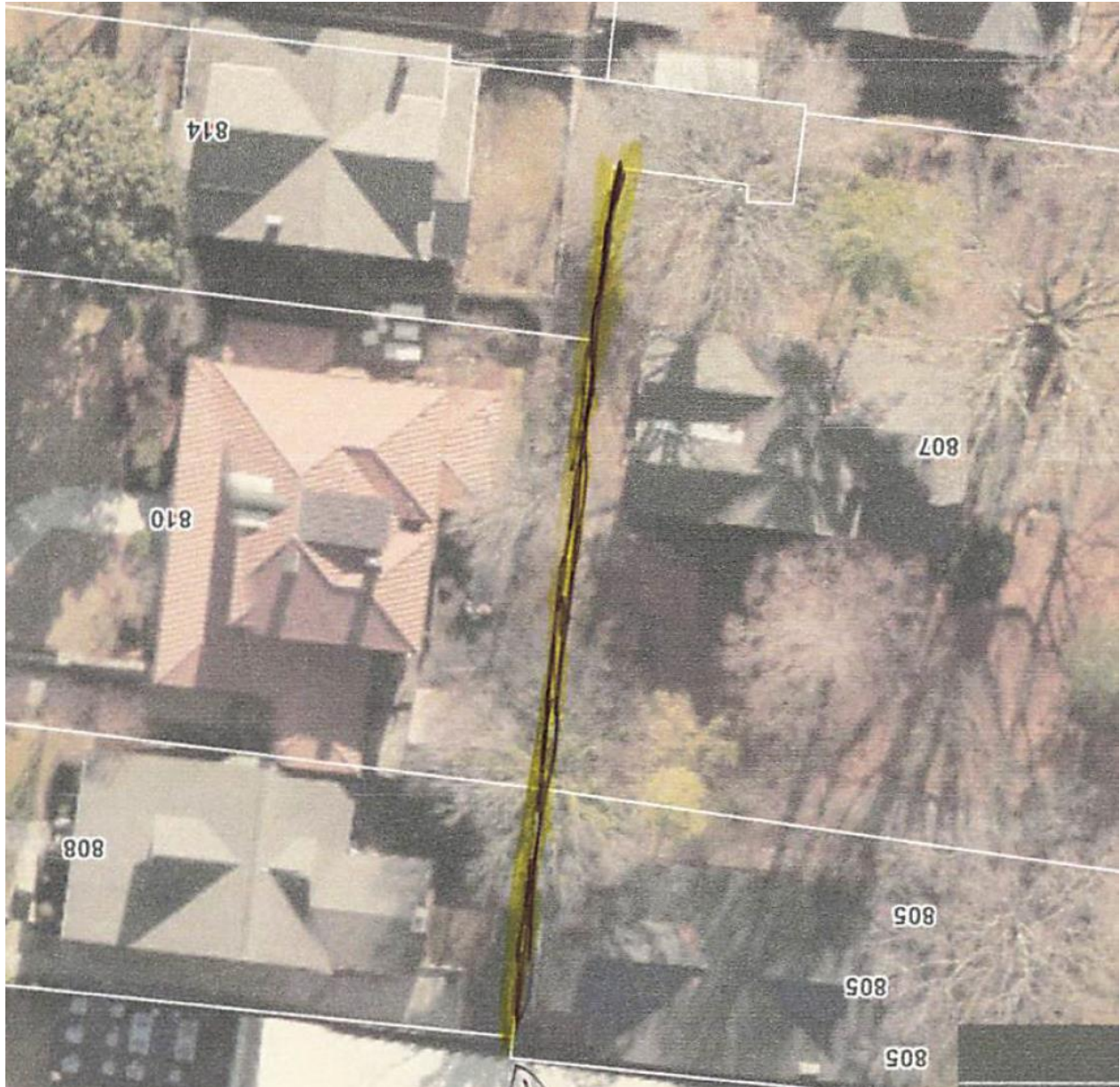
ALTERNATIVE MOTIONS

Alternative Motion [Approve Subject to Conditions]:

Move to approve issuance of a Certificate of Appropriateness and find that the proposed renovation/addition conforms to the Historic District Design Guidelines subject to the following conditions: [list conditions of approval].

