



The Columbia Historic Zoning Commission will meet on Wednesday, September 20, 2023 at 4:00 PM in Council Chambers 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 #23-0304 Request from James Quance for approval of exterior alterations with porch demolition located at [905 School Street](#).
 - 2. Case #23-0338 Request from Ulrich Jorgens for exterior alterations at [321 West 9th Street](#).
 - 3. Case #23-0340 Request from Josh Rosanbalm for facade restoration approval at [704-706 North Main Street](#).
- V. Other Business
 - 1. Staff Level 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.

City of Columbia
HISTORICAL ZONING COMMISSION
August 10, 2023

CALL TO ORDER:

Chairperson Ms. Autumn Potter called the August meeting of the Historical Zoning Commission for the City of Columbia to order at 4:00 p.m. The meeting was held in Conference Room A, City Hall, basement level.

ROLL CALL: All present and included the following:

Present were: Dr. Terry Hendrickson
 Mr. Michael Lawrence
 Ms. Melanie Lucas
 Mr. George Nuber
 Ms. Autumn Potter
 Mr. James Shannon

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

2. 1. APPROVAL OF MINUTES:

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

3. Old Business

4. New Business

AGENDA ITEM #4.1

Case# 23-0289

Request from Stanley and Cathy Reed for approval of new construction of a carport at 800 West 7th Street.

Staff Recommendation:

Robert Archibald presented the details of the request. The proposal is for a pergola type structure with a roof. This will be for parking purposes. The driveway is concrete,

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and the structure is situated directly behind the house. There is no additional accessory structure excluding that of the storage building. The proposal is an eight by eight extending to the roofline. The roof will be a matching barn red roof with a slight pitch. Staff recommends approval of the accessory structure as proposed.

Discussion:

Mr. & Mrs. Reed were present to answer questions. Discussion included the building material, quote, construction, wood, it is going behind the property, from Bullock it faces the front, it has a primary frontage, it has a secondary frontage being a corner lot, roofline is more of a shed roof style, it will be a stand alone structure, no electrical, in the primary frontage the house is deep into the lot, and the storage building was approved in 2015. Dr. Hendrickson moved to approve with Mr. Shannon seconding. The motion to approve passed with a vote of six to zero with Mr. Lawrence arriving late.

5. Other Business

Mr. Archibald stated that at 908 West 7th Street Mr. Kilgore had pulled a permit for demolition and renovation. The site inspection was done for the COA. The reason that he brought it to the board is there were some changes that occurred to the structure, and he wanted to bring it to the board's attention. There is a circular window on the west elevation of the house. That was not in place at the time of the inspection; however, wood casing windows matching the rest of the exterior were in place. Mr. Archibald had a further conversation with Mr. Kilgore after the fact. He was not present the day that he talked with his wife. Mr. Kilgore explained to him that the wait time on the window was going to be a year and a half. This was originally approved as part of his submittal by this board, and they chose not to go with that window. However, it is not an addition and they want to add the window. The wait time is going to be too long. The casement window original to construction would match. The railings on the stoop were not in place at the time of inspection. Mr. Archibald stated that he measured the stoop, and it showed to be approximately thirty-two inches above grade. Building code requires thirty inches. He also stated that he spoke with Ms. Kilgore onsite, and Mr. Kilgore. He has not been back over to the site, but Mr. Kilgore assured him that grade would be less than thirty inches. Building had already been out on the site and they didn't require it. However, they did require it on the new addition. The railings that are in place are rod iron. It is ready for a reinspection if the board so chooses. Mr. McCarthy stated that staff is looking for direction here. If it is something that the board thinks is in keeping with the COA or does it need to come back. Mr. Shannon asked if it was stated that the windows and railings were on the north side. Mr. Archibald stated on the west. Ms. Potter stated that it is a new addition. Mr. Kilgore stated that the square window was there when they bought the house. When they couldn't get the round window in time, all they did was change out the window itself in the same casing. They will be at a

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twenty to twenty-two inch grade. From the corner all the way over to the corner of the new porch it is going to be a rounded court yard with a fountain and landscaping. The dirt itself will be a twenty-two to twenty-inch drop. Robert said he was just seeking direction from the board. They were able to recycle the old steps and the hand rails from the house. Ms. Potter stated to move forward. Mr. Archibald stated that he would stop by tomorrow.

Administrative Approvals:

Mr. Archibald discussed:
810 Walker Street
807 South Garden

Mr. McCarthy discussed the changing of the meeting date, and the use of Council Chambers. It was agreed to meet on the third Wednesday of each month beginning September 20th. Mr. Nuber stated that September is the only month that he has a conflict. He will be in Europe.

Ms. Kelli Johnson, Main Street Manager, gave a presentation regarding their Festoon lighting beautification project.

Mr. McCarthy stated that he was notified that there was work going on at West 6th without a COA. A stop work order was issued.

He also stated that we are very fortunate that Mr. Austin Brass has come back to Columbia. We now have five people in the Planning and Zoning Division. Mr. Robert Archibald will be this Commission's main contact.

6. ADJOURNMENT:

Mr. Lawrence made the motion to adjourn the meeting with Ms. Lucas seconding. Motion to adjourn passed six to zero. The meeting adjourned at 5:00 p.m.

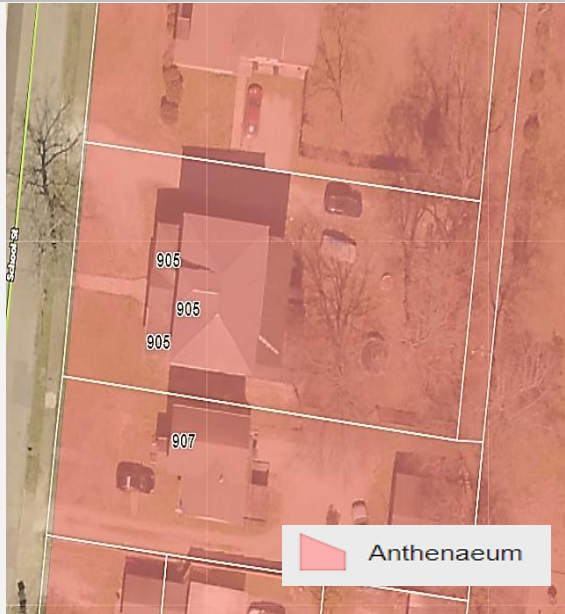
Historical Zoning Commission Chairperson

Date



City of Columbia Tennessee

Historic Zoning Staff Report

CONTACT INFORMATION	
Robert Archibald, Planner II, rarchibald@columbiatn.com , 931-560-1536	
DOCKET/CASE/APPLICATION NUMBER	APPLICANT/OWNER
CA 23-0304	James and Veronica Quance
HEARING DATE	PROPERTY ADDRESS/LOCATION
September 20,2023	905 school street
PROJECT DESCRIPTION	
The Certificate of Appropriateness request is for exterior repair and restoration as well as partial demolition of 905 School St. The owners propose to replace a portion of the siding as well as the existing roof covering. The applicants also propose to restore and repair architectural features that have been neglected and fallen into disrepair. In addition, the applicants request approval to demolish a second-story structure [not original to construction] at the rear of the home due to its dilapidated and unsafe condition. In the structure's place, windows and doors will be added that are compatible to the existing windows and doors.	

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	HISTORIC DISTRICT
CD-3	RESIDENTIAL	CD-3 RESIDENTIAL	REPAIR EXISTING EXTERIOR/DEMO OF PORTION OF EXISTING EXTERIOR	ATHENAEUM

APPROVE

APPROVE WITH CONDITIONS

DENY

Review Status and History

<u>Submission status:</u>	First request for Certificate of Appropriateness at this address
<u>Previous approvals:</u>	N/A
<u>No historic property inventory available</u>	The Athenaeum Historic District is a locally designated historic district which is not listed on the National Register of Historic Places (although structures within it are listed individually). There is no complete inventory of historic structures within the District.

Proposed alterations

The following restoration/repairs and demolition have been requested by the applicant. see the application and additional submittals included as attachment A for a description of each element.

- Item 1. Repair and replacement of a portion of the siding in addition to replacing the roof covering [Shingles]. Decorative trim and corbels will be restored and reinstalled.
- Item 2. Removal of an existing second-story structure due to its dilapidated and unsafe condition, installing doors and windows to match existing to complete the exterior facade.

Historic District Guidelines referenced

The requested restoration/repair and demolition were reviewed for conformity with the standards of the City of Columbia Historic District Design Guidelines. The relevant sections of the Guidelines are listed below, followed by staff comments.

Item 1.

4.8 Retain the character and finish of historic wall surfaces

- a) the appearance of historic wall surfaces and exposed foundation materials, including their functional and decorative features, shall be maintained and repaired in accordance with the appropriate material guidelines.
- b) the visibility of historic wall surfaces shall be maintained. covering or replacing historic surfaces with synthetic sidings, stucco, veneers, or other materials where they did not historically exist is not appropriate. chemical applications that alter the color or texture of historic surfaces are prohibited.
- c) the character of wall surfaces shall be maintained by retaining and preserving claddings, corner boards, corbeling, quoins, cornices and other distinguishing features.

