



The Columbia Historic Zoning Commission will meet on Thursday, July 13, 2023 at 4:00 PM in Conference Room A on the basement level of City Hall, 700 N. Garden Street, to consider the following:

- I. Roll Call
- II. Approval of Minutes
- III. Old Business
- IV. New Business
 - 1. Case #23-0221 Request from Profectus JiuJitsu for after the fact approval front door replacement at [817 South Main Street](#).
 - 2. Case #23-0235 Request from Alex Hall for after the fact approval of deck demolition and replacement at [901 West 7th Street](#).
- V. Other Business
 - 1. Administrative Approvals
- VI. Adjourn

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

The 2023 meeting schedule and Historic District Design Guidelines can be found on the City of Columbia Historic Zoning Commission webpage.

An interactive map showing the boundaries of the historic districts can be accessed on the City's website.

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

City of Columbia
HISTORICAL ZONING COMMISSION
June 15, 2023

CALL TO ORDER:

Acting Chairperson Mr. George Nuber called the June meeting of the Historical Zoning Commission for the City of Columbia to order at 4:11 p.m. The meeting was held in Conference Room A, City Hall, basement level.

ROLL CALL: Quorum present and included the following:

Present were: Mr. Michael Lawrence
Mr. George Nuber
Dr. Terry Hendrickson
Mr. James Shannon

Absent were: Ms. Melanie Lucas
Ms. Autumn Potter

Other attendees: Mr. Robert Archibald, Planner II
Mr. Kevin McCarthy, City Planner
Mrs. Sandra Richardson, Secretary
Mrs. Melissa Sanders, Planner I

2. 1. APPROVAL OF MINUTES:

The May meeting minutes were presented for approval. Dr. Hendrickson moved for the approval of the minutes, with Mr. Lawrence seconding. The minutes were approved four to zero.

3. Old Business

AGENDA ITEM #3.1

Case# 22- 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 applicant is requesting to paint the brick. Staff recommends approval of removal the lights, upper level and place down on faux columns, and staff declines to make recommendation on the painting of the brick. As you know the guidelines discourage painting on previously unpainted masonry, but leaves it to your discretion to determine based on the context and the historic character, structure and area around it whether it is appropriate. You have in some cases approved painting masonry and situations similar to this a mix of different

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bricks from different time periods, and at other times you have declined to approve that. Mr. Nuber stated that he would abstain this evening.

Discussion:

Mr. Josh Rosenbalm, 429 Carter's Creek Pike, General contractor, was present to answer questions. Discussion included the front proposal, lights, aligning with the roof, bringing more symmetry of the building, signage, height eight point six, one blade sign, slopping downhill, location of signs, bronze color soft glows doesn't shine, square footage, the rear proposal, the previous contractor left the job, patched job, sanded brick, block brick, roof line structure, painting, the wall will stay the natural brick, color, architecture changes, CMU painted, two previous drawings, the lights conforms, the top lights are going away, they will run vertically, LED bulb, and the diverse brick. Mr. Rosenbalm stated that the reason why the exterior bricks are white and black is because of the patching work that was done on the inside. There was a boiler down in the basement that came out, there was steam lines in the walls, with lots of vertical troughs inside the interior walls where the steam walls came out. Because there were multiple bricks on the inside they decided to use more modern contrasting work for their vertical patches which look neat from the inside. Then they used the left overs. He stated that he was planning to paint it all along, and he did not know that it wasn't an option. He saw Mr. McCarthy one day, and he explained that painting was not an option. This was due to a lack of understanding from the beginning. Further discussion included patch work, most of the brick is a wood mole brick, they will not be able to match texture, stain blend, preserving what is possible, white wash, the original architect was not aware that the brick was not to be painted, condition at permit, any movement to the back structure, this is an addition, it is very stable, brick façade, and the structural engineer. Mr. Shannon stated that he was trying to clarify if the applicant could use LED lights or not. Mr. Rosenbalm stated that his lights will be warm soft lights, and it will be on a dimmer in order for them to set it really soft. Dr. Hendrickson stated that every decision this Commission makes sets a precedence. Ms. Kelli Johnson asked if it was possible to paint the brick to match the top tier. Mr. Rosenbalm asked her if she was talking about the roof line. Ms. Johnson stated yes. Mr. Rosenbalm state that the paint that was above the roof line was a lead based paint, that would have to be completely sand blasted down to the raw brick which then would leave a different texture. He stated that the answer is if we worked hard enough then we might be able to do it. He also stated that he thinks that it would be a very big project. Mr. Shannon asked if he was permitted to paint it what are you planning to do about the mark of the old roof line. Mr. Rosenbalm stated they will scrape a lot of it off to reveal the brick lines, so those are back and then they will paint over it. If the board says no he will be ok. Mr. McCarthy stated as a reminder this is a rear elevation facing a parking area, the level is actually lower than grade. Any contributing characteristics are lost with the modification of the front. Mr. McCarthy stated as a reminder there is a quorum of four, and one may abstain but,three have to be unanimous in order to approve something. Mr. McCarthy also stated that