Alternative Motion [Table for Future Consideration].

Move to find that there is insufficient information to make a decision, defer action on the application, and request that the applicant provide: [list additional information] for review at a future meeting.



Photos of proposed privacy fence at rear property line of 810 School, 814 School and 805 Athenaeum St.



1 & 2 – Existing fence at 810 School to show materials and style of proposed fence (this one is old)

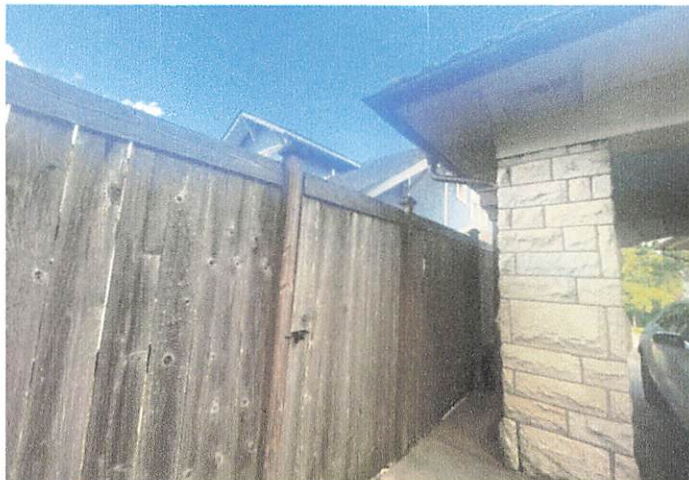


2. Rear property line of 810 School & 807 Athenaeum



The proposed fence will be shorter than the existing fence shown above and no taller than 6-feet, constructed of wood and in the same style, on the rear property line of 810 School, 814 School and 805 Athenaeum.

Photos of proposed privacy fence at rear property line of 810 School, 814 School and 805 Athenaeum St.



1 & 2 – Existing fence at 810 School to show materials and style of proposed fence (this one is old)



2. Rear property line of 810 School & 807 Athenaeum

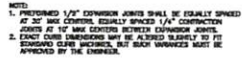
The proposed fence will be shorter than the existing fence shown above and no taller than 6-feet, constructed of wood and in the same style, on the rear property line of 810 School, 814 School and 805 Athenaeum.





Proposed 6-ft wooden fence

Location Map



NOTE:
CONTROL JOINT EVERY 5'
EXPANSION JOINT EVERY 20'
UNLESS OTHERWISE NOTED.



OWNER: CLAUDE GUN
807 ATHLETICUM STREET
COLUMBIA, TN 38401

PARCEL NUMBER: TAX MAP 100-100 PARCELS 08.00
DEED BOOK: PG 259, PG 253

SUBJECT PARCEL ZONING: EXISTING ZONING CD-3
REQUEST ZONING CD-3

ACREAGE OF SITE: 16.180 SQ. FT.
6.54 ACRES

MINIMUM REQUIRED BUILDING SETBACKS:
8' MIN - 20' MAX FRONT
3' MIN OR 5' MIN FROM CENTER OF ALLY REAR LEY
0' SIDE

UTILITY SERVICES: WATER SERVICE
COLUMBIA POWER & WATER SYSTEMS
201 PICKENS LANE
COLUMBIA, TENNESSEE 38401
(615) 388-4633

ELECTRIC SERVICE
COLUMBIA POWER & WATER SYSTEMS
201 PICKENS LANE
COLUMBIA, TENNESSEE 38401
(615) 388-4633

PURPOSE NOTE: CONVERT EXISTING RESIDENCE TO LAW OFFICE
IMPROVEMENTS TO INCLUDE CREATING AN ADA
COMPLIANT PARKING SPACE & RAMP TO ENTRANCE

