



The Columbia Historic Zoning Commission will meet on Wednesday, January 15, 2025 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 AJ Klein for exterior alterations approval at [404 West 6th Street](#).
THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA

IV. Other Business

1. Administrative CoAs

V. Adjourn

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

The 2025 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
December 18, 2024

CALL TO ORDER:

Chairperson Ms. Autumn Potter called the December meeting of the Historic Zoning Commission for the City of Columbia to order at 4:01 p.m. The meeting was held in Council Chambers, City Hall, basement level.

ROLL CALL: Quorum present and included the following:

Present were: Ms. Lorie Fisher
Mr. Michael Lawrence
Ms. Melanie Lucas
Mr. George Nuber
Mr. James Shannon

Absent were: Mr. Zach Hooten
Ms. Melanie Lucas

Other attendees: Mr. Robert Archibald, Planner II
Mr. Austin Brass, Principal Planner
Ms. Sandra Richardson, Recording Secretary
Ms. Melissa Sanders, Planner I

2. 1. APPROVAL OF MINUTES:

The November meeting minutes were presented for approval. Mr. Shannon moved for the approval of the minutes, with Mr. Nuber seconding. The minutes were approved five to zero.

3. New Business

AGENDA ITEM #3.1

Case# 24-0496

Request from AJ Klein for exterior alterations approval at 404 West 6th Street.

Staff Recommendation:

Mr. Robert Archibald gave the details of the staff report. He stated that several renovations and architectural changes are being proposed that will alter the appearance of this structure. Staff is concerned that the continued preservation of this historic site may be compromised. The applicant has made efforts to address design concerns. Mr. Archibald stated that he has had conversations with Mr. Parey, and staff is not as concerned about the secondary elevation. The deck in the rear was built without a

City of Columbia
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permit. Staff concerns were the east and west elevation windows. The details on the windows submittal included elevation updates. He asked the Commission to keep preservation in mind when discussing with the applicant.

Discussion:

Greg Parey, 601 South Cedar Street, 205 E Charlotte, NC, was present to answer questions. Mr. Parey discussed his intent. The discussion included restoring the porch, keeping the integrity of the front elevation, the door, brick, the balcony, reusing historical parts, restructuring the porch, east side door, above the entry door of the house, the arch window, replacing the double doors, the post and the banisters. Ms. Fisher inquired about the post height. Mr. Nuber stated that it appears that the lower main level is not high enough either. Additional discussion included material, future alterations, front elevation, the guidelines between keeping the original appearance, and changing it. Mr. Nuber stated if you replace the posts then the codes are going to kick in. Mr. Nuber stated that the Commission would like to see a picture of what the research and recommendation are. Ms. Potter stated that both west and east elevations will change because of the addition, and they will tie in the wood. Mr. Parey stated that they are putting in a wood bottom sash, almost like a panel on the top. Further discussion included a raised panel, decorative, east elevation windows they are existing, removing the door, grading, retaining wall, it is a lot of glass, the carport, altering the historic integrity of the building, removing the deck, the gable, and the structure has changed. Mr. Archibald suggested providing examples, focus on the original structure, wanting to maintain as much historic as possible. Mr. Parey asked to leave a sunroom on the back. Mr. Brass discussed additions, the guidelines, and the 10 bullet points listed in the staff report on page six. Mr. Lawrence discussed the legal aspects. Mr. Brass discussed every case is different, and specifically defining in the motion. Ms. Potter asked if the Commission has what is needed. Mr. Lawrence stated that he would like to see more Architectural renderings. Ms. Potter suggested seeing what needs to be replaced further, outside of the railings upfront, the windows, the siding replacement, and come back with plans that might include keeping the existing window above the front door because that is original to the house. Having another drawing of the back if the Commission took the look of the existing windows, characteristics of the house, and gave her the windows, and the glass in the back. Maintaining the character of the house. Further discussion included maybe less glass, and maybe no wood panels. Mr. Nuber shared suggestions including identifying the original portion of the building, restoring it, and the goal. Mr. Parey inquired about county records. Ms. Potter stated that she will try to find information for him. Mr. Shannon moved to defer, and Mr. Nuber seconded the motion. Further discussion included delineating the material below the porch line, loose stone, underneath the porch, and field stone. The motion to defer passed five to zero.

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AGENDA ITEM #3.2

Case# 24-0512

Request from Against the Grain Barbers, LLC for approval of an After the Fact Certificate of Appropriateness regarding signage at 924 South Main Street

Staff Recommendation:

Mr. Robert Archibald gave the details of the staff report. This is an after-the-fact request. The applicant stated that he did not realize the permit requirement. The sign material used is Vinyl. Vinyl installation is only allowed on windows and is prohibited in all other locations. Staff does not support approval for this Certificate of Appropriateness, specifically pertaining to the vinyl wall sign and the sidelight signage.

Discussion: Mr. Jesus Espinoza, 924 South Main Street, was present to answer questions. The discussion included the main logo above the door is all vinyl, removing this sign to comply with the guidelines, quotes, the barber signage, the center is the only compliant signage, the work order, and renting. Mr. Archibald stated that there was no permit. Mr. Lawrence encourage the applicant to educate graphic drawing. Ms. Fisher encouraged the applicant to check with Columbia Main Street, because they had a grant. She also stated that he might want to check with Kelli Johnson to see if the grant is still available. Mr. Nuber asked what is the timeframe. Mr. Archibald stated immediately. Replacement for signage a time period that this Board sets, as soon as possible. He also stated if there is any new signage speak with Mr. Archibald directly. Ms. Potter stated for clarification he can leave the window decals up. Mr. Archibald stated under the door. The words Barber and the Shop are both noncompliant as well as the wall sign. The center logo and identifier for your business is on your door the middle door. Mr. Shannon inquired about temporary signage. Mr. Archibald stated yes. Mr. Shannon stated in the mean time while you are getting this done he recommend getting a sandwich board of some sort. When you are open set it outside so people know where you are at. The Commission don't want you to lose business, so a temporary sign might be the solution for now. Mr. Shannon moved to deny, and the applicant apply through the proper application process and leave it in the hands of staff, and Ms. Potter seconded the motion. The motion to deny passed five to zero. Mr. Archibald will send him information on tomorrow.

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4. Other Business

1. Administrative CoA's

Mr. Archibald stated that there were no Administrative CoA's.

2. Election of Officers

Mr. Lawrence nominated Ms. Autumn Potter for Chairperson, and Mr. Nuber seconded. The motion passed five to zero.

Mr. Shannon nominated Mr. Nuber for Vice-Chairman, and Mr. Lawrence seconded. The motion passed five to zero.

Mr. Archibald stated with 2025 around the corner he wanted to thank the Commission for welcoming him as the liaison to the Commission. It has been a journey thus far and he looks forward to working with everyone in the upcoming year.

Mr. Nuber stated that the Commission is broken to hear of the passing of Mr. Joe Kilgore this past week.

5. ADJOURNMENT:

Mr. Shannon made the motion to adjourn the meeting with Mr. Lawrence seconding the motion. The motion to adjourn passed five to zero. With all members present voting aye. The meeting adjourned at 5:19 p.m.

