



The Columbia Historic Zoning Commission will meet on Wednesday, October 18, 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 #23-0373 Request from First United Methodist Church for door replacement approval at [222 W. 7th Street](#).
2. Case #23-0377 Request from Mark MacKenzie for new accessory structure approval at [613 Mayes Place](#).
3. Case #23-0378 Request from Tim Brown for approval of exterior alterations at [809 Barrow Court](#).
4. Case #23-0387 Request from Ritco Group, Inc. for approval of roof structure alterations at [705 Trotwood Avenue](#).
5. Case #23-0389 Request from Gabriel Howard for approval of a new canopy addition and signage at [105 E. 6th Street](#).

V. Other Business

1. Staff Approvals

104 W. 7th Street

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
September 20, 2023

CALL TO ORDER:

Chairperson Ms. Autumn Potter called the September meeting of the Historical Zoning Commission for the City of Columbia to order at 4:01 p.m. The meeting was held in Conference Room A, City Hall, basement level.

ROLL CALL: Quorum present and included the following:

Present were: Ms. Lorie Fisher
Mr. Michael Lawrence
Ms. Melanie Lucas
Ms. Autumn Potter
Mr. James Shannon

Absent were: Dr. Terry Hendrickson
Mr. George Nuber

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

2. 1. APPROVAL OF MINUTES:

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

3. Old Business

4. New Business

AGENDA ITEM #4.1

Case# 23-0304

Request from James Quance for approval of exterior alterations with porch demolition located at 905 School Street.

Staff Recommendation:

Robert Archibald presented the details of the request. The proposal is for exterior repair and restoration as well as partial demolition at 905 School Street. The owners propose to replace a portion of the siding as well as the existing roof covering. The

City of Columbia
HISTORICAL ZONING COMMISSION
September 20, 2023

applicants also propose to restore and repair architectural features that have been neglected and fallen into disrepair. In addition, the applicants request approval from this board to demolish a second-story structure (not original to construction) located at the rear of the home due to its dilapidated and unsafe condition. In the structure's place, the applicant wants to add windows and doors that are compatible to the existing windows and doors to the exterior structure. This property is located in the Athenaeum District, and zoned residential. 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, matching as much as possible the exterior siding replacement, and repair of existing windows and casements. Staff recommends approval.

Discussion:

Mrs. Veronica Quance, 905 School Street, was present to answer questions. Discussion included compatible material, there is a mixture of both wood and vinyl siding, the intent, new windows could not be vinyl, the portion underneath will be repaired, damage to the roofline, patching, matching to the existing wood. Mr. Shannon moved to approve subject to staff supervision, with Ms. Lucas seconding. Motion to approve with condition passed five to zero.

AGENDA ITEM #4.2

Case# 23-0338

Request from Ulrich Jorgens for exterior alterations at 321 West 9th Street.

Staff Recommendation:

Robert Archibald presented the details of the request. The proposal is 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 four feet of decking to extend approximate two feet outside the east façade exterior wall of the home. The applicant is requesting to remove the picket fencing on the eastside of the porch and add 25 feet of the same style fencing on street-side and address 50 additional feet on the east property line running perpendicular to the street frontage. This is in the Athenaeum Historic District. This is a Victorian Style, simple folk house form. The application of this detailing are the porch and cornice line brackets topping. 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. Staff does recommend approval based on the research that was done.

Discussion:

City of Columbia
HISTORICAL ZONING COMMISSION
September 20, 2023

Mr. Ulrich Jorgens, 321 West 9th Street, was present to answer questions. Ms. Fisher asked if they are relocating the fence or extending the fence. Mr. Jorgens stated that the picket fence will be moved. Ms. Potter asked if they were going with the same height and Mr. Jorgens stated yes. The new one will be better. Mr. Lawrence moved to approve as presented, with Ms. Potter seconding. Motion to approve passed with a vote of five to zero.

AGENDA ITEM #4.1

Case# 23-0340

Request from Josh Rosanbalm for façade restoration approval at 704-706 North Main Street.

Staff Recommendation:

Robert Archibald presented the details of the request. The proposal is for a Certificate of Appropriateness for exterior repair and restoration of the west wall, that poses a public safety issue. This is the second request for Certificate of Appropriateness at this address. The previous approval was on 9-16-22 the work was never begun. The area of concern, identified in the attachments provided by the applicant, begins on the top story and follows the line of the building to the lowest level. The areas affected would be the front plane of the structure and several windows. The proposed restoration will occur via an engineer's recommendation supporting the applicant's request. The exterior walls are several wythe's of brick wide. The shifting of the brick is a public safety concern. Situated in a pedestrian-oriented area looming above a public sidewalk is a critical matter. The recommendation from the licensed engineer is: "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. The constructional engineer stated to consider installing steel angle lintels nominal eight-inch by six-inch above and below the window frame set level to remove and reinstall the brick around the window to make the frame square." Staff concurs with these findings. After research of the "silane-based masonry sealant, staff approves as this will not change the color or texture of the brick.

Discussion:

Mr. Daniel Petersen, 435 Carters Creek Pike, was present to answer questions. Mr. McCarthy asked Mr. Petersen to tell the Commission something about his larger vision for the Nelsen House, and the timing of the COA for that. Mr. Petersen stated that his plan for this project is for it to be the general for downtown Columbia. They will be doing a three million dollar plus renovation for this project. To restore it to a seven room boutique hotel. Fine dining restaurant on level one, the back parking lot of the property which is now asphalt will be botanical garden light when they are done, and the left side parking lot will be a ceremony garden with beautiful landscaping structure.

City of Columbia
HISTORICAL ZONING COMMISSION
September 20, 2023

They recently contracted the gravel parking lot behind it. They hope to close on the construction loan by the end of October, and start as soon as they can. Mr. Archibald stated that staff recently approved a painted wall sign at 807 South Garden, that was the only change that was made. Mr. McCarthy stated that this highlights the applicant's experience in working the Commission in working with properties Downtown. Mr. McCarthy also asked Mr. Petersen if he was correct in stating that they had financial support from the State Historical Commission for this project. Mr. Petersen state yes, they are waiting for the formal letter, but Nancy Williams has given them verbal affirmation that they have qualified for the highest level of federal preservation for the project. Ms. Potter asked if a window comes into play how would they approach that. Mr. Petersen stated all the windows on the front of the building are being determined if they are original or not. They will have the option to replace them with new wood cladded windows that will be more efficient. It will either be taking all the windows out on the second phase, they will go out for reglazing and restoration and they will go back in, or they will all come out and they will be boarded up temporarily. Further discussion included the safety of the workers, the safety of the public, staff has had them put up a protective chain length fence, and they have the entire sidewalk blocked off. Mr. McCarthy stated that he recommends that the approval be conditioned with some timeline to get the full scope of what is in front of the Board. Ms. Potter moved to approve as long as the part that can be completed is completed within six months timeframe from mid-November. Mr. McCarthy stated this scope of work will be completed by May of 2024, and the applicant will apply for an approval of Certificate of Appropriateness of full scope of work, if that is the desire of the Commission. Ms. Potter moved to approve the scope of work be completed by May 2024, and then the applicant will come back and apply for a Certificate of Appropriateness. Ms. Fisher seconded the motion. The motion to approve with condition passed with a vote of five to zero.

5. Other Business

Mr. Archibald stated that there have been a few certificates of appropriateness issued.

Administrative Approvals:

107 W 7th Street- Revision to a projecting sign.

23 Public Square – Façade wall signage refreshing the paint- conditioned.

Ms. Potter discussed a couple of new things the City will be doing Downtown. There are about Five temporary signs about signage to be placed at 5th and Main intersection, 6th and Main intersection, and three of the four intersections of the Public Square.

Mr. Archibald stated that staff finds satisfactorily that applicant has made suitable arrangements with specific persons for retrieval of signage at the end of business hours.

City of Columbia
HISTORICAL ZONING COMMISSION
September 20, 2023

Ms. Potter stated her concern is for the signs to stay out of the walk way.
Mr. Archibald also gave the update for the proposal of the City of Columbia restoration of the City parking garage attached to the police department.
Mr. McCarthy stated that the new appointment to the Commission is Ms. Fisher.
Ms. Lorie Fisher introduced herself. She is the Director of Economic & Community Development at South Central TN Development District.
Mr. McCarthy stated that the October agenda will be busy. He discussed the resubmittal process due to the change of meeting date.
The State Historic Preservation office will be coming to visit in November and doing an observation of our status, updated resumes, and CD's were asked for. He also discussed the new email address and updated guidelines.

6. ADJOURNMENT:

Mr. Shannon made the motion to adjourn the meeting with Ms. Potter seconding.
Motion to adjourn passed six to zero. The meeting adjourned at 4:50 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 23-0373	First United Methodist Church
HEARING DATE	PROPERTY ADDRESS/LOCATION
October 18 th , 2023	222 W 7 th St
PROJECT DESCRIPTION The Certificate of Appropriateness request is for installation of new doors at the entrance to the Fellowship Hall with the intent to preserve the appearance and historical significance of the entrance while improving its functionality, accessibility and security. Specifically, the applicant is proposing to remove existing wooden doors that have been in use since 1982. During their 40-year life span, the doors have been repaired several times. Additionally, applicant is requesting to replace with aluminum doors to be installed in existing door surround, to match color of same.	

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	HISTORIC DISTRICT
CD-5	OCCUPIED CIVIC STRUCTURE	URBAN CENTER CHARACTER DISTRICT	ENTRANCE DOOR REPLACEMENT	DOWNTOWN

Staff Recommendation

APPROVE

APPROVE WITH CONDITIONS

DENY

Review Status and History

<u>Submission status:</u>	Fourth request for Certificate of Appropriateness at this address
<u>Previous approvals:</u>	- 5/14/2020: 20-0075, Approval with Conditions, exterior door replacement, approval with condition fiberglass wood grained textured door vs proposed aluminum door - 11/18/2021: 21-0233, Approved, roof and gutter replacement - 4/18/2023: 23-0074, Approved, awning and canopy with no encroachment into ROW
<u>1984 Historic Inventory</u>	- <i>"222 W 7th Street First United Methodist Church, circa 1873-1876, a large rectangular brick hall church with flanking entrance towers on the south elevation. Nominated under National Register for its local significance to Columbia and Maury County in ecclesiastical architecture and for its associations with the establishment and growth of Methodism in Columbia. The 1876 brick building reflects the transition between the Gothic and Romanesque Revival styles of architecture, and is important in tracing the evolution of the styles. Most recent addition is the large Fellowship Hall to west of sanctuary, a large steeply gabled brick structure which replicates the cornice and some details of the original structure. The addition to the building was quite extensive, but do not intrude on the original 1876 church building."</i>

Proposed Alterations

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

- Item 1. Exterior entrance door replacement from wood to aluminum

Historic District Guidelines referenced

The requested restoration was 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.

Items 1. Exterior entrance door replacement from wood to aluminum

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.



City of Columbia Tennessee

Historic Zoning Staff Report

- d) 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. Residential doors are prohibited on commercial building unless the building has been converted for residential use.

Stylistic compatibility: Exposed aluminum storefront components are only appropriate when they are compatible with the style and age of the building and configuration compatible with traditional storefront arrangements is used

Items 1 Staff Comment(s)

As stated in previous approvals, a similar if not the same, proposal came before this Commission in 2020. After review, the Commission, at that time, gave approval subject to staff only approve a Fiberglass wood grain textured door in place of the proposed aluminum door.

The proposed replacement of existing wooden doors with aluminum doors does not meet the intent of the Historic District Guidelines.

¹Selecting appropriate replacement doors as part of a rehabilitation project is important in retaining the character of a historic building regardless of whether it is residential or a commercial structure. A replacement door should match the historic door in material as well as design, but in some instances, if the situation warrants, an appropriate substitute material may be used.

Recommendation: **Approve Subject to Conditions**

RECOMMENDED MOTION:

Move to approve issuance of a Certificate of Appropriateness and find that the proposed restoration, subject to conditions below, conform to the Historic Guidelines.

- More suitable, historically compatible replacement door be installed.

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.

¹ NPS *Interpreting The Secretary of the Interior's Standards for Rehabilitation*, ITS Number 4, *Inappropriate Replacement Doors*, A. Grimmer, July 1999



City of Columbia Tennessee

Historic Zoning Staff Report

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].

**FIRST UNITED METHODIST CHURCH
FELLOWSHIP HALL DOOR PROPOSAL**

September 12, 2023

There are no Architectural Elevations or Drawings being submitted for this project.

Only the doors are being replaced with no changes to the “surround” or other features of the entry.

**FIRST UNITED METHODIST CHURCH
FELLOWSHIP HALL DOOR PROPOSAL**

September 12, 2023

A description of the materials to be used in this project have been included in the section of this application entitled

“ Description of Proposed Project and Materials”

FIRST UNITED⁵~~6~~ METHODIST CHURCH
FELLOWSHIP HALL DOOR PROPOSAL

September 8 2023

Attachments to Application

Purpose of Proposal:

This proposal requests approval for the installation of new doors at the entrance to the FUMC Fellowship hall. The proposal's intent is to preserve the appearance and historical significance of the entrance while improving its functionality, accessibility and security making it better suited for its current use.

The current wooden doors were installed when the building was constructed in 1982. Major repairs have been made to them several times during their 40 year life. Currently there is some rot on the doors, and it is difficult to keep hardware secure on the sides and top of the doors. Due to the need to have them open during some events they are susceptible to the effects of moisture. This results in security issues since it is difficult to keep them adjusted so the latching mechanisms operate properly. The effects of moisture and age, even with frequent maintenance, also cause the doors to drag making them difficult for current users to operate.

This section of the church is used as a fellowship hall and is part of the educational unit of the church. During the past 40 years the function of this Fellowship Hall has changed. Initially it was used once or twice a week for moderate size gatherings. It is currently used for a weekly worship service, which 70+ people attend, and several other smaller church events each week. In addition, the church operates "The Peoples Table" from this location which serves free meals to approximately 120 people twice each week. Thus these doors, which originally cycled 200 times per week, now cycle more than a 1000 times per week. Initially the area was used primarily for youth activities. Today it is more often used by persons with disabilities or who because of age have difficulty operating these doors even with the aid of an opener.

The church proposes to replace these doors with aluminum doors which match the appearance of the current doors with the goal of preserving the exterior appearance of the building while making it more accessible and safer for its current users. These doors will be lighter, thus easier to operate, they will be unaffected by exposure to moisture and designed to withstand increased utilization, making it more secure and accessible.

These doors are consistent in design and appearance with those used at 2 other entrances in this part of the facility (see pages 10 and 11).

Proposal:

Install a pair of new aluminum doors at the Front Entrance to the Fellowship Hall. See attached map for location (page 3).

New doors will be a pair of TUBELITE wide stile aluminum doors installed in the existing door surround. No changes will be made to the existing surround or appearance of the surround. Doors will be white in color to match existing surround. Doors will have a 7.5" bottom kick rail, a 10" mid rail, 4.5 "outer rails. Doors will have ADA compliant power opener and threshold.

Two sketches of the proposed door are attached.

**FIRST UNITED METHODIST CHURCH
FELLOWSHIP HALL DOOR PROPOSAL**

September 8 2023

Sketch 1 (page 4) is a sketch of the doors from the vendor. Exterior bone white color is to be provided by door manufacturer. Surface will be smooth to match current door. Lower kick rail will be 7.5" which matches current door. Mid-rail will be 10" which compares to 12" for current door. Side rails including frame will be 6.5" which compares to 6" for current door. Over all height 92.5 ". Door width 67.25 (Left wing 32.875, Right wing 34.375). Door Hinges will be white and similar in location and appearance to current door. Door Handles on this sketch are "standard". Handles on installed doors will closely match handles on existing doors.

Sketch 2 (Page 5) This sketch is adapted from a photo provided by the manufacturer. It provides another illustration of how the door would appear. Both panels and frame will be white in color, with finish bonded to the door by manufacturer. Door hinges will be similar in appearance to those on current doors. Surface of the door will be smooth to match current door. Door Handles on this sketch are "standard". Handles on installed doors will closely match handles on existing doors.

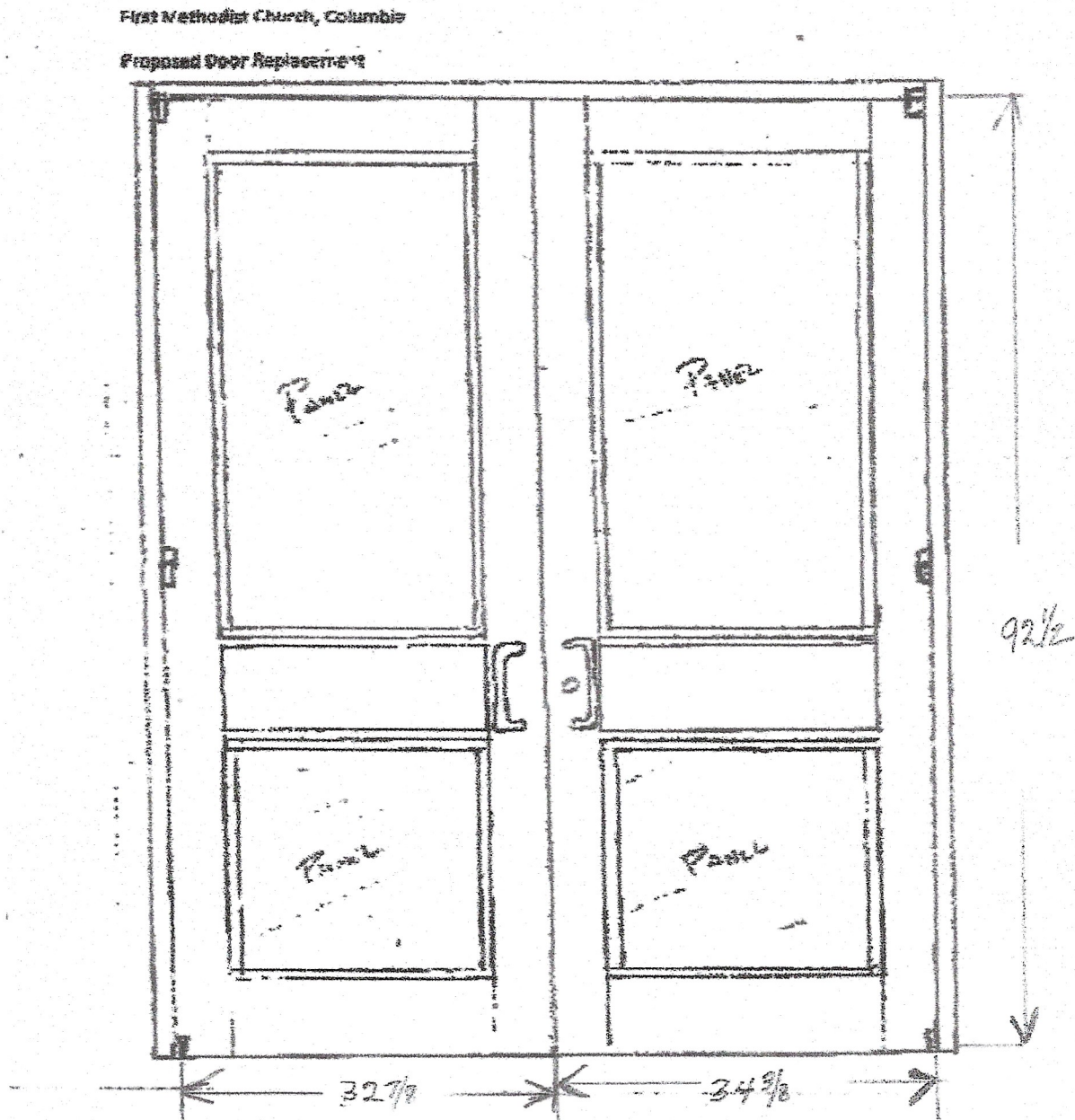
Additional photos of the entrance and current doors are attached with explanations.