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staff recommends approval, and as Mr. Shannon pointed out the lighting couldn't be harsh lighting. Mr. Lawrence stated that he thinks we should preserve the brick. Mr. Shannon stated that he doesn't like painting the brick, but he is torn. Further discussion included the intent, going out to other projects to look as a board, this felt like the best solution, and the wall is serving as a brick monument. Dr. Hendrickson moved to approve the front as presented with the stipulation of the light illumination not to exceed the twenty-seven hundred not to exceed, and on the back of the building he recommends the staining option his motion is to deny the back as presented, but stipulate approval if the staining was considered. Mr. Nuber asked if the statement meant the entire wall, or does it mean the areas to create a blend of the brick in question. Dr. Hendrickson stated that he was thinking the areas. Mr. Nuber stated so the white, the darken under the arch the vertical ribbon there, if he presumes that is a different color of brick. Mr. Shannon stated what he just read about the stain he thinks you would have to only address the odd areas. Mr. Nuber stated that it is specialty work and it can be done. Mr. Rosenbalm stated until he knows for sure that the stain is going to penetrate that and actually change the pigments. Mr. Nuber stated well we are not talking translucent, and it is not like taking a roller and rolling it. You are keeping your mortar preserved, it is a little hand work, but it is not the whole surface. He also stated that we are talking maybe twenty percent of the whole surface actually addressed, the rest goes as is. Mr. Shannon seconded the motion. Mr. McCarthy asked for clarity of the motion, it is to approve the lighting as presented, and staining of the brick in the rear, as a alternative to painting. Mr. Nuber stated the portions that are varying in colors. Mr. Rosenbalm stated very respectfully can the Commission force them to do anything different at this point. The white sanded brick is a red brick underneath, and if they really sand it and pressure wash it really will they are going to remove a whole bunch of the white, and it will not nearly be as dramatically different. That is all he is interested in doing time wise and financially. Mr. Shannon stated that you are good. He said he could get the pressure washing done tomorrow. Dr. Hendrickson stated that he could change his motion to not say that you have to do the staining. His motion is not to approve the painting and leave the next phase up to the applicant, and if he is going to change the color in anyway he would have to come back to the Commission. Mr. McCarthy stated full disclosure here staff approved the final inspection to conform with the previous approval and signed off on the occupancy of the portion of space on the condition that subsequent tenant space be withheld based upon the outcome of this. They are already allowed to occupy a portion of this building, not for being in compliance for the previous approval. Mr. Rosenbalm asked him to explain. Mr. McCarthy stated if you recall you have two tenant spaces and we talked about you needed to come to the Commission and you needed to be able to occupy the first space right away. Mr. Rosenbalm stated that was for the lights in the front. Mr. McCarthy stated that was true, in order to obtain compliance, you do say that the back has to be stained. He also stated that he has already let go of the leverage that staff had on the full building. Dr. Hendrickson stated that his motion is they don't approve of the

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painting. Mr. Nuber stated if they do some experimentation and it is very effective, and desirable not only to them, but to this Commission then they can proceed and occupy the building. If the Commission decide that it is not acceptable that can come back as a later application. Dr. Hendrickson asked how to state the motion. Mr. McCarthy stated Dr. Hendrickson your intent, is to approve the lighting and to not allow the painting or staining of the brick allowing them to do routine maintenance to restore and if that isn't successful they will come back to this board with a new application. Mr. Lawrence seconded the revised motion. The motion to approve with stipulations passed with a vote of three to zero with Mr. Nuber abstaining.

4. NEW BUSINESS

AGENDA ITEM #4.1

Case# 23-0154

Request from Jennifer Gruber for exterior alteration at 415 West 9th Street.
THIS ITEM WAS REMOVED FROM THE AGENDA.

