

CITY OF COLUMBIA



T E N N E S S E E

Development Services Department

Housing Board of Adjustments and Appeals

July 27, 2023

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DEVELOPMENT SERVICES

AGENDA

The City of Columbia Housing Board of Adjustments and Appeals will meet Thursday, July 27, 2023, at 4:00 PM in Council Chambers (basement) at City Hall, 700 N Garden Street, to consider the following items of business:

- 1) Approval of minutes from the May 25, 2023 meeting
- 2) Structure at 115 E 8th St

*Anyone requesting accommodations due to disabilities should contact
Wanda McClain at 931-560-1570 prior to the meeting.*

The Housing Board of Adjustments and Appeals met at City Hall, 700 N Garden St, basement floor, Council Chambers at 4:00 p.m., Thursday, May 25, 2023.

Chairman, Mike Ford called the meeting to order at approximately 4:00 p.m., and roll call was taken. Members present were Chairman, Mike Ford; Board Members; Joe Williams, Timothy Thomas and Sarah Barry. Also present from the City of Columbia were Travis Neas, Chief Building Official; Jeremy Humphrey, Code Enforcement Officer; and Kristie Basile, Housing Board Secretary.

Approval of Minutes: A motion was made by Timothy Thomas to approve the minutes from January 26, 2023 meeting and the motion was seconded by Joe Williams. All members present voted aye. Motion passed. Minutes approved.

The following agenda items were discussed:

HBA-2023-001, 115 E 8th St, Owned by 8th and Woodland Church c/o Rose McClain – Rose McClain was present for the meeting.

The City of Columbia Codes Division recommends the structure located at 115 E 8th St to be demolished and the property cleared of debris. Travis Neas spoke about the history of the property being before the Housing Board in 2010 and 2018. The Board at both meetings voted to demolish the structure and City Council decided not to fund the demolition at the time.

Rose McClain asked to reconsider the demolition.

Jo Ann Williams McClellan the Maury County Historian and the President and Founder of African-American Heritage Society of Maury County spoke to the board. She stated they are in the process of conducting a campaign to raise money and applying for grants to have an independent structural engineer assess the property to determine if it can be saved. The plan is to make an African-American museum and Cultural Center.

Shanae Gordon asked if the board will allow them time to get a plan to get the funding to preserve the property.

Phyllis Scribner spoke on how the structure is in bad shape and concerned about someone getting injured. Recommended to take it apart and rebuild it to look like the original façade.

Eric Cox spoke on how he appreciates that the Board give them 60 days.

Tom Price Director of the Maury County Archives spoke stating how we have to look at both the Historical as well as the Safety of the building. He asked for more time to do the assessments.

The board made discussion concerning the property.

A motion was made by Timothy Thomas to give the Owner 60 days to obtain assessment and present the plan to the Housing Board July 27, 2023. The motion was seconded by Joe Williams. Sarah Barry voted nay and Mike Ford, Timothy Thomas and Joe Williams voted aye. Motion passes.

HBA-2023-002, 715 W 7th St, Owned by Sadek Mina and Fanous Kamel – Owners were not present.

The City of Columbia Codes Division recommends the structure located at 715 W 7th St to be demolished and the property cleared of debris. Travis Neas explained that the current owner was summoned to court and is being fined daily.

A motion was made by Joe Williams for the property to be demolished. The motion was seconded by Timothy Thomas. All members present voted aye. Motion passes.

Docket Number:

HBA-2023-001

Property Information:

115 E. 8th St. (previously Morton's Funeral Home), 8th & Woodland Church c/o Rose McClain

General Review:

The City of Columbia is requesting for the remanent of a structure to be removed and the property cleared of debris. The findings of the City are that the repairs, alterations, and improvements of the structure cannot be made for less than 75% of the value of the structure.

The property at 115 E. 8th St. hasn't been properly maintained for some time. The structure has collapsed. The structure, in its dilapidated state, is unsecured, a harborage for rodents and poses a danger to the public at large.