FIRST UNITED METHODIST CHURCH FELLOWSHIP HALL DOOR PROPOSAL

September 8, 2023

SKETCH 1

Door Handle Hardware in this illustration is "standard". Installed doors will have handles closely matching handles on current doors.

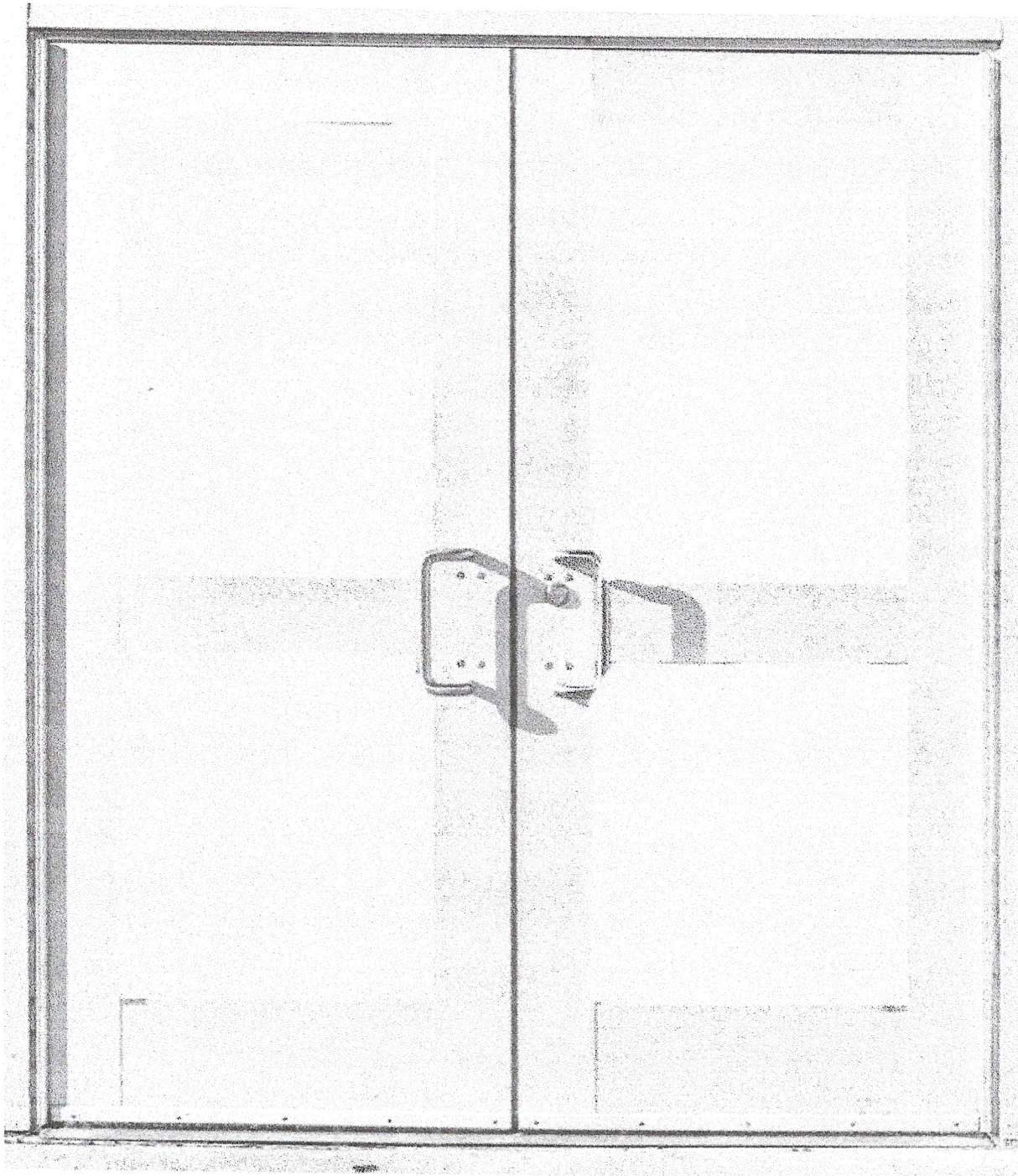


**FIRST UNITED METHODIST CHURCH
FELLOWSHIP HALL DOOR PROPOSAL**

September 8, 2023

SKETCH 2

This sketch was produced from a photo of proposed door. This sketch portrays actual proportions and appearance of door with the exception of color, hinges and door panel size. Installed door will be white and have offset hinges as per previous illustration (Sketch 1). Left wing 32.875", Right wing 34.375". Door Handle hardware on this illustration is "standard". Installed doors will have Door handle hardware that closely matches current doors.



**FIRST UNITED METHODIST CHURCH
FELLOWSHIP HALL DOOR PROPOSAL**

APRIL 10 2023

PHOTO 1

This photo is of the existing doors taken directly in front of the entrance. The 4 small blocks on the upper panels are magnets attached to the door which are used to support temporary signs during events. They are not an integral part of the door.



**FIRST UNITED METHODIST CHURCH
FELLOWSHIP HALL DOOR PROPOSAL**

September 12, 2023

The doors at this entrance are the originals doors. Repairs have been made to them several times but the original appearance is unaltered.

A current photo of the doors is attached.

Photos 2, 3, 4 included in the section of this application entitled "Photos of Project Site location and existing Building" depict the building as it exists now.

Based upon antidotal information, the building appears very much the same today as it did when constructed.

**FIRST UNITED METHODIST CHURCH
FELLOWSHIP HALL DOOR PROPOSAL**

APRIL 10 2023

PHOTO 1

This photo is of the existing doors taken directly in front of the entrance. The 4 small blocks on the upper panels are magnets attached to the door which are used to support temporary signs during events. They are not an integral part of the door.



**FIRST UNITED METHODIST CHURCH
FELLOWSHIP HALL DOOR PROPOSAL**

APRIL 10 2023

PHOTO 2

This photo of the entrance was taken from the Presbyterian Church frontage in the 200 block W 7th ST which is directly across the street from the Fellowship Hall entrance.



**FIRST UNITED METHODIST CHURCH
FELLOWSHIP HALL DOOR PROPOSAL**

APRIL 10 2023

PHOTO 3

This photo of the Fellowship Hall was taken facing north west across W 7th ST.



**FIRST UNITED METHODIST CHURCH
FELLOWSHIP HALL DOOR PROPOSAL**

APRIL 10 2023

PHOTO 4

This photo of the Fellowship Hall entrance was taken facing north east from the corner of W 7th and High ST



**FIRST UNITED METHODIST CHURCH
FELLOWSHIP HALL DOOR PROPOSAL**

April 10 2023

PHOTO 5

Photo of FUMC education unit ,High Street entrance. Photo illustrative of door with similar design being used in the High street entrance to the education unit.



**FIRST UNITED METHODIST CHURCH
FELLOWSHIP HALL DOOR PROPOSAL**

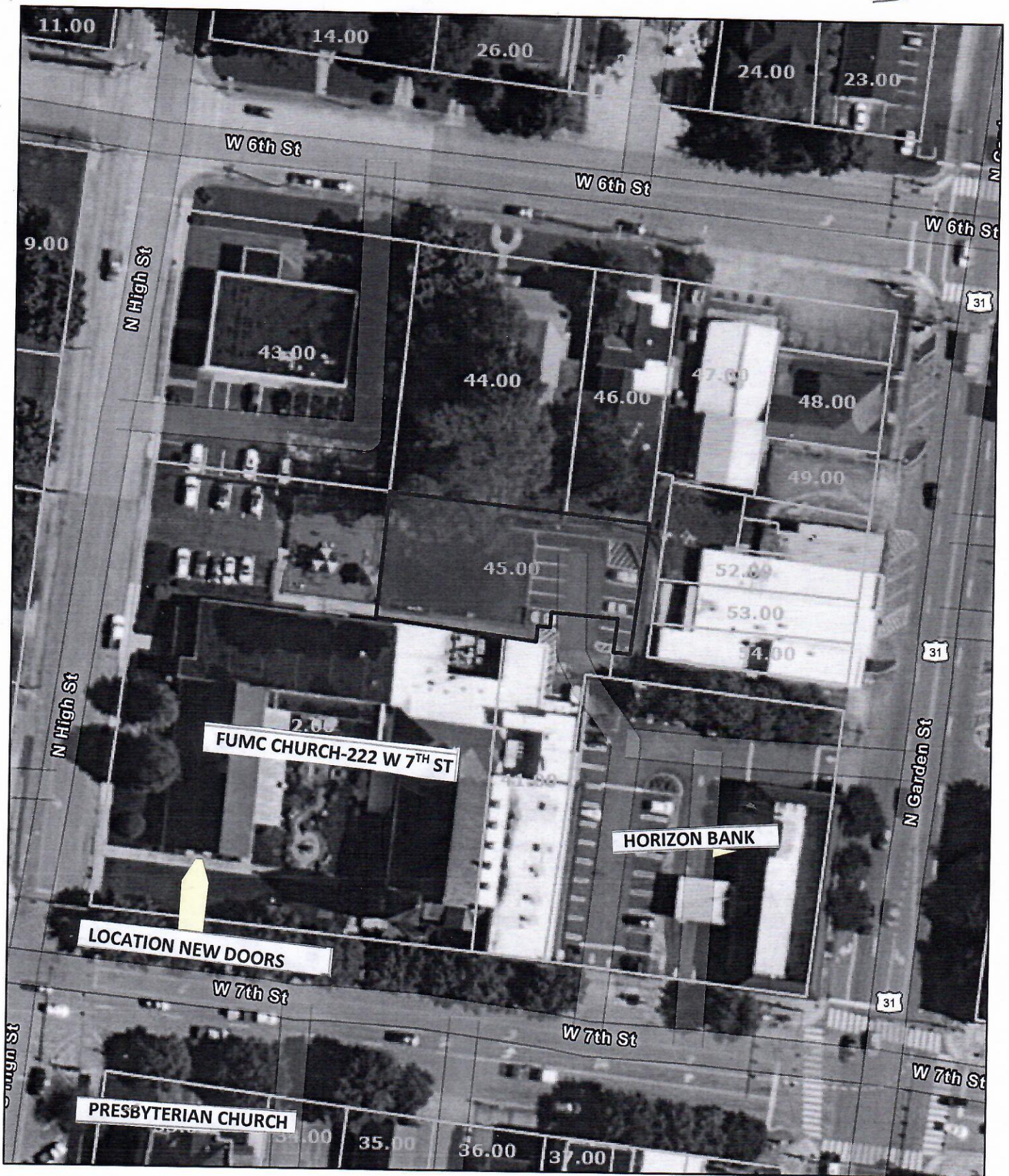
APRIL 10 2023

PHOTO 6

Photo of Handicap entrance to FUMC education unit/ side entrance to sanctuary on W 7th ST.
Illustrative of door similar to proposed door.

Proposed door will be 4 panel with solid panels in place of glass. Will also have wider stiles and be white in color.





Date: April 6, 2023

County: Maury

Owner: FIRST UNITED METHODIST CHURCH OF

Address: GARDEN ST W OF

Parcel Number: 099A J 045.00

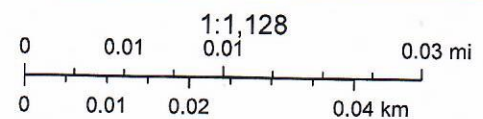
Deeded Acreage: 0.21

Calculated Acreage: 0

Date of TDOT Imagery: 2021

Date of Vexcel Imagery: 2021

Page 3



Esri Community Maps Contributors, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA, State of Tennessee, Comptroller of the Treasury, Office of Local Government (OLG)

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

7/68/23

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	FIRST UNITED METHODIST Church	PHONE	Church Office 431 388 3306 CONTACT 419.706.1881
ADDRESS	222 W 7th STREET	EMAIL	ChurchOffice@ColumbiaTumc.org (CONTACT MAIL: WAKOBERNER@GMAIL.COM)

PROPERTY OWNER

NAME	Same as Applicant	PHONE	
ADDRESS		EMAIL	

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 ☐ 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 (<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:	
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:
SEE ATTACHMENTS.

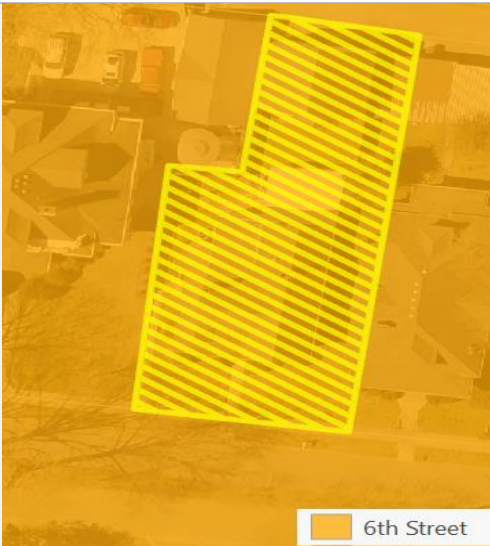
In filling out this application, I attest that (1) I am familiar with the rules, regulations, and procedures of the City of Columbia.

First United Methodist Church	By William A. Green	9/08/23
APPLICANT NAME	APPLICANT SIGNATURE	DATE
	Trustee.	
First United Methodist Church	By William A. Green	9/08/23
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE
	Trustee	



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 23-0377			Mark & Jennifer Mackenzie	
HEARING DATE		PROPERTY ADDRESS/LOCATION		
October 18 th , 2023		613 Mayes Place		
PROJECT DESCRIPTION				
The Certificate of Appropriateness request is for construction of a detached garage at the rear of property. Specifically, the applicant is proposing to construct a 707 sq./ft. two-story garage at the rear of the property vertically proportioned at 23 feet. The proposed architecture features of the structure are; brick veneer base, Hardie lap siding middle, and cross-gabled roof with asphalt shingling; all proposed to match existing house colors and features.				
EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	HISTORIC DISTRICT
CD-3	OCCUPIED RESIDENTIAL STRUCTURE	RESIDENTIAL	NEW CONSTRUCTION/DETACHED GARAGE	6 TH STREET

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>	March 9, 2023: 23-0036, approval for demolition of accessory structure with conditions to provide photographic documentation of existing structure and salvage and utilize anything that remains useful.
<u>1984 Historic Inventory</u>	No inventory listed for specific property. Maury County tax records indicate primary residence, circa 1900 construction. See excerpt in staff comments below concerning description in the West 6 th Street National Register nomination as the " <i>Stevenson Residence</i> ."

Proposed Alterations

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

- Item 1. New Construction, Detached Garage

Historic District Guidelines referenced

The requested new construction was 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.

Items 1. New Construction, Detached Garage

6.4. Location

- a) Historic spatial relationships shall be maintained by locating new construction within the range of established front and side yard setbacks of properties on the same block.

6.7. Form, Massing, and Scale

- c) New buildings shall be designed to be within the established range of building heights within the same block and adjacent streets, not varying more than 10% from the average height.

6.11. 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 be placed in front or side yards.

6.12. Character

- d) One-story designs shall be used unless there is historical precedent for a taller building in the district.
- e) Designs shall use traditional or alternative materials compatible with the visual qualities of the district.

Items 1 Staff Comment(s)

Subject property is located in the West 6th Street Historic District and is neither contributing or non-contributing because the district is locally recognized. The primary structure is *“a large, two-story house built in the late Victorian style featuring brick construction, white trim with gable roof, sawn brackets in the eaves, front porch with paired posts and bracketed cornice identified as the Stevenson Residence, circa 1900”* per the West 6th NR nomination.

A secondary two-story structure on lot, see below, was previously approved for demolition due to its dilapidated condition by the Commission on March 9th, 2023. Current lot has not changed in size and proposed construction utilizes the same footprint as the demolished structure. New construction proposed more closely matches the primary structure in architectural features, design, and building materials than did the previous structure.



East elevation



West elevation



Northwest elevation



Southwest elevation

Recommendation: **Approve Subject to Conditions**

RECOMMENDED MOTION:

Move to approve issuance of a Certificate of Appropriateness and find that the proposed restoration, subject to conditions below, conform to the Historic Guidelines.

- Design and location standards meet requirements per Historic Guidelines, but additional separation of minimum five feet from property line and adjacent property accessory structure on south elevation will be required at permit phase.

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].

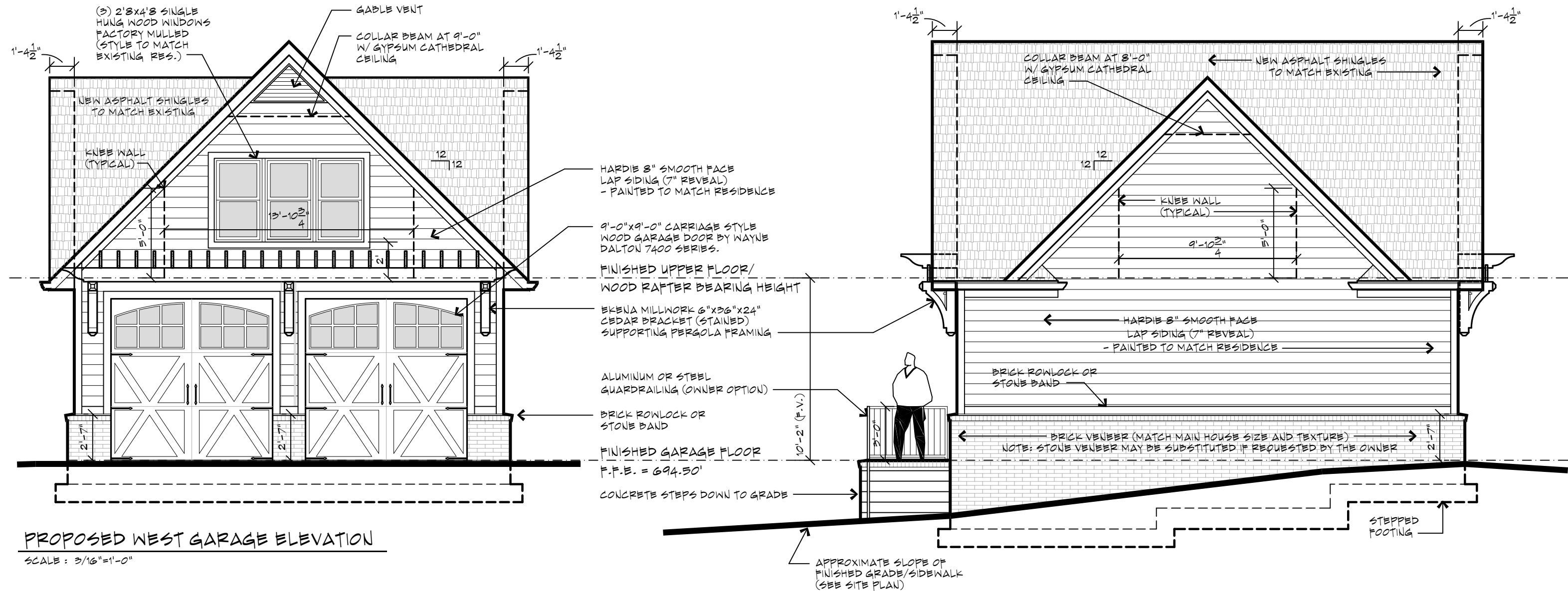
Move to find that the proposed restoration/repair and demolition is not compatible with the Historic Guidelines, and deny issuance of a Certificate of Appropriateness [list reasons for denial].

