



The Columbia Historic Zoning Commission will meet on Thursday, June 15, 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

1. Case #23-0122 Request from Josh Rosenbalm for exterior alterations of facade finish at [807 S. Garden Street](#).
THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA

Documents:

1. 23-0122_Application_SignedStamped
2. 23-0122_Images
3. 23-01222_Staff Report_807 S Garden_5-5-2023

IV. New Business

1. Case #23-0154 Request from Jennifer Gruber for exterior alteration at [415 West 9th Street](#).

Documents:

1. Application
2. Historic Photos
3. OPTION_Fake Window_HZC approved_030923

4. Certificate of Appropriateness_Proposed Conditions for Approval
 5. Elevations from Addition
 6. Picture of HVAC units moved to ground and hidden by lattice
2. Case #23-0213 Request from Gray Enterprises Inc. for exterior alterations at [931 South Main Street.](#)

Documents:

1. Pictures
2. Quote
3. Application

V. Other Business

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
HISTORICAL ZONING COMMISSION
May 11, 2023

CALL TO ORDER:

Chairperson Ms. Autumn Potter called the May meeting of the Historical Zoning Commission for the City of Columbia to order at 4:05 p.m. The meeting was held in Conference Room A, City Hall, basement level.

ROLL CALL: Quorum present and included the following:

Present were: Dr. Terry Hendrickson
Mr. George Nuber
Ms. Autumn Potter
Mr. James Shannon

Absent were: Mr. Michael Lawrence
Ms. Melanie Lucas

Other attendees: Mr. Kevin McCarthy, City Planner
Mrs. Sandra Richardson, Secretary

1. APPROVAL OF MINUTES:

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

Process Updates:

Mr. McCarthy stated that Council adopted a new fee schedule. We are now charging fees for this Board as well as Administrative COA's.

We are transitioning to online application, beginning in June all of the applications will be online.

All Board members need to be using the City's email addresses. Going forward all communication from the City will be to city email addresses.

The process is strictly digital unless it is the pleasure of the Commission for staff to get printed copies.

Staff will make copies for the meeting.

3. Old Business

Mr. McCarthy stated that he owes an apology to the Commission and to the applicant and to Mr. Howard the adjacent property owner. Ms. Rosenbalm had sent staff the materials on March

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17th and it got missed in the creation of the agenda fortunately the applicant was able to get staff the materials during the meeting, but that led to some hiccup in the flow of the meeting and that was his fault and he apologize.

AGENDA ITEM #3.1

Case# 22- 0009

Request from Mike Wolfe for approval of accessory structure, fencing, and site and setting modifications at 616 North Main Street.

Staff Recommendation:

Mr. McCarthy presented the details of the request. Staff recommends approval.

Discussion:

Mr. Mike Wolfe, Owner, was present to answer questions. Discussion included brick sample, the blend, they are not far along enough in the project yet, needing approval to progress, beyond the scope of the guidelines, the color of the brick, giving specific direction to staff for permitting, two different bricks, options, no specific color direction, historically appropriate, contextual interpretation, contextual observation, making sure things flow well, brick pavers, discontinuity of color, paint on brick, wanting to make a space inviting to the public, the Board doesn't dictate color, paint on brick is not allowed, allowing trust, trust going in a different direction, brick and guidelines. Ms. Potter stated that we will go with the working of historically appropriate brick and color that will blend with the current surrounding brick in a tasteful way. Additional discussion included expensive alternative, elevating for the future, leaving lee way can get trivial. Dr. Hendrickson asked Mr. McCarthy if he was comfortable having that kind of lee way. Mr. McCarthy stated yes, he also stated that he cares a lot about the nonarbitrary application of rules adopted by legislative bodies of the city, and he doesn't see any pre-scripted standards for brick. He is uncomfortable with this sort of, when we deviate from the strict application guidelines talk about esthetics. He stated that it is really a question of does the Board trust his discretion to interpret what you say in terms of context and appropriate compatibility with the adjacent properties. It is not going to be a deep. He is not going to be looking at specific colors or comparing samples of brick as long as it seems to be generally consistent with the historic contents. Additional discussion included textural appeal, structural reasons, brick selection, wanting to have a visual, path to success with each project, the relevance, professional representation, seeing what the thoughts are, and setting a precedence. Dr. Hendrickson move to approve allowing Mr. McCarthy make the decision. Ms. Potter stated pick out what you want and send it to Mr. McCarthy. Ms. Potter seconded the motion. Mr. McCarthy stated for clarification the motion is. Ms. Potter stated that the motion is to let him do his brick selection whatever is historically color appropriate and then he will let Mr. McCarthy know, and he will decide if that works. Mr. McCarthy stated historically appropriate, consistent with the context, consistent with the

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language. The motion passed with a vote of four to zero. Ms. Kelli Johnson stated that she loves what they are doing downtown.