- e) exterior claddings shall be replaced only when original materials are deteriorated beyond repair. new claddings shall match the original in scale, profile, and finish as closely as possible
- f) so as to minimize impacts the building's character. materials will be reviewed by the Hzc on a case-by-case basis in consideration of the property's historic character and the visual qualities of the original material.
- g) uncovering and repairing historic wall surfaces that have been concealed is encouraged.

4.1 Retain original roof configurations

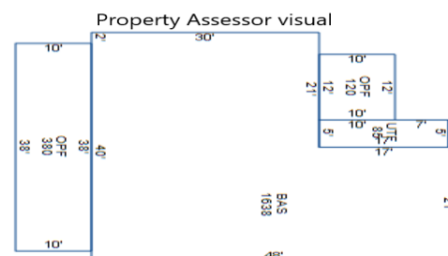
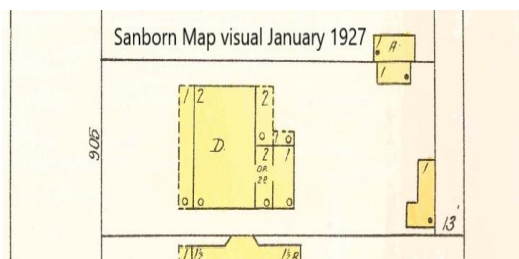
- a) the original shape, pitch, and configuration of the roof shall be retained. altering the shape or pitch of the roof to accommodate replacement materials is prohibited.

4.2 Maintain compatibility when replacing roofing materials

- a) historic roof features shall be retained and protected when repairing or replacing deteriorated roofing materials.
- e) substitute materials that are compatible with the visual character of the original material as perceived from the right-of-way shall be used. select colors, textures, patterns, and finishes in consideration of the original materials. dark asphalt, fiberglass, or composite shingles are most appropriate in the absence of historic roofing materials.

Item 1 staff comment(s)

Staff has been unsuccessful locating details on this structure. Currently, there is no National Register inventory for the Athenaeum District on file at the Tennessee Historical Society. The City Council established the historic overlay for the Athenaeum District including this property through Ordinance 3432, passed on September 6, 2001. The applicant indicates that the home is dated circa 1880. The Sanborn map and property accessor attachments indicate similar, if not exact footprint, of the structure in current and historic views.



Staff research is indicative of ¹Folk House architecture detailing with construction being akin to I-House Family design circa 1850-1890. Folk I-Houses are traditional two-story British folk forms common in pre-railroad America, particularly in the Tidewater South. Post-railroad southern examples are also common, but these were usually the more ostentatious houses of affluent families. For this reason, many of these later southern I-Houses have added stylistic detailing to make them appear fashionable; such as, varying patterns of porches, chimneys, and rearward extensions.

¹ McAlester, Virginia & Lee, *A Field Guide to American Houses*. 1st ed., Knopf, 2006, pp. 89-96.



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Historic Zoning Staff Report

905 School street is a two-story structure facing the primary frontage with a large full-façade front porch having classical columns supporting the flat roof structure. the exterior walls are wood lap siding and corbeling is present on all sides of the home. The front of the second-story roof has a shed roof dormer with three small wood-cased windows. all other windows are wood-cased as well. The front door is paneled with fixed glass having paneled sidelights on both sides.

The applicant will need to take great care in the restoration/replacement of all architectural components to include; corbeling, replacing of roof covering by substituting materials that are compatible with the visual character of the original material, matching as much as possible the exterior siding replacement to that of the existing original, and repair/restoration of existing windows and casements.

Item 2.

9.1 Carefully consider the effects of demolition prior to pursuing approval

- A. historic properties shall be maintained and preserved. demolition of contributing resources shall generally be prohibited.
- B. efforts to identify alternatives to demolition shall be documented such as professional structural reports, and staff reviews.

Item 2 staff comment(s)

Applicant requests approval to demolish a large structure attached to the rear of the house at the second-story level. Staff has determined this structure does not appear to be original to the home. the lack of maintenance and inadequate construction techniques make this an unsafe structure. Bearing points for support of the suspended floor and roof structure are not spaced appropriately to carry the loads implied. Bracing below the framed structure is insufficient and incomplete in places causing undue stress on the supporting wood posts. The framed walls above show signs of rot and deterioration, and wall space compared to window space (openings) is minimal creating an unsupported wall system which transfers point loads to the supporting structure below. The roof system indicates 2x4 framing with minimal slope leaving the roof laying almost directly on the supporting wall which leaves inadequate air space for ventilation and/or separation for the living space below. This causes a lack of circulation for movement of air which causes moisture and mildew to accumulate and affect the built environment. The only architectural relevant salvageable components that could be re-used are the wood cased windows.

Recommendation: **Approve**

RECOMMENDED MOTION:

Move to approve issuance of a Certificate of Appropriateness and find that the proposed restoration/repair and demolition conforms to the Historic Guidelines.



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ALTERNATIVE MOTION

Alternative Motion [Approve Subject to Conditions]

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

Architectural Concept Plan: Exterior Restoration of 905 School St, Columbia, TN

Objective:

The objective of this architectural concept plan is to guide the exterior restoration of 905 School St, Columbia, TN, in accordance with the City of Columbia's historic guidelines and the National Park Service's historic preservation guidelines for exteriors. The restoration aims to revive the original facade's historic character and preserve its architectural integrity.

1. Site Analysis:

- The current structure has undergone a revision from a multifamily unit back to a single family structure. The exterior needs repair and replacement of a portion of siding as well as a new roof. The existing decorative trim and corbels will need to be restored and reinstalled.
- Thankfully the homes facade is original so we will only need to replace with like kind materials repair existing salvageable items such as the columns.

2. Historic Research:

- Columbia archives were consulted as well as Thomas Price, Director Maury County Archives assisted in the research. Tom was kind enough to confirm our suspicion that the homes exterior is unaltered from its original state.

3. Facade Restoration Principles:

- Prioritize the preservation and restoration of original architectural elements, such as windows, doors, decorative trim, and façade materials, in adherence to the City of Columbia's historic guidelines.
- Maintain the building's overall proportions, massing, and roofline as per the original design.
- Respect the building's historical significance while considering any necessary structural improvements or code requirements.
- We will need to remove the existing second story structure off the back of the house due to its dilapidated state. It does not look to be original to the home. We will be replacing the rear doorways into the "sleeping porch" with windows to match the originals.

4. Materials and Finishes:

- Utilize appropriate materials and finishes that align with the building's historical period and architectural style.
- Source period-appropriate materials, such as reclaimed bricks or traditional wooden siding, for any necessary replacements or additions.
- Ensure compatibility of materials in terms of durability, weather resistance, and authenticity.

5. Architectural Details and Ornaments:

- Replicate or restore significant architectural details, such as cornices, moldings, brackets, and decorative elements, based on historical evidence and guidelines.
- Pay attention to craftsmanship, proportions, and intricacy in replicating or restoring these elements.

6. Color Palette:

- Authentic color palette will be used that suits the building's architectural style and historical period.
- Sherwin Williams Historic House color in Downing Slate with white trim work per the attached rendering.

7. Compatibility with Surroundings:

- Ensure the restored facade integrates harmoniously with the surrounding architectural context and contributes positively to the streetscape.
- Maintain appropriate setbacks, roof profiles, and building alignments that respect the neighboring buildings.
- There are no changes planned.

8. Documentation and Project Management:

- Prepare comprehensive documentation, including architectural drawings, specifications, and restoration guidelines, to guide the implementation of the restoration project.
- Coordinate with relevant consultants, preservation experts, contractors, and historic authorities throughout the project stages to ensure compliance with guidelines and best practices.

This architectural concept plan provides a framework for the exterior restoration of 905 School St, Columbia, TN, while honoring the City of Columbia's historic guidelines and the National Park Service's historic preservation guidelines. The restoration will revive the building's original facade, preserving its historical significance and contributing to the preservation of Columbia's architectural heritage.



