



The Columbia Historic Zoning Commission will meet on Wednesday, October 16, 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. New Business

1. Request from Henderick, Inc. for exterior alterations approval including window and door replacement, removal and replacement of a side yard deck with new awning, and a new hardscape feature at 1122 South High Street.

IV. Other Business

1. Administrative CoA's

V. 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.





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.

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	Henderick Inc	PHONE	615-668-2213
ADDRESS	700 8th Ave S 2nd Floor Nashville, TN 37203	EMAIL	Wadden@henderickinc.com

PROPERTY OWNER

NAME	Erica Schlabach	PHONE	614-783-7736
ADDRESS	1122 High St Columbia	EMAIL	erica@ericasata.com

DATE OF PRE-APPLICATION MEETING	7/10/2024
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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: <u>1122 High St Columbia TN 38401</u>	
SQUARE FOOTAGE OF PROPOSED ADDITIONS/NEW CONSTRUCTION :	
EXISTING: <u>840</u> ft ²	PROPOSED: <u>840</u> ft ²
HEIGHT OF STRUCTURE FOR ADDITIONS/NEW CONSTRUCTION :	
EXISTING: <u>20</u> ft	PROPOSED: <u>30</u> 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:
<u>See project description attached</u>

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

<u>Hendrick, Inc</u>	<u>[Signature]</u>	<u></u>
APPLICANT NAME	APPLICANT SIGNATURE	DATE
<u>Erica Schlabach</u>	<u>[Signature]</u>	<u>08/17/2024</u>
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

Henderick, Inc.

General Contractor

August 16th, 2024

Attention: Historic Zoning Commission
Columbia Development Services
700 North Garden St

Subject: 1122 High St.
Columbia, TN 38401

Project Description:

This project involves the restoration and modernization of a historic building located at 1122 High St. Columbia, TN. The owner is aiming to preserve its architectural integrity while enhancing its safety, energy efficiency, and functionality. The building is currently in a state of disrepair, particularly the windows, doors, and an elevated deck, all of which require significant work to meet current safety and sustainability standards.

Scope of Work:

1. Window and Door Replacement:

- Assessment: The existing windows and doors are in various states of deterioration, with some windows missing entirely and others suffering from severe wood rot.

- Replacement: All windows and doors will be replaced using materials that meet the specifications required by the historic commission. The new installations will be energy-efficient, ensuring improved insulation and sustainability while maintaining the building's historic character.

- Garage Doors: The non-historic garage doors will be replaced with new, energy-efficient models that complement the building's overall aesthetic and meet modern standards.

2. Deck Reconstruction:

- Current Condition: The existing deck is poorly constructed, with missing steps and structural issues that pose significant safety hazards.

- Rebuild: The deck will be entirely reconstructed in its current location, maintaining the original height of 20 feet. High-quality wood will be used to ensure longevity and stability.

www.henderickinc.com

700 8th Ave S.
2nd Floor, Suite 202
Nashville, TN 37203

Henderick, Inc.

General Contractor

- Enhancements: A new awning will be installed over the deck, providing a covered outdoor space. Additionally, a concrete pad will be poured at ground level beneath the deck to create a more functional and durable area.

This comprehensive renovation will not only preserve the historic character of the building but also ensure it meets modern safety and energy standards, making it a sustainable and safe space for future use.

Should you have any questions or require clarifications, please do not hesitate to contact me at your convenience. My contact information is 615-668-2213 and waddell@henderickinc.com

Sincerely,



Waddell Wright CCIM, CPM
President
Henderick, Inc.

cc: B. Miller, C. Collins

www.henderickinc.com
700 8th Ave S.
2nd Floor, Suite 202
Nashville, TN 37203