AGENDA ITEM #3.2

Case# 23-0089

Request from The Matthews Family Partnership for fence approval at 700 North Main Street.

Staff Recommendation:

Mr. McCarthy presented the details of the applicant's request. This is an after the fact approval request for the fence. The fence in terms of the material conforms to the guidelines; however, there is some question that the neighbor property owner has raised that may or may not encroach on his property that is for the Board to be aware of. It could be some conflict between the property owners between the location of the fence. The fence is on the frontage, it is on the street yard, in the language of the guidelines and Zoning Ordinance, and it exceeds four feet in height. If it was located further back from the right-of-way it could be six feet which is its height, but it is in the street yard. Therefore, it does not conform to the guidelines. The Board has discretion to determine based on the context in the Historic District, if this is appropriate. Staff recommend denial because it does not conform to the standard stated in the guidelines.

Discussion:

Mr. Holland Matthews, 700 North Main Street, was present to answer questions. Mr. Matthews extended his apology for not getting permission. He stated that his concern is safety and liability. He read the rules, and the guidelines speak in terms of, at least the provision in the staff report speaks in terms of yards and houses. It does not specifically address commercial buildings, and open courtyard and spacing. If it is construed to interrupt structure in place of house, maybe it applies but it doesn't say structures it says house. Discussion included section 2.7 of the guidelines the goal is to match, the issue with the adjacent property owner, encroachment, reach an agreement, the property line is not on the neighbor's wall it is off it, retaining wall, alley, and height issue. Ms. Potter stated that this Board can approve the height, look, and material. Further discussion included reaching an agreement with the neighbor property owner, being unaware that there was an issue with the neighbor until reading the staff report. Dr. Hendrickson asked for a little more detail of the agreement that Mr. Matthews would seek with his neighbor. Ms. Potter stated that he said if the neighbor doesn't agree he is just going to pull the whole thing out. Mr. Matthews stated if it is over the line his goal will be to reach an agreement with the property owner. It is a use agreement. Mr. Matthew stated that whatever he wants, basically to appease him is what he will do. If he is not going to agree with anything, if it is over the line then he will get a surveyor to look at it, and if it is he will pull it out. Mr. Shannon stated that he doesn't agree with Mr. Matthews on the residence versus a building. He said he thinks the intent is clear whether it is a yard, or residence, versus a building he thinks the

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intent is clear. The intent was to maintain the appearance, the look of the streetscape. We have an appearance and look of the streetscape, in the Downtown area to not have fences. Further discussion included visibility from the front the Main Street view, the gate, directly affecting the Main Street program, street scape design of the Downtown area, the side of the building, height of the neighbor's fence, northside of the lot to the east, the iron gate, the mid-point of the house, blending, deferring, getting an arrangement with Monte, and getting resolved. Mr. Shannon moved to defer to next month. Further discussion included setting a precedence, future applicants, a one time exemption under the circumstances, the word safety does not appear in the guidelines, and variance. Mr. Shannon read the guideline in reference to health and safety. Mr. Shannon stated that his motion is to defer giving the applicant a chance to come back next month with a resolution. Mr. Matthews stated that he wants to have some understanding if he reaches an agreement with Mr. Phillips he don't want to do that and have to come back in a month maybe it can be conditional. Mr. Shannon asked Mr. McCarthy about how he felt about conditional. Mr. McCarthy stated yes as long as it is clear and consistent with the guideline. Mr. Shannon stated that he could move to approve if the fence stays with the condition that Mr. Matthews reach an agreement with Mr. Phillips. If no agreement can be reached with Mr. Phillips and the property line he will pull the fence down anyway. Mr. Matthews stated if it is over the line. The rest of it is clearly on Mr. Matthews property. Mr. Potter asked if there is language that can be put in there if the Board approve this and it is against the height guidelines then we note that it is in the rear. So, if someone comes back and uses it as a case, we are saying that this is in the rear. Mr. Nuber said that it says on corner lots. Further discussion included not exceeding four feet along the street facing yard, front of the building setting on the sidewalk, yard is not defined. Mr. McCarthy stated the guidelines for an overlay district that sit on top of the base zoning of the CD-5 zoning standards apply here except for they are superceded by our guidelines. In that case this is well defined two street yards a rear and a side. The Zoning Administrator interprets the Ordinance to allow a fence up to six feet in the side or the rear at the beginning midpoint of the structure. The applicant stated that he would just tear it down if he has to do that. Ms. Potter stated that he could bring it back once he determines the property line. She asked that he follow everything close to the guidelines as possible. Dr. Hendrickson stated that the Board is in agreement that if he and Mr. Phillips come to an agreement that will be alright. Mr. Matthews stated that the mid-point issue, he will look at that it would require him to essentially build a new fence. Mr. McCarthy stated that the new ordinance speaks in terms of frontages, layer, and yard setbacks. Ms. Potter stated and that says two frontages. Mr. McCarthy stated correct. He also stated that he does think it's worth considering that you have a limited universe of corner properties under commercial use in the Historic District in terms of precedence, and setting value. You may have a limited number of properties where this could come up if it were your desire to exercise your discretion here you could probably craft it in a way that it is pretty narrow to speak to this surface. If it is a concern that you have you could say that you

