



The Columbia Historic Zoning Commission will meet on Wednesday, September 18, 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

1. 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*.

IV. New Business

1. Request from the City of Columbia for approval of renovations and repairs to the public breezeway between 36 and 37 Public Square, located at [Tax Map 99A Group J Parcel 57](#).
2. Request from Church at West End for exterior alterations approval including window demolition, door replacement, new ramp, stairs and lighting at [900 W. 7th Street](#).
3. Request from Ben Lapp for approval of a ramp and other modifications to site and setting at [1010 S. High Street](#).
4. Request from Joerdan Simpson for exterior alterations approval including foundation repairs, new roof, porch, columns and rails, and ramp at [1127 S. High Street](#).
5. Request from Joe H. Allen for approval of a new accessory structure at [10 Public Square](#).

V. Other Business

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.

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.



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.



Garman Engineering Company, LLC dba GEC

- 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

CITY OF COLUMBIA TENNESSEE
HISTORIC ZONING COMMISSION
STAFF REPORT

CONTACT INFORMATION

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

DOCKET/CASE/APPLICATION NUMBER

CA 24-0380

APPLICANT/PROPERTY OWNER

Church at West End

HEARING DATE

September 18, 2024

PROPERTY ADDRESS/LOCATION

900 W 7th Street

PROJECT DESCRIPTION: Certificate of Appropriateness request for exterior alterations and additions.

The Certificate of Appropriateness request is for the replacement of two (2) existing exterior doors, addition of new doors, replacement of HVAC package unit, and the addition of a stair/ramp combination and new stair.

Specifically, the applicant is requesting to replace two (2) existing doors with aluminum storefront doors to match existing storefront windows; the addition of two (2) new aluminum storefront doors in the rear of the facility; replacement of HVAC package unit with three (3) new condensers and landscape; add a stair/ramp combination in the southeast corner; add a new stair on northwest corner for safety; and, provide new wall mounted lighting and pendant lighting in two (2) locations.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
CD-3 (Neighborhood Character District)	Civic/Religious	Single-family Residential	Exterior Alterations and Additions	7 th Street

STAFF RECOMMENDATION: NO STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

Review Status and History:

<i>Submission Status:</i>	Third request for Certificate of Appropriateness
<i>Previous Approvals:</i>	23-0112: Temporary Signage (Admin.) – Approved: May 11, 2023 23-0077: New Signage – April 13, 2023
<i>1984 Historic Inventory:</i>	<i>The structure listed at this address in the 1986 inventory of the West End Historic District is no longer extant.</i>

Proposed Alterations

Exterior Alterations and Additions; replacement and addition of doors, addition of ramp/stairs, additions of awnings and lighting fixtures, addition of new HVAC package unit, and relocation of HVAC condensing units.

Historic District Design Guidelines Referenced:

Staff reviewed the request for consistency with the *City of Columbia Historic Design Guidelines* for exterior alterations and additions. Staff comments follow in the next section.

5.21 Embrace Sympathetic Changes to Windows and Doors on Secondary and Rear Elevations

- b. Using in-kind and compatible substitute materials such as anodized aluminum and aluminum-clad wood is encouraged. Fiberglass may also be used for doors.
- c. Window and door replacements shall maintain the size of the original opening. Reducing, enlarging, or infilling openings shall be avoided. In cases where enclosure is permitted, the infill material shall be recessed to maintain the outline of the original opening.
- d. Replacement doors and windows shall be compatible with the character and style of the building as well as traditional precedents in the district. Adding elaborate decorative details where there is no historical precedent is prohibited.

5.22 Design New Openings to be as Inconspicuous as Possible

- a. New openings shall be limited to minimally visible side elevations and rear elevations.
- b. New openings shall be compatible with the rhythm, size, and proportions of existing openings.
- c. Simple designs shall be used for new openings. Elaborate decorative details are prohibited.

5.23 Select Awnings Based on Their Compatibility with the Character of the Building and Streetscape

- a. Awnings shall be compatible with the building, streetscape, and neighboring properties. Awnings on the façade shall be fixed in place (not retractable).
- b. Awnings shall be deep enough to provide shelter and shade but not obstruct views along the streetscape. Awnings should generally project no more than 4 feet from the building.
- c. Awnings shall be placed at an appropriate height in relation to the storefront cornice. The bottom of an awning shall be at least 7.5 feet above the sidewalk.
- d. Awnings shall be installed so that they do not obstruct, damage, or require removal of character-defining features. Where masonry is present, framing for an awning shall be mounted through mortar joints to avoid damage to the masonry face.
- f. Fabric/canvas awnings supported by a metal internal frame shall be used unless there is historical precedent for another design. Plastic, vinyl, leatherette, and metal awnings are prohibited.
- g. An awning's shape shall be based on the shape of the opening that it shelters. Shed or straight-sloped awnings (triangular from the side) with a valance are most appropriate for flat and

segmentally-arched window openings. Half-dome awnings are most appropriate for arched openings. Box awnings, mansard roofs, and balloon awnings are not appropriate.

- i. Striped or solid color awnings that complement the trim of a building are most appropriate. Awnings shall have a matte finish and be opaque. When multiple awnings are placed on a building with multiple bays, the design of the awnings shall be identical.
- j. Internal illumination of awnings is prohibited.

7.19 Maintain Compatibility in Scale and Character when Lighting

- b. Fixtures shall be compatible with the character of individual properties in scale, placement, color, profile, and style.
- c. Fixtures shall be non-intrusive to the character of the building, adjacent properties, and the broader districts. Fixtures shall be shielded and directed downward to minimize light spillage.
- d. Fixtures shall be of metal. Fixtures shall have a dark matte finish unless they are of copper or bronze.

7.20 Place Modern Systems and Equipment in Locations that Minimize their Impact

- a. Ground-mounted equipment such as air-conditioning units shall be placed at the rear of the building.

7.22 Minimize the Visual Impact of Health and Safety Features

- a. Features shall be appropriately scaled to the building with which they are associated.
- b. Ramps and other means of access shall be located at a well-marked secondary entrance to the extent feasible and practical, particularly when entries must be widened to accommodate access. If placement at the façade is necessary, minimize the visual impact of the feature and changes to the building fabric.
- c. Locate ramps and other means of access adjacent to the face of the building to the extent feasible and practical to minimize their perceived prominence.
- d. Materials for ramps and other such features shall be the same as or similar to the materials on the building to effectively blend the feature into the landscape. Other materials will be considered on a case-by-case basis. Unpainted wood, solid masonry walls, wire, cable, and piping materials are prohibited.
- e. Handrails, balusters, and other elements shall be simple in character and finish.

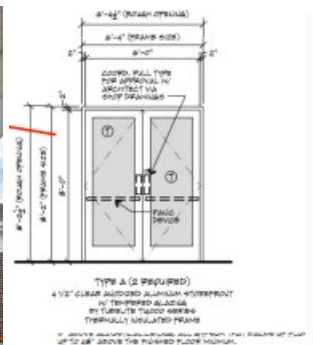
Staff Analysis:

The applicant is requesting approval of multiple exterior alterations and additions to the existing structure at 900 W 7th Street, the Church at West End. The building is situated on the corner of W 7th Street and Terrace Drive having both Primary and Secondary Frontages. Below are the architectural elevations provided by the applicant with associated staff comment referencing Historic Guidelines excerpted below the visuals for clarification purposes.

CITY OF COLUMBIA TENNESSEE
HISTORIC ZONING COMMISSION
STAFF REPORT



Figure 1 Rear Elevation



HZC References: 5.21, 5.22, & 7.19

Proposal: replace double doors with Anodized Aluminum Storefront doors with finish to match aluminum windows at rear and secondary elevations, and replacing the existing light with proposed pendant lighting is in compliance with HZC Guidelines 5.21, 5.22, & 7.19.