This structure was previously approved for demolition and removal by the housing board in 2010 and again in 2018. City Council did not fund the demolition project at that time and has requested a reaffirmation of the previous housing board approvals.

Supporting Documents:

1. The demolition notice that was sent to the registered owner (and "care of"), Rose McClain, on March 7, 2023. The letter was sent certified mail (USPS 70212720000040578319). This letter was delivered on March 11, 2023.
2. Property information/Tax card
3. Notice of violation with photographs of 115 E. 8th St. taken March 7, 2023.
4. January 20, 2010 Housing Board minutes
5. June 28, 2018 Housing Board minutes
6. 2018 Structural assessment by Estes-Russell Engineering

Supporting Documents:



[Return to Results](#)

[GIS Map](#)

[PDF](#)

Parcel Details

MAURY COUNTY, TN | TAX YEAR 2023

County Information

County Number: 060

Reappraisal Year: 2022

Property Owner and Mailing Address

January 1 Owner
8TH & WOODLAND CHURCH
C/O DR ROSE MCCLAIN
3177 CARRINGTON LN
COLUMBIA TN 38401

Property Location

Address: E 8TH ST 115

Control Map:	Group:	Parcel:	Property Identifier:	Special Interest:
099A	K	014.00		000

Value Information

Land Market Value:	\$21,500
Improvement Value:	\$30,100
Total Market Appraisal:	\$51,600
Assessment Percentage:	40%

4/17/23, 1:30 PM

Tennessee Property Assessment Data | Parcel Details

Assessment:

\$20,640

Additional Information

General Information

Class: 08 - Commercial**City #:** 156**Special Service District 1:** 000**District:** 09**Number of buildings:** 1**Utilities - Water/Sewer:** 01 - PUBLIC / PUBLIC**Utilities - Gas/Gas Type:** 01 - PUBLIC - NATURAL GAS**City:** COLUMBIA**Special Service District 2:** 000**Neighborhood:** Z10**Number of mobile homes:** 0**Utilities - Electricity:** 01 - PUBLIC**Zoning:** GBD

Building Information - Commercial

Building #: 1**Improvement Type:** 18 - STORE CLASS "S"**Quality:** 0+ - BELOW AVERAGE +**Actual Year Built:** 1900**Business Living Area:** 2376**Foundation:** 02 - CONTINUOUS FOOTING**Roof Framing:** 04 - WOODFRAME/TRUSS

4/17/23, 1:30 PM

Tennessee Property Assessment Data | Parcel Details

Cabinet/Millwork: 02 - BELOW AVG**Interior Finish:** 10 - PANEL-PLAST-DRYWALL**Bath Tile:** 00 - NONE**Shape:** 01 - RECTANGLE**Heat and AC:** 01 - UNIT HEATER**Floor System:** 03 - WOOD W/O SUB FLOOR**Roof Cover/Deck:** 09 - BUILT-UP WOOD**Floor Finish:** 08 - PINE/SOFT WOOD**Paint/Decor:** 02 - BELOW AVERAGE**Electrical:** 03 - AVERAGE**Structural Frame:** 00 - NONE**Plumbing Fixtures:** 2**Interior/Exterior Areas**

Type	Square Feet	Exterior Wall
18 - STORE CLASS "S"	2,376	11 - COMMON BRICK

Commercial Features

Type	Units
UTU - UTILITY UNFINISHED	1144 X 1
STP - STOOP	1985 X 1

Building Sketch: 

4/17/23, 1:30 PM

Tennessee Property Assessment Data | Parcel Details



Outbuildings & Yard Items

Building/Card#	Type	Description	Units
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Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument ?	Qualification
4/17/2012	\$0	R2186	668	-	-	-
12/1/2009	\$0	R2108	1403	-	-	-
10/27/2008	\$0	R2057	635	-	-	-
5/28/2007	\$0	R1988	282	-	-	-
6/1/1999	\$0	R1434	881	-	-	-
10/5/1998	\$0	R1398	780	-	-	-

4/17/23, 1:30 PM

Tennessee Property Assessment Data | Parcel Details

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument ?	Qualification
1/29/1993	\$18,000	1171	787	I - IMPROVED	WD - WARRANTY DEED	G - FORCED SALE
7/26/1990	\$25,000	841	472	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED

Land Information

Deed Acres: 0

Calculated Acres: 0

Total Land Units: 1

Land Code	Soil Class	Units
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Division of Property Assessments

Comptroller of the Treasury

State of Tennessee



Our Mission: To Make Government Work Better.