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are finding that x, y, z, we approve this or not. Further discussion access, variance, the fence height, the four-foot fence would not fit their purpose, different traffic. The motion was to defer to next month until he and Mr. Phillips have an agreement or reach an understanding. Mr. Matthew stated he thought the motion was going to be to approve it with the condition of him submitting evidence that he and Mr. Phillips have an agreement. Mr. Shannon stated that he did change the motion to approve with the condition that he confirm the agreement with Mr. Phillips that he will pay for the easement or they will tear the fence down whatever the nature may be. Ms. Potter stated that the Board will get proof of the agreement and then the Commission is ok with the height of the fence, the placement as it is right now. That is what the approval was for. Mr. McCarthy asked what period of time. Ms. Potter stated that you will have to have time to get a survey done. Mr. Matthews stated if he can work out a deal with him they won't need a survey. Mr. McCarthy asked if he could restate the motion. Mr. Shannon stated yes. Mr. McCarthy stated that Mr. Shannon have moved to approve the issuance of a COA confirming proposed alterations are conforming to Historic District Guidelines subject to the condition that Mr. Matthews is to provide evidence that the property dispute has been resolved. Dr. Hendrickson seconded the motion. Mr. Nuber stated that he likes the point made for the record while he understands that the Commission does case by case basis. He is understanding that the temperature of this Commission. He also stated that the Commission is setting itself up for precedence for other open properties. Like Mr. Varney's on the corner of North Main Street, and Fifth Street where he can easily argue the Matthews do it and now you have to let us do it because we are concerned for our safety. If that becomes the argument, so in all due respect. We will have to deal with the ramification of this rule. Further discussion included fence height, trying to understand this specific situation, and make the appropriate decision. Mr. McCarthy asked Mr. Shannon if he wanted to add an amendment to the motion to define what the context is that makes this conforming to the guidelines. So that you can distinguish it from other properties in the future. Ms. Potter stated that you did mention that there are no clear specific guidelines to commercial property, and this is not a front facing, and it is a little gray to her. Mr. McCarthy stated that it is a narrow opening that is parallel to the frontage line forming a street screen, and installed for the purposes of safety. Additional discussion included a dead space. Mr. Shannon stated that his amendment will be the safety issue, he feels with the fence to the south of their property and the fence is going to be on the northeast corner. Then the fence itself will be four foot by the time it is finished the total structure will be closer to six feet. The amendment will be although the fence might exceed the guideline which is four feet, the surrounding properties add to that ability to permit a six foot should an agreement be reached with Mr. Phillips. Motion to approve with condition passed four to zero. Mr. Matthews asked Mr. McCarthy if it would be sixty days. Mr. McCarthy stated yes.

4. New Business

City of Columbia
HISTORICAL ZONING COMMISSION
May 11, 2023

AGENDA ITEM #4.1

Case# 23- 0122

Request from Josh Rosenbalm for exterior alterations of façade finish at 807 South Garden Street.

Staff Recommendation:

Mr. McCarthy presented the details of the request. The brick doesn't match. The guidelines do not permit painting of the brick. Staff recommend approval for the moving of the lights with no recommendation concerning the brick.

Discussion:

The applicant was not present to answer questions. Discussion included painting of the brick, questions, replaced windows, could have matched the brick better, the appearance, filled it in, they might have misunderstood previously, the mason, same size brick, texture the same, different shades, and brick choices. The Commission is required to explain what they could do differently. Dr. Hendrickson moved to defer due to lack of answers to the questions the Board has on such an important precedence. Motion to defer passed four to zero.

AGENDA ITEM #4.2

Case# 23- 0127

Request from First United Methodist Church for exterior door replacement at 222 West 7th Street.

Staff Recommendation:

Mr. McCarthy stated that this item has been withdrawn.

Case# 23 0146

Request from Tyler Crowell for sidewalk improvements at 106 East 7th Street.

Staff Recommendation:

Mr. McCarthy stated that It does conform, and staff recommends approval conditioned on Council approval of the agreement to allow the encroachment into the driveway. Mr. McCarthy stated that Council will meet tonight, and this item is on their agenda.