AGENDA ITEM #4.2

Case# 23- 0213

Request from Gray Enterprises Inc. for exterior alterations at 931 South Main Street.

Staff Recommendation:

Mr. McCarthy presented the details of the request. The property is now being repositioned as a restaurant. We have the administrative approval for the replacement of doors on the front. The applicant would like to relocate a door on the rear. It is visible from the right of way. The guidelines if you create a new opening require approval from the Commission. The guidelines say the new openings shall be limited and minimally visible side and rear elevations. New openings shall be compatible with the rhythm, size, and proportions of existing openings. Which this is. Staff recommends approval. There is also replacement of existing windows on the front with aluminum windows with white trim and mutins.

Discussion:

Mr. Sam Gray, 905 West 7th Street, was present to answer questions. Discussion included the windows that are currently there are covered with plexiglass or ply wood, the bottom left corner has a hole in it, they are completely gone, they conform with historic guidelines, it is noncontributing, the door on the back is steel, it is not visible, patch the hole, small space, function better when you walk in the front door, the door is at an angle, to utilize the space, they don't have a kitchen, they want to have a food truck as their mobile kitchen to have more space, dish washer, a bar on the back wall,

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on sight landscaping, no plan at this time, working the inside, tenants, parking lot, bar, liquor, security, painted aluminum windows, pre-painted, property growth, garage doors originally, guidelines, mutins, they are not between the glass, HVAC is on the roof, and a food truck. Mr. Lawrence moved to approve the back end as recommended, and the front with the stipulation that the mutins are surface. Further discussion Guideline 3.5, guideline 5.20. Mr. Shannon second. Motion to approve passed four to zero.

Discussion:

5. Other Business

Mr. McCarthy stated last month the Commission approve the fence subject to Mr. Matthews working it out an agreement. They did within a week. They worked out an agreement to allow the encroachment. That has been satisfied.

On May 25th the Housing Board of Appeals met and voted to compel the removal of a contributing structure in the West 7th Historic District, 715 West 7th Street. The Commission previously approved a COA for that property. No action was taken to carry that out, there was a tree growing inside the house. It's been stabilized, but would otherwise collapsed on itself. The property owner has a certain amount of time to remove it otherwise the City will contract with someone.

Codes Enforcement has asked staff to look at another property in the historic district. In his time staff has not done a Demo by Neglect case but that is a softer approach for a contributing building in the Historic District, to work with the property owner to compel them to make repairs and restore the property to habitable conditions. That property is on High Street. Mr. Archibald will be reaching out to the owner. Staff will try speaking with them and if that doesn't work then the Zoning Administrator can make a determination once the property has gone into neglect and outline a timeline for the property owner to make certain repairs. They can appeal that to the Historic Zoning Commission then the Board would have the opportunity to make that determination based on the evidence.

They could make a claim of economic hardship and come to this Board, and you would review that to determine whether a hardship exists.

Mr. Nuber discussed an example. Other discussion included the meeting room location, computers have been placed in Council Chamber, changing the room, and changing the date was discussed. Mr. Shannon has a conflict with Tuesday. Moving it to the first Thursday of the week was a suggestion.

Mr. Robert Archibald has joined our team. Zoning Administration will go to Mr. Archibald.

Soon the Planning Department will have an assistant City Planner.

Mr. Nuber led the discussion of getting City email assistance for the Commission.

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6. ADJOURNMENT:

Mr. Shannon made the motion to adjourn the meeting with Mr. Lawrence seconding.
Motion to adjourn passed four to zero. The meeting adjourned at 5:25 p.m.

Historical Zoning Commission Chairperson

Date

DRAFT



CONTACT INFORMATION

Robert Archibald, Planner II, rarchibald@columbiatn.com, (931) 560-1536

DOCKET/CASE/APPLICATION NUMBER

CA 23-0221

APPLICANT/OWNER

Joshua Davis/Miles Kirby

HEARING DATE

July 13, 2023

PROPERTY ADDRESS/LOCATION

817 S Main Street

PROJECT DESCRIPTION:

This Certificate of Appropriateness request is for replacement of door on front façade on a contributing building. The modifications include a new commercial aluminum-clad storefront door with single-panel glazing in addition to aluminum-clad sidelights with single-panel glazing on both sides of the door opening. The alcove consists of wood and composite-clad casing for existing transom window.