Front elevation



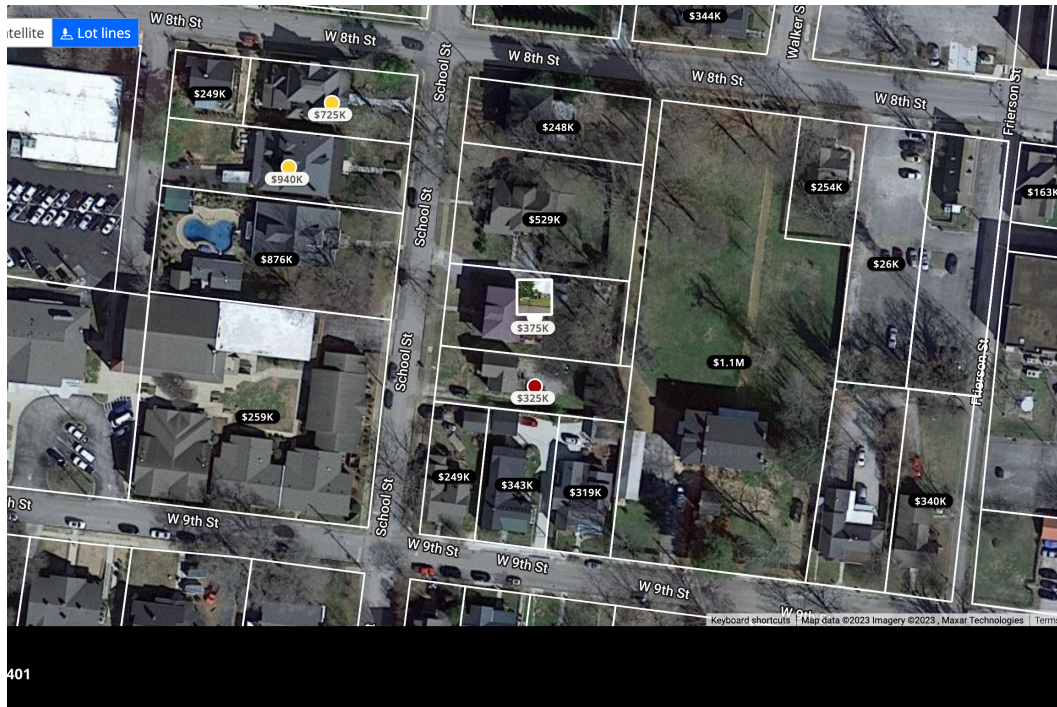
Left side



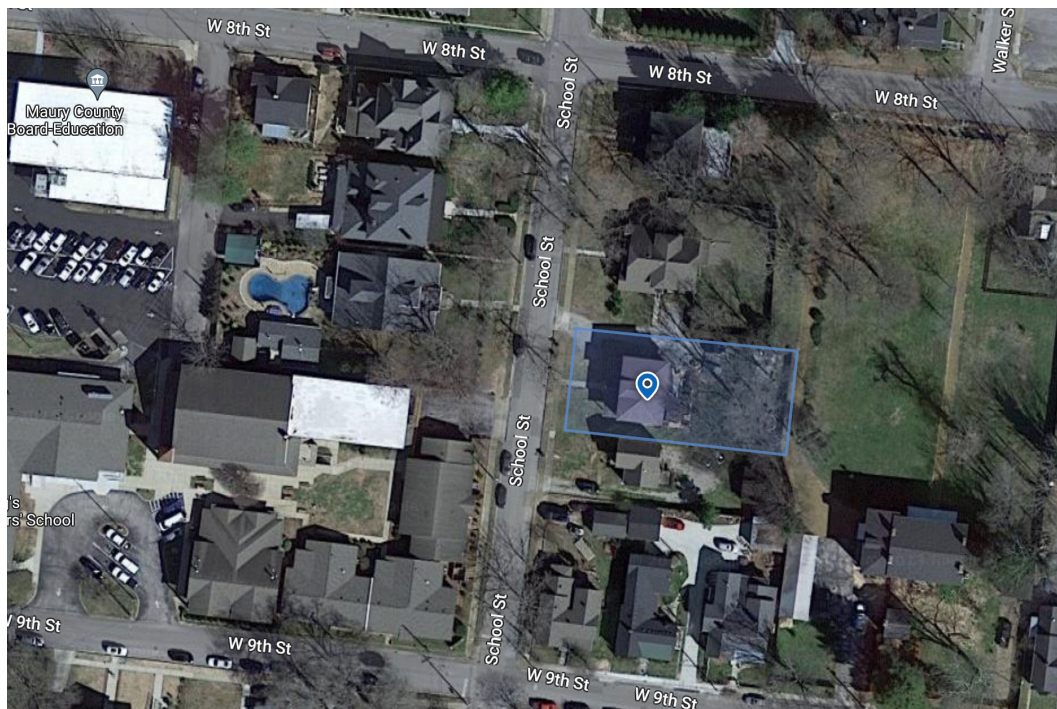
Right side



Rear proposed elevation



Lot lines



Project site



Exterior front



Right side of property



Rear of property



Second story support structure



Left side of property



HISTORIC ZONING COMMISSION

CERTIFICATE OF APPROPRIATENESS APPLICATION AND CHECKLIST

DEADLINE: 3RD MONDAY OF THE MONTH AT 4:00 PM

APPLICATION REVIEW GUIDELINES (**PRE-APPLICATION MEETING REQUIRED PRIOR TO SUBMITTAL**)

Application Requirements: All applications must be complete and include the required supporting materials listed on this form.

Ten (10) hard copies of the request plus a PDF version on a thumb drive or CD. must be submitted to the Development Services Department for review by the published deadline. Incomplete applications will not be forwarded to the HZC for consideration.

Application Deadlines: Applications and support materials must be submitted according to the published Deadline Schedule. Application deadlines are the 3rd Monday of each month at 4PM. Regular HZC meetings typically take place on the second Thursday of each month at 4:00 PM in Columbia City Hall.

Application Representation: The applicant or an authorized representative of the applicant **must attend the HZC meeting to support the application.** At the meeting, staff will present a recommendation for the item, and then the applicant will be provided an opportunity to discuss the proposed scope of work and answer any commission questions.

Building Permit Requirements: In addition to an application, most proposals will require additional permitting from the City. Building or demolitions permits cannot not be issued without an approved COA for structures within a Historic District.

All work specifications must be completed as presented and approved: The HZC must review and approve any modifications or amendments to approved plans prior to any work taking place.

*Please contact City Staff with any questions or to discuss any concerns during the HZC review & submittal process:
Columbia Development Services Department (931) 560-1560.*

HISTORIC DISTRICT DESIGN GUIDELINES

The individual *Historic District Design Guidelines* provide guidance for most commonly proposed changes. The HZC consults the design criteria when reviewing applications for Certificates of Appropriateness. **Please refer to the guidelines prior to submitting an application.** The guidelines, along with other useful links, are available on the City website at www.columbiatn.com

REQUIRED APPLICATION SUPPORTING MATERIALS

Please consult the list below for the necessary supporting materials to include within application packets. **Ten (10 hard copies of the request plus a PDF version on a thumb drive or CD** are required for HZC review:

NEW CONSTRUCTION, NEW ADDITIONS	EXTERIOR ALTERATIONS	DEMOLITION, RELOCATION
○ Description of project and proposed materials ○ Site plan ○ Lot survey ○ Architectural elevations or drawings ○ Photographs of project site location ○ Photographs of existing building.	○ Description of project and proposed materials ○ Photographs of project site location ○ Architectural elevations or drawings ○ Specification information for any proposed materials/architectural features ○ Documentation of earlier historic appearance (restoration only) ○ Photographs of existing building.	○ Please consult the <i>Historic District Design Guidelines</i>. Pre-application meeting with the City Staff is required for proposed principal structure demolitions and relocations.

Note: The applicant shall provide any additional information as determined by the Development Services Department that will be necessary to obtain a full and complete review of the request by City Staff and/or by the Historic Zoning Commission.

The Columbia Historic Zoning Commission follows the *Secretary of the Interiors Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*. Further guidance may be found online: <http://www.nps.gov/tps/standards/rehabilitation.htm>

CERTIFICATE OF APPROPRIATENESS APPLICATION
HISTORIC ZONING COMMISSION

APPLICANT

NAME	James & Veronica Quance	PHONE	619-341-9574
ADDRESS	4085 Lioncrest Ln Thompsons Station TN 37179	EMAIL	veronicaquance@gmail.com

PROPERTY OWNER

NAME	Same	PHONE	
ADDRESS		EMAIL	

PROJECT INFORMATION: WORK SPECIFIC

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

PROJECT INFORMATION	
ADDRESS: 905 School St Columbia TN 38401	
SQUARE FOOTAGE OF PROPOSED ADDITIONS/NEW CONSTRUCTION : EXISTING: <u>NA</u> ft ² PROPOSED: _____ ft ²	
HEIGHT OF STRUCTURE FOR ADDITIONS/NEW CONSTRUCTION : EXISTING: <u>NA</u> ft PROPOSED: _____ ft	
SQUARE FOOTAGE OF PROPOSED SIGNAGE <u>NA</u>	

PROJECT INFORMATION: DESCRIPTION & SCOPE OF PROJECT
DESCRIBE PROPOSED PROJECT(S) AND LIST ALL PROPOSED MATERIALS. ATTACH ADDITIONAL SHEETS IF NECESSARY:
It is our intent to restore the exterior of the property to the original state by repairing siding using in kind materials, reinstalling corbels as well as restoring existing windows and reverting back to the two over two panels.
Our original intent was to restore the sleeping porch on the second story. Unfortunately the structure is extremely delapidated and unsafe. Our research shows it is not original to the 1880s home and was added after the original build. As such we request approval to remove it. The Structure is at the rear of the property thus will not affect the look or historical character of home.