4/17/23, 1:30 PM

USPS.com® - USPS Tracking® Results

USPS Tracking®[FAQs >](#)

Tracking Number:

[Remove X](#)**70212720000040578319**[Copy](#)[Add to Informed Delivery \(https://informedelivery.usps.com/\)](https://informedelivery.usps.com/)**Latest Update**

Your item has been delivered to an agent for final delivery in COLUMBIA, TN 38401 on March 11, 2023 at 12:08 pm.

Get More Out of USPS Tracking:**USPS Tracking Plus®****Delivered to Agent****Delivered to Agent for Final Delivery**

COLUMBIA, TN 38401

March 11, 2023, 12:08 pm

[See All Tracking History](#)

Feedback

Text & Email Updates**USPS Tracking Plus®****Product Information****See Less ^**

Track Another Package

Enter tracking or barcode numbers



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

March 7, 2023

8th & Woodland Church C/O Dr Rose McClain
 3177 Carrington Ln
 Columbia, TN 38401

RE: Inspection: 115 E 8th St
Violation: #23-0117-PRP

Dear Property Owner:

It has come to my attention that the property listed above, which is owned/controlled by you, is in violation of the City of Columbia code as follows:

Code Section	Description and Method of Correction	Comply By
IPMC 110 Demolition	The code official shall order the owner or owner's authorized agent of any premises upon which is located any structure, which in the code official's or owner's authorized agent judgement after review is so deteriorated or dilapidated or has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human occupancy, and such that it is unreasonable to repair the structure, to demolish and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary, or to board up and hold for future repair or to demolish and remove at the owners. By order of Strategic Planning, this building will need to be removed by "comply by" date. If the structure is not removed by that date, a housing board hearing will be set for 4/27/23 at 4:00PM at City Hall to request the removal of this structure via City of Columbia process.	4/6/2023

The above-mentioned violation must be corrected by the compliance date written upon this notice. Be advised, the City of Columbia is a government entity, and as such, is granted certain rights afforded by law to act against property owners who fail to comply with a notice of violation. Those actions include but not limited to: property abatement by the City for removal of items stated as a violation and/or a City Court summons. Additionally, a fine up to \$500.00 can be assessed against individual properties for continued non-compliance.

You may appeal the violation by contacting this office at 931-560-1560 within ten (10) days of the receipt of this notice. Abatement cost will be assessed for the above violation(s) by the incurred cost to the community to remedy the violation plus any administrative fees. An estimated cost of abatement can be requested within ten (10) days of said notice.

Something Good Around Every Corner

City Hall 700 North Garden Street Columbia, Tennessee 38401 Phone 931.560.1560



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

Please call our office **(931) 560-1538** with any questions or concerns you have regarding the contents of this letter. We appreciate your understanding and willingness to address this situation.
Sincerely,

A handwritten signature in blue ink, appearing to read "Jeremy Humphrey".

