



The Columbia Historic Zoning Commission will meet on Thursday, March 9, 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. Case #23-0036 Request from Mark MacKenzie for demolition of an accessory structure at [613 Mayes Place](#).

Documents:

1. Existing Conditions and Site Plan
 2. Application
2. Case #23-0039 Request from Gail Lewis for exterior alterations at [311 W. 7th Street](#).

Documents:

1. All Documents
3. Case #23-0041 Request from Jennifer Gruber for exterior modifications at [415 W. 9th Street](#).

Documents:

1. All Documents
4. Case #23-0009 Request from Mike Wolfe for approval of accessory structure, fencing, and site and setting modifications at [616 N. Main Street](#).

Documents:

1. Exhibits v2
2. Exhibits v1
3. Application
5. Case #23-0044 Request from Kathryn York for exterior alterations at [28 Public Square](#).

Documents:

1. Window Box Example
2. 28 Public Square Sketch
3. Address Plaque
4. Project Summary
5. Application
6. Case #23-0046 Request from Mike Wolfe for exterior alteration at [315 W. 6th Street](#).

Documents:

1. All Documents

V. Other Business

1. Administrative Approvals

Documents:

1. CoA - 109 E. 6th
2. CoA - 616 N. Main
3. CoA - 931 S. Main

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 found accessed from the City's website.

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

ATTACHMENT A

RE: National Register of Historic Places

Per Austin Brass, City Planner:

"The register makes no mention of the outbuilding... As noted, there is no historical significance to the structure therefore it should not be of concern to allow for demolition."

Form No. 10-300a
(Rev. 10-74)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY
RECEIVED
DATE ENTERED

CONTINUATION SHEET ITEM NUMBER 7 PAGE 8

54. Bryant Residence (611 Mayes Place): ca. 1920, well-preserved, 1½ story Bungalow type house featuring hip roof, wide eaves, shed dormers at the front and entrance with rectangular shape transom and side light panels, front porch with tapered columns and carved caps.

55. Stevenson Residence (613 Mayes Place): ca. 1900, large, two-story house built in the late Victorian style featuring brick construction, white trim with gable roof, sawn brackets in the eaves, front porch with paired posts and bracketed cornice

List of non-conforming intrusions within the bounds of the District, detracting from the historic character or architectural integrity:

2. Cook-Harlan House parking lot (104 W. 6th Street): gravel lot on the east side of the property operated under the authority of the present owner.

3. Dentist Office (208 W. 6th Street): 1950, brick/frame residence converted on the interior for offices.

ATTACHMENT B

RE: Subject Structure to be Removed – Pictures



Front – East Elevation



Front & Side – Southeast Elevation



Rear & Side – Southwest Elevation



Rear – West Elevation



Rear & Side – Northwest Elevation

ATTACHMENT C

RE: Subject Residence to Remain Undisturbed at 613 Mayes Place – Pictures



Front – East Elevation



Rear – West Elevation

ATTACHMENT D

RE: Boundary Survey

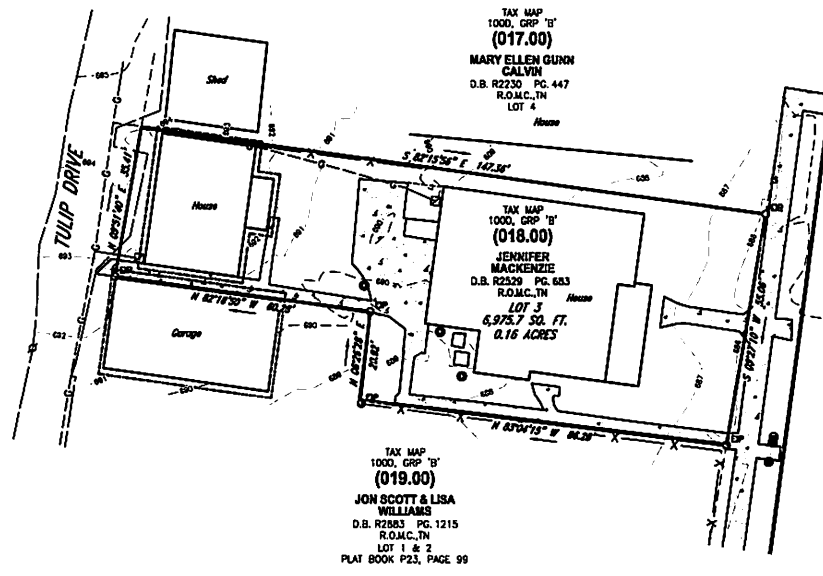


Surveyor's Notes

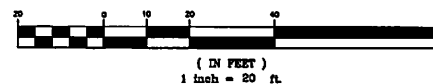
- All distances were measured with E.D.M. equipment and have been adjusted for temperature and pressure.
- The property (Boundary) Line Survey exceeds the minimum requirements of an Urban Land Survey Category 1 as per Standards of Practice adopted by the State Board of Examiners for Land Surveyors for the State of Tennessee, and the precision of the undisturbed survey is greater than 1 foot in 10,000 feet.
- Information concerning site utility services and appurtenances shown hereon is based on visible evidence noted during the survey, information provided by utility representatives or information shown on original construction plans by other. Information and location of service lines on site should be considered approximate and there may be underground utility lines that are not shown on the survey. Owner(s) and contractor(s) should assume responsibility of locating all underground utility service lines prior to any construction, excavation or any disturbance of the existing ground elevation to avoid hazard of unnecessary expense.
- Information concerning major utilities or appurtenances shown hereon are based on visible evidence noted during the survey or information provided by utility representatives. Verification of existence, size, location, depth and availability of service should be confirmed by local utility agencies.
- The property shown hereon is located within the City of Columbia, Maury County, TN. All matters pertaining to construction, use location of improvements, signage, parking, noise, vibration, emissions, fire hazards, notification, illumination, setback provisions, etc., are subject to the City of Columbia's Zoning Regulation as interpreted and regulated by the Department of Planning and Codes.
- The area of the parcels as shown hereon is ± 0.18 Acres.
- This property currently identified as Tax Map No. 1000, Group 'B', Parcel No. 18.00, Maury County. For designation shown thus () Indicates Parcel Numbers for sold map.
- Plot reference: n/a
- Dead reference: Book R2529 Page 683
- Bearings based on: Tennessee State Plane, Fipzone 4100.
- This drawing was prepared in accordance with our field survey notes. It shows improvements as they exist to the best of our knowledge, but is not guaranteed to be correct in each and every detail.
- This survey was prepared from current deeds of record and does not represent a title search or a guarantee of title, and is subject to any state of facts a current and accurate search may reveal.
- This survey was prepared for the exclusive use of the person, persons, or entity, if any, named on the certification hereon. Said certificate does not extend to any unnamed person without an express re-certification by the surveyor naming said person.
- The certification as provided on this survey, is purely a statement of professional opinion based on knowledge, information and belief, based on existing field evidence and documentary evidence provided by others.
- The certification is not an expressed or implied warranty or guarantee.
- This property is not located in a Special Flood Hazard Area as shown on F.E.M.A. Flood Insurance Rate Map, Community Panel No. 47118C0205E, dated April 16, 2007, and shown hereon graphically.

Legend

Iron Rod Found	Bench Mark	Catch Basin	Electric Riser	Power Pole	Adjoining Property Line	Edge of Water	Overhead Electric Line
Iron Rod Set	Stake Found	Curb Inlet	Telephone Riser	Flag Pole	Subject Property Line	Ditch / Creek Centerline	Overhead Telephone Line
Iron Pipe Found	Fire Hydrant	Storm Pipe	Telephone Booth	Gas Meter	Easement Line	Minor Contour Line	Underground Utility Line
Asphalt	Water Meter	Cable Manhole	Gas Valve	Gas Valve	Building Setback Line	Index Contour Line	Underground Cable Line
Concrete	Water Valve	Electric Manhole	Light Pole	Water Line	Centerline	Sanitary Sewer Line	Underground Electric Line
Concrete Monument Existing	Water Reducer	Water Manhole	Power Pole	Water Line	Edge of Pavement	Storm Sewer Line	Underground Telephone Line
P.K. Nail Found	Clean Out	Electric Meter	Telephone Pole	Water Spigot	Edge of Gravel	Overhead Utility Line	Forced Main Line
P.K. Nail Set	Sanitary Sewer Manhole	Cable Riser	Guy Pole	Sign	Landscaping		
BR.R.S. Railroad Spike Found	Storm Sewer Manhole				Woods / Tree Line		
BR.R.S. Railroad Spike Set							



GRAPHIC SCALE



SURVEYOR'S CERTIFICATION (TENNESSEE)

I hereby certify that this is a Category "T" survey and the ratio of precision of the undisturbed survey is greater than 1:10,000 as shown hereon, this survey was done in compliance with current Tennessee Minimum Standards of Practice.

Allen B. O'Leary
Allen B. O'Leary, TN RLS #1887

3/7/25
Date



TAX MAP
100D, GRP 'B'
(017.00)

MARY ELLEN GUNN
CALVIN
D.B. R2230 PG. 447
R.O.M.C., TN
LOT 4

House

TAX MAP
100D, GRP 'B'
(018.00)

JENNIFER
MACKENZIE
D.B. R2529 PG. 683
R.O.M.C., TN
LOT 3
6,975.7 SQ. FT.
0.16 ACRES

House

TAX MAP
100D, GRP 'B'
(019.00)

JON SCOTT & LISA
WILLIAMS
D.B. R2883 PG. 1215
R.O.M.C., TN
LOT 1 & 2
PLAT BOOK P23, PAGE 99

Shed

House

Garage

TULIP DRIVE

MAYES PLACE

CERTIFICATE OF APPROPRIATENESS APPLICATION
HISTORIC ZONING COMMISSION

APPLICANT

NAME	MARK MACKENZIE	PHONE	860. 830. 8937
ADDRESS	1163 SADDLE SPRINGS DR	EMAIL	MSMACKENZIE@MAC.COM

PROPERTY OWNER

NAME	JENNIFER MACKENZIE	PHONE	860. 805. 9079
ADDRESS	THOMPSONS STATION, TN 37179	EMAIL	JDMACKENZIE@ME.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):	

PROJECT INFORMATION	
ADDRESS: <u>613 MAYES PLACE, COLUMBIA, TN 38401</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>SEE ATTACHMENTS, "A" THRU "D".</u>
<u>DEMOLITION OF DILAPIDATED, DETACHED, MULTI-TENANT DWELLING LOCATED BEHIND THE SINGLE FAMILY RESIDENCE AT 613 MAYES PLACE. THE SUBJECT BUILDING HAS NO HISTORICAL ELEMENTS AND WILL NOT ADVERSELY AFFECT THE HISTORICAL DISTRICT WITH ITS REMOVAL. THE REMOVAL WILL IN NO WAY DISTURB THE MAIN RESIDENCE LOCATED AT THE ADDRESS.</u>

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

MARK S MACKENZIE
APPLICANT NAME

[Signature]
APPLICANT SIGNATURE

2/7/23
DATE

JENNIFER MACKENZIE
PROPERTY OWNER NAME

[Signature]
PROPERTY OWNER SIGNATURE

2/7/23
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			



CITY OF
COLUMBIA
TENNESSEE

Gail
DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

HISTORIC ZONING COMMISSION

CERTIFICATE OF APPROPRIATENESS APPLICATION AND CHECKLIST

DEADLINE: 3RD MONDAY OF THE MONTH AT 4:00 PM

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.

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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

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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.

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CERTIFICATE OF APPROPRIATENESS APPLICATION
HISTORIC ZONING COMMISSION

APPLICANT

NAME	Gail Lewis	PHONE	931-381-4361
ADDRESS	514 Hemingway Dr Columbia TN 38401	EMAIL	colewis087@gmail.com

PROPERTY OWNER

NAME	Christopher Bowhay	PHONE	713-825-7632
ADDRESS	311 W. 7th St Columbia TN 38401	EMAIL	priest@saintpeterscolumbia.org

PROJECT INFORMATION: WORK SPECIFIC

☐ NEW CONSTRUCTION (select type) ☐ Principle Structure ☐ Accessory Structure ☐ NEW ADDITION (select type) ☐ Principle Structure ☐ Accessory Structure ☐ 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): Add railings for safety purposes.	
☐ 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.	

PROJECT INFORMATION	
ADDRESS: <u>St. Peter's Episcopal Church</u> <u>311. W. 7th St, Columbia, TN</u>	
SQUARE FOOTAGE OF PROPOSED ADDITIONS/NEW CONSTRUCTION :	
EXISTING: _____ ft ²	PROPOSED: _____ ft ²
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In filling out this application, I attest that (1) I am familiar with the rules, regulations, and procedures of the City of

Gail Lewis
APPLICANT NAME

Gail Lewis
APPLICANT SIGNATURE

2-9-23
DATE

Fr. Christopher Bowhay
PROPERTY OWNER NAME

C. Bowhay
PROPERTY OWNER SIGNATURE

2-5-23
DATE

STAFF USE ONLY

DOCKET NO.		FEE PAID	
RECEIPT NO.		REQUESTED AGENDA	
DATE NOTICES SENT TO ADJACENT PROPERTY OWNERS			
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CERTIFICATE OF APPROPRIATENESS APPLICATION
HISTORIC ZONING COMMISSION

APPLICANT

NAME	Gail Lewis	PHONE	931-381-4361
ADDRESS	514 Hemingway Dr Columbia TN 38401	EMAIL	colewis007@gmail.com

PROPERTY OWNER

NAME	Mike Sharpton	PHONE	931-698-6578
ADDRESS	311 W 24th St Columbia TN 38401	EMAIL	sharpton_mike@yahoo.com

PROJECT INFORMATION: WORK SPECIFIC

☐ NEW CONSTRUCTION (select type) ☐ Principle Structure ☐ Accessory Structure ☐ NEW ADDITION (select type) ☐ Principle Structure ☐ Accessory Structure ☐ 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): Add railings for safety purposes.	
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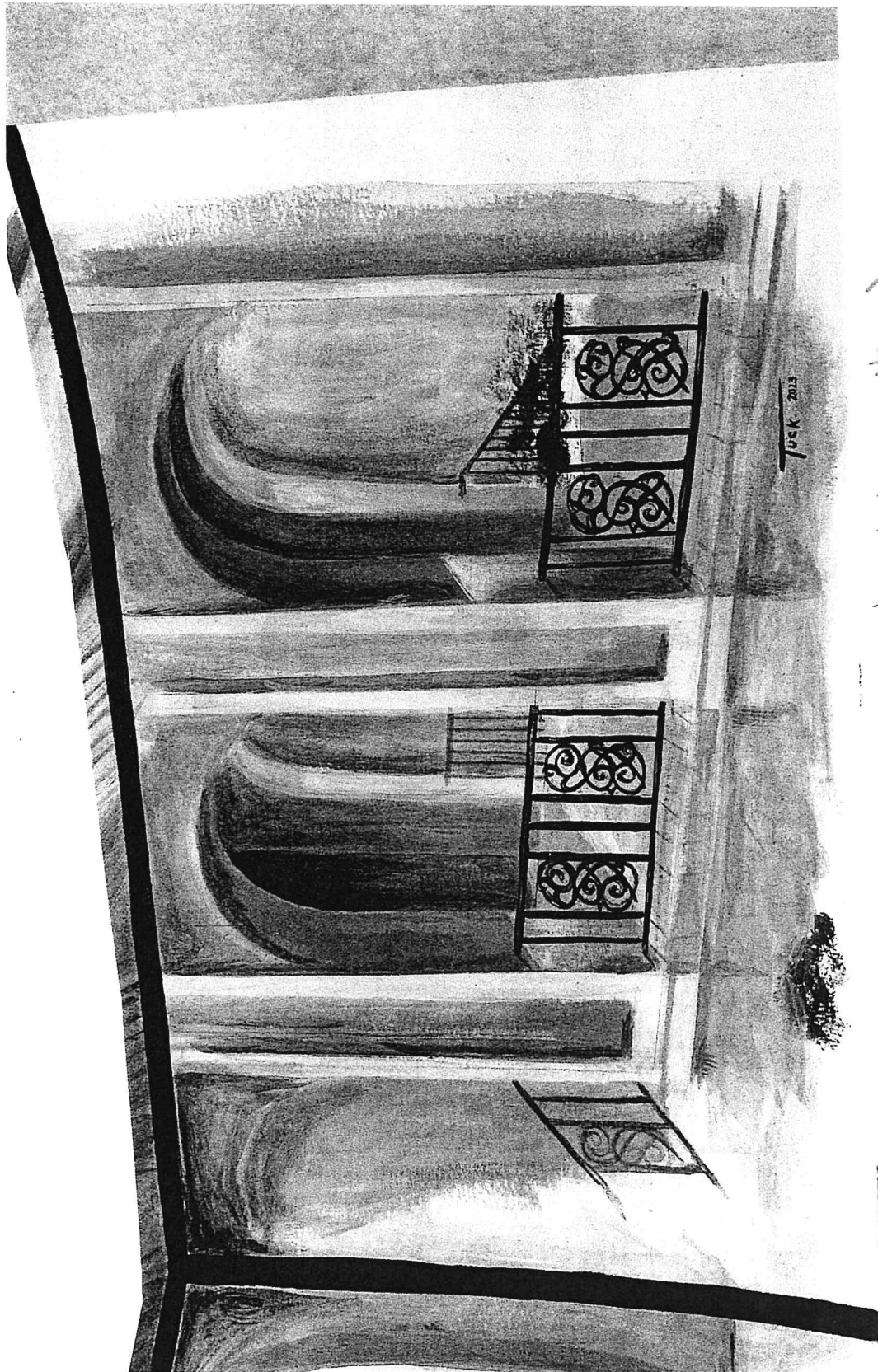
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Gail Lewis Gail Lewis 2-9-23
 APPLICANT NAME APPLICANT SIGNATURE DATE

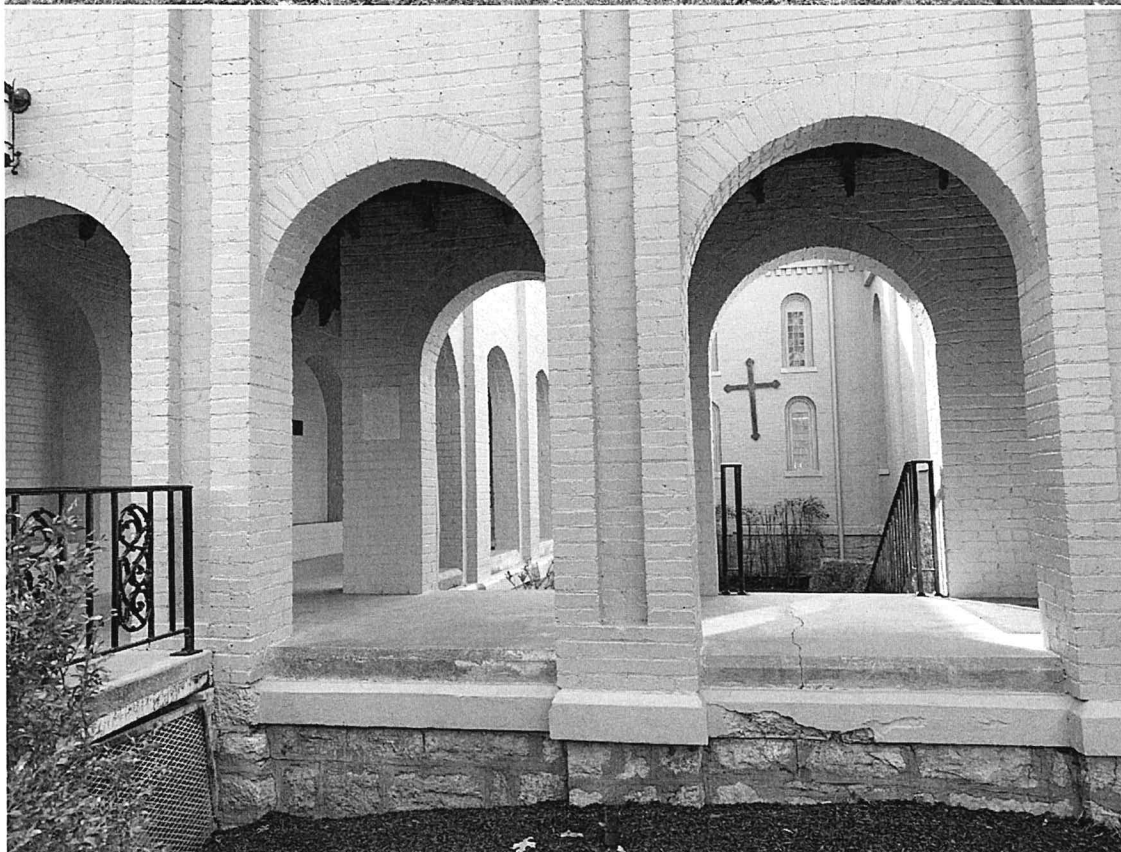
Mike Sharpton-Sr. Warden Mike Sharpton 2-5-23
 PROPERTY OWNER NAME PROPERTY OWNER SIGNATURE DATE

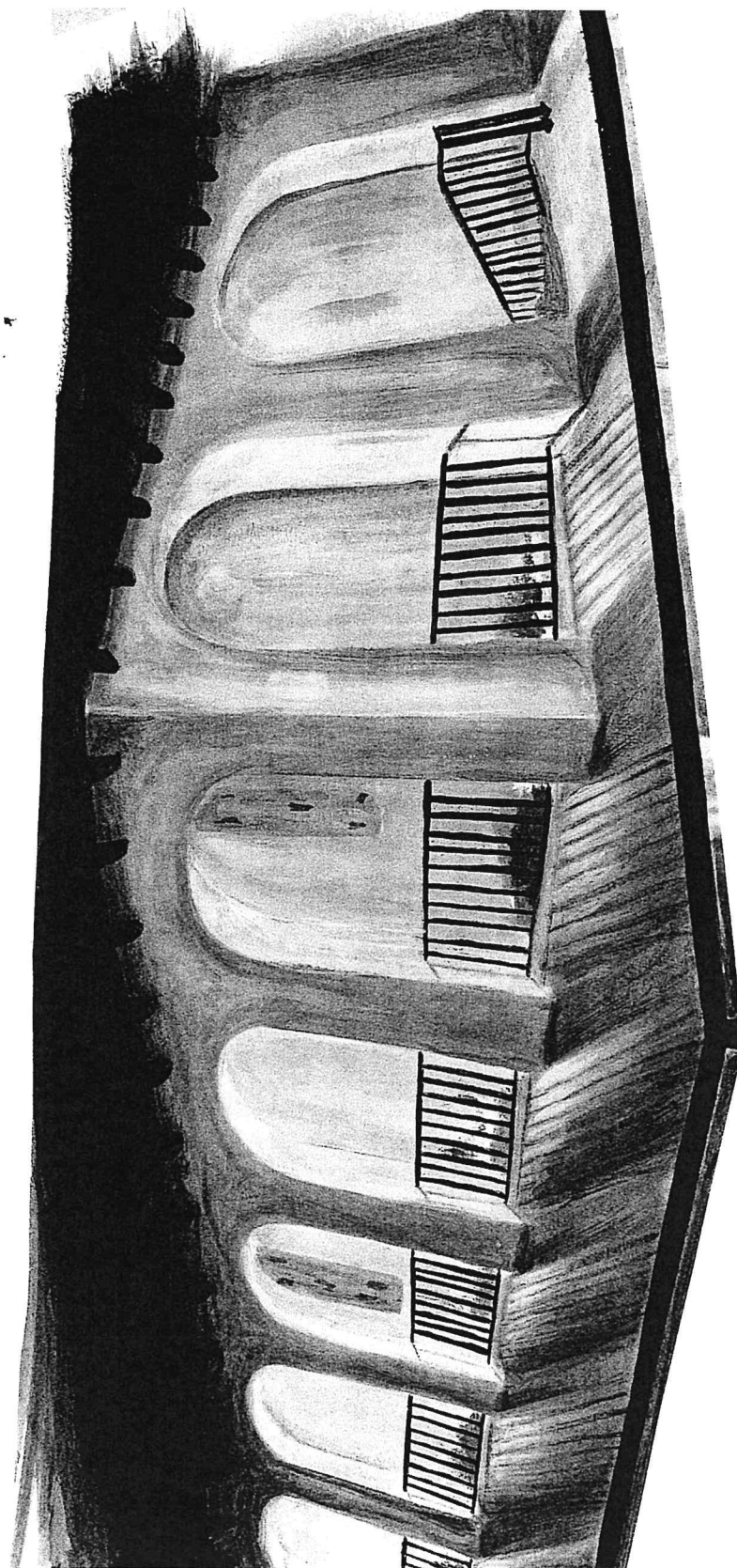
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35" wrought iron (same height as handicap walk-up)





36" wrought iron (same height as stair rails)





HISTORIC ZONING COMMISSION
CERTIFICATE OF APPROPRIATENESS APPLICATION AND CHECKLIST

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HISTORIC ZONING COMMISSION

APPLICANT

NAME	JENNIFER GRUBER	PHONE	
ADDRESS	415 West 9th Street – Columbia, TN 38401	EMAIL	jlg1122@gmail.com

PROPERTY OWNER

NAME	JENNIFER GRUBER	PHONE	
ADDRESS	415 West 9th Street – Columbia, TN 38401	EMAIL	jlg1122@gmail.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		☐ SIGNAGE (<i>select type</i>) ☐ 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)			
☐ 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.		☒ 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: 415 WEST 9TH STREET, COLUMBIA, TN 38401	
SQUARE FOOTAGE OF PROPOSED ADDITIONS/NEW CONSTRUCTION :	
EXISTING: 2,998 ft ²	PROPOSED: _____ ft ²
HEIGHT OF STRUCTURE FOR ADDITIONS/NEW CONSTRUCTION :	
EXISTING: 22'-0" 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:
We would like to omit a previously proposed window from the upper level side elevation (west) of an existing residence.
These plans were previously approved by the Historic Zoning Commission in July, 2021.

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

Jennifer L. Gruber [Signature] 2/9/2023
 APPLICANT NAME APPLICANT SIGNATURE DATE

Jennifer L. Gruber [Signature] 2/9/2023
 PROPERTY OWNER NAME PROPERTY OWNER SIGNATURE 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			

415 WEST 9TH STREET - EXTERIOR ALTERATIONS

CITY OF COLUMBIA - HISTORIC ZONING COMMISSION - 3/9/2023

Project Address:

415 West 9th Street – Columbia, TN

Owner:

Jennifer Gruber
415 West 9th Street – Columbia, TN 38401
jlg1122@gmail.com

Architect:

Scott Wilson
Scott Wilson Architect, LLC
5005 Meridian Blvd – Suite 100, Franklin, TN 37067
615-377-9131
scott@swallc.com



The scope of work includes the following:

Side Elevation (West) -

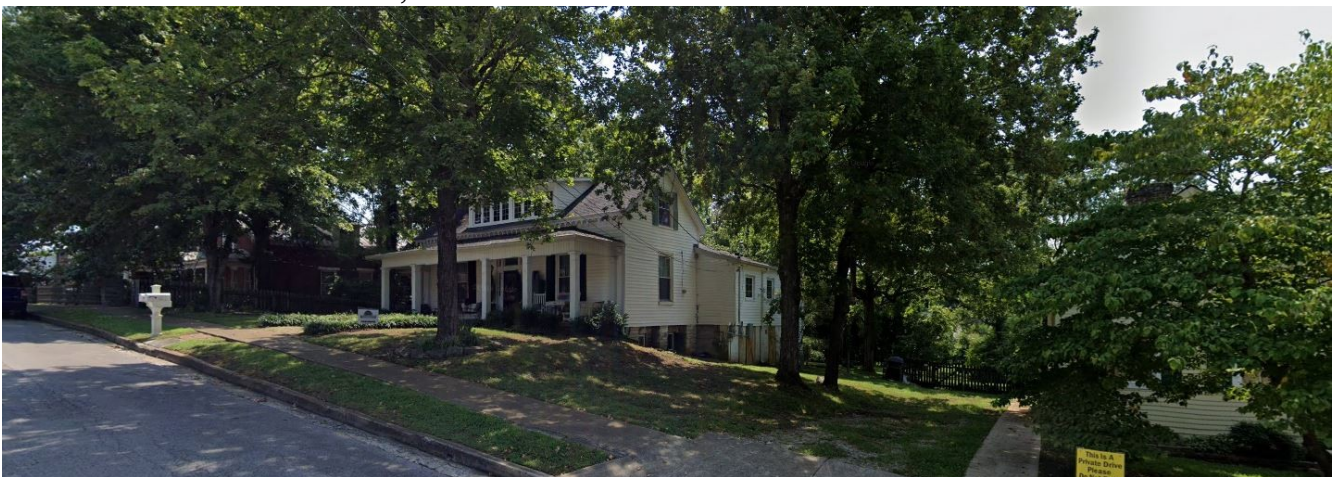
We would like to omit a previously proposed window from the upper level side elevation (west) of an existing residence. These plans were previously approved by the Historic Zoning Commission in July, 2021.



FRONT STREET VIEW (Looking South)
415 West 9th Street – Columbia, TN



FRONT STREET VIEW (Looking South East)
415 West 9th Street – Columbia, TN

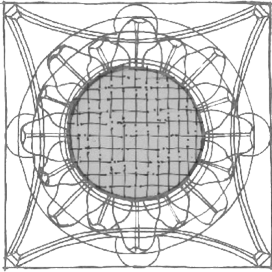


FRONT STREET VIEW (Looking South East)
415 West 9th Street – Columbia, TN

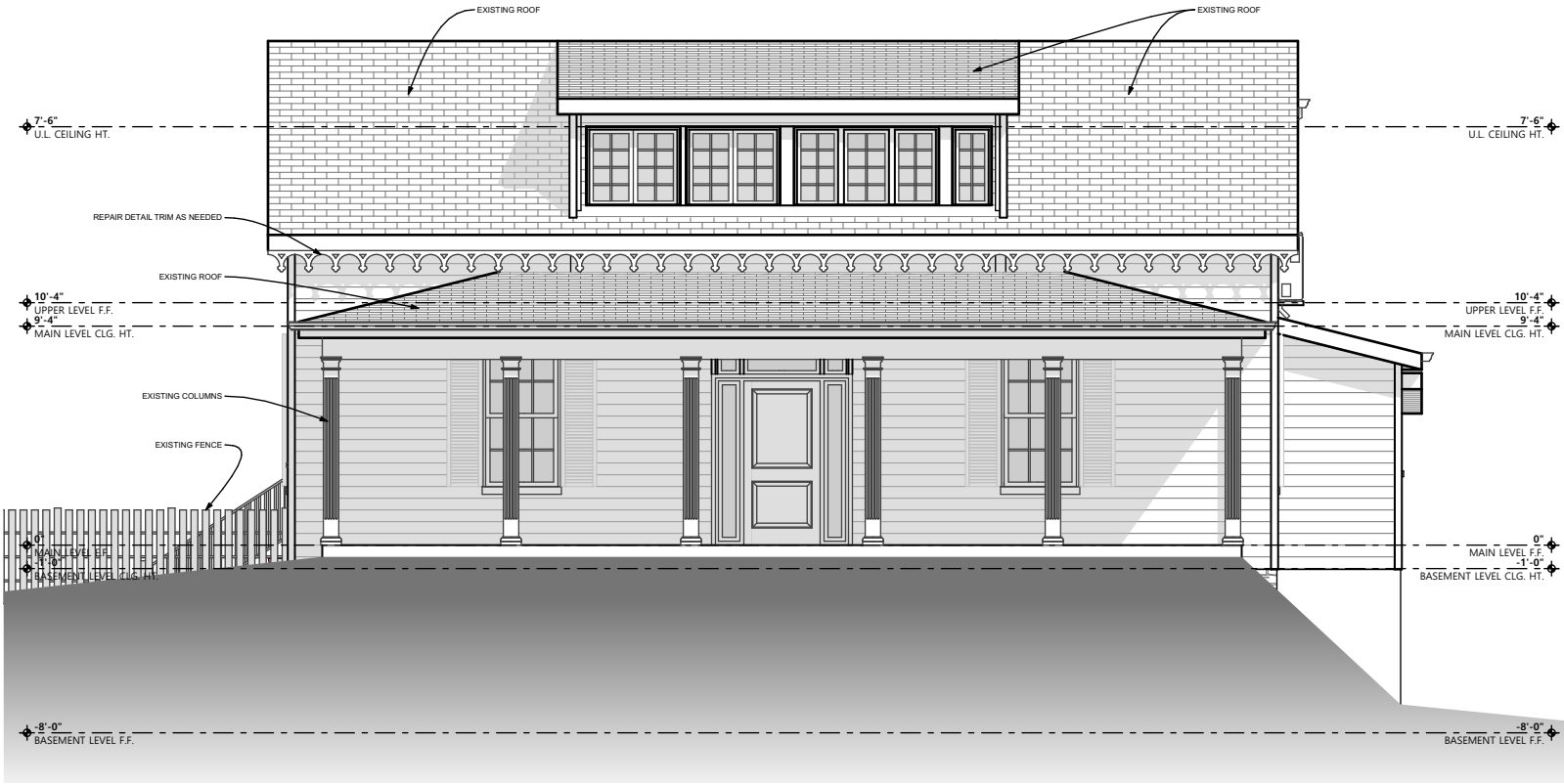


FRONT STREET VIEW (Looking East)
415 West 9th Street – Columbia, TN





5005 Meridian Blvd. ste 100
Franklin, TN 37067
(615) 377-9131 office
www.scottwilsonarchitect.com



FRONT ELEVATION



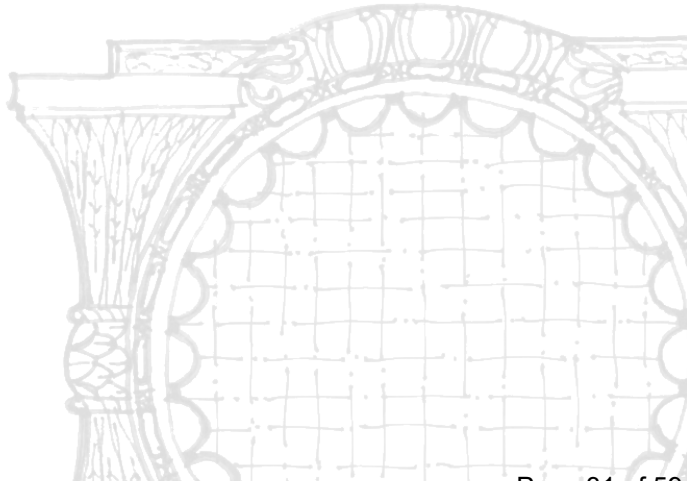
REAR ELEVATION

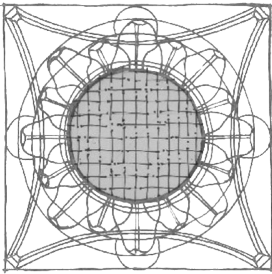
FRONT & REAR ELEVATIONS - EXISTING

1/8" = 1'-0"

GRUBER RESIDENCE

415 WEST 9th STREET - COLUMBIA, TENNESSEE

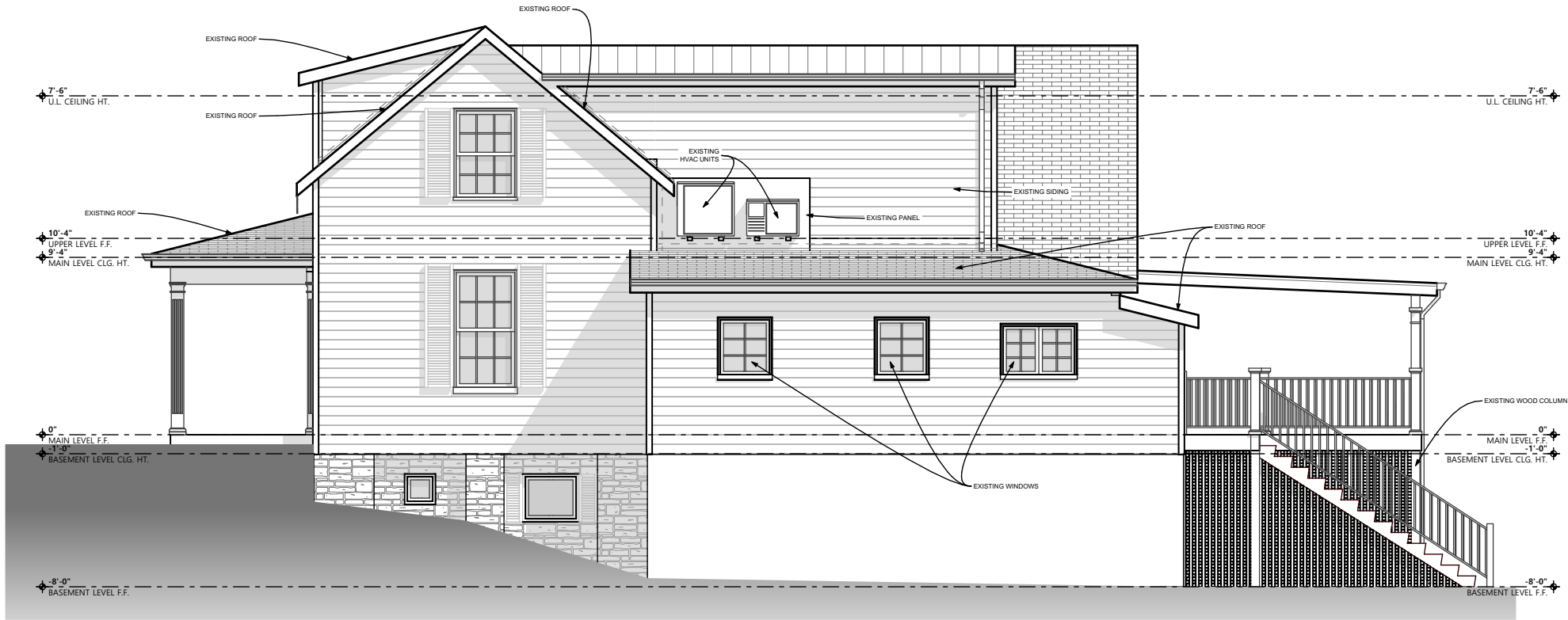




5005 Meridian Blvd. ste 100
Franklin, TN 37067
(615) 377-9131 office
www.scottwilsonarchitect.com



LEFT ELEVATION



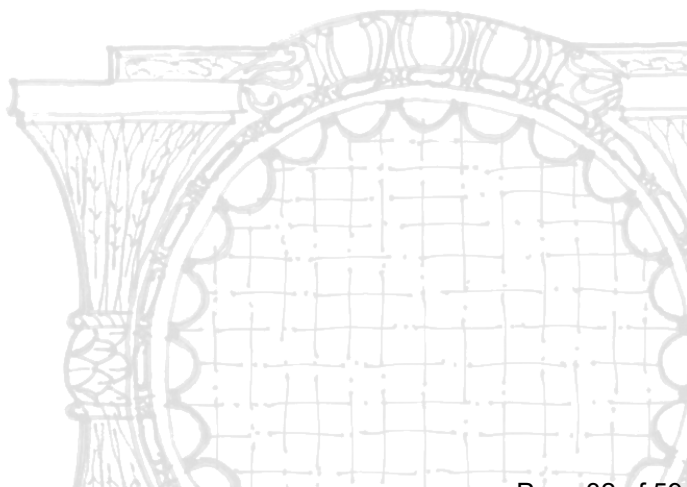
RIGHT ELEVATION

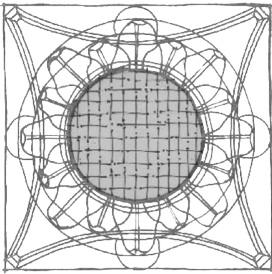
LEFT & RIGHT ELEVATION - EXISTING

GRUBER RESIDENCE

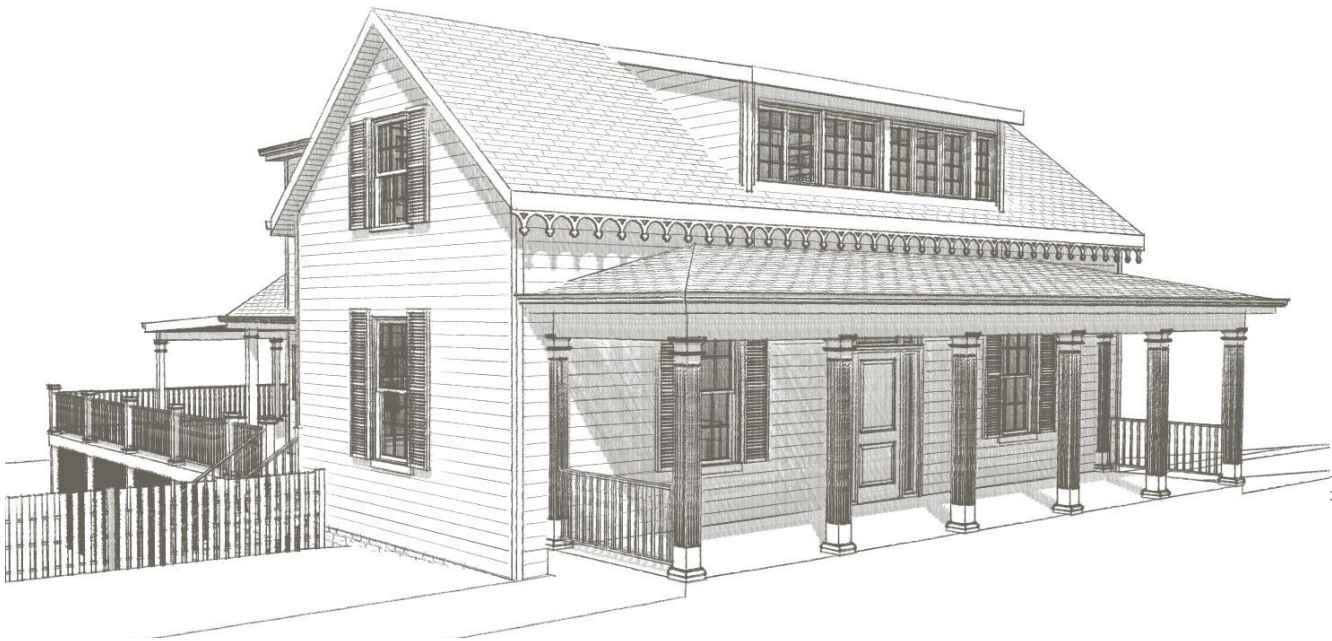
415 WEST 9th STREET - COLUMBIA, TENNESSEE

1/8" = 1'-0"



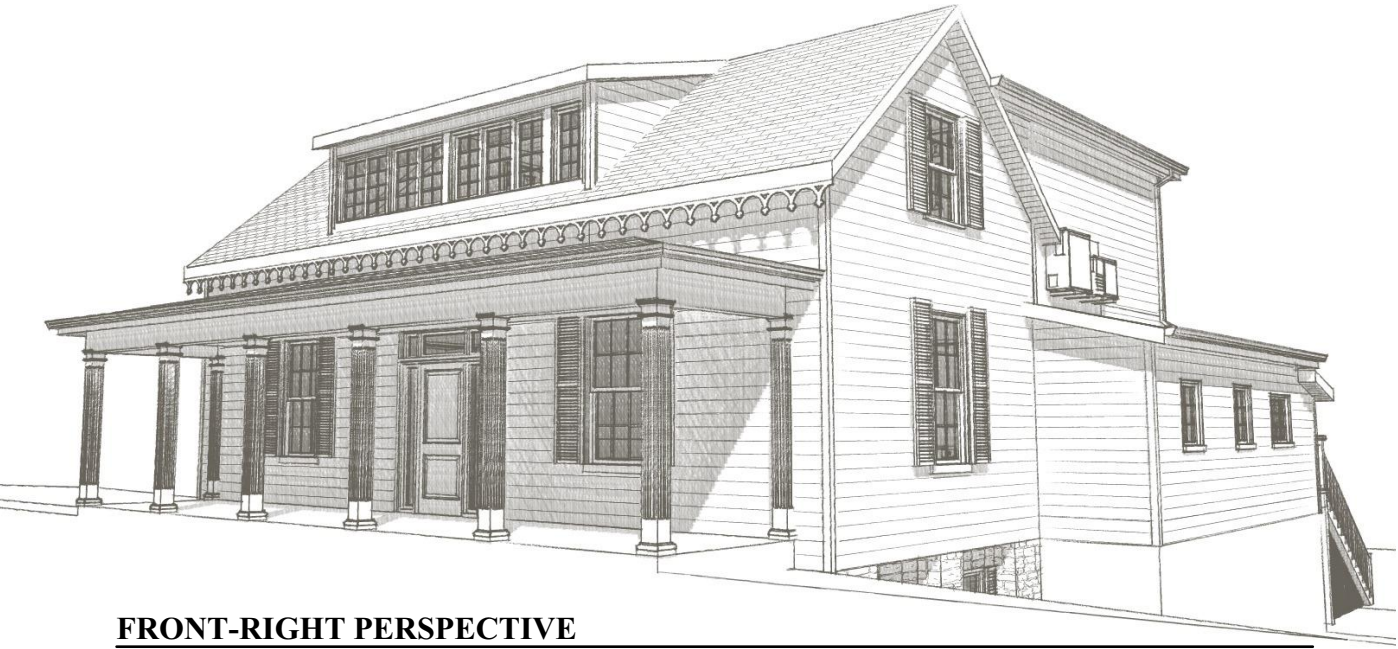


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Franklin, TN 37067
(615) 377-9131 office
www.scottwilsonarchitect.com