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

<u>James Quance</u>	<u></u>	<u>7/8/2023</u>
APPLICANT NAME	APPLICANT SIGNATURE	DATE

<u>Same</u>	<u></u>	<u></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			

City of Columbia Tennessee
Historic Zoning Staff Report

CONTACT INFORMATION	
Robert Archibald, Planner II, rarchibald@columbiatn.com , 931-560-1536	
DOCKET/CASE/APPLICATION NUMBER	APPLICANT/OWNER
CA 23-0338	Ulrich Jorgens
HEARING DATE	PROPERTY ADDRESS/LOCATION
September 20,2023	321 W 9 th Street
PROJECT DESCRIPTION The Certificate of Appropriateness request if for demolition of existing deck at the rear of the home and adding a new deck in the same location changing the step location from the rear to the front as well as the addition of 4 feet of decking to extend approx. 2 feet outside the east façade exterior wall of home. The applicant is also requesting to remove the picket fencing on the eastside of porch and add 25 feet of same style fencing on street-side and 50 additional feet on the east property line running perpendicular to street frontage. 	

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	HISTORIC DISTRICT
CD-4	RESIDENTIAL	CD-3 & CD-4 RESIDENTIAL	DEMO OF DECK & FENCING, CONST OF NEW DECK & FENCING	ATHENAEUM

Upon staff review, I found that this structure is akin to “*Folk Victorian*” stylings, ca. 1870-1910. Primary frontage is symmetrical façade [except gable front and wing]. This style is defined by the presence of Victorian decorative detailing on simple folk house forms, which are generally much less elaborated than the Victorian styles that they attempt to mimic. Primary areas for the application of this detailing are the porch and cornice line as seen in attached photo below with cornice line brackets topping the columns adding aesthetic features to the front of the façade.

APPROVE

APPROVE WITH CONDITIONS

DENY

Review Status and History

<u>Submission status:</u>	First request for Certificate of Appropriateness at this address
<u>Previous approvals:</u>	N/A
<u>No historic property inventory available</u>	The Athenaeum Historic District is a locally designated historic district which is not listed on the National Register of Historic Places (although structures within it are listed individually). There is no complete inventory of historic structures within the District.

Proposed alterations

The following demolition and new construction/installation have been requested by the applicant. See the application and additional submittals included as attachment A for a description of each element.

- Item 1. Demolition of existing deck at rear and removal of existing fencing from the east side of the porch.
- Item 2. New construction of deck and installation of 25 feet of picket fencing on street-side as well as adding an additional 50 feet of picket fencing on east property line perpendicular to street frontage.

Historic District Guidelines referenced

The requested restoration/repair and demolition were reviewed for conformity with the standards of the City of Columbia Historic District Design Guidelines. The relevant sections of the Guidelines are listed below, followed by staff comments.

Item 1.

9.1 Carefully Consider the Effects of Demolition Prior to Pursuing

- a) Historic properties shall be maintained and preserved. Demolition of contributing resources shall generally be prohibited.

Item 1 Staff Comment(s)

Through staff research, there is no supporting evidence that suggests either the deck or the fencing has any historic significance relevant to this property. The proposed removal of the existing deck and the fencing has no bearing on contribution to the Athenaeum Historic District.



City of Columbia Tennessee

Historic Zoning Staff Report

Item 2.

4.23 Design Decks so That They Do Not Disrupt the Character of the Building

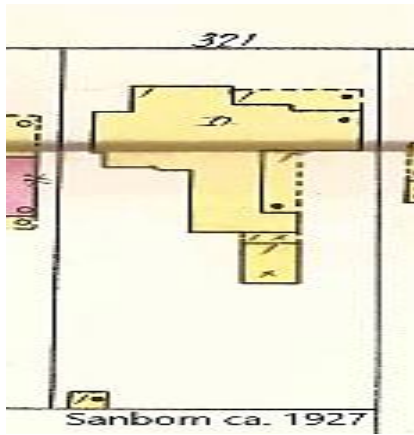
- a) Decks shall be located in inconspicuous areas such as the rear elevation and portions of secondary elevations with minimal visibility from the right-of-way. Decks on the façade are highly-visible secondary elevations are prohibited.
- b) Decks shall be in scale with the site so that they do not significantly alter proportions of occupied space on a property.
- c) Decks shall be located so that they do not require the alteration or removal of character-defining features.
- d) Decks shall be installed so that they are structurally self-supporting and can be removed in the future without causing damage to 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.
- f) Decks should align with the height of the building's first floor. Decks above the first floor are strongly discouraged.

Item 2 Staff Comment(s)

The existing deck is built using typical deck construction technique and is attached to the rear of the structure at the first floor. Visually, it can be viewed from W 9th street frontage in secondary elevation. In the current form, it is constructed of wood with the steps descending from the deck towards the rear yard with the east facing of the deck offset approximately 24" from side elevation of the house. In place of spindles, the exterior railings are clad in latticework. The applicant is proposing to maintain the same footprint when constructing the new deck, with the exception of placement of stairs. The proposed construction would have the stairs extending towards the front of the home, and in place of latticework, the railings would have the typical spindles on the exterior railings of the deck. Also, the applicant is proposing to extend the east side of the new deck approximately four feet, which would place approximately 24" of structure outside the plane of the east exterior wall of the house.



Example of fencing to be installed



Recommendation: **Approve**

RECOMMENDED MOTION:

Move to approve issuance of a Certificate of Appropriateness and find that the proposed restoration/repair and demolition conforms to the Historic Guidelines.

ALTERNATIVE MOTION

Alternative Motion [Approve Subject to Conditions]

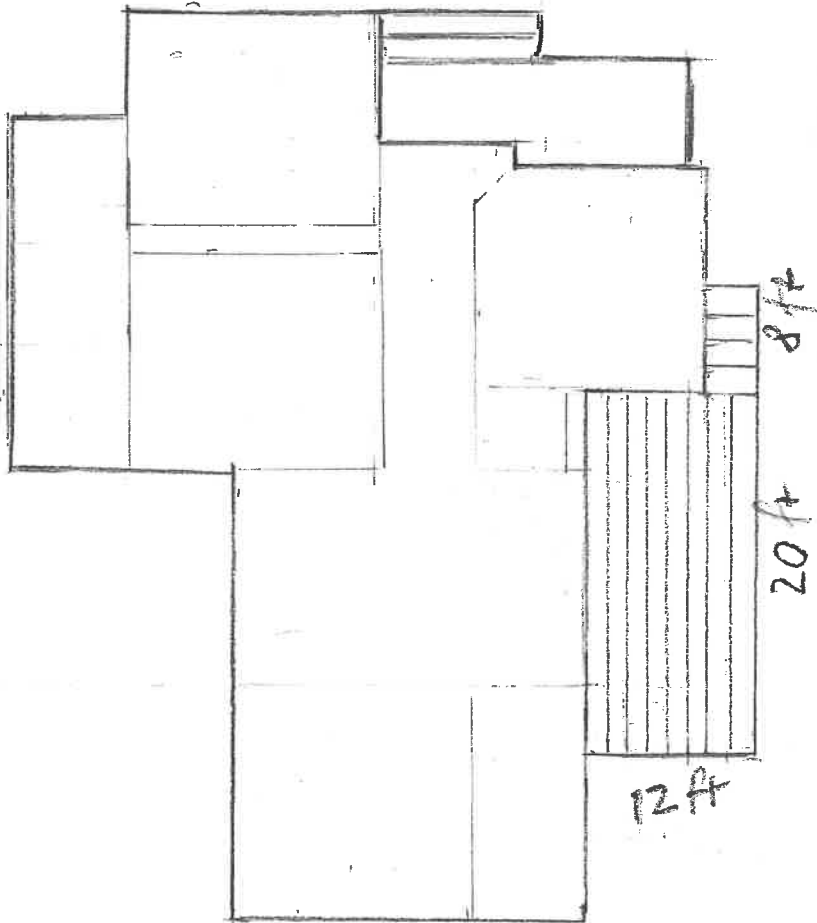
Move to approve issuance of a Certificate of Appropriateness and find that the proposed restoration/repair and demolition conforms to the Historic Guidelines subject to the following conditions: [list conditions of approval].

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 restoration/repair and demolition is not compatible with the Historic Guidelines, and deny issuance of a Certificate of Appropriateness [list reasons for denial].