CONTRACTOR TO CONDUCT A HISTORICAL STUDY CONDUCTED ON THIS SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE DESIGN FOR THE SITE IMPROVEMENTS IS BASED ON THIS PLAN. HAVING RELIED ON GENERAL INFORMATION FROM FIELD RECORDS OF EXISTING TERRAIN, IT, IN THE PURSUIT OF ITS DUTY, KNOWS THAT THE CONTRACTOR, CONDITIONS AND CIRCUMSTANCES ARE ENCOUNTERED THAT ARE DIFFERENT THAN REFLECTS IN THESE PLANS AND THAT APPLICANT TO DESIGN THE SCOPE OF THIS WORK, THE CONTRACTOR WILL INQUIRE AS TO THE EXISTING TERRAIN, RECORDS, AND SURVEY DATA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE NECESSARY FIELD WORK TO DETERMINE THE EXISTING TERRAIN AND TO OBTAIN THE NECESSARY PERMITAL COORDINATE OF ACTION ON DESIGN CHANGES IS INITIATED. ALL PARTIES TO THE PROJECT, OWNER, CIVIL ENGINEER, GEOTECHNICAL ENGINEER, AND CONTRACTOR MUST BE IN AGREEMENT AND THE MAINTENANCE OF THE CONSENT, REQUIRED FOR THE MEASURING ESTABLISHED.

CONTRACTOR SHALL ESTABLISH A BENCHMARK PRIOR TO CONSTRUCTION. EXISTING BENCHMARK MUST BE RE-SURVEYED AND APPROVED BY THE ENGINEER/SURVEYOR PRIOR TO USE.

BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY:

 W.E.S. ENGINEERING AND SURVEYORS
3455 NASHVILLE HWY
COLLIERIA, TENNESSEE 38401
(901) 359-4709

A PORTION OF THIS PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS (FIRM) MAP NUMBER 4711000100 DATED APRIL 18, 2007.

(IN FEET)
1 inch = 20 ft.



SUBMITTED FOR MUNICIPAL APPROVAL
NOT FOR CONSTRUCTION

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WARNING! UTILITY LINES!

BE AWARE CONTRACTOR WILL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN THE AROUND OVERHEAD AND UNDERGROUND UTILITY WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK THE CONTRACTOR MUST WORK IN CLOSE CLOSET OF OVERHEAD OR UNDERGROUND SERVICES, THE UTILITY COMPANY WILL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN. A THOROUGH EXAMINATION OF THE OVERHEAD WIRES IN THE PROJECT AREA SHOULD BE MADE BY THE CONTRACTOR PRIOR TO THE INITIATION OF INSTRUCTION. THE UNDERGROUND UTILITY LINES HAVE BEEN SHOWN AS BEST AS AVAILABLE AND SHOULD BE USED AS A GUIDE. IF THE INFORMATION OBTAINED FROM THE SURVEY, THE CONTRACTOR SHALL CONTACT EACH OF THESE COMPANIES PRIOR TO BEGINNING CONSTRUCTION AND HAVE THEM DETERMINE THE EXACT LOCATION AND TYPE OF THEIR SERVICES.

[illegible]

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	Mike Williams, Phillip Young, Richard Law	PHONE	615-275-7240 (Mike); 615-498-4237 (Phillip); 931-548-3711 (Richard)
ADDRESS	810 School St; 814 School St; 805 Athenaeum St	EMAIL	mwilliams@tndistilling.com; phillip@thompsonburton.com; rtlaw@rwbaird.com

PROPERTY OWNER

NAME	Same as above for 810 School, 814 School and 805 Athenaeum.	PHONE	
ADDRESS		EMAIL	

DATE OF PRE-APPLICATION MEETING	
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PROJECT INFORMATION: WORK SPECIFIC

☐ NEW CONSTRUCTION (<i>select type</i>) ☐ Principle Structure ☒ Accessory Structure <i>Fence</i>		☐ 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):	



HISTORIC ZONING COMMISSION
CERTIFICATE OF APPROPRIATENESS APPLICATION AND CHECKLIST

*Please submit the Application online at [City of Columbia | Permitting \(onlana.com\)](http://City of Columbia | Permitting (onlana.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

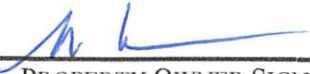
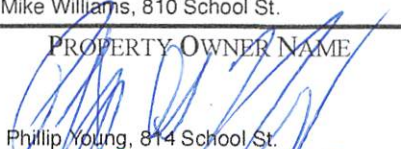
Please consult the list below for the necessary supporting materials to include within application packets. **Please submit the application and upload supporting documents at [City of Columbia | Permitting \(onlana.com\)](http://City of Columbia | Permitting (onlana.com)). If there is not access to a computer, a flash drive with all pertinent documentation as well as one hard copy are required for HZC review:**

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.