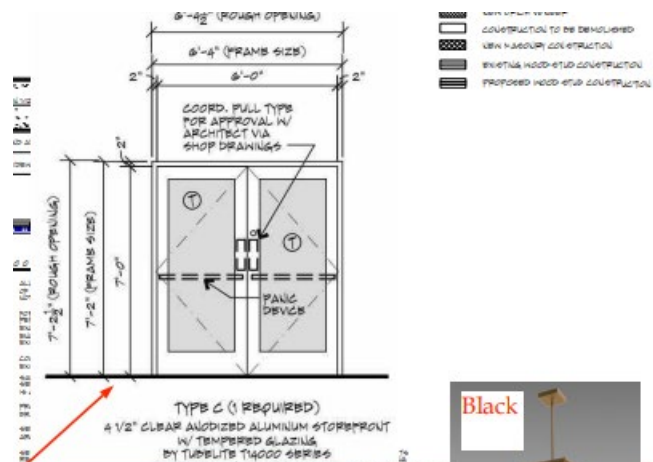
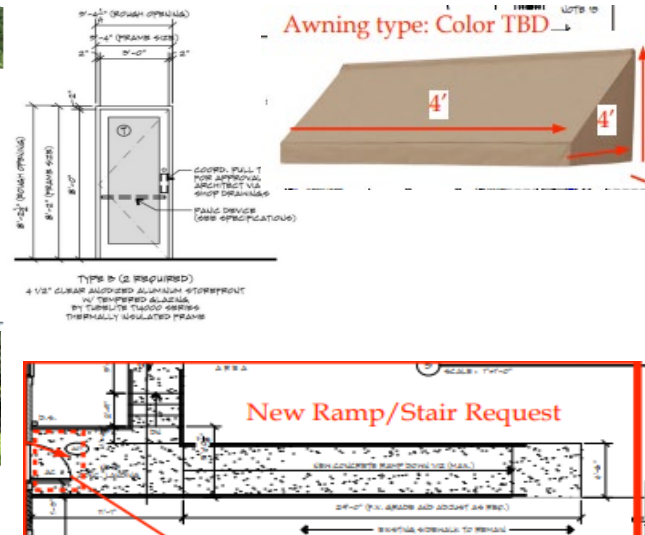
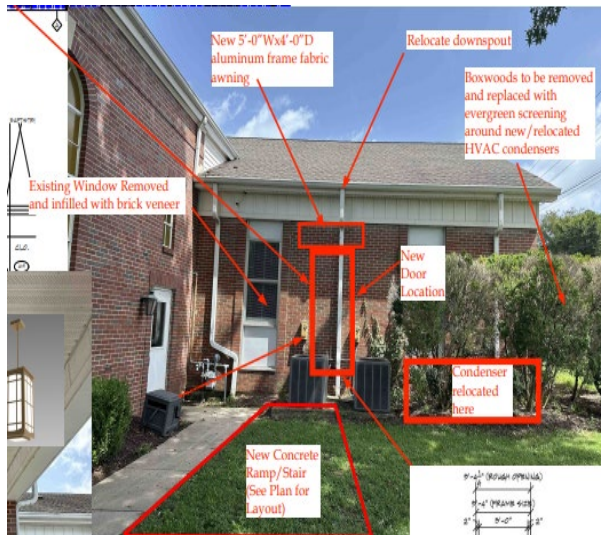


Figure 2 Secondary Elevation, northwest

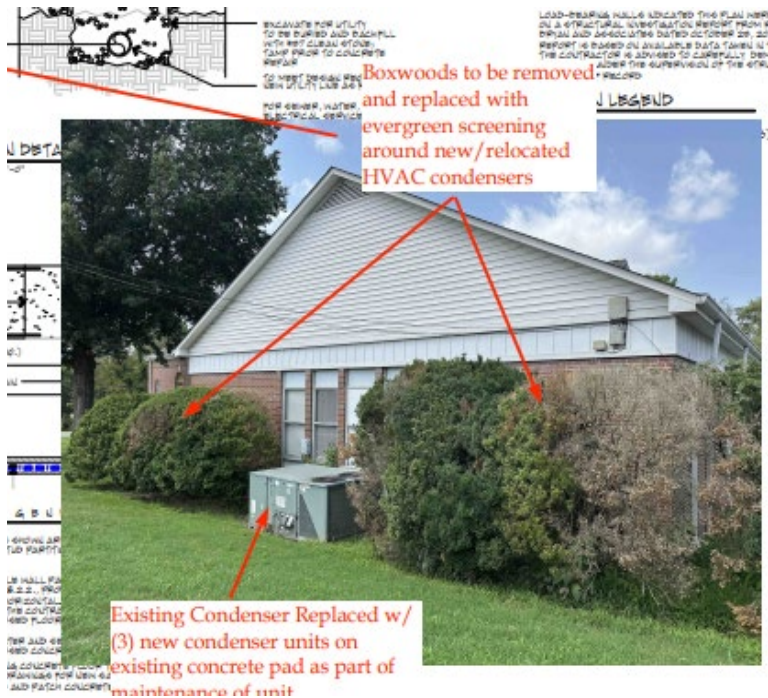


HZC References: 5.21, 5.22, 5.23, 7.20, & 7.22

Proposal: create new opening and installation of Anodized Aluminum Storefront door, infill existing window with brick veneer, install aluminum frame fabric awning over proposed new door, relocate condenser units, and install ramp/stair addition is in partial compliance with the HZC Guidelines. See staff comments below.

The proposed door materials, Anodized Aluminum, is a compliant substitute material. The proposed new opening is a secondary location, but is not located on a minimally visible side or rear elevation. **Landscape treatment may need to be suggested to buffer from Secondary Frontage.** Proposed infill of existing window opening with like material (brick veneer) is compliant to standards, however, the Guidelines calls for **avoidance**. If permitted, the standard for compliance is to **recess the infill in order to maintain the outline of enclosed opening**. The proposed awning size and style are compliant with the standards. **Awning is to be installed no less than 7.5 foot above sidewalk.** The condenser units previously existed at this elevation. The Guidelines require new installation to be **installed at the rear**.

Relocation of the existing is not subject to this standard, however, **landscape treatment should be suggested to buffer from Secondary Frontage.** The ramp is proposed to be located at a secondary entrance adjacent to the face of the building, however, it also runs parallel to the Secondary Frontage. The Guidelines require **minimization of its prominence. Landscape treatment should be suggested here as well to buffer from Secondary Frontage.**

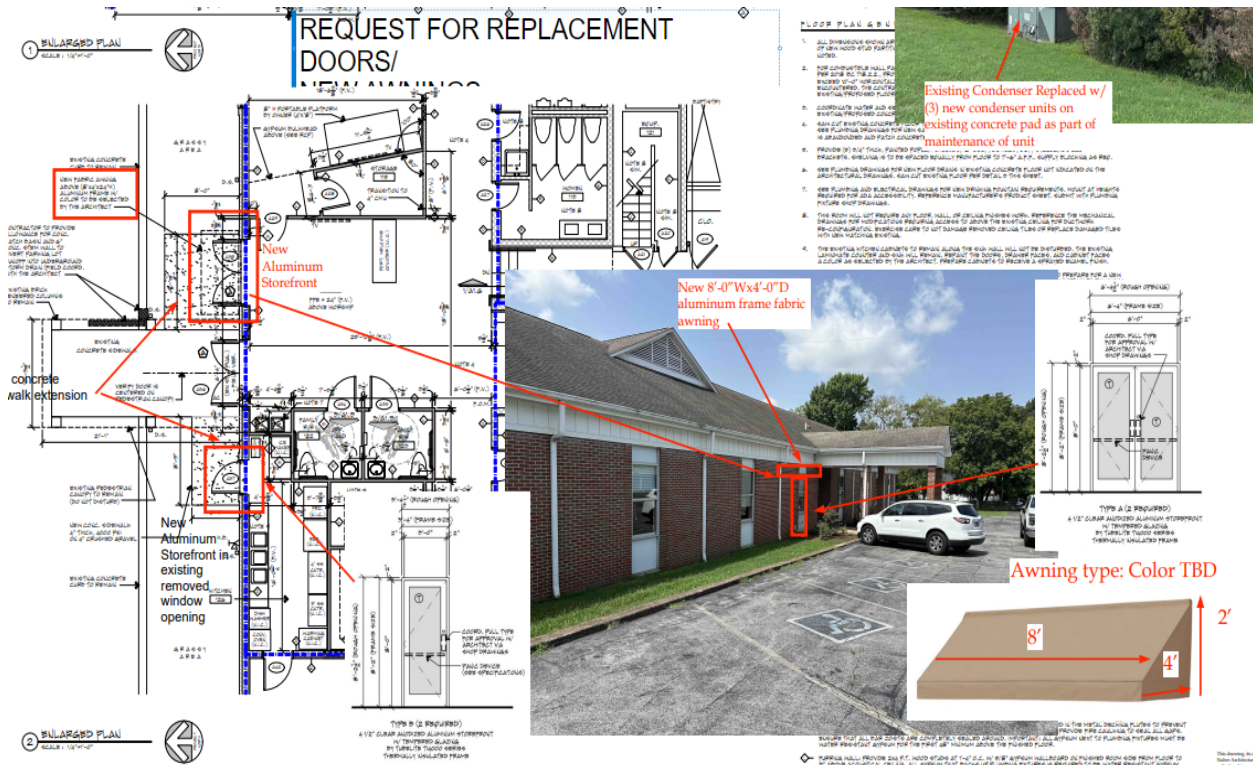


Applicant suggests that evergreen landscaping will replace the boxwoods that are proposed to be removed. This location is situated directly adjacent to the Secondary Frontage. **Landscape screening may need to be suggested as a buffer to the ROW, located specifically between units and ROW.**





CITY OF COLUMBIA TENNESSEE HISTORIC ZONING COMMISSION STAFF REPORT



The proposed additions of the doors noted in the above elevation meet the materials and placement standards as outlined in the Historic Guidelines, Anodized Aluminum Clad as a substitute material and both are located at the rear elevation. The proposed awnings at both locations are also compliant. **The Historic Design Guidelines require that awnings be installed no less than 7.5 feet above the sidewalk, and that all awnings at multiple locations match.**

Due to the multiple exterior modifications staff declines to make a recommendation, instead, deferring to the Commission for their expertise.