25 ft

new 50 ft picket fence





APPROXIMATE
LOCATION OF 3"
WATERLINE
COLUMBIA POWER &
WATER SYSTEMS

3" W

6" SS

3" W

WEST NINTH ST. (

S82°35'56"E 81.00'

50.00'

SET
SURVEY
NAIL

16.93'

56.00'

17.04'

SIDEWALK WM WM

25.00'

7.08'

PORCH

27.11'

EXISTING
HOUSE

EXISTING
HOUSE #321

GAS

WALL

27.24'

DECK

7.42'

ELEC.
M.

AC

①

(002.00)
321 W 9th ST.
12,150 SF
0.279+/- ACRES

ORIGINAL PROPERTY LINE TO BE
ABANDONED BY THE RECORDING OF
THIS PLAT.

NEW PROPERTY LINE.

S07°41'00"W 150.00'

SHED

N82°35'56"W 81.00'

SET IRON
ROD & CAP

SET IRON
ROD & CAP

25.00'

30.00'

00'

(003
319 W
13,50
0.310+/-

SCHOOL ST. (40' R.O.W.)

(001.00)
LANDS OF KEEGAN
DB. R2309, PG. 1466
R.O.M.C., TN.

Note: The applicant shall provide any additional information requested by the Development Services Department that will be necessary to obtain a full and complete review of the request by City Staff and/or by the Historic Zoning Commission.

The Columbia Historic Zoning Commission follows the *Secretary of the Interiors Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*. Further guidance may be found online: <http://www.nps.gov/tps/standards/rehabilitation.htm>

CERTIFICATE OF APPROPRIATENESS APPLICATION

HISTORIC ZONING COMMISSION

APPLICANT

NAME	Ulrich Jorgens	PHONE	615 440 6135
ADDRESS	321 W 9th Str	EMAIL	uli.jorgens@gmail.com

PROPERTY OWNER

NAME	Ulrich & Sandra Jorgens	PHONE	615 440 6135
ADDRESS	321 W 9th Str.	EMAIL	uli.jorgens@gmail.com

DATE OF PRE-APPLICATION MEETING	
--	--

PROJECT INFORMATION: WORK SPECIFIC

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

PROJECT INFORMATION	
ADDRESS: <u>321 W 9th Street</u>	
SQUARE FOOTAGE OF PROPOSED ADDITIONS/NEW CONSTRUCTION :	
EXISTING: <u>160</u> ft ²	PROPOSED: <u>240</u> ft ²
HEIGHT OF STRUCTURE FOR ADDITIONS/NEW CONSTRUCTION :	
EXISTING: <u>7</u> ft	PROPOSED: <u>7</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>Demolition of existing deck and steps.</u> <u>Replace with new deck in same location.</u> <u>Change steps location from back to front side.</u> <u>Add 4 ft to Deck width.</u> <u>Remove picket fence from east side of Porch</u> <u>Add 25 ft picket fence on street side</u> <u>Add 50 ft picket fence on east property line</u>

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

Ulrich Jorgens [Signature] 8/18/23
 APPLICANT NAME APPLICANT SIGNATURE DATE

Ulrich & Sandra Jorgens [Signature] 8/18/23
 PROPERTY OWNER NAME PROPERTY OWNER SIGNATURE DATE

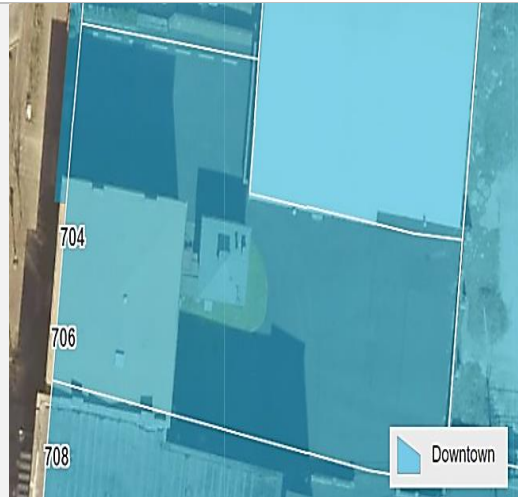
STAFF USE ONLY

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



City of Columbia Tennessee

Historic Zoning Staff Report

CONTACT INFORMATION	
Robert Archibald, Planner II, rarchibald@columbiatn.com , 931-560-1536	
DOCKET/CASE/APPLICATION NUMBER	APPLICANT/OWNER
CA 23-0340	Josh Rosanbalm/Daniel Petersen
HEARING DATE	PROPERTY ADDRESS/LOCATION
September 20,2023	704 N Main Street
PROJECT DESCRIPTION	
The Certificate of Appropriateness request if for exterior repair and restoration of the west wall at 704 N Main St, Nelson House Hotel that poses a public safety issue. The exterior walls are several Wythe’s brick wide. The applicant/owner are requesting to ground out the deteriorated mortar joints, tuck-point and seal with a silane-based masonry sealant. Additionally, there are locations where the brick is bulging and/or have come loose, and need to be removed and properly reinstalled. The applicant/owner have retained a structural engineer for the project that has made these recommendations.	

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	HISTORIC DISTRICT
CD-5	VACANT STRUCTURE	COMMERCIAL/CIVIC	REPAIR/RESTORE FAÇADE WALL	DOWNTOWN

Staff Recommendation

APPROVE

APPROVE WITH CONDITIONS

DENY

Review Status and History

<u>Submission status:</u>	Second request for Certificate of Appropriateness at this address
<u>Previous approvals:</u>	Approved façade removal and window replacement 9/16/2022 (work never begun)
<u>1984 Historic Inventory</u>	<i>"The earliest surviving buildings in the district are vernacular translations of the waning Federal style of architecture; 19 Public Square (1820's), the Nelson House Tavern on North Main (1828), three-story brick, five-bay, 6/6 rectangular windows with bull's eye corner block lintels, elliptical-arched central entrance with Italianate triple-arch single-leaf door and side lights, paired brackets on cornice."</i>

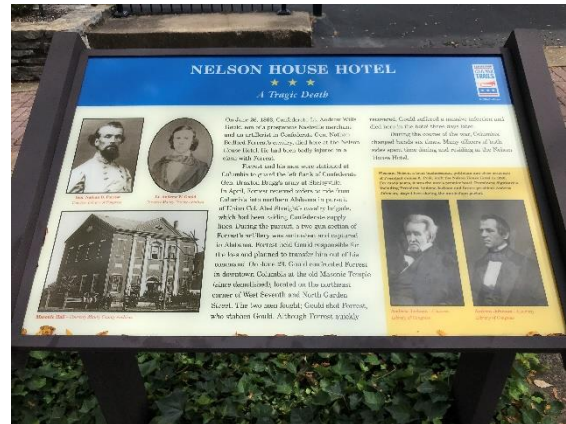


City of Columbia Tennessee

Historic Zoning Staff Report



Subject Property as it appeared in 1984 [Photo by Richard Quinn]



Proposed Alterations

The following restoration/repairs and demolition have been requested by the applicant. see the application and additional submittals included as attachment A for a description of each element.

- Item 1. Repair and restore west wall façade by cleaning, tuck-point, and sealing existing brick. Additionally, remove and restore bulging brick per structural engineer's recommendations to stabilize wall that is a public safety hazard.

Historic District Guidelines referenced

The requested restoration/repair and demolition were reviewed for conformity with the standards of the City of Columbia Historic District Design Guidelines. The relevant sections of the Guidelines are listed below, followed by staff comments.

Item 1.

5.8 Retain the character and finish of historic wall surfaces

- The appearance of historic wall surfaces and exposed foundation materials, including their functional and decorative features, shall be maintained and repaired in accordance with the appropriate material guidelines.
- The visibility of historic wall surfaces shall be maintained. covering or replacing historic surfaces with synthetic sidings, stucco, veneers, or other materials where they did not historically exist is not appropriate. chemical applications that alter the color or texture of historic surfaces are prohibited.
- Masonry commercial buildings shall not be clad with another material. Painting historically exposed masonry surfaces is prohibited.
- Where present, historic exterior claddings shall be replaced only when original materials are deteriorated beyond repair. New claddings shall match the original in scale, profile, and finish as closely as possible so as to minimize impacts to the building's character.



City of Columbia Tennessee

Historic Zoning Staff Report

Item 1 staff comment(s)

The applicant is requesting to restore/repair a large portion of the front façade of the Nelson House due to deterioration of the mortar joints in several places that has caused brick to shift and become displaced posing a public safety issue. The area of concern, identified in attachments provided by the applicant, begins on the top story and follows the line of the building to the lowest level. Areas affected would be the front plane of the structure and several windows. The proposed restoration/repair will occur via an engineer's recommendations supporting the applicant's request.