PROJECT INFORMATION	
ADDRESS:	Contiguous 6-foot wooden backyard privacy fence for 3 residential addresses: 810 School St, 814 School St. and 805 Athenaeum St.
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:
Three property owners: Williams at 810 School, Young at 814 School, and Law at 805 Athenaeum St, seek a certificate of appropriateness for a 6-foot wooden privacy fence at the rear property line of the three properties to shield our residential properties from new commercial use. It will be the same style as the existing privacy fence at the side yard of 810 School Street, with vertical wooden slats, framed in wood and with wooden posts, to be maintained in a natural wood color. See attached photo of the existing fence which we are duplicating in style. The existing fence is 8-feet tall but the proposed fence at the rear property line will be 6-feet tall and extend across the rear property line of the three properties. No side yard fencing is requested.

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

Mik Williams		<u>7/13/22</u>
APPLICANT NAME	APPLICANT SIGNATURE	DATE
Mike Williams, 810 School St.		<u>7/13/22</u>
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE
Phillip Young, 814 School St.		
Richard Law, 805 Athenaeum St.		

CONTACT INFORMATION

Robert Archibald, Planner II, rarchibald@columbiatn.com, 931-560-1536

DOCKET/CASE/APPLICATION NUMBER

CA 23-0340

APPLICANT/PROPERTY OWNER

Josh Rosanbalm/Daniel Petersen

HEARING DATE

August 21, 2024

PROPERTY ADDRESS/LOCATION

704 N Main Street

PROJECT DESCRIPTION:

This Commission previously approved a CoA for emergency repair and restoration of the exterior façade.

- The structure is known as the “Nelson House Hotel”. The current condition of the façade poses a risk to public safety.
- In September 2023, the HZC approved a CoA to stabilize the façade, repair bulging brick, and remove the risk to public safety.
- Applicant engaged a structural engineer for the project who recommended a scope of work.
- This Commission imposed a time condition on its approval, requiring the applicant to complete the work and obtain a CoA for the larger scope of renovations before May 2024.
- The applicant now requests an extension of the deadline.
- If the Commission declines the extension request, Development Services will initiate the Demolition by Neglect process. The Building Official may initiate separate action through the municipal court to obtain compliance.
- Staff declines to make a recommendation.



Downtown
6th Street

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
CD-5	VACANT STRUCTURE	COMMERCIAL/CIVIC	REPAIR/RESTORE FAÇADE WALL	DOWNTOWN

Recommendation: Staff declines to make a recommendation

ALTERNATIVE MOTIONS

Motion [Approve].

Move to find that the proposed restoration/addition conforms to the Historic District Design Guidelines and approve issuance of a Certificate of Appropriateness.

Motion [Deny].

Move to find that the proposed restoration/addition is not compatible with the Historic Guidelines, and deny issuance of a Certificate of Appropriateness [list reasons for denial].

Alternative Motion [Approve Subject to Conditions]:

Move to approve issuance of a Certificate of Appropriateness and find that the proposed renovation/addition conforms to the Historic District Design Guidelines subject to the following conditions: [list conditions of approval].

Alternative Motion [Defer for Future Consideration].

Move to find that there is insufficient information to make a decision, defer action on the application, and request that the applicant provide: [list additional information] for review at a future meeting.



July 27, 2023

Develop Nashville, LLC
Attn: Daniel Petersen
1330 Columbia Ave.
Franklin, TN 37064

Re: Structural Observation Report
The Nelson House Hotel, 706 N. Main, Columbia

Dear Mr. Petersen

At your request, I met you at the above listed building on May 17, 2023, to perform structural observations of the general condition. I understand you are planning to purchase the building to convert it into a boutique hotel. The bottom floor will be an open community space/bar/restaurant with design live loads of 100-psf. The second-story will be a combination of community space and hotel room suites with design live loads of 100-psf for the community space and 40-psf for the rooms. The third-story floor will be hotel room suites with design live loads of 40-psf. The roof will only be accessible for maintenance and will not be accessible to hotel guests. The open roof will have design live loads of 20-psf for combined snow and wind. Roof areas with permanent live load such as HVAC units will be specifically designed for the added loads.