Recommendation: No Staff Recommendation

MOTIONS

Motion [Approve].

Move to find that the proposed exterior modifications and additions conform to the Historic District Design Guidelines and approve issuance of a Certificate of Appropriateness.

Motion [Deny].

Move to find that the proposed exterior modifications and additions are 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 exterior modifications and additions conform 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.



HISTORIC ZONING COMMISSION
CERTIFICATE OF APPROPRIATENESS APPLICATION AND CHECKLIST

*Please submit the Application online at [City of Columbia | Permitting \(onluma.com\)](https://cityofcolumbia.com/permitting)
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 \(onluma.com\)](https://cityofcolumbia.com/permitting)**. 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.

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	Church at West End	PHONE	(931) 381-3230
ADDRESS	900 West 7th Street, Columbia, Tn.	EMAIL	babbott@churchatwestend.com

PROPERTY OWNER

NAME	Church at West End	PHONE	(931) 381-3230
ADDRESS	900 West 7th Street, Columbia, Tn.	EMAIL	babbott@churchatwestend.com

DATE OF PRE-APPLICATION MEETING	
---------------------------------	--

PROJECT INFORMATION: WORK SPECIFIC

☒ NEW CONSTRUCTION <i>(select type)</i> ☐ Principle Structure ☐ Accessory Structure Two concrete stairs/ one concrete ramp	☐ NEW ADDITION <i>(select type)</i> ☐ Principle Structure ☐ Accessory Structure
☒ DEMOLITION <i>(select type)</i> ☐ Principle Structure ☐ Accessory Structure ☒ Site Features As depicted, a few doors, windows, and exterior lights ☐ 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 NOT APPLICABLE THIS APPLICATION
☒ EXTERIOR ALTERATIONS <i>(select type)</i> ☒ Roofing/Roof Structure (Dormers, Chimneys) ☒ Exterior Door Replacement/Alterations ☐ Exterior Window Replacement/Alterations ☐ Foundation Alterations ☐ Exterior Siding/Finishes/Ma ☐ Porch/Deck Alterations ☒ Other (explain): New exterior lighting/stairs/ ramp	

PROJECT INFORMATION	
ADDRESS:	900 West 7th Street
SQUARE FOOTAGE OF PROPOSED ADDITIONS/NEW CONSTRUCTION :	EXISTING: <u>9,270</u> ft ² PROPOSED: <u>9,270</u> ft ²
HEIGHT OF STRUCTURE FOR ADDITIONS/NEW CONSTRUCTION :	EXISTING: <u>19'-8"</u> ft PROPOSED: <u>19'-8"</u> ft HIGHEST EAVE LINE
SQUARE FOOTAGE OF PROPOSED SIGNAGE:	Not applicable this application

PROJECT INFORMATION: DESCRIPTION & SCOPE OF PROJECT
DESCRIBE PROPOSED PROJECT(S) AND LIST ALL PROPOSED MATERIALS. ATTACH ADDITIONAL SHEETS IF NECESSARY: We are requesting consideration for the following in our application: 1) Replace two existing doors with aluminum storefront to match the existing storefront windows, 2) Add two new aluminum storefront doors in the rear of the facility and one in the southeast corner, 3) Remove existing boxwoods as depicted in our photographs and replace with new evergreen plantings to properly screen the existing replaced HVAC package unit with three new condensers, and conceal the existing condensers that will be repositioned, 4) add a stair/ramp combination on the southeast corner to allow proper egress for children out of the education wing, 5) add a new stair on the northwest corner where our current stair has settled significantly and is unsafe. It will also allow for a handicapped occupant to escape from the building, and 5) provide new wall mounted lighting and ceiling/pendant lighting in two locations. Please reference the detailed drawing attachments for clarification of all the scope of work items we are requesting in this application.

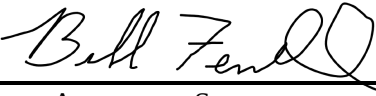
In filling out this application, I attest that (1) I am familiar with the rules, regulations, and procedures of the City of Columbia.