The exterior walls are several Wythe's of brick wide. Noticeable deterioration has occurred due to prolonged lack of maintenance. The shifting of the brick is a public safety concern and poses a possible collapse of the veneer. Situated in a pedestrian-oriented area looming above a public sidewalk is a critical matter and should be addressed with immediacy. The recommendations from the licensed professional in this matter is as follows:

¹"Where there is deteriorated mortar in the brick on the interior or exterior Wythe, the mortar joints should be ground out and tuck-pointed. After tuck-pointing, the exterior side of the brick should be sealed with a silane-based masonry sealant. There are some locations at which the brick is bulging and/or bricks have come loose. Bulging or loose brick should be taken down and reinstalled. Where windows are not square from brick movement, consider installing steel angle lintels nominal 8-inch by 6-inch above and below the window frame set level to remove and reinstall the brick around the window to make the window frame square."

Staff has reviewed and concurs with these findings. Staff recommends approval based on proposal that existing brick will be reused, and if not possible, like-material will be acquired to make necessary repairs. After research of the "silane-based masonry sealant, staff approves as this will not change the color or texture of the brick, nor will it leave a noticeable film that would affect aesthetics.

Recommendation: **Approve**

RECOMMENDED MOTION:

Move to approve issuance of a Certificate of Appropriateness and find that the proposed restoration/repair and demolition 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 restoration/repair and demolition conforms to the Historic Guidelines subject to the following conditions: [list conditions of approval].

¹ Garman Engineering Company, LLC. K. Garman, PhD, PE, PG. 7/27/2023



City of Columbia Tennessee

Historic Zoning Staff Report

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 restoration/repair and demolition is not compatible with the Historic Guidelines, and deny issuance of a Certificate of Appropriateness [list reasons for denial].



02 Side Elevation
1/4" = 1'-0"



01 Front Elevation
1/4" = 1'-0"

Legend:

Existing wall.

Proposed partition.

FE

Indicates proposed fire extinguisher in cabinet. Refer to sheet A0.2 for more information.

101 Indicates new door location

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PROJECT TITLE: Historic Nelson House Hotel
Phase 1 A
704 North Main Street
Columbia, Tennessee
38401

Phillips Development
Group LLC.
Columbia, Tennessee

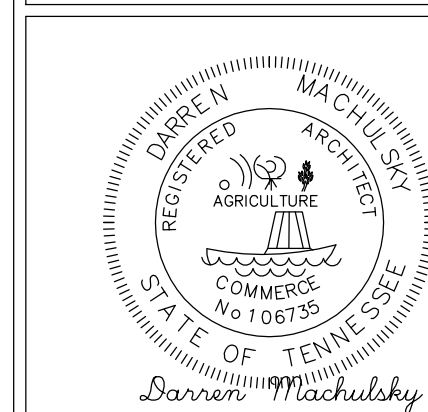
California
New Jersey
Pennsylvania
Arizona
Texas
Delaware
Iowa
Ohio
New York
Massachusetts
Illinois
Colorado
Minnesota
Nevada
Indiana
Oklahoma
Hawaii
Montana
Georgia
New Mexico
Tennessee
Washington
Oregon
Maryland


darren machulsky
architect

308 INTERCOURSE WAY
CHANDLER, ARIZONA
85226

31 ELUCHE ROAD
MUNTERSBLATT, SWITZER
LAND
CH-810

PHONE 602 462.4224 FAX 760 730 9659 DARREN@MACHULSKY.COM



Permit 7-5-2022

REVISIONS:

Elevation

DWG TITLE :

A2.1



Legend:

Existing wall.
Proposed partition.

FE

Indicates proposed fire extinguisher in cabinet. Refer to sheet A0.2 for more information.

101

Indicates new door location

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Phillips Development
Group LLC.
Columbia, Tennessee

PROJECT TITLE:
Historic Nelson House Hotel
Phase 1 A
704 North Main Street
Columbia, Tennessee
38401

California
New Jersey
Pennsylvania
Arizona
Texas
Delaware
Iowa
Ohio
Florida
New York
Massachusetts
Illinois
Colorado
Minnesota
Nevada
Indiana
Oklahoma
Hawaii
Montana
Georgia
New Mexico
Tennessee
Washington
Oregon
Maryland

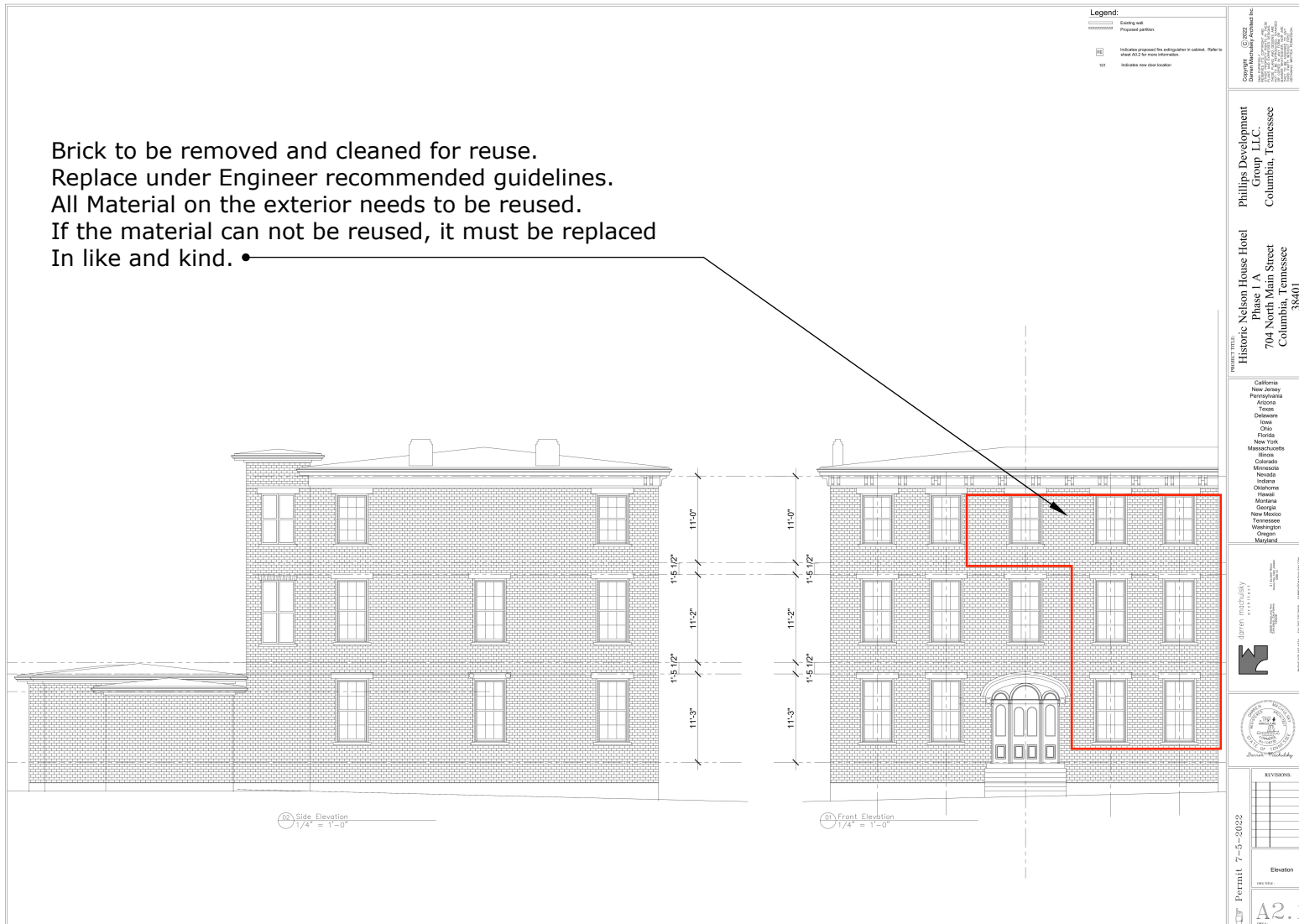
darren machulsky
architect
31 ELMWOOD ROAD
NASHVILLE, TENNESSEE 37203
PHONE 615-462-4324 FAX 760-720-9699 DARREN@DMACHULSKY.COM