Historical Zoning Commission Chairperson	Date
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CITY OF COLUMBIA TENNESSEE
HISTORIC ZONING COMMISSION
SUPPLEMENTAL STAFF REPORT

CONTACT INFORMATION

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

DOCKET/CASE/APPLICATION NUMBER

CA 243-0496

APPLICANT/PROPERTY OWNER

Greg Perry/A.J. Klein

HEARING DATE

January 15, 2025

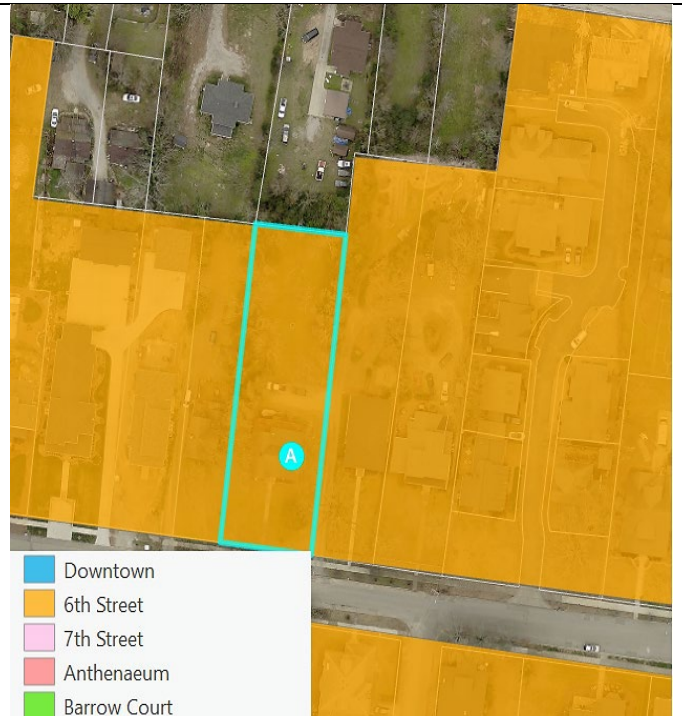
PROPERTY ADDRESS/LOCATION

404 W 6th Street

PROJECT DESCRIPTION: The Certificate of Appropriateness Request is for exterior modifications and additions.

The applicant requests Certificate of Appropriateness for exterior renovations and additions

The applicant seeks approval for renovations to the porches near the dining room to restore structural integrity. Proposed changes include converting the shed roof to a low-hip roof, removing the rear deck for expansion, and adding a new roof at the rear elevation. New windows will align with existing configurations, and the sashes will match the current design. Additionally, exterior materials, such as porch railings, will be restored or replaced to ensure consistency. The project will also add a non-heated portico, a breezeway, and a carport at the rear of the lot.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
CD-3	RESIDENTIAL	RESIDENTIAL	EXTERIOR RENOVATIONS AND ADDITIONS	W 6 TH STREET & MAYES PL

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

Review Status and History:

<i>Submission Status:</i>	First request for Certificate of Appropriateness
<i>Previous Approvals:</i>	N/A
<i>1984 Historic Inventory:</i>	<i>T.J. Helm house, ca. 1873, Italianate architecture styling (C).</i>

Proposed Alterations

Exterior renovations and additions

Staff Analysis:

The applicant has proposed an exterior renovation and additions to the structure located at 404 W 6th Street within the W 6th & Mayes PI historic district. This request was previously presented to the Commission on December 18, 2024, and was deferred pending additional information from the applicant regarding the project.

Specifically, the Commission requested the following:

- A revision of the original design with a greater emphasis on preserving the original structure during both design and construction.
- A new window design and placement that aligns more closely with the existing window arrangements.
- Additional details regarding the replacement and design of porch railings and spindles.

In response to the Commission's requests, the applicant has submitted revised design drawings along with a comprehensive description of the proposed work, pending approval. Staff has reviewed the applicant's submissions and has found significant improvements in the plans, particularly in terms of detail and the focus on preserving the structure. Staff supports this Certificate of Appropriateness request and recommends its approval.

Recommendation: Approve

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].

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.

CONTACT INFORMATION

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

DOCKET/CASE/APPLICATION NUMBER

CA 24-0496

APPLICANT/PROPERTY OWNER

Greg Perry/A.J. Klein

HEARING DATE

December 18, 2024

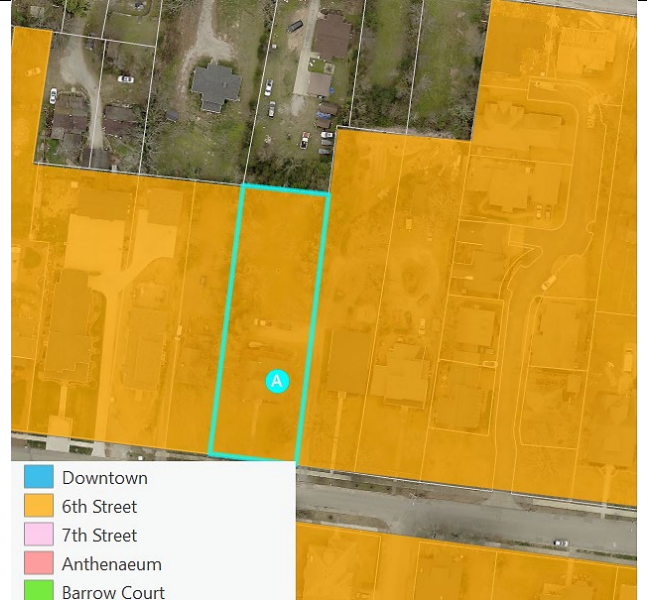
PROPERTY ADDRESS/LOCATION

404 W 6th Street

PROJECT DESCRIPTION: The Certificate of Appropriateness Request is for exterior renovations and additions.

The applicant requests a Certificate of Appropriateness for exterior renovations and additions.

Specifically, the applicant is requesting approval to renovate porches in the area of the dining room to restore structural integrity, change existing shed roof to low-hip roof, removal of rear deck to allow expansion, addition of new roof, new window sashes to match existing, restoration of exterior materials or replacement to match existing, and the addition of non-heated portico, breezeway, and carport at rear of the lot.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
CD-3	RESIDENTIAL	RESIDENTIAL	EXTERIOR RENOVATIONS AND ADDITIONS	W 6 TH STREET & MAYES PL

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

Review Status and History:

Submission Status:	First request for Certificate of Appropriateness
Previous Approvals:	N/A
2024 Historic Inventory:	T.J. Helm house, ca. 1873, Italianate architecture styling (C).

Proposed Alterations

Exterior renovations and additions

Historic District Design Guidelines Referenced:

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

- *Objective: Engage context-sensitive solutions that promote compatibility and high-quality design in additions and new construction.*

4.1 Retain Original Roof Configurations

- a. The original shape, pitch, and configuration of the roof shall be retained. Altering the shape or pitch of the roof to accommodate replacement materials or features is prohibited.

4.2 Maintain Compatibility When Replacing Roofing Materials

- a. Historic roof features shall be retained and protected when repairing or replacing deteriorated roofing materials.
- d. Replacement roofing materials that are compatible with the age and style of the building and visual qualities of the original material shall be used. Replacing specialty roofing such as slate, tile, and standing seam metal with in-kind materials is strongly encouraged where practical and feasible.
- e. Substitute materials that are compatible with the visual character of the original material as perceived from the right-of-way shall be used. Select colors, textures, patterns, and finishes in consideration of the original materials. Dark asphalt, fiberglass, or composite shingles are most appropriate in the absence of historic roofing materials.

4.3 Retain and Maintain Original Chimneys

- a. Original chimneys, particularly those that are architecturally distinguished and visible from the public right-of-way, shall be retained.
- b. Historically exposed masonry surfaces shall be maintained. Altering a chimney's character by parging, painting, siding, or otherwise covering exposed surfaces in lieu of repair is prohibited.
- d. Repair deteriorated masonry in accordance with the guidelines. Repairs shall match the original masonry in color, texture, composition, and profile as closely as possible.
- f. When rebuilding a collapsed or removed chimney is necessary or constructing a new chimney, traditional materials such as brick or stone shall be used. Simulated masonry is prohibited.

4.4 Practice Selective Repair and Replacement of Roof Features

- a. Functional and decorative features such as dormers, chimneys, cornices, trim, exposed rafter tails, and brackets shall be retained.

- b. Roofing features shall be repaired using in-kind materials or compatible alternatives that match the original in design, shape, proportions, profile, and details as closely as possible. Removal without repair or replacement in-kind is prohibited.
- c. Where historic roof features such as dormers, brackets, or chimneys are missing, replacement designs shall be based on physical or documentary evidence. In the absence of sufficient evidence, a simplified design compatible with the style, vintage, and scale of the building shall be used. Make sure to flash new elements properly to maintain a weather-tight building envelope.