Discussion:

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Mr. Nuber, was present to answer questions on behalf of his client. Mr. Nuber abstained from voting. Discussion included front façade, brick front, ice cream manufacturing use in the rear, and available tenant space up front, renting the space out, and painted steel. Mr. Nuber stated that Council is voting on this tonight for the work being done in the right of way area, and he feels that it is going to pass. They had a good meeting last week with their study session. Additional discussion was inclusive of conforming to the guidelines, engineering recommended approval, four foot seven inches, concrete curves, more sidewalk for wheelchairs, they are also putting in the wheel stop, the handicap entrance, the goal was to create no barriers, wheelchairs and strollers. Dr. Hendrickson moved for approval, with Ms. Potter seconding. Motion to approve passed three to zero with Mr. Nuber abstaining. Mr. McCarthy stated for the record we do have a majority of the members present today and voting.

V. Other Business

Administrative Approvals

Mr. McCarthy presented the detail of the Administrative COA approvals. Two of them are signs and one is a fence.

Tree replacement on the square

Mr. McCarthy stated that he talked with Mr. Keltner and two species of trees are used, the Black Gum and Horn Beam. They will be allowed to grow freely for two years then the City will do structural pruning and apply growth inhibitors that will limit the height to twenty to thirty-five feet. They will be trimmed to grow vertically.

The Bricks

Mr. McCarthy's understanding is the trees are owned by the City and the City's public right-of-way. The bricks are a memorial to families. Staff is not sure who paid for them. Staff is researching that. Ms. Potter stated that she talked with a friend and she stated that they did pay for those. Mr. Shannon stated that it went through the Main Street program.

Dr. Hendrickson inquired about dressing up the light poles on the corner. There are exposed bolts. Ms. Potter stated that Ms. Hayes brought that up previously. Mr. McCarthy stated that he will ask Public Works about the light pole. Ms. Potter stated that the wraps on the electrical boxes are peeling. Mr. McCarthy stated that he will ask Ms. Murphy about the wraps.

5. ADJOURNMENT:

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Dr. Hendrickson made the motion to adjourn the meeting with Mr. Shannon seconding.
Motion to adjourn passed four to zero. The meeting adjourned at 5:35 p.m.

Historical Zoning Commission Chairperson

Date

DRAFT

CERTIFICATE OF APPROPRIATENESS APPLICATION
HISTORIC ZONING COMMISSION

APPLICANT

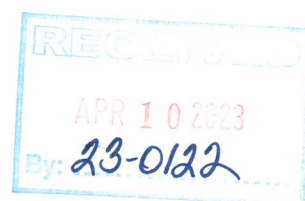
NAME	Josh Rosanbalm	PHONE	615-509-3343
ADDRESS	807 S. Main St	EMAIL	Josh@oxdesignstudio.co

PROPERTY OWNER

NAME	Daniel Petersen	PHONE	615-572-3343
ADDRESS	1330 Columbia Ave Franklin	EMAIL	Daniel@developnashville.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): Paint On Exterior Of Building	



PROJECT INFORMATION		
ADDRESS: 807 S Main St Columbia TN 38401		
SQUARE FOOTAGE OF PROPOSED ADDITIONS/NEW CONSTRUCTION :		
N/A	EXISTING: _____ ft ²	PROPOSED: _____ ft ²
HEIGHT OF STRUCTURE FOR ADDITIONS/NEW CONSTRUCTION :		
N/A	EXISTING: _____ ft	PROPOSED: _____ ft
SQUARE FOOTAGE OF PROPOSED SIGNAGE		
N/A		

PROJECT INFORMATION: DESCRIPTION & SCOPE OF PROJECT
DESCRIBE PROPOSED PROJECT(S) AND LIST ALL PROPOSED MATERIALS. ATTACH ADDITIONAL SHEETS IF NECESSARY: We are proposing painting the back of 807 S. Garden St. After renovating the core and shell of the building, including replacing the fenestrations, we believe that the exterior of the building does not represent the future of the historic overlay in Columbia, (please see the attached images). Reasons paint: Non-matching Brick Paint above old Roof Line Paint On CMU Section of 807 Building Abutting building is painted Masonry Paint Color: Essex Green

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

Josh Rosenbaum
APPLICANT NAME

[Signature]
APPLICANT SIGNATURE

4/10/23
DATE

Daniel Petersen
PROPERTY OWNER NAME

[Signature]
PROPERTY OWNER SIGNATURE

4/10/23
DATE

STAFF USE ONLY

DOCKET NO.	<u>2023-0122</u>	FEE PAID	<u>—</u>
RECEIPT NO.	<u>—</u>	REQUESTED AGENDA	
DATE NOTICES SENT TO ADJACENT PROPERTY OWNERS			
DATE OF PUBLIC NOTICES IN DAILY HERALD			
COMMISSION ACTION			