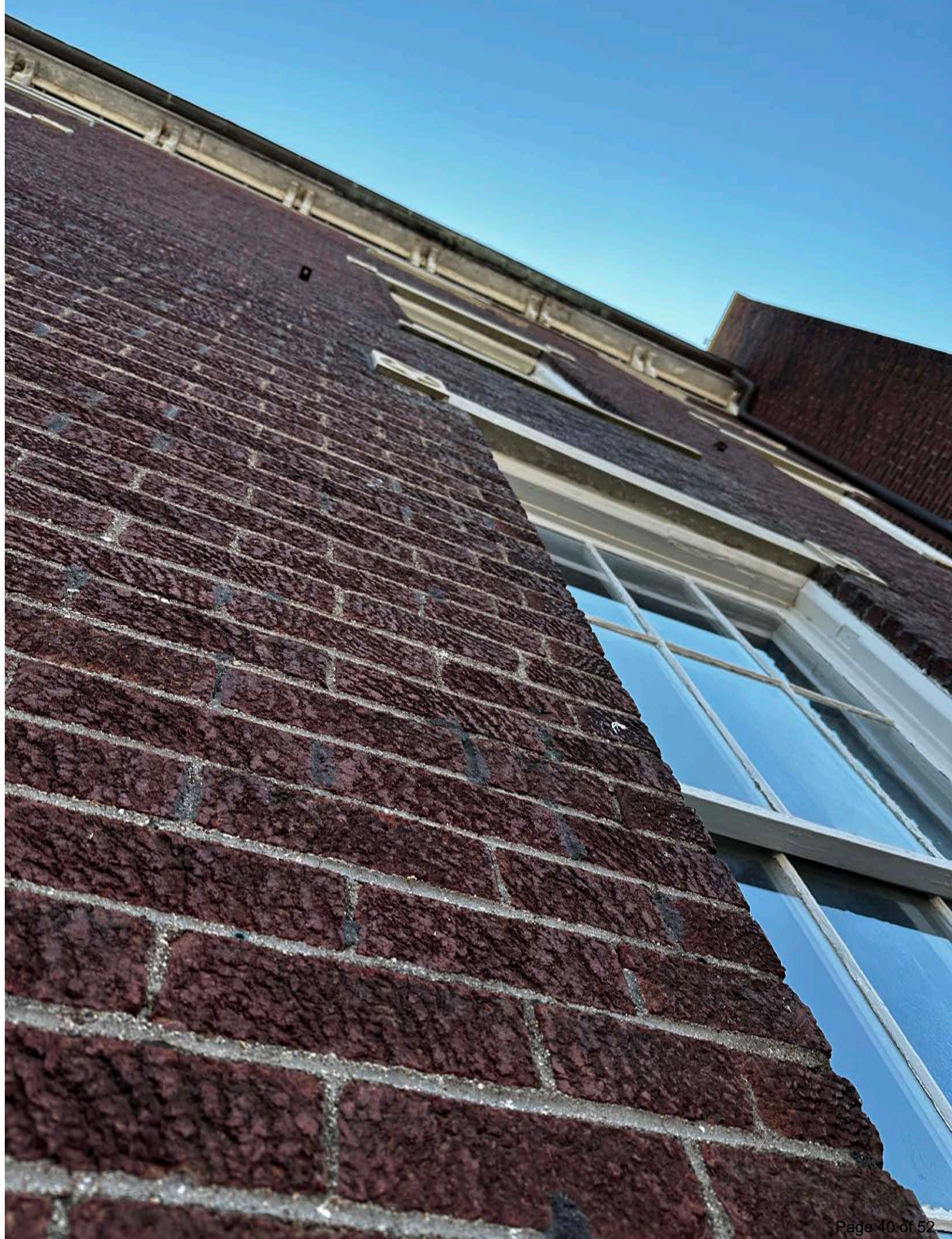


REVISIONS:	

Permit 7-5-2022
Elevation
DWG TITLE:
A2.2
DWG P:

Brick to be removed and cleaned for reuse.
 Replace under Engineer recommended guidelines.
 All Material on the exterior needs to be reused.
 If the material can not be reused, it must be replaced
 In like and kind. •













July 27, 2023

Develop Nashville, LLC
Attn: Daniel Petersen
1330 Columbia Ave.
Franklin, TN 37064

Re: Structural Observation Report
The Nelson House Hotel, 706 N. Main, Columbia

Dear Mr. Petersen

At your request, I met you at the above listed building on May 17, 2023, to perform structural observations of the general condition. I understand you are planning to purchase the building to convert it into a boutique hotel. The bottom floor will be an open community space/bar/restaurant with design live loads of 100-psf. The second-story will be a combination of community space and hotel room suites with design live loads of 100-psf for the community space and 40-psf for the rooms. The third-story floor will be hotel room suites with design live loads of 40-psf. The roof will only be accessible for maintenance and will not be accessible to hotel guests. The open roof will have design live loads of 20-psf for combined snow and wind. Roof areas with permanent live load such as HVAC units will be specifically designed for the added loads.

The building has structural brick walls several wythes wide bearing on exterior limestone cobble foundation walls and interior brick walls running front-to-rear with left-to-right girders in the crawlspace. The floor joists are 3x10 and span nominal 24-ft at the front of the building and nominal 18-ft at the rear. The roof is framed with 3x8s.

In general, to level and strengthen the floor framing, the plan is to sister the heavy timber joists with 2x12s. Sister joists should be installed using two rows of ¼-inch diameter structural screws set 2-inches above the bottom and 2-inches below the top of the heavy timber joists.

Adding Famed Walls - Removing Floor Loads from Structural Brick Walls

To make leveling of the floor system, wiring the building, and insulating the building easier, 2x6 framed walls are to be installed adjacent to the existing exterior foundation walls from the crawlspace to the roof. For this installation, GEC recommends:

- Install a 2-ft wide by 1-ft thick strip footing reinforced by three horizontal #4 rebar on 3-inch chairs on undisturbed subgrade with minimum 2,000-psf bearing capacity adjacent to the existing foundation wall in the crawlspace. The base of the footing should be at



least as deep as the base of the existing foundation to avoid placing lateral loads on the stone foundation.

- Where the joists are parallel to the foundation wall, the footing dimensions can be reduced to 1-ft wide by 1-ft thick.
- If necessary, install 8-inch block on top of the footing to bring the bearing for the framed wall above ground surface in the crawlspace. The top course of block should be solid or core filled.
- Flash the top of footing / block and install a 2x8 pressure-treated sill plate anchored to the foundation with ½-inch diameter anchor bolts or tapcons within 1-ft of sill plate splices and maximum 4-ft on-center.
- Install a pressure-treated 2x6 pony wall with studs at 16-inches on-center and a 2-ply top plate flush to the bottom of the floor joists. Install same-size blocking between the joists on top of the pony wall.
- On the main floor, second-story and third-story, install 2x6 pony walls above the pony wall in the crawlspace flush to the joists for the floor or roof above with same size blocking between the joists on top of the walls. Above the crawlspace the framing does not need to be treated but these should be a 1-inch air gap and/or flashing between the brick exterior wall and the framing.
- Concrete should be 3,000-psi and rebar grade 60.

Bottom Floor

For 100-psf live loads on the bottom floor, the heavy timber joists are rated for a nominal total load of 36-psf at 24-ft and 63-psf at 18-ft. GEC recommends:

- At the front of the building where the existing heavy timber joists span nominal 24-ft, plate one side of each joist with a 2x12 sister joist and install a mid-span girder so the maximum joist clear span is 12-ft.
- For the girder, use a 4-ply 2x12 drop girder with maximum clear span of 7-ft between structural piers. Structural piers should have poured concrete footing pads minimum 36-inches by 36-inches by 12-inches thick reinforced by a grid of #4 rebar at 8-inches on-center each way on 3-inch chairs. Use 8-inch block laid to make a 16-inch by 16-inch pier and fully shim the girders to the block piers with a 2x10 pressure-treated plate and metal shims as necessary.
- At the rear of the building where the joists span 18-ft, plate each side of each joist with a 2x12 sister joist.
- Any joists with damaged ends should have 11 ¼-inch or 11 ⅞-inch LVLs sistered to both sides.
- A structural pier should be added beneath the existing heavy timber girder at the transition between the heavy timber joists spanning 24-ft and 18-ft to cut the span of the girder in half. To replace, if necessary, the existing heavy timber girder, use a 4-ply 2x12 with a maximum 6-ft span between structural piers constructed as above described.



Second-Story Floor

The heavy timber joists for the second-story floor rated for a nominal total load of 36-psf at 24-ft and 63-psf at 18-ft. GEC recommends:

- For the joists spanning nominal 18-ft at the rear of the building supporting 40-psf live loads from hotel suites, install 2x12 sister joists to the existing joists to level the floor system.
- For the joists spanning nominal 24-ft at the front of the building supporting 100-psf live loads from community/common space, install an 11 ¼-inch LVL sister joist to each side of each existing joist.
 - Typically, 11 7/8-inch heavy duty I-joists are not available locally. If these I-joists can be sourced, they can be sistered to each side of each heavy timber joist as an alternative to LVLs. The I-joists are more flexible for holes for wiring and plumbing compared to the LVLs.
- Any joists with damaged ends should have 11 ¼-inch or 11 7/8-inch LVLs sistered to both sides.
- To replace the heavy timber girder at the transition between the two heavy timber joist spans with an LVL beam, use a 4-ply 24-inch LVL for the estimated load of 1770-plf and span of 18'10".
 - An alternative to the LVL beam is a W12x65 steel beam, 12.12-inches tall by 12.00-inches wide.