4.8 Retain the Character and Finish of Historic Wall Surfaces

- a. The appearance of historic wall surfaces and exposed foundation materials, including their functional and decorative features, shall be maintained and repaired in accordance with the appropriate material guidelines.
- b. The visibility of historic wall surfaces shall be maintained. Covering or replacing historic surfaces with synthetic sidings, stucco, veneers, or other materials where they did not historically exist is not appropriate. Chemical applications that alter the color or texture of historic surfaces are prohibited.
- c. The character of wall surfaces shall be maintained by retaining and preserving claddings, corner boards, corbelling, quoins, cornices, and other distinguishing features.
- d. The introduction of features such as vents, balconies, ornamental details, and specialty siding shall not compromise the integrity of the building or create a false sense of history or style.
- e. Exterior claddings shall be replaced only when original materials are deteriorated beyond repair. New claddings shall match the original in scale, profile, and finish as closely as possible so as to minimize impacts to the building's character. Materials will be reviewed by the HZC on a case-by-case basis in consideration of the property's historic character and the visual qualities of the original material.
- f. Trim work such as brackets, spindle work, and vergeboard and specialty siding and accent finishes shall be replaced only when deteriorated beyond repair. Replace in-kind or, where appropriate, select alternative materials that match the original in scale, profile, detail, and finish.

4.10 Retain the Character and Arrangement of Historic Window Openings

- a. The pattern, shape, and configuration of historic window openings shall be retained. Reducing, enlarging, or infilling windows on the façade or prominent secondary elevations shall be avoided.
- d. Restoring previously altered window openings to their original configuration is encouraged.
- e. The installation of horizontal, picture, round, or bay windows where they are incompatible with the age and style of the building is prohibited.

4.11 Retain and Maintain Historic Windows and Associated Features

- d. Original shutters shall be retained and repaired. Where existing shutters are deteriorated beyond repair, new shutters shall match the originals in size, shape, composition and, when possible, material. Vinyl and aluminum shutters are prohibited. Where new shutters are installed, designs

and materials compatible with the style of the building shall be used. Shutters shall appear functional and fit the window opening.

4.13 Maintain Compatibility When Repairing or Replacing Historic Windows

- a. Deteriorated but serviceable window components shall be repaired in accordance with the material guidelines before considering total replacement. Replacing a window instead of carrying out basic maintenance and repair to address deficiencies such as deteriorated surfaces, air infiltration, sticking sashes, and broken glazing is prohibited.
- b. If necessary to avoid damage to surrounding features, remove a window sash from its frame before beginning repairs. Identify and record the window components before dismantling.
- c. Only clear glass shall be used when repairing or replacing glazing in an existing sash. Tinted, reflective, and opaque glass are prohibited unless they historically existed.
- d. Double-pane glass may be used as a repair or replacement material in an existing sash if it is compatible with the reflective quality and tinting of historic glazing on the building.
- e. When replacement is necessary, only the window component that is deteriorated beyond repair (e.g., sash) shall be replaced. Complete replacement of an entire window assembly (i.e., sash and frame) shall be avoided when only one component is substantially deteriorated.
- f. Replacement windows shall match the original unit in size, shape, profile, configuration (i.e., number and arrangement of panes), operation (e.g., double -hung), and glass surface area. Small variations such as the width or depth of muntin or the sash may be considered if they do not substantially deviate from the original window or impact the historical character of the building. Altering the size or shape of a window opening to accommodate a new unit is prohibited.
- g. Wood windows on the façade shall be replaced with wood or aluminum-clad wood windows with an enamel or baked-on finish. Vinyl, vinyl-clad wood, fiberglass, and bare metal units are prohibited.
- h. Replacement units on the façade and prominent secondary elevations shall have true divided lights or simulated divided lights with dimensional muntin permanently affixed to the exterior of the glass in order to maintain traditional profiles. Snap in grids and removable internal grilles do not appropriately replicate historic profiles and shall be prohibited on these elevations.
- j. Window styles and configurations incompatible with the age or style of a building are prohibited.
- k. Replacing non-historic windows that are incompatible with the building is encouraged. Employ a design consistent with extant historic windows or a simplified design fitting of the style and age of the building.

4.14 Design New Window Openings to Be as Inconspicuous as Possible

- a. New openings shall be limited to the rear of secondary elevations or rear elevation. Cutting new openings into the façade or highly-visible secondary elevations is prohibited.
- b. New openings shall be designed to be compatible with the scale and proportions of the building as well as established patterns of fenestration. The placement of new openings shall harmonize with the rhythm of existing openings.

- c. New openings shall be designed to be compatible with existing openings. New openings shall be scaled to fall within the range of heights and widths of existing window openings.
- d. Simple designs shall be used for new openings. Elaborate treatment of new openings creates a false sense of history and is prohibited.

4.15 Retain the Location and Character of Historic Door Openings

- a. The location, size, and shape of historic door openings on the façade and highly-visible secondary elevations shall be retained.
- b. Door openings on the façade or a highly-visible secondary elevation shall not be reduced, enlarged, or infilled. If a door opening needs to be enclosed, fix the historic door in place and close the opening from the interior to retain the original exterior appearance. Boarding over or enclosing a historic door opening as a permanent solution or alternative to repair is prohibited.
- d. Altering or adding features not historically present to entries to make them appear more elaborate is prohibited.

4.17 Maintain Compatibility When Selecting Replacement Doors

- a. Historic doors shall only be replaced when they are deteriorated beyond repair. If deterioration is confined to a specific element, only the damaged component shall be replaced. Total replacement of an entire entry assembly is prohibited when only localized deterioration is present.
- b. New doors shall replicate the size and proportions of the original door as closely as possible. Enlarging or reducing an opening to accommodate a replacement door is prohibited.
- c. When a new door on the façade or prominent secondary elevation is needed, select a door that is consistent in character with the original or sympathetic to the building's age and style, including in its configuration and glazing. Wood doors are the most appropriate option. Unglazed slab doors are prohibited.
- d. Replacing existing non-compatible doors on the primary façade and highly-visible secondary elevations with designs sympathetic to the character of the building is encouraged.

4.18 Minimize the Appearance of New Door Openings

- a. New door openings shall be limited to minimally visible secondary elevations or the rear elevation. Cutting new openings into the façade or highly visible secondary elevations is prohibited.
- b. New openings shall be designed to be compatible with the scale and proportion of the building and existing door openings. New openings shall generally be at the same height as existing openings to maintain visual consistency.

4.19 Retain and Maintain Historic Porches

- a. Original and character-defining porches that are on the façade or on secondary elevations and visible from the right-of-way shall be retained unless historic documentation supports removal or alteration. This includes historic porches added later that reflect the stylistic evolution of a

building and have gained significance in their own right. Removal of historic porches on rear elevations not visible from the right-of-way is discouraged.

- b. The overall form, roof height and pitch, and scale of visible porches shall be retained.
- c. Individual components such as balusters, steps, posts, columns, piers, cornices, flooring, and railings shall be maintained and repaired. Removing or altering elements that define the visual character of a porch is prohibited.

4.20 Repair and Replace Deteriorated Porch Components on an Individual Basis

- a. Only the deteriorated or missing section of a porch element shall be repaired or replaced. Replacement of otherwise intact features shall be avoided.
- b. Where a porch feature is missing or deteriorated beyond repair, replacements shall be based on historical and physical evidence. In the absence of sufficient evidence, simplified designs compatible with the building's age and style shall be used. "Off-the-shelf" materials that are not compatible with the existing fabric shall be avoided.
- c. Replacement materials shall match existing components or closely approximate the original size, scale, proportion, color, finish, and texture. Original materials are encouraged but alternative materials are permitted if they match the visual qualities of the original. Fiberglass and composite units are the most appropriate alternatives for elements such as columns and balustrades on façade and side porches. Metal replacement columns and posts are acceptable for the rear.