Jeremy Humphrey
Property Maintenance Inspector
(931) 560-1538

PS The attached photo was taken on 3/7/2023

Site Location: 115 E 8th St



CITY OF
COLUMBIA
TENNESSEE

DEVELOPMENT SERVICES

700 NORTH GARDEN STREET

COLUMBIA, TN 38401

PHONE: (931) 560-1560

FAX: (931) 560-1541

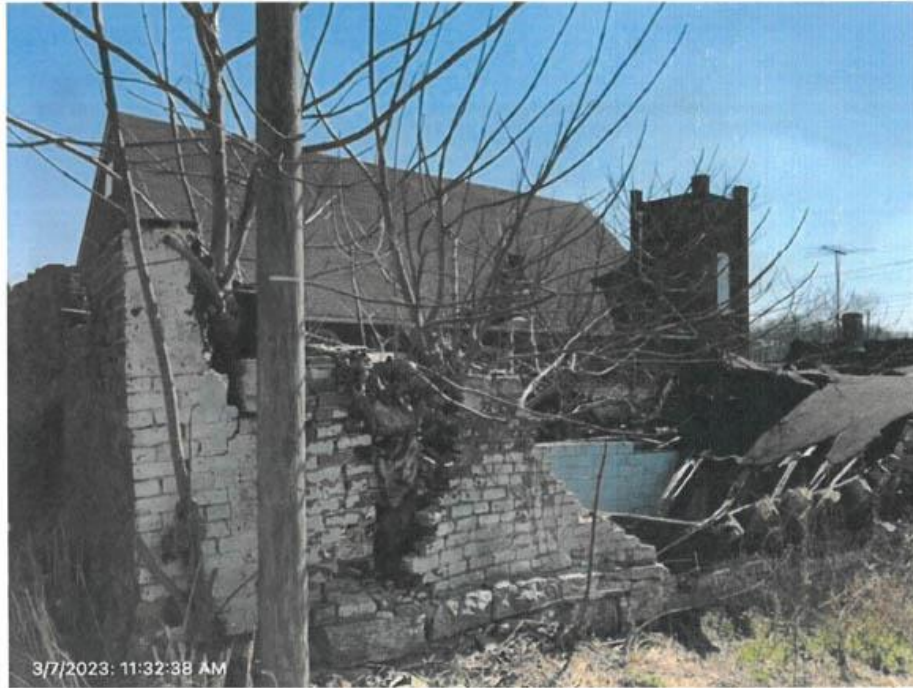


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CITY OF
COLUMBIA
TENNESSEE

DEVELOPMENT SERVICES

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CITY OF
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TENNESSEE

DEVELOPMENT SERVICES

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COLUMBIA, TN 38401

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City Hall 700 North Garden Street Columbia, Tennessee 38401 Phone 931.560.1560

Housing Board of Adjustments and Appeals

January 20, 2010

The Housing Board of Adjustments and Appeals met at City Hall, 707 North Main Street, in the 2nd floor Conference Room 200 at 4:30 p.m. Wednesday, January 20, 2001.

Fred Behrens, Acting Chairperson, called the meeting to order and roll call was taken. Members present were, Fred Behrens, Tim Sandrell, and Mike Ford. Also present were Building Official, Johnny McClanahan; Property Maintenance Inspector, Robert Archibald; and Secretary, Patty Byrd. One guest, Greg Martin, was also present.

Approval of Minutes – Mr. Behrens made a motion to approve the minutes from the September 23, 2009 meeting. Mr. Sandrell seconded the motion. All members present voted aye. Motion passed. **Minutes approved.**

412 East 8th Street (99H A 28) owned by Willie B. Lacy – Mr. Willie B. Lacy was present at the meeting as representative for his property.

Mr. Behrens asked Mr. Lacy where he was since our last meeting. Mr. Lacy stated that he continues to have problems trying to locate a contractor to continue with the plumbing and electrical portions of this project, and, at this time, he is ready to accept the decision of the board on what is to become of this structure. He said that he is in ill health, due in large part to the stress of this situation, as well as issues with other properties he owns. He further stated that he has spent a lot of money on this project and would like to continue to try to find a contractor to resume work on the project.

Mr. Ford informed the board that he has driven by this property, and he feels the structure looks good, and it is obvious work has been done. Mr. Lacy said he could have the structure boarded up until work resumes. Mr. Ford stated that since the property is secure, he did not think it needed to be boarded. Mr. McClanahan stated this is often done as a protection from vandalism, as well as for security. Mr. Ford asked about the time frame for a boarded structure. Mr. McClanahan stated there is no time limit, but it could not be indefinite.