Church at West End

 APPLICANT NAME

Church at West End

 PROPERTY OWNER NAME



 APPLICANT SIGNATURE



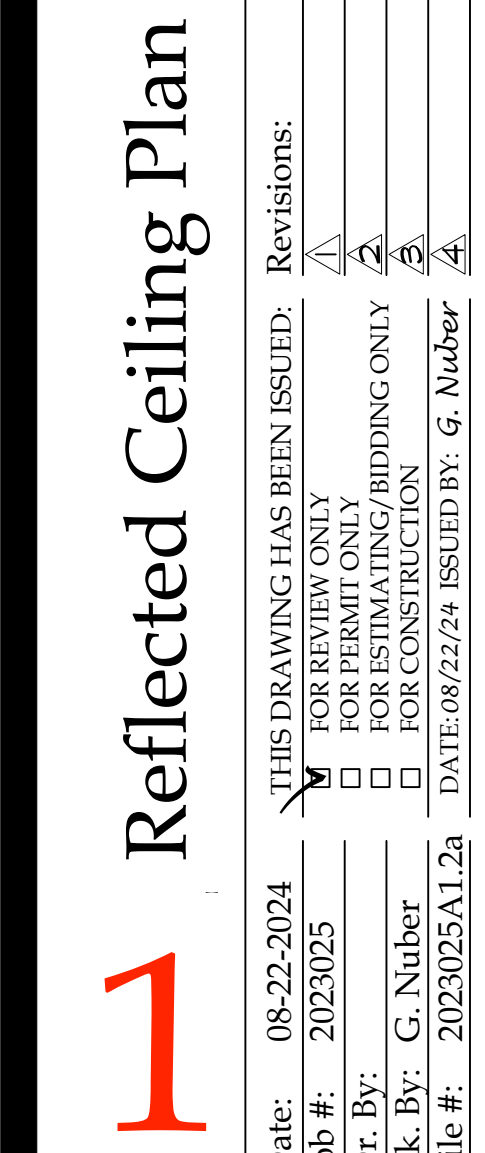
 PROPERTY OWNER SIGNATURE

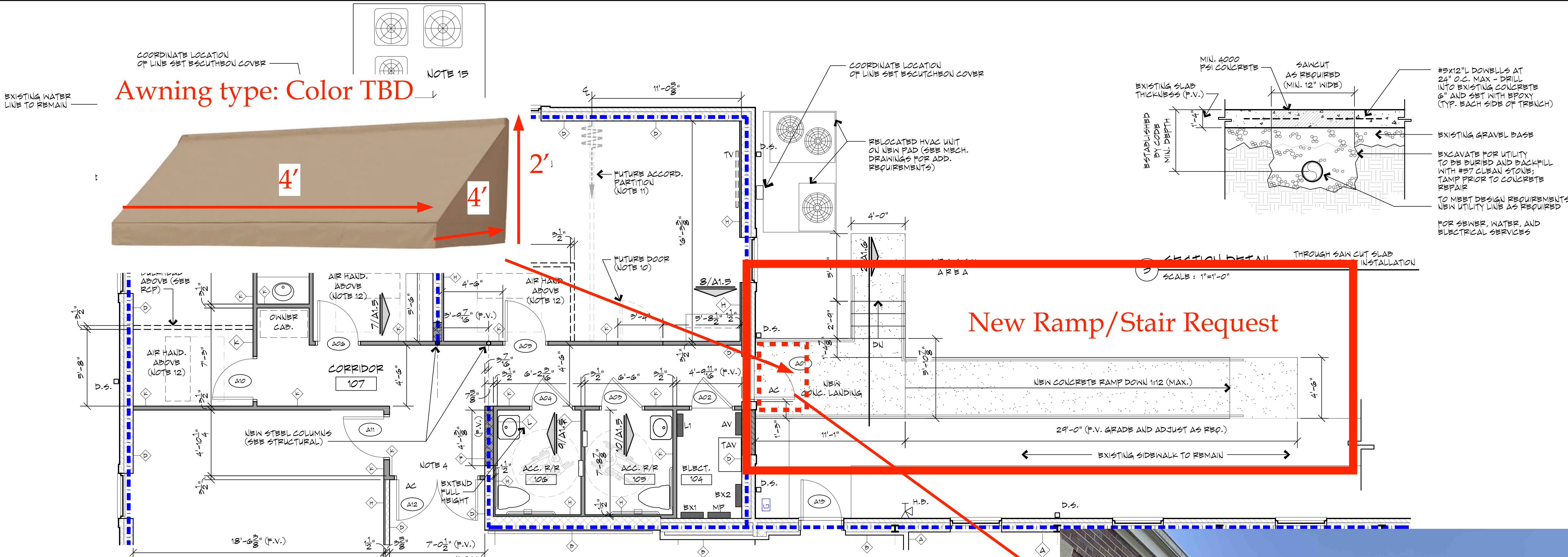
Aug 19, 2024

 DATE

Aug 19, 2024

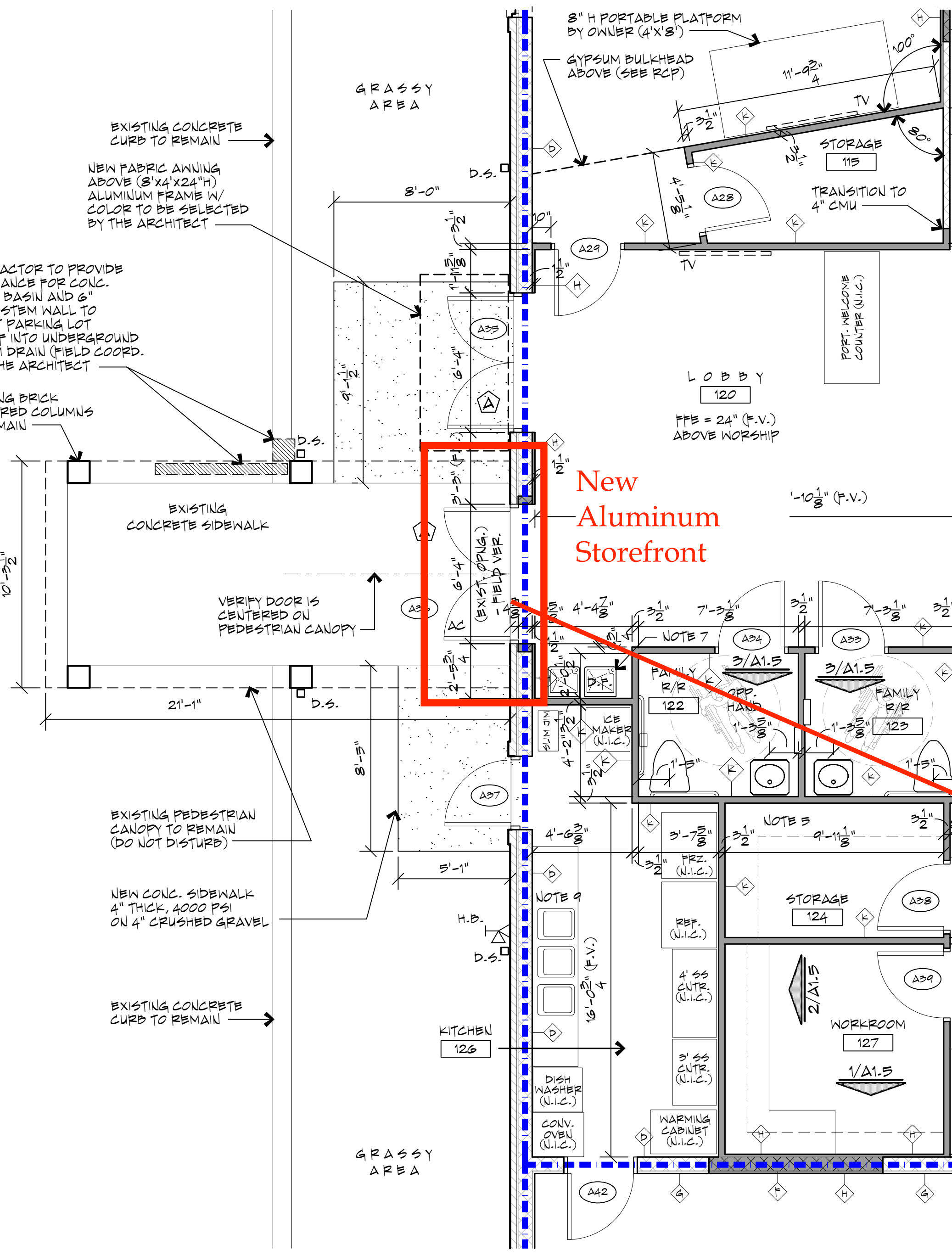
 DATE





1 ENLARGED PLAN
SCALE: 1/4"=1'-0"

REQUEST FOR REPLACEMENT DOORS/ NEW AWNINGS



2 ENLARGED PLAN
SCALE: 1/4"=1'-0"



Existing light replaced
w/ pendant light

Existing double doors
replaced with
Aluminum
Storefront/finish to
match aluminum
windows

Existing Window Removed
and infilled with brick veneer

New 3'-0"x8'-2"
Aluminum
Storefront

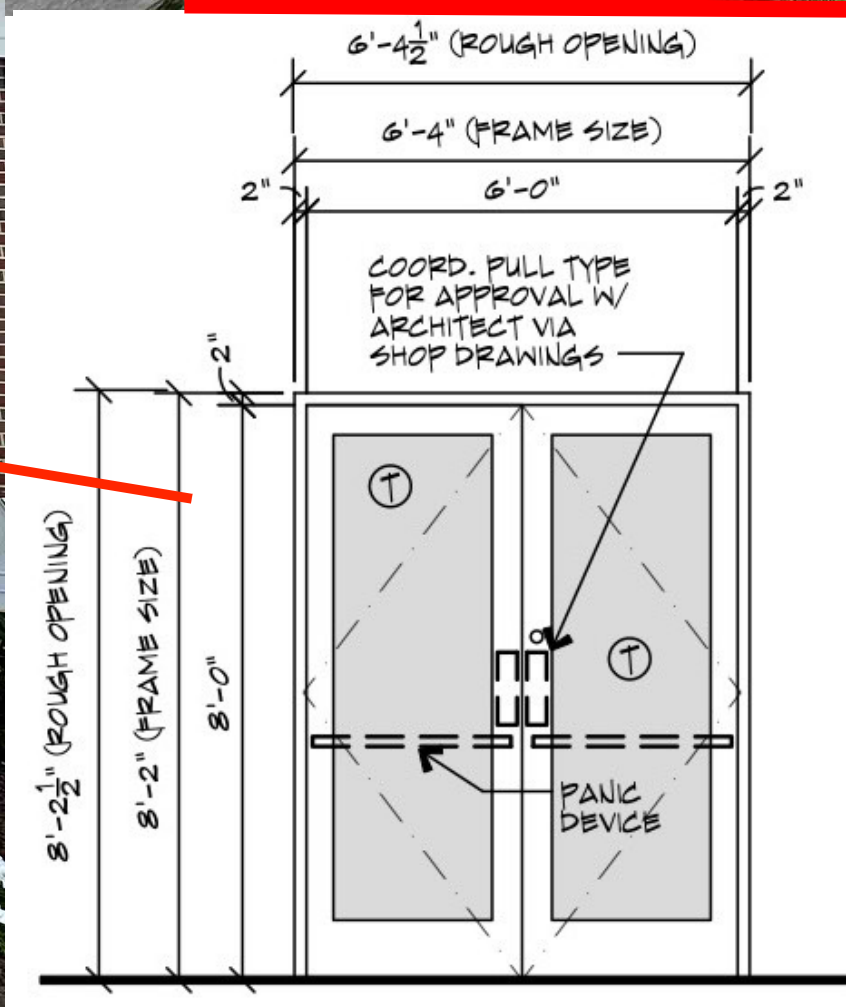
New Concrete
Ramp/Stair
(See Plan for
Layout)

Relocate downspout

Boxwoods to be removed
and replaced with
evergreen screening
around new/relocated
HVAC condensers

