



The Columbia Historic Zoning Commission will meet on Thursday, August 10, 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 #23-0289 Request from Stanley and Cathy Reed for approval of new construction of a carport at [800 W 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 found accessed from the City's website.

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

CONTACT INFORMATION

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

DOCKET/CASE/APPLICATION NUMBER
CA 23-0289

APPLICANT/OWNER
Stanley and Cathy Reed

HEARING DATE

August 10th, 2023

PROPERTY ADDRESS/LOCATION

800 W. 7th Street

PROJECT DESCRIPTION:

This Certificate of Appropriateness request is for new construction of a pergola-carport structure. The proposed construction is a 20x20 Pergola with a barn metal roof to match existing home and accessory building. The roof will have a slight pitch with a flat-roof type. Structure will be placed at the driveway location to accommodate residential parking. The principal structure on the same site is listed as contributing in the National Register nomination for the West 7th (aka "West End") Historic District.

Staff recommends approval.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	HISTORIC DISTRICT
CD-3	Residential	PUD/Single-Family CD-3/Single-Family Civic/Vacant	Accessory Structure	7th Street

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

Review Status and History:

Submission Status:	Second request for a Certificate of Appropriateness for this address.
Previous Approvals:	HZC-2015-20, Request for installation of a portable storage building, Approved.
1986 Historic Properties Inventory Details: Contributing	800 West 7th Street. Waldrop-Wells House, 1890s, vernacular, one story, weather boarded frame, cross gable roof, three bays by two, Eastlake style door with sidelights and transom, pediment window and door lintels, small front porch with chamfered posts and brackets, rear addition.

Proposed Alterations:

The following alterations has been requested by the applicant. See the application included as Attachment A for a description of each element.

Item 1. Exterior new construction of accessory structure.

Historic District Design Guidelines Referenced

The requested alterations were reviewed against the standards contained in the City of Columbia Historic District Design Guidelines. The relevant sections of manual are listed below, followed by staff comments/evaluations.

6.11 (C) Residential Guidelines, Garages and Accessory Buildings, Location

- b. New secondary buildings shall be located in rear yards or at the terminus of a driveway. Secondary buildings shall not be placed in front or side yards.

6.12 (C) Residential Guidelines, Garages and Accessory Buildings, Character

- a. New secondary buildings shall be compatible with the site and original building in scale, massing, and design.
- b. Simplified designs shall be used. Secondary buildings that visually compete with the primary building are prohibited.
- c. Designs shall utilize a roof shape and pitch consistent with those on secondary buildings historically found in district.
- d. One-story designs shall be used unless there is historical precedent for a taller building in the district.

Item 1 Staff Comment:

The proposed placement of the pergola-carport structure will be in the rear yard at the terminus of the existing driveway. The pergola-carport structure proposed is simplified in design and does not compete with the primary building being clearly identified as secondary in placement and design. The color scheme of the addition, barn red, compliments and is compatible with the existing roof of the primary home. The roof cover is proposed to have a slight pitch to accommodate adequate drainage and to compliment the design of the existing shed roof portion on the northeast section of the primary structure. Historical data indicates flat roofs were commonplace in the 7th Street Historical District: Staff recommends approval of the accessory structure as proposed.

***902 W. 7th St., 1920s, Colonial Revival – flat roof portico with square fluted wood columns and dentil course.**

***911 W. 7th St., Shapard House, early 1930s, Colonial Revival – 1960s, one-story, concrete block and brick, flat roof garage.**



***References taken from NPS Form 10-900 National Register of Historic Places Inventory-Nomination Form Columbia West End Historic District pages 8 (#46) and 9 (#55).**

Approve

Recommended Motion:

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

Alternative Motion:

Alternative Motion [Approve Subject to Conditions]:

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



Cory Burns Construction
P.O Box 1611
LEWISBURG, TN 37091 United States
coryburnsconstruction@gmail.com | 931-675-0900

Invoice #175551

Issue date
Jul 15, 2023

Invoice #175551

Premier Deck building services!