The building has structural brick walls several wythes wide bearing on exterior limestone cobble foundation walls and interior brick walls running front-to-rear with left-to-right girders in the crawlspace. The floor joists are 3x10 and span nominal 24-ft at the front of the building and nominal 18-ft at the rear. The roof is framed with 3x8s.

In general, to level and strengthen the floor framing, the plan is to sister the heavy timber joists with 2x12s. Sister joists should be installed using two rows of ¼-inch diameter structural screws set 2-inches above the bottom and 2-inches below the top of the heavy timber joists.

Adding Famed Walls - Removing Floor Loads from Structural Brick Walls

To make leveling of the floor system, wiring the building, and insulating the building easier, 2x6 framed walls are to be installed adjacent to the existing exterior foundation walls from the crawlspace to the roof. For this installation, GEC recommends:

- Install a 2-ft wide by 1-ft thick strip footing reinforced by three horizontal #4 rebar on 3-inch chairs on undisturbed subgrade with minimum 2,000-psf bearing capacity adjacent to the existing foundation wall in the crawlspace. The base of the footing should be at



least as deep as the base of the existing foundation to avoid placing lateral loads on the stone foundation.

- Where the joists are parallel to the foundation wall, the footing dimensions can be reduced to 1-ft wide by 1-ft thick.
- If necessary, install 8-inch block on top of the footing to bring the bearing for the framed wall above ground surface in the crawlspace. The top course of block should be solid or core filled.
- Flash the top of footing / block and install a 2x8 pressure-treated sill plate anchored to the foundation with ½-inch diameter anchor bolts or tapcons within 1-ft of sill plate splices and maximum 4-ft on-center.
- Install a pressure-treated 2x6 pony wall with studs at 16-inches on-center and a 2-ply top plate flush to the bottom of the floor joists. Install same-size blocking between the joists on top of the pony wall.
- On the main floor, second-story and third-story, install 2x6 pony walls above the pony wall in the crawlspace flush to the joists for the floor or roof above with same size blocking between the joists on top of the walls. Above the crawlspace the framing does not need to be treated but these should be a 1-inch air gap and/or flashing between the brick exterior wall and the framing.
- Concrete should be 3,000-psi and rebar grade 60.

Bottom Floor

For 100-psf live loads on the bottom floor, the heavy timber joists are rated for a nominal total load of 36-psf at 24-ft and 63-psf at 18-ft. GEC recommends:

- At the front of the building where the existing heavy timber joists span nominal 24-ft, plate one side of each joist with a 2x12 sister joist and install a mid-span girder so the maximum joist clear span is 12-ft.
- For the girder, use a 4-ply 2x12 drop girder with maximum clear span of 7-ft between structural piers. Structural piers should have poured concrete footing pads minimum 36-inches by 36-inches by 12-inches thick reinforced by a grid of #4 rebar at 8-inches on-center each way on 3-inch chairs. Use 8-inch block laid to make a 16-inch by 16-inch pier and fully shim the girders to the block piers with a 2x10 pressure-treated plate and metal shims as necessary.
- At the rear of the building where the joists span 18-ft, plate each side of each joist with a 2x12 sister joist.
- Any joists with damaged ends should have 11 ¼-inch or 11 7/8-inch LVLs sistered to both sides.
- A structural pier should be added beneath the existing heavy timber girder at the transition between the heavy timber joists spanning 24-ft and 18-ft to cut the span of the girder in half. To replace, if necessary, the existing heavy timber girder, use a 4-ply 2x12 with a maximum 6-ft span between structural piers constructed as above described.



