



The Columbia Historic Zoning Commission will meet on Thursday, January 19, 2023 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

III. Old Business

IV. New Business

1. Request from Gray Enterprises for structure demolition at 1110 S. High Street.

Documents:

1. Staff Report
2. Existing Conditions
3. Application

2. Request from James Sloan for signage approval at 814 S. Main Street.

Documents:

1. Signage Proposals
2. Application
3. Staff Report

V. Other Business

1. Request from Development Services for review of the Historic District Guidelines regarding construction additions in residential areas.

Documents:

1. Appendix D - Additions
2. Staff Approvals

Documents:

None

VI. Adjourn

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

The 2023 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 accessed from the City's website.

For other questions, please contact the Department of Development Services at 931-560- 1560.



CITY OF COLUMBIA TENNESSEE HISTORIC ZONING COMMISSION STAFF REPORT

CONTACT INFORMATION

Kevin C. McCarthy, Planning Associate II, kmccarthy@columbiatn.com, 931-560-1531

DOCKET/CASE/APPLICATION NUMBER

CA 22-0323

APPLICANT/PROPERTY OWNER

Gray Enterprises/ 9th & Main LLC

HEARING DATE

N/A

PROPERTY ADDRESS/LOCATION

1110 S. High Street

PROJECT DESCRIPTION: Certificate of Appropriateness for Accessory Structure

The applicant requests a Certificate of Appropriateness to demolish a fire damaged multi-unit residential structure.

The subject property, a 2,670 square foot folk victorian style home constructed in 1910, is located in the Athenaeum Historic District. The structure features a porch across the front façade with distinguishing ornamentation on the posts and brackets. The home was badly damaged by a structure fire in June of 2022. The structure is uninhabitable.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
CD-4 (General Urban)	Single-Family Residential Lot (Active Construction)	MRC (Single-Family Residential/Vacant)	Demolition of existing Accessory Structure and Construction of a New Accessory Structure	Athenaeum

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

Review Status and History:

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

Previous Approvals: N/A

1984 Historic Inventory: N/A.

Proposed Alterations

Demolish existing 2,670 square foot structure.

Historic District Design Guidelines Referenced:

Staff reviewed the request for consistency with the *City of Columbia Historic Design Guidelines* for residential new construction. The relevant sections of the Guidelines are listed below; the most applicable standards are **bolded** and underlined. Staff comments follows in the next section.

Note on Non-Contributing Structures (p. 9-2)

These guidelines are intended primarily for contributing resources in the city's historic districts. Noncontributing buildings generally have more lenient thresholds for approval of demolition at the discretion of the HZC.

9.1 Carefully Consider the Effects of Demolition Prior to Pursuing Approval

- Historic properties shall be maintained and preserved. Demolition of contributing resources shall generally be prohibited.
- Evaluating alternatives to demolition and working with Development Services and the HZC prior to seeking approval for demolition is strongly encouraged. Such alternatives may include pursuing adaptive reuse strategies, selling the property to another party, or mothballing (neutral use buildout) of the building until a new use can be identified.
- Efforts to identify alternatives to demolition shall be documented such as professional structural reports, and staff reviews which shall be submitted as part of the request for demolition made to the HZC.

9.1 Carefully Consider the Effects of Demolition Prior to Pursuing Approval

- Salvaging intact and significant architectural materials and features such as windows, doors, hardware, and siding that could be used on other buildings is strongly encouraged.
- Protect significant site features such as mature trees and masonry walls from inadvertent damage. Promptly clear the site of all debris following demolition. Property owners shall ensure there is no damage to neighboring properties.
- Redevelopment plans for the site shall be compatible with the existing character of the district. All redevelopment plans within the boundary of the historic district in which the demolition occurs shall be reviewed and approved by the HZC in accordance with the guidelines.
- A permanent record of the property shall be created prior to demolition. This generally includes photographs but also may include documents such as drawings that illustrate the building's character. The HZC will determine on a case-by-case basis the level of documentation required in consideration of the character and significance of the building being demolished.

Staff Analysis:

- The structure to be demolished is non-contributing. Although the Athenaeum District is City designated as a Historic District, it is not listed on the National Register of Historic Places (three structures located within the district are listed on the Register).
- The structure has been badly damaged by a structure fire and poses a threat to public safety. If the property owner does not willingly remove the structure, the city will compel demolition.
- There may be salvageable material that can be used on other buildings.
- It may be useful to further document the appearance of the structure while it is extant in order to inform future assessments of the character of the Athenaeum District.

Recommendation

Approve Subject to Conditions

Recommended Motion:

Move to approve issuance of a Certificate of Appropriateness and find that demolition of the existing structure conforms to the Historic District Design Guidelines subject to the following conditions:

- That the applicant provide photographic documentation of the existing structure; and
- That the applicant provide staff salvage any elements of the building which can be used on other buildings.