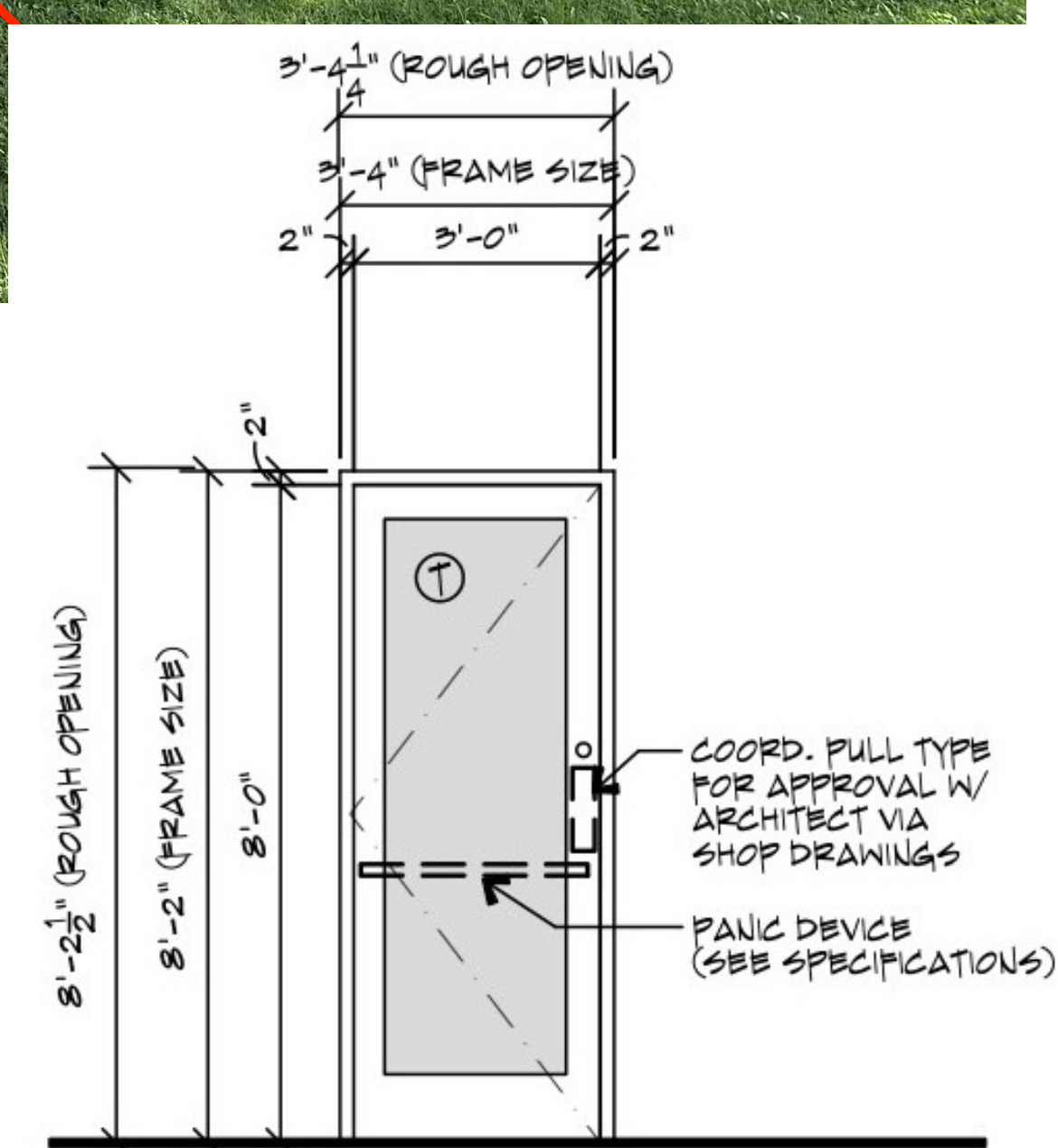
Condenser
relocated
here

- ### PARTITION FIRE RATING LEGEND (WHERE APPLICABLE)
- ONE HOUR PARTITION
 - TWO HOUR PARTITION
 - FOUR HOUR FIREWALL
- ### LOAD-BEARING LEGEND
- LOAD-BEARING WALL
- LOAD-BEARING WALLS INDICATED THIS PLAN WERE BASED ON A STRUCTURAL INVESTIGATION REPORT FROM ROSS DEVAL AND ASSOCIATES DATED OCTOBER 25, 2023. THIS REPORT IS BASED ON AVAILABLE DATA TAKEN IN THE FIELD. THE CONTRACTOR IS ADVISED TO CAREFULLY REVIEW PARTITIONS UNDER THE SUPERVISION OF THE STRUCTURAL ENGINEER OF RECORD.
- ### WALL PARTITION LEGEND
- EXISTING CMU (CONCRETE MASONRY UNITS)
 - EXISTING BRICK VENEER
 - NEW BRICK VENEER
 - CONSTRUCTION TO BE DEMOLISHED
 - NEW MASONRY CONSTRUCTION
 - EXISTING WOOD STUD CONSTRUCTION
 - PROPOSED WOOD STUD CONSTRUCTION



TYPE A (2 REQUIRED)
4 1/2" CLEAR ANODIZED ALUMINUM STOREFRONT
W/ THERMALLY INSULATED GLAZING
BY TUBULITE T4000 SERIES
THERMALLY INSULATED FRAME

5" ABOVE ACoustICAL CEILING, ALL GYPSUM THAT BACKS UP PLUMBING FIXTURES IS REQUIRED TO BE NAILED UP TO 48" ABOVE THE FINISHED FLOOR MINIMUM.



TYPE B (2 REQUIRED)
4 1/2" CLEAR ANODIZED ALUMINUM STOREFRONT
W/ THERMALLY INSULATED GLAZING
BY TUBULITE T4000 SERIES
THERMALLY INSULATED FRAME



Nuber Architecture
ECCELESTIASTICAL PLANNING / DESIGN
COMMERCIAL ARCHITECTURE
1069 Rolling Fields Circle, Columbia, Tennessee 38401
Phone (931) 540-8045 Cell (931) 446-1741
E-mail: george@nubearchitecture.com

Proposed Renovation for the
Church at West End 900 West 7th Street
Affiliated with Brentwood Baptist Church
Columbia, Tennessee

Enlarged Plan / General Notes			
3	THIS DRAWING HAS BEEN ISSUED:	Revisions:	
	FOR REVIEW ONLY	1	08-22-2024
	FOR ESTIMATING / BIDDING ONLY	2	08-22-2025
	FOR CONSTRUCTION	3	08-22-2025
DATE: 08-22-2024		DR: G. Nuber	FILE #: 202405241.3
JOB #: 20240524		CL: G. Nuber	
ISSUED BY: G. Nuber		DATE: 08/22/24	

PARTITION FIRE RATING LEGEND (WHERE APPLICABLE)

- ONE HOUR PARTITION
- TWO HOUR PARTITION
- FOUR HOUR FIREWALL

LOAD-BEARING LEGEND

- LOAD-BEARING WALL
- LOAD-BEARING WALLS INDICATED THIS PLAN WERE BASED ON A STRUCTURAL INVESTIGATION REPORT FROM ROSS DEYAN AND ASSOCIATES DATED OCTOBER 25, 2023. THIS REPORT IS BASED ON AVAILABLE DATA TAKEN IN THE FIELD. THE CONTRACTOR IS ADVISED TO CAREFULLY REVIEW UNDER THE SUPERVISION OF THE STRUCTURAL ENGINEER'S RECORD.

LEGEND

Boxwoods to be removed and replaced with evergreen screening around new/relocated HVAC condensers

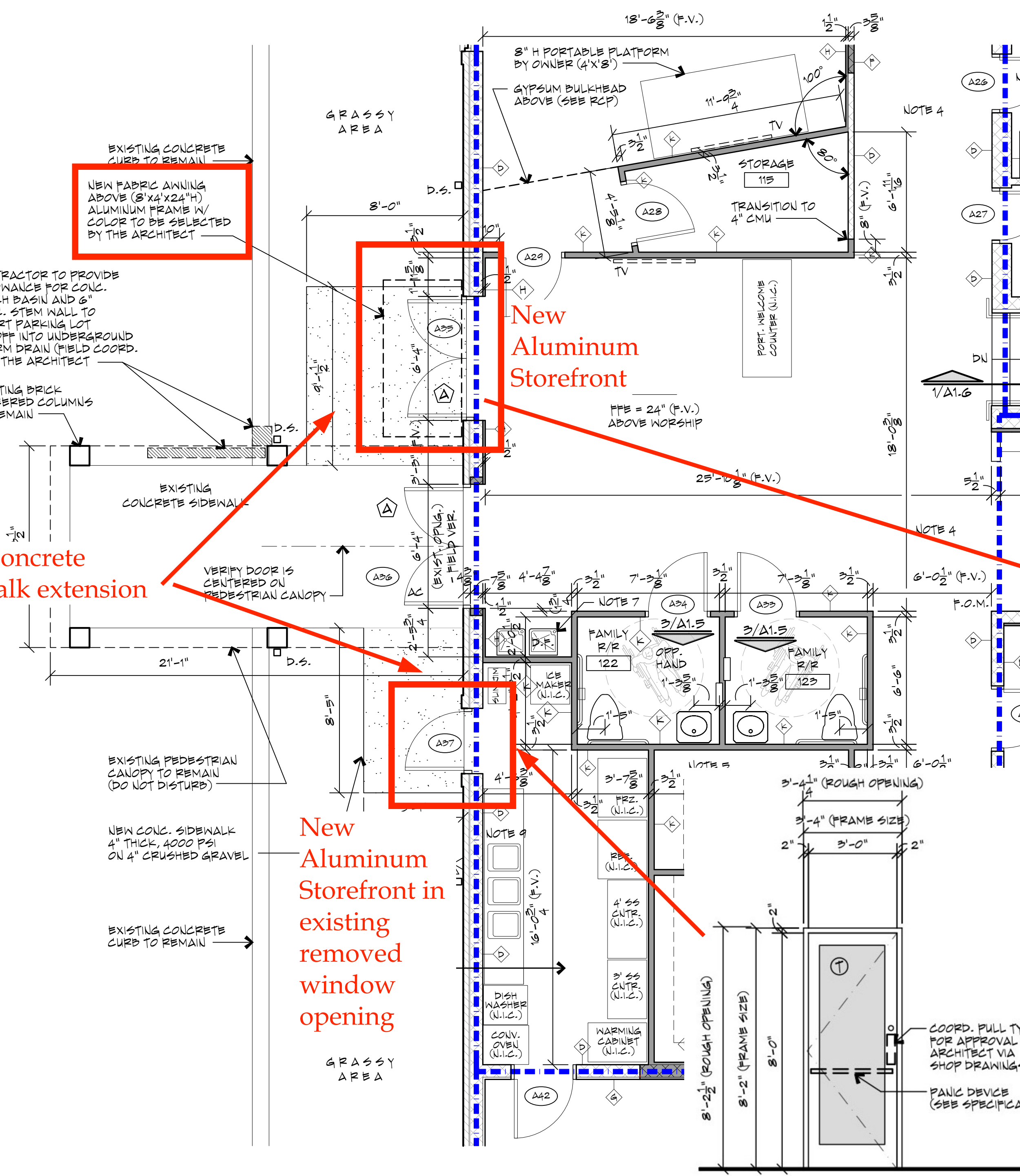
Existing Condenser Replaced w/ (3) new condenser units on existing concrete pad as part of maintenance of unit