Customer

Cathy Reed
catjreed14@gmail.com
931-698-8189
800 west 7th street
Columbia , Tennessee 38401

Invoice Details

PDF created July 15, 2023
\$8,000.00

Payment

Due July 15, 2023
\$8,000.00

Items	Quantity	Price	Amount
Material draw and scheduling	1	\$8,000.00	\$8,000.00

Total price of \$19,104.

Invoice of \$8,000

Balance of \$11,104 due upon completion

20x20 Pergola Build	1	\$0.00	\$0.00
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-8x8 post
-2x10 Double Girder 3x
-2x10 Rafters
-post set 2' in the ground
-All lumber fastened with Simpson strong ties
-Barn metal Red roof to match home

Stipulations	1	\$0.00	\$0.00
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-CBC to apply for permit
-CBC to submit drawing for Historic approval
-CBC to charge a deposit for scheduling and material. If
Historic committee denies the build, a refund will be issued.
-Build dates are 6-8 weeks out, weather may alter dates. All
dates are tentative.
-CBC representative to be present during historic committee
meeting, with homeowner.
-CBC to provide thumb drive of plans to home owner.

Subtotal			\$8,000.00
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Total Due			\$8,000.00
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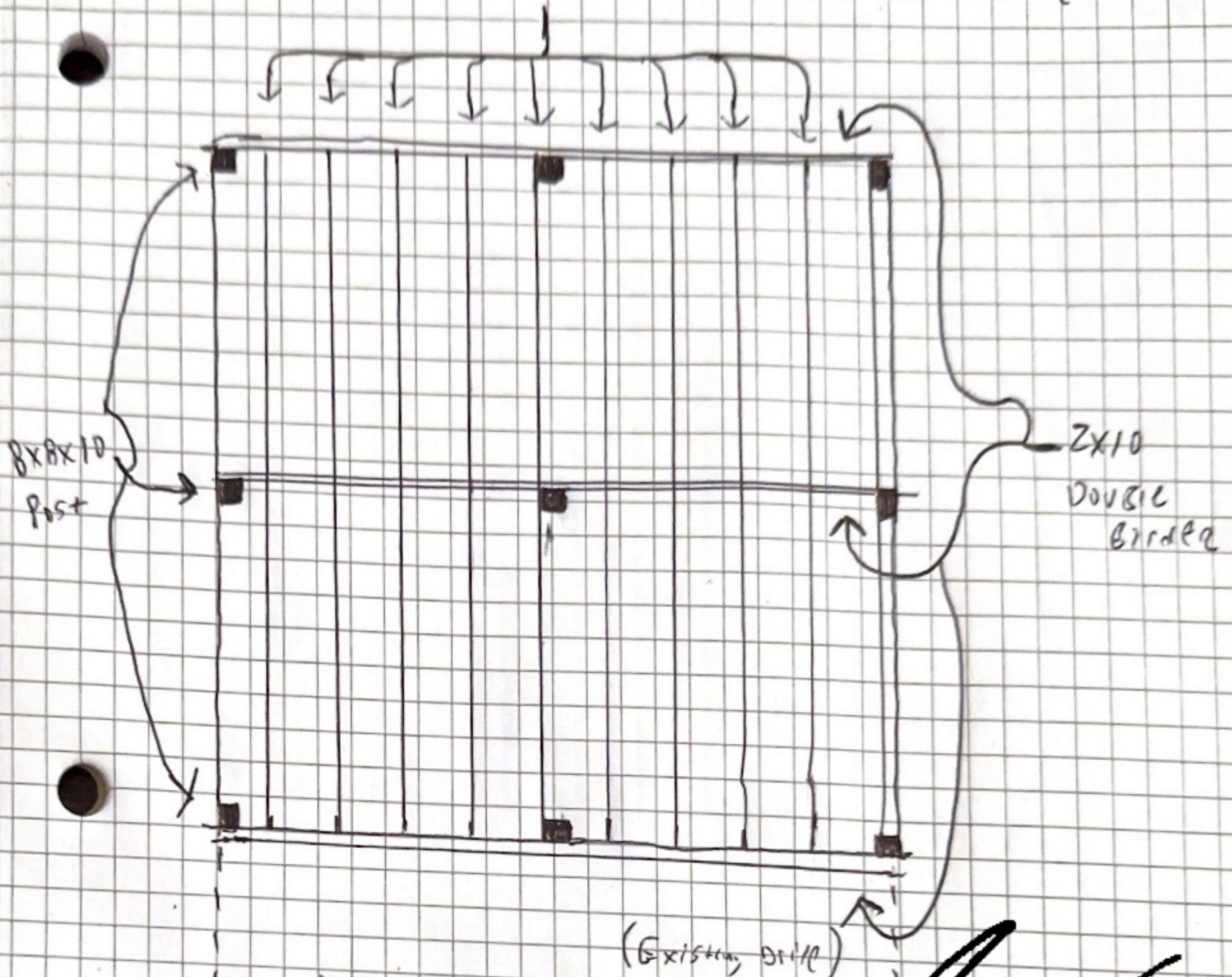