Alternative Motions:

Alternative Motion [Approve]:

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

Alternative Motion [Defer for Future Consideration]:

Move to find that there is insufficient information to make a decision, defer 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 proposal is not compatible with the Historic District Design Guidelines, and deny issuance of a Certificate of Appropriateness [list reasons for denial].









CERTIFICATE OF APPROPRIATENESS APPLICATION
HISTORIC ZONING COMMISSION

APPLICANT

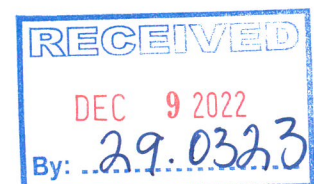
NAME	GRAY ENTERPRISES, INC	PHONE	615-727-4088
ADDRESS	118 CEMETERY AVE - COLUMBIA	EMAIL	SAMUELGRAY@GMAIL.COM

PROPERTY OWNER

NAME	9TH + MAIN LLC	PHONE	SAME
ADDRESS	118 CEMETERY AVE	EMAIL	

PROJECT INFORMATION: WORK SPECIFIC

☐ NEW CONSTRUCTION (select type) ☐ Principle Structure ☐ Accessory Structure		☐ NEW ADDITION (select type) ☐ Principle Structure ☐ Accessory Structure	
☒ DEMOLITION (select type) ☒ 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 (select type) ☐ Wall ☐ Freestanding ☐ Window ☐ Temporary ☐ Other ☐ EXTERIOR ALTERATIONS (select type) ☐ 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>1110 S HIGH ST</u>	
SQUARE FOOTAGE OF PROPOSED ADDITIONS/NEW CONSTRUCTION:	
EXISTING: _____ ft ²	PROPOSED: _____ ft ²
HEIGHT OF STRUCTURE FOR ADDITIONS/NEW CONSTRUCTION:	
EXISTING: _____ ft	PROPOSED: _____ ft
SQUARE FOOTAGE OF PROPOSED SIGNAGE	

PROJECT INFORMATION: DESCRIPTION & SCOPE OF PROJECT
DESCRIBE PROPOSED PROJECT(S) AND LIST ALL PROPOSED MATERIALS. ATTACH ADDITIONAL SHEETS IF NECESSARY: <u>TO DEMO HOME DUE TO EXTENSIVE</u> <u>FIRE DAMAGE THAT HAS RENDERED</u> <u>THE STRUCTURE A LIABILITY</u> <u>TO PUBLIC SAFETY.</u>

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

SAM GRAY
APPLICANT NAME

[Signature]
APPLICANT SIGNATURE

12/5/2022
DATE

9TH J MAIN, LLC
PROPERTY OWNER NAME

[Signature]
PROPERTY OWNER SIGNATURE

12/5/2022
DATE

STAFF USE ONLY

DOCKET NO.	<u>27-0323</u>
RECEIPT NO.	

FEE PAID	
REQUESTED AGENDA	

DATE NOTICES SENT TO ADJACENT PROPERTY OWNERS	
DATE OF PUBLIC NOTICES IN DAILY HERALD	

COMMISSION ACTION	
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SCHEMATIC ELEVATIONS

814 S. MAIN STREET
columbia, tennessee

BAND SIGN CONCEPT



BLADE SIGN CONCEPT



Max width = 2'

OUTDOOR DISPLAY CASE WITH ADDRESS

GRAPHIC ON GLASS

REPLACE EXTERIOR LIGHT FIXTURE

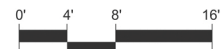


PAINT BENCHES AND BASES GREEN



MAIN STREET ELEVATION - SCHEMATIC

1/8"=1'-0"





HISTORIC ZONING COMMISSION
CERTIFICATE OF APPROPRIATENESS APPLICATION AND CHECKLIST

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. **Ten (10) hard copies of the request plus a PDF version on a thumb drive or CD.** 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, and then the applicant will be provided an opportunity 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. Building or demolitions 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 individual *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 website at www.columbiatn.com

REQUIRED APPLICATION SUPPORTING MATERIALS

Please consult the list below for the necessary supporting materials to include within application packets. **Ten (10 hard copies of the request plus a PDF version on a thumb drive or CD** 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 as determined 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	James Sloan- 906 Studio Architects	PHONE	(615) 721- 6016
ADDRESS	143 5th Ave. S., Franklin	EMAIL	james.sloan@906studio.com

PROPERTY OWNER

NAME	Natasha Hendrix	PHONE	(615) - 424 7040
ADDRESS	414 Main St, Franklin	EMAIL	mccrearysirishpub@gmail.com

