



AGENDA

The Columbia Historic Zoning Commission will meet on Thursday, December 15, 2022 at 4:00 PM in Conference Room A on the basement level of City Hall, 700 N. Garden Street, to consider the following:

I. Roll Call

II. Approval of Minutes

1. October Minutes

III. Old Business

IV. New Business

1. 22-0310 Request from Tyler LeMarinel for exterior alteration and new addition at 114-116 W. 7th Street.

Documents:

1. Staff Report
 2. Submitted Documents
2. 22-0311 Request from Gabe Howard for concept elevation approval at 105 E. 6th Street.

Documents:

1. Staff Report
2. Proposed Elevations
3. Existing Elevations
4. Application

V. Other Business

1. 22-0288 Request to review and amend Appendix D of the City of Columbia Historic Guidelines to allow code compliant signage to be approved by staff administration.

Documents:

1. Appendix D - Signage

VI. Adjourn

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

The 2022 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
October 13, 2022

CALL TO ORDER:

Mr. Joe Kilgore, Vice Chair called the October meeting of the Historical Zoning Commission for the City of Columbia to order at 4:00 p.m. The meeting was held in Conference Room A, City Hall, basement level.

ROLL CALL: Quorum present and included the following:

Present were: Mr. Joe Kilgore
Ms. Melanie Lucas
Mr. George Nuber
Ms. Autumn Potter

Absent were: Ms. Kim Hayes
Dr. Hendrickson
Mr. Ray Pace

Other attendees: Mr. Austin Brass, City Planner
Mrs. Sandra Richardson, Secretary
Mrs. Melissa Sanders, Planning Associate I

2. APPROVAL OF MINUTES:

The September meeting minutes were presented for approval. Mr. Kilgore moved for the approval of the minutes. The minutes were approved four to zero.

3. Old Business

No old business was presented.

AGENDA ITEM #3.1

Case# 22-0265

Request from Noel Hanna for new construction of an accessory structure at 1001 West 7th Street.

Staff Recommendation:

Mr. Brass presented the details of the request. This request possibly could be visible from West 7th street. The house is a contributing structure. Going back to the guidelines reference structures. It does utilize a gable pitch style roof similar to the principle structure. It is a very simplistic request; however, it does require approval from the Commission.

City of Columbia
HISTORICAL ZONING COMMISSION
October 13, 2022

Discussion:

Ms. Noel Hanna and Mr. Scott Hanna, 1001 West 7th Street, were present to answer questions. Mrs. Hanna presented a picture from Summertown Metals. Discussion included free standing, natural wood, no paint, visible from West 7th Street, trees, concrete footer, trim up the bottom, asphalt, put in the footing, metal hardware bronze, no attachment, lighting, and no electrical. Mr. Nuber moved to approve with Ms. Potter seconding. Motion to approve passed four to zero. Mr. Brass stated that the applicant will receive a COA, keep in mind it will require a standard building permit. The applicant can go online and apply for the permit.

AGENDA ITEM #3.2

Case# 22-0277

Request from Brandy Wells for exterior alterations concerning new construction at 408 West 6th Street.

Staff Recommendation:

Mr. Brass presented the details of the applicant's request. The request is to modify the previous request that this Commission has seen. For the addition of porch rails and post to be added to the steps. They have submitted a plan for the grading. The porch rails as proposed would meet the guidelines. There is a drop off from the porch.

Discussion:

Ms. Brandy Wells 408 West 6th Street, was present to answer questions. Discussion included height of the roofline, remove dirt, historic guideline keeping the grade, original slope, steps, sidewalk, two porches, landscape, elevation, spindle on the sides, price point, retaining walls, dirt, natural grade of the land, driveway, slope up to the house, wood, tread will be natural, fill in on both sides, stain all wood, painted the true color, buffer, vegetation, evergreen, drainage concern, deck material, trim color, moving the screen door, putting up the railing, open porch for now, grade drop off, the rails are mandated, no vinyl, and simple stick design. Mr. Kilgore move to approve, with Mr. Nuber seconding. Motion to approve passed four to zero.

AGENDA ITEM #3.3

Case# 22-0283

Request from Bryson Leach for new blade signage at 12 Public Square.

Staff Recommendation:

Mr. Brass presented the details of the applicant's request. This is an updated projected sign. It meets our color requirement. Staff recommends approval.

City of Columbia
HISTORICAL ZONING COMMISSION
October 13, 2022

Discussion:

Mr. Bryson Leach, was present to answer questions. Discussion included what is there now, it is breaking, made with a single piece of cedar, and no plans to light. Ms. Potter moved to approve, with Ms. Lucas seconding. Motion to approve passed four to zero.

4. OTHER BUSINESS:

Four West 7th Street light poles base portions the decorative covering being missing were discussed. Mr. Brass will follow-up with Ms. Kellye Murphy. Mr. Kilgore asked for an update on the house that is held up by two by fours. The house was purchased on Ebay. Mr. Kilgore inquired about an update on the McDowell property. Ms. Potter expressed concerns with First Friday closing off the square, and issues. Staff approvals being added to the next agenda was discussed. Amending the guidelines to add staff approval to signage. This is Mr. Kilgore's last meeting. Mr. Kilgore stated that the City has come a long way, especially this Board with the new guidelines. He stated stay true to the guidelines.

5. ADJOURNMENT:

Mr. Kilgore made the motion to adjourn the meeting with Mr. Nuber seconding. Motion to adjourn passed four to zero. The meeting adjourned at 4:57 p.m.

Historical Zoning Commission Chairperson Date



CITY OF COLUMBIA TENNESSEE
HISTORIC ZONING COMMISSION
STAFF REPORT

CONTACT INFORMATION

Austin Brass, City Planner abrass@columbaitn.com (931)560-1560

DOCKET/CASE/APPLICATION
NUMBER

CA 22-0310

HEARING DATE

N/A

APPLICANT/PROPERTY OWNER

Tyler LeMarinel, Kelly Brooks

PROPERTY ADDRESS/LOCATION

114-116 W 7th Street

PROJECT DESCRIPTION:

The applicant requests a Certificate of Appropriateness for a rear façade modification of a structure located at 114-116 W 7th Street. This non-contributing building was constructed in 1946 after the original structure was lost to fire. This modification includes the alteration and expansion of storefront entry door with the placement of fixed aluminum clad wood windows with transoms and the addition of brick lintels and rock low sills. This façade modification includes the infill of a second story addition with aluminum clad wood windows and brick façade to create a cohesive rear elevation. The west elevation includes new aluminum clad wood windows with a note of brick surfaces to be painted.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
Central Business District (CBD)	Commercial	Central Business District/ Commercial	Exterior Alterations/ Rear Addition	Local – Downtown Commercial National- Columbia Commercial
STAFF RECOMMENDATION				
APPROVE	APPROVE WITH CONDITIONS			DENY

Review Status and History

Submission Status: Second request for a Certificate of Appropriateness for this address.

Previous Approvals: 20-0012 Request for the reconstruction of the front façade, approved.

Once issued, a COA is valid for the duration of the project so long as it is started within one year of approval. After this time, a COA is null and void unless a request for an extension is filed. If no such request is filed, the project must again be submitted and approved prior to starting work.

1984 Historic Properties
Inventory Details:

77. **114 West Seventh St**, Jones Building (Hancock Fabrics), 1946, two-story brick, six bay, 6/6 windows, corbeling, two storefronts, altered. (Non-Contributing).

Proposed Alterations

Renovation of façade to include:

- Item 1: Second story rear addition including new façade wall with aluminum wood clad windows.
- Item 2: Placement of storefront style doors
- Item 3: Brick surface to be painted on west elevation
- Item 4: Renewal of previously approved COA (COA 20-0012) for front façade modification.