Mr. Ford made a motion to allow Mr. Lacy 90 days to find a contractor and resume the repairs on this structure. Mr. Sandrell seconded the motion. All members present voted aye. Motion passed. **Review in 90 Days.**

115 E 8th Street (99AD F 9) owned by Charlene Ogilvie/Rose Ogilvie McClain - Ms. McClain was not present at the meeting.

Mr. Greg Martin spoke about his concerns with the length of time the board has been considering this issue.

Mr. Ford stated that he drove by this property, and that it has been boarded up, but the roof is falling in. Mr. Archibald spoke about the poor condition of the property. He said the roof was one of the issues along with the other items that were initially addressed by him, beginning in February, 2009. He confirmed that none of the items which were to be addressed from previous letters and meetings, except for the boarding up of the structure, have been taken care of. Mr. Archibald pointed out that this structure is a danger to the public. Mr. Ford asked if it has been deemed to be a historical structure. Mr. Archibald said that has never been proven by the owner, but was one of the items which were to be addressed several months ago. Mr. McClanahan presented a photographic slide show of the structure in its current condition. Concern was voiced by all in regard to no communication from the owner since being asked to provide the needed information for board recommendation.

Mr. Sandrell made a motion to proceed with the demolition of this structure. Mr. Ford seconded the motion. All members present voted aye. **Ms. McClain will be notified by the Code Administration Department of the decision. She will be given a 30 day option to have the structure demolished herself, or The City will proceed with the demolition and bill her for the work, to include an administration fee.**

401 Armstrong Street (89M E 30.01) owned by Robert D. and Tammy G. Hatcher – Mr. Hatcher stated he continues to work on this project, and he continues to have problems with vandalism. He said he intends to use part of the building for storage, and he hopes to be able, at some point, to rent out the three lower level apartments. Mrs. Hatcher stated that they have maintained the property... mowing, trash pick up. Mr. Ford asked when they expected to be able to do have the building in a useable condition. Mr. Hatcher said it would probably be about March.

Mr. Ford made a motion to allow Mr. and Mrs. Hatcher an additional 90 days to work on this project. Mr. Sandrell seconded the motion. Motion passed. All presented voted aye. **Review in 90 days.**

Old Business – 107 Riverside Drive – Owned by Tim Yeager – Mr. McClanahan stated that Mr. Yeager has done work on his shed/garage, which was voted by the board to be demolished at the last meeting. He said it is now structurally sound. Mr. McClanahan asked if the board could repeal this demolition order.

Mr. Ford stated that the board could vote on this issue based on Mr. McClanahan's recommendation.

Mr. Behrens called for a vote. All members present voted aye. **The demolition order for this structure has been repealed.**

Adjournment - With no further business to consider, Mr. Behrens made a motion to adjourn the meeting. Mr. Sandrell seconded the motion. All members present voted aye. Motion passed. The meeting adjourned at 5:15 p.m.

Housing Board of Adjustments and Appeals**June 28, 2018**

The Housing Board of Adjustments and Appeals met at City Hall, 700 N Garden St, basement floor, Conference Room A at 4:00 p.m., Thursday, June 28, 2018.

Chairman, Mike Ford called the meeting to order at approximately 4:00 p.m., and roll call was taken. Members present were Chairman, Mike Ford; Ron Beck; Timothy Thomas; Kevin Whitehead; and Joe Williams. Also present from the City of Columbia were Johnny McClanahan, Chief Building Official; Amy Slaughter, Building Inspector; and Kera Lopp, Housing Board Secretary.

Approval of Minutes: Mr. Whitehead made a motion to approve the minutes from April 26, 2018 meeting. Mr. Williams seconded the motion. All members present voted aye. Motion passed. Minutes approved.

The following agenda items were discussed:

HBA-2018-003, 133 Overlook Pl, Owned by Phillip Johnson - Mr. Johnson was not present for the meeting.

The City of Columbia Codes Division recommends the structure located at 133 Overlook Pl to be demolished. Mr. McClanahan explained to the board that the structure has been damaged due to fire.

The board made discussion concerning the property. Mr. Whitehead made a motion for home owner or insurance company to provide a letter of intent within 2 weeks. If not received, demolition permit should be acquired and acted upon. If no action is taken, the City of Columbia shall demolish the structure. Mr. Williams seconded the motion. All members present voted aye. Motion passes.

HBA-2018-004, 115 E 8th St, Owned by 8th & Woodland Church c/o Dr. Rose McClain - Dr. Rose McClain was present for the meeting to represent 8th & Woodland Church.

The City of Columbia is requesting to reaffirm the demolition approval from January 20, 2010 for the structure located at 115 E 8th St. Mr. McClanahan gave explanation to the board on the current standing of the property.

Chairman, Mr. Ford, made comments that he felt ample time was given in the matter and the previous approved order still stood concerning the demolition of 115 E 8th St. Discussion was continued by the board members.

Mr. Patrick Carter spoke on behalf of Wolaver, Carter and Heffinton, a nearby business owner located at 809 S Main St, who made concerns about the safety and appearance of the collapsed structure to the downtown community.

Dr. Rose McClain addressed the board concerning both the community's interest on the property.

Mr. Williams made a motion to reaffirm the standing order made on January 20, 2010 to give the owner 30 days to demolish the structure before the City of Columbia proceeds with demolition. Mr. Beck second the motion. Motion passed with a 4 to 1 vote with Mr. Thomas voting nay. Motion passes.

There being no further business before the board at this time, Mr. Ford called for a motion to adjourn at approximately 4:32 p.m. Mr. Whitehead made the motion to adjourn, and Mr. Thomas seconded the motion. All members present voted aye. Motion passes. Meeting adjourned.

ESTES-RUSSELL ENGINEERING

Structural Assessment

DAVID W. CARTWRIGHT, PE
PRINCIPAL STRUCTURAL ENGINEER
ESTES-RUSSELL ENGINEERING
2 INTERNATIONAL PLAZA – SUITE 410B
PO BOX #146
NASHVILLE, TN 37217
615-934-2256
dcartwright@estesrusselleng.com

PROJECT: 115 EAST 8TH STREET FUNERAL HOME
LOCATION: COLUMBIA TN

PROJECT NO.: 180123

PURPOSE

An engineering evaluation was performed Wednesday, September 12, 2018, specifically to investigate the structural integrity of the existing funeral home structure located at 115 East 8th street in Columbia, Tennessee.

DESCRIPTION

The funeral home structure located at 115 East 8th Street in Columbia, Tennessee is an older (early-1900's) one-story wood-framed and brick structure located uphill on the north side of the street. It is positioned on a moderately-sloped lot, immediately adjacent to the older church building.

It had a low-sloped roof, covered with a membrane material, wood planking, and wood rough-sawn wood rafters. One main chimney was installed. There are large wood openings on the front side, including a vehicle door and a large storefront window and door.

The main floor was elevated above a short crawlspace. It is framed out of rough-sawn lumber that bears on a stacked stone foundation. The exterior walls were constructed out of three-wythe brick.

ESTES-RUSSELL ENGINEERING**STRUCTURAL ASSESSMENT**

Page 2



Photo #01: Site Plan (Courtesy Google Earth)

ESTES-RUSSELL ENGINEERING**STRUCTURAL ASSESSMENT**

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Photo #02: Site Plan (Courtesy Google Earth)

ESTES-RUSSELL ENGINEERING**STRUCTURAL ASSESSMENT**

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CODES

The City of Columbia, Tennessee is governed by:

- 2012 International Building Code
- 2012 International Existing Building Code
- 2012 International Mechanical Code
- 2012 International Fuel Gas Code
- 2012 International Plumbing Code
- 2012 International Fire Code
- 2009 Energy Conservation Code
- 2006 International Property Maintenance Code