PROJECT INFORMATION: WORK SPECIFIC

☐ NEW CONSTRUCTION <i>(select type)</i>		☐ NEW ADDITION <i>(select type)</i>	
☐ Principle Structure ☐ Accessory Structure		☐ Principle Structure ☐ Accessory Structure	
☐ DEMOLITION <i>(select type)</i>		☒ SIGNAGE <i>(select type)</i>	
☐ Principle Structure ☐ Accessory Structure ☐ Site Features		☒ Wall ☐ Freestanding ☒ Window ☐ Temporary ☐ Other	
☐ 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)		☐ EXTERIOR ALTERATIONS <i>(select type)</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.		☐ Roofing/Roof Structure (Dormers, Chimneys) ☐ Exterior Door Replacement/Alterations ☐ Exterior Window Replacement/Alterations ☐ Foundation Alterations ☐ Exterior Siding/Finishes/Masonry ☐ Porch/Deck Alterations ☐ Other (explain):	



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HISTORIC ZONING COMMISSION
STAFF REPORT

CONTACT INFORMATION

Austin Brass, City Planner, abrass@columbiatn.com 931-560-1531

DOCKET/CASE/APPLICATION
NUMBER

22-0331

HEARING DATE

N/A

APPLICANT/PROPERTY OWNER

James Sloan / Natasha Hendrix

PROPERTY ADDRESS/LOCATION

814 S Main Street

PROJECT DESCRIPTION: Certificate of Appropriateness

The applicant requests a Certificate of Appropriateness for the placement of a projecting blade sign with wall mounted lettering and replacement of exterior light fixture. An additional wall graphic is proposed on the glass door with new fabric over the doorway awning.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
CD-5	Retail	CD-5	Projecting Sign/ Wall Mounted Signage/ Awning Valance Signage	Downtown

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

DEFER

Review Status and History:

Submission Status: Sixth request for a COA

Previous Approvals: HAC 2018-32 – Request to install projecting signs at the front façade with two external spot lights, approved.

HZC 2017-22 – Request to install black canvas awning, rooftop deck and temporary banner signs, approved.

HZC 2017-06- Request to tuckpoint brick and repair damaged brick, approved.

HZC 2014-28- Request for complete façade renovation from partial building collapse, approved.

HZC 2013-11- Request for façade alteration, approved.

1984 Historic None Listed.
Inventory:

Proposed Alterations

- The proposed blade sign will not exceed 4 SF
- The proposed wall mounted signs will not exceed 9 SF
- The proposed menu board sign will not exceed 5 SF
- The proposed awning will be recanvassed in green fabric with 8'' tall lettering on the awning valance.
- Replacement of exterior light fixture.

Historic District Design Guidelines Referenced:

Staff reviewed the requested alterations for consistency with the *City of Columbia Historic Design Guidelines* for new signage. The relevant sections of the Guidelines are listed below

P. 8-13 Guidelines for Specific Signs (Projecting Signs)

Projecting signs (blade signs and pendant signs) are two-sided signs that are mounted on brackets or a horizontal member and extend out from the building face over the sidewalk. They are pedestrian-oriented signs that are most appropriate near an entrance or at a building corner.

- Projecting signs shall be mounted near a building's primary entrance or just to the side of it. Corner properties may place a projecting sign at the corner instead of at the building entrance.
- Projecting signs shall be oriented to the pedestrian and mounted no higher than the bottom of second-story windows. If a building does not have a second story, adjacent buildings should be used for reference. Projecting signs shall have a minimum of 7.5 ft. clearance above the sidewalk.
- Signs shall be scaled to the height and mass of the building.
- Signs shall be colorfast and resistant to corrosion.
- Signs shall not obscure or intrude upon character-defining features, other signs, windows, doors, or emergency exits.
- Signs shall provide sufficient space between the sign and wall plane (no less than 3 inches) to distinguish it as a separate visual element. Signs shall project no more than 4 ft. from the face of the building or two-thirds the width of the sidewalk, whichever is more.
- Using styles, shapes, colors, and materials that are complementary to the building is encouraged.
- Mounting brackets and horizontal members shall be simple in character and complementary to the sign design.
- In general, designing signs so that lettering is no more than 12 inches in height is encouraged.



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- Per the sign ordinance, projecting signs shall not exceed 8 sq. ft. per sign face. Signs that fall within the range of 4-6 sq. ft. per sign face are generally most appropriate.

Staff Comments:

Design Guidelines

- The blade sign will be located at least 7.5' above the sidewalk and not exceed 8 SF. The proposed sign does utilize more than three colors with the use of green, white, black, and brown as the backerboard material.
- The specific standards for projecting signs encourage signs within the range of 4-6 sq. ft. per sign face. The proposed sign meets this criterion.
- The wall mounted sign will meet the size criteria not exceeding 9 SF collectively with both sign sections and will utilize three colors with green, gold, and a brown backer board.
- A proposed menu board sign will be located on the ground level elevation that will be less than 5 SF and mounted near the public entrance per the guidelines.
- A proposal to replace the awning fabric adheres to the guidelines with the addition of sign content placed on the awnings valance. Per the guidelines, sign content shall be placed on the valance with signage utilizing legible typefaces and not exceeding 80 percent of a valance height.
- Exterior lighting shall be a matte finish and shine downward.

Recommendation:

Approve with Conditions that blade sign utilize three colors or less or utilize white or black as the backerboard color.

Recommended Motion:

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

Alternative Motions:

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 [Defer 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]:



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

(D) DESIGN REVIEW REQUIREMENTS

The following table provides a summary of commonly proposed projects in Columbia's historic districts and the level of design review required for each. This table is not intended to address every project that may be proposed. Questions regarding specific projects and the applicability of the design guidelines and review requirements should be directed to Development Services staff.

*** All requests for routine maintenance, staff approval, and HZC review must receive a recommendation from the West 6th Street Historic District advisory committee before work and/or application to the Columbia Historic Commission or staff.*

PROPOSED PROJECT TYPE	ROUTINE MAINTENANCE (NO REVIEW REQUIRED)	STAFF APPROVAL	HZC REVIEW
RESIDENTIAL AND COMMERCIAL BUILDINGS			
ARCHITECTURAL DETAILS			
Repair with no change in materials or design	X		
Replacement of existing features with in-kind materials and design or if not visible from the right-of-way		X	
Replacement of existing features with new materials and/or design, addition of new features, or removal of existing features visible from the right-of-way			X
AWNINGS AND CANOPIES			
Repair of existing features with no change in materials or design	X		
Replacement of existing features with a new feature that is consistent in scale, design, and material with existing features		X	
Replacement of existing awning with a new awning that is not consistent with the existing awning and installation of new awnings		X	
Replacement of existing canopy with a new canopy that is not consistent with the existing canopy and installation of new canopies			X
CHIMNEYS			
Repair of existing features with no change in materials or design	X		
Replacement of existing features, construction of new features, or removal of existing features visible from the right-of-way			X

PROPOSED PROJECT TYPE	ROUTINE MAINTENANCE (NO REVIEW REQUIRED)	STAFF APPROVAL	HZC REVIEW
RESIDENTIAL AND COMMERCIAL BUILDINGS			
DOORS			
Repair of existing features with no change in materials or design; replacement of hardware	X		
Replacement of existing features with compatible design or materials		X	
Replacement of existing features with new design or incompatible materials, installation of new openings, or removal of existing openings			X
Installation of storm doors that maintain appropriate visibility		X	
Installation of storm doors that are not compatible with traditional visibility			X
FOUNDATIONS			
Chemical treatments, tuckpointing of masonry, and alterations			X
GUTTER SYSTEMS			
Repair of existing features with no change in materials or design	X		
Covering over of built-in gutters with appropriate materials, no removal of features		X	
Installation of new gutters, removal of existing features, or replacement with new materials or design			X
MASONRY			
Chemical cleaning, tuckpointing, and alterations			X
PAINTING			
All painting, excluding unpainted masonry surfaces	X		
Painting of unpainted masonry surfaces			X

PROPOSED PROJECT TYPE	ROUTINE MAINTENANCE (NO REVIEW REQUIRED)	STAFF APPROVAL	HZC REVIEW
RESIDENTIAL AND COMMERCIAL BUILDINGS			
PORCHES			
Repair of existing features with no change in materials or design	X		
Replacement of existing features no change in materials or design or side and rear enclosures		X	
Replacement of existing features with a change in materials or design, removal of existing features, addition of new features, or façade enclosures			X
ROOFS			
Repair of existing roofs with no design or change in materials and replacement of existing roofs with no change in design or materials	X		
Replacement of existing roofs with change in materials but not visible from right-of-way		X	
Replacement of existing roofs with a change in design or materials, including solar tiles that mimic traditional materials, and visible from right-of-way			X
Alteration of the roofline, roof shape, or alteration or removal of details			X
SIDING			
Repair and replacement with no change in materials or design	X		
Replacement of deteriorated siding with fiber cement board		X	
Replacement of siding with a change in materials other than fiber cement board or a change in design, dimensions, direction; installation of new siding; or removal of existing siding to expose underlying material			X
WINDOWS			
Repair of existing features with no change in materials, configuration or design	X		
Replacement of existing windows with no change in dimension, configuration, style, or materials		X	
Replacement of existing windows with an accepted alternative material		X	
Replacement of existing windows with other materials, a change in character or style, installation of new window openings, or removal of openings			X

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	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