New 8'-0"Wx4'-0"D aluminum frame fabric awning

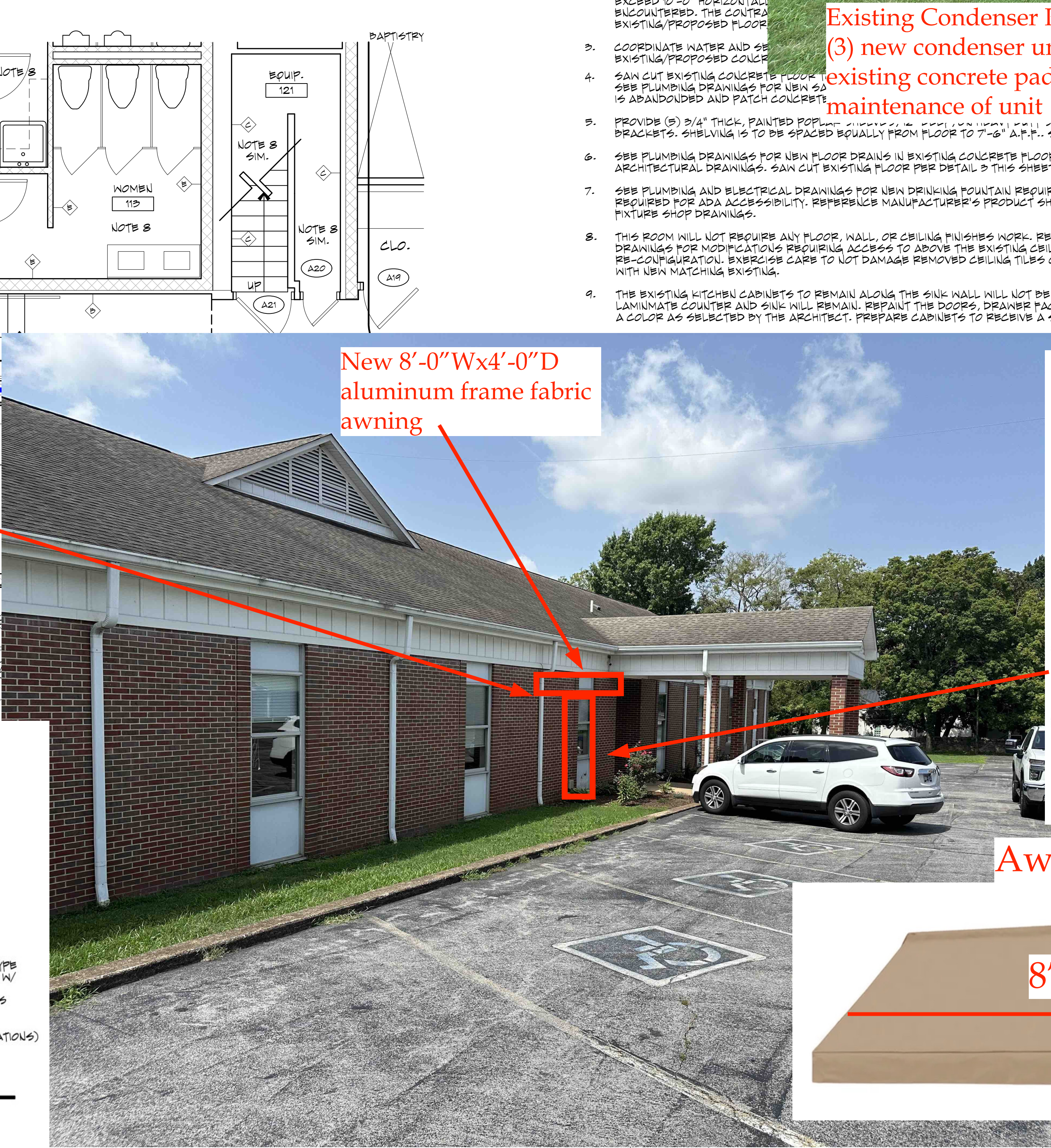
Awning type: Color TBD

REQUEST FOR REPLACEMENT DOORS/ NEW AWNINGS

1 ENLARGED PLAN
SCALE: 1/4"=1'-0"



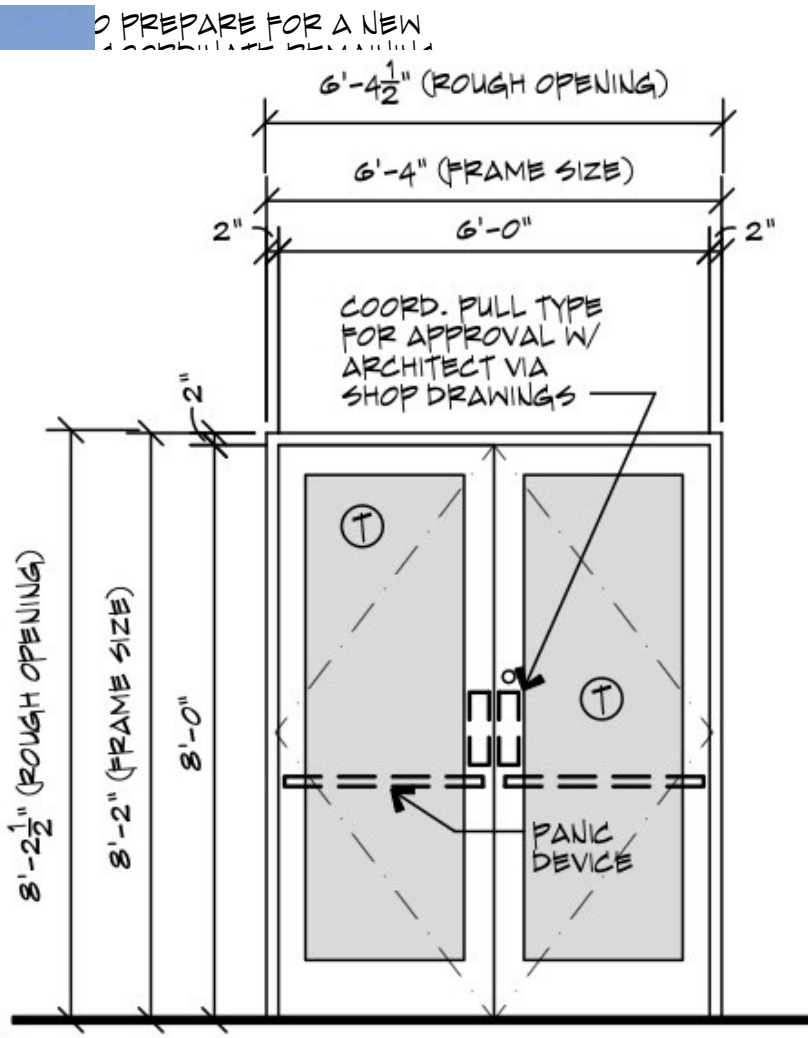
2 ENLARGED PLAN
SCALE: 1/4"=1'-0"



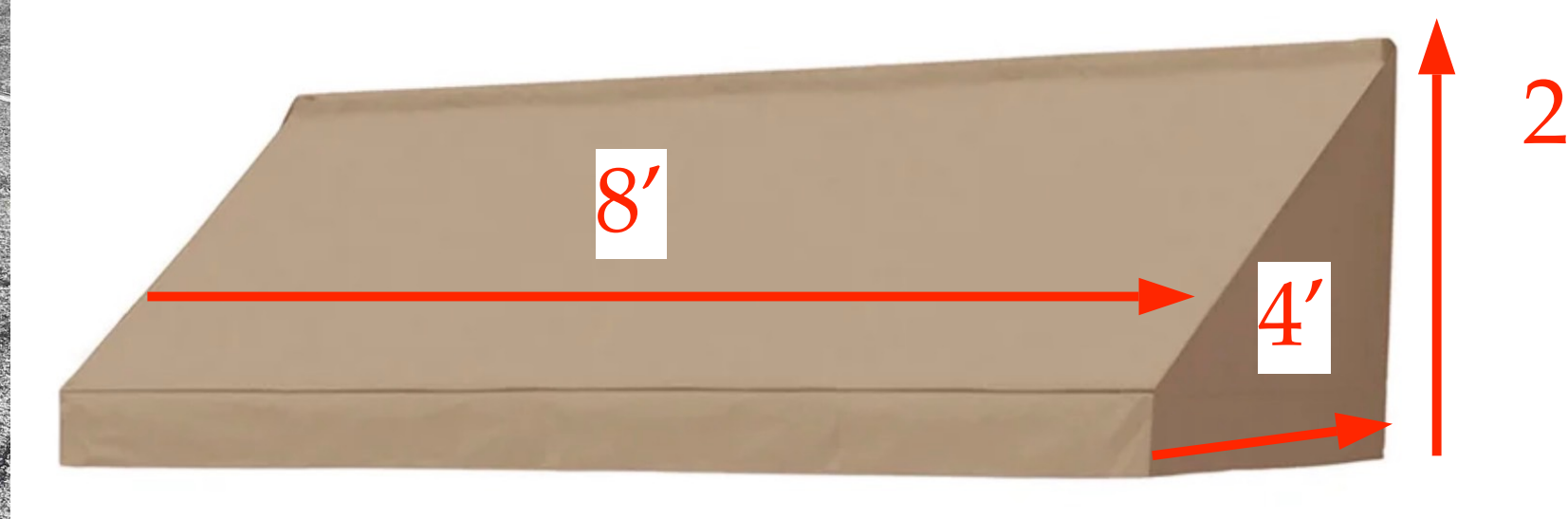
3 SECTION DETAIL
SCALE: 1"=1'-0"

FLOOR PLAN GEN

- ALL DIMENSIONS SHOWN ARE OF NEW WOOD STUD PARTITION NOTED.
- FOR COMBUSTIBLE WALL PER 2018 IRC 718.2.2, PRO EXCEED 10'-0" HORIZONTAL EXISTING/PROPOSED FLOOR.
- COORDINATE WATER AND SE EXISTING/PROPOSED COVER.
- SAN CUT EXISTING CONCRETE FLOOR SEE PLUMBING DRAWINGS FOR NEW 6" IS ABANDONED AND PATCH CONCRETE.
- PROVIDE (5) 3/4" THICK, PAINTED POPP... BRACKETS. SHELVING IS TO BE SPACED EQUALLY FROM FLOOR TO 7'-6" A.P.H. SUPPLY BLOCKING AS REQ.
- SEE PLUMBING DRAWINGS FOR NEW FLOOR DRAINS IN EXISTING CONCRETE FLOOR NOT INDICATED ON THE ARCHITECTURAL DRAWINGS. SAN CUT EXISTING FLOOR PER DETAIL 3 THIS SHEET.
- SEE PLUMBING AND ELECTRICAL DRAWINGS FOR NEW DRINKING FOUNTAIN REQUIREMENTS. MOUNT AT HEIGHTS REQUIRED FOR ADA ACCESSIBILITY. REFERENCE MANUFACTURER'S PRODUCT SHEET. SUBMIT WITH PLUMBING FUTURE SHOP DRAWINGS.
- THIS ROOM WILL NOT REQUIRE ANY FLOOR, WALL, OR CEILING FINISHES WORK. REFERENCE THE MECHANICAL DRAWINGS FOR NOTIFICATION REGARDING ACCESS TO ABOVE THE EXISTING CEILING FOR DUCTWORK RE-COMPLICATION. EXERCISE CARE TO NOT DAMAGE REMOVED CEILING TILES OR REPLACE DAMAGED TILES WITH NEW MATCHING EXISTING.
- THE EXISTING KITCHEN CABINETS TO REMAIN ALONG THE SINK WALL WILL NOT BE DISTURBED. THE EXISTING LAMINATE COUNTER AND SINK WILL REMAIN. REPAIR THE DOORS, DRAWER FACES, AND CABINET FACES A COLOR AS SELECTED BY THE ARCHITECT. PREPARE CABINETS TO RECEIVE A SPRAYED ENAMEL FINISH.



TYPE A (2 REQUIRED)
4 1/2" CLEAR ALUMINIZED ALUMINUM STOREFRONT W/ TEMPERED GLAZING BY TUBULITE T4000 SERIES THERMALLY INSULATED FRAME



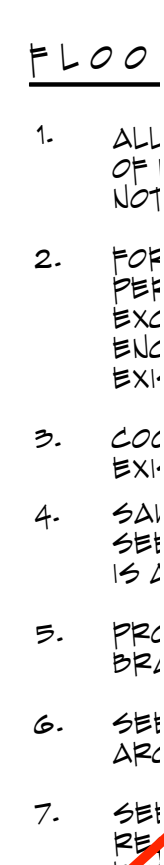
INSURE THAT ALL JOINTS ARE COMPLETELY SEALED AROUND. IMPORTANT: ALL GYPSUM NEXT TO PLUMBING FIXTURES MUST BE WATER RESISTANT GYPSUM FOR THE FIRST 48" MINIMUM ABOVE THE FINISHED FLOOR.

FINISH WALL: PROVIDE 2x4 P.T. WOOD STUDS AT 1'-4" O.C. W/ 5/8" GYPSUM WALLBOARD ON FINISHED ROOM SIDE FROM FLOOR TO 5' ABOVE ACOUSTICAL CEILING. ALL GYPSUM THAT BACKS UP PLUMBING FIXTURES IS REQUIRED TO BE WATER RESISTANT GYPSUM UP TO 48" ABOVE THE FINISHED FLOOR MINIMUM.