- Paint Entire Brick Surface Essex Green

- Old Roof Line had Zink Paint over the flashing

- Multiple Color Brick on the back / no continuity

- Abuts Painted CMU



28-0192



APR 10 2023



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BY:

23-0122



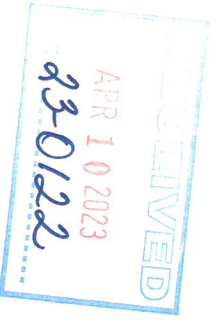
APR 10 2023

By:



- Paint Entire Brick Surface Essex Green
- Old Roof Line had Zink Paint over the flashing
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• Abuts Painted CMU



28-0192



APR 10 2023

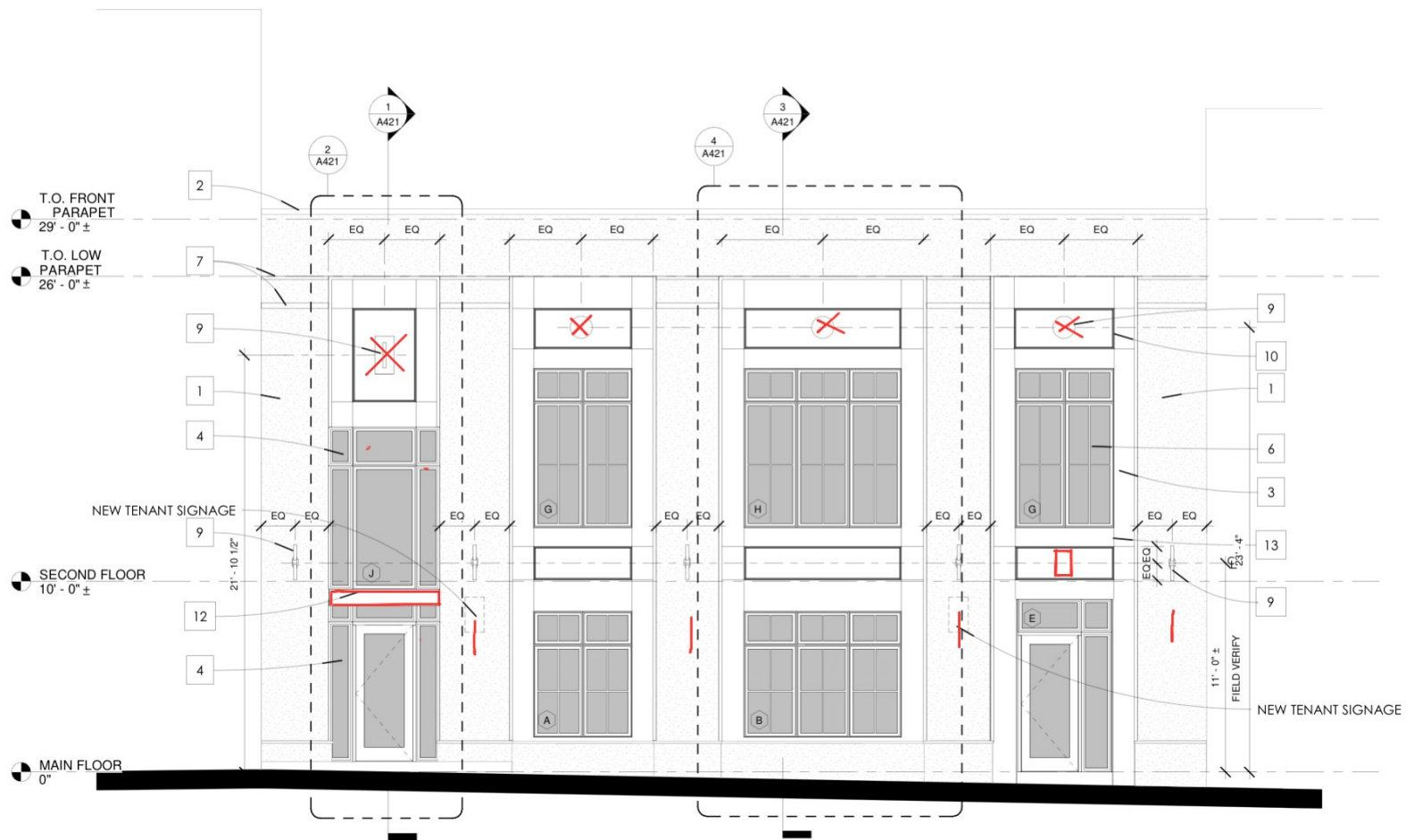


23-0122



APR 10 2023

By:



- 1 EXISTING EIFS WALL SYSTEM TO REMAIN, PAINTED. PT-1 SHERWIN WILLIAMS, IN THE NAVY SW 9178
- 2 EXISTING PARAPET CAP TO REMAIN
- 3 NEW CEMENTITIOUS PANEL SIDING AND WINDOW TRIM, PAINTED, PT-1 SHERWIN WILLIAMS, IN THE NAVY SW 9178
- 4 NEW ALUMINUM CLAD WOOD WINDOW WALL SYSTEM
- 5 EXISTING BRICK WALL TO REMAIN.
- 6 ALUMINUM CLAD WOOD WINDOWS. SIZE AND STYLE TO MATCH HISTORIC FACADE
- 7 PAINTED DETAILING ON EIFS WALL SYSTEM. PT-2 SHERWIN WILLIAMS, CAMELBACK SW 6122
- 8 EXISTING CMU WALL, PAINTED
- 9 EXTERIOR LIGHT FIXTURES
- 10 CEMENTITIOUS HARDIE TRIM DETAILING
- 11 EXISTING METAL STAIR TO REMAIN
- 12 BLACK FABRIC AWNING WITH ALUMINUM FRAME
- 13 MECHANICAL LOUVERS - SEE MECHANICAL FOR SIZE

A horizontal number line with tick marks at 0', 2', 4', and 8'.



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

23-0122

APPLICANT/OWNER

Josh Rosanbalm/ Daniel Peterson

HEARING DATE

N/A

PROPERTY ADDRESS/LOCATION

807 S Garden Street

PROJECT DESCRIPTION:

The applicant requests to modify a previously approved Certificate of Appropriateness for façade modification of 807 S Garden Street. The proposed changes include painting brick on the rear elevation and altering the location of the previously approved light fixtures on the Garden Street elevation.

Staff recommends approval of part of the request as it pertains to lighting. Relocating the light fixtures conforms to the Guidelines. Staff declines to make a recommendation regarding the painting of brick.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
CBD	Commercial	Commercial	Exterior Alterations (Front & Rear Facades)	Downtown National Historic
STAFF RECOMMENDATION				
APPROVE (IN PART)		APPROVE WITH CONDITIONS		DENY

Review Status and History

Submission Status & Previous Approvals:

22-0109: Request for extensive façade alterations with new openings, shopfront, and lighting, approved.

19-0201: Request for a temporary real estate sign, approved.

1984 Historic Properties Inventory Details:

807 S Garden St, (Foster Insurance) mid-twentieth-century, two-story brick, upper story sheathed with metal, four-bay ground floor covered with smooth faced tile. (Non-Contributing).

Proposed Alterations:

The following alterations has been requested by the applicant.

Item 1: Relocate exterior light fixtures from the band at the top of the faced to the band between the first and second stories.

Item 2: To paint brick wall on the rear of the property, but visible from public right-of-way. There is evidence that some of the brick has previously been painted while most has not.

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 Staff comment follows in the next section.

Item 1: The relocation of light fixtures between first and second stories.

Building Lighting page (7-13)

- Historic light fixtures shall be retained, maintained, and repaired. Retaining historic features in their original location is strongly encouraged but relocation along the same building elevation may be considered.
- Fixtures shall be compatible with the character of individual properties in scale, placement, color, profile, and style.
- Fixtures shall be non-intrusive to the character of the building, adjacent properties, and the broader districts. Fixtures shall be shielded and directed downward to minimize light spillage.
- Fixtures shall be of metal. Fixtures shall have a dark matte finish unless they are of copper or bronze.
- The use of colored lamps in light fixtures is not appropriate and is discouraged. Using warm bulbs to minimize harsh lighting in the district is encouraged.
- Exposed conduit, wiring, and junction boxes are prohibited.
- Fluorescent tube lighting and flood lights shall not be placed on a street-facing elevation.

Item 2: Painting previously unpainted masonry.

Masonry (3-9)

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

Introduction to Guidelines and NPS Ten Principles (p. 1-12)

Staff Report, 807 S Garden Street

Page 2

- Applying the guidelines is a **dynamic process**. For every project, multiple considerations must be carefully evaluated, including project goals, preservation concerns, compatibility with the surrounding district, and practicality. **Rather than dictating a specific answer for every situation, the guidelines outline appropriate treatment approaches that should be used to guide the decision-making process.**
- For any given project, a balance must be achieved in meeting specific guidelines. While all relevant guidelines should be appropriately met by a project, the reality is that **certain guidelines are often weighed as more important than others in consideration of the details of a project, the character of the property, and the surrounding context.**...a project concretely meets certain guidelines while others are addressed more abstractly but the overall project still meets the intent of the design guidelines.

Staff Comment:

Item 1 Staff Comment:

- Any proposed second story lighting shall comply with the guidelines as described with a condition that gooseneck light have a dark matte finish. Details of additional exterior light fixtures were not given; however, shall comply with the guideline section as being non-intrusive to the character of the building.

Item 2 Staff Comment:

- The Guidelines are clear that painting previously unpainted masonry is prohibited. However, the Commission has discretion to weigh and adjust competing Guidelines based on context and a particular structure's contribution to the character of the district.
- The subject structure has been significantly and repeatedly altered. The rear elevation has multiple brick types, portions of it show evidence of paint where the wall joined other features which have been subsequently removed. The adjacent wall (on another property) is painted.
- The Commission has historically adjusted this guideline based on context and historical significance of the masonry. At a recent meeting, two applicants on the same agenda requested to paint brick on rear or secondary elevations. In both circumstances portions of the wall had been painted and/or the wall was composed of multiple brick types. The Commission reached differing conclusions based on the context of each structure.
- The Commission has exclusive discretion to adjust the Guidelines based on context. Staff provides analysis and interpretation, and administration application of the Guidelines. For this reason, staff declines to make a recommendation as it pertains to this portion of the applicant's request.

Recommendation

Approve (relocation of light fixtures; no staff recommendation on painted brick)

Alternative Motion [Approve]:

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

CONTACT INFORMATION

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

DOCKET/CASE/APPLICATION NUMBER

23-0213

APPLICANT/PROPERTY OWNER

Gray Ent. Inc./9th & Main LLC

HEARING DATE

N/A

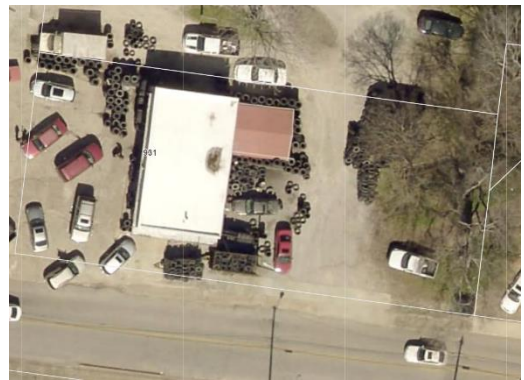
PROPERTY ADDRESS/LOCATION

931 S. Main Street

PROJECT DESCRIPTION: Relocation of Door on Rear Elevation and Replacement of Windows on Front Elevation

The applicant requests approval to remove a door from the rear elevation of a noncontributing structure and add a new opening on the same elevation. The applicant also requests to replace existing windows on the front elevation with vertical aluminum windows with white trim and muntins.

The subject property is a noncontributing structure built in 1950. Until recently the property was utilized for vehicle service uses. The current owner intends to convert the structure to a restaurant.



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

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

Review Status and History:

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

Previous Approvals: CoA #21-0086 – Request for transit shelters, approved.

CoA #20-0181 – Request to replace existing doors with compatible design or materials, approved.

Historic Inventory: N/A

Proposed Alterations:

- Remove door from the rear elevation and close opening.
- Add a new opening on the rear elevation.
- Replace existing windows on the front elevation with vertical aluminum windows with white trim and muntins.

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.

Secondary Windows and Doors

5.22 Design New Openings to be as Inconspicuous as Possible

- c. **New openings shall be limited to** minimally visible side elevations and **rear elevations**.
- d. New openings shall be **compatible** with the **rhythm, size, and proportions of existing openings**.
- e. Simple designs shall be used for new openings. Elaborate decorative details are prohibited.

Storefront Windows

5.17 Maintain Compatibility when Storefront Windows Require Replacement

- a. Deteriorated but serviceable elements such as framing members, piers, transoms, and bulkheads shall be repaired.
- b. Damaged historic glass shall be replaced with new glass that matches the clarity of the original and fits the original opening.
- c. **When replacement of a window unit is necessary, new units shall match the original in size, proportions, character, and finish as closely as possible**. Replaced framing members shall be visually compatible with the scale, spacing, texture, and profile of the storefront.
- d. Painted wood or anodized aluminum with a baked on enamel finish shall be used unless another material can be demonstrated to have been historically present. **Exposed aluminum will be reviewed by the HZC on a case-by-case basis.**

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.

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:

- Guideline 5.22 directs openings for new doors to inconspicuous rear elevations.
- The applicant proposes to relocate a metal door on a rear elevation to a less conspicuous position on the rear corner of the structure.
- Guideline 5.17 encourages replacing storefront windows with similar and compatible materials.
- The applicant proposes to replace the existing windows with newer vertically proportioned units similar in appearance to the existing windows.
- Guideline 5.17 encourages the use of anodized aluminum. The proposed replacement windows utilize painted aluminum. However, the Guidelines leave it within the discretion of the Commission to determine the appropriateness of aluminum windows. The proposed replacement is similar to the existing windows and respects the character of the Downtown Historic District.

Recommendation:

Approve

Recommended Motion:

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

Alternative Motions:

Alternative Motion [Approve Subject to Conditions]:



CITY OF COLUMBIA TENNESSEE
HISTORIC ZONING COMMISSION
STAFF REPORT

Move to approve issuance of a Certificate of Appropriateness and find that the proposed 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.]

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 the next regularly scheduled meeting of the Historic Zoning Commission.





Quote Name: Gray Enterprises-931 S Main St

Quote #: SQUK016454_1

Line	Label	Quantity	UOM	Part Number	Unit	Extended
1		1	EA	Quaker Unit		\$1,478.66



Series: CityVu (C600)

Exact Size: 28 1/4 X 119 Rough Opening: 29 X 119 1/2

Color:White,Paint Type:2604,Interior Color:White,

Glass:Custom,Argon Filled,

Muntin:Custom SDL,

Exterior:541189 3 1/2" Raised 1/2" Thick,Between Gl's:5/8X3/16" Internal,Interior:541189 3 1/2" Raised 1/2" Thick,

Muntin Color:Exterior:White,Between Gl's:Black,Interior:White,

Install AccNailing Fin,Depth:4 1/8" Frame Depth,

Ext. Casing:Header:22169 Head Flashing,Factory Apply: No - Precut and Ship Loose, Cut Angle: Straight,

Flashing22170 Sill Flashing,Factory Apply: No - Precut and Ship Loose, Cut Angle: Straight,

Perimeter Acc Color:White,

Unit:1-Direct Set Exact Size: 28 1/4 X 119,

NFRC - U-Factor:0.28SHGC:0.22VT:0.49AL:≤0.3CR:66

NFRC Stickers

Rating: DP-70 *

Fixed Glass:Cardinal LowE 366 - 1/4 / Clear - 1/4,Strength:Tempered Glass

Overall Rating: DP-70

** Viewed From Exterior **

2		1	EA	Quaker Unit		\$1,416.95
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Series: CityVu (C600)

Exact Size: 25 1/4 X 119 Rough Opening: 26 X 119 1/2

Color:White,Paint Type:2604,Interior Color:White,

Glass:Custom,Argon Filled,

Muntin:Custom SDL,

Exterior:541189 3 1/2" Raised 1/2" Thick,Between Gl's:5/8X3/16" Internal,Interior:541189 3 1/2" Raised 1/2" Thick,

Muntin Color:Exterior:White,Between Gl's:Black,Interior:White,

Install AccNailing Fin,Depth:4 1/8" Frame Depth,

Ext. Casing:Header:22169 Head Flashing,Factory Apply: No - Precut and Ship Loose, Cut Angle: Straight,

Flashing22170 Sill Flashing,Factory Apply: No - Precut and Ship Loose, Cut Angle: Straight,

Perimeter Acc Color:White,

Unit:1-Direct Set Exact Size: 25 1/4 X 119,

NFRC - U-Factor:0.28SHGC:0.22VT:0.49AL:≤0.3CR:66

NFRC Stickers

Rating: DP-70 *

Fixed Glass:Cardinal LowE 366 - 1/4 / Clear - 1/4,Strength:Tempered Glass

Overall Rating: DP-70

** Viewed From Exterior **

All Prices in USD

Quote Subtotal

\$2,895.60

Estimated Tax (if included)

9.250 %

\$267.84

Total Quote Value

\$3,163.45

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CERTIFICATE OF APPROPRIATENESS APPLICATION
HISTORIC ZONING COMMISSION

APPLICANT

NAME	GRAY ENT. INC	PHONE	615-727-4088
ADDRESS	118 CEMETERY AVE COLUMBIA	EMAIL	SAMUEL.A.GRAY@GMAIL.COM

PROPERTY OWNER

NAME	9TH & MAIN LLC	PHONE	615-727-4088
ADDRESS	118 CEMETERY AVE COLUMBIA	EMAIL	SAMUEL.A.GRAY@GMAIL.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 ☐ 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:	931 S. MAIN ST
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:
TO REPLACE EXISTING FIXED WINDOWS BETWEEN GARAGE DOORS W/ ALUMINUM FIXED UNITS. - ORDER ATTACHED
TO REMOVE/REPLACE EXTERIOR METAL EGRESS DOOR ON REAR OF BUILDING TO LEFT REAR CORNER. DOOR NOT CURRENTLY VISIBLE FROM S. MAIN ST.
BACK OF BUILDING IS BLOCK - WILL NOT CHANGE ANY HISTORICAL SIGNIFICANCE.

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

GARLENT.
APPLICANT NAME
SAM GRAY

APPLICANT SIGNATURE

5/16/23
DATE

9TH + MAIN LLC
PROPERTY OWNER NAME

PROPERTY OWNER SIGNATURE

5/16/23
DATE

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