6.1 Additions, Location

- a. Additions shall be located on the rear elevation or at the rear of secondary elevations to minimize their appearance from the right-of-way.
- b. Additions shall be located so that they do not damage, obscure, or require removal of character defining features of the original building.
- c. Additions shall be located to maintain a setback consistent with the character of the district. Additions shall not substantially alter the relationship of open to occupied space on a lot.

6.2 Visual Impact and Compatibility

- b. Additions shall be compatible with the size, scale, setback, and massing of the original building.
- c. Additions shall be visually compatible with and subordinate to the original building. Additions shall be scaled so that they do not visually diminish the original building. Additions that exceed 1/3 of a building's existing square footage shall be avoided.
- d. Additions shall have a roof shape, pitch, and complexity compatible with that of the original building.

PLANNING AN ADDITION

When planning and designing an addition to a historic building, it is important to give consideration to the factors that will be evaluated by the HZC during design review. Questions the HZC may consider include:

- How visible will the addition be from the right-of-way?
- Does the addition diminish the ability to appropriately interpret the character and age of the original building?
- Does the addition disrupt perception of adjacent properties and the broader streetscape?
- Does the addition require significant alterations to the original building or removal of character-defining features?
- Does the addition require significant structural changes to the original building?
- Is the addition subordinate to the original building?
- Is the addition set back from the original building and the right-of-way?
- Is the addition of as simple design that is compatible with the original building?
- Is the addition of high-quality design and materials?
- Could the addition be removed in the future without causing irreversible damage to the original building?

- e. Simplified designs that take visual cues from the character of the original building are most appropriate. Excessive ornamentation and duplicating original details shall be avoided.
- f. Traditional materials or alternative materials that are compatible with the original building in scale, profile, finish, and texture shall be used when visible from the right-of-way.
- g. Door and window openings shall conform to the proportions, size, and rhythm of openings on the original building.
- h. Additions that require substantial alterations to the structural system of the original building are prohibited. Additions shall be constructed in such a way that they can be removed in the future with damage to or destruction of the original building.

6.3 Differentiation

- a. Simplified details that reference the character of the original building are appropriate.
- b. Subtle changes in setback, material, and details are an appropriate means for distinguishing additions from the original building.
- c. Designing additions with walls that are recessed from the original building and separating large additions from the original building by a linking corridor are encouraged as an appropriate means of maintaining the original building and addition as separate, distinguishable features.
- d. Additions shall be identifiable as a product of their own time. It should be clear what is historic and what is new.

6.4 New Construction, Location

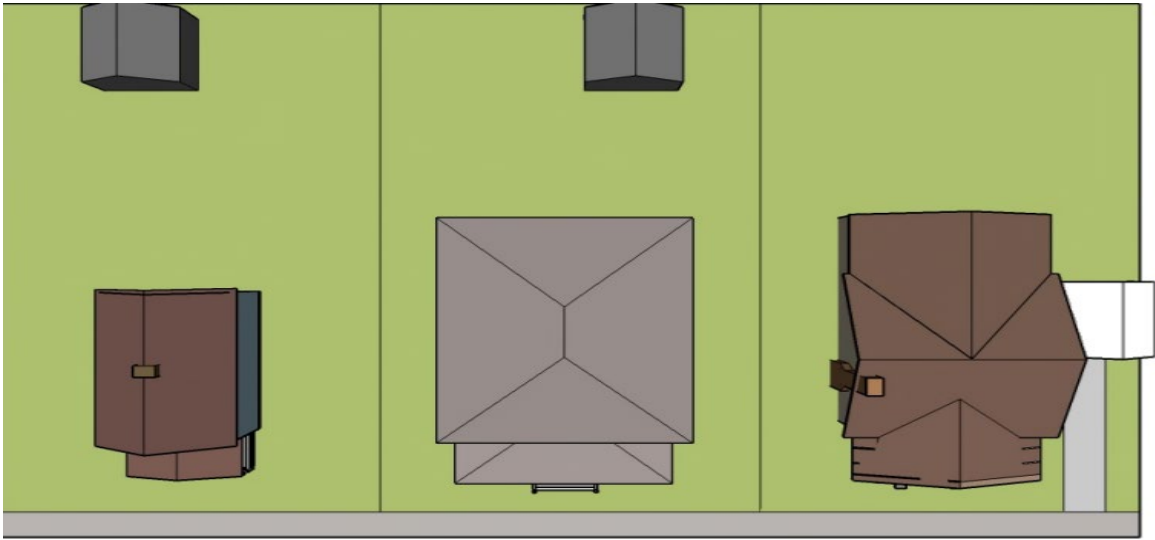
- a. Historic spatial relationships shall be maintained by locating new construction within the range of established front and side yard setbacks of properties on the same block.
- b. Landscape elements, features such as walls and fences, and building components such as porches shall be at compatible setbacks similar to those of properties on the same block.

6.6 Alignment and Rhythm

- a. The façade of a new building shall generally be compatible with the alignment of adjacent buildings unless there is historical precedent for substantial variation in the district.
- b. The placement of a new building on a lot shall maintain historical precedents of spacing between primary buildings on adjacent lots.
- e. Sidewalks, steps, porches, and other such features shall be compatible with the rhythm of existing features in the district.

6.11 Garages and Accessory Buildings

- a. Historic relationships among the primary building, open lawn, and landscape features shall be retained when locating a new accessory building.
- b. New secondary buildings shall be located in rear yards or at the terminus of a driveway. Secondary buildings shall not be placed in front or side yards.
- c. Locating garages so that they do not require new curb cuts is recommended.



BUILDING PLACEMENT. Secondary buildings are to be located at the rear of a lot and out of view from the public right-of-way. Placing an outbuilding alongside a property toward the front of a lot such as is shown on the right is not appropriate unless there is historical precedent for such a spatial organization. It should be noted that if a secondary building cannot be seen at all from the right-of-way, a COA is not required.

6.12 Character

- a. New secondary buildings shall be compatible with the site and original building in scale, massing, and design.
- b. Simplified designs shall be used. Secondary buildings that visually compete with the primary building are prohibited.
- c. Designs shall utilize a roof shape and pitch consistent with those on secondary buildings historically found in the district.
- e. Designs shall use traditional or alternative materials compatible with the visual qualities of the district.

Staff Analysis:

The applicant is seeking approval for a Certificate of Appropriateness to renovate the existing structure. The proposed renovations include adding an extension to the rear of the home, which will connect a new breezeway to a newly constructed carport. Additionally, the applicant requests permission to install new windows, restore existing windows, repair damaged windows, and renovate the front porch. This extensive renovation will significantly alter the aesthetics of the home. The structure is identified in the latest Historic Inventory as having Italianate architecture. Historically known as the "T.J. Helm House," it was built in 1873 and is considered a contributing resource to the W 6th & Mayes Place Historic District.

¹The principle areas of elaboration in Italianate houses are windows, cornices, porches (including porch-support columns, and doorways. Most American examples show a free intermixing of details derived from both informal rural models as well as formal Renaissance town houses.

- Windows – Italianate window sashes most commonly have one-or two-pane glazing. For the first time, arched and curved (segmentally arched) window tops became common, along with the traditional rectangular top. Window enframements show exuberant variation: U-shaped crowns, often with brackets, are most common; simple or pedimented crowns and complete decorated surrounds also occur. Paired and tripled windows are frequent.
- Porches and Porch-Support Columns – Porches, although almost universally present, are relatively restrained in elaboration and are of single-story height. Small entry porches are most common; full-width porches are also frequent, although many of those seen today are later expansions or additions. The most common type of porch support is a square post with the corners beveled.
- Doorways – Paired as well as single doors are common. Large-pane glazing in the door itself, rather than small panes in a frame surrounding the door, first became common in Italianate houses. Doors occur in the same shapes as windows (rectangular, arched, segmentally arched); elaborate enframements above doors are similar to those over windows.

Italianate houses are least common in the southern states, where the Civil War, Reconstruction, and the 1870s depression led to little new building until after the style had passed from fashion.