CURRENT STRUCTURAL CONCERNS

- Collapsed roof
- Severely damaged brick walls
- Some signs of exterior wall shifting out of plane (bowing)
- Collapsed interior walls
- Collapsed interior floor framing
- Severe damage around window frames
- Many signs of door and window framing racking

ESTES-RUSSELL ENGINEERING**STRUCTURAL ASSESSMENT**

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Photo #3: Front Elevation

ESTES-RUSSELL ENGINEERING**STRUCTURAL ASSESSMENT**

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Photo #4: Front elevation

ESTES-RUSSELL ENGINEERING**STRUCTURAL ASSESSMENT**

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Photo #5: Cracking in front exterior wall, damaged window frames

ESTES-RUSSELL ENGINEERING**STRUCTURAL ASSESSMENT**

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Photo #6: Left Side Elevation

ESTES-RUSSELL ENGINEERING**STRUCTURAL ASSESSMENT**

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Photo #7: Left side wall

ESTES-RUSSELL ENGINEERING**STRUCTURAL ASSESSMENT**

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Photo #8: Damaged roof framing, brick walls, roofing.

ESTES-RUSSELL ENGINEERING**STRUCTURAL ASSESSMENT**

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Photo #9: Damaged walls bowing out of plane

ESTES-RUSSELL ENGINEERING**STRUCTURAL ASSESSMENT**

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Photo #10: Collapsed roof and damaged walls

ESTES-RUSSELL ENGINEERING**STRUCTURAL ASSESSMENT**

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Photo #11: Collapsed roof and damage walls

ESTES-RUSSELL ENGINEERING**STRUCTURAL ASSESSMENT**

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Photo #12: Collapsed roof

ESTES-RUSSELL ENGINEERING**STRUCTURAL ASSESSMENT**

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Photo #13: Collapsed roof and damaged wall

ESTES-RUSSELL ENGINEERING**STRUCTURAL ASSESSMENT**

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Photo #14: Rear elevation

ESTES-RUSSELL ENGINEERING**STRUCTURAL ASSESSMENT**

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Photo #15: Severely damaged rear brick wall

ESTES-RUSSELL ENGINEERING**STRUCTURAL ASSESSMENT**

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Photo #16: Brick on existing stone foundation on right side

ESTES-RUSSELL ENGINEERING**STRUCTURAL ASSESSMENT**

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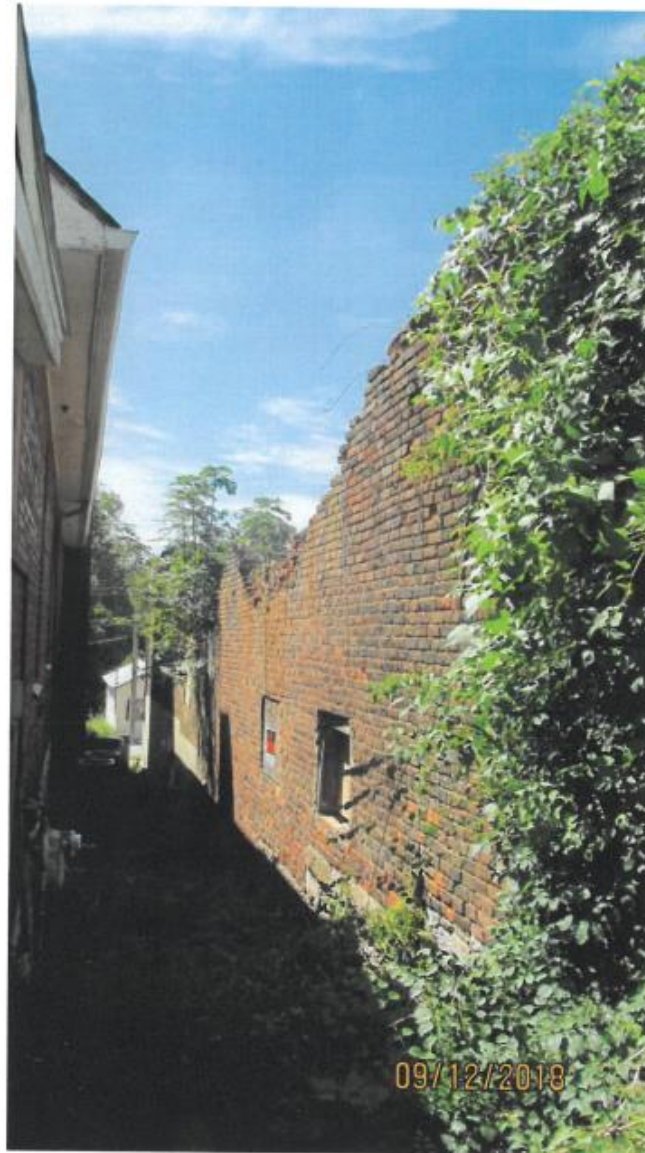