View online

To view your invoice go to <https://gosq.me/u/B8WkTAEi>
Or open the camera on your mobile device and place the QR code in the camera's
view.

Page 1 of 1

2X10X20 RAFTERS 20" ON CENTER.

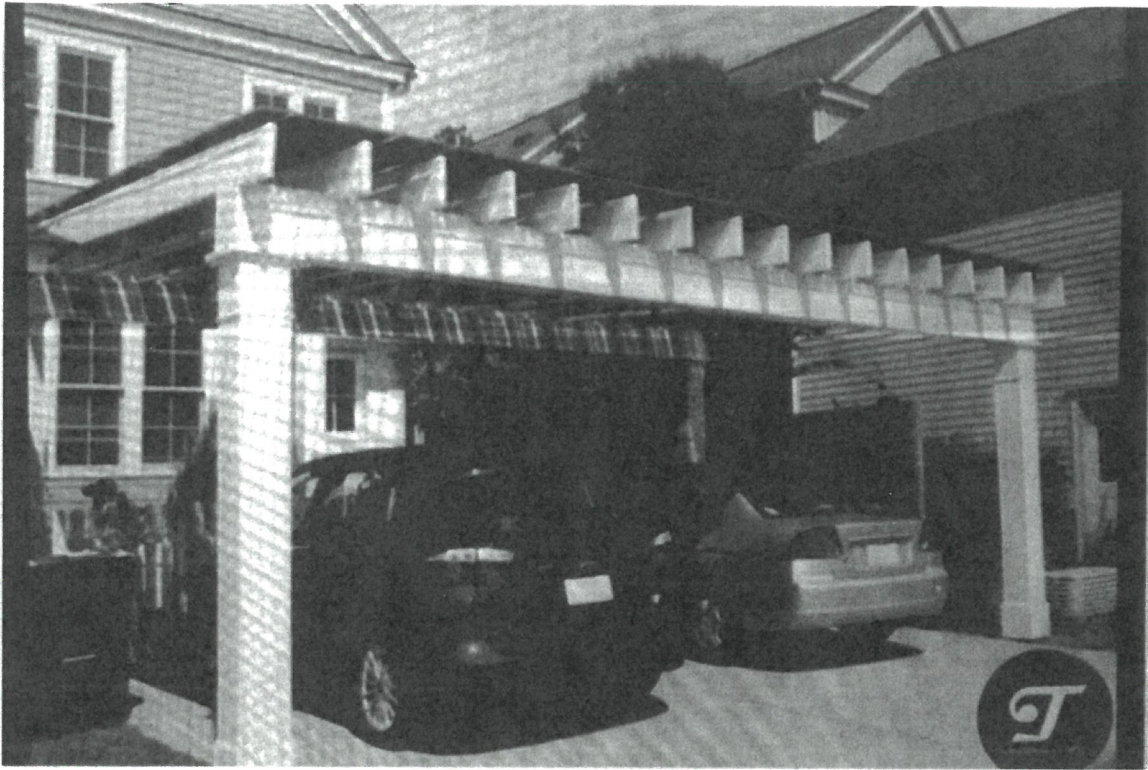


LUMBER

- 8x8x10-9
- 2x10x10-0 (excavated)
- 2x10x20-20
- 15 BAG SAILCOTE
- 28 HURONAL TIES
- 1 BOX 3" GALV-1200, NAILS
- 1 BOX LVL LAGS