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LOAD-BEARING LEGEND

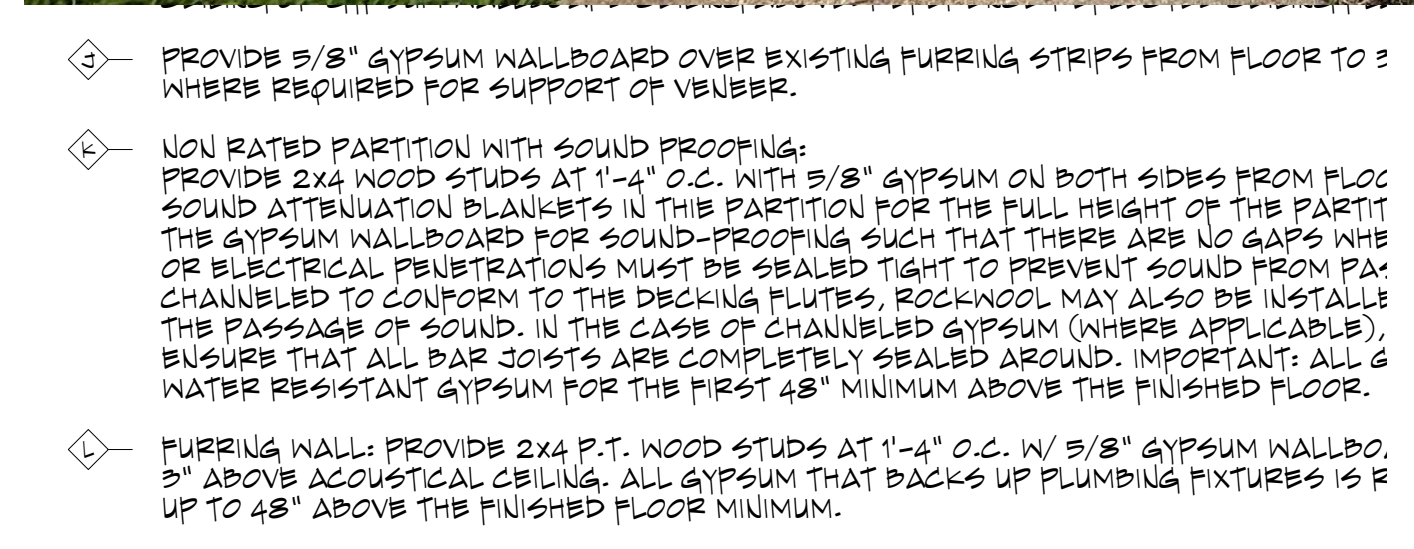
WALL PARTITION LEGEND



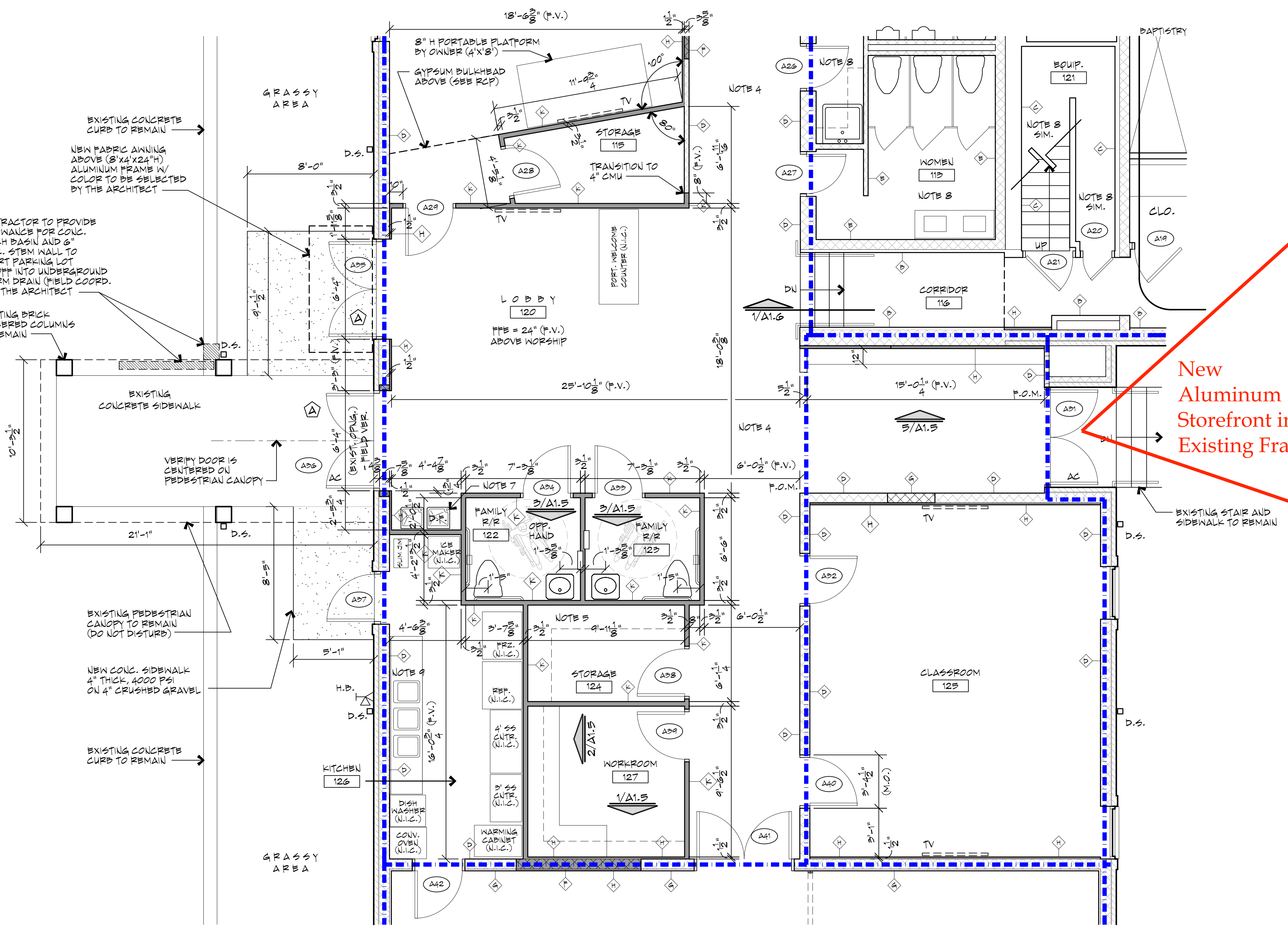
Black



New Aluminum Storefront in Existing Frame



1 ENLARGED PLAN
SCALE: $\frac{1}{4}" = 1'-0"$



2 ENLARGED PLAN
SCALE: $1/4" = 1'-0"$

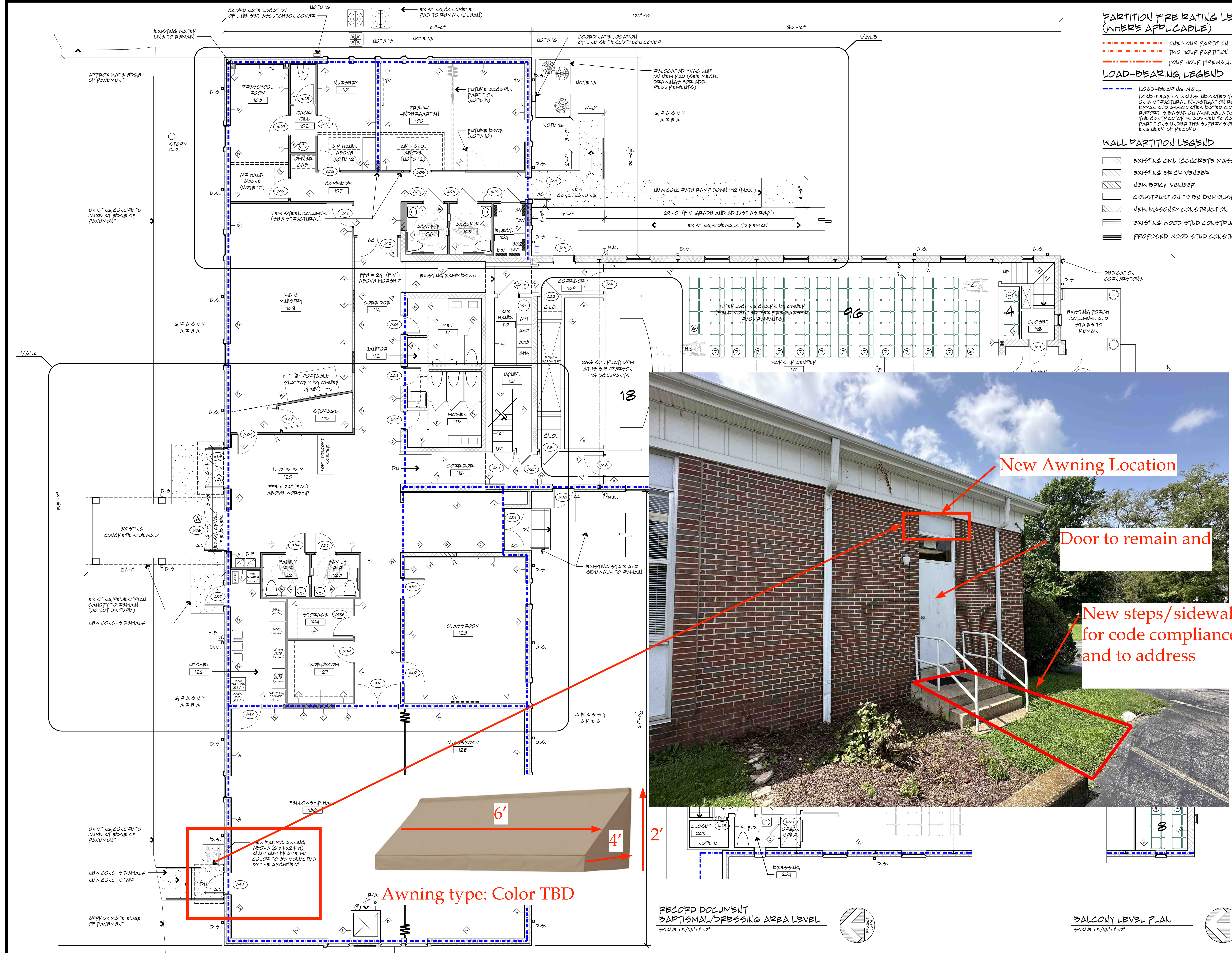


4

Proposed Renovation for the
Church at West End 900 West 7th Street
Affiliated with Brentwood Baptist Church
Columbia, Tennessee

Date:	08-22-2024	THE DRAWING HAS BEEN ISSUED:	Revisions:
Job #:	2023025	☒ FOR REVIEW ONLY	1
Dr. By:		☐ FOR PERMIT ONLY	2
Ch. By:		☐ FOR HANGING ONLY	3
G. Number		☐ FOR CONSTRUCTION	4
File #:	202025A1.3	DATE 08/22/24 ISSUED BY: G. Number	5

- PARTITION FIRE RATING LEGEND (WHERE APPLICABLE)**
- ONE HOUR PARTITION
 - TWO HOUR PARTITION
 - FOUR HOUR FIREWALL
- LOAD-BEARING LEGEND**
- LOAD-BEARING WALL
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 - NEW BRICK VENEER
 - CONSTRUCTION TO BE DEMOLISHED
 - NEW MASONRY CONSTRUCTION
 - EXISTING WOOD STUD CONSTRUCTION
 - PROPOSED WOOD STUD CONSTRUCTION



MAIN LEVEL FLOOR LAYOUT PLAN
SCALE: 3/16"=1'-0"

RECORD DOCUMENT
BAPTISMAL/DRESSING AREA LEVEL
SCALE: 3/16"=1'-0"

BALCONY LEVEL PLAN
SCALE: 3/16"=1'-0"

REQUEST FOR NEW AWNING

GENERAL PLAN NOTES/PARTITION REQUIREMENTS

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