Second-Story Floor

The heavy timber joists for the second-story floor rated for a nominal total load of 36-psf at 24-ft and 63-psf at 18-ft. GEC recommends:

- For the joists spanning nominal 18-ft at the rear of the building supporting 40-psf live loads from hotel suites, install 2x12 sister joists to the existing joists to level the floor system.
- For the joists spanning nominal 24-ft at the front of the building supporting 100-psf live loads from community/common space, install an 11 ¼-inch LVL sister joist to each side of each existing joist.
 - Typically, 11 7/8-inch heavy duty I-joists are not available locally. If these I-joists can be sourced, they can be sistered to each side of each heavy timber joist as an alternative to LVLs. The I-joists are more flexible for holes for wiring and plumbing compared to the LVLs.
- Any joists with damaged ends should have 11 ¼-inch or 11 7/8-inch LVLs sistered to both sides.
- To replace the heavy timber girder at the transition between the two heavy timber joist spans with an LVL beam, use a 4-ply 24-inch LVL for the estimated load of 1770-plf and span of 18'10".
 - An alternative to the LVL beam is a W12x65 steel beam, 12.12-inches tall by 12.00-inches wide.

Third-Story Floor

For 40-psf live loads on the third-story floor, GEC recommends:

- Install 2x12 sister joists to one side of each existing joist as previously described to level the floor system.
- If you want the joists spanning 24-ft to have a similar stiffness to the joists spanning 18-ft, install a 2x12 to both sides of these joists.
- Any joists with damaged ends should have 11 ¼-inch or 11 7/8-inch LVLs sistered to both sides.
- To replace the heavy timber girder at the transition between the two heavy timber joist spans with an LVL beam, use a 4-ply 18-inch LVL for the estimated load of 1150-plf and span of 18'10".

Roof Floor

For 20-psf live loads on the roof, the 3x10s are rated for a nominal total load of 30-psf, which is equivalent to the 20-psf live load and a 10-psf dead load for roof covering and ceiling covering. GEC recommends:

- In areas with HVAC units or other appurtenances on the roof, install a sister a 9 ¼-inch LVL or a 2x12 to each 3x10 in the area where the 3x10s support the appurtenances.



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- To replace the heavy timber girder at the transition between the two heavy timber roof framing spans with an LVL beam, use a 3-ply 14-inch or 2-ply 16-inch LVL for the estimated load of 550-plf, which includes appurtenances on the roof, and span of 18'10".

Brick

The exterior walls are several wythes of brick wide. Where there is deteriorated mortar in the brick on the interior or exterior wythe, the mortar joints should be ground out and tuck-pointed. After tuck-pointing, the exterior side of the brick should be sealed with a silane-based masonry sealant. There are some locations at which the brick is bulging and/or some bricks have come loose. Bulging or loose brick should be taken down and re-installed.

Where windows are not square from brick movement, consider installing steel angle lintels nominal 8-inch by 6-inch above and below the window frame set level to remove and reinstall the brick around the window to make the window frame square.

Please note, our observations and evaluation are intended to provide recommendations consistent with the structural requirements of the applicable building codes in the 2018 IBC. We cannot be responsible for identifying hidden problems and cannot assume responsibility for structures built and supervised by others. Please contact me if you have questions.

Garman Engineering Company, LLC



Keith Michael Garman, PhD, PE, PG

Copy: Josh Rosanbalm, josh@ransomcolumbia.com

Develop Nashville - The Nelson House Hotel-706 N Main-Columbia-revision 1

August 16, 2024

Columbia Historic Zoning Commission
City of Columbia
Development Services
700 N. Garden Street
Columbia, TN 38401

Dear Columbia Historic Zoning Commission:

The ownership entity for the Nelson House Tavern, located at 706 North Main Street, currently has applications under review for the Historic Development Grant Program and the Federal Historic Tax Credit.

The Historic Development Grant Program (HDGP) is a state-funded grant opportunity to promote the rehabilitation of Tennessee's historic buildings while encouraging economic development. The program is jointly administered by the Tennessee Department of Economic and Community Development (TN ECD) and the Tennessee Historical Commission (THC).

The Historic Development Grant program is a reimbursement grant, which requires a match and is reimbursed after rehabilitation work has been completed and it has been determined that (1) the work meets the Secretary of the Interior's Standards for Rehabilitation (the Standards), (2) the work was completed and paid for within the contract period (a 36-month period), and (3) all procurement processes were followed as stipulated in the contract.