METAL

- 7 PILES AT 20' 6"
- 84' MINI CASE TRIM
- 2 BAG SCREWS



C

CERTIFICATE OF APPROPRIATENESS APPLICATION
HISTORIC ZONING COMMISSION

APPLICANT

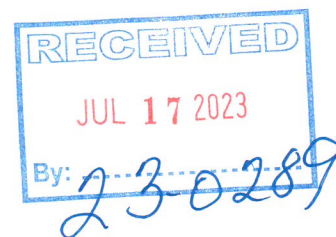
NAME	Stanley & Cathy Reed	PHONE	931-698-8189
ADDRESS	800 W 7 th St, Columbia	EMAIL	catjreed14@gmail.com

PROPERTY OWNER

NAME	same	PHONE	
ADDRESS		EMAIL	

PROJECT INFORMATION: WORK SPECIFIC

☐ NEW CONSTRUCTION (select type) ☐ Principle Structure ☐ Accessory Structure		☐ NEW ADDITION (select type) ☐ Principle Structure ☐ Accessory Structure	
☐ DEMOLITION (select type) ☐ Principle Structure ☐ Accessory Structure ☐ Site Features ☐ 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): pergola carport	



PROJECT INFORMATION	
ADDRESS: 800 W 7th Street, Columbia, TN 38401	
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: 20' x 20' covered pergola carport. (Detached from house) 8' x 8' post, 2' x 10' rafters Post set 2' in the ground Barn metal red roof to match home <u>See enclosed PDF version on thumb drive</u> Total price of \$19,104.00 Cory Burns Construction, Lewisburg, TN 37091

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

<u>Cathy Reed</u> APPLICANT NAME <u>Stanley Reed</u>	<u>Cathy Reed</u> APPLICANT SIGNATURE <u>Stanley Reed</u>	<u>7-15-23</u> DATE <u>7-15-23</u>
<u>Same</u> PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

STAFF USE ONLY

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

Receipt Date: 7/17/2023

City Of Columbia
700 North Garden Street
Columbia, TN 38401
(931) 560-1500
Receipt Number: 10094457

Miscellaneous Receipt

Name: CATHY REED

Code: 206-ZONING PERMITS AND FEES

Amt: \$60.00

MR #: 10077987

Description: 23-0289 CERT OF APPROPRIATENESS

Reference: 800 W 7TH

Notes:

GL Account	Description	Amount
110-32660-	Zoning Permits & Fees	60.00

Payment Information

Check	6467	\$60.00	Paid By: CATHY REED
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Amount Tendered: \$60.00

Total Paid: \$60.00

Change: \$0.00

Collecting Official, City Of Columbia

☐ Voided
Batch: LS - 7/17/2023
7/17/2023 1:39 Page 1 of 1



Historic Zoning Commission Certificate of Appropriateness

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

PROJECT LOCATION: 901 W 7th St
HISTORIC DISTRICT: 7th Street

	OWNER INFORMATION:	APPLICANT INFORMATION:
NAME	Hafner Mark A Family Trust C/O Bridget Workman	Alex Hall
ADDRESS	836B Mooresville Pike Columbia, TN 38401	901 W 7th St Columbia, TN 38401
PHONE		(615) 504-2470
EMAIL		95ALEXHALL@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: Creation of a landscape buffer along the edge of property line parallel to Blackburn Lane.

UNAPPROVED/SPECIFICALLY EXCLUDED WORK:

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

Autumn Potter

HISTORIC ZONING COMMISSION CHAIR

Robert Archibald

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.