Third-Story Floor

For 40-psf live loads on the third-story floor, GEC recommends:

- Install 2x12 sister joists to one side of each existing joist as previously described to level the floor system.
- If you want the joists spanning 24-ft to have a similar stiffness to the joists spanning 18-ft, install a 2x12 to both sides of these joists.
- Any joists with damaged ends should have 11 ¼-inch or 11 7/8-inch LVLs sistered to both sides.
- To replace the heavy timber girder at the transition between the two heavy timber joist spans with an LVL beam, use a 4-ply 18-inch LVL for the estimated load of 1150-plf and span of 18'10".

Roof Floor

For 20-psf live loads on the roof, the 3x10s are rated for a nominal total load of 30-psf, which is equivalent to the 20-psf live load and a 10-psf dead load for roof covering and ceiling covering. GEC recommends:

- In areas with HVAC units or other appurtenances on the roof, install a sister a 9 ¼-inch LVL or a 2x12 to each 3x10 in the area where the 3x10s support the appurtenances.



Garman Engineering Company, LLC dba GEC

- To replace the heavy timber girder at the transition between the two heavy timber roof framing spans with an LVL beam, use a 3-ply 14-inch or 2-ply 16-inch LVL for the estimated load of 550-plf, which includes appurtenances on the roof, and span of 18'10".

Brick

The exterior walls are several wythes of brick wide. Where there is deteriorated mortar in the brick on the interior or exterior wythe, the mortar joints should be ground out and tuck-pointed. After tuck-pointing, the exterior side of the brick should be sealed with a silane-based masonry sealant. There are some locations at which the brick is bulging and/or some bricks have come loose. Bulging or loose brick should be taken down and re-installed.

Where windows are not square from brick movement, consider installing steel angle lintels nominal 8-inch by 6-inch above and below the window frame set level to remove and reinstall the brick around the window to make the window frame square.

Please note, our observations and evaluation are intended to provide recommendations consistent with the structural requirements of the applicable building codes in the 2018 IBC. We cannot be responsible for identifying hidden problems and cannot assume responsibility for structures built and supervised by others. Please contact me if you have questions.

Garman Engineering Company, LLC



Keith Michael Garman, PhD, PE, PG

Copy: Josh Rosanbalm, josh@ransomcolumbia.com

Develop Nashville - The Nelson House Hotel-706 N Main-Columbia-revision 1



HISTORIC ZONING COMMISSION
CERTIFICATE OF APPROPRIATENESS APPLICATION AND CHECKLIST

*Please submit the Application online at [City of Columbia | Permitting \(onlana.com\)](https://cityofcolumbia.com/permitting)
If there is not access to a computer, please submit all pertinent information on a flash drive as well as
provide one hard copy*

APPLICATION REVIEW GUIDELINES (PRE-APPLICATION MEETING REQUIRED PRIOR TO SUBMITTAL)

Application Requirements: All applications must be complete and include the required supporting materials listed on this form and must be submitted to the Development Services Department for review by the published deadline. Incomplete applications will not be forwarded to the HZC for consideration.

Application Deadlines: Applications and support materials must be submitted according to the published Deadline Schedule.

Application Representation: The applicant or an authorized representative of the applicant **must attend the HZC meeting to support the application**. At the meeting, staff will present a recommendation for the item. The applicant will be asked to discuss the proposed scope of work and answer any commission questions.

Building Permit Requirements: In addition to an application, most proposals will require additional permitting from the City of Columbia. Building or demolition permits cannot not be issued without an approved COA for structures within a Historic District.

All work specifications must be completed as presented and approved: The HZC must review and approve any modifications or amendments to approved plans prior to any work taking place.

*Please contact City Staff with any questions or to discuss any concerns during the HZC review & submittal process:
Columbia Development Services Department (931) 560-1560.*

HISTORIC DISTRICT DESIGN GUIDELINES

The *Historic District Design Guidelines* provide guidance for most commonly proposed changes. The HZC consults the design criteria when reviewing applications for Certificates of Appropriateness. **Please refer to the guidelines prior to submitting an application**. The guidelines, along with other useful links, are available on the City of Columbia website at www.columbiatn.com

REQUIRED APPLICATION SUPPORTING MATERIALS

Please consult the list below for the necessary supporting materials to include within application packets. **Please submit the application and upload supporting documents at [City of Columbia | Permitting \(onlana.com\)](https://cityofcolumbia.com/permitting)**. If there is not access to a computer, a flash drive with all pertinent documentation as well as one hard copy are required for HZC review:

NEW CONSTRUCTION, NEW ADDITIONS	EXTERIOR ALTERATIONS	DEMOLITION, RELOCATION
○ Description of project and proposed materials ○ Site plan ○ Lot survey ○ Architectural elevations or drawings ○ Photographs of project site location ○ Photographs of existing building.	○ Description of project and proposed materials ○ Photographs of project site location ○ Architectural elevations or drawings ○ Specification information for any proposed materials/architectural features ○ Documentation of earlier historic appearance (restoration only) ○ Photographs of existing building.	○ Please consult the <i>Historic District Design Guidelines</i>. Pre-application meeting with the City Staff is required for proposed principal structure demolitions and relocations.

Note: The applicant shall provide any additional information requested by the Development Services Department that will be necessary to obtain a full and complete review of the request by City Staff and/or by the Historic Zoning Commission.

The Columbia Historic Zoning Commission follows the *Secretary of the Interiors Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*. Further guidance may be found online: <http://www.nps.gov/tps/standards/rehabilitation.htm>

CERTIFICATE OF APPROPRIATENESS APPLICATION

HISTORIC ZONING COMMISSION

APPLICANT

NAME	Josh Rosanbalm	PHONE	615-509-3343
ADDRESS	429 Carters Creek Pike Columbia TN	EMAIL	josh@columbia1st.com

PROPERTY OWNER

NAME	Daniel Petersen	PHONE	615-572-3343
ADDRESS	1330 Columbia Franklin TN	EMAIL	Daniel@columbia1st.com

DATE OF PRE-APPLICATION MEETING	
---------------------------------	--

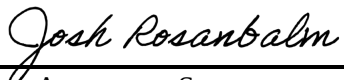
PROJECT INFORMATION: WORK SPECIFIC

☐ NEW CONSTRUCTION (<i>select type</i>) ☐ Principle Structure ☐ Accessory Structure		☐ NEW ADDITION (<i>select type</i>) ☒ Principle Structure ☐ Accessory Structure	
☐ DEMOLITION (<i>select type</i>) ☐ Principle Structure ☐ Accessory Structure ☐ Site Features		☐ SIGNAGE (<i>select type</i>) X ☐ 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>) ☐ Roofing/Roof Structure (Dormers, Chimneys) ☐ Exterior Door Replacement/Alterations ☐ Exterior Window Replacement/Alterations ☐ Foundation Alterations ☐ Exterior Siding/Finishes/Masonry ☐ Porch/Deck Alterations ☒ Other (explain):	
☐ Structural instability or deterioration of structure(s) as demonstrated through report by structural engineer or architect. Report clearly details physical condition of structure(s), reasons why rehabilitation is not feasible, and cost estimates for rehabilitation versus demolition. Additional report details proposed future action on site.			

PROJECT INFORMATION	
ADDRESS:	
SQUARE FOOTAGE OF PROPOSED ADDITIONS/NEW CONSTRUCTION :	
EXISTING:_____ ft ²	PROPOSED:_____ ft ²
HEIGHT OF STRUCTURE FOR ADDITIONS/NEW CONSTRUCTION :	
EXISTING:_____ ft	PROPOSED:_____ ft
SQUARE FOOTAGE OF PROPOSED SIGNAGE:	
2.66 For Front Sign 28sq' for the back painted on sign	

PROJECT INFORMATION: DESCRIPTION & SCOPE OF PROJECT
DESCRIBE PROPOSED PROJECT(S) AND LIST ALL PROPOSED MATERIALS. ATTACH ADDITIONAL SHEETS IF NECESSARY: The west wall of the Nelson House Hotel is currently a public safety issue. We have retained a structural engineer. Versed in historic renovations, Garman Engineering Company LLC dba GEC, has made recommendations that we will follow. The firm will also inspect during repairs and issue an official stamped letter after substantial completion of the wall confirming its soundness. The exterior walls are several wythes of brick wide. Where there is deteriorated mortar in the brick on the interior or exterior wythe, the mortar joints should be ground out and tuck-pointed. After tuck-pointing, the exterior side of the brick should be sealed with a silane-based masonry sealant. There are some locations at which the brick is bulging and/or some bricks have come loose. Bulging or loose bricks should be taken down and re-installed. The exterior walls are several wythes of brick wide. Where there is deteriorated mortar in the brick on the interior or exterior wythe, the mortar joints should be ground out and tuck-pointed. After tuck-pointing, the exterior side of the brick should be sealed with a silane-based masonry sealant. There are some locations at which the brick is bulging and/or some bricks have come loose. Bulging or loose brick should be taken down and re-installed.

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

Josh Rosanbalm		8/21/23
APPLICANT NAME	APPLICANT SIGNATURE	DATE
Daniel Petersen		8/21/23
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE