



The Columbia Historic Zoning Commission will meet on Thursday, May 11, 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. Organizational Business
 - 1. Approval of Minutes

Documents:
None

- 2. Process Updates

III. Old Business

- 1. Case #23-0009 Request from Mike Wolfe for approval of accessory structure, fencing, and site and setting modifications at [616 N. Main Street](#).
THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA

Documents:

- 1. 23-0009 Updated Staff Report 616 N Main Street
 - 2. Site Plan_0417
 - 3. Elevations_0320
 - 4. Views_0216

5. Exhibits_0117
 6. Application
2. Case #23-0089 Request from The Matthews Family Partnership for fence approval at [700 North Main Street](#).
THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA

Documents:

1. 23-0089 700 North Main Street Staff Report
2. Application and Exhibits

IV. New Business

1. Case #23-0122 Request from Josh Rosenbalm for exterior alterations of facade finish at [807 S. Garden Street](#).

Documents:
None

2. Case #23-0127 Request from First United Methodist Church for exterior door replacement at [222 West 7th Street](#).

Documents:

1. photos of existing
 2. photos of similar doors
 3. proposed doors and handles
 4. location map
 5. project description
 6. Application
3. Case #23-0146 Request from Tyler Crowell for sidewalk improvements at [106 East 7th Street](#).

Documents:

1. A1.1m-Elevation
2. A1.1m-Sidewalk
3. Application

V. Other Business

1. Administrative 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 found 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 McCarthy, AICP, City Planner, kmccarthy@columbiatn.com, 931-560-1560

DOCKET/CASE/APPLICATION NUMBER

CA 23-0009

APPLICANT/OWNER

Mike Wolfe / CMW Investments

HEARING DATE

N/A

PROPERTY ADDRESS/LOCATION

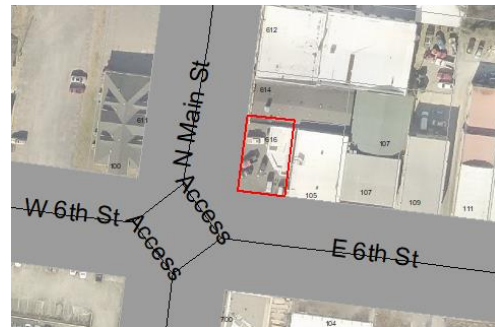
616 N Main Street

UPDATE:

This Certificate of Appropriateness request is for updated façade, landscaping, outdoor seating, and fencing at 616 N Main Street.

The Commission reviewed the request at its March and April meetings and found that the proposal generally conformed to the Historic District Design Guidelines. The Commission requested a plan view of the proposal as well additional information about the tree species and type of brick to be used. The applicant has provided this information to staff. The planner view is included in the agenda package. The tree species to be utilized is October Glory Red Maple (alternatives of Yoshino Cherry, Savannah Holly, or Japanese Maple).

Staff recommends approval.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
Central Business District	Commercial	Central Business District/ Commercial	Landscaping/Outdoor Seating	Local – Downtown 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:

CA 20-0242. Request for installation of two clear glass doors with aluminum frame in existing openings, approved.

October 20th, 2020. CA 20-0219. Request for exterior wall mounted signage. Approved with conditions.

Staff Report 616 N Main Street

Page 1

1984 Historic Inventory: Not listed in historic properties inventory. Maury County Tax Records indicate this structure as being built in 1953.

Recommendation

Approve

Recommended Motion:

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

Alternative Motions:

Alternative Motion [Approve Subject to Conditions]:

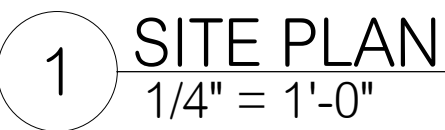
Move to approve issuance of a Certificate of Appropriateness and find that the proposed alteration conforms to the Historic District Design Guidelines subject to the following conditions: [list conditions of approval].

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]:

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



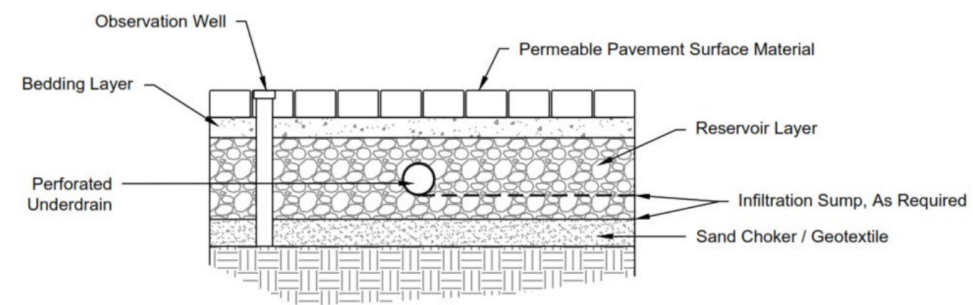
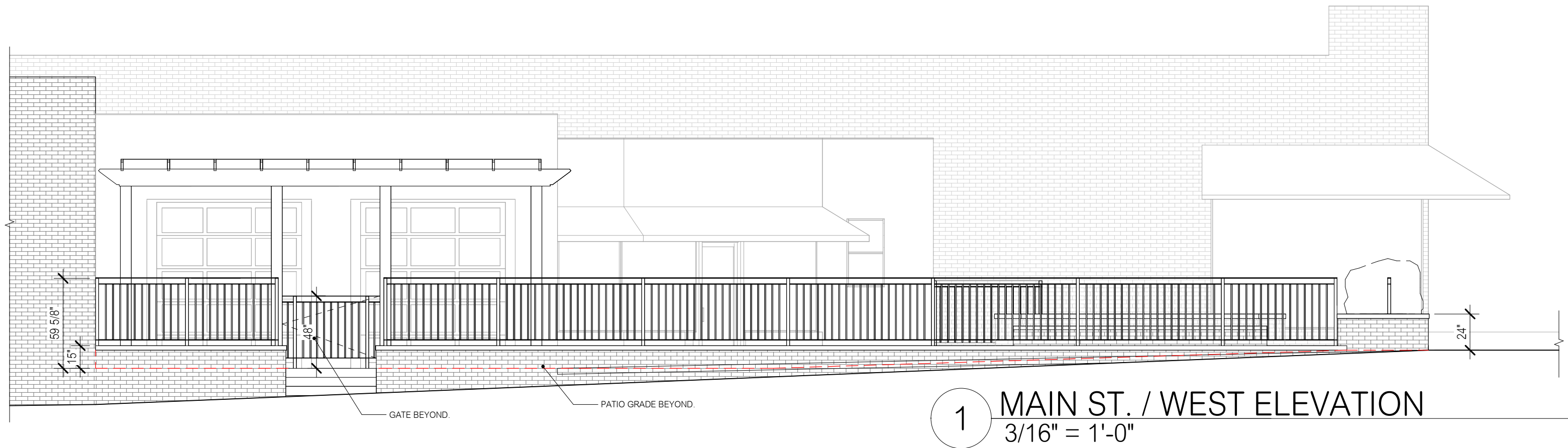


Figure 3.1. Permeable Pavers with Underdrain

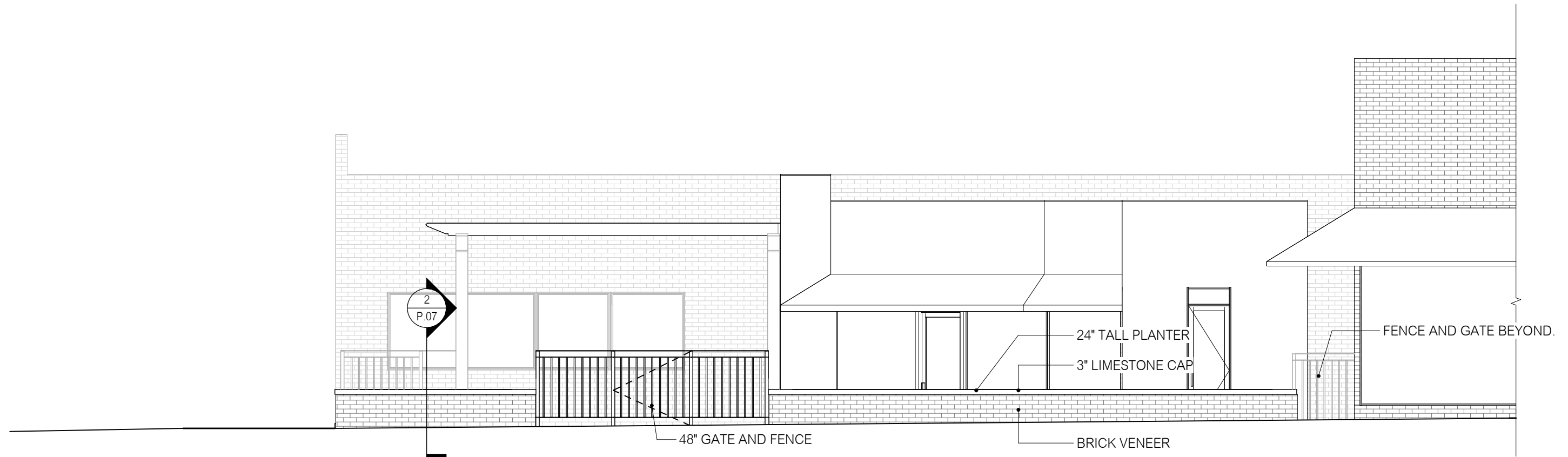
PERMEABLE PAVER DETAIL



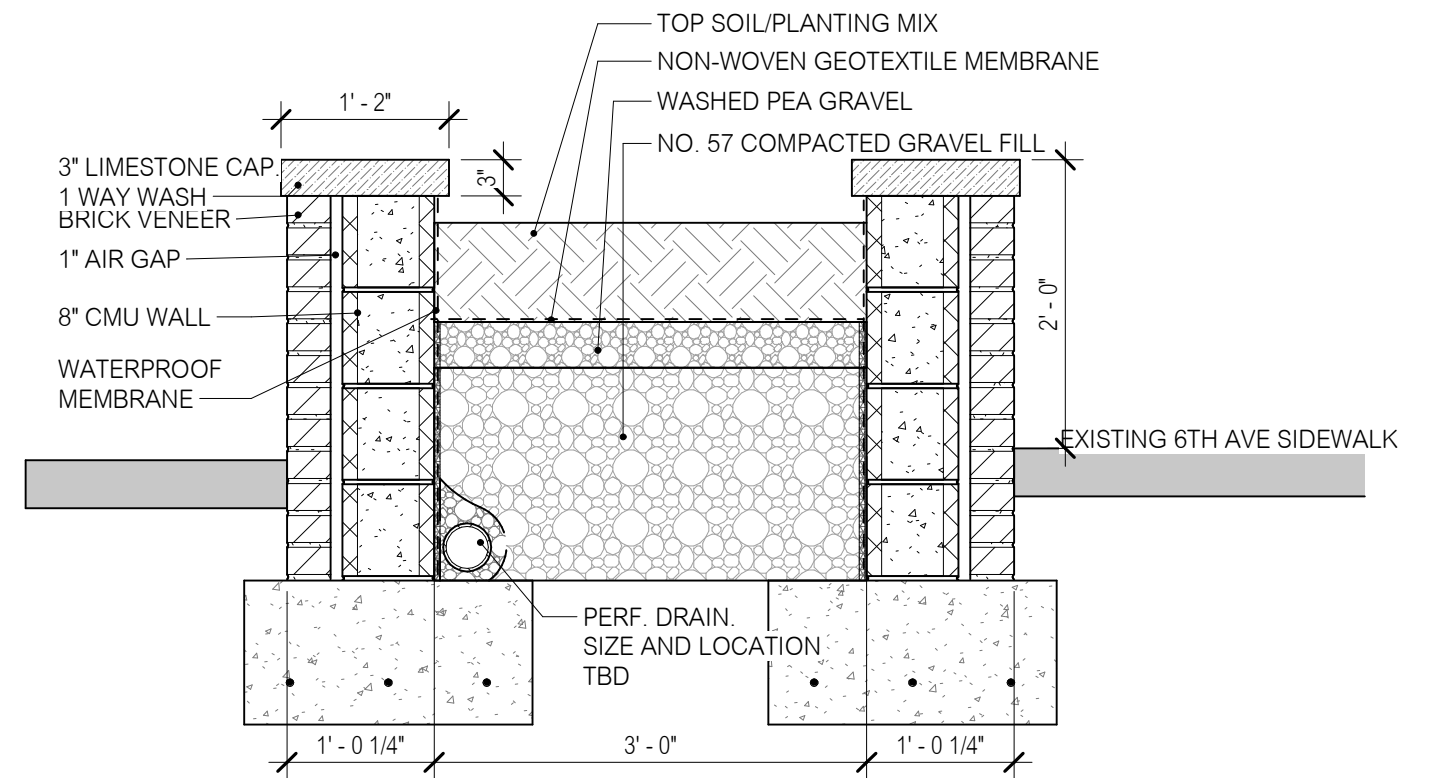
PERMEABLE PAVER EXAMPLE



WROUGHT IRON FENCE AND GATE EXAMPLE



1 E. 6th ST. / SOUTH ELEVATION
3/16" = 1'-0"



2 PLANTER DETAIL
3/4" = 1'-0"





Exhibit A

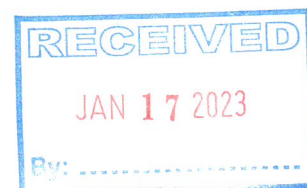
The Design has raised planters, shade trees and shrubs, permeable surfaces, a raised fire pit, a small stage with two vintage non-working gas pumps approx. 5-6 feet tall. The location of the vintage gas pumps are close to where the original pumps might have been located at Vino's. Exhibit D is a photo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

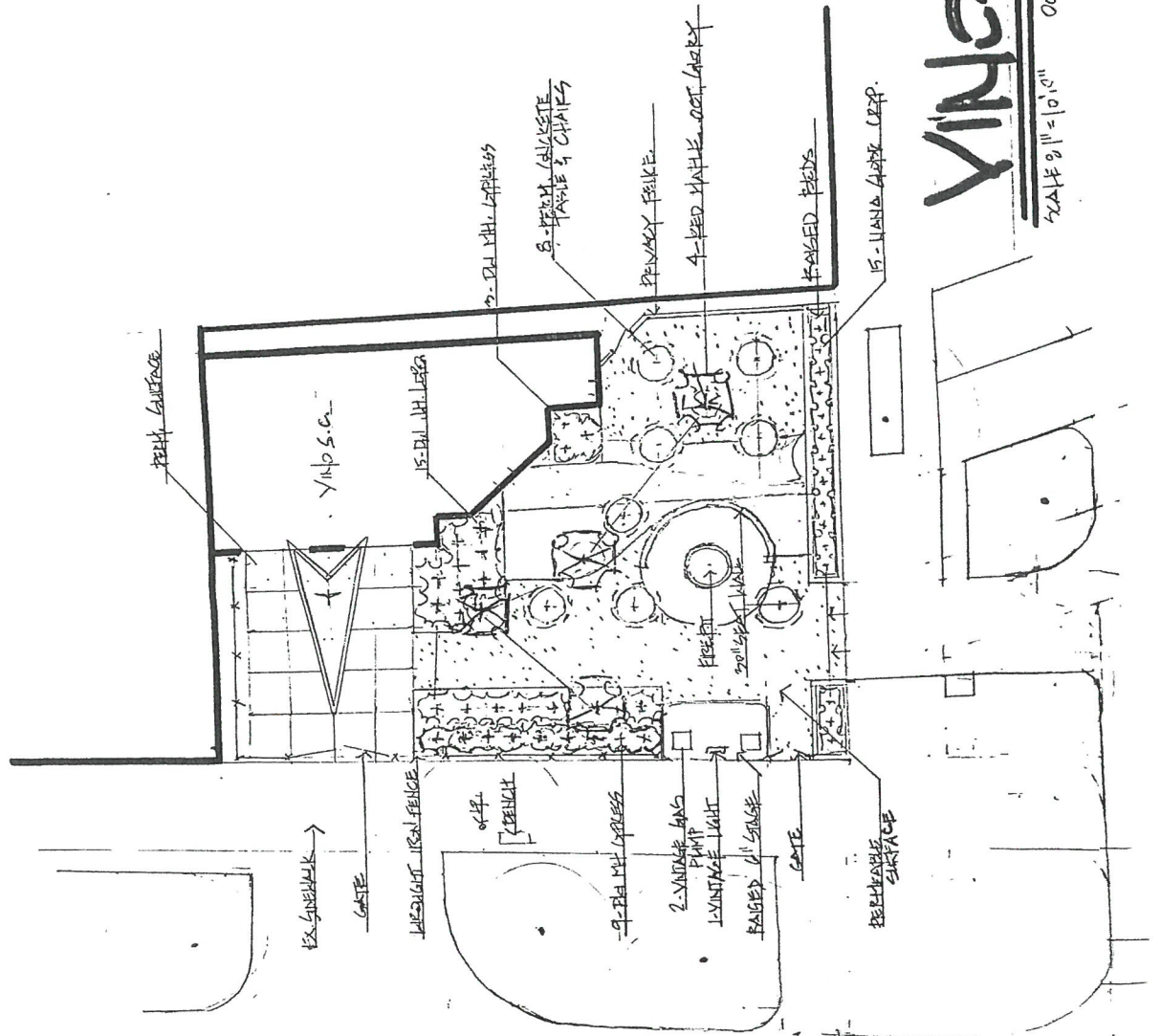
A wrought iron fence and gate will flank the SW side of the property. The handicap access will be the existing driveway into the property from the SE with no gate or barrier. The planter on the East side will be approximately 30" tall with shrubs to add privacy to the space. The raised beds also add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



RECEIVED
JAN 17 2023
BY: _____

VINCE'S
SCALE 1" = 10' 0"
OCT. 22
PR. HATK.

Exhibit D

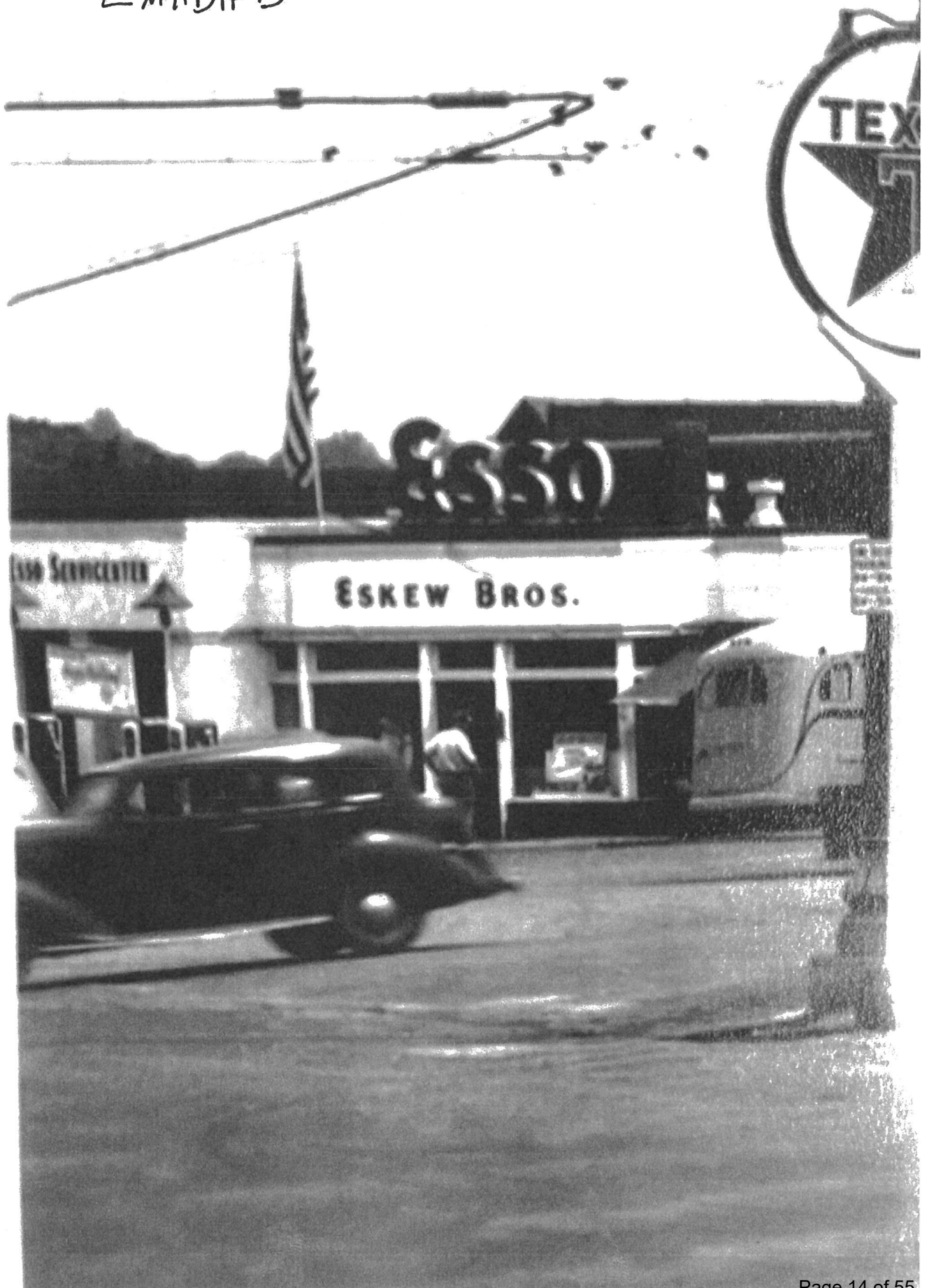


Exhibit E

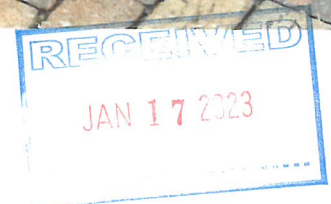


Exhibit F

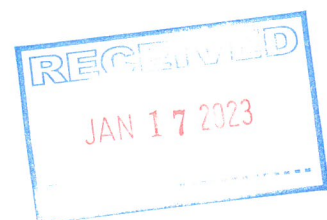
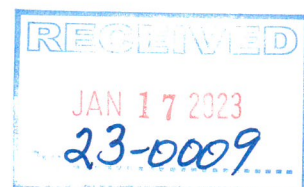
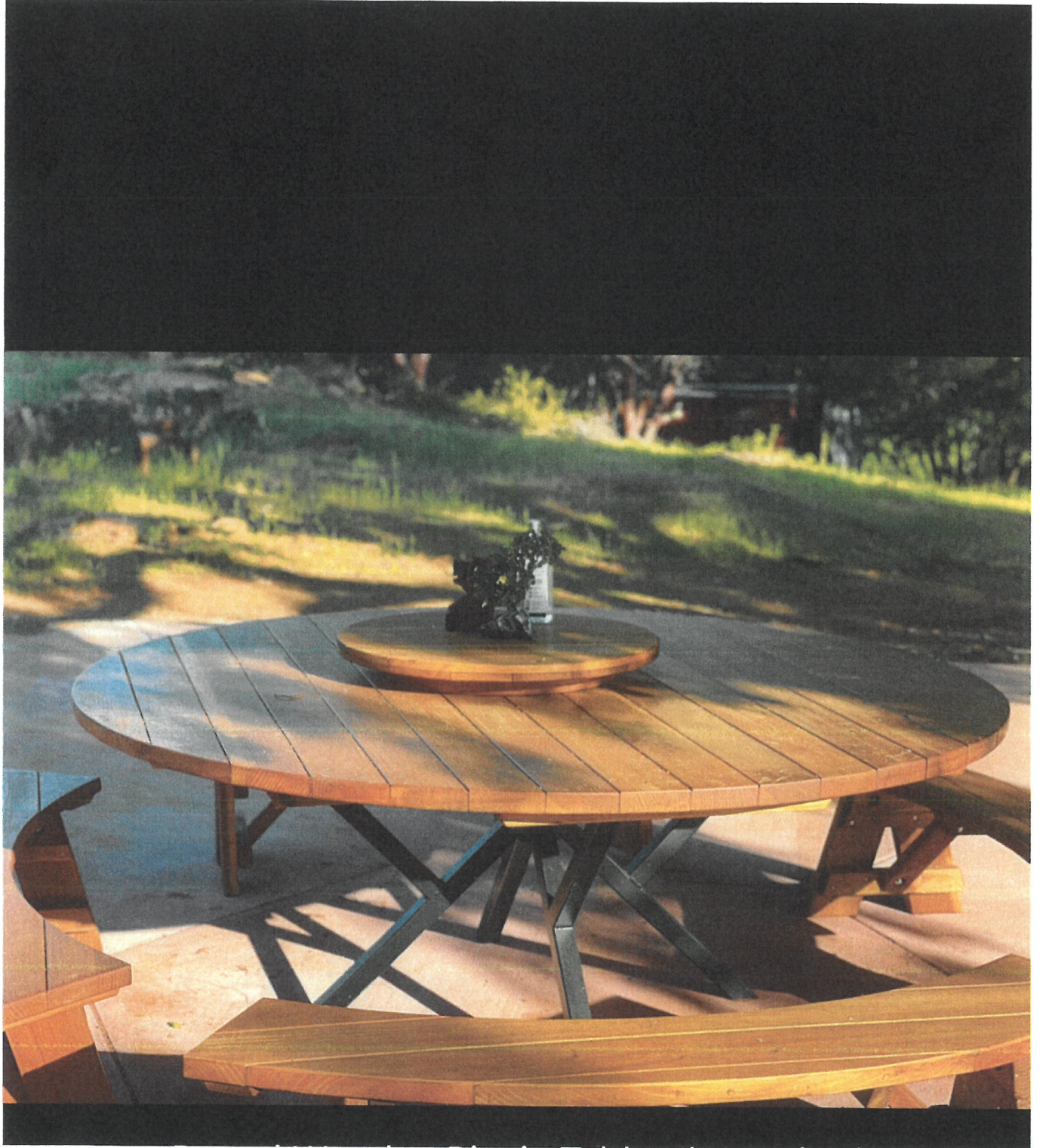


Exhibit G



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

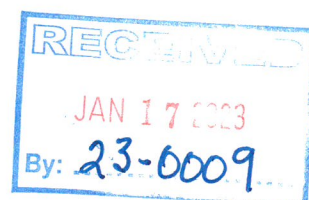
PROPERTY OWNER

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			

CONTACT INFORMATION

Kevin C. McCarthy, City Planner & Zoning Administrator, kmccarthy@columbiatn.com, 931-560-1531

DOCKET/CASE/APPLICATION NUMBER

23-0089

APPLICANT/PROPERTY OWNER

Matthews Family Partnership/ Matthews Family Partnership

HEARING DATE

N/A

PROPERTY ADDRESS/LOCATION

700 N. Main Street

PROJECT DESCRIPTION: Revision to Certificate of Appropriateness

The applicant requests after-the-fact approval to install a fence. The fence is constructed of black aluminum with an appearance similar to wrought iron. The subject property was constructed in 2017. The fence appears to exceed the maximum height for fences along a frontage line under the Historic Design Guidelines and the Zoning Ordinance. Additionally, a neighboring property owner believes that the fence encroaches on his property. Staff recommends that the Commission defer action on this request.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
CD-5	Retail Sales & Services	CD-5	Door Replacement	Downtown

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

DEFER

Review Status and History:

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

Previous Approvals: 2016 – The applicant requested a CoA for new construction.

Historic Inventory: N/A

Proposed Alterations:

- Erect an aluminum fence of at least 5-feet in height along the secondary street frontage.

Historic District Design Guidelines Referenced:

Staff reviewed the requested alterations for consistency with the *City of Columbia Historic Design Guidelines*. The relevant sections of the Guidelines are listed below; the most applicable standards are **bolded** and underlined.

Storefront Entries and Doors

7.8 Design New Fences, Gates, and Walls to be Compatible with Character of the Streetscape

- Fences **shall not exceed 4 feet in height along street-facing yards** and 6 feet in height in all other yards. **On corner lots**, a fence **may exceed 4 feet** in height at the side yard if it is placed at or behind the midpoint of the [structure] but **shall not be higher than 6 feet at any point**.

Zoning Ordinance:

Staff reviewed the requested alterations for conformity with the *City of Columbia Zoning Ordinance* standards relating to review of a Certificate of Appropriateness. The relevant sections of the Guidelines are listed below; the most applicable standards are **bolded** and underlined. Staff comments follow in the next section.

TABLE 4.3.1-F (p. 103)

Height of Walls and Fencing: **3.5-4 ft. at Frontage**; otherwise 6 ft. max; height measured from avg. undisturbed grade of Adjacent property at property line.

8.5.13.D Standards for Review

In considering an application for a building or demolition permit or for a Certificate of Appropriateness, the Historic Zoning Commission shall be guided by the following criteria:

1. Every reasonable effort shall be made to provide a compatible use for a property that requires a minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.
2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature shall be avoided.
3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged.
4. Changes that may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may

have acquired significance in their own right, and this significance shall be recognized and respected.

5. Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity.
6. Deteriorated architectural features shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features shall be based on accurate duplication of features, substantiated by historic, physical, or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.
9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.

8.5.13.E Final Action by the Historic Zoning Commission

The Historic Zoning Commission shall either:

1. Approve the application for certificate of appropriateness;
2. Approve the application for Certificate of Appropriateness with conditions; or
3. Deny the application for certificate of appropriateness.

8.5.13.F Denial of a Certificate of Appropriateness

A denial of a Certificate of Appropriateness shall be accompanied by a statement of the reasons for the denial. The Historic Zoning Commission shall **make recommendations to the applicant concerning changes, if any, in the proposed action that would cause the commission to reconsider its denial** and shall confer with the applicant and attempt to resolve as quickly as possible the differences between the owner and the commission. The applicant may resubmit an amended application or reapply for a building or demolition permit that takes into consideration the recommendations of the Historic Zoning Commission.

Staff Comment:

- The application does not indicate the height of the fence.
- The fence may or may not conform to the Guidelines.
- An adjacent property owners claims that the fence encroaches on his property. Staff cannot verify this claim.

- The fence was installed without a CoA.
- Additional information is need from the applicant in order to determine conformity with the Guidelines and the appropriateness of the fence.

Recommendation:

Defer

Recommended Motion:

Move to find that there is insufficient information to make a decision, defer the application, and request that the applicant provide:

- The exact height of the fence measured from adjacent grade;
- A plot plan marking the precise location of the fence in relation to the property lines as indicated by a metes and bounds description, surveyor's pins, or other cadastral monuments [; and]
- [list additional information]

for review at the next regularly scheduled meeting of the Historic Zoning Commission. The additional information should be submitted to Development Services on or before the next regular submittal date. The applicant may request additional deferrals to a subsequent submittal date.

Alternative Motions:

Alternative Motion [Approve]:

Move to find that the proposed alterations conform 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 alterations conform to the Historic District Design Guidelines subject to the following conditions: [list conditions of approval].

Alternative Motion [Deny]:

Move to find that the proposed alterations do not conform to the Historic District Design Guidelines, and deny issuance of a Certificate of Appropriateness, because Guideline 5.24 prohibits the addition of canopies and awnings where none have existed historically.

[Discussion following the motion should include recommended changes, if any, that would cause the Commission to reconsider its decision.]

CERTIFICATE OF APPROPRIATENESS APPLICATION
HISTORIC ZONING COMMISSION

APPLICANT

NAME	Matthews Family Partnership	PHONE	(931) 381-2460
ADDRESS	700 North Main Street	EMAIL	HMATTHEWS1@ME.COM

PROPERTY OWNER

NAME	Matthews Family Partnership	PHONE	(931) 381-2460
ADDRESS	700 North Main Street	EMAIL	HMATTHEWS1@ME.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 ☐ <i>Loss of architectural and historical integrity and its removal will not adversely affect the district's historic character</i> ☐ <i>Denial of demolition will result in unreasonable economic hardship of the applicant</i> ☐ <i>Public safety and welfare requires the removal of the structure(s)</i> ☐ <i>Structural instability or deterioration of structure(s) as demonstrated through report by structural engineer or architect. Report clearly details physical condition of structure(s), reasons why rehabilitation is not feasible, and cost estimates for rehabilitation versus demolition. Additional report details proposed future action on site.</i>	☐ SIGNAGE <i>(select type)</i> ☐ Wall ☐ Freestanding ☐ Window ☐ Temporary ☐ Other ☒ EXTERIOR ALTERATIONS <i>(select type)</i> ☐ Roofing/Roof Structure (Dormers, Chimneys) ☐ Exterior Door Replacement/Alterations ☐ Exterior Window Replacement/Alterations ☐ Foundation Alterations ☐ Exterior Siding/Finishes/Masonry ☐ Porch/Deck Alterations ☐ Other (explain): REAR FENCE

PROJECT INFORMATION	
ADDRESS: 700 NORTH MAIN STREET	
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: Applicants seek retroactive approval of exterior fencing to the rear and side of building
Please see attached Letter and photograph exhibits

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

Matthews Family Partnership

APPLICANT NAME



APPLICANT SIGNATURE

3/17/23

DATE

Matthews Family Partnership

PROPERTY OWNER NAME



PROPERTY OWNER SIGNATURE

3/17/23

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			

THE MATTHEWS FIRM, PLLC

ATTORNEYS AT LAW

700 N. MAIN STREET P. O. BOX 1952

COLUMBIA, TENNESSEE 38402

TELEPHONE 931-381-2460

FACSIMILE 931-381-1071

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RICHARD T. MATTHEWS*

ATTORNEY AT LAW

RICHARD@MATTHEWSINJURYLAW.COM

*CERTIFIED AS A CIVIL TRIAL
SPECIALIST BY THE NATIONAL BOARD
OF TRIAL ADVOCACY

March 17, 2023

City of Columbia
Development Services Dept.
Historical Zoning Commission
700 North Garden Street
Columbia, TN 38401

**RE: Certificate of Appropriateness Application, Historic Zoning Commission
Property: 700 North Main Street
Exterior Alteration - Fence**

Dear City Planners & Members of the Commission:

Please allow this letter and enclosures to support our Application to the City of Columbia, Historic Zoning Commission ("HZC") for retroactive approval of rear and side fencing at the property located at 700 North Main Street ("Subject Property").

Owners/Applicants

The real property and improvements at 700 North Main Street is owned by The Matthews Family Partnership ("MFP"). The Subject Property is leased and managed by The Matthews Firm, PLLC. R. Holland Matthews and Richard Matthews are the owners/managers of these entities.

Retroactivity.

It is with our apologies that we seek approval of this Application in retroactive fashion. We do not offer any excuse for not seeking this approval prior to construction other than the fact that it was through inadvertence and oversight.

Property History & Justification for Fence

The two-story structure at 700 N. Main St. was constructed in 2015-2016. Prior to that time, the property was a vacant, unimproved lot. In 2015, we sought approval from HZC for new construction, which was granted. The owners took occupancy of the building in the Summer of 2016. In October, 2016, the owners sought and received approval for exterior signage along the front of the building facing North Main Street.

Since completion of the Subject Property, downtown Columbia has benefited from substantial growth and commerce, especially along the north end of the Square. With this growth, the City has encouraged increased pedestrian traffic and community events throughout downtown, which

we have, of course, welcomed. Such events would include gatherings like First Fridays, which, again, are a welcomed event and highlight the beauty of downtown.

However, with this growth and added foot traffic, we have encountered issues with members of the public encroaching onto the Subject Property, particularly the areas to the rear of the Subject Property accessible from East 6th Street. While we believe that most of the visitors who cross onto the Subject Property do so without ill intent, there have been instances which have raised concerns of security and liability, particularly at night. Some of those instances have included evidence of tampering with the rear HVAC unit. There have also been instances of finding considerable litter, discovering evidence of small vehicles driving into the pea gravel, and downstairs tenants observing questionable characters wandering around outside rear windows at the ground level.

While the original site plans presented to this Commission did not contemplate fencing, the above instances and circumstances warranted this improvement to be accomplished in an expedited fashion.

The fence for which we now seek retroactive approval was constructed in approximately August of 2022. It was not until we were approached by City Planning Officials that we learned of the need to seek approval from the HZC.

The Fence

Enclosed with this Application is an overview of the original design site plan, aerial imaging of the Subject Property, and photos recently taken of the Subject Property and the fencing from both North Main Street (front elevation) and East 6th Street.

The fence contains two lockable access gates – one along East 6th Street and a second along the exterior walkway on the south side of the building. The total linear footage is approximately forty-seven feet, and the height is six feet. The materials consist of black aluminum which maintain a similar appearance to wrought iron. The goal was to match the appearance of the fence to the similar materials used as the railings along the second-floor covered porch at the northeast corner (visible in pictures), as well as match the appearance of the fencing already present on the adjacent property to the south (parking lot above the south retaining wall as seen in the photos). Since this was not a replacement of an existing fence, we felt that these materials would maintain the consistency and spirit of already-present downtown features and adequately serve as reasonable alternative materials.

Given the location, appearance, materials, and surrounding areas, we submit that the fencing is “compatible with the scale, form, configuration, materials, and character of the buildings with the Historic District,” per the *Historical District Design Guidelines*, Section 3: Universal Guidelines.

Conclusion

Again, it is with our apologies that we seek *retroactive* approval of this addition to the Subject Property without having first presented the matter to the HZC. In reviewing this Application, we ask that you consider the benefit that the Subject Property has provided to the overall appearance of the surrounding areas, the reasons for which we felt the fence was needed, and the substantial expense already incurred with the improvement.

If we can provide any additional information or materials to assist in your review, please do let us know. Otherwise, we will be happy to address any concerns at the hearing of this matter.

Thank you for your time and attention to this matter.

Respectfully Submitted:

MATTHEWS FAMILY PARTNERSHIP
THE MATTHEWS FIRM, PLLC

BY:


R. HOLLAND MATTHEWS

RHM/
Enclosures: as stated





Search Results

Property Detail

Hide Parcel Highlight(s) Clear Selection Completely

OWNER: MATTHEWS FAMILY PARTNERSHIP

OWNER 2:
Address:
N MAIN ST 700

Parcel Number: 099A K 046.00

Calculated Acreage: 0

Subdivision: BK 15 PG 331

Date of TDDOT Imagery: 2021

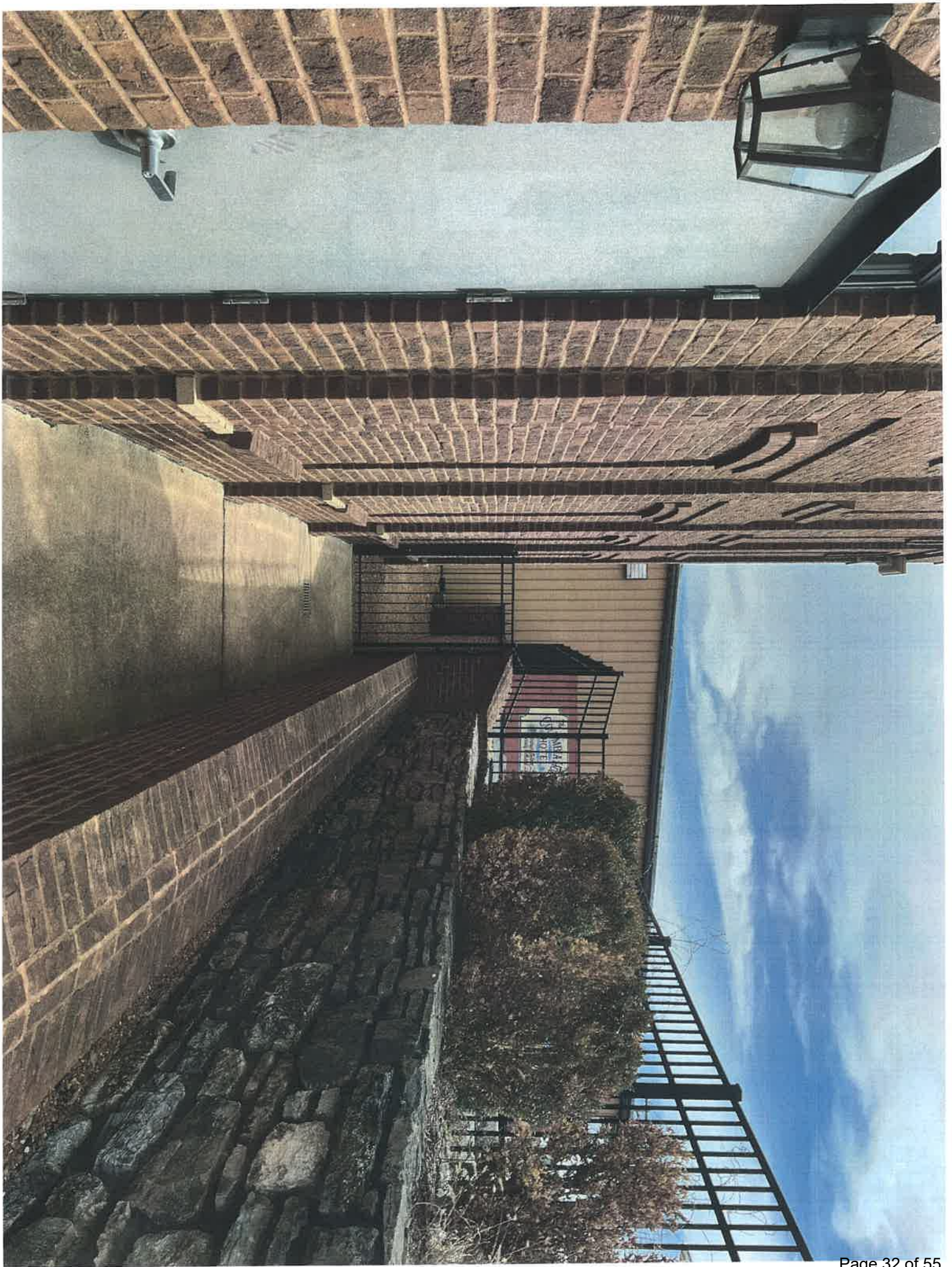
Date of vaccine inquiry: 2011

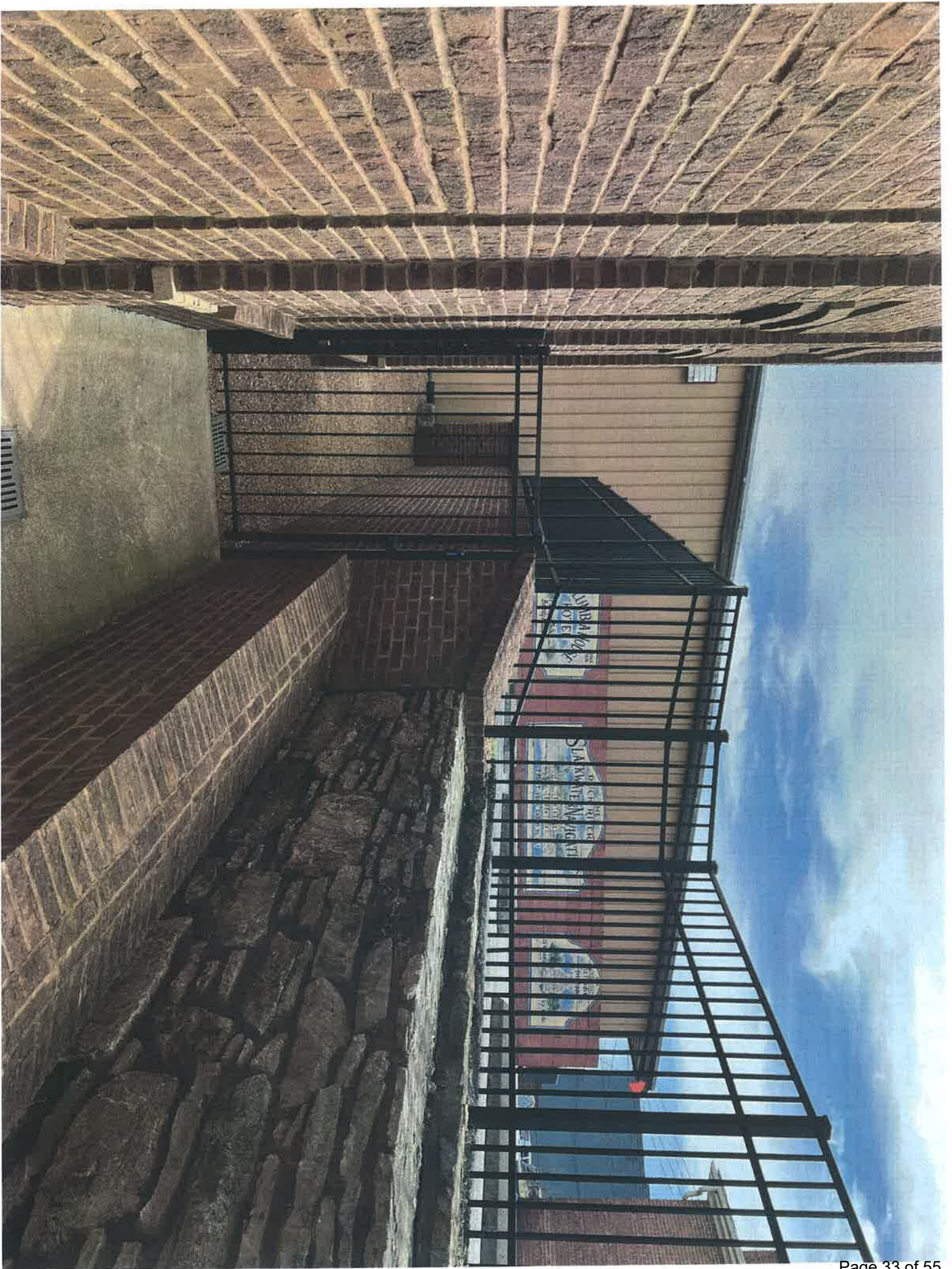
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The property represented on this site are compiled from information maintained by your local county Assessor's office and are a best-fit visualization of how all the properties in a county relate to one another. The property lines are determined by examining local property deed filings on deeds and by using surveys created by a licensed surveyor but are not conclusive evidence of property ownership in any court of law. If you feel your property is drawn in error, you should contact your local Assessor's office and work with them to resolve the discrepancy.













**FIRST UNITED METHODIST CHURCH
FELLOWSHIP HALL DOOR PROPOSAL**

APRIL 10 2023

PHOTO 1

This photo is of the existing doors taken directly in front of the entrance. The 4 small blocks on the upper panels are magnets attached to the door which are used to support temporary signs during events. They are not an integral part of the door.



**FIRST UNITED METHODIST CHURCH
FELLOWSHIP HALL DOOR PROPOSAL**

APRIL 10 2023

PHOTO 2

This photo of the entrance was taken from the Presbyterian Church frontage in the 200 block W 7th ST which is directly across the street from the Fellowship Hall entrance.



**FIRST UNITED METHODIST CHURCH
FELLOWSHIP HALL DOOR PROPOSAL**

APRIL 10 2023

PHOTO 3

This photo of the Fellowship Hall was taken facing north west across W 7th ST.



**FIRST UNITED METHODIST CHURCH
FELLOWSHIP HALL DOOR PROPOSAL**

APRIL 10 2023

PHOTO 4

This photo of the Fellowship Hall entrance was taken facing north east from the corner of W 7th and High ST



FIRST UNITED METHODIST CHURCH FELLOWSHIP HALL DOOR PROPOSAL

April 10 2023

PHOTO 5

Photo of FUMC education unit ,High Street entrance. Photo illustrative of door with similar design being used in the High street entrance to the education unit.



**FIRST UNITED METHODIST CHURCH
FELLOWSHIP HALL DOOR PROPOSAL**

APRIL 10 2023

PHOTO 6

Photo of Handicap entrance to FUMC education unit/ side entrance to sanctuary on W 7th ST.
Illustrative of door similar to proposed door.

Proposed door will be 4 panel with solid panels in place of glass. Will also have wider stiles and be white in color.



FIRST UNITED METHODIST CHURCH
FELLOWSHIP HALL DOOR PROPOSAL

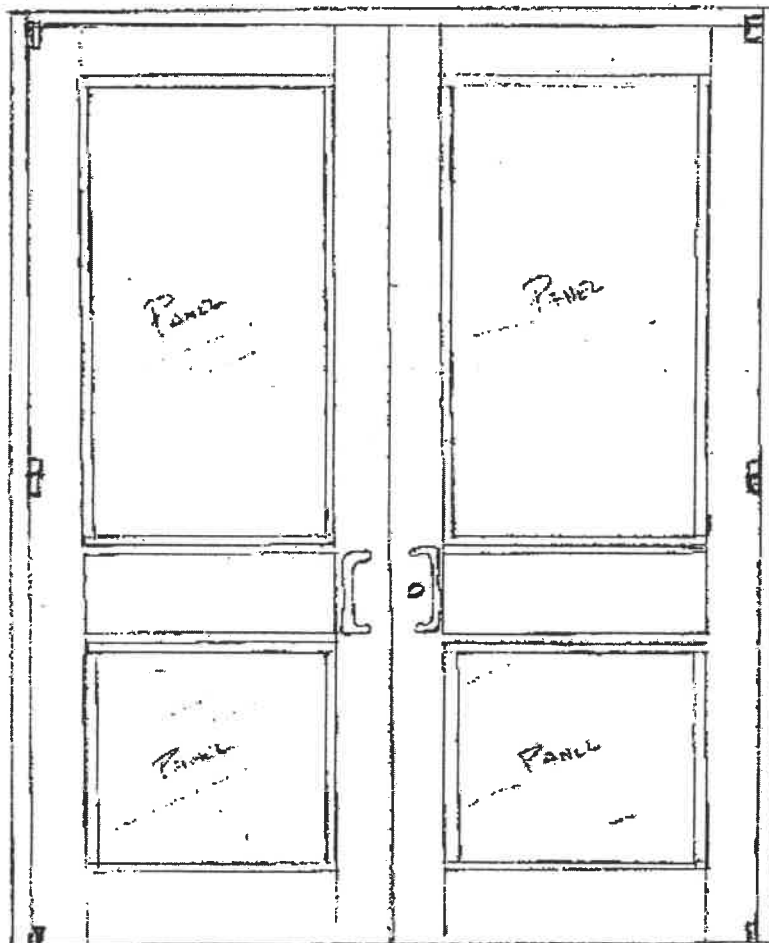
APRIL 10, 2023

SKETCH 1

Door Handle hardware in this illustration is "standard". Installed doors will have handles closely matching handles on current doors

First Methodist Church, Columbia

Proposed Door Replacement



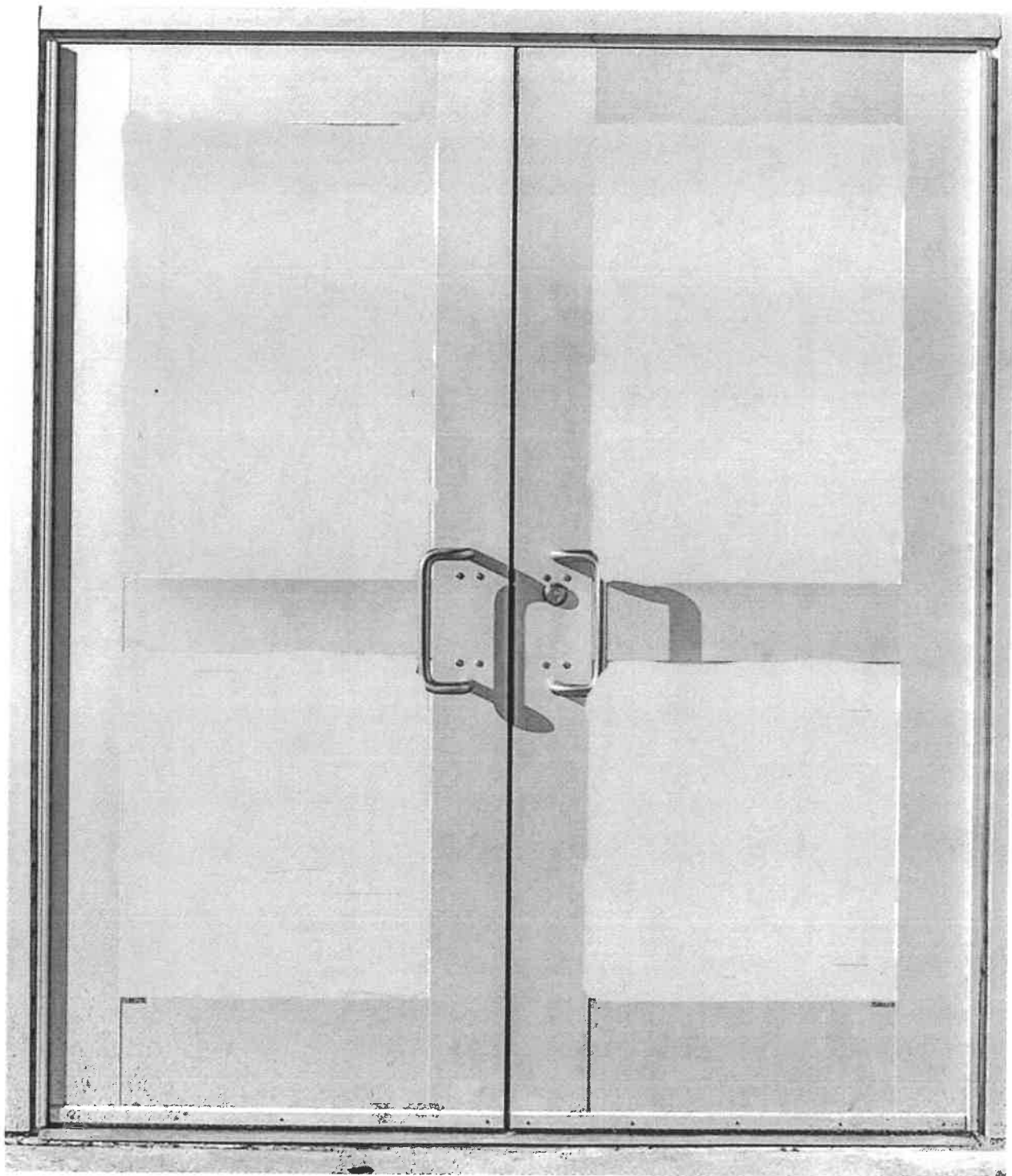
FIRST UNITED METHODIST CHURCH FELLOWSHIP HALL DOOR PROPOSAL

APRIL 10 2023

SKETCH 2

This sketch was produced from a photo of proposed door. This sketch portrays actual proportions and appearance of door with the exception of color and hinges. Installed door will be white and have offset hinges as per previous illustration (Sketch 1)

Door Handle hardware on this illustration is "standard". Installed doors will have Door handle hardware that closely matches current doors.



0174



Date: April 6, 2023

County: Maury

Owner: FIRST UNITED METHODIST CHURCH OF

Address: GARDEN ST W OF

Parcel Number: 099A J 045.00

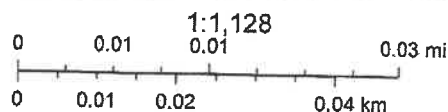
Deeded Acreage: 0.21

Calculated Acreage: 0

Date of TDOT Imagery: 2021

Date of Vexcel Imagery: 2021

Page 3



Esri Community Maps Contributors, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI, NASA, USGS, EPA, NPS, US Census Bureau, USDA, State of Tennessee, Comptroller of the Treasury, Office of Local Government (OLG)

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

**FIRST UNITED METHODIST CHURCH
FELLOWSHIP HALL DOOR PROPOSAL**

April 10 2023

Attachments to Application

Purpose of Proposal:

This proposal requests approval for the installation of new doors at the entrance to the FUMC Fellowship hall. The proposal's intent is to preserve the appearance and historical significance of the entrance while improving its functionality, accessibility and security making it better suited for its current use.

The current wooden doors were installed when the building was constructed in 1982. Major repairs have been made to them several times during their 40 year life. Currently there is some rot on the doors, and it is difficult to keep hardware secure on the sides and top of the doors. Due to the need to have them open during some events they are susceptible to the effects of moisture. This results in security issues since it is difficult to keep them adjusted so the latching mechanisms operate properly. The effects of moisture and age, even with frequent maintenance, also cause the doors to drag making them difficult for current users to operate.

This section of the church is used as a fellowship hall and is part of the educational unit of the church. During the past 40 years the function of this Fellowship Hall has changed. Initially it was used once or twice a week for moderate size gatherings. It is currently used for a weekly worship service, which 70+ people attend, and several other smaller church events each week. In addition, the church operates "The Peoples Table" from this location which serves free meals to approximately 120 people twice each week. Thus these doors, which originally cycled 200 times per week, now cycle more than a 1000 times per week. Initially the area was used primarily for youth activities. Today it is more often used by persons with disabilities or who because of age have difficulty operating these doors even with the aid of an opener.

The church proposes to replace these doors with aluminum doors which match the appearance of the current doors with the goal of preserving the exterior appearance of the building while making it more accessible and safer for its current users. These doors will be lighter, thus easier to operate, they will be unaffected by exposure to moisture and designed to with stand increased utilization, making it more secure and accessible.

These doors are consistent in design and appearance with those used at 2 other entrances in this part of the facility (see pages 10 and 11).

Proposal:

Install a pair of new aluminum doors at the Front Entrance to the Fellowship Hall. See attached map for location (page 3).

New doors will be a pair of TUBELITE wide stile aluminum doors installed in the existing door surround. No changes will be made to the existing surround or appearance of the surround. Doors will be white in color to match existing surround. Doors will have a 7.5" bottom kick rail, a 10" mid rail, 4.5 "outer rails. Doors will have ADA compliant power opener and threshold.

Two sketches of the proposed door are attached.

**FIRST UNITED METHODIST CHURCH
FELLOWSHIP HALL DOOR PROPOSAL**

April 10 2023

Sketch 1 (page 4) is a sketch of the doors from the vendor. Exterior bone white color is to be provided by door manufacturer. Surface will be smooth to match current door. Lower kick rail will be 7.5" which matches current door. Mid-rail will be 10" which compares to 12" for current door. Side rails including frame will be 6.5" which compares to 6" for current door. Door Hinges will be white and similar in location and appearance to current door. Door Handles on this sketch are "standard". Handles on installed doors will closely match handles on existing doors.

Sketch 2 (Page 5) This sketch is adapted from a photo provided by the manufacturer. It provides another illustration of how the door would appear. Both panels and frame will be white in color, with finish bonded to the door by manufacturer. Door hinges will be similar in appearance to those on current doors. Surface of the door will be smooth to match current door. Door Handles on this sketch are "standard". Handles on installed doors will closely match handles on existing doors.

Additional photos of the entrance and current doors are attached with explanations.

CERTIFICATE OF APPROPRIATENESS APPLICATION
HISTORIC ZONING COMMISSION

APPLICANT

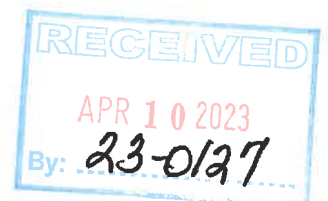
NAME	FIRST UNITED METHODIST CHURCH	PHONE	431 388 3306
ADDRESS	282 W 74th STREET.	EMAIL	CHURCH OFFICE OFFICE@COLUMBIAFUND.ORG

PROPERTY OWNER

NAME	SAME AS APPLICANT	PHONE	
ADDRESS		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		☒ 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):	
☐ 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:	
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:
SEE ATTACHMENTS.

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

First United Methodist Church
 APPLICANT NAME
 by William A. Koerner
 Trustee

First United Methodist Church
 APPLICANT SIGNATURE
 by William A. Koerner
 Trustee

4/10/23
 DATE

First United Methodist Church
 PROPERTY OWNER NAME
 by William A. Koerner
 Trustee

First United Methodist Church
 PROPERTY OWNER SIGNATURE
 by William A. Koerner
 Trustee

4/10/23
 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			



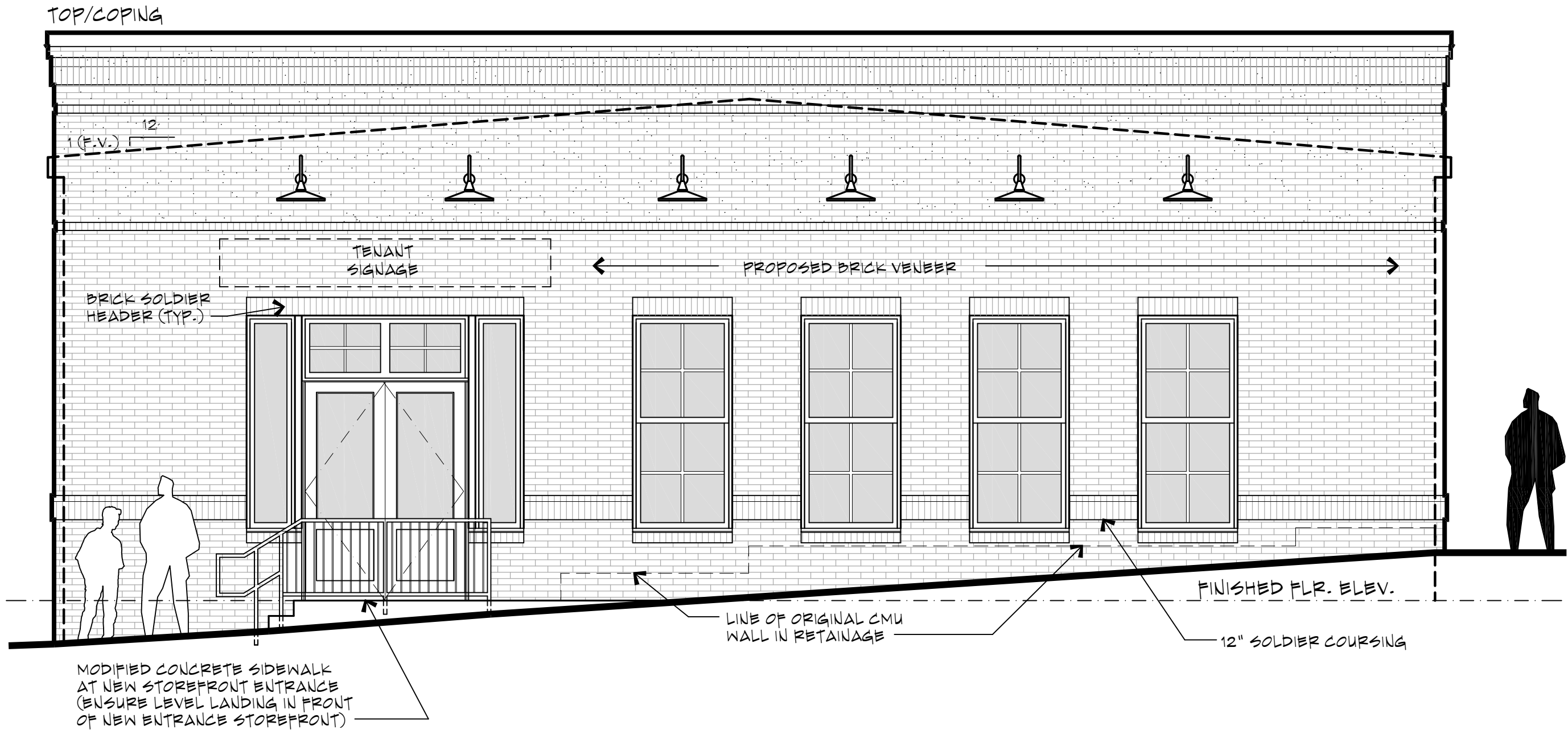
Nuber Architecture
ECCLESIASTICAL PLANNING / DESIGN
COMMERCIAL ARCHITECTURE
1069 Rolling Fields Circle, Columbia, Tennessee 38401
Phone: (931) 540-8045 Cell: (931) 446-1741
E-mail: george@nuberarchitecture.com

Proposed Facility Renovation for
106 East 7th Street Location
Hattie Janes Creamery Facility
Columbia, Tennessee

ELEV Proposed Facade

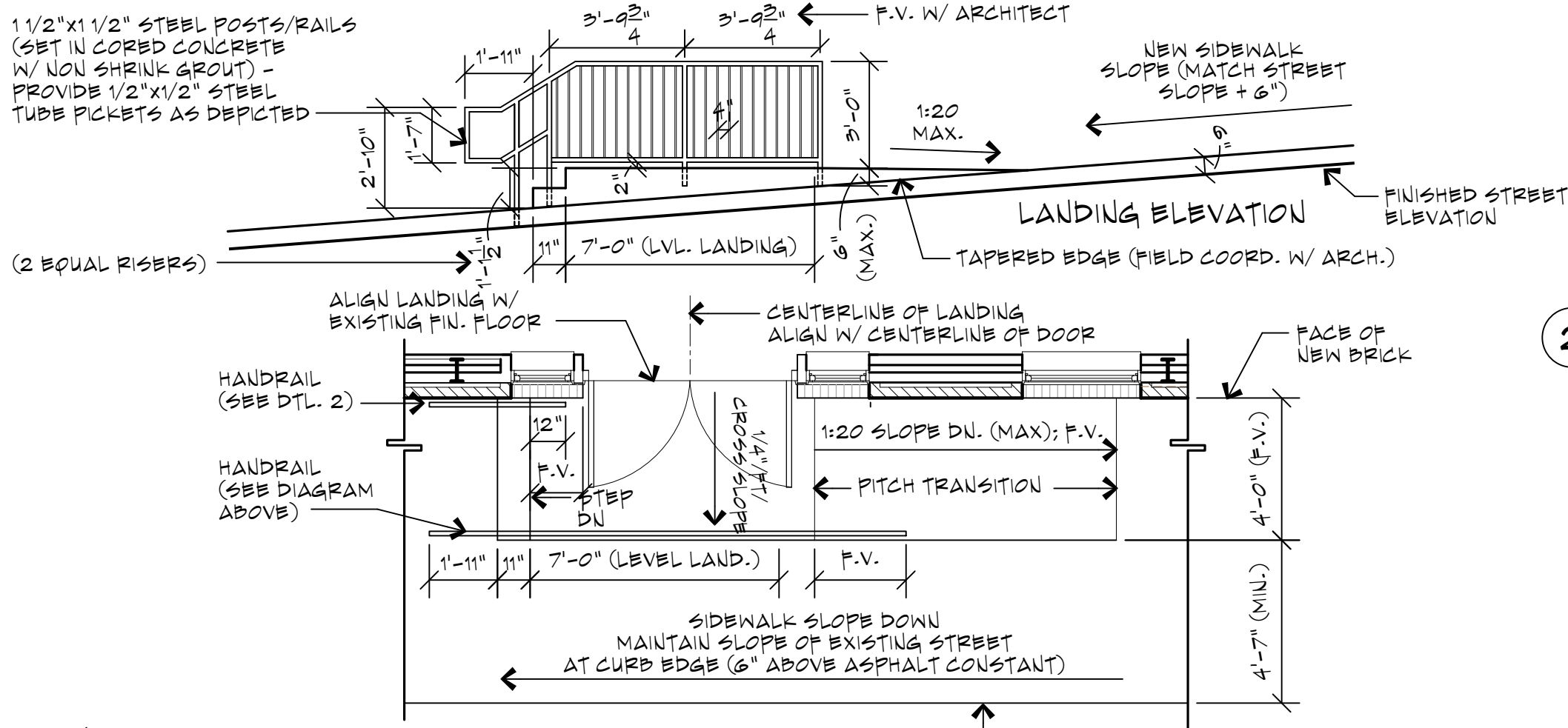
04-17-2023
2021014
G. Nuber

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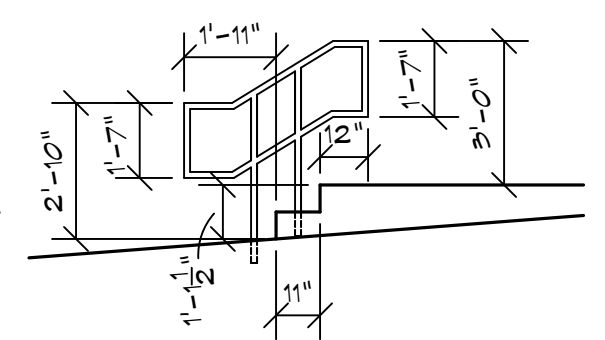


PROPOSED NORTH BUILDING ELEVATION WITH RAILING
SCALE : 1/4"=1'-0"

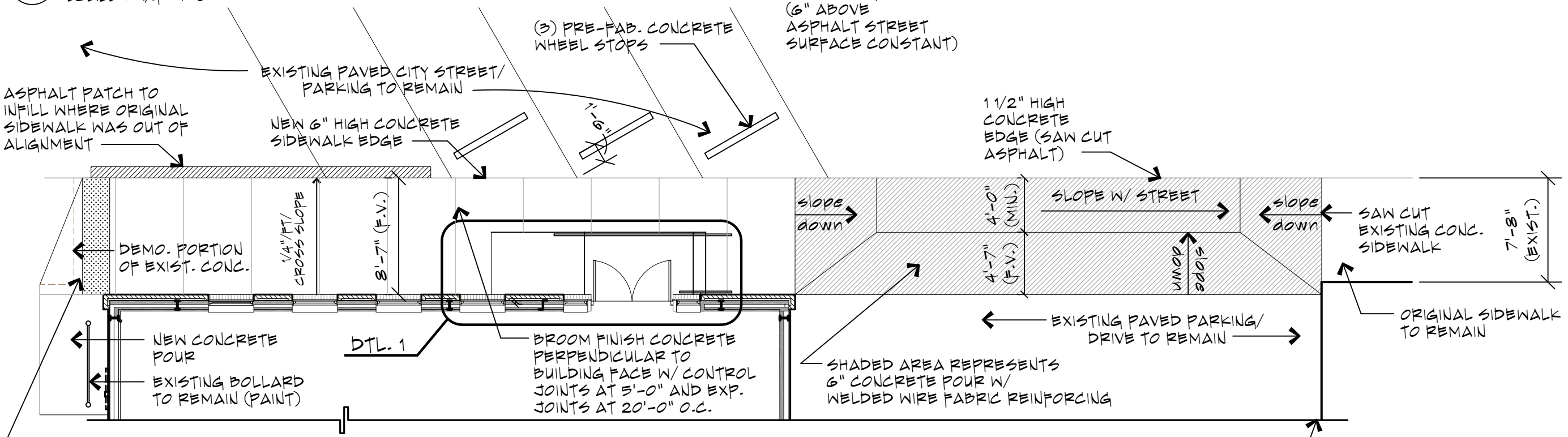
1 1/2"x1 1/2" STEEL POSTS/RAILS
(SET IN CORED CONCRETE
W/ NON SHRINK GROUT) -
PROVIDE 1/2"x1/2" STEEL
TUBE PICKETS AS DEPICTED



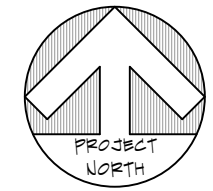
1 DETAIL
SCALE: 1/4"=1'-0"



2 DETAIL
SCALE: 1/4"=1'-0"



SIDEWALK LAYOUT PLAN
SCALE: 1/8"=1'-0"



Nuber Architecture
ECCELESIASTICAL PLANNING / DESIGN
COMMERCIAL ARCHITECTURE
1069 Rolling Fields Circle, Columbia, Tennessee 38401
Phone: (931) 540-8045 Cell: (931) 446-1741
E-mail: george@nuberarchitecture.com

Proposed Facility Renovation for
106 East 7th Street Location
Hattie Janes Creamery Facility
Columbia, Tennessee

ENT Entrance Ramp / Stair

04-17-2023
2021014
G. Nuber

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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) copies of the request** 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) copies of the request** 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	Tyler Crowell 1351 Carters Creek Pike	PHONE	(615) 215-3775
ADDRESS	Columbia, Tennessee 38401	EMAIL	tjcrowell@gmail.com

PROPERTY OWNER

NAME	TJ Crowell Properties LLC 1351 Carters Creek Pike	PHONE	(615) 215-3775
ADDRESS	Columbia, Tennessee 38401	EMAIL	tjcrowell@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 ☐ <i>Loss of architectural and historical integrity and its removal will not adversely affect the district's historic character</i> ☐ <i>Denial of demolition will result in unreasonable economic hardship of the applicant</i> ☐ <i>Public safety and welfare requires the removal of the structure(s)</i> ☐ <i>Structural instability or deterioration of structure(s) as demonstrated through report by structural engineer or architect. Report clearly details physical condition of structure(s), reasons why rehabilitation is not feasible, and cost estimates for rehabilitation versus demolition. Additional report details proposed future action on site.</i>		☐ SIGNAGE (<i>select type</i>) ☐ Wall ☐ Freestanding ☐ Window ☐ Temporary ☐ Other	
		☒ EXTERIOR ALTERATIONS (<i>select type</i>) ☐ Roofing/Roof Structure (Dormers, Chimneys) ☐ Exterior Door Replacement/Alterations ☐ Exterior Window Replacement/Alterations ☐ Foundation Alterations ☐ Exterior Siding/Finishes/Masonry ☐ Porch/Deck Alterations ☒ Other (explain): Sidewalk Upgrade Improvements	