Garage Addition for McKenzie Residence, 613 Mayes Place Columbia, Tennessee



Nuber Architecture
ECCLESIASTICAL PLANNING / DESIGN
COMMERCIAL ARCHITECTURE
1069 Rolling Fields Circle, Columbia, Tennessee 38401
Phone: (931) 540-8045 Mobile: (931) 446-1741
E-mail: george@nuberarchitecturellc.com

09/06/2023

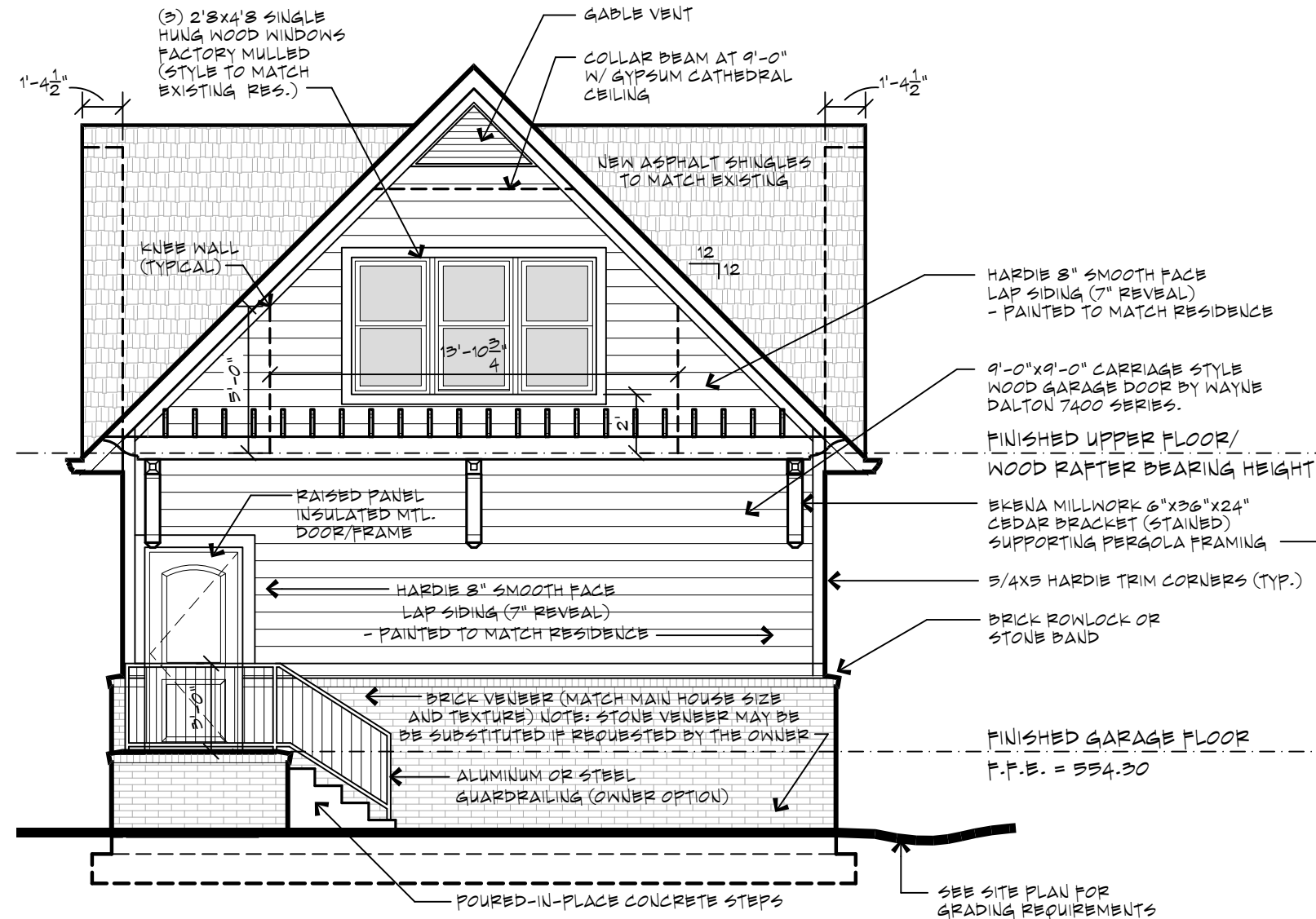


Garage Addition for McKenzie Residence, 613 Mayes Place Columbia, Tennessee



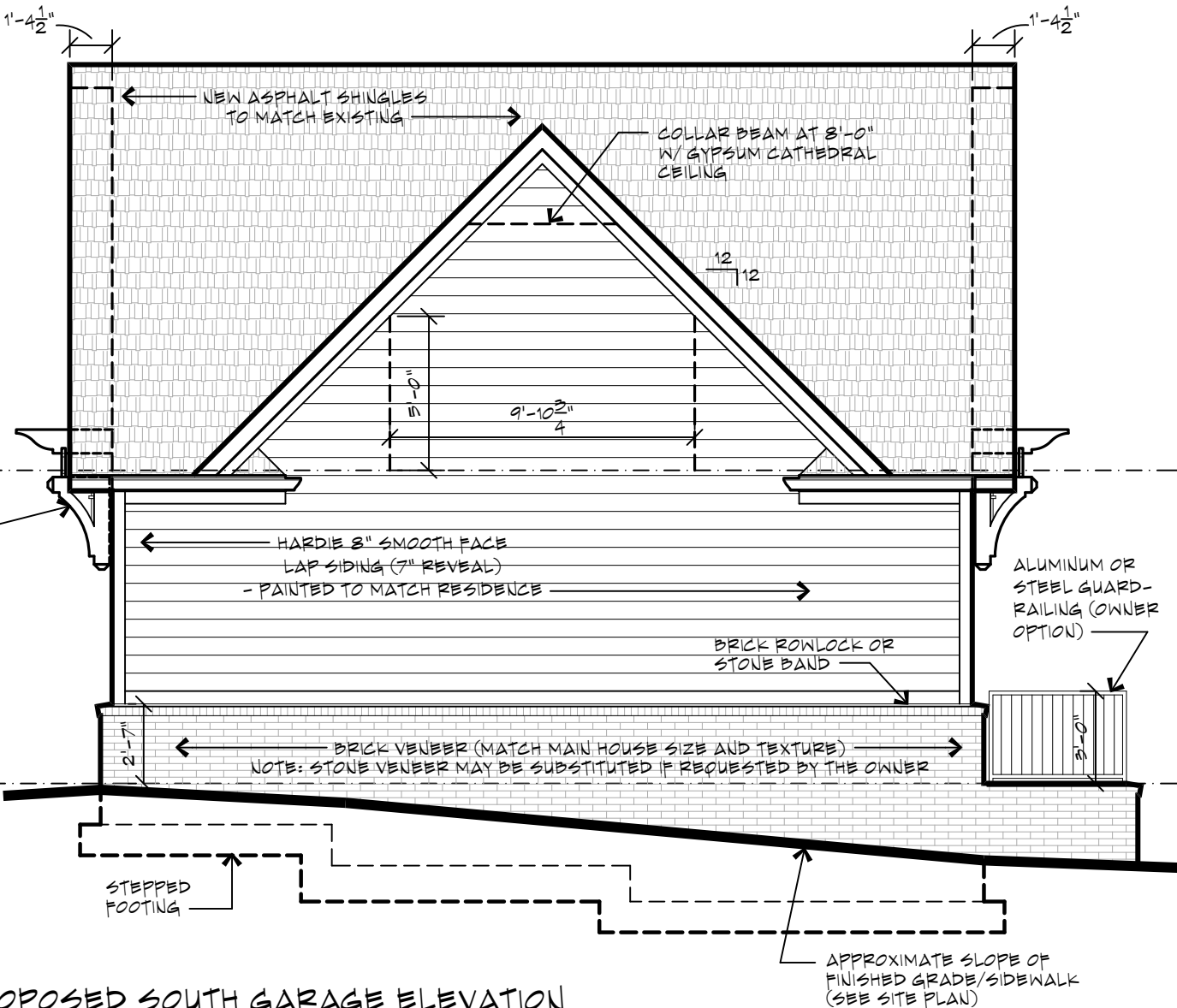
Nuber Architecture
ECCLESIASTICAL PLANNING / DESIGN
COMMERCIAL ARCHITECTURE
1069 Rolling Fields Circle, Columbia, Tennessee 38401
Phone: (931) 540-8045 Mobile: (931) 446-1741
E-mail: george@nuberarchitecturellc.com

09/06/2023



PROPOSED EAST GARAGE ELEVATION

SCALE: 3/16"=1'-0"



PROPOSED SOUTH GARAGE ELEVATION

SCALE: 3/16"=1'-0"

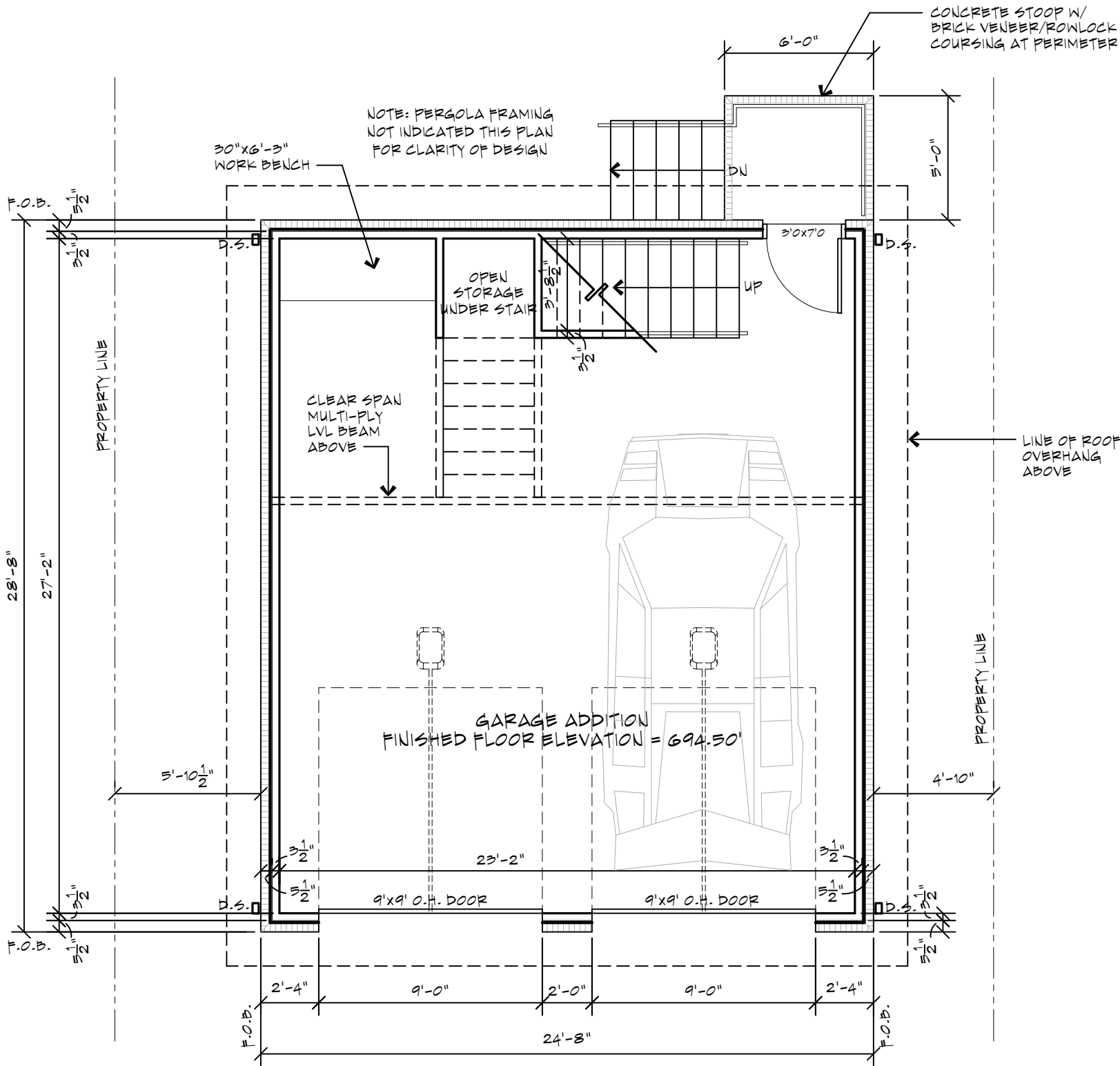
Garage Addition for McKenzie Residence, 613 Mayes Place Columbia, Tennessee



**Nuber
Architecture**

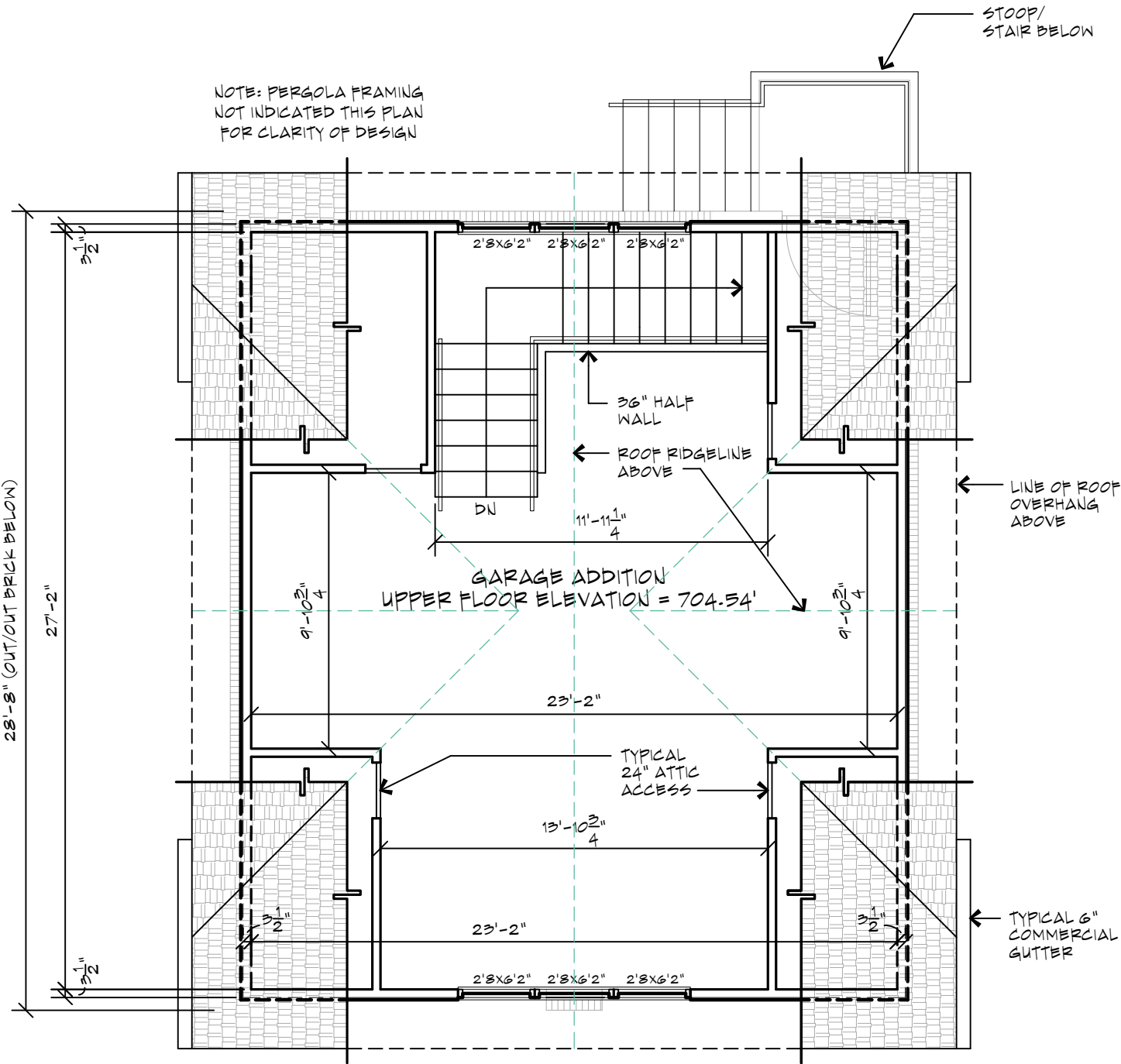
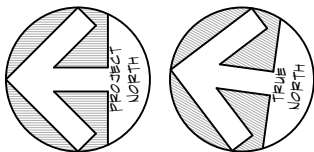
ECCLESIASTICAL PLANNING / DESIGN
COMMERCIAL ARCHITECTURE
1069 Rolling Fields Circle, Columbia, Tennessee 38401
Phone: (931) 540-8045 Mobile: (931) 446-1741
E-mail: george@nuberarchitecturellc.com

09/06/2023



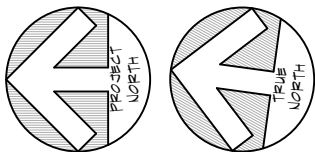
PROPOSED MAIN LEVEL
GARAGE LAYOUT PLAN

SCALE: 3/16"=1'-0"



PROPOSED UPPER LEVEL
GARAGE LAYOUT PLAN

SCALE: 3/16"=1'-0"