Photo #17: Damaged right side wall

ESTES-RUSSELL ENGINEERING**STRUCTURAL ASSESSMENT**

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Photo #18: Brick on Stone Foundation

ESTES-RUSSELL ENGINEERING**STRUCTURAL ASSESSMENT**

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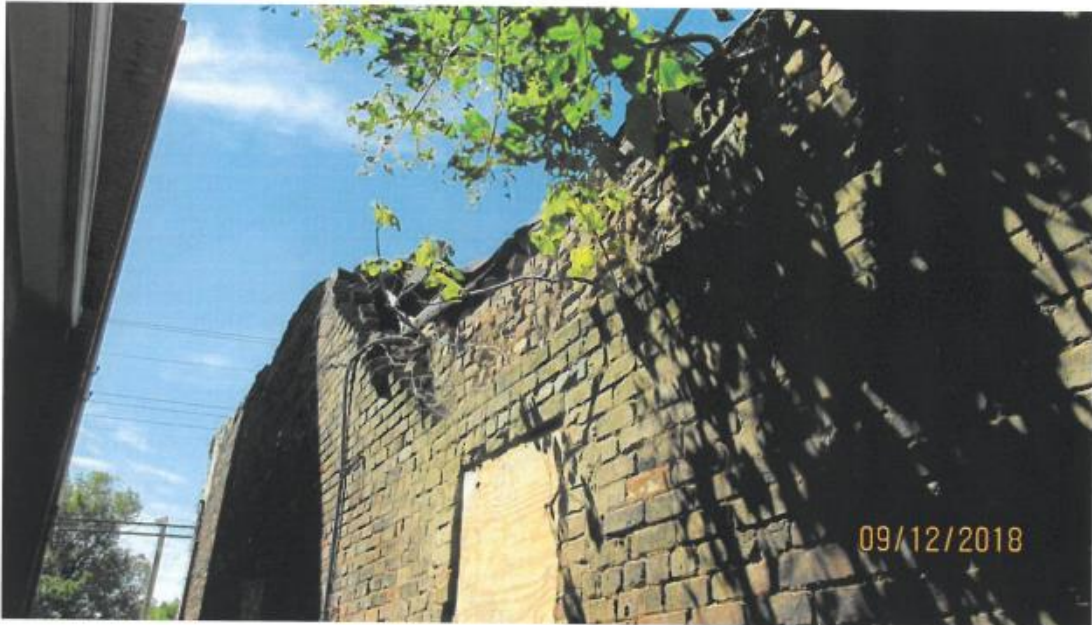


Photo #19: Damaged wall on right side

ESTES-RUSSELL ENGINEERING**STRUCTURAL ASSESSMENT**

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SUMMARY

It is my conclusion, from all the structural concerns given, that the funeral home structure at 115 West 8th Street is unstable and unsafe for human habitation. It is therefore my recommendation that the structure be fully-demolished.

THE AUTHOR

Personally, I am a licensed professional engineer licensed in the State of Tennessee with over 33 years of experience. I am Principal Structural Engineer for Estes Russell Engineering of Nashville, Tennessee.