¹ A Field Guide to American Houses, Virginia and Lee McAlester, New York Alfred A. Knopf 2006, pg. 212

There are several existing Italianate architectural features at 404 W 6th Street. The renovations and additions proposed by the applicant will alter the overall aesthetics of the home. It appears that some minor changes have occurred in the past, particularly on the east and rear elevations, where a deck was previously constructed.

Staff Conclusion:

As previously stated in the staff analysis, several renovations and architectural changes are being proposed that will alter the appearance of this structure. After reviewing the proposed changes, staff is concerned that the continued preservation of this historic site may be compromised. The applicant and design professional have made efforts to address design concerns in their submission; however, staff concludes that the extent of the proposed changes could undermine historic preservation efforts. In conclusion, staff recommends that the applicant revisit the plans and make revisions with preservation in mind.

Sample 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].

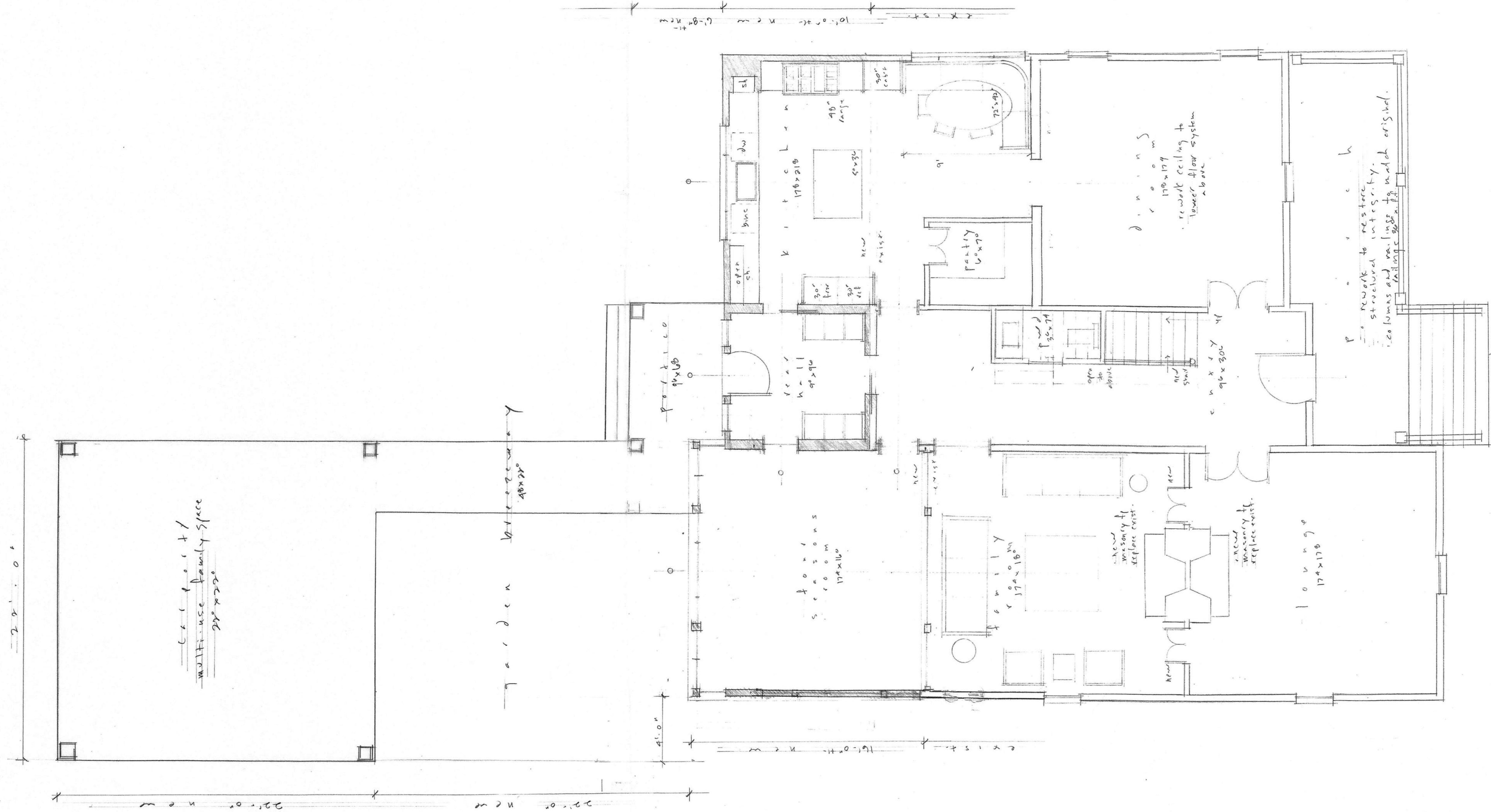
Move to find that the proposed restoration/addition is not compatible with the Historic Guidelines, and deny issuance of a Certificate of Appropriateness [list reasons for denial].

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].

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.



RENOVATED MAIN LEVEL PLAN

570 new heated sf

1/4"=1'-0"

GREG PERRY
DESIGN

601 S. CEDAR STREET #205D CHARLOTTE, NC 28202
704.363.1483 WWW.GREGPERRYDESIGN.COM

AJ & TAYLOR KLEIN
RESIDENCE
404 W. 6th STREET
COLUMBIA, TN 38401

Date: October 29, 2024
Revisions:

RENOVATED FLOOR
PLANS

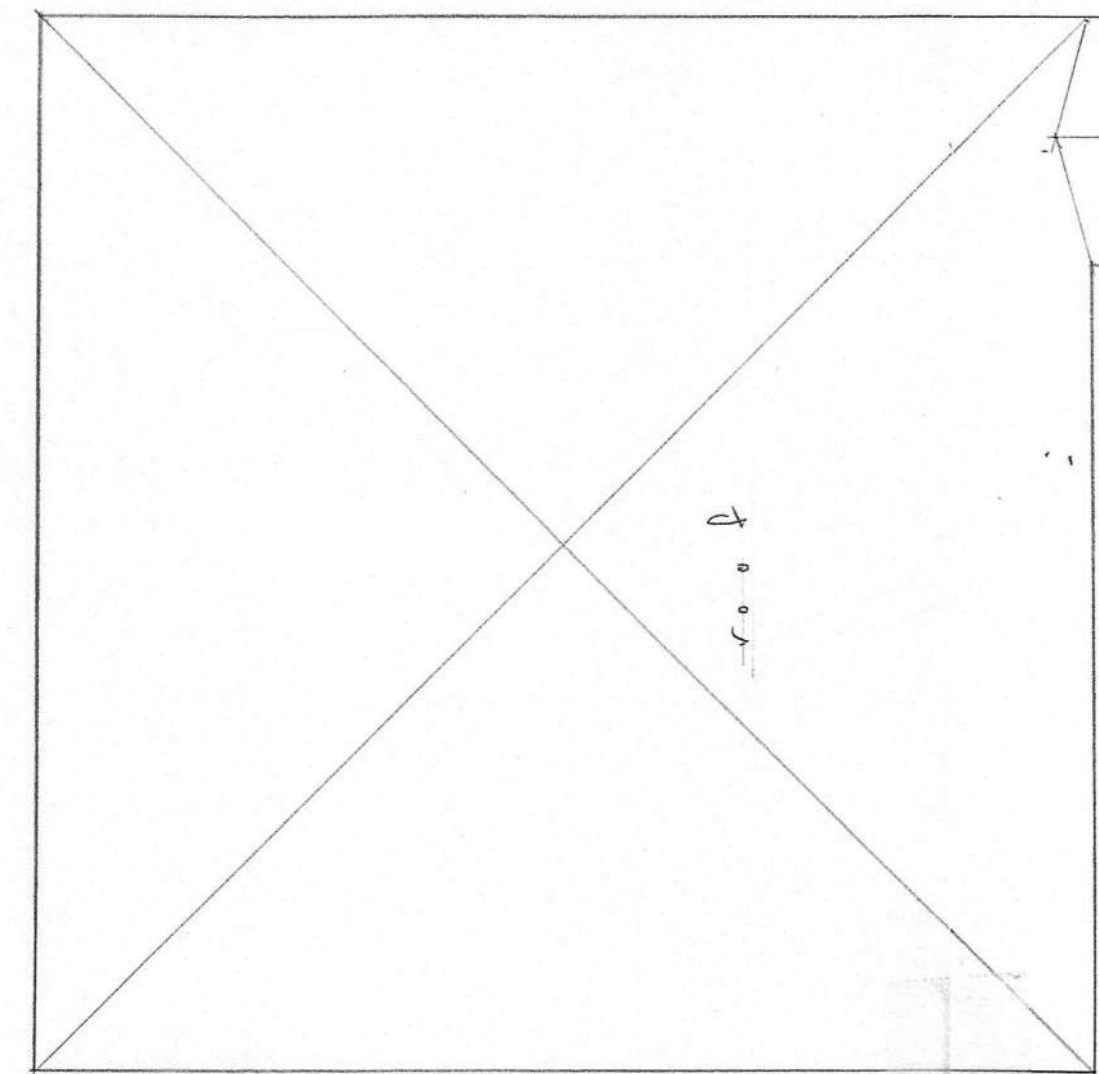
PRELIMINARY
NOT FOR CONSTRUCTION
HISTORICAL DISTRICT
PLAN REVIEW
A101

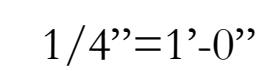
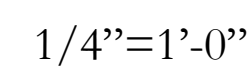
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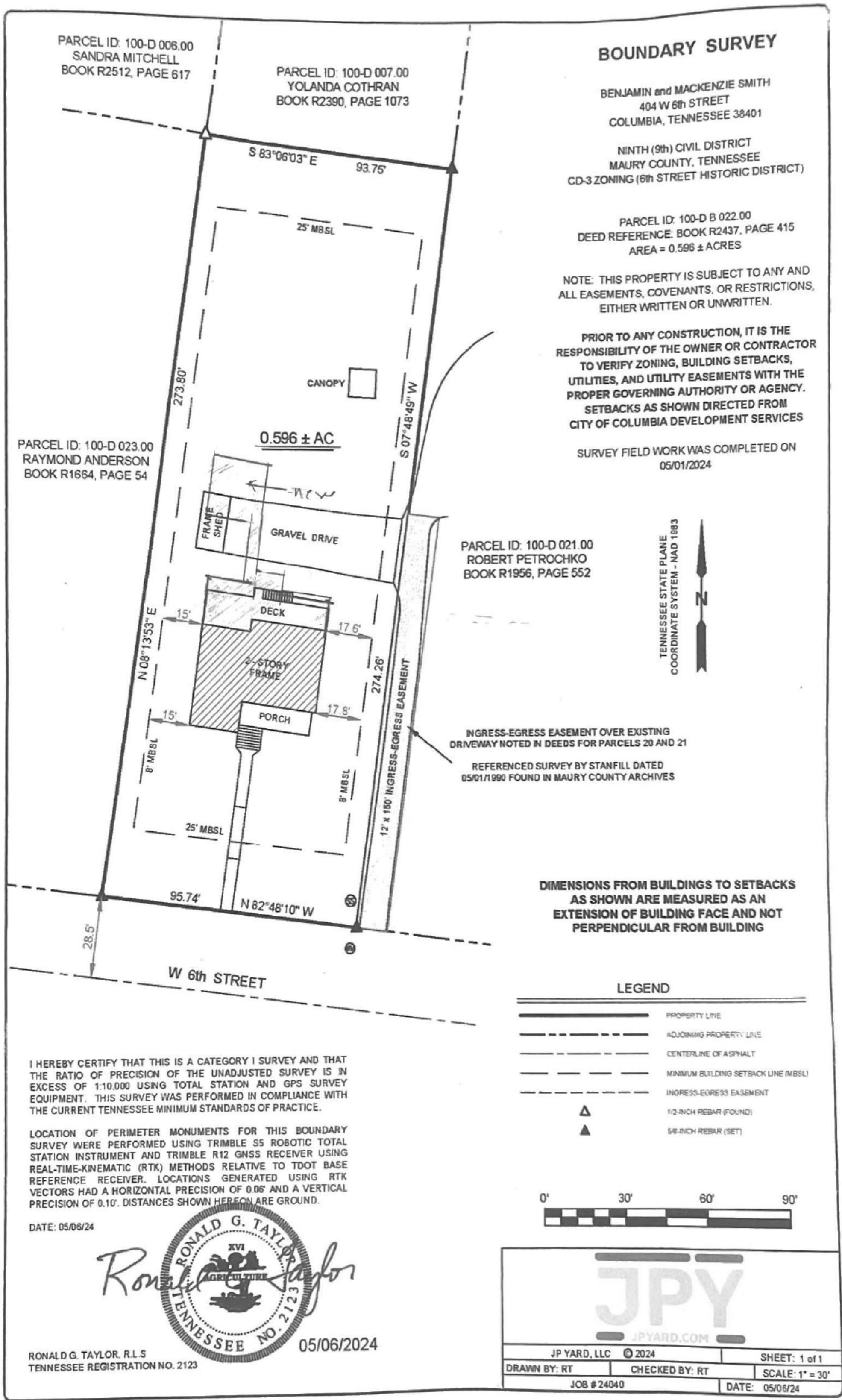
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EXISTING SURVEY

1"=30'-0"

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AJ & TAYLOR KLEIN
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Date: October 29, 2024
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LEFT ELEVATION

1/4"=1'-0"



RIGHT ELEVATION

1/4"=1'-0"

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COLUMBIA, TN 38401

Date: October 29, 2024
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REAR ELEVATION

$$1/4''=1'-0''$$


FRONT ELEVATION

$$1/4'' = 1' - 0''$$

G R E G P E R R Y
D E S I G N

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AJ & TAYLOR KLEIN
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404 W. 6th STREET
COLUMBIA, TN 38401

Date: October 29, 2024
Revisions:

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ELEVATIONS

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$$1/4''=1'-0''$$

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D E S I G N

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AJ & TAYLOR KLEIN
RESIDENCE
404 W. 6th STREET
COLUMBIA, TN 38401

Date: January 8, 2025
Revisions:

RENOVATED FLOOR PLANS

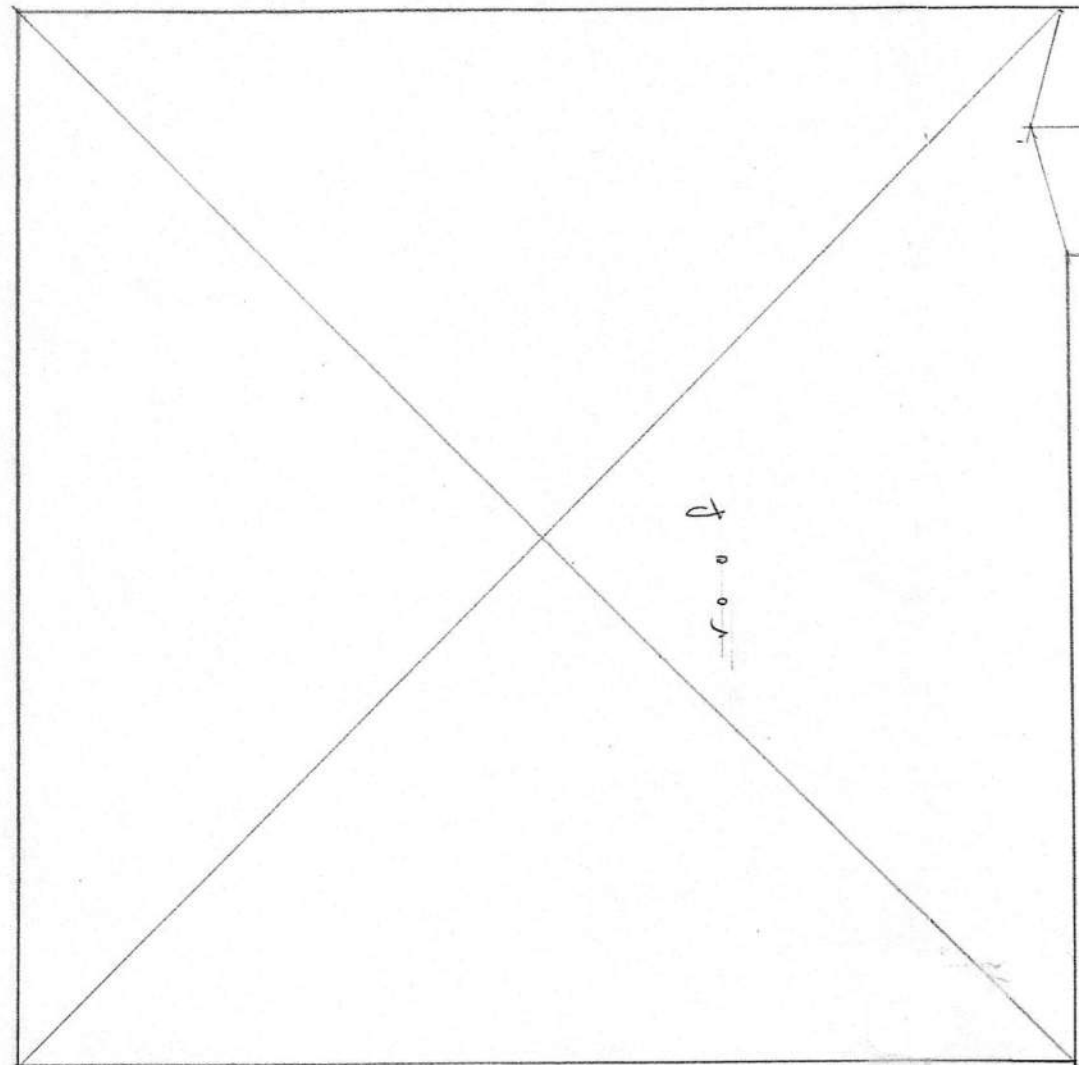
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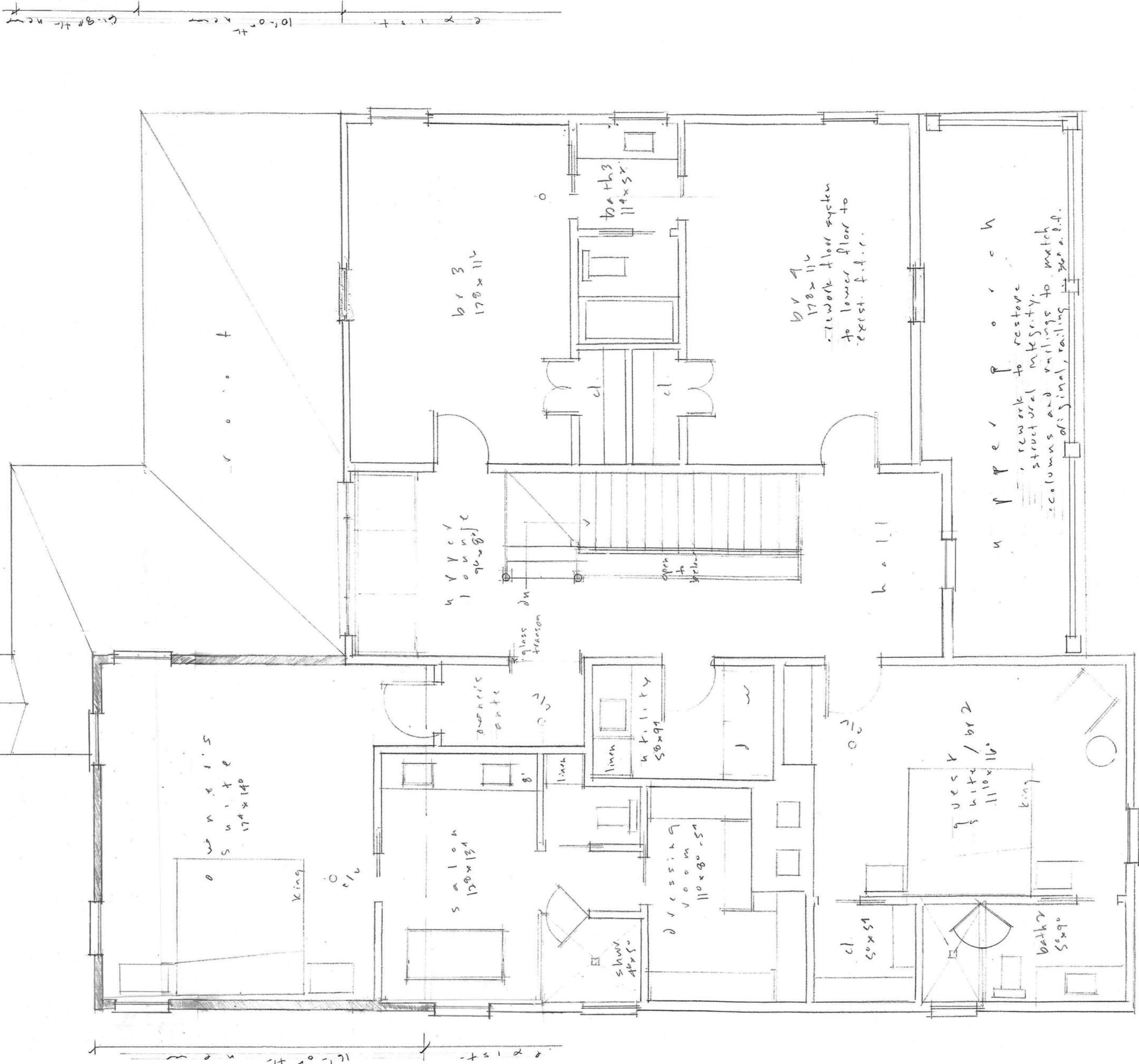
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RENOVATED SECOND LEVEL PLAN

1/4"=1'-0"

310 new heated sf



GREG PERRY
DESIGN

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RESIDENCE
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COLUMBIA, TN 38401

Date: January 8, 2025
Revisions:

RENOVATED FLOOR
PLANS

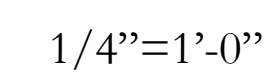
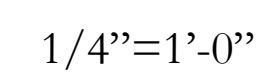
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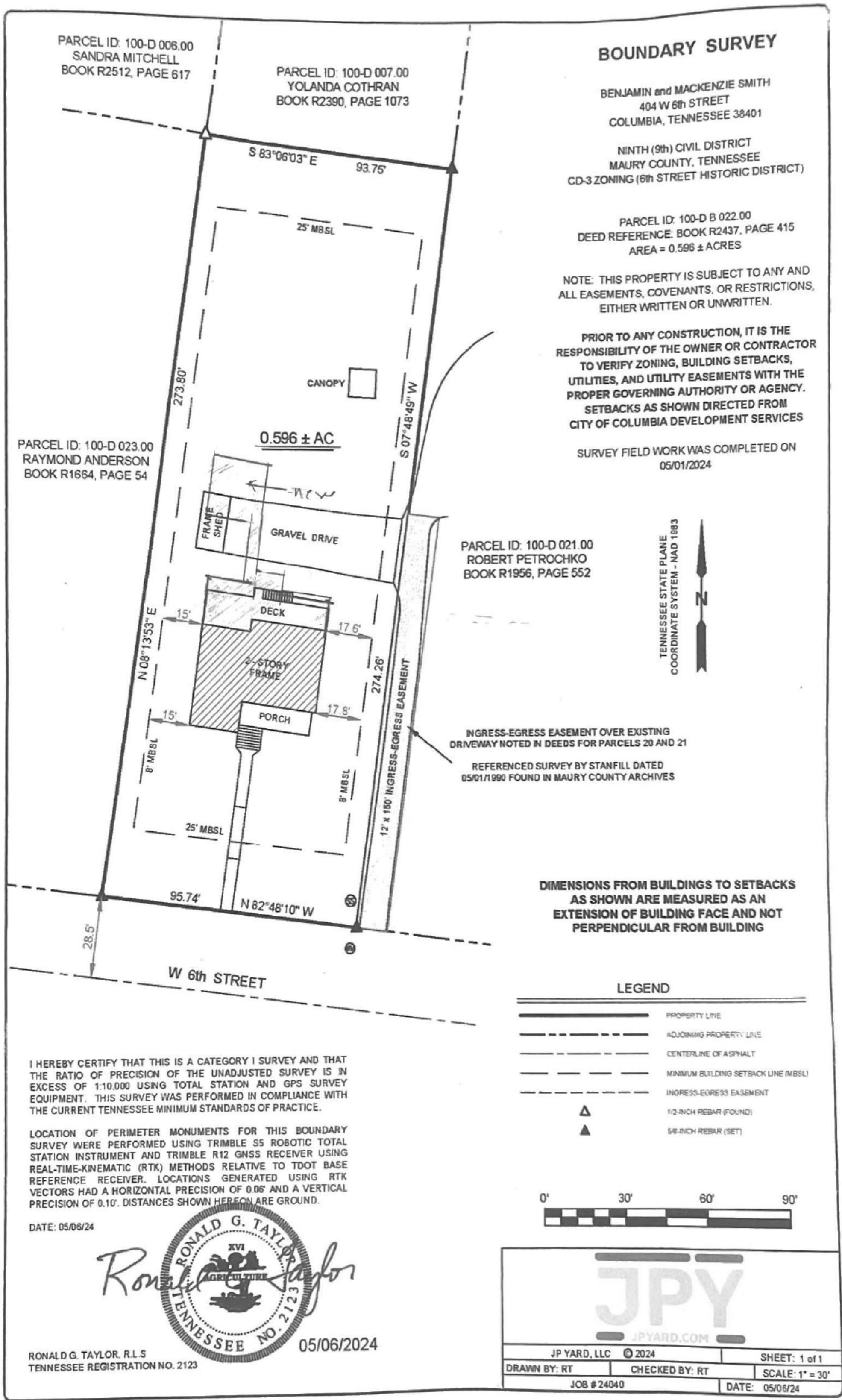
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EXISTING SURVEY

1"=30'-0"

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LEFT ELEVATION

1/4"=1'-0"



RIGHT ELEVATION

1/4"=1'-0"

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REAR ELEVATION

1/4"=1'-0"



FRONT ELEVATION

1/4"=1'-0"

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REAR ELEVATION WITH CARPORT

1/4"=1'-0"

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AJ & TAYLOR KLEIN
RESIDENCE
404 W. 6th STREET
COLUMBIA, TN 38401

Date: January 8, 2025
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ELEVATIONS

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HISTORICAL DISTRICT
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Renovation – Replacement Work Detail, Exterior:

General Items:

- All siding to either be repaired by restoration painting subcontractor or replaced to match existing.
- All shutters to be repaired by restoration painting subcontractor.
- Roof to be replaced with new architectural asphalt shingle roof.

Front Elevation Porch

- Porch to be reframed – reworked to restore structural integrity.
- Floor and ceiling materials to match existing.
- Columns, handrails, pickets, and decorative column brackets to either be repaired by restoration painting and carpentry subcontractors or replaced to match existing.
- To comply with current building codes, new pickets to match existing shall be constructed and the railings re-built as required to add pickets so that a 4” sphere cannot pass through.
- To comply with current building codes, the handrail shall be raised to a height of 36” above the finished floor. The adjoining wood detail abutting the columns shall be raised as well. We propose that new horizontal wood pieces be installed adjoining the bottom of the railing as required to reduce the newly created opening space between the bottom of railing and finished floor.

Windows to be replaced in existing locations (Note: All windows to be *Sierra Pacific* all-wood DH)

- Front elevation lounge, dining room, br 2, hall
- Left elevation lounge, family room 1 of 2, bath 2 & salon shower (top sash glass, bottom sash wood panel. Same height as existing window unit.)
- Rear elevation none.
- Right elevation dining room, br 4, bath 3.

Windows to be installed in new locations, existing home

- Front elevation br 4 (size to match existing right elevation br 4 windows)
- Left elevation family room 2 of 2 (size to match existing 1 of 2 window), salon (size to match existing salon shower window)
- Rear elevation upper lounge (height to match existing br 4 windows), br 3 (size to match existing br 4 windows)
- Right elevation kitchen (width to match upper lounge), br 3 (size to match existing br 4 windows)

Windows – Doors to be installed in new expansion areas

- Front elevation none
- Left elevation four seasons room (size to match existing front elevation dining room window), owner’s suite (size to match existing br 4 windows)
- Rear elevation four seasons room (size to match existing front elevation dining room window), rear hall (window size to match new rear elevation kitchen end unit windows – door size to match existing front elevation entry door or use existing right elevation door unit), owner’s suite (size to match existing br 4 windows)
- Right elevation owner’s suite (size to match existing br 4 windows)

Chimney

- Existing chimney and interior fireplaces to be removed and replaced with new masonry. Brick to match existing as close as possible.

Items to be removed

- Front elevation porch foundation wood lattice. To be replaced with a stone veneer to match existing as close as possible. Existing gas meter and hvac unit to be relocated if possible.
- Front elevation step railing. To be replaced with a railing assembly to match existing porch railing assembly.
- Front elevation second level french doors, replaced with new window unit aligning with existing dining room window below.
- Front elevation chimney. To be replaced with new masonry fireplaces and chimney.
- Rear elevation foundation retaining wall. To be replaced with new grading and retaining walls adjacent to new carport.
- Rear elevation deck. Replaced with new roof over kitchen expansion and new four seasons room and owner's suite expansion.
- Right – rear elevation shed roof. To be replaced with new ¼" / 1' – 0" sloped galvanized stainless steel standing seam roof.



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
- o Description of project and proposed materials - o Site plan - o Lot survey - o Architectural elevations or drawings - o Photographs of project site location - o Photographs of existing building.	- o Description of project and proposed materials - o Photographs of project site location - o Architectural elevations or drawings - o Specification information for any proposed materials/architectural features - o Documentation of earlier historic appearance (restoration only) - o Photographs of existing building.	o 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	A J KLEIN	PHONE	920.202.1259
ADDRESS		EMAIL	ajklein56@gmail.com

PROPERTY OWNER

NAME	A J KLEIN	PHONE	920.202.1259
ADDRESS		EMAIL	ajklein56@gmail.com

DATE OF PRE-APPLICATION MEETING	11.10.29
---------------------------------	----------

PROJECT INFORMATION: WORK SPECIFIC

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

PROJECT INFORMATION	
ADDRESS: 404 W 6th street, Columbia In 38401	
SQUARE FOOTAGE OF PROPOSED ADDITIONS/NEW CONSTRUCTION:	
EXISTING: 3,088 ft ²	PROPOSED: 980 ft ² + 65 patio + 100 breezeway + 494 car port
HEIGHT OF STRUCTURE FOR ADDITIONS/NEW CONSTRUCTION:	
EXISTING: _____ ft	PROPOSED: Same 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: Light expansion within existing width. Reworking of porches and area of dining room to restore structural integrity. Changing one shed roof to low hip. Removal of deck to allow expansion. New roof, window sashes to match existing. Restore exterior materials or replace to match existing. Addition of non-heated patio, breezeway, carport.

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

<u>AS KLEIN</u> APPLICANT NAME	 APPLICANT SIGNATURE	<u>10/3/24</u> DATE
<u>AS KLEIN</u> PROPERTY OWNER NAME	 PROPERTY OWNER SIGNATURE	<u>10/3/24</u> DATE









DALE HILTON
ca 1880