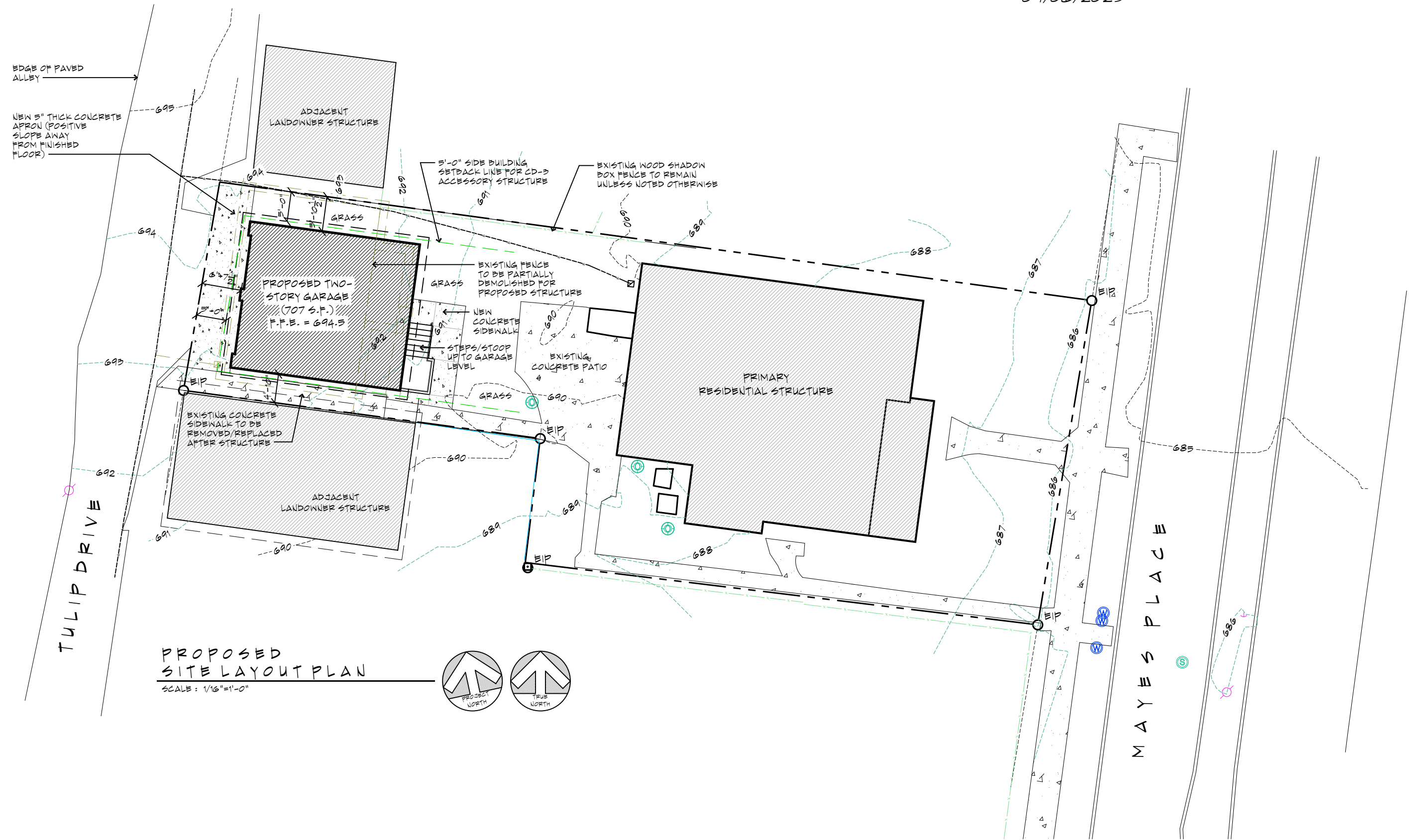


2

Garage Addition for McKenzie Residence, 613 Mayes Place Columbia, Tennessee



09/06/2023





HISTORIC ZONING COMMISSION
CERTIFICATE OF APPROPRIATENESS APPLICATION AND CHECKLIST

*Please submit the Application online at [City of Columbia | Permitting \(onlana.com\)](http://City of Columbia | Permitting (onlana.com))
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 \(onlana.com\)](http://City of Columbia | Permitting (onlana.com)).** 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	MARK MACKENZIE	PHONE	860-830-8937
ADDRESS	613 MAYES PLACE	EMAIL	MSMACKENZIE@TNDISTILLING.COM

PROPERTY OWNER

NAME	JENNIFER MACKENZIE	PHONE	860-805-9079
ADDRESS	613 MAYES PLACE	EMAIL	JDMACKENZIE@MAC.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 ☐ 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 <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:	613 MAYES PLACE
SQUARE FOOTAGE OF PROPOSED ADDITIONS/NEW CONSTRUCTION :	EXISTING: _____ ft ² PROPOSED: 707 ft ²
HEIGHT OF STRUCTURE FOR ADDITIONS/NEW CONSTRUCTION :	EXISTING: _____ ft PROPOSED: 23 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:
CONSTRUCT DETACHED GARAGE IN REAR OF PROPERTY. PROPERTY IS A SINGLE FAMILY RESIDENCE LOCATED IN HISTORIC 6TH STREET DISTRICT OF COLUMBIA. CONSTRUCTION PLANS ARE IN COMPLIANCE WITH CURRENT GUIDELINES.

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

MARK MACKENZIE		9/14/23
APPLICANT NAME	APPLICANT SIGNATURE	DATE
JENNIFER MACKENZIE		9/14/23
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	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 23-0378	Tim Brown/Michael & Tara Brown
HEARING DATE	PROPERTY ADDRESS/LOCATION
October 18 th , 2023	809 Barrow Ct.
PROJECT DESCRIPTION	
The Certificate of Appropriateness request is for an extensive renovation of the exterior of the home including; repair and removal of doors and windows, siding installation, replacement of porch columns, and painting. Specifically, the applicant proposes to repair existing windows, remove of windows on side and rear elevations and to be replace the openings with siding to match existing. Additionally, the applicant proposes to repair and repaint the front door and remove an exterior door at side elevation to be replaced with siding to match existing. Applicant is also seeking to replace the kitchen walk-out door with a new wood door and to replace all garage doors. Other exterior work proposed is as follows; to replace front porch columns with age-appropriate columns and add gas lighting fixtures, painting of the exterior siding as well as painting the masonry wall, all to be Igloo White C5828 in color.	

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	HISTORIC DISTRICT
CD-3	OCCUPIED RESIDENTIAL STRUCTURE	RESIDENTIAL	EXTERIOR REPAIR/RESTORATION	BARROW CT

Staff Recommendation

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>1984 Historic Inventory</u>	No inventory listed for specific property. Maury County tax records indicate circa 1923 construction.

Proposed Alterations

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

- Item 1. Exterior repair, replacement, and restoration

Historic District Guidelines referenced

The requested restoration was 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.

Items 1. Exterior repair, replacement, and restoration

4.8. Retain the character and finish of historic wall surfaces

- c) The character of walls surfaces shall be maintained by retaining and preserving claddings, corner boards, corbelling, 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 so as to minimize impacts to the building's character. Materials will be reviewed on a case-by-case basis in consideration of the property's historic character and visual qualities of the original material.

4.10. Retain the character and arrangement of historic window openings

- a) The pattern, shape, and configuration of historic window openings shall be retained. Reducing, enlarging, or infilling windows on the façade or prominent secondary elevations shall be avoided.

4.11. Retain and maintain historic windows and associated features

- b) Historic storm windows and window screens shall be maintained and repaired.

4.12. Maintain compatibility when installing storm windows

- a) Storm windows are encouraged as an appropriate means of enhancing the energy efficiency of historic windows. If storm windows are to be installed, they shall be used on all windows on the building to maintain consistency in aesthetics and perception of openings.
- b) Storm windows shall be aligned within and fit the original opening. Altering the size of an opening to accommodate a storm window is prohibited. Using a subframe or panning to accommodate a storm window is strongly discouraged.
- c) Storm windows shall either provide a full view of the primary window or have a meeting rail that aligns with the rail of the primary window.
- d) New storm windows shall be wood or anodized aluminum and shall have a painted or baked-on enamel finish that matches the trim of the building. Bare metal frames are prohibited.
- f) Storm windows shall use only clear glass.

4.13. Maintain compatibility when repairing or replacing historic windows

- c) Only clear glass shall be used when repairing or replacing glazing in an existing sash. Tinted, reflective, and opaque glass are prohibited unless they historically existed.

4.15. Retain the location and character of historic door openings

- a) The location, size, and shape of historic door openings on the façade and highly-visible secondary elevations shall be retained.
- b) door openings on the façade or a highly-visible secondary elevation shall not be reduced, enlarged, or infilled. If a door opening needs to be enclosed, fix the historic door in place and close the opening from the interior to retain the original exterior appearance. Boarding over or enclosing a historic door opening as a permanent solution or alternative to repair is prohibited.

4.16. Retain and repair historic doors and entry features

- a) Protective surface coatings shall be maintained. Historic doors, trim, and features such as transoms, sidelights, and decorative details shall be retained. Deteriorated yet serviceable components shall be repaired rather than replaced.

4.17. Maintain compatibility when selecting replacement doors

- a) Historic doors shall only be replaced when they are deteriorated beyond repair. If deterioration is confined to a specific element, only the damaged component shall be replaced. Total replacement of an entire entry assembly is prohibited when only localized deterioration is present.
- b) New doors shall replicate the size and proportions of the original door as closely as possible. Enlarging or reducing an opening to accommodate a replacement door is prohibited.

- c) When a new door on the façade or prominent secondary elevation is needed, select a door that is consistent in character with the original or sympathetic to the building's age and style, including in its configuration and glazing. Wood doors are the most appropriate option.

4.19. Retain and maintain historic porches

- a) Original and character-defining porches that are on the façade or on secondary elevations and visible from the right-of-way shall be retained unless historic documentation supports removal or alteration. This includes historic porches added later that reflect the stylistic evolution of a building and have gained significance in their own right. Removal of historic porches on rear elevations not visible from the right-of-way is discouraged.
- c) Individual components such as balusters, steps, posts, columns, piers, cornices, flooring, and railings shall be maintained and repaired. Removing or altering elements that define the visual character of a porch is prohibited.

4.20. Repair and replace deteriorated porch components on an individual basis

- b) Where a porch feature is missing or deteriorated beyond repair, replacements shall be based on historical and physical evidence. In the absence of sufficient evidence, simplified designs compatible with the building's age and style shall be used. "Off-the-Shelf" materials that are not compatible with the existing fabric shall be avoided.
- c) Replacement materials shall match existing components or closely approximate the original size, scale, proportion, color, finish, and texture. Original materials are encouraged but alternative materials are permitted if they match the visual qualities of the original. Fiberglass and composite units are the most appropriate alternatives for elements such as columns and balustrades on façade and side porches. Metal replacement columns and posts are acceptable for the rear.

Items 1 Staff Comment(s)

Subject property is located in the city designated "Barrow Court Historic District" as set forth in Ordinance 3577 on November 4, 2004. Although, no historic evidence can be found, tax record indicates circa 1923 construction. The structure is a cross-gabled one-story Craftsman style home, circa 1905-1930, with wood lap siding situated on lot with a large front yard and the rear of the house is positioned in close proximity to Hastings Street. The south and east perimeter of the property is surrounded by a masonry wall approximately 8 feet in height with openings from Hastings Street accessing the property. At the primary frontage on Barrow Court, architectural features that can be seen include several multi-paned late 18th early 19th century windows, a main entrance wood door with wooden-cased multi-panel sidelights that is covered with a flat roof extending out from gable end supported with intricately detailed wrought iron columns, and a secondary multi-paned wooden door is located on the south end of façade. On the north end of structure is a screened-in porch.

The applicant proposes to paint structure, front door, and masonry wall with submitted colors. Additionally, the applicant requests approval to repair existing windows, to remove a total of three windows and replace with siding to match existing, to enclose rear casement windows with siding to match existing, to remove secondary front entrance door and replace with matching siding, to replace



City of Columbia Tennessee Historic Zoning Staff Report

kitchen walk-out door with a wooden door, and replace all garage doors. Gas lighting features are proposed to be added to front porch along with a request to remove wrought-iron columns due to deterioration to be replaced with more historically significant columns (options listed in submittal).

The date of construction is ambiguous. The applicant alludes to an addition in the 1960s that added features proposed for removal or enclosure. Staff research suggests that the entire structure was originally constructed as it exists in the current state. Brick foundation cladding and interior attic visuals support this assessment. Furthermore, staff does not recommend removal or enclosure of any window or door as they appear original to construction. Replacement of the kitchen walk-out door due to deterioration is not recommended, per the Historic Design Guidelines, unless complete deterioration has taken place. The garage doors do not appear to be original to construction and are not visual from any street frontage. The addition of gas lighting features would add architectural character and would appear to be appropriate for the district and historic relevance of the home. Although painting is not regulated by the Historic Zoning Commission, the paint colors proposed for the structure, masonry wall, and windows are not obtrusive to the district.



Recommendation: **Approve Subject to Conditions**

RECOMMENDED MOTION:

Move to approve issuance of a Certificate of Appropriateness and find that the proposed restoration, subject to conditions below, conform to the Historic Guidelines.

- Applicant/owner(s) should take great care in removal and restoration of all original windows and avoid removing or encasing windows as they appear original to construction.
- Maintain original opening of secondary frontage door and restore if necessary to maintain the historic integrity of the primary façade.
- Historic Zoning Commission will make a determination on the options presented by the applicant referencing replacement columns and gas lighting features to be installed on front porch.



City of Columbia Tennessee

Historic Zoning Staff Report

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].





809 Barrow Court Materials List

Windows will be existing windows

Wood siding will be replaced with exact replica of current wood siding

Kitchen wood door will be replaced with wood door

Columns on front will be either wood or a combo of brick and wood – will leave to the committee to guide

C-5828

Igloo White

03/09/2018

Imprimé en E.U.
Imprimé aux E.U.

489

809 Barrow Court Project Information

1. Repair existing windows (paint, glaze and double insulated storm windows – paint Igloo White C5828)
2. Repair and paint front door (Benjamin Moore 489 green)
3. Remove exterior door at end of home and replace with matching siding. (this door was added in the 1960s to make home a duplex) – PHOTO A
4. Remove side window and replace with matching siding (not visible from any angle and gutter placement with window creates a moisture concern) - PHOTO B
5. Remove rear window and replace with matching siding - PHOTO C
6. Remove one of the 3 windows in kitchen (this was an addition years ago and not part of the historic element) – PHOTO D
7. Replace kitchen walk out door with wood replacement (deterioration) – PHOTO E
8. Paint Exterior siding Igloo White C5828
9. Replace front porch columns with age appropriate columns. Our preference is either a brick base with tiered columns or wood columns in place of the wrought iron. (Deterioration of the iron is not stabilizing the porch nor were these columns of the period. At some point the porch overhang was shortened and these iron columns were added) – PHOTO F and F1
10. Concrete the driveway
11. Paint the rear green masonry wall (Hastings St) the color of the house Igloo White C5828 – PHOTO G
12. Enclose the rear and back casement windows (these were added with an addition during the duplex remodel in the 1960s) – PHOTO H and I
13. Add gas lighting to front porch
14. Replace all garage doors with white doors







Call agent

Message agent

AA

zillow.com





















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

Tim Brown 811 Hastings St, Columbia, TN	931-698-6832 timbrown1225@gmail.com

PROPERTY OWNER

Michael + Tara Brown 811 Hastings St. Columbia, TN 38401	931-698-6832 timbrown1225@gmail.com

9/14/23

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):

ADDRESS: 809 Barrow Court, Columbia, TN 38401	
SQUARE FOOTAGE OF PROPOSED ADDITIONS/NEW CONSTRUCTION: EXISTING: <u> </u> ft ² PROPOSED: <u> </u> ft ²	
HEIGHT OF STRUCTURE FOR ADDITIONS/NEW CONSTRUCTION: EXISTING: <u> </u> ft PROPOSED: <u> </u> ft	
SQUARE FOOTAGE OF PROPOSED SIGNAGE: <u> </u>	

DESCRIBE PROPOSED PROJECT(S) AND LIST ALL PROPOSED MATERIALS. ATTACH ADDITIONAL SHEETS IF NECESSARY: See attached

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

<u>Michael Brown</u> APPLICANT NAME	<u>Tara Brown</u> APPLICANT SIGNATURE	<u>9/15/23</u> DATE
<u>Michael Brown</u> PROPERTY OWNER NAME	<u>Tara Brown</u> PROPERTY OWNER SIGNATURE	<u>9/15/23</u> DATE

809 Barrow Court Project Information

1. Repair existing windows (paint, glaze and double insulated storm windows – paint Igloo White C5828)
2. Repair and paint front door (Benjamin Moore 489 green)
3. Remove exterior door at end of home and replace with matching siding. (this door was added in the 1960s to make home a duplex) – PHOTO A
4. Remove side window and replace with matching siding (not visible from any angle and gutter placement with window creates a moisture concern) - PHOTO B
5. Remove rear window and replace with matching siding - PHOTO C
6. Remove one of the 3 windows in kitchen (this was an addition years ago and not part of the historic element) – PHOTO D
7. Replace kitchen walk out door with wood replacement (deterioration) – PHOTO E
8. Paint Exterior siding Igloo White C5828
9. Replace front porch columns with age appropriate columns. Our preference is either a brick base with tiered columns or wood columns in place of the wrought iron.
(Deterioration of the iron is not stabilizing the porch nor were these columns of the period. At some point the porch overhang was shortened and these iron columns were added) – PHOTO F and F1
10. Concrete the driveway
11. Paint the rear green masonry wall (Hastings St) the color of the house Igloo White C5828 – PHOTO G
12. Enclose the rear and back casement windows (these were added with an addition during the duplex remodel in the 1960s) – PHOTO H and I
13. Add gas lighting to front porch
14. Replace all garage doors with white doors



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 23-0387	Ritco Group, Inc./James & Heather Lund
HEARING DATE	PROPERTY ADDRESS/LOCATION
October 18 th , 2023	705 Trotwood Ave.
PROJECT DESCRIPTION	
The Certificate of Appropriateness request is for restoration of two existing stone chimneys on roof elevations at front and rear of structure. Additionally, shingle flashing and counterflashing will be added, and chimney caps to be restored, or reproduced if necessary. Specifically, the applicant is proposing to remove and retain existing stone from façade off front and rear stone chimneys, flash properly, and replace stone and mortar to replicate existing appearance as close as possible. Additionally, applicant is requesting to restore/replace existing chimney caps, if necessary, and re-roof the entire structure.	

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	HISTORIC DISTRICT
CD-3	OCCUPIED RESIDENTIAL STRUCTURE	RESIDENTIAL/URBAN CORRIDOR	CHIMNEY RESTORATION/RE-ROOF	BARROW CT

Staff Recommendation

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>1984 Historic Inventory</u>	No inventory listed for specific property. Maury County tax records indicate circa 1920 construction.

Proposed Alterations

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

- Item 1. Chimney Restoration
- Item 2. Residential re-roof

Historic District Guidelines referenced

The requested restoration was 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.

Items 1. Chimney Restoration

4.3. Retain and maintain original chimneys

- a) Original chimneys, particularly those that are architecturally distinguished and visible from the public right-of-way, shall be retained.
- d) Repair deteriorated masonry in accordance with the guidelines. Repairs shall match the original masonry in color, texture, composition, and profile as closely as possible.
- f) When rebuilding a collapsed or removed chimney is necessary or constructing a new chimney, traditional materials such as brick or stone shall be used. Simulated masonry is prohibited.

Items 1 Staff Comment(s)

The stone-cladded chimneys appear to be original to construction. Applicant/owner(s) should take great care in removal and restoration of original stone unless feasibly impossible to accomplish. Like materials are recommended to be used in the case that the stones cannot be salvaged.

The applicant has proposed to shingle and counter flash the chimney base with typical aluminum flashing for weather tightness. The black aluminum, as shown, does not match color palette represented in the shingling or the existing stone. Staff recommends a color that would complement aforementioned features.

Chimney caps are an integral part of the chimney. Applicant has proposed to restore, if possible, and replace with a black cap if restoration cannot be accomplished. This is a change, as the existing caps are copper in color and aesthetically match current stone and shingling. Staff recommends a color that would complement stone feature and shingling.

The Natural Stone Treatment weather seal appears to be an appropriate treatment to utilize for sealant, and according to applicant's submittal will not harm the substrate if used as intended.

Item 2. Residential reroof

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 or features is prohibited.

4.2. Maintain compatibility when replacing roofing materials

- d) Replacement roofing materials that are compatible with the age and style of the building and visual qualities of the original material shall be used.
- 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 2 Staff Comment(s)

Applicant has proposed a charcoal color shingle for reroof. There are no historical features that will be interrupted or damaged for the roof covering replacement that are indicated in submittal. The chosen color, albeit, a shade darker than existing is compatible with the color palette of existing house and trim.

Recommendation: **Approve Subject to Conditions**

RECOMMENDED MOTION:

Move to approve issuance of a Certificate of Appropriateness and find that the proposed restoration, subject to conditions below, conform to the Historic Guidelines.

- Applicant/owner(s) should take great care in removal and restoration of original stone unless feasibly impossible to accomplish. Like materials are recommended to be used in the case that the stones cannot be salvaged.
- Color of shingle and counter flash at base of chimneys should be more compatible to existing color scheme of structure and roof materials.
- Chimney caps should complement, not contrast, with coloration of stone chimney and roof materials.

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].



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].



PROSOCO®

Sure Klean® Weather Seal

PROTECTIVE TREATMENTS

Natural Stone Treatment

Sure Klean® Weather Seal Natural Stone Treatment is a modified siloxane water repellent developed for limestone, marble and most other traditional masonry surfaces. Natural Stone Treatment penetrates deeply to provide long-lasting protection without altering the natural appearance of the substrate. Unlike conventional siloxane water repellents, Natural Stone Treatment is modified for effectiveness on most limestone, marble and other calcareous surfaces. This product provides water repellent protection superior to more common silane, siloxane, acrylic or metallic stearate water repellents.

Natural Stone Treatment reduces the severity of biological staining common to regions with high relative humidity. Treated surfaces resist dark staining and degradation caused by fungal growth, mold and mildew.

ADVANTAGES

- Treated surfaces “breathe” – does not trap moisture
- Small molecular size allows deep penetration
- Low odor. Suitable for interior and exterior surfaces
- Will not form a surface film or gloss
- Alkali resistant – protects new or existing mortar and grout joints
- Reduces atmospheric soiling
- Resists damage from saltwater pools
- Resists water penetration when applied over existing shrinkage cracks of 0.02 inches or less

Limitations

- May damage glass or be difficult to remove. Always protect
- Not appropriate for application to asphaltic or painted surfaces
- Not suitable for application to synthetic resin paints, gypsum, plaster or other non-masonry surfaces
- Not recommended for below-grade application
- Will not prevent water penetration through structural cracks, defects, open joints or material defects

TYPICAL TECHNICAL DATA

FORM	Clear, slightly yellow liquid Mild petroleum odor
SPECIFIC GRAVITY	0.805
pH	not applicable
WT/GAL	6.70 lbs
ACTIVE CONTENT	11%
TOTAL SOLIDS	9% ASTM D 2369
VOC CONTENT	713 g/L
FLASH POINT	118° F (48° C) ASTM D 3278
FREEZE POINT	<-22° F (<-30° C)
SHELF LIFE	2 years in tightly sealed, unopened container



SEALANT • WATERPROOFING
& RESTORATION INSTITUTE

Issued to: PROSOCO Inc.

Product: Sure Klean® Weather Seal Natural Stone Treatment

ASTM D 6532: Water Absorption Reduction – Mortar 98.25%; Indiana Limestone 93.39%

ASTM C 67: Water Absorption Reduction – Brick 95.51%

ASTM C 140: Water Absorption Reduction – CMU 88.62%

ASTM D 6490: Water Vapor Transmission WVT (grains/h ft²) 2.58; Permeance 6.27

Validation Date: 2/6/18 – 2/5/23

No. 218-WSN223

Copyright © 2018

CLEAR PENETRATING VERTICAL WATER
REPELLENT VALIDATION PROGRAM

www.swrionline.org

Product Data Sheet

Weather Seal Natural Stone Treatment

REGULATORY COMPLIANCE

VOC Compliance

Sure Klean® Weather Seal Natural Stone Treatment is compliant with the US Environmental Protection Agency's AIM VOC regulations.

Visit www.prosoco.com/voccompliance to confirm compliance with individual district or state regulations.

SAFETY INFORMATION

Always read full label and SDS for precautionary instructions before use. Use appropriate safety equipment and job site controls during application and handling.

24-Hour Emergency Information:
INFOTRAC at 800-535-5053

Recommended for these substrates. Always test. Coverage is in sq.ft./m. per gallon.			
Substrate	Type	Use?	Coverage
Architectural Concrete Block*	Burnished	yes	
	Smooth	yes	50–125 sq.ft.
	Split-faced	yes	5–12 sq.m.
	Ribbed	yes	
Concrete	Brick	yes	
	Tile	yes	125–175 sq.ft.
	Precast Panels	yes	12–16 sq.m.
	Pavers	yes	
	Cast-in-place	yes	
Fired Clay	Brick	yes	
	Tile	yes	50–175 sq.ft.
	Terra Cotta (unglazed)	yes	9–16 sq.m.
	Pavers	yes	
Marble, Travertine, Limestone	Polished	no	N/A
	Unpolished	yes	100–175 sq.ft. 9–16 sq.m.
Granite	Polished	no	N/A
	Unpolished	yes	150–200 sq.ft. 14–19 sq.m.
Sandstone	Unpolished	yes	125–175 sq.ft. 12–16 sq.m.
Slate	Unpolished	yes	200–300 sq.ft. 19–28 sq.m.
*Weather Seal Blok-Guard® & Graffiti Control 9 may be more appropriate. Always test to ensure desired results. Coverage estimates depend on surface texture and porosity.			

PREPARATION

Protect people, vehicles, property, plants, windows, painted surfaces, anodized aluminum and all non masonry surfaces from product, splash, spray, residue, fumes and wind drift. Protect and/or divert pedestrian and auto traffic.

Some metal finishes and glass may be damaged by exposure to Natural Stone Treatment. Test and protect. PROSOCO's Strippable Masking is not appropriate for use with this product.

Ensure fresh air entry and cross ventilation during application and drying. Extinguish all flames, pilot lights and other potential sources of ignition during use and until all vapors are gone.

When applying to exteriors of occupied buildings make sure all windows, exterior intakes and air conditioning vents are covered and air handling equipment is shut down during application and until vapors have dissipated.

When using inside, provide good cross ventilation. Fill all cracks and voids to avoid penetration of fumes into the building.

Surface should be clean and free of dirt, dust, oils and other contaminants. If necessary, use an appropriate PROSOCO surface preparation cleaner. Surface must be thoroughly dry before application.

All caulks and sealants should be in place and thoroughly cured prior to application. The top of walls should be capped and made watertight prior to application.

NOTE: Some floor and wall systems incorporate asphaltic or other crack-suppression membranes. This deeply penetrative protective treatment may penetrate through exposed stone, tile, grout or paver surfaces and react with the membrane to mobilize objectionable staining. Always pretest to ensure desired results.

Surface and Air Temperatures

For maximum effectiveness, surface and air temperatures should be 40–90°F (4–35°C). Application on windy days may cause rapid evaporation of the solvent carrier and should be avoided.

Equipment

Recommended application is by high volume, low-pressure (<50 psi) spray. Sprayers should be fitted with solvent-resistant gaskets and hoses to avoid discoloration. Fan spray tips are recommended to avoid atomization. Do not atomize/vaporize the material.

Product Data Sheet

Weather Seal Natural Stone Treatment

For small scale application, or when spray application is not appropriate, product may be applied using saturated brush, roller or lambs wool applicator. Contact Customer Care or your local PROSOCO representative for more information.

Storage and Handling

Store in a cool, dry place away from potential ignition sources. Keep tightly sealed when not dispensing. Published shelf life assumes upright storage of factory-sealed containers in a dry place. Maintain temperature of 45–100°F (7–38°C). Do not double stack pallets. Dispose of unused product and container in accordance with local, state and federal regulations.

APPLICATION

Read “Preparation” and the Safety Data Sheet before use.

ALWAYS TEST a small area of each surface to confirm suitability, coverage rates and desired results before starting overall application. Include in the test area any previous repairs and patches, including aesthetic cementitious finishes. Different surface compositions may result in absorption and/or appearance differences. Test with the same equipment, recommended surface preparation and application procedures planned for general application.

Dilution & Mixing

Apply as packaged. Do not dilute or alter.

Application Instructions

Vertical Surfaces Application

Sprayer

1. For best results, apply “wet on wet” to a thoroughly dry surface. Saturate from the bottom up using enough material to create a 6–8 inch rundown below the spray contact point. Brush out heavy runs and drips that do not penetrate after a few minutes.
2. Let the first application penetrate the surface.
3. Within 5 minutes, reapply in the same saturating manner. Less material will be required on the second application.

Brush or Roller

Recommended for small scale application or when spray application is not appropriate. Contact PROSOCO for more information. Saturate the surface. Brush out heavy runs and drips that do not penetrate after a few minutes. Let the first

application penetrate the masonry surface. Within 5 minutes, reapply in the same saturating manner. Less material will be required on the second application.

Horizontal Surfaces Application

Apply in a single, saturating coat so that the surface stays wet for a few minutes. Thoroughly broom out any pools or puddles that do not completely penetrate the surface. Soak up any remaining material with a clean towel.

Dense Surfaces Application

Apply a single coat. Use enough to completely wet the surface without creating drips, puddles or rundown. Do not over apply. Test for application rate.

Drying Time

Protect the treated surface from rain and pedestrian traffic for 4 to 6 hours following application. Natural Stone Treatment gains its water repellency properties in 72 hours.

Cleanup

Clean tools and equipment immediately with mineral spirits or an equivalent cleaning solvent. Remove over spray and spills as soon as possible.

WARRANTY

The information and recommendations made are based on our own research and the research of others, and are believed to be accurate. However, no guarantee of their accuracy is made because we cannot cover every possible application of our products, nor anticipate every variation encountered in masonry surfaces, job conditions and methods used. The purchasers shall make their own tests to determine the suitability of such products for a particular purpose.

PROSOCO, Inc. warrants this product to be free from defects. **Where permitted by law, PROSOCO makes no other warranties with respect to this product, express or implied, including without limitation the implied warranties of merchantability or fitness for particular purpose.** The purchaser shall be responsible to make his own tests to determine the suitability of this product for his particular purpose. PROSOCO's liability shall be limited in all events to supplying sufficient product to re-treat the specific areas to which defective product has been applied. Acceptance and use of this product absolves PROSOCO from any other liability, from whatever source, including liability for incidental, consequential or resultant damages whether due to breach of warranty, negligence or

Product Data Sheet

Weather Seal Natural Stone Treatment

strict liability. This warranty may not be modified or extended by representatives of PROSOCO, its distributors or dealers.

CUSTOMER CARE

Factory personnel are available for product, environment and job-safety assistance with no obligation. Call 800-255-4255 and ask for Customer Care – technical support.

Factory-trained representatives are established in principal cities throughout the continental United States. Call Customer Care at 800-255-4255, or visit our website at prosoco.com, for the name of the PROSOCO representative in your area.



America's #1-selling shingle just got better — again

Now with GAF Time-Release Algae-Fighting Technology and LayerLock™ Technology, Timberline HDZ® offers everything you can expect from an architectural shingle roof, and more.

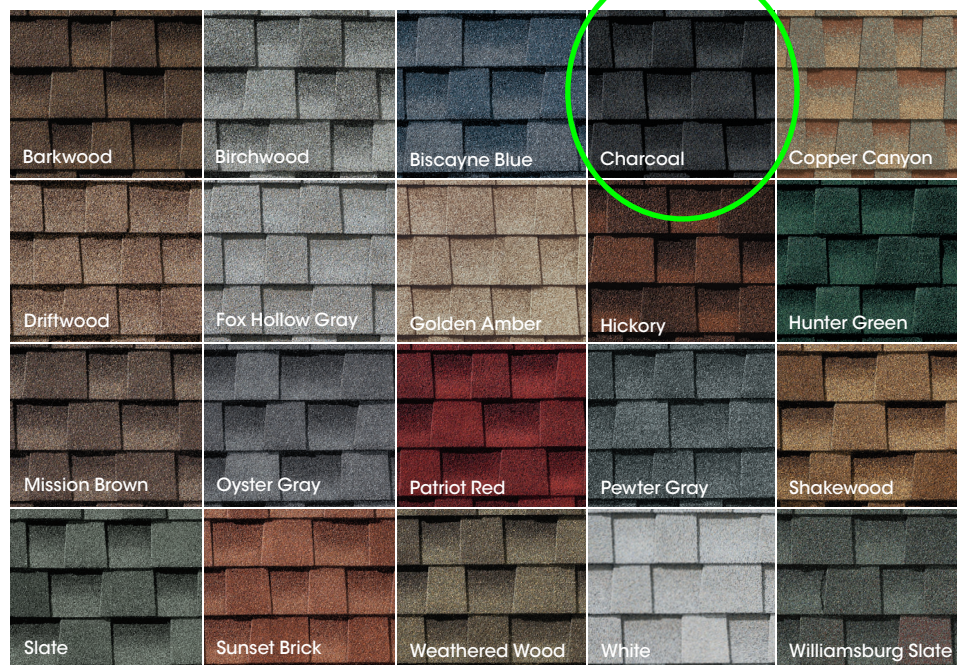


Timberline HDZ® Shingles

Benefits:

- **LayerLock™ Technology** — mechanically fuses the common bond between overlapping shingle layers
- **Up to 99.9% nailing accuracy** — the StrikeZone™ nailing area is so easy to hit that a roofer placed 999 out of 1,000 nails correctly in our test¹
- **WindProven™ Limited Wind Warranty** — when installed with the required combination of GAF Accessories, Timberline HDZ® Shingles are eligible for a wind warranty with no maximum wind speed limitation³
- **Dura Grip™** sealant pairs with the microgranule surface of the StrikeZone™ nailing area. Then, an asphalt to-asphalt monolithic bond cures for durability, strength, and exceptional wind uplift performance.
- **25-year StainGuard Plus™ Algae Protection Limited Warranty** against blue-green algae discoloration.² Proprietary GAF Time-Release Algae-Fighting Technology helps protect your shingles from unsightly stains.
- **For the best look** — use TimberTex® Premium Ridge Cap Shingles or TimberCrest® Premium SBS-Modified Ridge Cap Shingles

Colors:



Harvest Blend Colors⁵



Product details:

Product/System Specifics

- Fiberglass asphalt construction
- **Dimensions (approx.):** 13 1/4" x 39 3/8" (337 x 1,000 mm)
- **Exposure:** 5 5/8" (143 mm)
- **Bundles/Square:** 3
- **Pieces/Square:** 64
- **StainGuard Plus™ Algae Protection²** Limited Warranty
- **Hip/Ridge:** TimberTex®; TimberCrest®; Seal-A-Ridge®; Z®Ridge; Ridglass®⁵
- **Starter:** Pro-Start®; QuickStart®; WeatherBlocker™

Applicable Standards & Protocols:

- UL Listed to ANSI/UL 790 Class A
- State of Florida approved
- Classified by UL in accordance with ICC-ES AC438
- Meets ASTM D7158, Class H
- Meets ASTM D3161, Class F
- Meets ASTM D3018, Type 1
- Meets ASTM D3462⁴
- Miami-Dade County Product Control approved
- ICC-ES Evaluation Reports ESR-1475 and ESR-3267
- Meets Texas Department of Insurance Requirements
- Rated by the CRRC; Can be used to comply with Title 24 Cool Roof requirements (some colors)

¹ Lifetime refers to the length of warranty coverage provided and means as long as the original individual owner(s) of a single-family detached residence [or eligible second owner(s)] owns the property where the qualifying GAF products are installed. For other owners/structures, Lifetime coverage is not applicable. Lifetime coverage on shingles requires the use of GAF Lifetime Shingles only. See the *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. Lifetime coverage on shingles and accessories requires the use of any GAF Lifetime Shingle and at least 3 qualifying GAF Accessories. See the *GAF Roofing System Limited Warranty* for complete coverage and restrictions. For installations not eligible for the *GAF Roofing System Limited Warranty*, see the *GAF Shingle & Accessory Limited Warranty*. Visit gaf.com/LRS for qualifying GAF products.

² Results based on study conducted by Home Innovation Research Labs, an independent research lab, comparing installation of Timberline HDZ® Shingles to Timberline HDZ® Shingles on a 16-square roof deck using standard 4-nail nailing pattern under controlled laboratory conditions. Actual results may vary.

³ 25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration is available only on products sold in packages bearing the StainGuard Plus™ logo. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions and qualifying products.

⁴ 15-year WindProven™ limited wind warranty on GAF Shingles with LayerLock™ Technology requires the use of GAF Starter Strips, Roof Deck Protection, Ridge Cap Shingles, and Leak Barrier or Attic Ventilation. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. For installations not eligible for the *GAF Roofing System Limited Warranty*, see the *GAF Shingle & Accessory Limited Warranty*.

⁵ Periodically tested by independent and internal labs to ensure compliance with ASTM D3462 at time of manufacture.

⁶ Harvest Blend colors are only available on TimberTex® Ridge Cap Shingles, Seal-A-Ridge® Ridge Cap Shingles, and TimberCrest® Premium SBS-Modified Ridge Cap Shingles.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.



PERM-A-BARRIER® WALL FLASHING

Self-adhesive, rubberized asphalt/polyethylene through-wall flashing for cavity wall applications

Product Description

Perm-A-Barrier® wall membranes are ideal for protecting the building superstructure from the damaging effects of the elements. By minimizing air and water vapor flow through the building exterior, Perm-A-Barrier wall membranes:

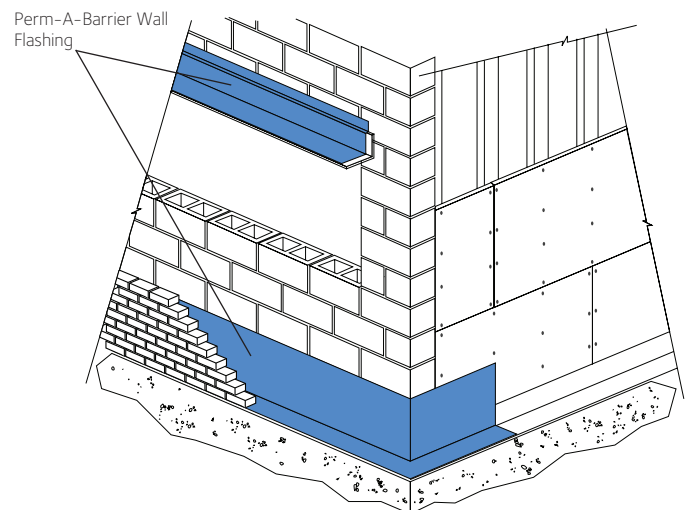
- Prevent premature deterioration of the building envelope
- Enhance thermal performance of the structure and save energy costs
- Improve comfort for the building occupants

Advantages

- **Fully bonded**—continuous adhesion to the substrate resists wind loads and prevents water tracking behind the tape
- **Waterproof and impermeable to moisture**—impermeable to the passage of liquid water and water vapor
- **Cross laminated film**—provides dimensional stability, high tear strength, puncture and impact resistance
- **Cold applied**—no flame hazard; self-adhesive overlaps ensure continuity
- **Flexible**—accommodates minor settlement and shrinkage movement
- **Controlled thickness**—factory made sheet ensures constant, non-variable site application
- **Aggressive, conformable adhesive**—creates 100% watertight laps and allows self-sealing around mechanical fasteners
- **Unique green color and logo**—highly differentiated on the job site from other flashing types and enables easy identification of damage
- **Ripcord® Split Release on Demand**—faster application in the straight-aways, ease of membrane positioning in detailed areas
- **Foldless release paper**—fewer edge catches, 180° pull-back, ease of membrane cutting (single cuts) and membrane positioning, quicker one-man installs

Product Advantages

- Fully bonded
- Waterproof and virtually impermeable to moisture
- Cross laminated film
- Cold applied
- Flexible
- Controlled thickness
- Aggressive, conformable adhesive
- Unique green color and logo
- Ripcord Split Release on Demand
- Foldless release paper



Drawings are for illustration purposes only.
Please refer to gcpat.com for specific application details.

System Components

- **Perm-A-Barrier Wall Flashing—**
40 mil (1 mm) total thickness self-adhesive, cold applied tape consisting of 32 mils (0.8 mm) of rubberized asphalt integrally bonded to a 8 mil (0.2 mm) high density, cross laminated polyethylene film. The rolls are interwound with disposable silicone-coated release sheet
- **Perm-A-Barrier Primer Plus—**
water-based vapor permeable primer used to facilitate tenacious adhesion of Perm-A-Barrier self-adhered membranes to the substrate
- **Perm-A-Barrier WB Primer—**
high tack, water-based primer for use with Perm-A-Barrier Wall Flashing on cementitious and exterior gypsum wallboards
- **Bituthene® Primer B2 LVC—**
low VOC solvent-based primer for green concrete or damp surfaces
- **S100 Sealant—**
one part neutral curing, ultra low modulus silicone sealant for sealing penetrations, terminations, brick ties and final terminations.
- **Bituthene® Mastic Trowel Grade—**
rubberized asphalt mastic for sealing patches, terminations, brick ties, etc.
- **Bituthene Liquid Membrane—**
two component, trowel grade, asphalt modified urethane for sealing patches, terminations, brick ties, etc.

Installation

Safety

Perm-A-Barrier products must be handled properly. Vapors from the mastic and solvent-based primer are harmful and flammable. For these products, the best available information on safe handling, storage, personal protection, health and environmental considerations has been gathered. Refer to product label and SDS (Safety Data Sheet) before use. All users should acquaint themselves with this information prior to working with the material. Carefully read detailed precaution statements on the product labels and SDS before use. SDS can be obtained from our web site at gcpat.com or by contacting us toll free at 866-333-3SBM (3726).

Preparatory Work

Apply Perm-A-Barrier Wall Flashing and accessories only in fair weather when air and surface temperatures are above 25 °F (-4 °C).

Wherever wall flashing is to be applied, the surface must be smooth, clean, dry and free of voids, spalled areas, loose substrate, loose nails, sharp protrusions or other matter that will hinder the adhesion or uniformity of the wall flashing installation. Clean loose dust or dirt from the surface by wiping with a clean dry cloth or a brush.

Conditioning and Priming

Apply Perm-A-Barrier Primer Plus by air spray, brush or roller or apply Perm-A-Barrier WB Primer by brush or roller. Allow the primer to dry completely before application of the flashing. Drying times may vary depending upon temperature and humidity conditions. Refer to Perm-A-Barrier Primer Plus and Perm-A-Barrier WB Primer product data sheet for installation recommendations and Technical Letter 2, *Substrate Preparation for Application of Perm-A-Barrier Products to Glass-Mat Faced Gypsum Sheathing* for priming requirements on specific glass-mat faced sheathing products.

Flashing Application

Pre-cut Perm-A-Barrier Wall Flashing to easily handled lengths. Peel release paper from roll to expose rubberized asphalt and carefully position flashing against substrate. Ripcord, a Split Release on Demand feature embedded in the membrane, also makes Perm-A-Barrier Wall Flashing easy to position in detailed areas. Press firmly into place with a steel hand roller or the back of a utility knife as soon as possible, fully adhering the flashing to the substrate to prevent water from migrating under the Perm-A-Barrier Wall Flashing. Form end dams at horizontal flashing terminations to prevent water entry. Overlap adjacent pieces 2 in. (51 mm) and roll overlap with a steel hand roller. Apply a bead of S100 Sealant along all laps, seams, top edges, cuts, penetrations and trowel into place.

When applying Perm-A-Barrier Wall Flashing to Perm-A-Barrier Liquid, VP, VP LT or VPO, apply a bead of S100 or Bituthene Liquid Membrane along all laps, seams, top edges, cuts, penetrations and as shown in GCP detail drawings, and trowel into place. If Perm-A-Barrier Liquid is more than 7 days old, priming may be necessary. Refer to Technical Letter 11 for more information. Lay or trim edges of Perm-A-Barrier Wall Flashing ½ in. (13 mm) back from the face of the masonry. No reglet is necessary when installing Perm-A-Barrier Wall Flashing to vertical surfaces. Complete installation instructions and details are available upon request.

If wrinkles develop, carefully cut out affected area and replace in similar procedure outlined above. The repair piece must be pressed into place with a hand roller as soon as possible to ensure continuous and intimate contact with the substrate.

All non water shedding edges must be sealed with S100 Sealant, Bituthene Liquid Membrane or Bituthene Mastic.

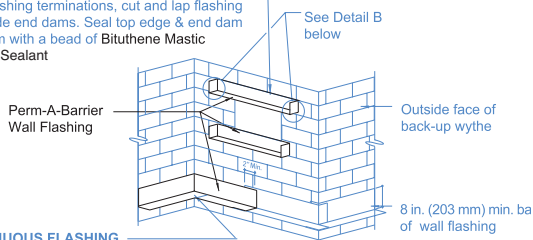
Protection—Perm-A-Barrier Wall Flashing must be protected from damage from other trades or construction materials.

Storage and Handling Information

All materials must be protected from rain and physical damage. Pallets of Perm-A-Barrier Aluminum Flashing must not be double stacked on the job site. Provide cover on top and all sides, allowing for adequate ventilation. Store membrane where temperatures will not exceed 90 °F (32 °C) for extended periods. All products must be stored in a dry area away from high heat, flames or sparks. Store only as much material at point of use as is required for each day's work.

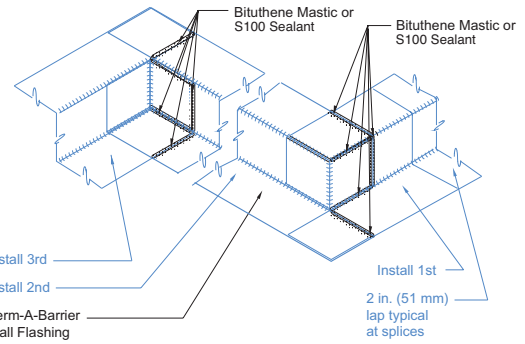
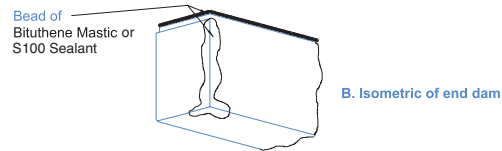
DISCONTINUOUS FLASHING

At masonry opening head & sill flashing and at other flashing terminations, cut and lap flashing to provide end dams. Seal top edge & end dam lap seam with a bead of Bituthene Mastic or S100 Sealant

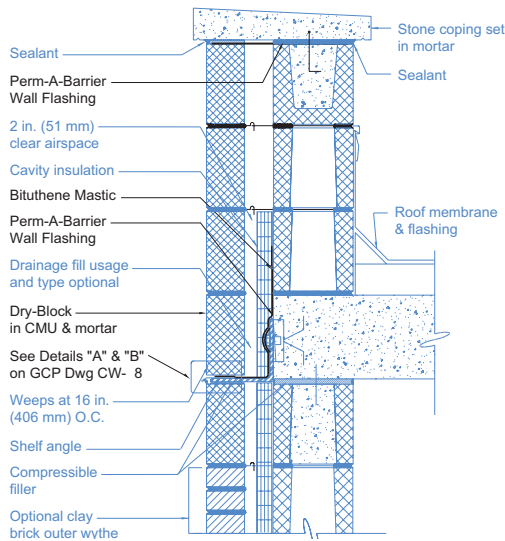


CONTINUOUS FLASHING

At inside and outside corners, fold and lap seams. Seal top edge & corner lap seams with a bead of Bituthene Mastic or S100 Sealant

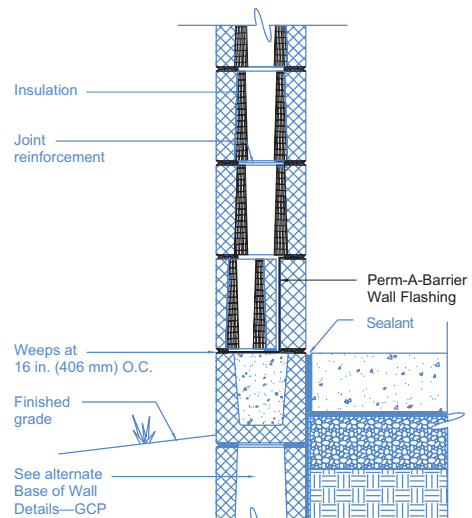


Through-wall Flashing Details

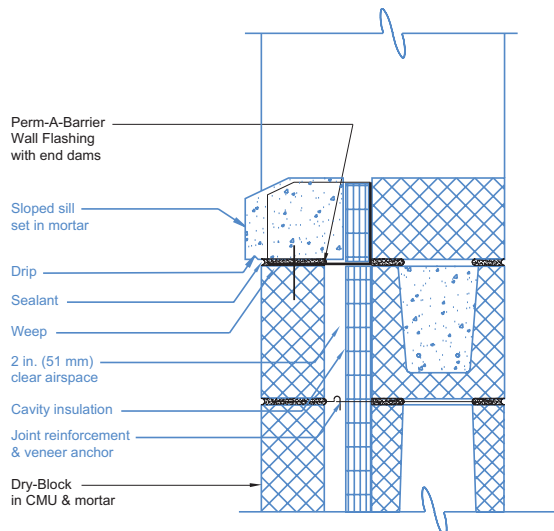


Parapet Detail

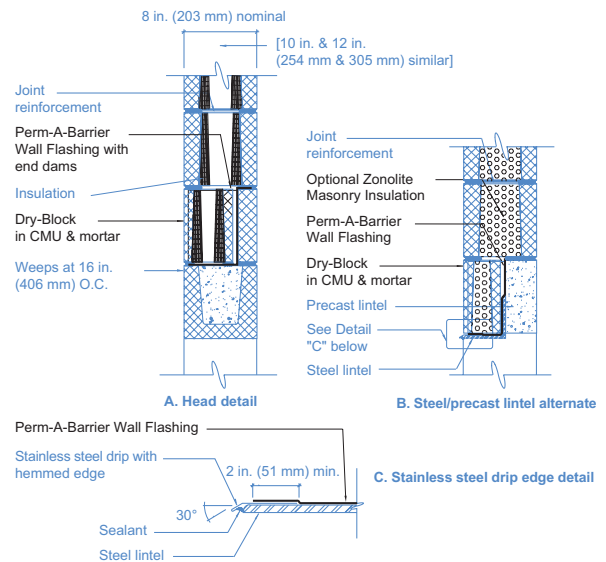
Perm-A-Barrier Flashing Details at Inside and Outside Corners



Base of Wall Detail



Sill Detail



Masonry Opening Head Flashing

Supply

Product	Unit of Sale	Approximate Coverage	Weight	Palletization
Perm-A-Barrier Wall Flashing				
— 12 in. (305 mm)	3 rolls	75 linear ft per roll	22.5 lbs/roll	25 cartons (75 rolls) per pallet
— 18 in. (457 mm)	2 rolls	75 linear ft per roll	33.7 lbs/roll	25 cartons (50 rolls) per pallet
— 24 in. (610 mm)	1 roll	75 linear ft per roll	49.7 lbs/roll	35 cartons (35 rolls) per pallet
— 36 in. (914 mm)	1 roll	75 linear ft per roll	67.7 lbs/roll	25 cartons (25 rolls) per pallet
Bituthene Mastic—5 gal pail	1 pail	approx. 120 ft ² at 60 mils	54 lbs/pail	36 pails per pallet
Bituthene Mastic—30 oz tube	12 tubes	approx. 30 linear ft x 1/4 in. bead	32 lbs/carton	72 cartons (864 tubes) per pallet
S100 Sealant—29 oz. Cartridge	1 cartridge	approx. 30 linear ft x 1/4 in. bead	29 oz. cartridge	10 cartridges/ carton 42 cartons/ pallet
Bituthene Liquid Membrane—1.5 gal pail	1 pail	approx. 200 Linear ft/gal @ 1" wide x 90 mils.	16 lbs/pail	100 pails per pallet
Bituthene Liquid Membrane—4 gal pail	1 pail	approx. 200 Linear ft/gal @ 1" wide x 90 mils.	44 lbs/pail	24 pails per pallet
Perm-A-Barrier Primer Plus—5 gal pail	1 pail	450–500 ft ² /gal (11–12 m ² /L)	43 lbs/pail	36 pails per pallet
Perm-A-Barrier WB Primer—5 gal pail	1 pail	250–350 ft ² /gal (6–8 m ² /L)	45 lbs/pail	32 pails per pallet

Physical Properties

Property	Typical Value	Test Method
Color	Green with repeated logo imprint	
Thickness	40 mil (1 mm)	ASTM D3767, method A
Low temperature flexibility	Unaffected at -45 °F (-43 °C)	ASTM D1970
Tensile strength, membrane	1200 psi (8300 kPa) minimum	ASTM D412, Die C modified
Elongation, ultimate failure of rubberized asphalt	200% minimum	ASTM D412
Lap adhesion at minimum application temperature	60 lbs/ft (875 N/m) width	ASTM D1876 modified
Adhesion to concrete at minimum application temperature	60 lbs/ft (875 N/m) width	ASTM D903
Puncture resistance, membrane	40 lbs (178 N) minimum MD	ASTM D781
	80 lbs (356 N) minimum MD	ASTM E154
Tear resistance, initiation	13 lbs (58 N) minimum MD	ASTM D1004
Tear resistance, propagation	9 lbs (40 N) minimum MD	ASTM D1938
Permeance	0.05 perms (2.9 ng/m ² sPa) maximum	ASTM E96, method B
Water absorption	0.1% maximum	ASTM D570

Limitations

Perm-A-Barrier Wall Flashing must not be applied in areas where it will be exposed to sunlight permanently and must be covered within a reasonable amount of time, not to exceed 60 days. Refer to Technical Letter 19, *Exposure Guidelines for Perm-A-Barrier Self-Adhered Membranes*.

Perm-A-Barrier Wall Flashing and all other Perm-A-Barrier self-adhered membranes should not be applied over S100 Sealant.

Warranty

Perm-A-Barrier products are warranted to be free of defects in manufacture for a period of 5 years. Material will be provided at no charge to replace any defective product.

Technical Service

Support is provided by full-time technically trained GCP field sales representatives and technical service personnel, backed by a central research and development technical services staff.

gcpat.com | Customer Service: 1-866-333-3726

We hope the information here will be helpful. It is based on data and knowledge considered to be true and accurate, and is offered for consideration, investigation and verification by the user, but we do not warrant the results to be obtained. Please read all statements, recommendations, and suggestions in conjunction with our conditions of sale, which apply to all goods supplied by us. No statement, recommendation, or suggestion is intended for any use that would infringe any patent, copyright, or other third party right.

Perm-A-Barrier, Bituthene, Ripcord, Dry-Block and Vycor are trademarks, which may be registered in the United States and/or other countries, of GCP Applied Technologies Inc. This trademark list has been compiled using available published information as of the publication date and may not accurately reflect current trademark ownership or status. DensGlass Gold is a registered trademark of Georgia-Pacific Corporation.

© Copyright 2017 GCP Applied Technologies Inc. All rights reserved.

GCP Applied Technologies Inc., 62 Whittemore Avenue, Cambridge, MA 02140 USA.

In Canada, 294 Clements Road, West, Ajax, Ontario, Canada L1S 3C6.

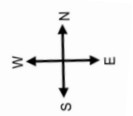
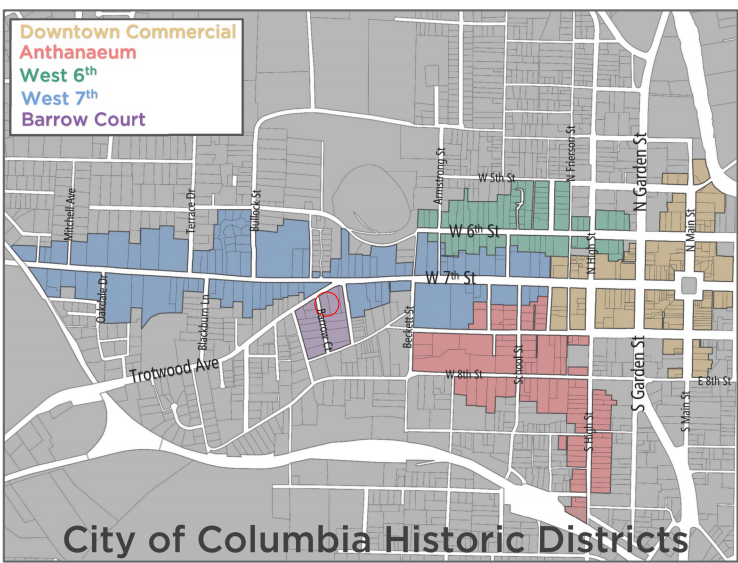
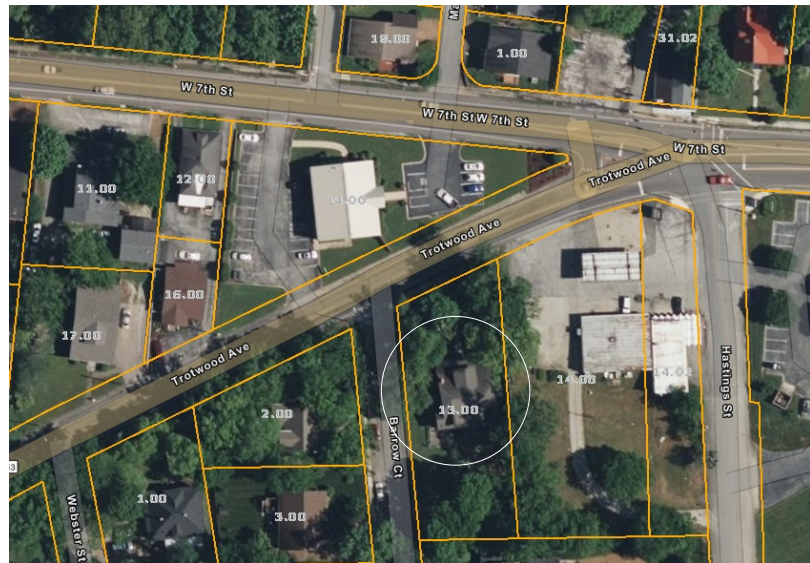
GCP0083

PAB-050-1217

MASONPRO, Inc.
 43300 Seven Mile Road
 Northville, MI 48167
 1-800-659-4731
 www.masonpro.com

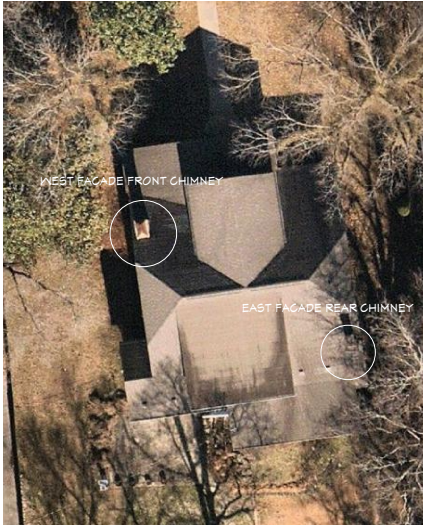


705 TROTTWOOD AVENUE - BARROW COURT DISTRICT



PROJECT SCOPE:

REMOVE AND RETAIN EXISTING STONE FROM FACADE OFF FRONT AND REAR CHIMNEY FROM THE ROOF TO TOP OF EACH CHIMNEY. EXPOSE BRICK / BLOCK INTERIOR STRUCTURES FOR WATERPROOFING. FLASH CHIMNEYS PROPERLY AND REPLACE STONE FACADE WITH EXISTING STONE AND MORTAR TO REPLICATE EXISTING APPEARANCE AS CLOSE AS POSSIBLE. REPAIR EXISTING CAP. REPLACE ENTIRE ROOF.



PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS	
Number	Date

PROJECT LOCATION

James Lund
705 Trotwood Avenue
Columbia, TN 38401

C.D. Johns Architect
606 Riverside Drive
Columbia, TN 38401
615.332.4531 615.443.7962
C.D. Johns

DATE:
9/18/2023

SCALE:

SHEET #:
A-1

WEST FACADE FRONT CHIMNEY



EAST FACADE REAR CHIMNEY



PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS	
Number	Date

EXISTING
CHIMNEYS

James Lund
705 Trotwood Avenue
Columbia, TN 38401

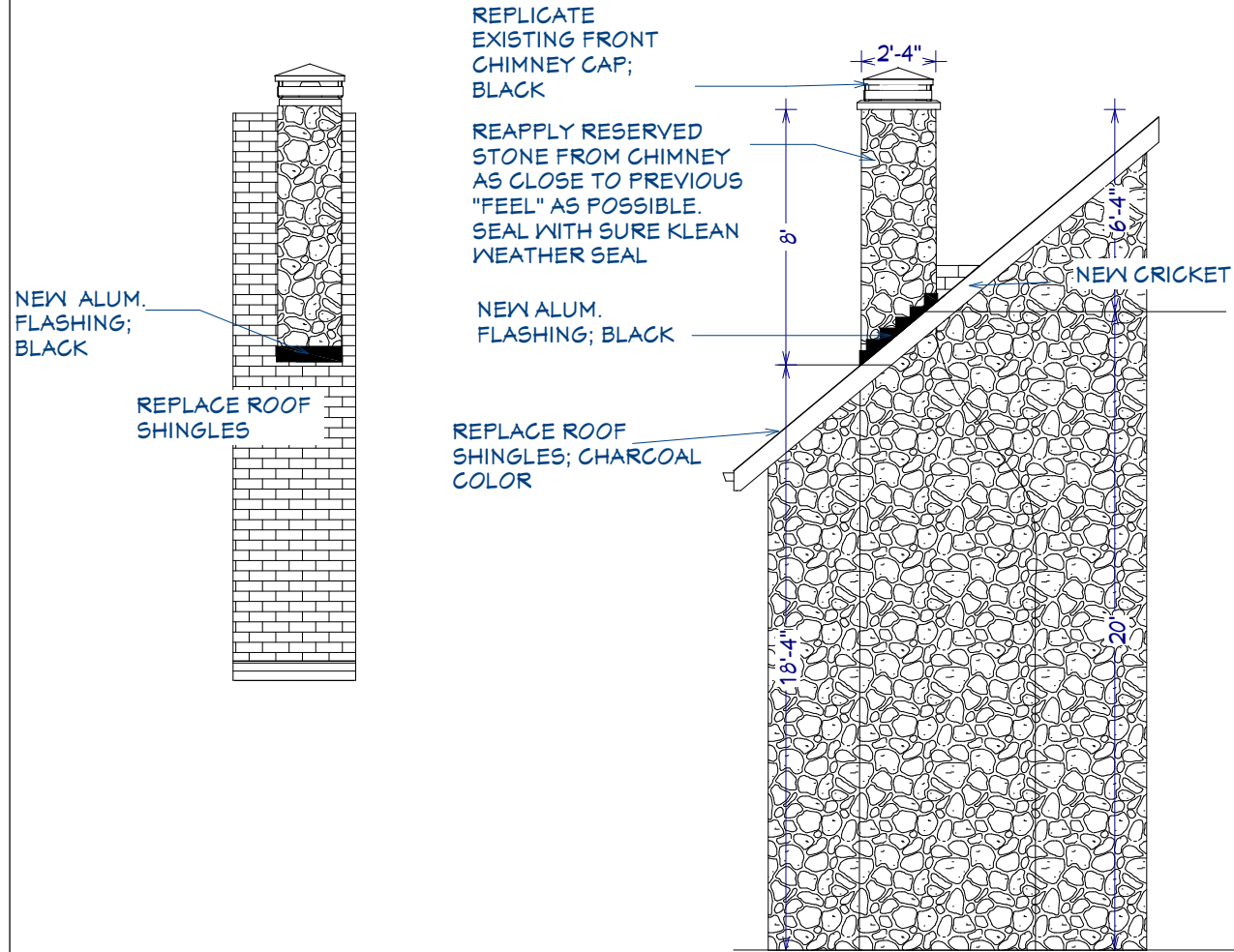


C.D. Johns Architect
606 Riverside Drive
Columbia, TN 38401
615.332.4531 615.443.7962

DATE:
9/18/2023

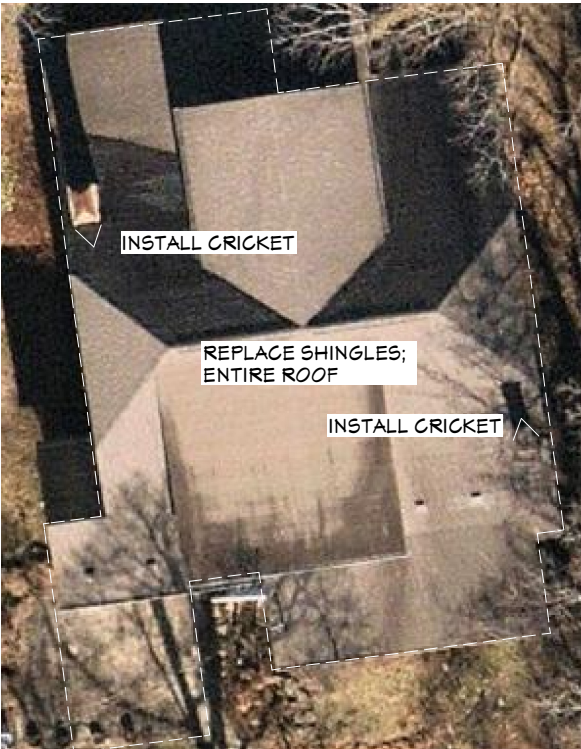
SCALE:
5/64 = 1'-0"

SHEET #:
A-2



E2
A-3
ELEVATION 2

REAR CHIMNEY



GAF We protect what matters most

Roof Shingles Residential Roofing Commercial Roofing Homeowners Professionals About GAF

ALL PRODUCTS IN YOUR AREA View as Grid Tree

Timberline® Roofing Shingles

Timberline® is the most popular roofing shingle in North America. Also known as "laminate" shingles, they're made with multiple layers which are fused together, resulting in a rich, multidimensional look.

Timberline HDZ®

COMPARE

ADVANTAGES

- Treated surfaces "breathe" - does not trap moisture
- Small molecular size allows deep penetration
- Low odor. Suitable for interior and exterior surfaces
- Will not form a surface film or gloss
- Alkali resistant - protects new or existing mortar and grout joints
- Reduces atmospheric soiling
- Resists damage from saltwater pools
- Resists water penetration when applied over existing shrinkage cracks of 0.02 inches or less

Limitations

- May damage glass or be difficult to remove. Always protect
- Not appropriate for application to asphaltic or painted surfaces
- Not suitable for application to synthetic resin paints, gypsum, plaster or other non-masonry surfaces
- Not recommended for below-grade applications
- Will not prevent water penetration through structural cracks, defects, open joints or material defects

PROSOLCO

Sure Klean® Weather Seal

PROTECTIVE TREATMENTS

Natural Stone Treatment

Sure Klean® Weather Seal Natural Stone Treatment is a modified silicone water repellent developed for limestone, marble and most other traditional masonry surfaces. Natural Stone Treatment penetrates deeply to provide long-lasting protection without altering the natural appearance of the substrate. Unlike conventional silicone water repellents, Natural Stone Treatment is modified for effectiveness on most limestone, marble and other calcareous surfaces. This product provides water repellent protection superior to more common silanes, siloxanes, acrylics or metallic silicate water repellents.

ADVANTAGES

- Treated surfaces "breathe" - does not trap moisture
- Small molecular size allows deep penetration
- Low odor. Suitable for interior and exterior surfaces
- Will not form a surface film or gloss
- Alkali resistant - protects new or existing mortar and grout joints
- Reduces atmospheric soiling
- Resists damage from saltwater pools
- Resists water penetration when applied over existing shrinkage cracks of 0.02 inches or less

Limitations

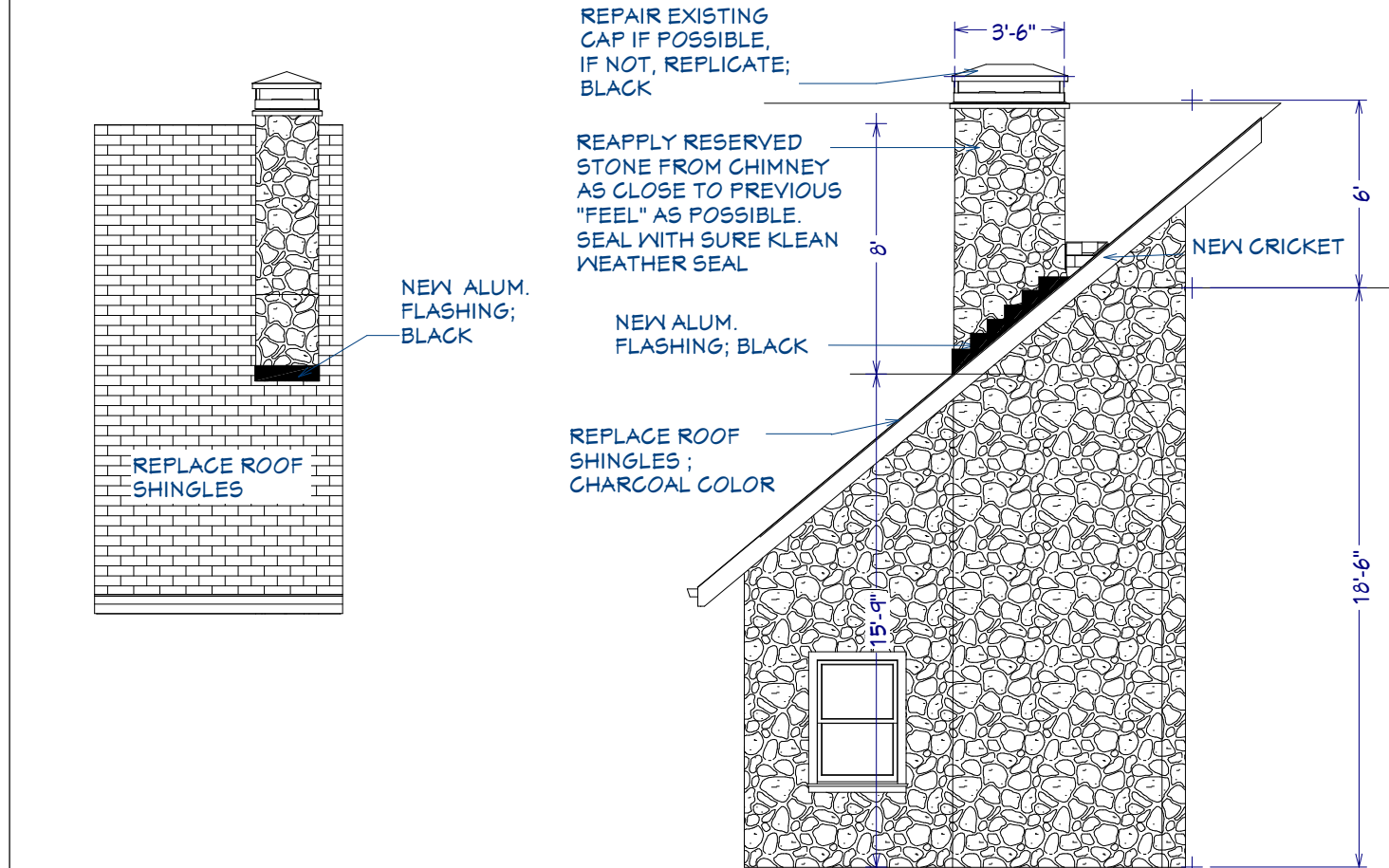
- May damage glass or be difficult to remove. Always protect
- Not appropriate for application to asphaltic or painted surfaces
- Not suitable for application to synthetic resin paints, gypsum, plaster or other non-masonry surfaces
- Not recommended for below-grade applications
- Will not prevent water penetration through structural cracks, defects, open joints or material defects

TYPICAL TECHNICAL DATA

FORM	Clear, slightly yellow liquid
SPECIFIC GRAVITY	0.895
pH	not applicable
WT/GAL	6.70 lbs
ACTIVE CONTENT	11%
TOTAL SOLIDS	99% ASTM D 5369
VOC CONTENT	71.3 g/L
FLASH POINT	118° F (48° C) ASTM D 5278
FREEZE POINT	< -22° F (-30° C)
SHELF LIFE	2 years in tightly sealed, unopened container

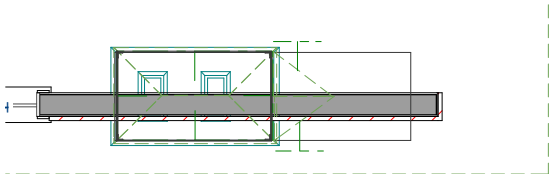
SEALANT, WATERPROOFING & RESTORATION TREATMENT

Product Data Sheet • Page 1 of 4 • Item #40057 • 08/11/02 • ©2002 PROSOLCO, Inc. • prosolco.com



E1
A-3
ELEVATION 1

FRONT CHIMNEY



PRODUCT DATA SHEET

PERM-A-BARRIER® WALL FLASHING

Self-adhesive, rubberized asphalt/polyethylene through flashing for cavity wall applications

Product Description

Perm-A-Barrier® wall membranes are ideal for protecting the building superstructure from the damaging effects of the elements. By minimizing air and water vapor flow through the building exterior, Perm-A-Barrier wall membranes:

- Prevent premature deterioration of the building envelope
- Enhance thermal performance of the structure and save energy costs
- Improve comfort for the building occupants

Advantages

- Fully bonded—continuous adhesion to the substrate resists wind loads and prevents water tracking behind the base
- Waterproof and impermeable to moisture—impermeable to the passage of liquid water and water vapor
- Cross laminated film—provides dimensional stability, high tear strength, puncture and impact resistance
- Cold applied—no flame hazard, self-adhesive overlaps ensure continuity
- Flexible—accommodates minor settlement and shrinkage movement
- Controlled thickness—factory made sheet ensures consistent, non-variable site application
- Aggressive, conformable adhesive—100% waterproof laps and allows self-sealing around mechanical fasteners
- Unique green color and logo—highly differentiated on the job site from other flashing types and enables easy identification of damage
- Ripcord® Split Release on Demand—allows application in the straight sheeps, ease of membrane positioning in detailed areas
- Foldless release paper—lower edge catch, 180° roll-back, back membrane cutting (single roll) membranes positioning, quicker one-man install

Product Advantages

- Fully bonded
- Waterproof and virtually impermeable to moisture
- Cross laminated film
- Cold applied
- Flexible
- Controlled thickness
- Aggressive, conformable adhesive
- Unique green color and logo
- Ripcord Split Release on Demand
- Foldless release paper

PERM-A-BARRIER WALL FLASHING

Draining up to 1/8" (3mm) maximum depth. Please refer to gpm.com for specific application details.

REVISIONS		Description	
Number	Date		

PLANS / ELEVATIONS

James Lund
705 Trotwood Avenue
Columbia, TN 38401

C.D. Johns Architect
606 Riverside Drive
Columbia, TN 38401
615.332.4531 615.443.7962

DATE:
9/18/2023

SCALE:

SHEET #:
A-3



HISTORIC ZONING COMMISSION
CERTIFICATE OF APPROPRIATENESS APPLICATION AND CHECKLIST

*Please submit the Application online at [City of Columbia | Permitting \(onluma.com\)](http://City of Columbia | Permitting (onluma.com))
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 \(onluma.com\)](http://City of Columbia | Permitting (onluma.com)).** 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 - N/A ○ 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	Ritco Group, inc.	PHONE	931.381.0175
ADDRESS	2488 Park Plus Drive	EMAIL	rthompson@ritco.com

PROPERTY OWNER

NAME	James A. & Heather R. Lund	PHONE	616.278.0476
ADDRESS	705 Trotwood Avenue	EMAIL	jalund321@aol.com

DATE OF PRE-APPLICATION MEETING	9-18-23 Submittal date - 10-18-2023 Meeting date
---------------------------------	--

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: 705 Trotwood Avenue	
SQUARE FOOTAGE OF PROPOSED ADDITIONS/NEW CONSTRUCTION : EXISTING: <u>N/A</u> ft ² PROPOSED: <u>N/A</u> ft ²	
HEIGHT OF STRUCTURE FOR ADDITIONS/NEW CONSTRUCTION : EXISTING: <u>N/A</u> ft PROPOSED: <u>N/A</u> ft	
SQUARE FOOTAGE OF PROPOSED SIGNAGE: N/A	

PROJECT INFORMATION: DESCRIPTION & SCOPE OF PROJECT
DESCRIBE PROPOSED PROJECT(S) AND LIST ALL PROPOSED MATERIALS. ATTACH ADDITIONAL SHEETS IF NECESSARY: <u>Reduce two (2) stone chimneys to roof deck saving stone to be relaid in place.</u> <u>Shingle flashing, chimney counterflashing to be black Berger aluminum.</u> <u>Chimney cap (1) to be restored and reinstalled, if possible. If not, will be reproduced.</u> <u>See submitted plans for details.</u> <u>Install GAF-Architectural, Timberline HDZ Charcoal Gray roofing shingles over clean wood deck</u>

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

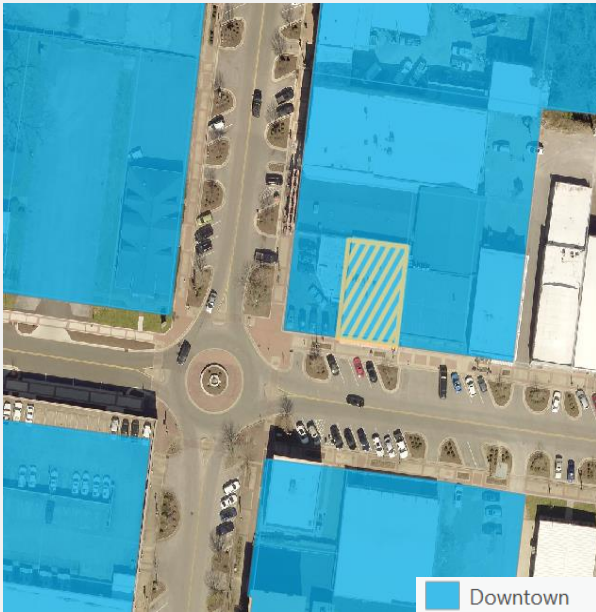
Ritco Group, inc.
APPLICANT NAME

by  its President 2023-09-18
APPLICANT SIGNATURE DATE

James A. & Heather R. Lund
PROPERTY OWNER NAME

 2023-09-18
PROPERTY OWNER SIGNATURE 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 23-0389	Gabe Howard
HEARING DATE	PROPERTY ADDRESS/LOCATION
October 18 th , 2023	105 E 6 th Street
PROJECT DESCRIPTION The applicant requests a Certificate of Appropriateness for the addition of wall signage and installation of a metal canopy and signage to the front façade of the structure Specifically, the applicant is proposing cast metal wall signage with gold painting measuring 8.5 sq./ft. to be placed on primary façade wall above main entrance to business. Additionally, the applicant proposes to install an aluminum canopy to be positioned over the main entrance on the primary façade along with a canopy sign measuring 11.5 sq./ft. to be installed on top of the canopy fascia. Lighting for canopy signage is proposed via a light bar installed at the base of the canopy to illuminate the letter fonts. Applicant states this lighting fixture will not be visible from ground level and will provide a soft, warm-white glow for illumination.	

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	HISTORIC DISTRICT
CD-5	VACANT IMPROVED STRUCTURE	COMMERCIAL/CIVIC	SIGNAGE/CANOPY	DOWNTOWN

Staff Recommendation

APPROVE

APPROVE WITH CONDITIONS

DENY

Review Status and History

<u>Submission status:</u>	Third request for Certificate of Appropriateness at this address
<u>Previous approvals:</u>	10/10/2019, Approved, Painted awning signage and repainting of awning 1/12/2023, Approved, Modification of storefront and painting
<u>1984 Historic Inventory</u>	No inventory listed for specific property. Maury County tax records indicate circa 1910 construction.

Proposed Alterations

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

- Item 1. Wall signage placement on primary façade directly above main storefront entrance.
- Item 2. Canopy signage mounted to fascia of proposed aluminum canopy.
- Item 3. Aluminum canopy installation directly above main storefront entrance.

Historic District Guidelines referenced

The requested additions and signage 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.

Items 1 and 2.

8.4. Design new signage to be a positive contribution to the district

- e) Signs that express creativity, diversity, and individuality are encouraged.

8.5. Design new signage to be compatible with a building's character

- i) Using existing mounting holes and sign positions whenever possible is encouraged so as to limit the creation of new holes in building materials. On masonry buildings, signage shall be attached through mortar joints (not the masonry face) or materials such as wood that are easily repairable.

8.6. Use sign lettering and colors that promote readability

- b) Signs shall have visual consistency in fonts and imagery. Overly complex signs that use more than two or three colors or typefaces are prohibited.
- d) Sign lettering shall be legible but not out of scale with the specific sign, building, or district. Lettering should generally not exceed 18 inches in height on any sign unless the characteristics of a building warrant a larger typeface.
- e) Colors that complement a building's façade materials and trim colors are encouraged.

8.7. Design accent lighting to enhance not overwhelm signage.

- c) Lighting shall be directed toward the sign and shielded to minimize light spill onto adjacent areas and properties. Shielded warm lights are most appropriate.
- d) Lighting fixtures shall be appropriately scaled to the building and sign. Fixtures shall be hidden from view or finished in a dark matte color so as to minimize their appearance. All required conduit and junction boxes shall be hidden from view.

Items 1 and 2 Staff Comment(s)

The applicant is requesting two signs in addition to accent lighting directed at the signage above. The first one was reviewed as wall signage in context with the Historic Design Guidelines and current zoning standards. Proposal indicates signage to be cast metal measuring 8.5 sq./ft. with gold lettering to be positioned in center of primary façade over the primary entrance. The proposed signage lettering positioned as shown is located in the location of a traditional band sign. The gold color presented complement the existing building's façade materials and trim colors as well as enhancing the visibility and legibility in comparison to the color scheme of the structure. Although the signage exceeds 18 inches, it is staff's opinion that the characteristics of the building warrant a larger typeface. The square footage is well below the allowed 40 sq./ft. per zoning standard.

The proposed awning/canopy is atypical for review as it has no fabric cover and is flat without extension of an awning frame. As such, the criterion for signage review is minimal. The proposed signage is shown to be 11.5 sq./ft. and does not extend beyond the edges of the canopy but is vertically positioned and attached to fascia of canopy. It is positioned directly above the primary storefront entrance in accent to the previously mentioned wall signage. Gold lettering complement the building's color, trim, and enhances the visibility and legibility of the signage. It is well below the required 30 sq./ft.

The proposed soft, warm-white lighting projecting light upwards towards signage enhances the visibility and meets standards of the Historic Design Guidelines.

Both proposed signs complement the flat façade of the existing structure and are defining in character and style as in context with direct adjacent properties in this particular block of the downtown historic district.

Item 3

5.24. Limit the use of canopies and marquees to historically appropriate locations

- b) Canopies and marquees shall not be installed on buildings unless their use has historical precedent as illustrated by physical or documentary evidence. Installing a canopy or marquee on a historic building that never had such a feature is prohibited.
- c) Canopies and marquees were historically construction of wood or metal. New canopies, where appropriate, shall be based on historical precedents.
- d) In the absence of historic documentation demonstrating otherwise, canopies shall be of simple design. Elaborate detailing and metalwork are not appropriate when there is not historical precedent for such designs.

- e) Canopies and marquees shall use a support structure that has as few in-ground vertical supports as possible so as not to obstruct the pedestrian way.

Item 3 Staff Comment(s)

During review staff did not find any historical documentation for this particular structure. However, staff research and documentation submitted by applicant shows prior use of awnings/canopies for this building as early as 2013 and more recently in 2021, albeit, under different business establishments. The proposed is atypical of canopy design. It is flat projecting directly outward positioned directly over the primary storefront entrance providing a feature for previously mentioned signage. It is more of a contemporary design which enhances the character of the building and complements the adjacent properties in this block of the district. Aluminum was chosen by applicant because of the weather-resistant qualities.

The aluminum canopy proposed accents current building's colors, and adds a character feature to façade wall that is flat, and in current form, has not architectural definition.

Recommendation: **Approve**

RECOMMENDED MOTION:

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

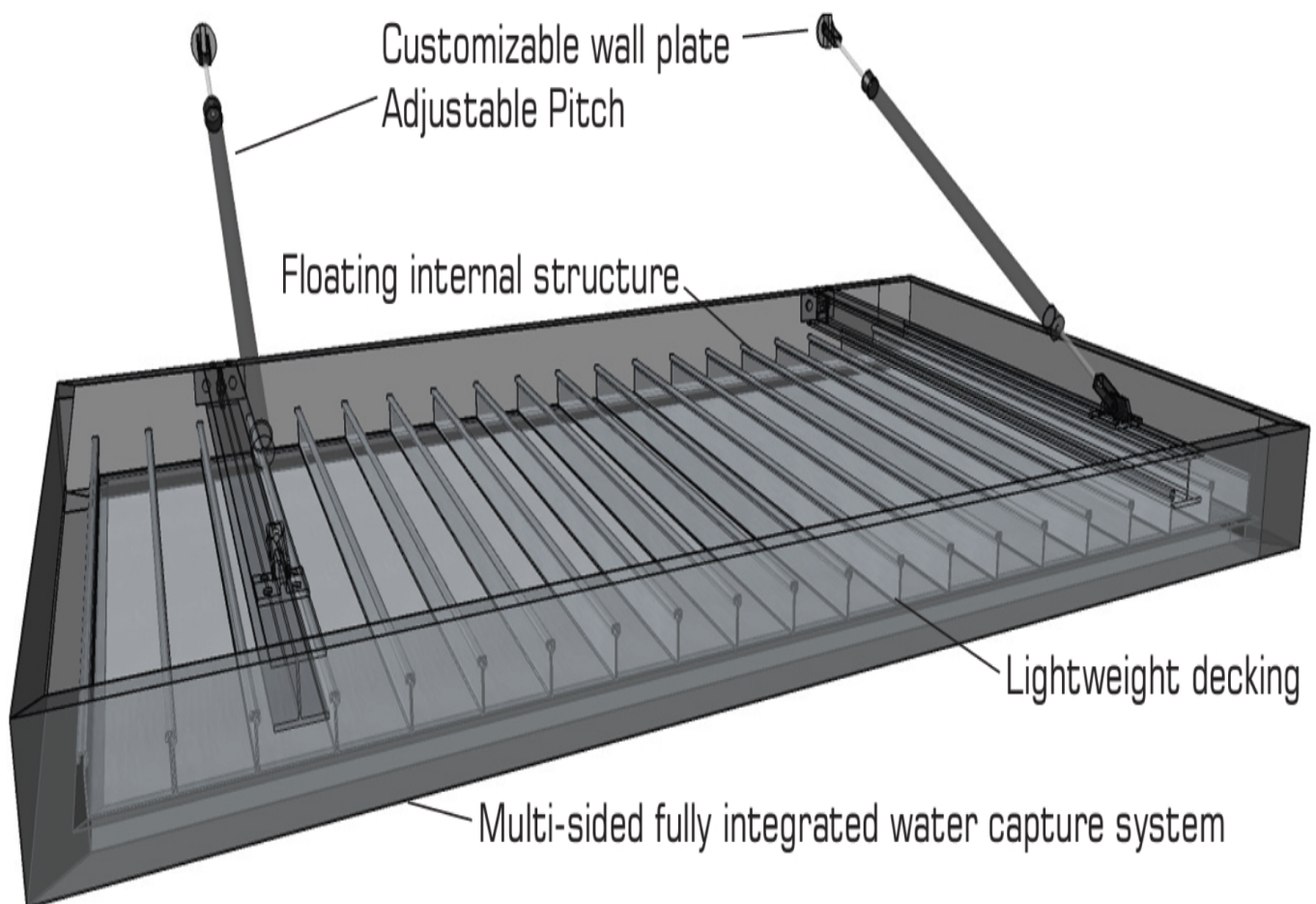
Alternative Motion [Deny].

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].

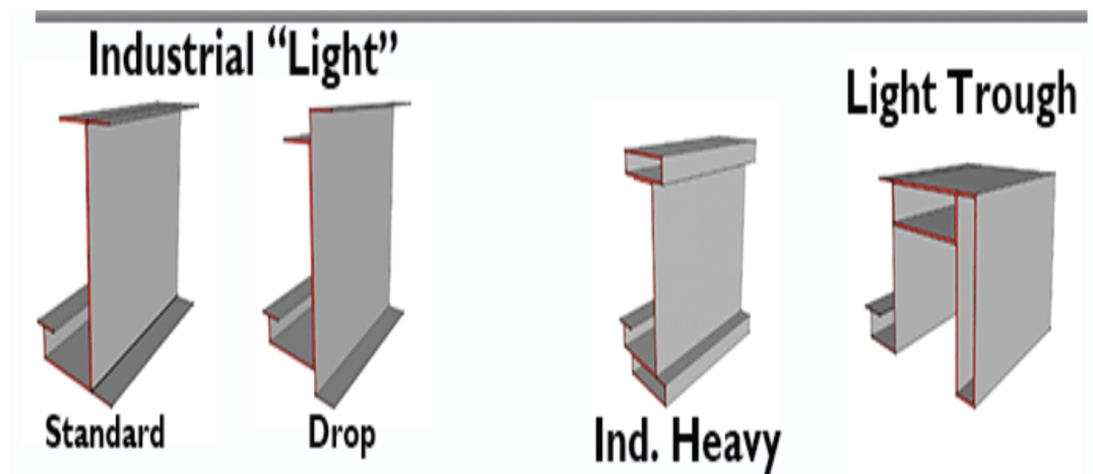




Extruded Aluminum Canopy Examples



Suggested Fascia options







HISTORIC ZONING COMMISSION
CERTIFICATE OF APPROPRIATENESS APPLICATION AND CHECKLIST

*Please submit the Application online at [City of Columbia | Permitting \(onluma.com\)](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 \(onluma.com\)](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	Gabriel Howard	PHONE	6156048668
ADDRESS	105 East 6th	EMAIL	Gabe0723@gmail.com

PROPERTY OWNER

NAME	Gabriel Howard	PHONE	6156048668
ADDRESS	105 East 6th Street	EMAIL	Gabe0723@gmail.com

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

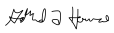
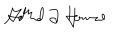
PROJECT INFORMATION: WORK SPECIFIC

☐ 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 ☐ 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 (<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): Metal Canopy Addition

PROJECT INFORMATION	
ADDRESS: 105 East 6th Street	
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: 20 sq/ft	

PROJECT INFORMATION: DESCRIPTION & SCOPE OF PROJECT
DESCRIBE PROPOSED PROJECT(S) AND LIST ALL PROPOSED MATERIALS. ATTACH ADDITIONAL SHEETS IF NECESSARY: Signage: Addition of Cast metal signs with gold painting. 3/4-1" depth
wall sign - measures: 54x22.8" - 8.5 sq/ft
Canopy Sign: Rising above the additional canopy - measures: 138 x 12" letter height: 12". Mounts to plate on the base of the letters on top of canopy fascia
Up lighting bar will be installed at the base of the canopy lighting to illuminate the letter fronts with a soft, warm-white glow. Light fixture will not be seen from ground level.
Canopy. Request to add a aluminum canopy custom fit to the facade over the entrance. Metal is requested due to is longstanding weather resistance, quality and design that matches the overall feel of the current renovated facade. Note: A metal awning was removed before current renovations See attached examples of other similar awnings inside and outside the HZ district. Size of the awning: 12.5 x 3' with an 8" fascia

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

<u>Gabriel Howard</u> APPLICANT NAME	<u></u> APPLICANT SIGNATURE	<u>Sep 18, 2023</u> DATE
<u>Gabriel Howard</u> PROPERTY OWNER NAME	<u></u> PROPERTY OWNER SIGNATURE	<u>Sep 18, 2023</u> DATE

Application-Historic-Zoning-Commission-PDF

Final Audit Report

2023-09-18

Created:	2023-09-18
By:	Bryson Leach (hello@needleandgrain.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAALxoiNt1OAH7WE2pt7m8u3dk6v07zQ_WS

"Application-Historic-Zoning-Commission-PDF" History

-  Document created by Bryson Leach (hello@needleandgrain.com)
2023-09-18 - 5:24:38 PM GMT- IP address: 75.138.169.175
-  Document emailed to Gabriel Howard (gabe0723@gmail.com) for signature
2023-09-18 - 5:25:41 PM GMT
-  Email viewed by Gabriel Howard (gabe0723@gmail.com)
2023-09-18 - 5:27:26 PM GMT- IP address: 66.249.88.6
-  Document e-signed by Gabriel Howard (gabe0723@gmail.com)
Signature Date: 2023-09-18 - 8:31:27 PM GMT - Time Source: server- IP address: 174.238.171.57
-  Agreement completed.
2023-09-18 - 8:31:27 PM GMT







HISTORIC ZONING COMMISSION
CERTIFICATE OF APPROPRIATENESS APPLICATION AND CHECKLIST

*Please submit the Application online at [City of Columbia | Permitting \(onluma.com\)](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 \(onluma.com\)](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	Gabriel Howard	PHONE	6156048668
ADDRESS	105 East 6th	EMAIL	Gabe0723@gmail.com

PROPERTY OWNER

NAME	Gabriel Howard	PHONE	6156048668
ADDRESS	105 East 6th Street	EMAIL	Gabe0723@gmail.com

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

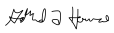
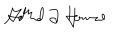
PROJECT INFORMATION: WORK SPECIFIC

☐ 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		☐ SIGNAGE (<i>select type</i>) ☒ 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): Metal Canopy Addition	
☐ 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: 105 East 6th Street	
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: 20 sq/ft	

PROJECT INFORMATION: DESCRIPTION & SCOPE OF PROJECT
DESCRIBE PROPOSED PROJECT(S) AND LIST ALL PROPOSED MATERIALS. ATTACH ADDITIONAL SHEETS IF NECESSARY: Signage: Addition of Cast metal signs with gold painting. 3/4-1" depth
wall sign - measures: 54x22.8" - 8.5 sq/ft
Canopy Sign: Rising above the additional canopy - measures: 138 x 12" letter height: 12". Mounts to plate on the base of the letters on top of canopy fascia
Up lighting bar will be installed at the base of the canopy lighting to illuminate the letter fronts with a soft, warm-white glow. Light fixture will not be seen from ground level.
Canopy. Request to add a aluminum canopy custom fit to the facade over the entrance. Metal is requested due to is longstanding weather resistance, quality and design that matches the overall feel of the current renovated facade. Note: A metal awning was removed before current renovations See attached examples of other similar awnings inside and outside the HZ district. Size of the awning: 12.5 x 3' with an 8" fascia

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

<u>Gabriel Howard</u> APPLICANT NAME	<u></u> APPLICANT SIGNATURE	<u>Sep 18, 2023</u> DATE
<u>Gabriel Howard</u> PROPERTY OWNER NAME	<u></u> PROPERTY OWNER SIGNATURE	<u>Sep 18, 2023</u> DATE

Application-Historic-Zoning-Commission-PDF

Final Audit Report

2023-09-18

Created:	2023-09-18
By:	Bryson Leach (hello@needleandgrain.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAALxoiNt1OAH7WE2pt7m8u3dk6v07zQ_WS

"Application-Historic-Zoning-Commission-PDF" History

-  Document created by Bryson Leach (hello@needleandgrain.com)
2023-09-18 - 5:24:38 PM GMT- IP address: 75.138.169.175
-  Document emailed to Gabriel Howard (gabe0723@gmail.com) for signature
2023-09-18 - 5:25:41 PM GMT
-  Email viewed by Gabriel Howard (gabe0723@gmail.com)
2023-09-18 - 5:27:26 PM GMT- IP address: 66.249.88.6
-  Document e-signed by Gabriel Howard (gabe0723@gmail.com)
Signature Date: 2023-09-18 - 8:31:27 PM GMT - Time Source: server- IP address: 174.238.171.57
-  Agreement completed.
2023-09-18 - 8:31:27 PM GMT