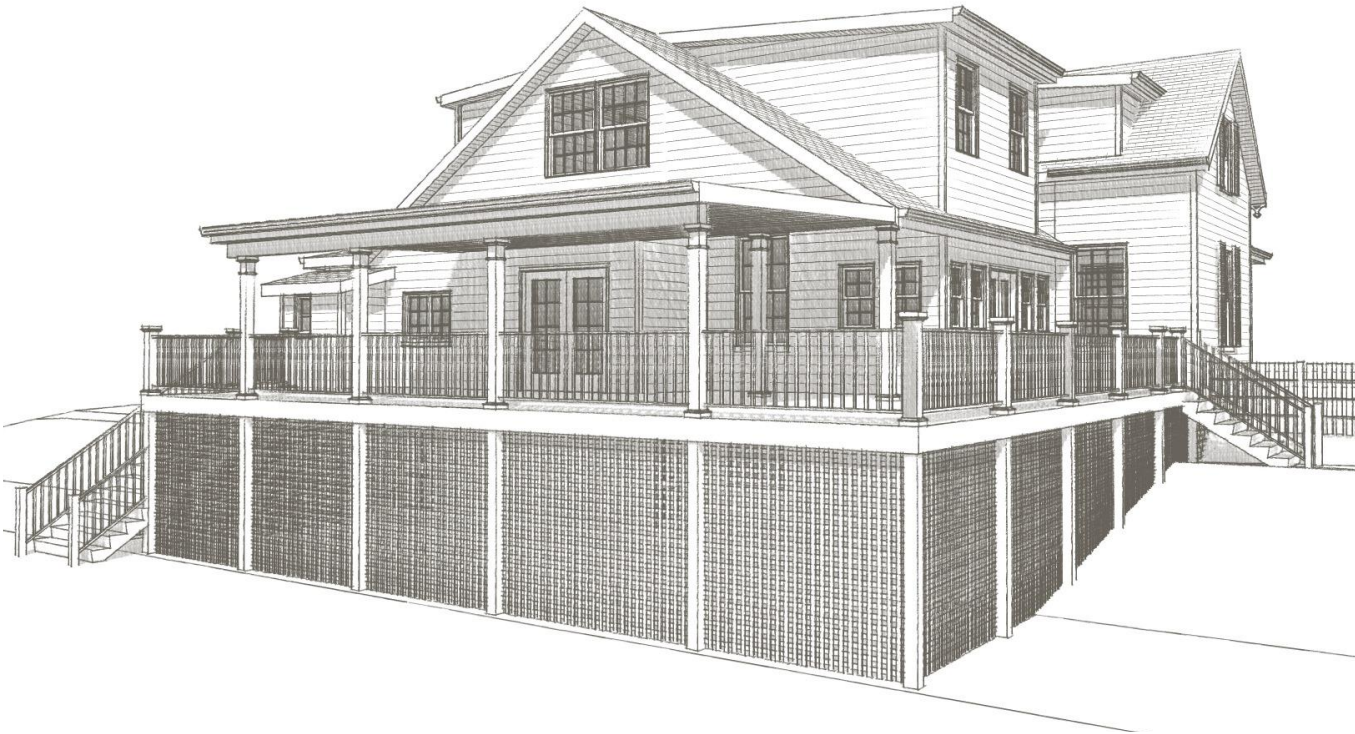
FRONT-LEFT PERSPECTIVE

Not to scale



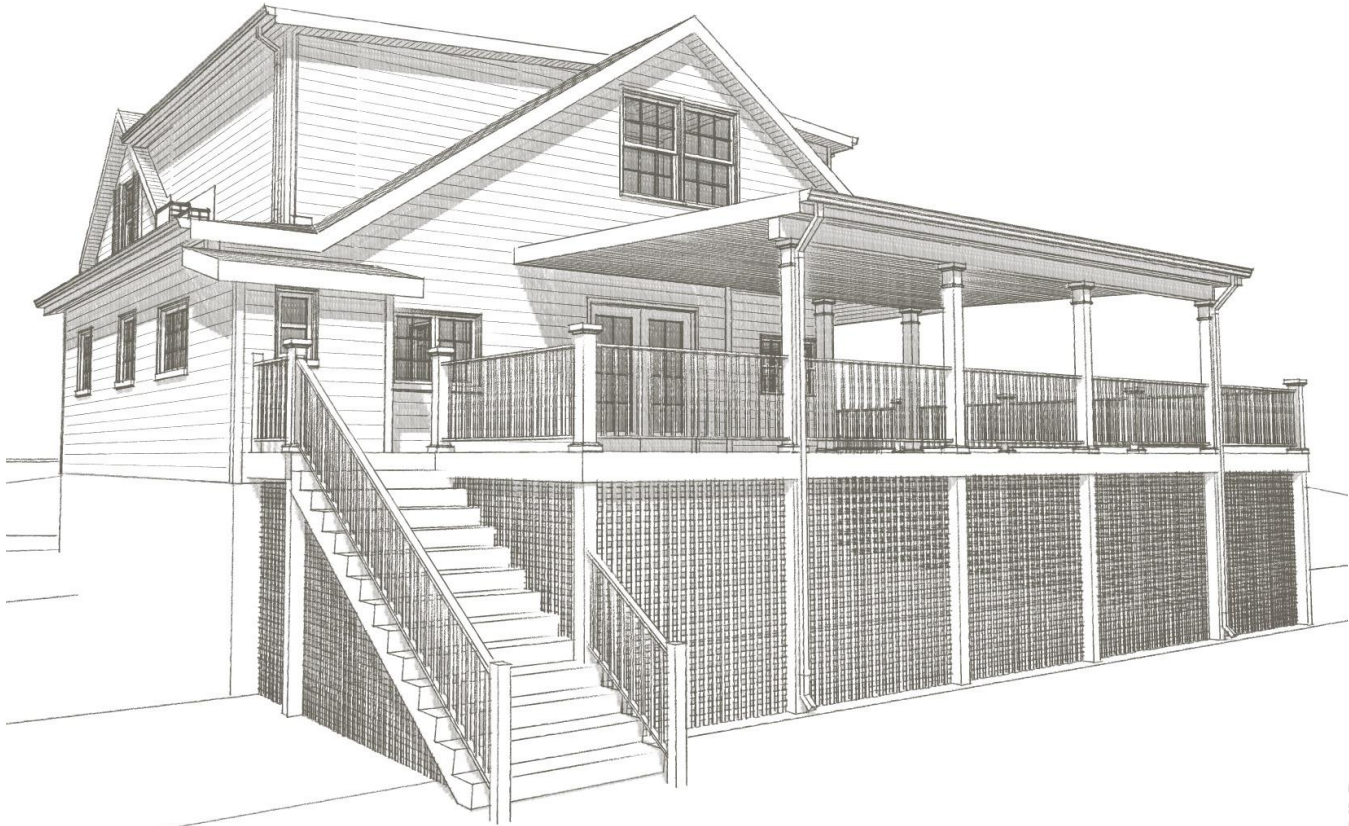
FRONT-RIGHT PERSPECTIVE

Not to scale



REAR-LEFT PERSPECTIVE

Not to scale



REAR-RIGHT PERSPECTIVE

Not to scale

PERSPECTIVES - EXISTING

GRUBER RESIDENCE

415 WEST 9th STREET - COLUMBIA, TENNESSEE

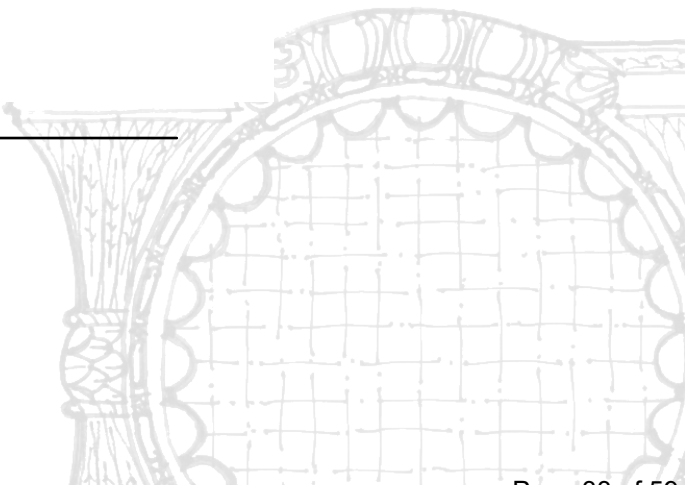






Exhibit A

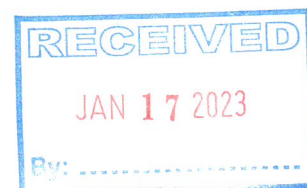
The Design has raised planters, shade trees and shrubs, permeable surfaces, a raised fire pit, a small stage with two vintage non-working gas pumps approx. 5-6 feet tall. The location of the vintage gas pumps are close to where the original pumps might have been located at Vino's. Exhibit D is a photo of the original location of the gas pump. Exhibit E is a photo of an example of how the gas pump may look.

The fire pit is designed to look like a wheel in shape and the permeable surfaces around the fire pit/wheel will replicate the front fender of a classic Pontiac. Exhibit F shows an example of the raised firepit. The top of the wheel/fire pit has a 30" seat wall facing the stage and vintage gas pumps.

We also have space for 8 permanent tables, an example shown in Exhibit G. We are planting out large Maples for shade in the summer and brilliant Fall color. All the shrubs will be evergreen for color and texture year-round.

A wrought iron fence and gate will flank the SW side of the property. The handicap access will be the existing driveway into the property from the SE with no gate or barrier. The planter on the East side will be approximately 30" tall with shrubs to add privacy to the space. The raised beds also add additional seating to the space.

This design with Mike vision will be a one of a kind gathering space seen nowhere else thus becoming a destination spot for downtown Columbia.



23-0009

Exhibit B

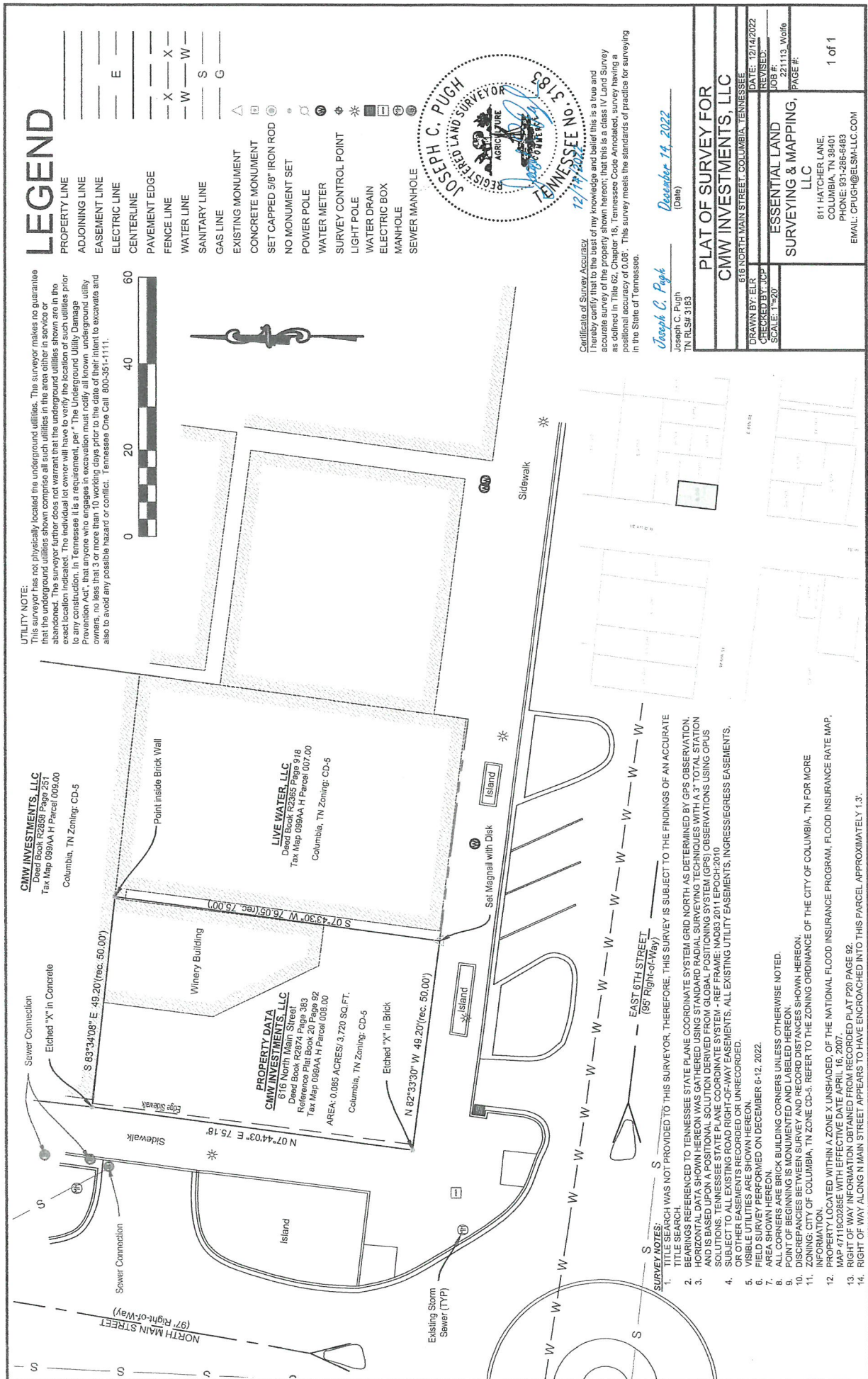
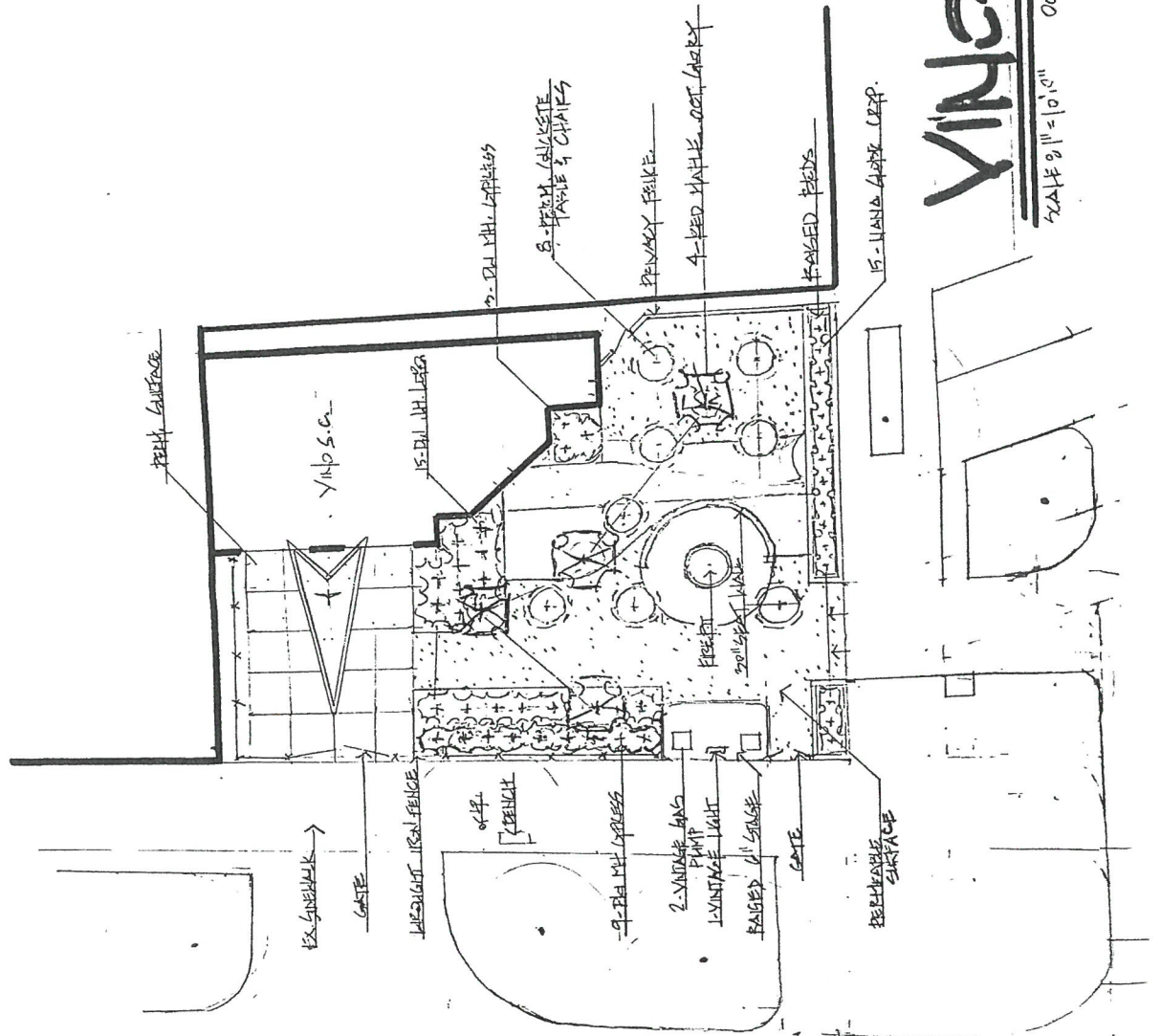


Exhibit C



NOT CHANGED
JAN 17 2023
BY: _____

VINCE'S
PR. HOFFE
SCALE 8" = 10' 0"
OCT. 22

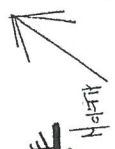


Exhibit D



Exhibit E

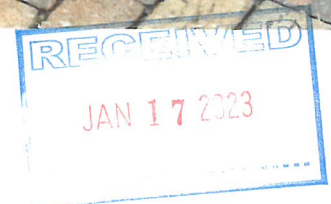


Exhibit F

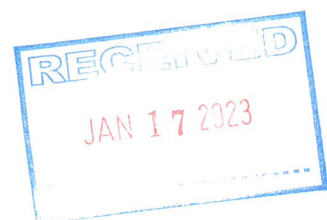
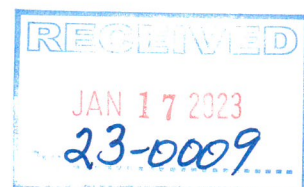
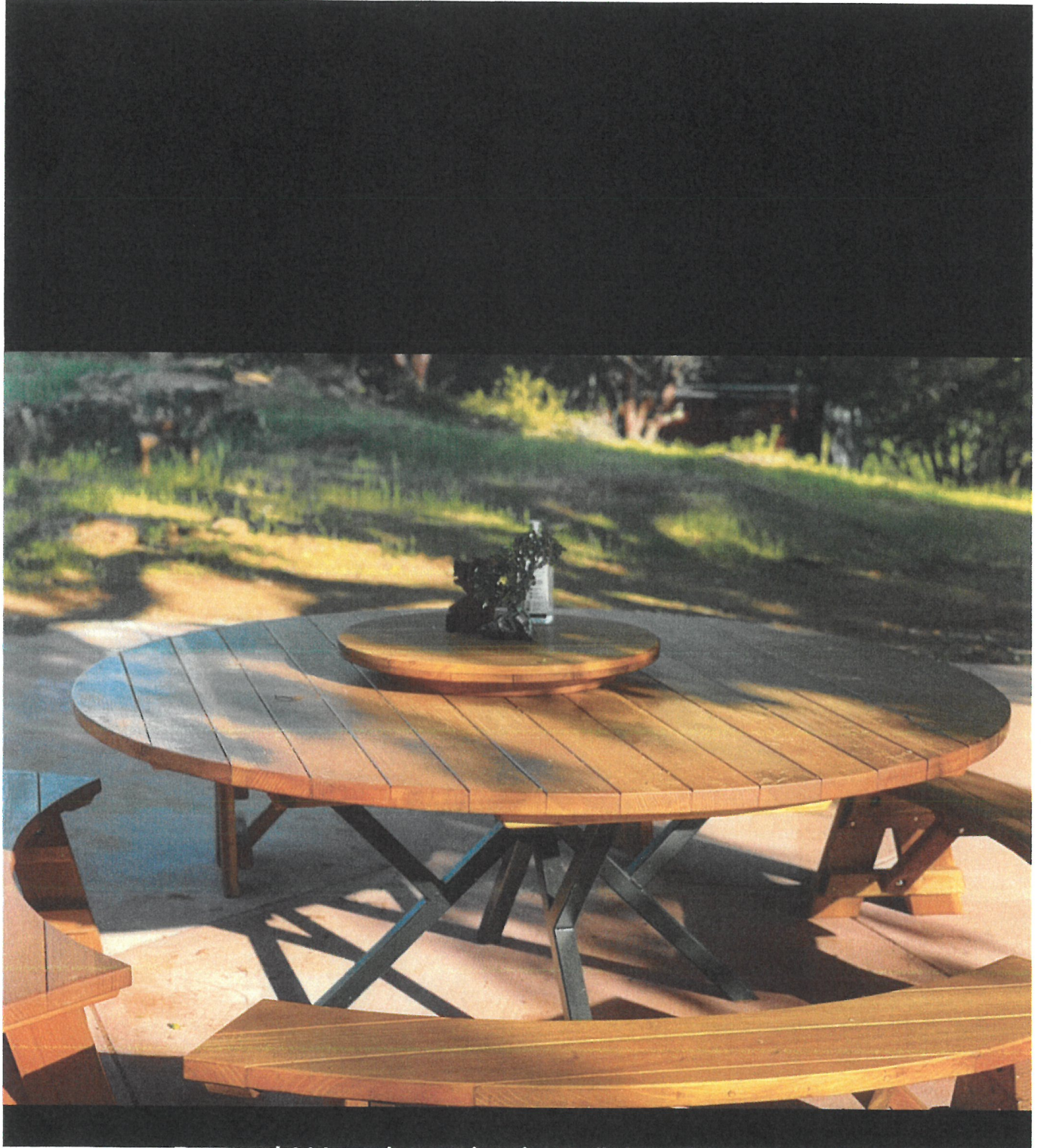


Exhibit G



CERTIFICATE OF APPROPRIATENESS APPLICATION
HISTORIC ZONING COMMISSION

APPLICANT

NAME	Mike Wolfe	PHONE	563-349-8659
ADDRESS	616 N Main	EMAIL	info@mwpicker.com

Columbia TN 38401

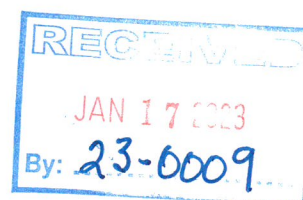
PROPERTY OWNER

NAME	CMW Investments	PHONE	563-349-8659
ADDRESS	115 Davenport St.	EMAIL	info@mwpicker.com

LeClaire IA 52753

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): Concept Evaluation Landscaping	



PROJECT INFORMATION	
ADDRESS: <u>616 N. Main St Columbia TN 38401</u>	
SQUARE FOOTAGE OF PROPOSED ADDITIONS/NEW CONSTRUCTION : EXISTING: <u>3720</u> ft ² PROPOSED: <u>3720</u> 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>Please see attached Exhibit A</u>

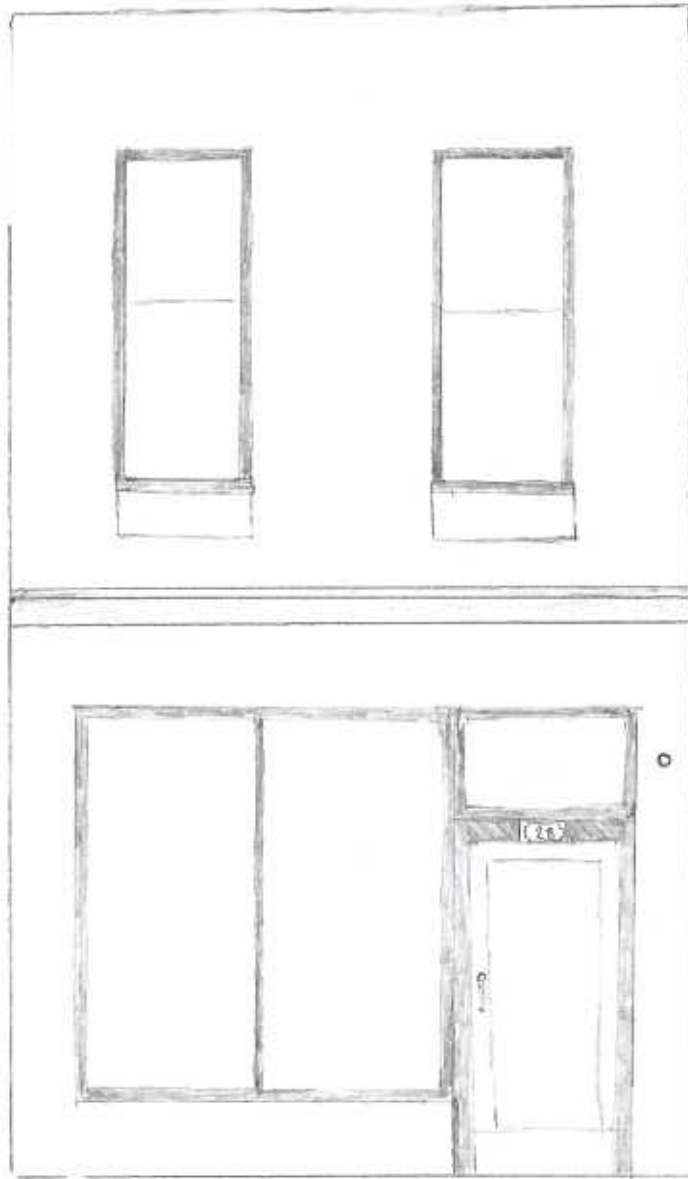
In filling out this application, I attest that (1) I am familiar with the rules, regulations, and procedures of the City of

<u>Mike Wolfe</u>	<u>Mike Wolfe</u>	<u>12-26-2022</u>
APPLICANT NAME	APPLICANT SIGNATURE	DATE

<u>Mike Wolfe for cmw Inv.</u>	<u>Mike Wolfe</u>	<u>12-26-2022</u>
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

STAFF USE ONLY			
DOCKET NO.	<u>23-0009</u>	FEE PAID	<u>NA</u>
RECEIPT NO.		REQUESTED AGENDA	
DATE NOTICES SENT TO ADJACENT PROPERTY OWNERS			
DATE OF PUBLIC NOTICES IN DAILY HERALD			
COMMISSION ACTION			





• - Exterior Sign

29

Historic Zoning Commission

Proposed exterior improvements to 28 Public Square:

Remove awnings from windows:

- Remove all three awnings from 1st and 2nd floor
- Fill holes and touch up paint from removal with same paint that is already on the building

Paint frames for double hung aluminum clad windows:

- Windows have no historical value
- Paint all window frames to match current exterior paint, black
- Paint door frame to match current exterior paint, black

2nd Floor Flower Boxes:

- Adding two 39" width boxes at base of windows on second floor
- Flower Boxes would be roughly 39" wide x 10" tall x 8" deep
- Interior of box would be treated with Flex Seal to prevent drainage
- Material – wood or metal depending on ease of hanging
- Boxes will be black and will have maintained seasonal greenery

Address Plaque:

- Remove the current faded "28" window cling
- Updating to add a plaque that replicates the "29" and "30" Public Square address plaque (photo attached)



HISTORIC ZONING COMMISSION

CERTIFICATE OF APPROPRIATENESS APPLICATION AND CHECKLIST

DEADLINE: 3RD MONDAY OF THE MONTH AT 4:00 PM

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 deadlines are the 3rd Monday of each month at 4PM. Regular HZC meetings typically take place on the second Thursday of each month at 4:00 PM in Columbia City Hall.

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
- 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 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	Kathryn York	PHONE	615.243.3101
ADDRESS	28 Public Sq	EMAIL	Kathryn@wearwoven.co

PROPERTY OWNER

NAME	Stephen Walker	PHONE	
ADDRESS	28 Public Sq	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		☐ SIGNAGE (select type) ☐ 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)			
☐ 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.		☐ 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): adding window box	

PROJECT INFORMATION	
ADDRESS:	
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:
Removing awning and adding window boxes. Touching up paint.

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

Kathryn York Kathryn York 2.13.23
 APPLICANT NAME APPLICANT SIGNATURE DATE

Walker Family Limited Partnership
Stephen Walker [Signature] 2.13.23
 PROPERTY OWNER NAME PROPERTY OWNER SIGNATURE DATE

STAFF USE ONLY

DOCKET NO.	<u>23-0044</u>	FEE PAID	
RECEIPT NO.		REQUESTED AGENDA	
DATE NOTICES SENT TO ADJACENT PROPERTY OWNERS			
DATE OF PUBLIC NOTICES IN DAILY HERALD			
COMMISSION ACTION			

CERTIFICATE OF APPROPRIATENESS APPLICATION
HISTORIC ZONING COMMISSION

APPLICANT

NAME	Mike Wolfe	PHONE	563-349-8659
ADDRESS	315 W 6 th St. Columbia TN	EMAIL	info@mwpicker.com

PROPERTY OWNER

NAME	CMW Investments	PHONE	563-349-8659
ADDRESS	115 Davenport St. Le Claire IA 52753	EMAIL	info@mwpicker.com

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 ☐ <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 (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>315 W. 6th St. Columbia TN 38401</u>	
SQUARE FOOTAGE OF PROPOSED ADDITIONS/NEW CONSTRUCTION: EXISTING: <u>3,163</u> ft ² PROPOSED: <u>no change home 78 ft² new porch 78 ft. 115' exterior</u>	
HEIGHT OF STRUCTURE FOR ADDITIONS/NEW CONSTRUCTION: EXISTING: <u>21'6"</u> ft PROPOSED: <u>21'75" cupola</u>	
SQUARE FOOTAGE OF PROPOSED SIGNAGE: <u>N/A</u>	

PROJECT INFORMATION: DESCRIPTION & SCOPE OF PROJECT
DESCRIBE PROPOSED PROJECT(S) AND LIST ALL PROPOSED MATERIALS. ATTACH ADDITIONAL SHEETS IF NECESSARY: <u>On this residence built in 1873, there was originally an Italianate style cupola tower and porch structure at the entry that was damaged due to a tornado. The proposal is to rebuild these elements based on historical photographs included in submission package.</u>

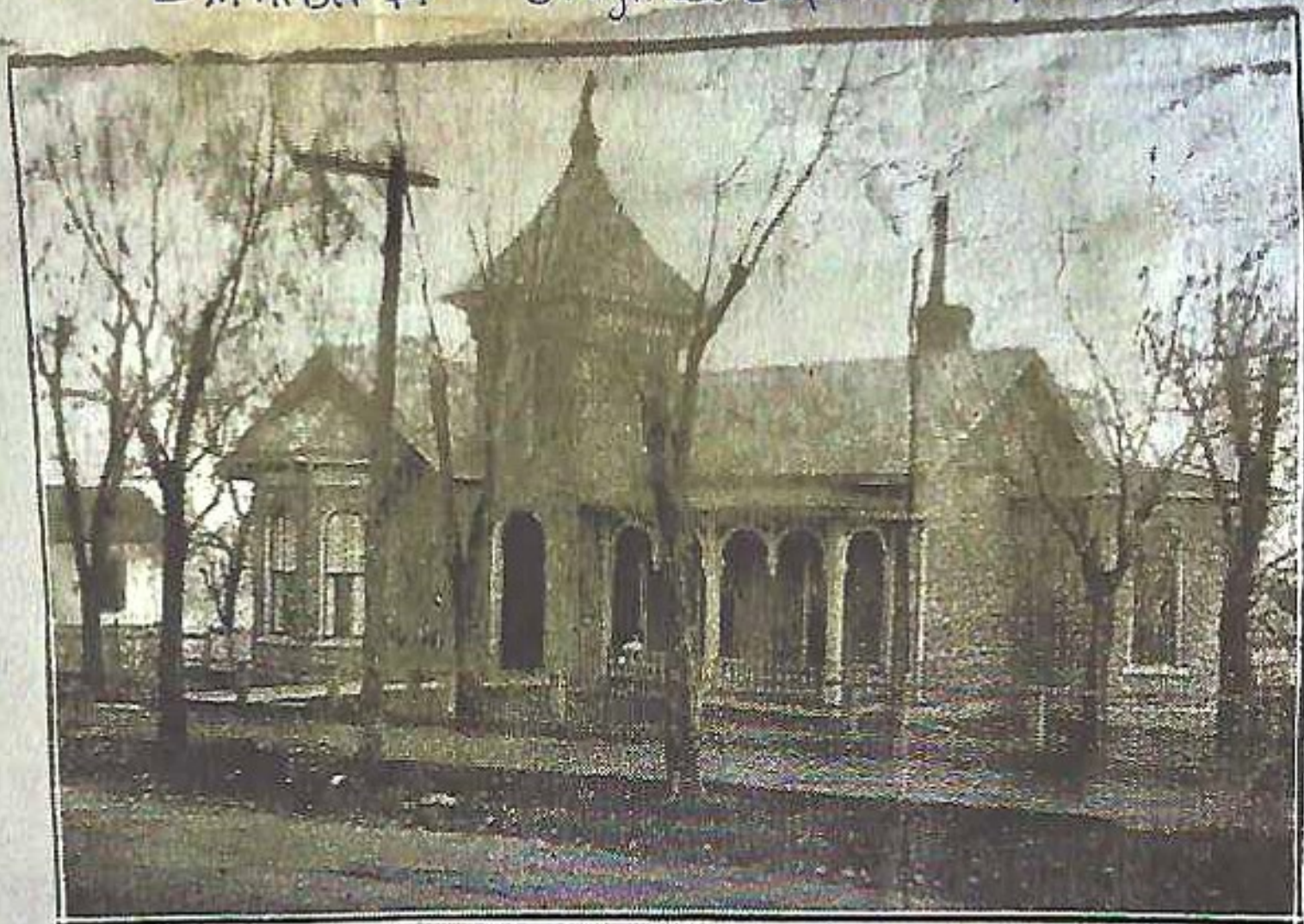
In filling out this application, I attest that (I) I am familiar with the rules, regulations, and procedures of the City of

<u>Mike Wolfe</u> APPLICANT NAME	<u>Mike Wolfe</u> APPLICANT SIGNATURE	<u>2-12-2023</u> DATE
<u>Mike Wolfe for cmw Inc.</u> PROPERTY OWNER NAME	<u>Mike Wolfe</u> PROPERTY OWNER SIGNATURE	<u>2-12-2023</u> 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			

Exhibit A Original Cupola and porch



Residence of John A. Oakes.

ridge, where it angles sharply to the north. In this hallowed spot sleep many of the pioneers and their descendants. But the place has been sadly neglected. Many of the top and side slabs of marble are misplaced, and some means should be taken for better care of this sacred spot, now seldom used. Here sleep the bones of Jas. K. Polk's parents and others of note.

Rose Hill.—In 1853 a handsome

terment made here. J. W. [unclear] son is president; J. A. Oakes, secretary and treasurer; Robert [unclear], W. J. Dale, W. P. Wolf, directors of the above. Wright, sexton, was born in [unclear] isburg, Aug. 6, 1840, and resided in Columbia thirty years, having been superintendent of Rose Hill since 1894. The lots here range in price from \$25 to \$150.

The colored people of Rose Hill

Exhibit B existing home

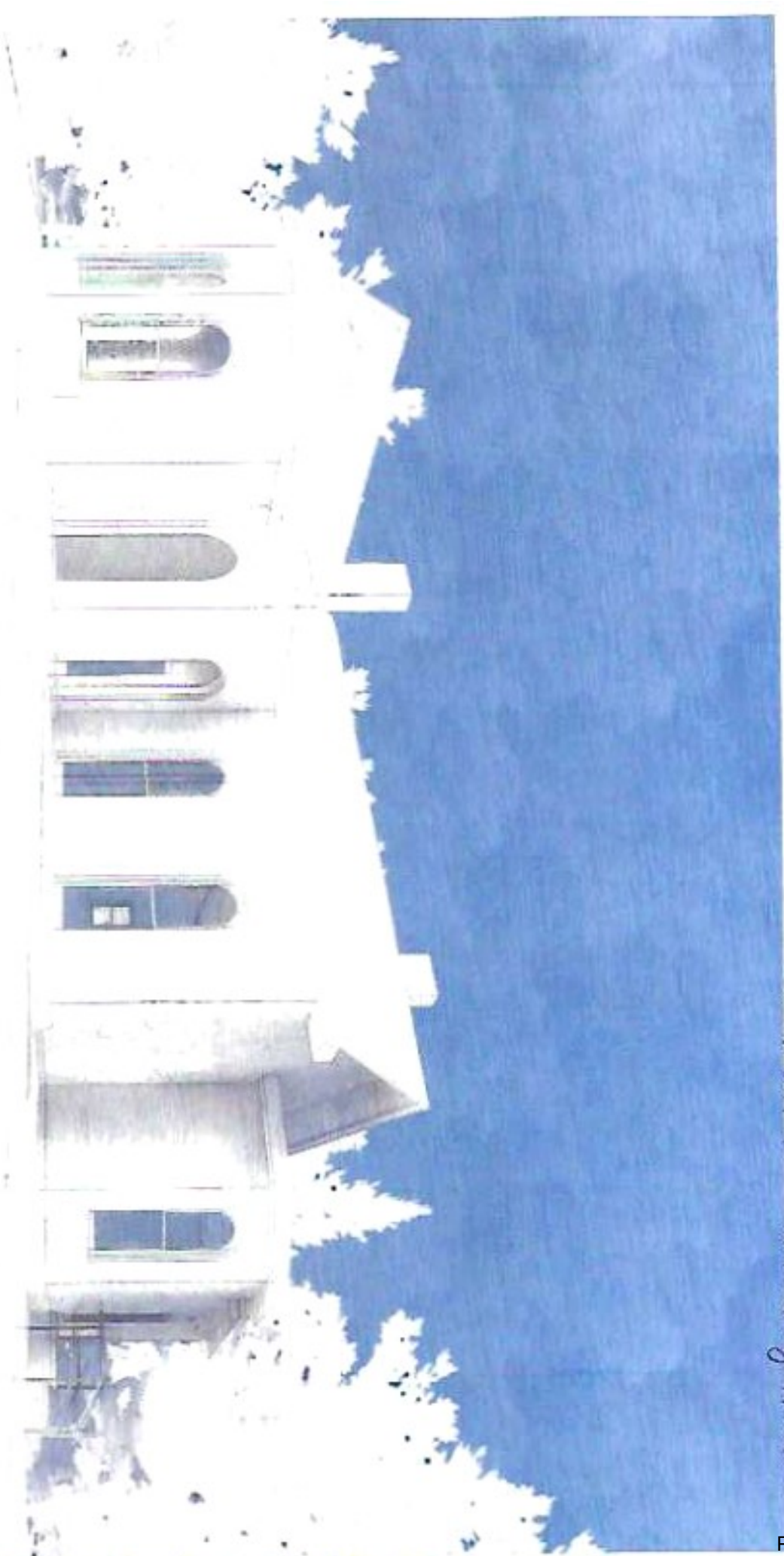


Exhibit C Existing
Home

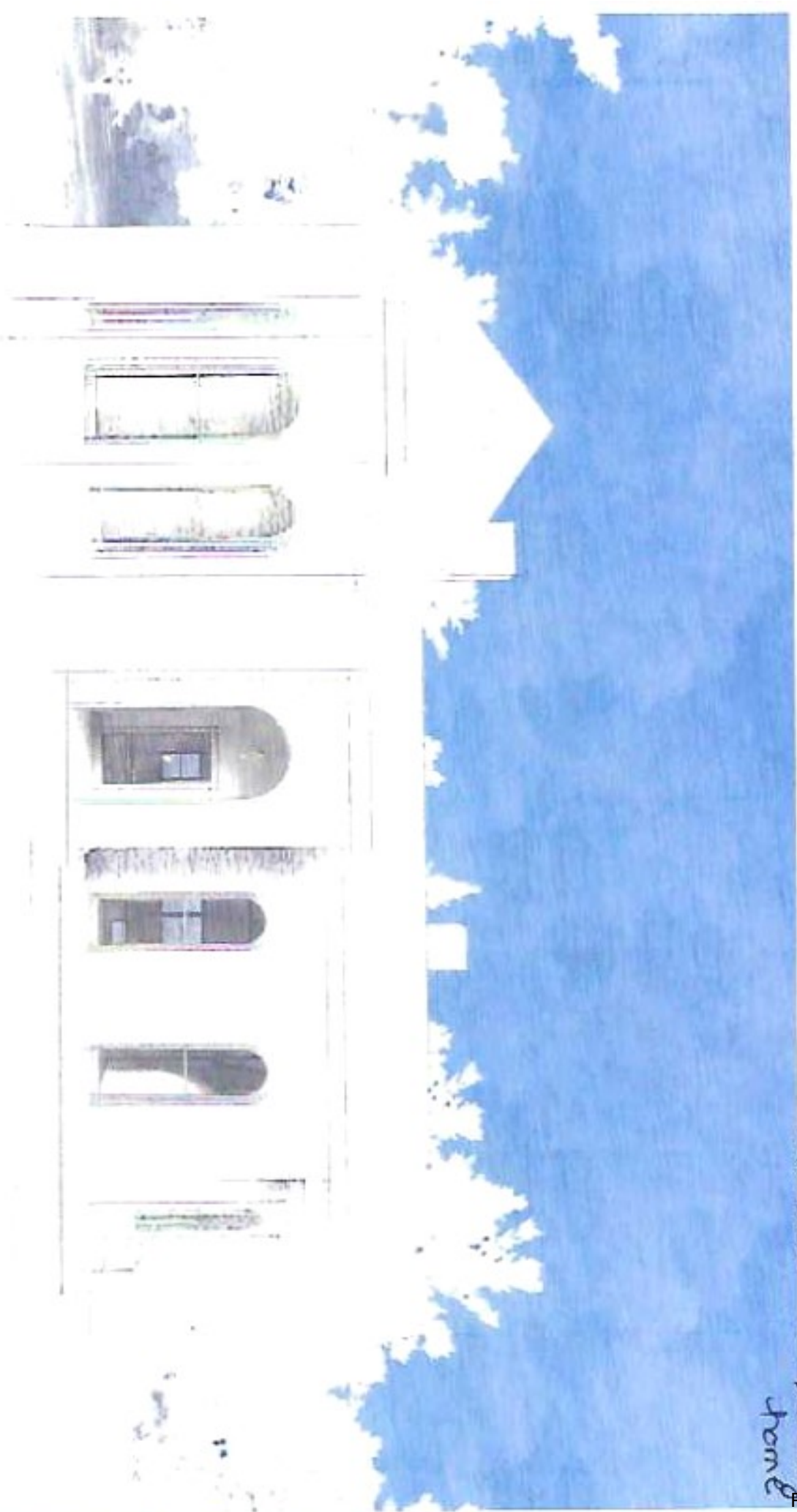


Exhibit O

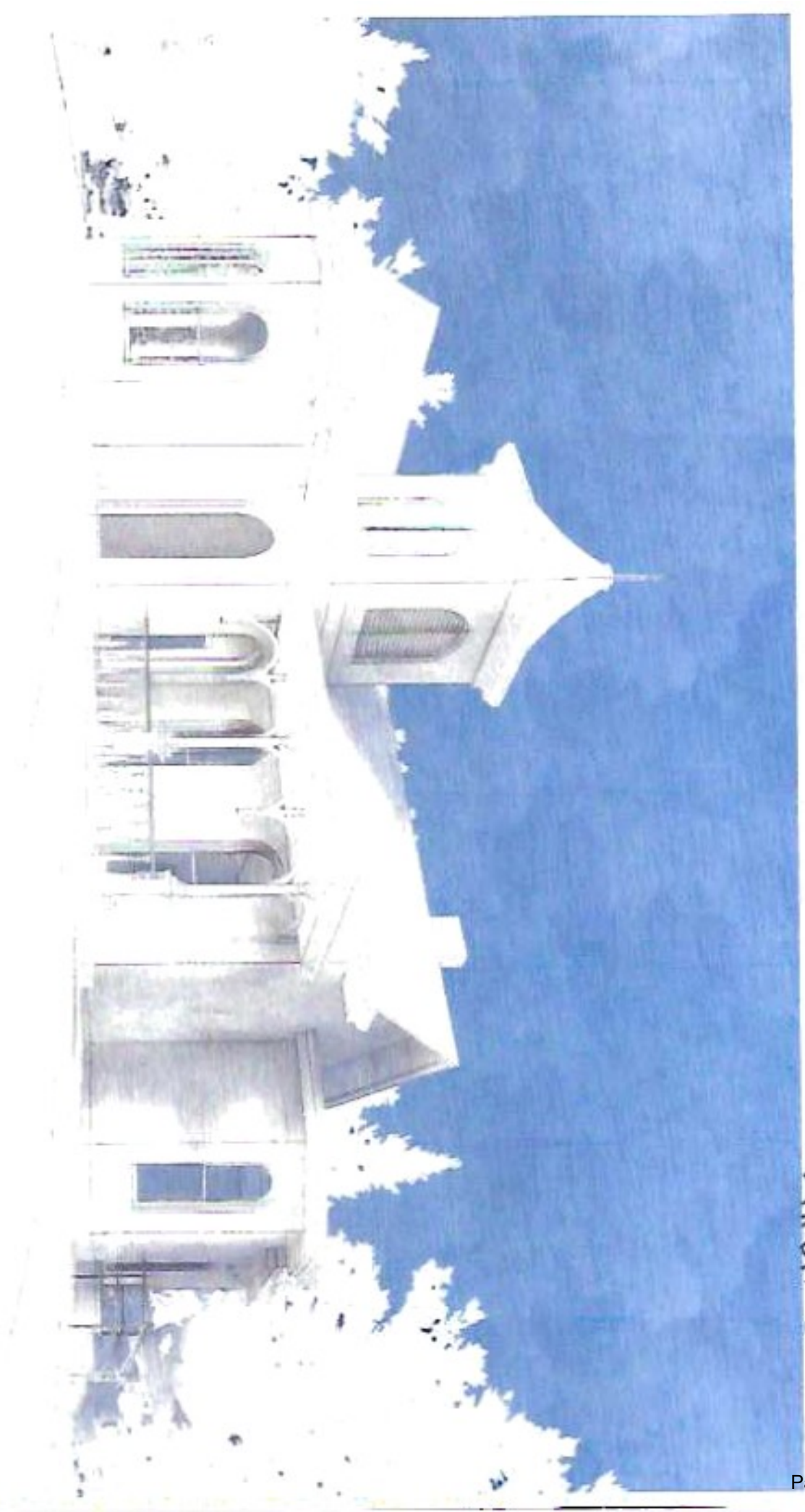


Exhibit E