This is an after-the-fact request for approval. The applicant replaced the door in order to secure the building following a burglary. Appendix A-1 provides for emergency such repairs due to events outside the control of the property owner.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	HISTORIC DISTRICT
CD-5 (Urban Center)	Commercial	CD-5/ Commercial	Exterior Alterations Storefront Design	Downtown

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

Review Status and History:

Submission Status:

Third request for a Certificate of Appropriateness for this address.

- HZC 2015-30, Request to add brick on front façade and build wood columns to encase metal window frames, **approved**.
- CA 21-0155, Request a new storefront glass wall with three new framed wood doors and three aluminum/wood clad transom windows with composite trim panels. In addition, an upper porch roof with be replaced with an upper roof deck with a 48" metal egress stairwell,

approved. The applicant did not carry out the changes and the CoA has since expired.

Historic Relevance:

Inventories are contradictory. Both include images with non-historic glass commercial doors.

- 1984 inventory: lists structure as circa 1930, contributing, altered.
- 2005 inventory: lists structure as circa 1900

Proposed Alterations:

The following alterations has been requested by the applicant. See the associated submittals for explanation of request.

Item 1. Replacement of non-historic storefront door.

Historic District Design Guidelines Referenced

The requested alterations were reviewed against the standards contained in the City of Columbia Commercial Design Review Guidelines Manual. The relevant sections of manual are included. Staff comments/evaluations are summarized at the end of each section.

5.15 Maintain compatibility when selecting replacement doors.

- Historic doors shall only be replaced when they are deteriorated beyond repair. If deterioration is confined to a specific element or feature, only the damaged component shall be replaced. Total replacement of an entire assembly is prohibited when only localized deterioration is present.
- When replacing existing historic doors, new doors shall be compatible with the size, proportions, glazing, and configuration of the existing door. In-kind materials are strongly encouraged. Alternative materials will be reviewed on a case-by-case basis.
- When replacing non-original doors, new doors shall be compatible with the character and style of the building, as well as traditional precedents in the district.
- Replacement doors shall provide a degree of transparency consistent with historic precedents in the district. Tinted glass is not appropriate.

Item 1 Staff Comment:

The proposal includes the modification of a storefront design. Historic photography indicates this location as a former grocery store. This new design will not be compatible with documentary evidence; however, traditional store front elements are used. As submitted in attached photos, the new storefront has a contemporary commercial aluminum-clad, single paned entry door with abutting aluminum-clad single paned sidelights on both sides, which replaced a wood door encased by wood trim.

In addition, the two adjoining properties have entry doors more akin to the historic character of the downtown district. Both doors on either side of subject property have wood doors encased with wood trim and large single-paneled glass that complement the storefront. See attached photos.



815 N MAIN ST



817 N MAIN ST



819 N MAIN ST

Recommendation

It is the recommendation of staff to approve this request for CoA. The emergency replacement of the storefront entry door was necessary. Previous historic photographs indicate non-historic glass commercial doors, and historic textual documentation is contradictory. The existing wood-clad alcove accentuates the replacement door and detracts from the visual contradiction to adjoining properties.

Recommended Motion:

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

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 Design Guidelines subject to the following conditions: [list conditions of approval].

Alternative Motion [Table for Future Consideration].

Move to find that there is insufficient information to make a decision, defer action on 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 Design Guidelines, and deny issuance of a Certificate of Appropriateness [list reasons for denial].







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Profectus Jujitsu had desire to change the front door of our business at the time of purchase (April 2021). The historical board had approved plans for the building to be remodeled including the front door replacement. The construction did not go through because of unforeseen cost.

In April of 2023 Profectus was a victim of a burglary, the offender broke the two doors in and entered the building. Columbia Police did catch the offender in the building and he has since been convicted. The doors being damaged had revealed how unsecure they were, so we gained emergency permission to replace them by City Planner.

We have purchased and installed the door after reviewing the Historical board guidelines, observing recent construction projects of other businesses and took in consideration what previously was approved by the board.

I have included pictures of the previous door prior to the burglary and new door.