Historic District Design Guidelines Referenced

The requested alterations were reviewed against the standards contained in the *City of Columbia Commercial Design Review Guidelines Manual*. The relevant sections of manual are included. Staff comments/evaluations are summarized at the end of each section.

Item 1: Second story rear addition including new façade wall

Additions are frequently limited to the rear of a lot by the nature of construction in the commercial district. instances where a vacant lot along a side elevation provides an opportunity for an addition, the rear of the property is still generally the most appropriate location for an addition.

- b. Rooftop additions that increase the floor height of a building shall be avoided.
- c. Additions shall be located so that they do not detract from, obscure, or require removal of character-defining features.
- d. Additions shall be located so that they can be removed in the future without damage to or destruction of the original building. Additions shall be compatible with the style, 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 shall be of equal or less height than the original building.
- d. Additions shall employ a roof form consistent with the original building.
- e. Large unbroken expanses of wall surfaces on primary elevations are out of character with the area and shall be avoided along the right-of-way. Additions shall employ bay articulation compatible with historic treatments in the commercial district. Masonry facings shall be used on street-facing additions in the downtown core. Other traditional cladding materials and compatible alternative materials may be appropriate on additions on arterial streets in consideration of the character, style, and materials of the original building.
- g. Door and window openings shall conform to the proportions, size, and rhythm of openings on the original building. Contemporary interpretation of historic door and window openings is encouraged. Replication conveys a false sense of history and is prohibited.

h. **Wood, wood-clad, and aluminum-clad windows with a baked-on enamel finish are generally appropriate.** Other materials will be reviewed by the HZC on a case-by-case basis. Fiberglass, fiberglass-clad, vinyl, and vinyl-clad windows are prohibited.

i. Simple detailing is encouraged. Additions shall be identifiable as a product of their own time. It should be clear what is historic and what is new.

j. Finishes and details shall be compatible with the original building in scale, profile, and texture. Designs shall be compatible with the existing organization of space along the street edge. In general, new construction shall maintain a cohesive street wall with no setback based on historical precedent in the district. The façade of a new building in the commercial core shall span the entire width of a lot. Leaving vacant lot space on the sides of a building is not appropriate in consideration of historic design trends in the district.

c. Corner buildings shall be set at the street wall on all street-facing elevations.

d. Buildings shall be oriented parallel to the street

Rooftop additions are generally discouraged. In cases where a rooftop addition is permitted, it shall be setback from the face of the building to minimize its appearance and maintain perception of the building's original massing.

b. Skylights, vents, rooftop gardens, rooftop decks, and rooftop mechanical equipment such as airhandling units shall be placed toward the rear elevation or in inconspicuous locations where they will not detract from the character of the building. Installation on a façade roof slope or flat roof near the front face of the building is prohibited.

c. Rooftop additions shall be designed to be compatible with the building in scale and composition as well as the character of the surrounding district.

d. New rooftop features that require alteration of the original roof shape and configuration or cause damage or removal of character-defining features and materials are prohibited.

e. Utilizing round downspouts (either copper or painted to match a building's trim) is most appropriate for drainage systems in the commercial district. Coordinating collector systems among adjacent buildings to minimize the number of installations is encouraged.

f. The installation of architectural details such as decorative cornices and brackets along the roofline of a building when there is no historical precedent conveys a false sense of history and is prohibited.

Item 1 Staff Comment: This rooftop addition is designed to be compatible in scale to the building and is placed at the rear elevation that does alter the configuration and character of the building. Likewise, this rooftop addition does not add another story to the overall building, but infills and area of open roof space for the expansion of the second floor. The installation of windows is placed in a symmetrically manner utilizing an aluminum wood clad material type and appropriate design that adhere to the guidelines.

Item 2: Placement of storefront style doors on rear elevation

maintaining historic windows and doors on minimally visible secondary and rear elevations is encouraged.

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.

Item 2 Staff Comment:

Storefront style entry doors are typically prohibited for new construction within the historic district. It would be recommended that a fiberglass style door be utilized in adhering to guideline section 5.21 as described above to embrace sympathetic changes to windows and doors on secondary and rear elevations.

Item 3: Brick surface to be painted on west elevation

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

Item 3 Staff Comment: As a brick surface that has been historically painted, the guidelines allow for the masonry surface to be painted.

Item 4: Renewal of previously approved COA (COA 20-0012) for front façade modification.

COA 20-0012 was approved in February 2020 for the front façade modification of a non-traditional storefront to a traditional storefront design. The design included all new aluminum wood clad windows with aluminum wood clad shopfront windows and double doors. This façade modification would comply with the guidelines. Per the guidelines, if work has not commenced within one year of receiving a COA, then the COA becomes null and void. This renewal request would continue the allowance of a previously approved COA.

Alternative Motions:

Alternative Motion [Approve]:

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

Alternative Motion [Approve Subject to Conditions]:

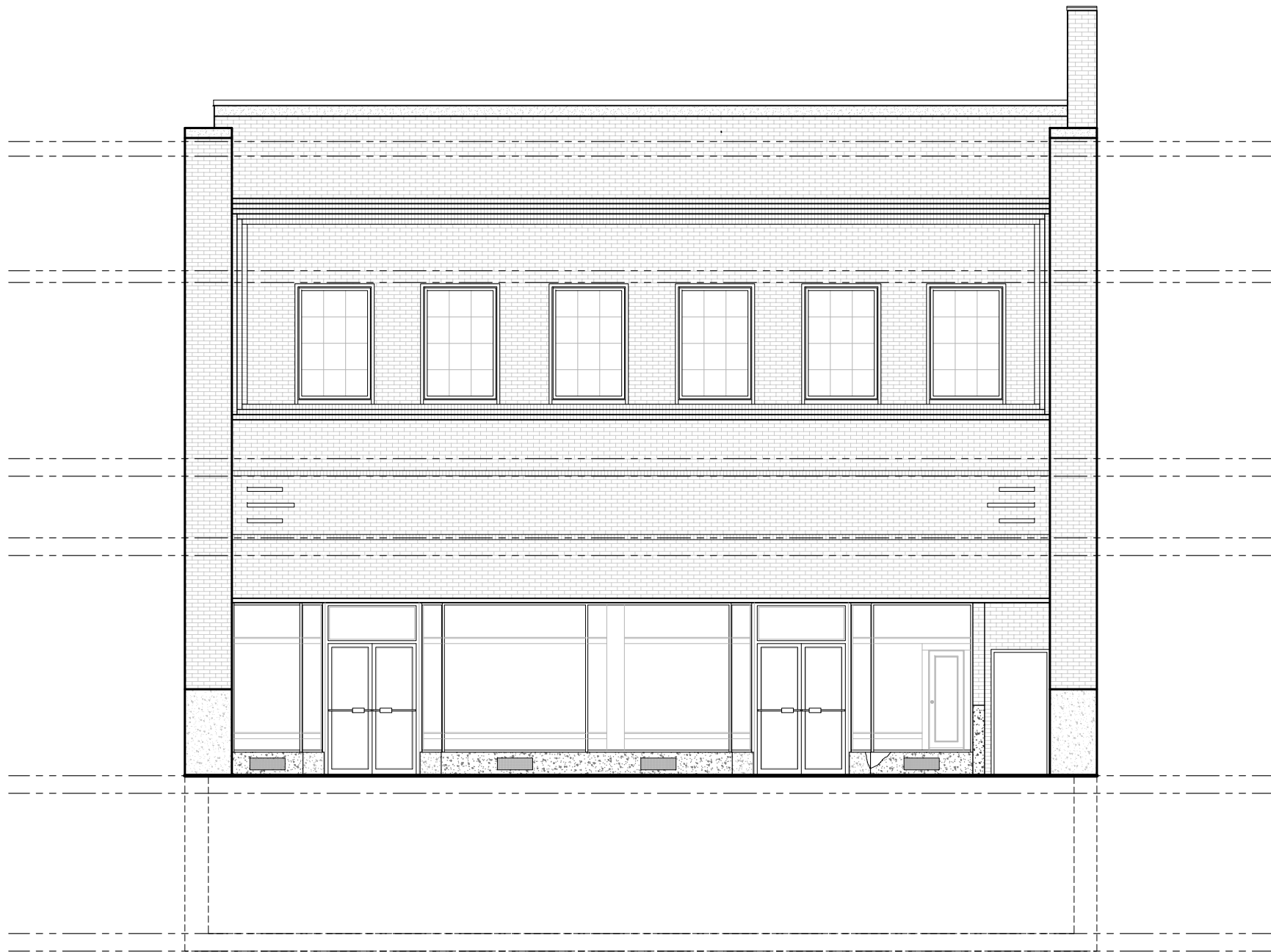
Move to approve issuance of a Certificate of Appropriateness and find that the proposed signage conforms to the Historic District Design Guidelines subject to the following conditions: [list conditions of approval].

Alternative Motion [Table for Future Consideration]:

Move to find that there is insufficient information to decide, table the application, and request that the applicant provide: [list additional information] for review at a future meeting.

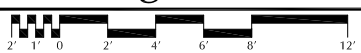
Alternative Motion [Deny]:

Move to find that the project is not compatible with the Historic District Design Guidelines, and deny issuance of a Certificate of Appropriateness [list reasons for denial].



1

Existing Front Elevation



Scale: 1/8"=1'-0"

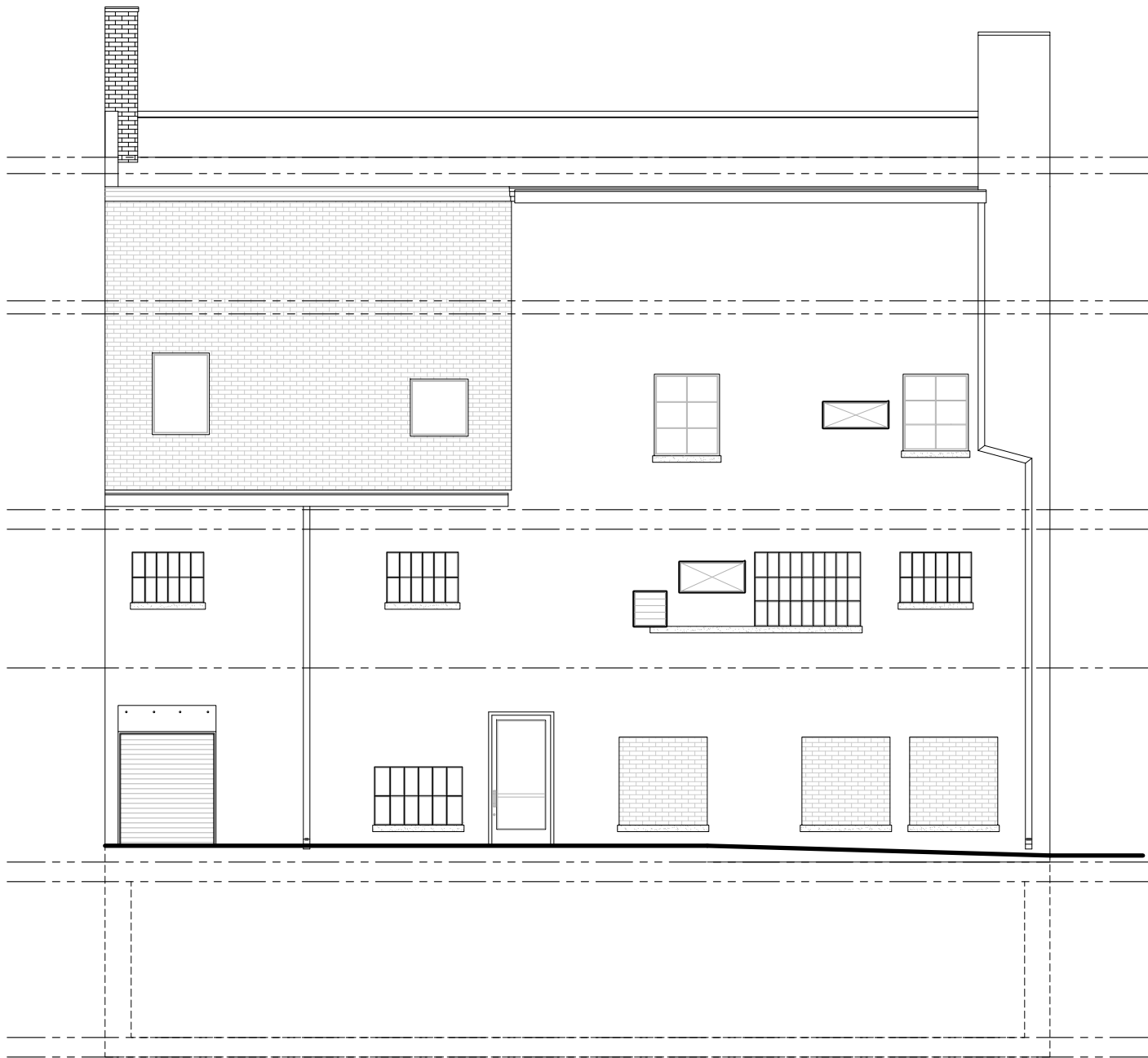
Drawings:	
Existing Front Elevation	
Date:	01.17.2020



A New Renovation for:
The Brooks-Doyle Development

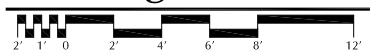
114 & 116 West 7th St.
Columbia, Tennessee 38401

EX2.1



1

Existing Rear Elevation



Scale: 1/8"=1'-0"

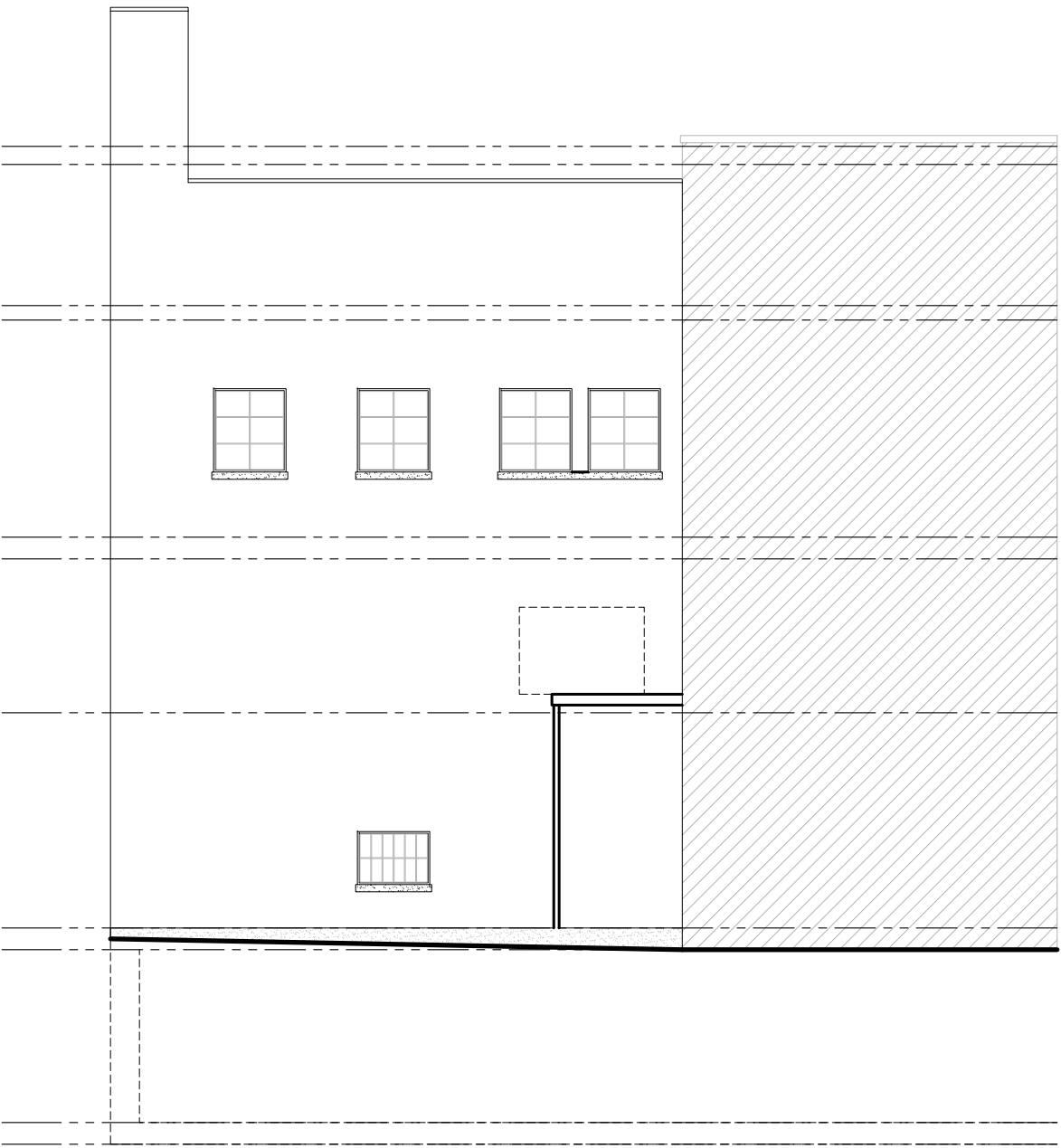
EX2.2



A New Renovation for:
The Brooks-Doyle Development
114 & 116 West 7th St.
Columbia, Tennessee 38401

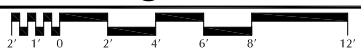
Drawings:
Existing Rear Elevation

Date:
01.17.2020



1

Existing West Elevation



Scale: 1/8"=1'-0"

EX2.3



Drawings:	
Existing West Elevation	
Date:	01.17.2020

A New Renovation for:
The Brooks-Doyle Development
114 & 116 West 7th St.
Columbia, Tennessee 38401

PREVIOUSLY APPROVED FEB 2020



1 Proposed Front Elevation
Scale: 1/8"=1'-0"

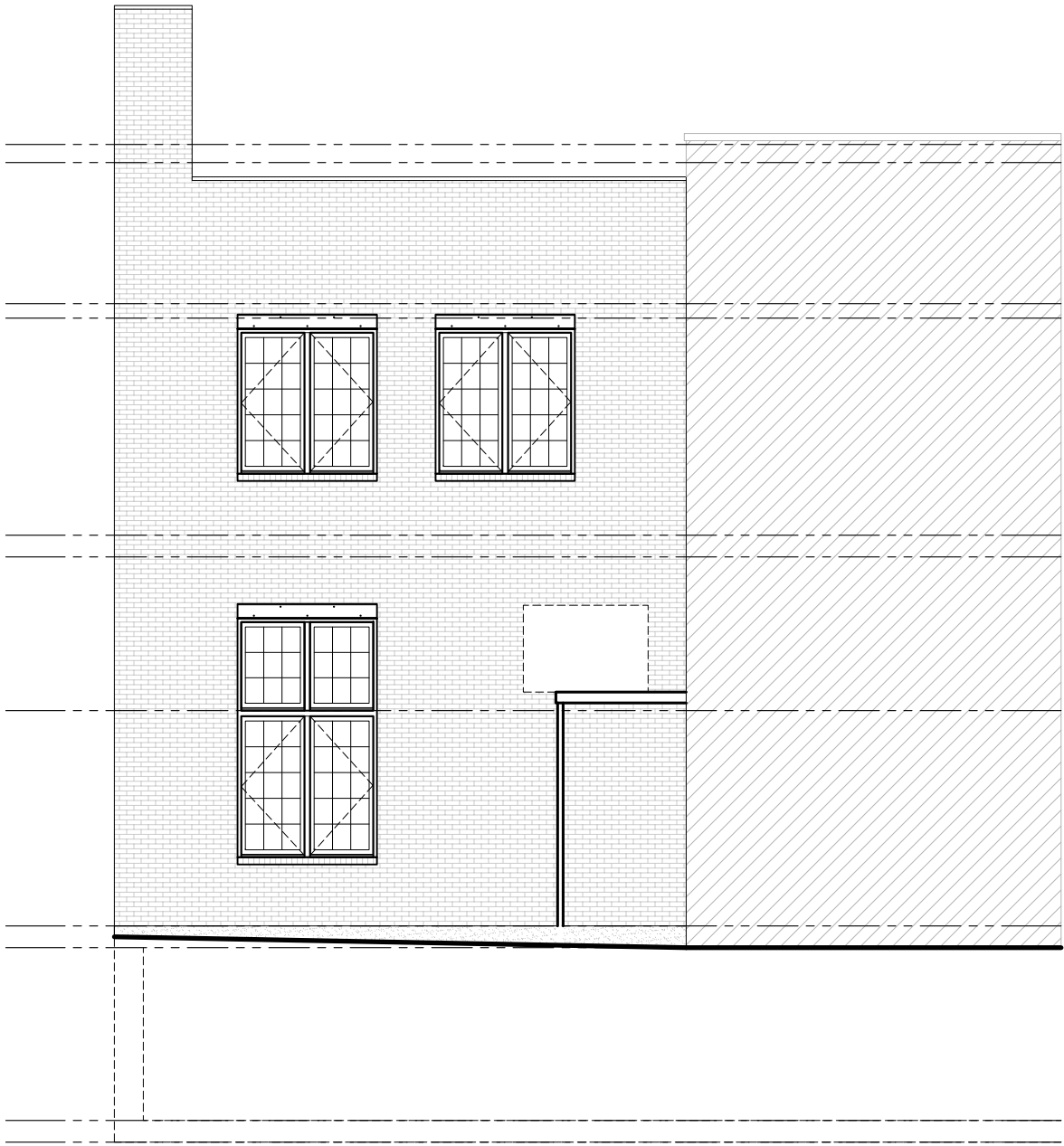


PREVIOUSLY APPROVED FEB 2020



1 Proposed Rear Elevation
Scale: 1/8"=1'-0"

PREVIOUSLY APPROVED FEB 2020



1 Proposed West Elevation
Scale: 1/8"=1'-0"



PREVIOUSLY APPROVED FEB 2020



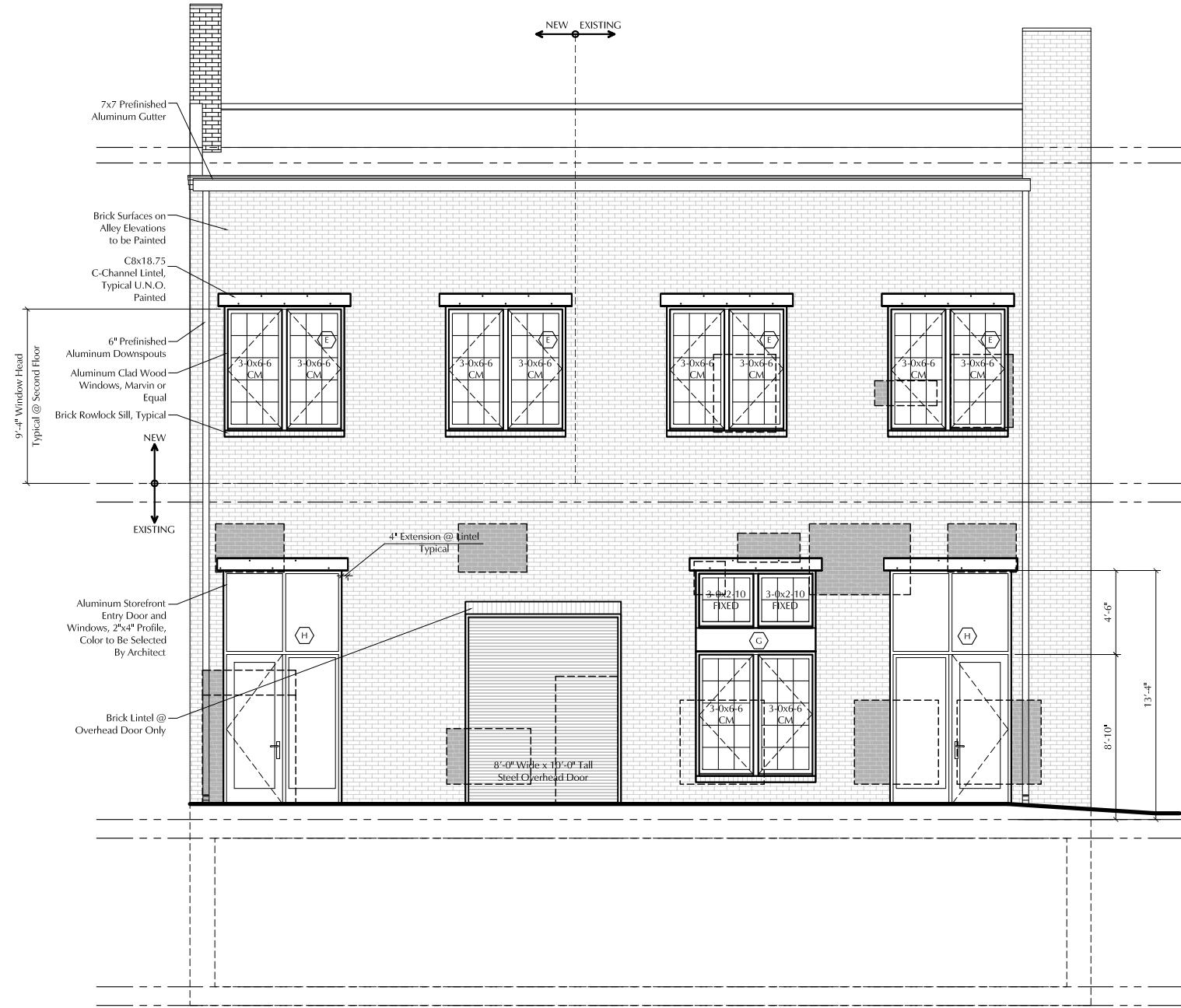


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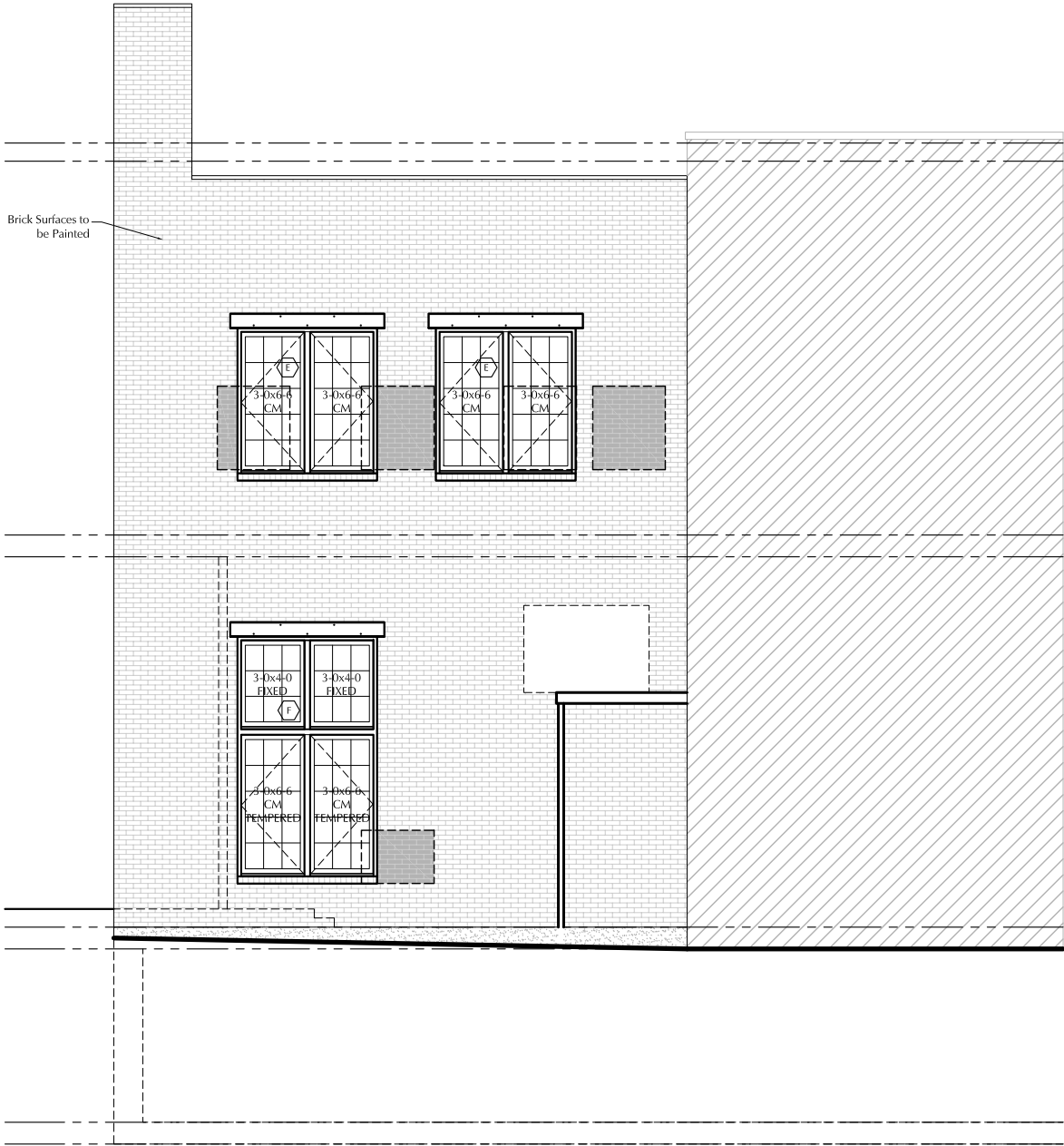




1 Proposed Rear Elevation
Scale: 1/8"=1'-0"



Drawings:	Proposed Rear Elevation
Date:	11.17.2022



1

Proposed West Elevation

Scale: 1/8"=1'-0"

A2.3

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Drawings:
Proposed West Elevation
Date:
11.17.2022

A New Renovation for:
The Brooks-Doyle Development

114 & 116 West 7th St.
Columbia, Tennessee 38401

PROPOSED SCHEMATICS



CITY OF COLUMBIA TENNESSEE
HISTORIC ZONING COMMISSION
STAFF REPORT

CONTACT INFORMATION

Austin Brass, City Planner abrass@columbaitn.com (931)560-1560

DOCKET/CASE/APPLICATION
NUMBER

CA 22-0311

HEARING DATE

N/A

APPLICANT/PROPERTY OWNER

Gabe Howard, Live Water LLC

PROPERTY ADDRESS/LOCATION

105 East 6th Street

PROJECT DESCRIPTION:

The applicant requests a Certificate of Appropriateness for 105 East 6th street that includes the modification of a storefront design to include a redesigned storefront with aluminum wood clad windows and aluminum wood clad double doors. This proposal includes that reclaimed brick be infilled at the front left corner with the repainting of existing painted masonry façade.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
Central Business District (CBD)	Commercial	Central Business District/ Commercial	Exterior Alterations/ Storefront Modification	Local – Downtown Commercial National- Columbia Commercial

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

Review Status and History:

Submission Status: Third request for a Certificate of Appropriateness for this address.

Previous Approvals: 19-0151- Request for the placement of new wall mounted signage, approved.
17-008- Request for the placement of new wall mounted signage and painting of masonry surface, approved.

1984 Historic Properties Inventory Details: None listed. Tax inventory list that this structure was constructed in 1910.

Proposed Alterations:

Item 1: Modification of front storefront style façade to aluminum wood clad windows and double doorway.

Item 2: Repaint brick and rebuild corner from re-claimed brick with the addition of gas or electrical lanterns.

Historic District Design Guidelines Referenced:

The requested alterations were reviewed against the standards contained in the *City of Columbia Commercial Design Review Guidelines Manual*. The relevant sections of manual are included. Staff comments/evaluations are summarized at the end of each section.

Item 1: Modification of front storefront style façade to aluminum wood clad windows and double doorway.

5.12 When Necessary due to absence, total loss, or advanced deterioration, reconstruct storefronts to be compatible with the building and district.

a. Where a historic storefront is deteriorated beyond repair, new storefronts compatible with the original in scale, profile, composition, transparency, and visual character shall be used.

b. Where a historic storefront is missing, compatible new designs shall be based on physical or documentary evidence. In the absence of sufficient evidence, a design with simple detailing and traditional storefront elements shall be used. Designs shall employ a predominately glass storefront to maintain a degree of transparency compatible with historic precedents in the district, and storefront entrances shall be placed in traditional locations.

c. Reconstructed or new storefronts shall be comprised of materials that are visually and structurally compatible with traditional storefronts in the district. Unpainted wood surfaces and bright metallic finishes are not appropriate unless historically present or consistent with the visual character and age of the building

5.15 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 or feature, only the damaged component shall be replaced. Total replacement of an entire assembly is prohibited when only localized deterioration is present.
- b. New doors shall fit the original opening. Visibly enlarging or reducing an opening for a new door is prohibited.
- c. When replacing existing historic doors, new doors shall be compatible with the size, proportions, glazing, and configuration of the existing door. In kind materials are strongly encouraged. Alternative materials will be reviewed on a case-by-case basis.
- d. When replacing non-original doors, new doors shall be compatible with the character and style of the building as well as traditional precedents in the district. Residential doors are prohibited on commercial buildings unless the building has been converted from residential use.

5.16 Maintain Compatibility When Storefront Windows Require Replacement

- e. Deteriorated but serviceable elements such as framing members, piers, transoms, and bulkheads shall be repaired.
- f. Damaged historic glass shall be replaced with new glass that matches the clarity of the original and fits the original opening.
- g. When replacement of a window unit is necessary, new units shall match the original in size, proportions, character, and finish as closely as possible. Replaced framing members shall be visually compatible with the scale, spacing, texture, and profile of the storefront.

Item 1 Staff Comment:

This proposal modifies a non-traditional storefront with storefront style glass and doors to a more traditional storefront design with aluminum wood clad window units with transoms including composite double doors with full glass insets. Additional composite decorative trim will be added.

Item 2: Repaint brick and rebuild corner from re-claimed brick with the addition of gas or electrical lanterns.

Historic light fixtures shall be retained, maintained, and repaired. Retaining historic features in their original location is strongly encouraged but relocation along the same building elevation may be considered.

Fixtures shall be compatible with the character of individual properties in scale, placement, color, profile, and style.

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.

Fixtures shall be of metal. Fixtures shall have a dark matte finish unless they are of copper or bronze.

The use of colored lamps in light fixtures is not appropriate and is discouraged. Using warm bulbs to minimize harsh lighting in the district is encouraged.

Exposed conduit, wiring, and junction boxes are prohibited.

Fluorescent tube lighting and flood lights shall not be placed on a street-facing elevation.

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

Item 2 Staff Comment:

A gas or electrical lantern may be considered with compatible to the scale of the building. It would be conditioned that details of the fixture be a dark matte finish in lieu of a glossy finish in keeping with the guidelines as described. As noted in previous requests, this property was approved to be painted in *HZC 17-008*. The guidelines do allow masonry surfaces that have been painted to continue to be painted to maintain the integrity of the masonry.

Alternative Motions:

Alternative Motion [Approve]:

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

Alternative Motion [Approve Subject to Conditions]:



CITY OF COLUMBIA TENNESSEE
HISTORIC ZONING COMMISSION
STAFF REPORT

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

Alternative Motion [Table for Future Consideration]:

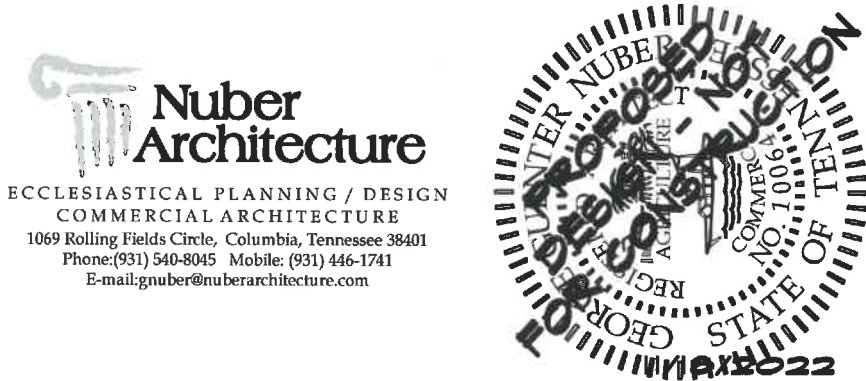
Move to find that there is insufficient information to make a decision, table the application, and request that the applicant provide: [list additional information] for review at a future meeting.

Alternative Motion [Deny]:

Move to find that the project is not compatible with the Historic District Design Guidelines, and deny issuance of a Certificate of Appropriateness [list reasons for denial].

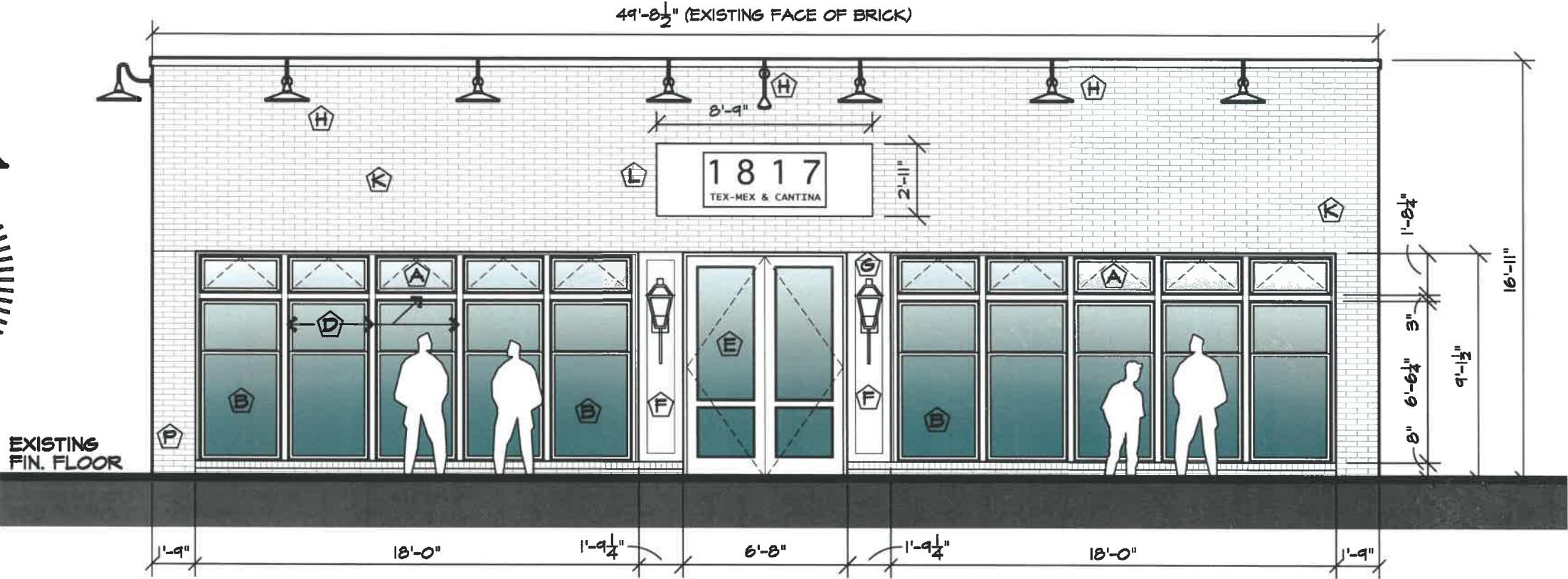
Facade Improvement for 105 East 6th Street

1817 Tex Mex & Cantina
Columbia, Tennessee



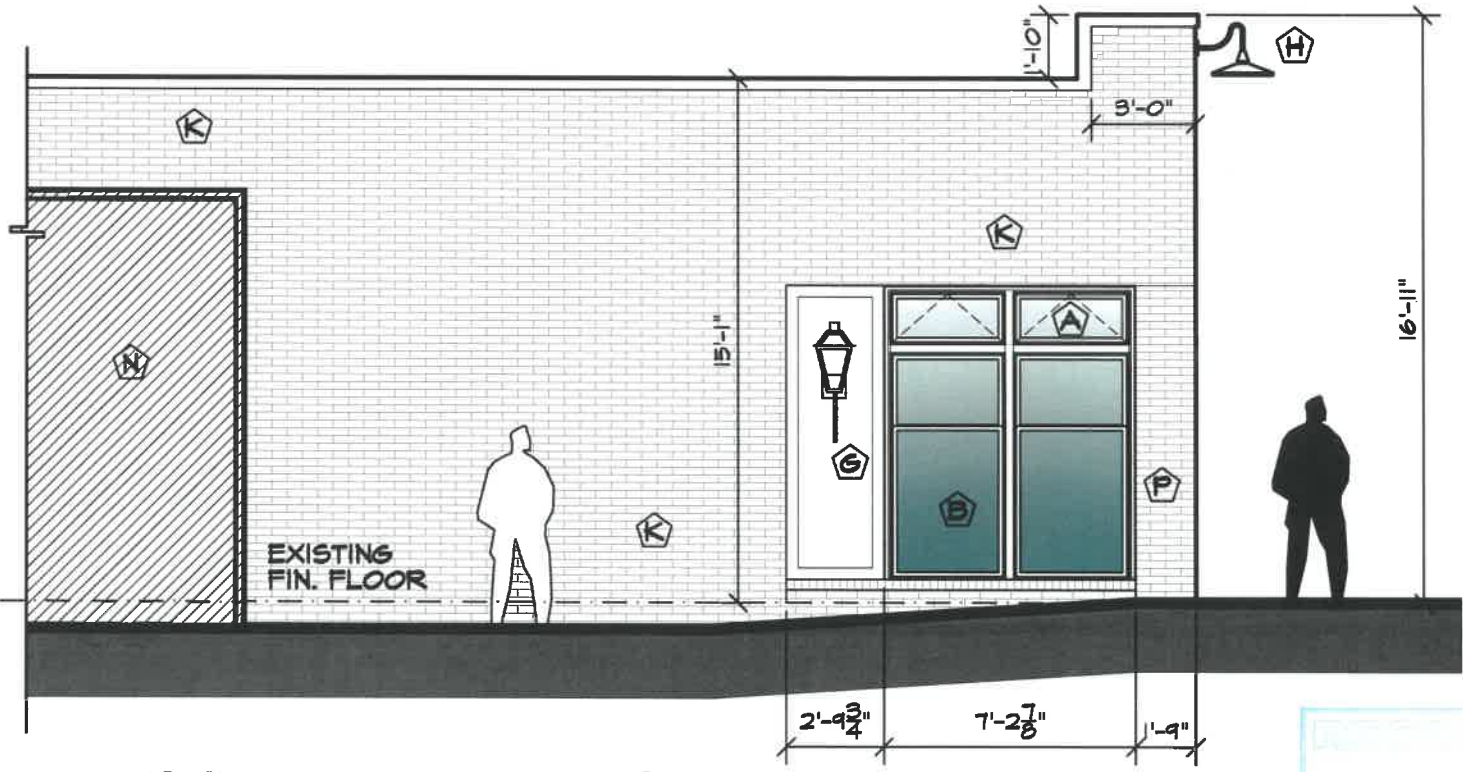
KEYNOTE LEGEND

- A** JELDWEN ALUMINUM CLAD WOOD AWNING WINDOW W/ DARK BRONZE FINISH (TINTED, TEMPERED, AND INSULATED GLAZING)
- B** JELDWEN ALUMINUM CLAD WOOD 1/3 SINGLE HUNG WINDOW UNIT (TINTED, TEMPERED, AND INSULATED GLAZING)
- C** ALUMINUM BRICK MOLD TRIM BY WINDOW MANUFACTURER AT PERIMETER OF WINDOW UNITS)
- D** DARK BRONZE ALUMINUM JAMB CLOSURE BETWEEN WINDOW UNITS
- E** JELDWEN COMMERCIAL OUTSWINGING DOUBLE DOOR UNIT (ALUMINUM CLAD WOOD UNIT) W/ PANIC DEVICES; COLOR TO BE DARK BRONZE
- F** CEMENTITIOUS PANEL W/ CEMENTITIOUS TRIM (PAINTED) TO COVER NEW RELOCATED STRUCTURE SUPPORT OF EXISTING CONCRETE LINTEL
- G** GAS OR ELECTRICAL LANTERNS (TYPE TO BE DETERMINED)
- H** EXISTING GOOSENECK LIGHTING FIXTURES TO REMAIN (RELAMP)
- J** REPAIRED METAL COPING
- K** EXISTING PAINTED BRICK TO BE REPAINTED COLOR TO BE DETERMINED
- L** NEW METAL BACKPLATE W/ RAISED METAL SILHOUETTE SIGN (FINAL SIGNAGE DESIGN TO BE SUBMITTED AT A LATER DATE AND DOES NOT REQUIRE APPROVAL WITH THIS APPLICATION)
- M** EXISTING BRICK VENEER MORTAR DAMAGED BY WATER INTRUSION TO BE TUCK POINTED AND REPAINTED (EXISTING BRICK WHICH ARE DAMAGED WILL BE REPLACED WITH PROPER SIZE AND FACE TEXTURE)
- N** EXISTING ADJACENT LANDOWNER FACILITY SHOWN FOR CONTEXT (NO WORK WILL BE PERFORMED ON THIS FACILITY AS A PART OF THIS APPLICATION REQUEST)
- P** BUILD BRICK CORNER FROM EXISTING BRICK RECLAIMED BRICK FROM DEMOLISHED AREAS



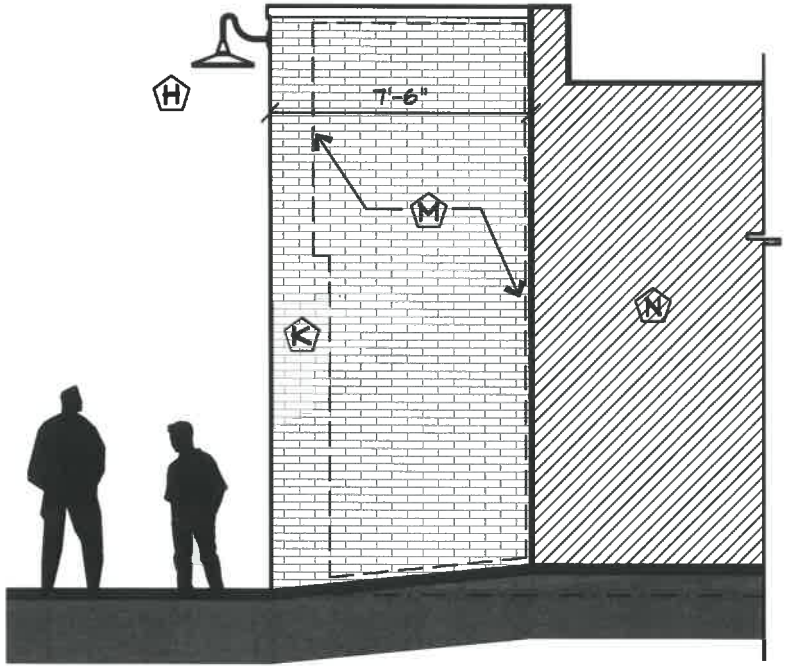
PROPOSED SOUTH BUILDING ELEVATION

3/16" = 1'-0"



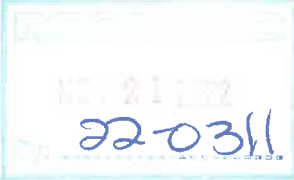
PROPOSED WEST BUILDING ELEVATION

3/16" = 1'-0"



PROPOSED EAST BUILDING ELEVATION

3/16" = 1'-0"



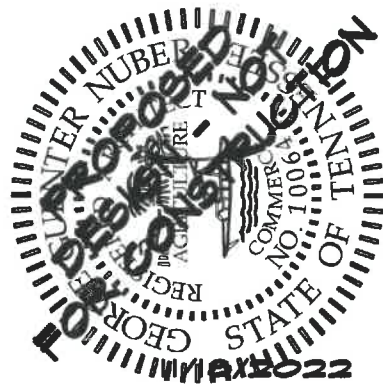
Facade Improvement for 105 East 6th Street

1817 Tex Mex & Cantina
Columbia, Tennessee



**Nuber
Architecture**

ECCLESIASTICAL PLANNING / DESIGN
COMMERCIAL ARCHITECTURE
1069 Rolling Fields Circle, Columbia, Tennessee 38401
Phone: (931) 540-8045 Mobile: (931) 446-1741
E-mail: gnuber@nuberarchitecture.com



KEYNOTE LEGEND

- A** EXISTING SIGNAGE TO BE REMOVED
- B** EXISTING METAL AWNING TO BE REMOVED AND BRICK REPAIRED AT MOUNTS AND FLASHING TRIM
- C** EXISTING ALUMINUM STOREFRONT TO BE DEMOLISHED
- D** EXISTING BRICK VENEERED CONCRETE SUPPORT TO BE REMOVED TO PREPARE FOR NEW DOUBLE ENTRANCE DOOR AND SUPPORT OF EXISTING CONCRETE BEAM TO REMAIN. SEE PROPOSED ELEVATIONS FOR DESIGN INTENT
- E** EXISTING CITY SIDEWALK/LANDSCAPE TO REMAIN
- F** EXISTING GOOSENECK LIGHTING TO REMAIN
- G** EXISTING SINGLE ENTRANCE DOOR TO BE REMOVED
- H** EXISTING GOOSENECK LIGHTING FIXTURES TO REMAIN (RELAMP)
- J** REPAIRED METAL COPING
- K** EXISTING PAINTED BRICK TO BE REPAINTED COLOR TO BE DETERMINED
- L** EXISTING ELECTRICAL SERVICE TO REMAIN AND ONLY BE MODIFIED IN THE PARTICULARS FOR THIS PROJECT AND TO MEET THE NEWER CODES
- M** EXISTING PAINT REMOVED TO PREPARE FOR DAMAGED MORTAR/BRICK TO BE REPAIRED
- N** EXISTING BRICK ROWLOCK TO REMAIN EXCEPT WHERE NEW WORK AT NEW DOUBLE ENTRANCE IS PERFORMED. SEE PROPOSED BUILDING ELEVATIONS FOR DESIGN INTENT
- P** EXISTING ADJACENT LANDOWNER FACILITY SHOWN FOR CONTEXT (NO WORK WILL BE PERFORMED ON THIS FACILITY AS A PART OF THIS APPLICATION REQUEST)



CERTIFICATE OF APPROPRIATENESS APPLICATION
HISTORIC ZONING COMMISSION

APPLICANT

NAME	Gabe Howard	PHONE	(615) 604-8668
ADDRESS	1270 Cranford Hollow Road Columbia, Tennessee 38401	EMAIL	gabe0723@gmail.com

PROPERTY OWNER

NAME	Live Water LLC	PHONE	(931) 626-0241
ADDRESS	17A Public Square, Columbia, Tn.	EMAIL	dan@mcewengroup.com

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): Concept Elevation Approval	

PROJECT INFORMATION	
ADDRESS: 105 East 6th Street Columbia, Tennessee 38401	
SQUARE FOOTAGE OF PROPOSED ADDITIONS NEW CONSTRUCTION : EXISTING: 3,549 _ ft ² PROPOSED: 3,549 _ ft ²	
HEIGHT OF STRUCTURE FOR ADDITIONS NEW CONSTRUCTION : EXISTING: 16'-1" _ ft PROPOSED: 16'-1" _ ft	
SQUARE FOOTAGE OF PROPOSED SIGNAGE: Official Signage Design submitted at a later date	

PROJECT INFORMATION: DESCRIPTION & SCOPE OF PROJECT
DESCRIBE PROPOSED PROJECT(S) AND LIST ALL PROPOSED MATERIALS. ATTACH ADDITIONAL SHEETS IF NECESSARY: We are requesting to upgrade the front portion of our existing facility by replacing windows/doors as depicted by Nuber Architecture, provide a new double entrance door, modify the existing structural supports either side of the proposed door, remove the metal awning, repaint the existing painted brick and get general approval for the proposed signage placement and size. Official signage application will follow at a later date. We plan to use aluminum clad wood window units by Jeld-wen. To facilitate the window solution, we plan to reclaim brick from the structural supports to build a new brick veneer corner on the southwest corner as depicted in the elevations for symmetry and to cover the existing interior steel pipe column which holds up the current concrete beam.

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

GABRIEL HOWARD
APPLICANT NAME

[Signature]
APPLICANT SIGNATURE

11/21/22
DATE

Live Water LLC
PROPERTY OWNER NAME

[Signature]
PROPERTY OWNER SIGNATURE

11/21/22
DATE

STAFF USE ONLY

DOCKET NO.		FEE PAID	
RECEIPT NO.		REQUESTED AGENDA	
DATE NOTICES SENT TO ADJACENT PROPERTY OWNERS			
DATE OF PUBLIC NOTICES IN DAILY HERALD			
COMMISSION ACTION			

PROPOSED PROJECT TYPE	ROUTINE MAINTENANCE (NO REVIEW REQUIRED)	STAFF APPROVAL	HZC REVIEW
ADDITIONS			
Construction of an addition in the commercial area			X
Construction of an addition on a rear elevation in a residential area		X	
Construction of an addition on a street-fronting face in a residential area			X
NEW CONSTRUCTION			
New construction in residential or commercial areas			X
FENCES, WALLS, AND LANDSCAPE FEATURES			
Replacement and new landscape features		X	
SIGNAGE			
Replacement of signage with new signage that replicates the original sign		X	
Installation of all new signs or replacement of signs with new designs, materials, or configurations			X
Temporary signage		X	
ARTWORK			
Installation of all public art and murals			X
DEMOLITION AND RELOCATION			
All demolition and relocation			X