The HDGP started a second round of funding for Fiscal Year 2024 in March 2024. The maximum grant award a project can potentially receive for this round is \$500,000. Applications are currently being reviewed and scored by the THC and ECD. The applications and scores will be submitted to the ECD Grant Committee for review in September 2024. Approved applications should receive a contract between October and December 2024. Work performed outside of the HDGP contract period cannot be reimbursed for that program.

The Federal Historic Tax Credit Program (HTC) is jointly administered by the National Park Service, the Internal Revenue Service, and the respective State Historic Preservation Office (SHPO), in this case the Tennessee Historical Commission. The HTC is a 20% tax credit, on Qualified Rehabilitation Expenditures, for certified and substantial rehabilitations of historic buildings. The program involves a 3-part application that (1) certifies the building as a historic structure, (2) approves, denies, or conditionally-approves the scope of work as proposed will meet the Secretary of the Interior's Standards for Rehabilitation, and (3) certifies or denies the completed rehabilitation meets the Standards. The National Park Service has final determination on how projects meet the Standards. The NPS typically takes 30 days to review an application once received from the THC. The tax credit is only eligible to be claimed if a Part 3 Application is approved by the National Park Service and the rehabilitation has been deemed a certified rehabilitation. There are not set deadlines for the Federal Historic Tax Credit, other



than the applications must be submitted before the building has been placed into service. The above referenced project has received an approved Part 1 from the National Park Service. A Part 2 application has been submitted and is currently under review by our office. It will be submitted to the NPS following the review.

Both incentive programs detailed above are after-completion reimbursement and/or credit programs and can only meet the design review requirements of the respective program after our office and/or the National Park Service have determined that the rehabilitation meets the Secretary of the Interior's Standards for Rehabilitation.

Staff members in our office have worked diligently with the ownership entity for the Nelson House Tavern to ensure that a proposed scope of work is in place that will likely meet the Secretary of the Interior's Standards for Rehabilitation for both programs.

I can be reached at the contact information below for any further questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Lane Tillner", written over the word "Sincerely,".

Lane Tillner, PhD

Technical Preservation and CLG Coordinator
Tennessee Historical Commission
State Historic Preservation Office
2941 Lebanon Pike
Nashville, TN 37214
Lane.Tillner@tn.gov
615-770-1092



Historic Zoning Commission Certificate of Appropriateness

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

PROJECT LOCATION: 30 Public Sq.

HISTORIC DISTRICT: Downtown

	OWNER INFORMATION:	APPLICANT INFORMATION:
NAME	Walker Family Limited Partnership	Gather Kitchen Mercantile
ADDRESS	P O Box 647 Columbia, TN 38402	23 Public Square Columbia, TN 38401
PHONE		(931) 223-8115
EMAIL		ADAM@GATHERKITCHENMERCANTILE.COM

NEW CONSTRUCTION:	EXTERIOR ALTERATION:	DEMOLITION:
☐ Primary Structure/Addition	☐ Facade	☐ Primary Structure
☐ Accessory Structure	☐ Accessory Structure	☐ Accessory Structure
☐ Garage/Carport	☐ Garage/Carport	☐ Garage/Carport
☒ New Sign	☐ Revision to Existing Sign	☒ Sign
☐ _____	☐ _____	☐ _____

CONDITIONS OF APPROVAL: Approved as submitted.

- Administrative approval per Appendix D of the Historic Design Guidelines
- Removal of exterior hanging sign for pedestrian safety.
- New installation of wall signage directly over entrance door. Material to be UV-resistant matte black acrylic lettering flush to architectural entablature. Top line of lettering 4" tall and 54.4" wide (SMITH & YORK); bottom line lettering 2.3" tall and 30" wide (COMPANY)

UNAPPROVED/SPECIFICALLY EXCLUDED WORK:

DATE OF HISTORIC ZONING COMMISSION **APPROVAL**/DENIAL: 8/15/2024

Autumn Potter

HISTORIC ZONING COMMISSION CHAIR

Robert Archibald

ZONING ADMINISTRATOR

Per §13-7-409 of the Tennessee Code Annotated: Anyone who may be aggrieved by any final order or judgment of the Historic Zoning Commission may have such order or judgment reviewed by the courts by the procedure of statutory certiorari, as provided in Tennessee Code Annotated Title 27, Chapter 8.