Thank you

Joshua Davis

CERTIFICATE OF APPROPRIATENESS APPLICATION
HISTORIC ZONING COMMISSION

APPLICANT

NAME	JOSHUA DAVIS	PHONE	931 797 0500
ADDRESS	817 S. MAIN ST.	EMAIL	Josh@DAVISinPAINT.com

PROPERTY OWNER

NAME	Miles Kirby	PHONE	731 780 4178
ADDRESS	817 S. MAIN ST	EMAIL	miles@profectusitg.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		☒ EXTERIOR ALTERATIONS <i>(select type)</i>	
☐ 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.			
		☐ Roofing/Roof Structure (Dormers, Chimneys) ☒ Exterior Door Replacement/Alterations ☐ Exterior Window Replacement/Alterations ☐ Foundation Alterations ☐ Exterior Siding/Finishes/Masonry ☐ Porch/Deck Alterations ☐ Other (explain):	

PROJECT INFORMATION	
ADDRESS: <u>817 S. MAIN ST</u>	
SQUARE FOOTAGE OF PROPOSED ADDITIONS/NEW CONSTRUCTION : EXISTING: _____ ft ² PROPOSED: _____ ft ²	
HEIGHT OF STRUCTURE FOR ADDITIONS/NEW CONSTRUCTION : EXISTING: _____ ft PROPOSED: _____ ft	
SQUARE FOOTAGE OF PROPOSED SIGNAGE	

PROJECT INFORMATION: DESCRIPTION & SCOPE OF PROJECT
DESCRIBE PROPOSED PROJECT(S) AND LIST ALL PROPOSED MATERIALS. ATTACH ADDITIONAL SHEETS IF NECESSARY: <u>Replace front door.</u>

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

Joshua Davis
APPLICANT NAME

Joshua Davis
APPLICANT SIGNATURE

6/28/23
DATE

Miles Kirby
PROPERTY OWNER NAME

Miles Kirby
PROPERTY OWNER SIGNATURE

6/21/23
DATE

STAFF USE ONLY

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



CITY OF COLUMBIA TENNESSEE
HISTORIC ZONING COMMISSION
STAFF REPORT

CONTACT INFORMATION

Robert Archibald, Planner II, rarchibald@columbiatn.com, (931) 560-1536

DOCKET/CASE/APPLICATION NUMBER

CA 23-0235

APPLICANT/OWNER

Alex Hall

HEARING DATE

July 13, 2023

PROPERTY ADDRESS/LOCATION

901 W 7th Street

PROJECT DESCRIPTION:

This Certificate of Appropriateness request is for replacement of deck at rear of primary structure. This request is post-construction; as the deck was rebuilt prior to request. The design of the deck changed in appearance and elevation. The change is relevant to the character of the district as it is situated on a corner lot with frontages on W 7th Street and Blackburn Lane.

This is an after-the-fact request, as the structure was built prior to the request for a Certificate of Appropriateness.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	HISTORIC DISTRICT
CD-3 (Neighborhood)	Residential	CD-3/ Residential	Exterior Alterations Deck Reconstruction	7 th Street

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

Review Status and History:

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

Previous Approvals:

n/a

Historical Relevance:

Textual documentation indicates this to be a circa early 1930's residence. No photographic documentation available.

Proposed Alterations:

The following alterations has been requested by the applicant. See the associated submittals for explanation of request.

Item 1. Rebuild of existing non-historic deck at rear of primary structure in addition to concrete coverage of existing parking spot and apron, and retaining wall on east side of structure in secondary frontage.

Historic District Design Guidelines Referenced

The requested alterations were reviewed against the standards contained in the City of Columbia Commercial Design Review Guidelines Manual. The relevant sections of manual are included. Staff comments/evaluations are summarized at the end of each section.

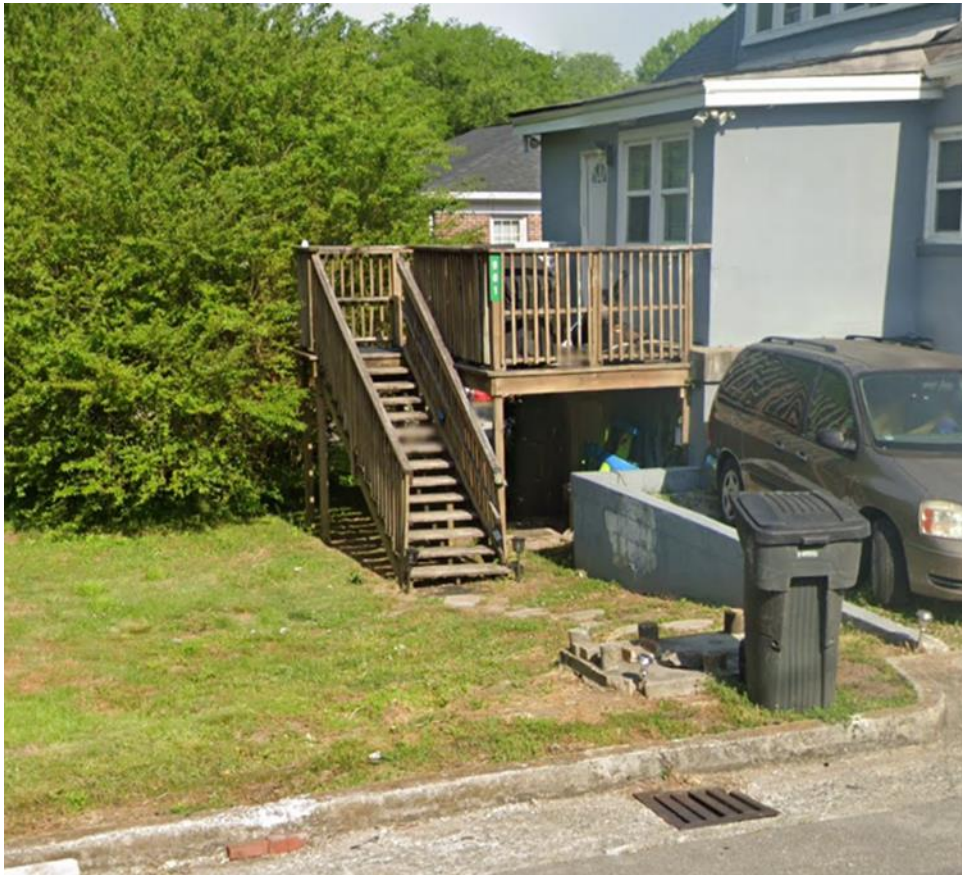
4.23 Design decks so that they do not disrupt the character of the building.

- e. Decks shall be simple in character and in scale with the building so that they do not compete visually with historic features. Screening decks from view along the right-of-way through plantings is strongly encouraged.

Item 1 Staff Comment:

The proposal includes the demolition and rebuilding of a deck at the rear of the primary structure in addition to concrete work covering an existing retaining wall with parking area joining with deck base facing Blackburn Lane. As shown in attached photos, the previous deck was standard to construction technique albeit in an unmaintained condition with standard deck size, stairway alignment, typical railings and balusters as commonly seen at rear of homes. In addition, the lot previously had a designated raised parking area between the deck that was partially surrounded by a short retaining wall leading to secondary street frontage on Blackburn Lane with a drive apron at edge of roadway.

During construction, the deck appears to have been minimally reduced in size. The stairway leading from deck now has two descents vs. one, ending on a four-tiered landing with an additional railing leading to grade at the bottom of the steps. As well, the designated parking space has now been completely covered with concrete removing any sign of a parking spot or retaining wall that previously existed bringing concrete coverage all the way to the primary structure joining the house. The new deck is not typical in design, adding features that are not commonplace in the 7th Street District nor in other residential neighborhoods. Also, with the concrete coverage mentioned previously, the elevations of the rear structure have changed significantly creating a character-defining visual element from secondary frontage as well as viewable from the primary frontage as the lot is situated on the corner.



Previous appearance:

Common construction technique. Standard design with single stairway to grade.

Designated elevated parking area with apron and retaining wall.

New appearance:

Non-typical construction. Uncommon four-tiered step configuration with landing and change of direction to railing with steps descending to grade.

Complete coverage of parking area and retaining wall extending concrete to structure.



Recommendation

As the construction exists, the four-tiered design of the steps at the end of the stairway and the concrete coverage over the previous parking area and retaining wall that extends to the rear of the structure create elevations that did not exist prior to construction. This adds a defining visual from the secondary frontage as well as the primary frontage. As plantings to screen decks from the right-of-way are strongly encouraged, staff recommends that plantings be established to cover the specific areas that have been altered [four-tiered step landing and concrete coverage extending to the primary structure]

Recommended Motion:

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

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 Design Guidelines subject to the following conditions: [list conditions of approval].

Alternative Motion [Table for Future Consideration].

Move to find that there is insufficient information to make a decision, defer action on 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 Design Guidelines, and deny issuance of a Certificate of Appropriateness [list reasons for denial].





CERTIFICATE OF APPROPRIATENESS APPLICATION
HISTORIC ZONING COMMISSION

APPLICANT

NAME	Alex Hall	PHONE	615-504-2470
ADDRESS	901 W 7th St Columbia, TN	EMAIL	95alexhall@gmail.com

PROPERTY OWNER

NAME	Alex Hall	PHONE	615-504-2470
ADDRESS	901 W 7th St Columbia, TN	EMAIL	95alexhall@gmail.com

PROJECT INFORMATION: WORK SPECIFIC

☐ NEW CONSTRUCTION <i>(select type)</i>		☐ NEW ADDITION <i>(select type)</i>	
☐ Principle Structure ☐ Accessory Structure		☐ Principle Structure ☐ Accessory Structure	
☐ DEMOLITION <i>(select type)</i>		☐ SIGNAGE <i>(select type)</i>	
☐ Principle Structure ☐ Accessory Structure ☐ Site Features		☐ Wall ☐ Freestanding ☐ Window ☐ Temporary ☐ Other	
☐ Loss of architectural and historical integrity and its removal will not adversely affect the district's historic character			
☐ Denial of demolition will result in unreasonable economic hardship of the applicant			
☐ Public safety and welfare requires the removal of the structure(s)		☐ EXTERIOR ALTERATIONS <i>(select type)</i>	
☐ Structural instability or deterioration of structure(s) as demonstrated through report by structural engineer or architect. Report clearly details physical condition of structure(s), reasons why rehabilitation is not feasible, and cost estimates for rehabilitation versus demolition. Additional report details proposed future action on site.		☐ Roofing/Roof Structure (Dormers, Chimneys) ☐ Exterior Door Replacement/Alterations ☐ Exterior Window Replacement/Alterations ☐ Foundation Alterations ☐ Exterior Siding/Finishes/Masonry ☒ Porch/Deck Alterations ☐ Other (explain):	

PROJECT INFORMATION	
ADDRESS: <u>901 W 7th St Columbia, TN 38401</u>	
SQUARE FOOTAGE OF PROPOSED ADDITIONS/NEW CONSTRUCTION: EXISTING: <u>120</u> ft ² PROPOSED: <u>120</u> ft ²	
HEIGHT OF STRUCTURE FOR ADDITIONS/NEW CONSTRUCTION: EXISTING: <u>6</u> ft PROPOSED: <u>6</u> 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>Replace old deck with new deck</u> <u>Already built new one</u>

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

Alex Hall
APPLICANT NAME

[Signature]
APPLICANT SIGNATURE

6-19-23
DATE

Alex Hall
PROPERTY OWNER NAME

[Signature]
PROPERTY OWNER SIGNATURE

6-19-23
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			



Historic Zoning Commission Certificate of Appropriateness

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

PROJECT LOCATION: 810 Walker St

HISTORIC DISTRICT: Athenaeum

	OWNER INFORMATION:	APPLICANT INFORMATION:
NAME	Gunn George W SR	Needle and Grain
ADDRESS	869 Harvey St Millen, GA 30442	1001 Hillcrest Avenue Columbia, TX 38401
PHONE		9317974348
EMAIL		BRYSONLEACH@GMAIL.COM

NEW CONSTRUCTION:	EXTERIOR ALTERATION:	DEMOLITION:
☐ Primary Structure/Addition	☐ Facade	☐ Primary Structure
☐ Accessory Structure	☐ Accessory Structure	☐ Accessory Structure
☐ Garage/Carport	☐ Garage/Carport	☐ Garage/Carport
☒ New Sign	☐ Revision to Existing Sign	☐ Sign
☐ _____	☐ _____	☐ _____

CONDITIONS OF APPROVAL:

Sign must be placed perpendicular to the sidewalk (Guidelines p. 8-16).

Sign must be placed at least 2' from the sidewalk (Guidelines p. 8-16).

Only one ground mounted sign is permitted (Guidelines p. 8-16).

UNAPPROVED/SPECIFICALLY EXCLUDED WORK:

DATE OF HISTORIC ZONING COMMISSION APPROVAL/DENIAL: THURSDAY, JULY 13, 2023

Autumn Potter

HISTORIC ZONING COMMISSION CHAIR

Kevin C. McCarthy, AICP

ZONING ADMINISTRATOR

Per §13-7-409 of the Tennessee Code Annotated: Anyone who may be aggrieved by any final order or judgment of the Historic Zoning Commission may have such order or judgment reviewed by the courts by the procedure of statutory certiorari, as provided in Tennessee Code Annotated Title 27, Chapter 8.