



THIS MEETING HAS BEEN CANCELED DUE TO INCELLMENT WEATHER. ALL ITEMS WILL BE REPUBLISHED FOR THE FEBRUARY AGENDA.

The Columbia Historic Zoning Commission will meet on Wednesday, January 17, 2024 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

1. December 2023 Minutes

III. Old Business

1. Request from John Cox for the addition of an accessibility ramp at [1200 South High Street](#).

THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA

IV. New Business

1. Request from Bryson Leach for approval of wall and projecting signage at [817 S. Main Street](#), in the Downtown Columbia Commercial Historic District.
2. Request from Stewart Parker for exterior alteration approval at [420 W. 7th Street, in the West End/West 7th Historic District](#).
3. Request from John Gaston for approval of exterior alterations at [415 W. 6th Street, in the West 6th Historic District](#).

V. Other Business

1. Administrative CoA Approvals

VI. Adjourn

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

The 2024 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
December 20, 2023

CALL TO ORDER:

Chairperson Ms. Autumn Potter called the December meeting of the Historic Zoning Commission for the City of Columbia to order at 4:05 p.m. The meeting was held in Council Chambers, City Hall, basement level.

ROLL CALL: All present and included the following:

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

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

2. 1. APPROVAL OF MINUTES:

The November meeting minutes were presented for approval. Mr. Shannon moved for the approval of the minutes, with Ms. Lucas seconding. The minutes were approved six to zero, with Dr. Hendrickson arriving late.

3. Old Business

There was no old business to discuss.

4. New Business

AGENDA ITEM #4.1

Case# 23-0467

Request from John Cox for the addition of an accessibility ramp at 1200 South High Street.

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Staff Recommendation:

Mr. Robert Archibald presented the details of the request. This submittal is located in the Athenaeum District. Mr. Archibald discussed accessibility and safety from the Historic guidelines under 7.22, and 7.23. He also stated that the proposed handicap ramp does not meet the guidelines. Staff recommends modification to the design softening the impact. Suggested conditions recommended for approval by staff, feature include a more compatible material be used for the handrails. The ramp construction be softened in the form of brick or stone cladding.

Discussion:

Mr. John Cox, 1005 Riverside Drive, was present to answer questions. Discussion included explaining the layout, the esthetics of the concrete, ramps distance, the walk way, meeting the guidelines, keeping it out of the front, another design, meeting the code requirements, getting a redesign, rear entrance, accessibility needs to be as close to the front entrance as possible to meet the building code standards, and alternative material options. Mr. Nuber stated that the applicant could do a solution that does not involve rails, it is a code legal sloped sidewalk. Additional discussion included the elevation drop, the applicant owns both lots, and exploring other options. Mr. Shannon moved to defer, giving the applicant opportunity to check out re-designs and bring it back. Further discussion included the urgency to get this done, and compliance. Mr. Archibald stated that it is almost twofold once you take it out of a ramp you no longer need a permit. If you go with the option Mr. Nuber discussed as long as you achieve the grade, and it meets the accessibility standards there is no permit requirement. Discussion included approval of the concept of the sidewalks, meeting the esthetics, conversations with Mr. Neas, Chief Building Official, and the applicant. Mr. Lawrence suggested approving on the condition that it is approved with codes, if not then it is deferred until next month, and he comes with plan B. Mr. Shannon amended his motion. He made the motion to defer with the exception that it will fall under staff purview with staff comments as far as meeting the code, meeting the slope of one and twenty, and only encroaching on the right of way where the turn would be back to the sidewalk. Mr. Lawrence seconded the motion. The motion to defer with condition passed seven to zero. Mr. Archibald stated that he recommended that Mr. Cox follow up with Mr. Neas as soon as possible. Mr. McCarthy stated for future clarification if there is an encroachment of the right of way, it will have to be approved by City Council.

AGENDA ITEM #4.2

Case# 23-0482

Request from Buck and Board, LLC for an After the Fact Certificate of Appropriateness at 100 West 5th Street for exterior alterations of outdoor seating and railing. This request also includes a future accessibility ramp.

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Staff Recommendation:

Robert Archibald presented the details of the request. This is a COA request post construction, and post installation. Prior to the concrete pour on the Main Street side Mr. Archibald, and Mr. Toney visited the site, spoke with the contractor, and advised him of the possible right-of-way encroachment that they were looking at if they went ahead and poured the other side on the Main Street side. A couple of days later the job was finished. Modifications are needed. The aluminum fencing does meet the Historic Guideline requirement, it possibly exceed the height. Staff recommends approval subject to conditions that the applicant applies for a right-of-way encroachment on or before February 18, 2024. The applicant shall also adhere to all permit conditions including modifications that have to take place. Future signage as Ms. Strain eluded to in the application goes to Mr. Archibald as administrative reviewer if the request meets all criteria.

Discussion:

Ms. Nicole Strain 902 School Street, was present to answer questions. Discussion included going before City Council, elevation, and current grade concerning the fence. Ms. Strain gave the details of how her project unfolded. Further discussion included awareness, contractors, the materials meet the guidelines, ramp accessibility, the door, modifications, encroachment, not trying to create a false sense of history, and justification. Mr. Shannon moved to approve with staff conditions, and Dr. Hendrickson seconded the motion. The motion to approve with staff conditions passed seven to zero.

AGENDA ITEM #4.3

Case# 23-0470

Request from Buck and Board, LLC (Nicole Williams) for an After the Fact Certificate of Appropriateness at 711 West 7th Street concerning exterior alterations including an addition, painting of masonry surfaces, replacement of roof, windows, corbels, lighting, deck and gutters, porch repairs, and additional parking surfaces. This request also includes a proposal for fencing and landscaping.

Staff Recommendation:

Robert Archibald presented the detail information of the request. Staff declines to make a recommendation due to the totality of the renovation of the structure. Staff defers to the expertise of the Historic Zoning Commission.

Discussion:

Ms. Nicole Strain, 902 School Street, was present to answer questions. Discussion included the painted brick, no building permit, the process, treatment process, removal process, and intensive processes. Ms. Strain explained her process. Additional

City of Columbia
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December 20, 2023

discussion included the realtor being aware of the process, the applicant's awareness of permitting, structural changes, the wall changes at the rear, the garage doors, the engineer's awareness, denials in the past, someone should have told the applicant, historical guidelines, painting, reasonable efforts to match the brick, mortar, historic district painted houses, the nature of the brick is important to salvage, restoration processes, the importance of following processes, windows, and an approval needed before she can get a building permit. Mr. Shannon asked about visibility and stated that it is not compliant to historic. Mr. Archibald stated that this is not in compliance with historic guidelines, nor is it Historic to the character of housing in the district. Suzanne Ganser, 801 West 7th Street, the liaison for the district reported on discussion in the district seeing this house painted was disappointing, and the brick was not in bad shape. She stated that the feeling in the neighborhood is they need to be restored or don't buy them. Mr. Shannon stated that the brick is a violation. Mr. McCarthy asked is removing paint from the brick really viable to do. Mr. Nuber stated that the color of the brick is changed permanently. The Commission had a discussion on the painting of brick. Additional discussion included the upper deck addition is not historically appropriate, garage doors, leaving out or omitting windows, visibility, inappropriateness, gutter similar, and gutter appropriate. Ms. Potter stated that the Commission main points are the deck, the windows, the garage door in the back, and the brick. Mr. Archibald stated for clarification he would assume that there are three bays on the front and three bay windows on the rear. There was no change in the roof design. Ms. Potter stated that there would need to be another meeting for the fence design, it should be wood or aluminum. Ms. Potter stated that the Commission is good with the porch lights, the concrete parking, back fill dirt, corbels, storm windows, the bead board, the gutters and the roof. The Commission is not in agreement with the painted brick, the added garage door/windows, the upper deck, and the replacement of the bottom deck. Permitting was needed. Ms. Potter stated that the Commission will deny the brick. Further discussion included timeline, processes. Mr. McCarthy asked if the Commission would move to approve the items that they are ok with, with the condition that she come back with another application within six months, or ninety days whatever the Commission finds appropriate for the remaining items. Mr. Brass discussed pending situations and a new applicant. Mr. Archibald recommended the applicant obtaining an expert, and return in thirty days. Mr. Brass stated that the Commission needs something that is binding. Additional discussion included a stop work order, building permit trigger, small things were pointed out, and shortly thereafter filed for building permit. Mr. McCarthy discussed if this request was denied. Mr. Lawrence specified she stated that she is not going to list it, and it is documented if she sells it that she had knowledge of it. Ms. Joan McKnight stated that the orange stop work order sign have been moved. She also stated that on the side of the house there is a shared driveway, there have been some brick removed, the shared driveway dimensions documentation, the easement, and the recording of it. Ms. Potter moved to deny allowing thirty days to address the brick, the removing of the paint from the brick, and any other alterations to the rear decking of

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the house and how they can make it more historically accurate. Mr. McCarthy stated that if the Commission is going to deny the request it is a no, and there are no conditions on it. He explained the process. Mr. Brass stated for clarity there is a denial due to paint which is prohibited, and the applicant does have an opportunity to come back before this Commission. He also stated that he thinks that may be best to not put a thirty-day clause on that. Once denied the applicant can make a request before this Commission if they want to seek an alternative situation to remove the brick. Mr. McCarthy stated we can state administratively if we don't get an application for February the Commission can pursue action. He also stated that the Commission can approve conditionally, but a denial is a denial. Further discussion included options to find a brick expert, how to make the deck and the windows look more historic, attempt to remedy the denial. Ms. Potter amended the motion to say move to deny based on the denial of the painted brick, as well as the deck addition, the upper story addition, and the garage like windows in the rear, with Mr. Shannon seconding the motion. The motion to deny passed seven to zero. Mr. McCarthy stated that the Zoning Ordinance requires the Commission to give the applicant, if they deny the request an explanation of what could be done differently in order to be approved in a subsequent request. He stated that he thinks that has been covered well with this discussion. He asked the applicant if she knows what to do in order to be approved the next time she applies. The applicant stated yes. Dr. Hendrickson stated in speaking for the Board, the Commission appreciate the applicant's efforts, and he explained the Commission's commitment to the guidelines, and codes. Additional discussion included the whole side of the house is different.

5. Other Business

Mr. Archibald gave an update on the Administrative COA's issued.

Mr. McCarthy addressed the CLG report.

Ms. Fisher discussed additional training.

Mr. Archibald gave an update on the upcoming training session in Nashville scheduled for January.

Mr. Brass discussed local training.

Election of Officers:

Chairperson

Ms. Melanie Lucas moved to re-elect Ms. Potter to be Chairperson, and Mr. Shannon seconded the motion. The motion passed seven to zero.

Vice Chair:

Mr. Shannon moved to re-elect Ms. Lucas as Vice-Chair, and Dr. Hendrickson seconded. The motion passed seven to zero.

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Grant:

Mr. McCarthy discussed receiving a grant from THC to update the inventories to the Historic District with a September 30th deadline.

6. ADJOURNMENT:

Mr. Nuber made the motion to adjourn the meeting with Mr. Shannon seconding. The motion to adjourn passed seven to zero. With all members present voting aye. The meeting adjourned at 5:54 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 23-0467	John and Geri Cox/same as applicant
HEARING DATE	PROPERTY ADDRESS/LOCATION
December 20, 2023	1200 S High St
PROJECT DESCRIPTION	
The Certificate of Appropriateness request is for the addition of a handicap accessible ramp parallel to the primary frontage facing South High Street. Specifically, the applicant proposes to build a handicap accessible ramp at the front of the existing business between the sidewalk and the front porch consisting of a concrete surface accompanied by two steel pipe handrails. The project architect designed the ramp and handrails to accommodate required handicap accessibility standards for business operations.	

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	HISTORIC DISTRICT
CD-3	OCCUPIED COMMERCIAL STRUCTURE	MIXED USE/SD-LI SPECIAL DISTRICT	HANDICAP ACCESSIBLE RAMP	ANTHENEUM

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>	19-0148: Exterior façade restoration [approved]
<u>1984 Historic Inventory</u>	No inventory listed for specific property. Maury County tax records indicate circa 1930 construction. Established by Ordinance 3432.



City of Columbia Tennessee

Historic Zoning Staff Report

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. Handicap Ramp Addition

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.

Item 1. Handicap Ramp Addition

7.22 Minimize the Visual Impact of Health and Safety Features

- b) Ramps and other means of access shall be located at a secondary or rear entrance to the extent feasible and practical, particularly when entries must be widened to accommodate access. If placement at the façade is necessary, minimize the visual impact of the feature and changes to the building fabric.
- c) Locate ramps and other means of access adjacent to the face of the building to the extent feasible and practical to minimize their perceived prominence. Wood or composite ramps that have simple, non-intrusive detailing are most appropriate. Wood ramps shall be stained or painted to better blend into the landscape.
- d) Materials for ramps and other such features shall be the same as or similar to the materials on the building to effectively blend the feature into the landscape. Other materials will be considered on a case-by-case basis. Unpainted wood, solid masonry walls, wire, cable and piping materials are prohibited.
- e) Handrails, balusters, and other elements shall be simple in character and finish.

7.23 Minimize the Impact of Health and Safety Features on Building Fabric

- a) Health and safety features shall have as little impact on the historic fabric of the building as possible.
- b) Features shall be installed so that they do not require damage to or removal of character-defining features. Ramps or other means of access that require changes to an original or character-defining porch shall be avoided.



City of Columbia Tennessee

Historic Zoning Staff Report

Items 1 Staff Comment(s)

The applicant has requested this review in order to construct a handicap accessible ramp in order to meet compliance standards for ADA accessibility standards to a commercial business. The property was previously used as a single-family residence and was converted to commercial retail in early 2021. The structure is by all aesthetic features, a single-family unit, but the operation establishes it as a commercial retail establishment. The building lacks necessary facilities to accommodate handicap accessible traffic, hence the proposal for ramp construction. This structure is non-contributing to the historic character of the district whether utilized as a single-family home or as a commercial establishment. Situated in the Columbia Arts District, the property is surrounded by the mixed-uses of the CAB Building as well as other surrounding properties. The Zoning Ordinance permits retail use in this area.

The proposed design submitted by the applicant is a typical handicap ramp design. The lot is situated on a corner with two frontages; South High Street and West 11th Street, with the primary entrance being located at the front of the structure parallel with South High Street. The proposed placement is the most appropriate location providing direct access to the establishment for persons with limited mobility. The lot configuration is prohibitive of construction anywhere else on site. Attention should be given to the proposed features of the ramp considering the visual impact.

Staff recommends modification to the design of the ramp to soften this impact. The suggested conditions are as follows:

- **Piping material proposed for the handrail is prohibited per 7.22 (d). Staff suggests a more compatible material, subject to Commission determination, be a part of Conditional approval.**
- **The proposed ramp description indicates standard concrete face for ramp section that will run parallel with frontage on South High. Staff suggests the Commission consider adding a condition to the approval that the applicant clad the exterior face of the ramp with a more suitable material; such as brick face or stone face veneer, or other material Commission deems appropriate in order to soften the feature in the frontage.**

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.

- Handrails is must be made of *[identify allowable material]*.
- The proposed ramp description indicates concrete face of the ramp section parallel with the frontage on South High must be clad with brick face or stone face veneer.



City of Columbia Tennessee

Historic Zoning Staff Report

ALTERNATIVE MOTION

Alternative Motion [Approve]

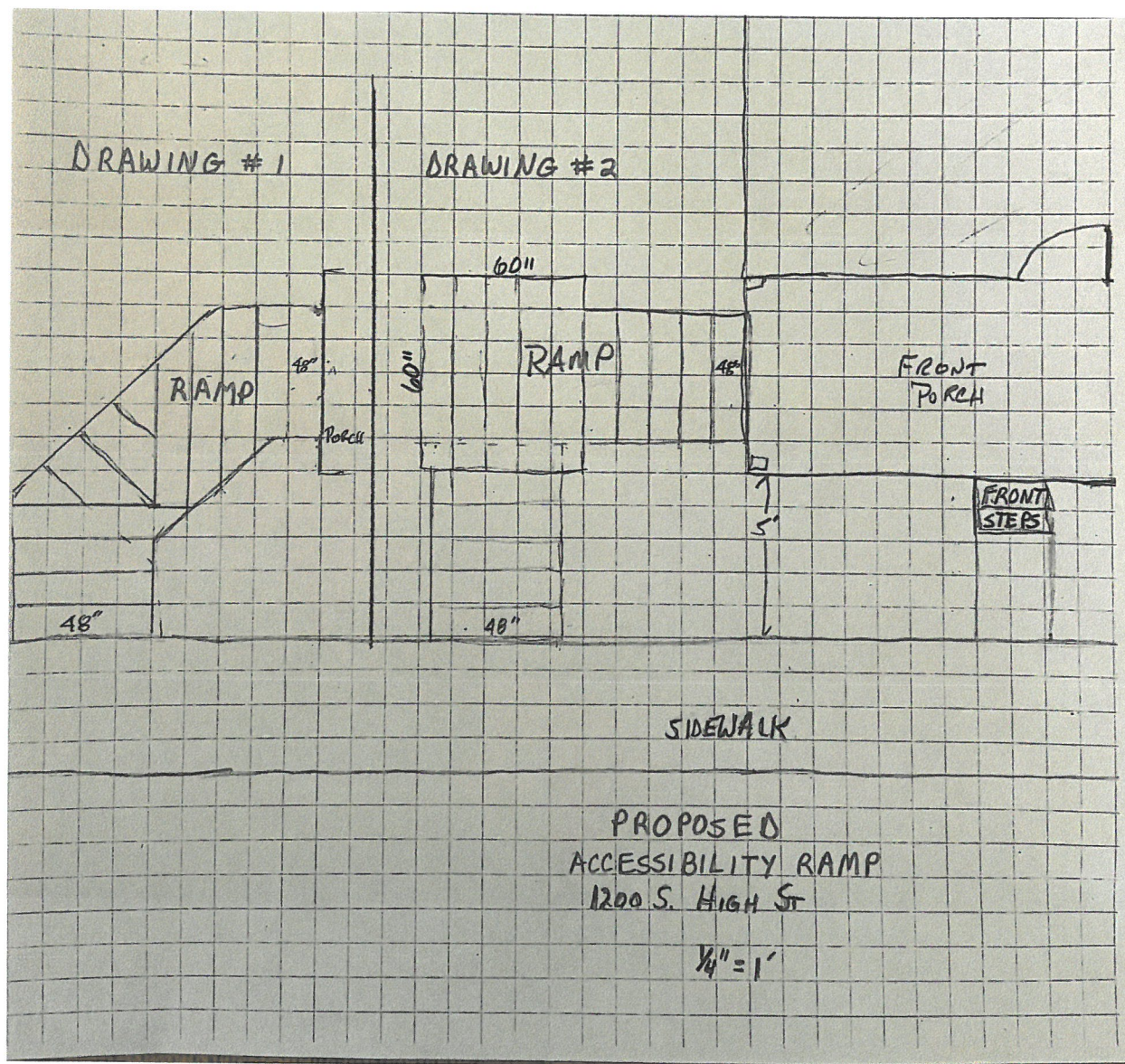
Move to approve issuance of a Certificate of Appropriateness and find that the proposed restoration/repair and demolition conforms to the Historic Guidelines.

Alternative Motion [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].

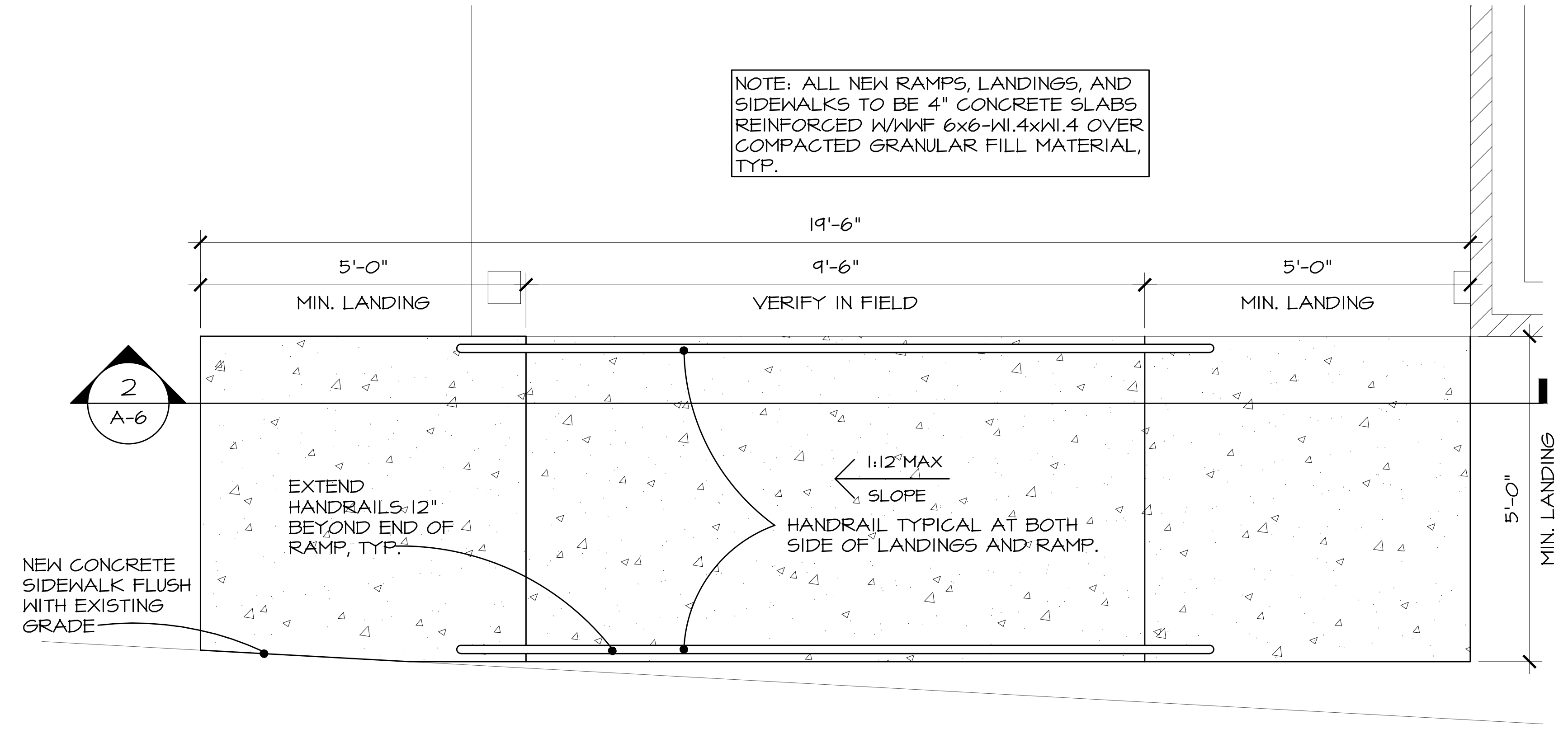


ADA REMODEL GLOVER SECOND HAND
1200 S HIGH STREET, COLUMBIA TN 38401

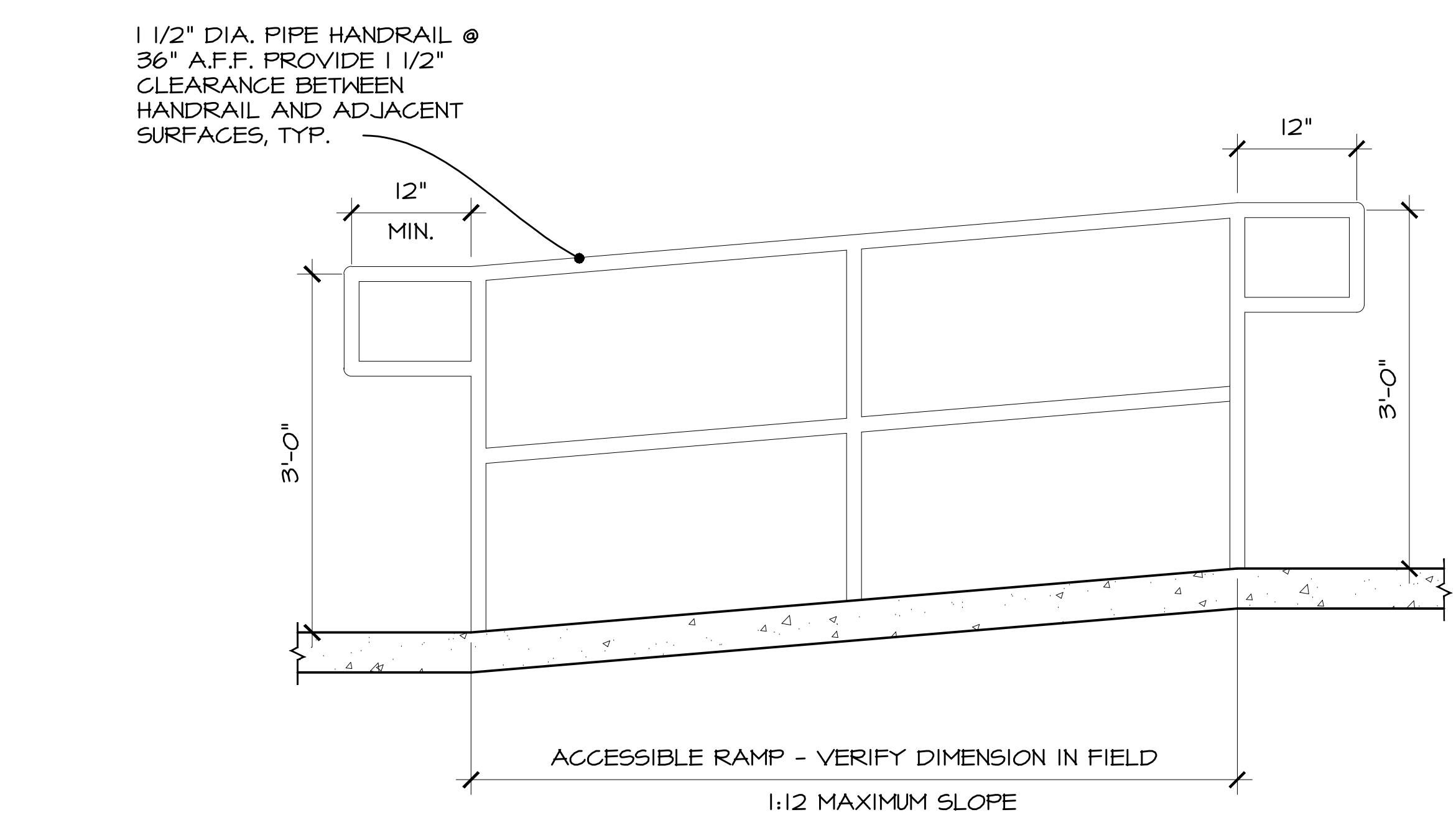
PROPOSED REMODEL:
1200 S HIGH STREET
COLUMBIA TN 38401

JOB NUMBER:
001
REVISIONS:

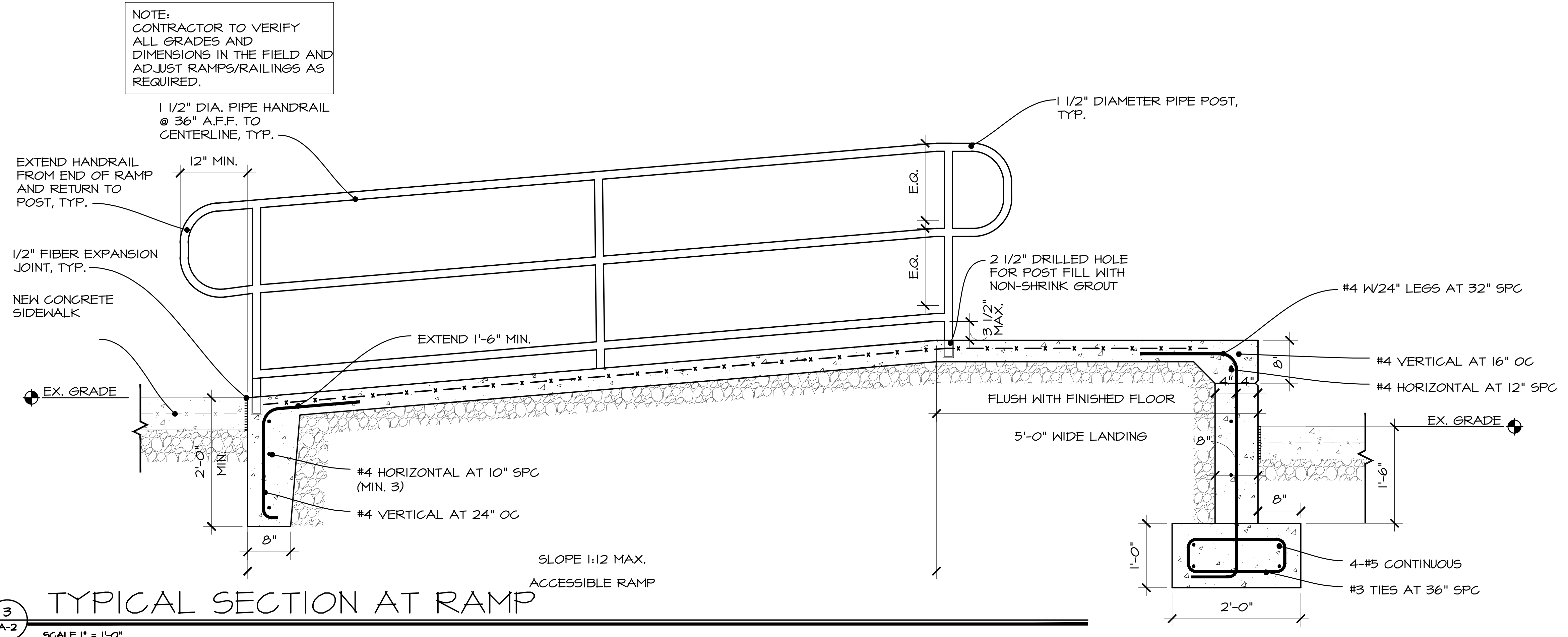
NOVEMBER 13, 2023
A-2
ADA RAMP DETAILS



1 ENLARGED RAMP PLAN
SCALE 3/4" = 1'-0"



2 HANDRAIL EXTENSIONS
SCALE 1" = 1'-0"



3 TYPICAL SECTION AT RAMP
SCALE 1" = 1'-0"



ADA REMODEL GLOVER SECOND HAND

1200 S HIGH STREET, COLUMBIA TN 38401

PROPOSED REMODEL:

1200 S HIGH STREET

COLUMBIA TN 38401

JOB NUMBER:

23-501

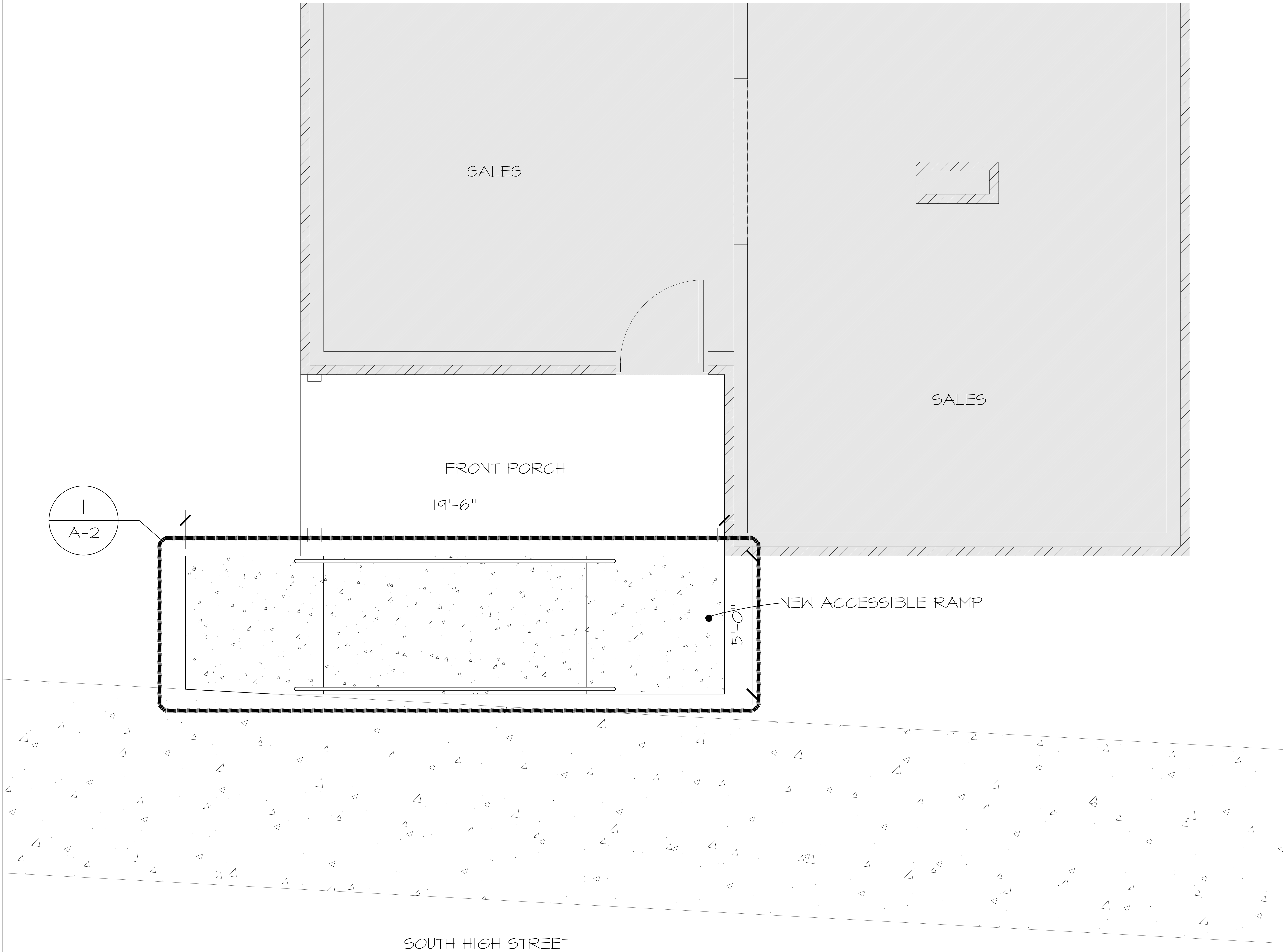
REVISIONS:

NOVEMBER 13, 2023

A-1

FLOOR PLAN/EQUIPMENT

LIST



1
A-1

FLOOR PLAN

SCALE 3/4" = 1'-0"



Historic Zoning Commission Certificate of Appropriateness

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

COPY

PROJECT LOCATION: 1200 S High St
HISTORIC DISTRICT: Athenaeum

	OWNER INFORMATION:	APPLICANT INFORMATION:
NAME	John J Etux Geri F Cox	John J Etux Geri F Cox
ADDRESS	1005 Riverside Dr Columbia, TN 38401	1005 Riverside Dr Columbia, TN 38401
PHONE	(615) 400-1925	(615) 400-1925
EMAIL	djcox6@yahoo.com	DJCOX6@YAHOO.COM

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

CONDITIONS OF APPROVAL: Approved as presented

UNAPPROVED/SPECIFICALLY EXCLUDED WORK:

DATE OF HISTORIC ZONING COMMISSION APPROVAL/DENIAL: THURSDAY,
DECEMBER 12, 2019

Kim Hays

Paul Weber

HISTORIC ZONING COMMISSION CHAIR
ADMINISTRATOR

ZONING



CITY OF
COLUMBIA
TENNESSEE

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

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	JOHN J COX	PHONE	615-400-1925
ADDRESS	1200 S. HIGH ST	EMAIL	djcox6@yahoo.com

PROPERTY OWNER

NAME	JOHN J AND GERI F COX	PHONE	615-400-1925
ADDRESS	1005 RIVERSIDE DR	EMAIL	djcox6@yahoo.com

DATE OF PRE-APPLICATION MEETING	
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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: 1200 S. HIGH ST Columbia, TN 38401	
SQUARE FOOTAGE OF PROPOSED ADDITIONS/NEW CONSTRUCTION :	
EXISTING: _____ ft ²	PROPOSED: _____ ft ²
HEIGHT OF STRUCTURE FOR ADDITIONS/NEW CONSTRUCTION :	
EXISTING: _____ ft	PROPOSED: _____ ft
SQUARE FOOTAGE OF PROPOSED SIGNAGE:	

PROJECT INFORMATION: DESCRIPTION & SCOPE OF PROJECT
DESCRIBE PROPOSED PROJECT(S) AND LIST ALL PROPOSED MATERIALS. ATTACH ADDITIONAL SHEETS IF NECESSARY:
INSTALLATION of wheelchair accessible ramp at front of building between existing sidewalk and front porch.
Ramp shall consist of concrete with two side handrails per architect specifications

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

JOHN J Cox		11-16-2023
APPLICANT NAME	APPLICANT SIGNATURE	DATE
JOHN J Cox		11/16-2023
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 23-0515	Bryson Leach/Miles Kirby
HEARING DATE	PROPERTY ADDRESS/LOCATION
January 17, 2024	817 S Main Street
PROJECT DESCRIPTION	
The Certificate of Appropriateness request is for addition of a new projecting sign and a new wall sign both visible from the front façade of the building. Specifically, the applicant is requesting approval to install a 21.5-inch projecting metal sign at the entrance to alcove at storefront. Additionally, applicant is requesting to install a 23.3 sq./ft. wall sign on the front building façade.	

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	HISTORIC DISTRICT
CD-5	OCCUPIED COMMERCIAL	COMMERCIAL	NEW SIGNAGE	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>	21-0155, Approved, front and rear façade modifications 23-0221, Approved, Storefront door replacement
<u>1984 Historic Inventory</u>	<i>(Harvey's Gym), 1960s, two-story brick, metal and glass storefront, plain brick upper-story (N)</i>



City of Columbia Tennessee

Historic Zoning Staff Report

Proposed Alterations

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

- Item 1. New projecting wall signage. 2" aluminum cabinet painted black with white painted lettering placed at storefront entrance measuring a total of 21.5" in circumference with tallest lettering being 6.5" in height.
- Item 2: New front wall signage. Semi-gloss black acrylic lettering, ¼" thick with tallest lettering being 35" in height installed on front façade of building mid-span.

Historic District Guidelines referenced

The requested additions of 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. New Projecting Wall Signage; New Wall Signage

8.5 Design New Signage to be Compatible with a Building's Character

- d) Signs shall be scaled to be subordinate to the building. Signage should generally be consistent with the prevailing size of comparable signage in the district. Overly large and ornamental signs contribute to visual clutter in the district and shall be avoided.
- e) Signs shall fit within the profile of the building. Signs that fall within the existing progression of a building's vertical and horizontal lines and utilize shapes consistent with traditional features are encouraged.
- h) Signs shall be installed so that they do not block or obscure doors, windows, or emergency exits or impair pedestrian traffic.
- i) Using existing mounting holes and sign positions wherever 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

- a) Sign lettering shall not detract from the visual character of the building or district. Lettering should generally be kept simple and the number of words or symbols limited to maintain the sign as easily legible, graphically clear, and free of clutter.
 - 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 larger typeface.
 - f) Colors that complement a building's façade materials and trim colors are encouraged.
-



City of Columbia Tennessee

Historic Zoning Staff Report

-
- g) Mounting brackets shall complement the sign color to be a darker color authentic to the material.

Items 1 and 2 Staff Comments

The applicant is requesting approval for the addition of two new signs on the frontage façade of 817 South Main Street, a non-contributing ca. 1960s two-story brick building located in the Downtown Historic District. Both signage proposals, as submitted, meet all of the Design Guidelines with the exclusion of **Section 8.6 (d)**, which states that *“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.”*

The content of the proposed wall sign identifies the business with which it is associated and measures a total of 23.3 sq./ft. As submitted, it will be positioned approximately mid-span of the front façade, which measures a total of 33 feet across. Proposed sign width is shown at 8', substantially smaller than the allowed 2 sq./ft. per linear foot with a maximum of 40 sq./ft. on any one façade per the Historic Guidelines. However, the proposed height of the tallest lettering of signage is 35 inches and does exceed the maximum allowed 18 inches per **Section 8.6 (d)** of the Historic Design Guidelines.

Staff submits that the building façade elevation at which the wall signage is proposed warrants a larger typeface due to the placement of signage in relation to the vertical elevation of the wall area used. There are no architectural features on this wall space. The addition of signage here would enhance the aesthetics of the façade frontage.

Recommendation:

RECOMMENDED MOTION:

Motion [Approve]

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 additions conform 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.



City of Columbia Tennessee

Historic Zoning Staff Report

Alternative Motion [Deny].

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

DRAFT



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

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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	Bryson Leach	PHONE	931-797-4348
ADDRESS	1001 Hillcrest Ave Columbia, TN	EMAIL	brysonleach@gmail.com

PROPERTY OWNER

NAME	Miles Kirby	PHONE	7317804178
ADDRESS	Miles Kirby	EMAIL	Miles@profectushq.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 Projecting	
☐ Loss of architectural and historical integrity and its removal will not adversely affect the district's historic character			
☐ Denial of demolition will result in unreasonable economic hardship of the applicant			
☐ Public safety and welfare requires the removal of the structure(s)		☐ EXTERIOR ALTERATIONS (<i>select type</i>) ☐ Roofing/Roof Structure (Dormers, Chimneys) ☐ Exterior Door Replacement/Alterations ☐ Exterior Window Replacement/Alterations ☐ Foundation Alterations ☐ Exterior Siding/Finishes/Masonry ☐ Porch/Deck Alterations ☐ Other (explain):	
☐ Structural instability or deterioration of structure(s) as demonstrated through report by structural engineer or architect. Report clearly details physical condition of structure(s), reasons why rehabilitation is not feasible, and cost estimates for rehabilitation versus demolition. Additional report details proposed future action on site.			

PROJECT INFORMATION	
ADDRESS: 817 S Main 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: Sign 1 - .29 sq/ft Sign 2 23.3 sq/ft Total 23.59	

PROJECT INFORMATION: DESCRIPTION & SCOPE OF PROJECT
DESCRIBE PROPOSED PROJECT(S) AND LIST ALL PROPOSED MATERIALS. ATTACH ADDITIONAL SHEETS IF NECESSARY:
Sign 1 - Projecting metal sign with white painted lettering (see attachment for details)
Sign 2 - Semigloss black acrylic lettering, 1/4" thick. Tallest letter 35"
See attachment for details.

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

Bryson Leach
APPLICANT NAME

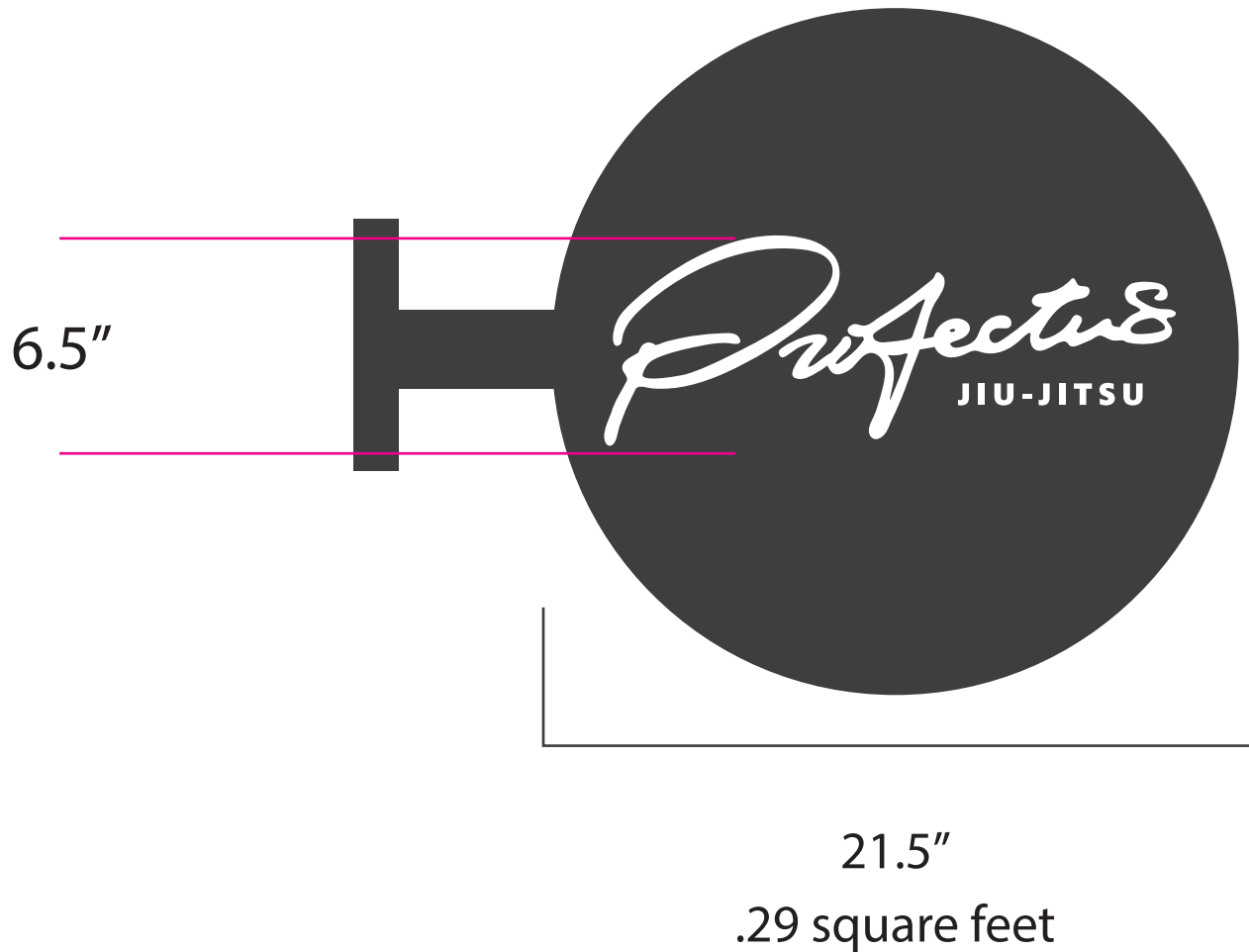
Bryson Leach
APPLICANT SIGNATURE

12/13/2023
DATE

Miles Kirby
PROPERTY OWNER NAME

Miles Kirby
PROPERTY OWNER SIGNATURE

13/12/2023
DATE



Good Sign Design Co
802 S Main St
Columbia, TN

931.797.4348
bryson@thatsagoodsign.co

Project Location:
Profectus Jiu Jitsu

Project Notes

Projecting sign

Aluminum cabinet
~2" thick
black paint
with white painted
lettering

See page 2
for placement.
Will be above 7.5'
from pavement



Good Sign Design Co
802 S Main St
Columbia, TN

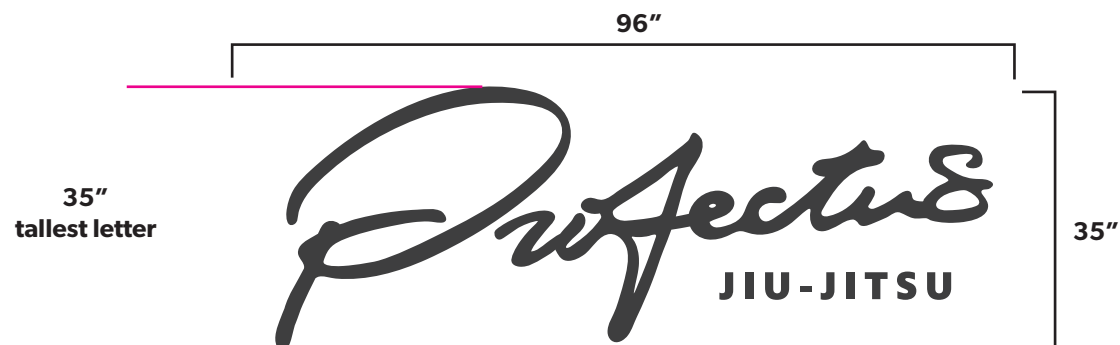
931.797.4348
bryson@thatsagoodsign.co

Project Location:
Profectus Jiu Jitsu

Project Notes

Sign Square Footage
(limit 40' property total)
23.3 sq/ft

1/4" depth
Black Acrylic
Semi-Gloss coating



Profectus Sign - Historic Zoning Commission Application

Final Audit Report

2023-12-14

Created:	2023-12-14
By:	Bryson Leach (hello@needleandgrain.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAeaYJVm3CiwLtPvF67N1cN6H_2lz94KaD

"Profectus Sign - Historic Zoning Commission Application" History

-  Document created by Bryson Leach (hello@needleandgrain.com)
2023-12-14 - 3:29:05 AM GMT- IP address: 69.225.49.53
-  Document emailed to Miles (miles@profectushq.com) for signature
2023-12-14 - 3:29:11 AM GMT
-  Email viewed by Miles (miles@profectushq.com)
2023-12-14 - 3:30:30 AM GMT- IP address: 66.249.84.67
-  Signer Miles (miles@profectushq.com) entered name at signing as Miles Kirby
2023-12-14 - 5:17:37 AM GMT- IP address: 174.80.16.222
-  Document e-signed by Miles Kirby (miles@profectushq.com)
Signature Date: 2023-12-14 - 5:17:39 AM GMT - Time Source: server- IP address: 174.80.16.222
-  Agreement completed.
2023-12-14 - 5:17:39 AM GMT



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 23-0503	Stewart Parker/Westward Holdings, LLC
HEARING DATE	PROPERTY ADDRESS/LOCATION
January 17, 2024	420 W 7 th Street
PROJECT DESCRIPTION	
The Certificate of Appropriateness request is for front porch floor replacement. Specifically, the applicant requests approval to replace the wood flooring on the front porch with concrete in order to create a more stable and safe walking surface.	

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	HISTORIC DISTRICT
CD-4C	OCCUPIED COMMERCIAL	COMMERCIAL/RESIDENTIAL	FRONT PORCH REPLACEMENT	West 7 th Street

Staff Recommendation

APPROVE

APPROVE WITH CONDITIONS

DENY

Review Status and History

Submission status:	First request for Certificate of Appropriateness at this address
Previous approvals:	N/A
1984 Historic Inventory	Early 1930s, bungalow, one and one-half stories, brick with stucco upper section, gable roof, three bays by five, porch with battered posts on brick piers and brick balustrade, gable roof dormer. (C)



City of Columbia Tennessee

Historic Zoning Staff Report

Proposed Alterations

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

- Item 1. Front porch floor replacement

Historic District Guidelines referenced

The requested alteration 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.

Item 1. Front Porch Floor Replacement

4.19 Retain and Maintain Historic Porches

- 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

- a) Only the deteriorated or missing section of a porch element shall be repaired or replaced. Replacement of otherwise intact features shall be avoided.
- 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. ¹ Retain and repair original floors, addressing localized deterioration as appropriate. Replacement floors shall be visually compatible with the original as perceived from the right-of-way. Composite flooring is acceptable.

Item 1 Staff Comments

The applicant is requesting approval to remove a deteriorated wood-planked front porch floor and replace it with a more structurally sufficient poured concrete floor. As seen in the attached pictorial submittals, the existing flooring is a mixture of wood plank and plywood. This flooring has succumbed to deterioration and poses a safety concern to the applicant.

As described in the 1984 inventory, 420 West 7th Street is a circa 1930 Bungalow situated on the corner of West 7th Street and Armstrong Street that has been in commercial use since approximately 2021. The structure maintains most of the architectural characteristics of typical Craftsman Bungalow construction; i.e., low roof, wide eaves, and a large front porch adorned with battered posts on brick

¹ Columbia Historic District Design Guidelines, Decking/Floor and Steps, page 4-17,



City of Columbia Tennessee

Historic Zoning Staff Report

piers and brick balustrade. ²The expansive porch is a distinguishing feature of this style housing. Bungalow porch construction usually combined wood, masonry, and concrete and employed a variety of finish materials. Generally, the structural members of the roof and ceiling were of wood. Porch supports were sometimes of wood or masonry, but usually a combination of the two. Porch floors and steps were poured concrete on a masonry foundation, usually stone. Wooden porches were very rare.

Staff concurs with the applicant regarding the structural deterioration of the existing flooring. Furthermore, staff submits that the replacement of the existing wood-plank/plywood mix flooring is necessitated and the applicant has chosen a material typically used for porch floor construction and is relevant to the historical significance of the structure specific to Bungalow architecture.

Recommendation:

RECOMMENDED MOTION:

Motion [Approve]

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 additions conform to the Historic Guidelines subject to the following conditions: [list conditions of approval].

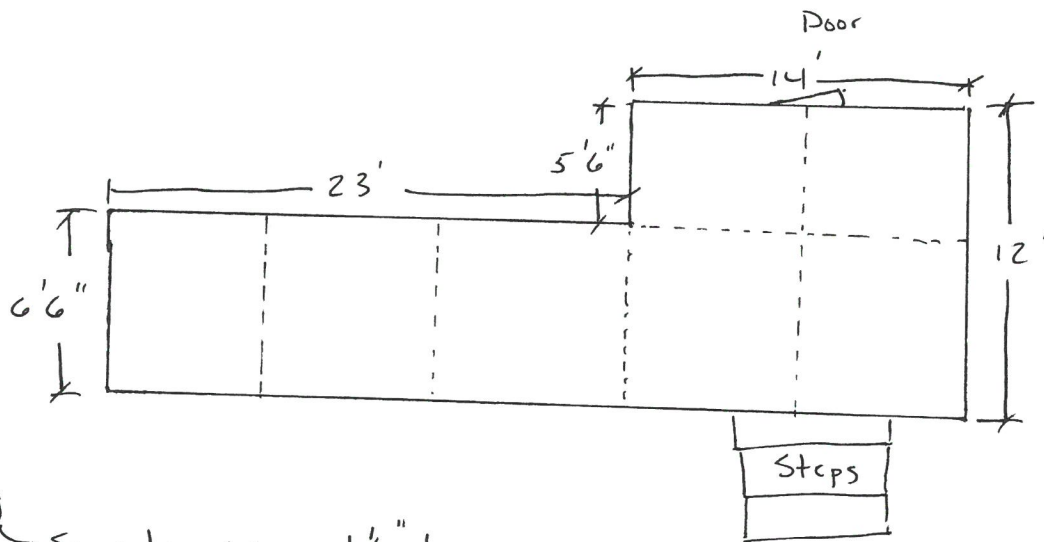
Alternative Motion [Table for Future Consideration].

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.

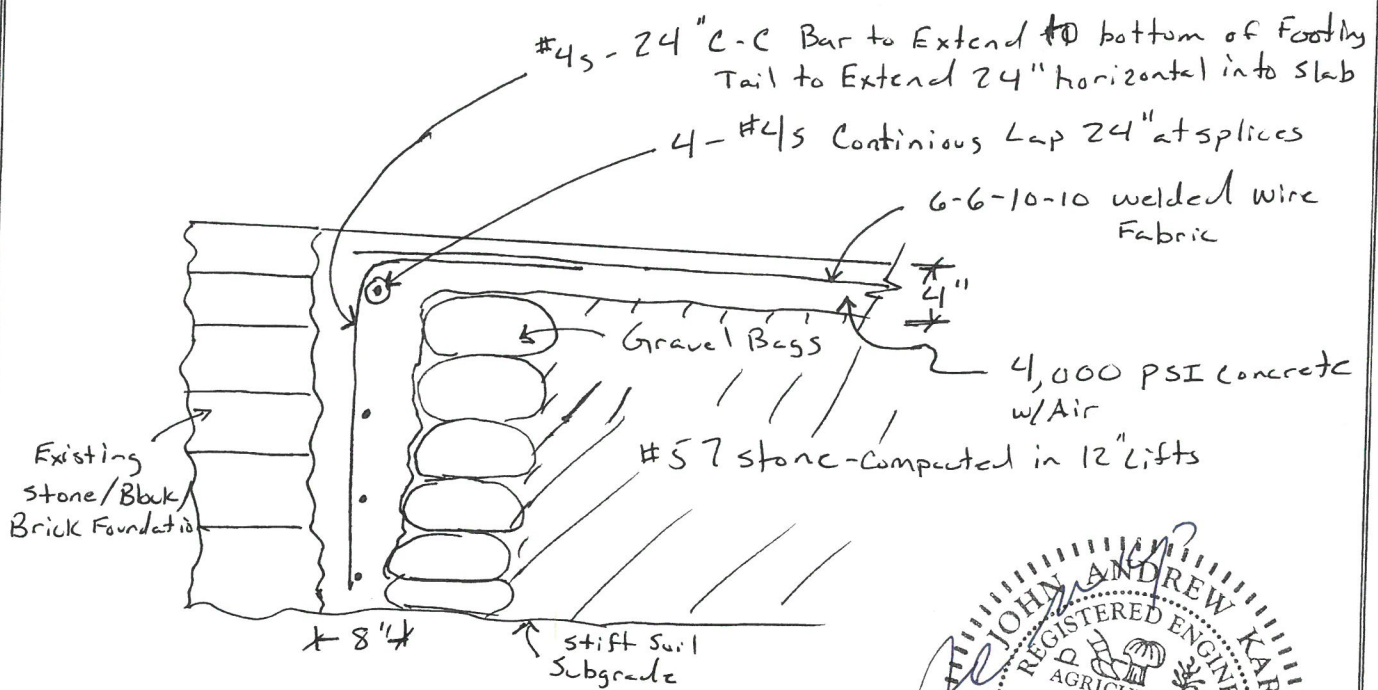
Alternative Motion [Deny].

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

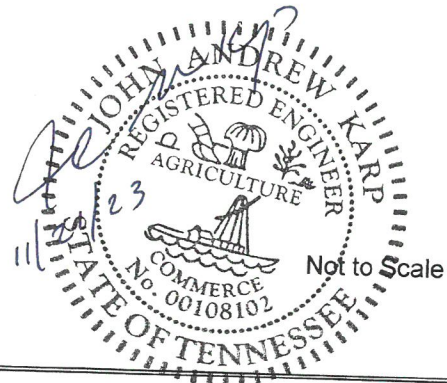
² Nashville Old House Series, The Bungalow and Related Styles, Architectural Style and Sensitive Rehabilitation, Metropolitan Historical Commission, pages 5-6 [Quarkbungalow.qxd \(nashville.gov\)](#)



Sawcuts minimum 1 1/4" deep
Maximum spacing not to exceed 8'



slab Height ranges
from 36"-60"





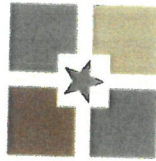












CITY OF
COLUMBIA
TENNESSEE

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

HISTORIC ZONING COMMISSION
CERTIFICATE OF APPROPRIATENESS APPLICATION AND CHECKLIST

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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	STEWART PARKER	PHONE	931 548 3737
ADDRESS	2314 COUNTRY CLUB LN - COLUMBIA	EMAIL	wetswerdholdingsllc@gmail.com

PROPERTY OWNER

NAME	Wetswerd Holdings LLC	PHONE	931-548-3737
ADDRESS	2314 COUNTRY CLUB LN COLUMBIA	EMAIL	wetswerdholdingsllc@gmail.com

DATE OF PRE-APPLICATION MEETING	12-7-2023
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PROJECT INFORMATION: WORK SPECIFIC

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

PROJECT INFORMATION	
ADDRESS: 420 W. 7TH STREET Columbia, TN 38401	
SQUARE FOOTAGE OF PROPOSED ADDITIONS/NEW CONSTRUCTION :	
EXISTING: _____ ft ²	PROPOSED: _____ ft ²
HEIGHT OF STRUCTURE FOR ADDITIONS/NEW CONSTRUCTION :	
EXISTING: _____ ft	PROPOSED: _____ ft
SQUARE FOOTAGE OF PROPOSED SIGNAGE:	

PROJECT INFORMATION: DESCRIPTION & SCOPE OF PROJECT
DESCRIBE PROPOSED PROJECT(S) AND LIST ALL PROPOSED MATERIALS. ATTACH ADDITIONAL SHEETS IF NECESSARY: The floor of the front covered porch is wood currently wood is rotting. We are removing wood and replacing the flooring with concrete. Imagine filling in a pool. There will be no change to the visual appearance from any road. Only sight change will be visual if you are standing on the porch looking down at the floor

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

STEWART Parker

 APPLICANT NAME



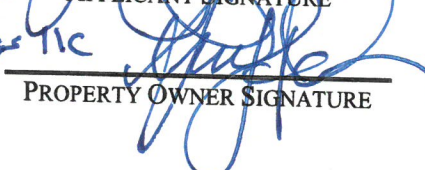
 APPLICANT SIGNATURE

12-7-2023

 DATE

WETSWEIRD Holdings LLC

 PROPERTY OWNER NAME



 PROPERTY OWNER SIGNATURE

12-7-2023

 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 23-0489	John Gaston/William Baugher
HEARING DATE	PROPERTY ADDRESS/LOCATION
January 17, 2024	415 W 6 th Street
PROJECT DESCRIPTION	
The Certificate of Appropriateness request is for exterior alterations including; exterior window replacement/alterations, exterior siding/finishes/masonry, and porch/deck alterations. Specifically, the applicant is requesting approval to rehabilitate the exterior façade of the house due to neglect of the home and exposure to the elements, which has led to visible deterioration.	

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	HISTORIC DISTRICT
CD-3	OCCUPIED MULTI-FAMILY	COMMERCIAL/RESIDENTIAL	EXTERIOR ALTERATIONS	WEST 6 TH STREET & MAYES PLACE

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>1973 Architectural and Historical Survey</u>	<i>Frank Everett House: c. 1920, well-preserved house featuring classic detailing, two-story frame/weatherboard construction, painted yellow with white trim. Features low hip roof, balanced façade with second story wing and screened porch, portico porch at entrance composed of triangular pediment, rectangular shape transom and side lights.</i>



City of Columbia Tennessee

Historic Zoning Staff Report

Proposed Alterations

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

- Item 1. Repairs: siding, fascia/soffit, window trim, replace broken window glass, repair storm window screen/glass where needed, replace porch decking on right side of house, repair railing around porch and replace spindles and reinforce structure where needed, replace rotting paneling around sides and back of porch perimeter.
- Item 2. Paint: exterior siding, window and door trim, front porch columns, fascia/soffit, deck and railing on right side, front door and exterior door under right porch.
- Item 3. Additions: additions of mini split AC units to each living space, and install white 6" gutters with downspouts.

Historic District Guidelines referenced

The requested alterations 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, 2, 3. Exterior Repairs, Painting, Additions

4.5 Design Gutter Systems to be Non-Intrusive to the Building's Design

- b) Where new gutter systems are installed, half-round gutters and round downspouts are encouraged as a historically compatible design. K-style are acceptable but PVC gutters are prohibited.
- c) Painting hanging gutters and downspouts, except those made of copper, to match the house's trim is encouraged to diminish their appearance.

4.8 Retain the Character and Finish of Historic Wall Surfaces

- a) The appearance of historic wall surfaces and exposed foundation materials, including their functional and decorative features, shall be maintained and repaired in accordance with the appropriate material guidelines.
- c) The character of wall 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 by the HZC on a case-by-case basis in consideration of the property's historic character and the visual qualities of the original material.



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4.11 Retain and Maintain Historic Windows and Associated Features

- a) Regularly inspect, maintain, and repair historic windows, including protective paint coatings and functional and decorative elements such as the sash, casing, trim work, moldings, and hoods.
- b) Historic storm windows and window screens shall be maintained and repaired.

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.
- f) Replacement windows shall match the original unit in size, shape, profile, configuration (i.e., number and arrangement of panes), operation (e.g., double -hung), and glass surface area. Small variations such as the width or depth of muntin or the sash may be considered if they do not substantially deviate from the original window or impact the historical character of the building. Altering the size or shape of a window opening to accommodate a new unit is prohibited.
- i) Clear or low-e glass (so long as it does not impair the visual qualities of the building) shall be used in replacement windows.

4.20 Repair and Replace Deteriorated Porch Components on an Individual Basis

- a) Only the deteriorated or missing section of a porch element shall be repaired or replaced. Replacement of otherwise intact features shall be avoided.
- 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.

Item 1 Staff Comments

The applicant is proposing to perform exterior alterations to the structure located at 415 W 6th Street due to neglect in maintenance and exposure to the elements that has caused deterioration to set in. The majority of the alterations that the applicant has submitted will negate further deterioration of the wood. A few key sections of the Historic District Design Guidelines are notated below along with the corresponding alterations the applicant is proposing in order to cover in more detail. They are as follows:



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- **4.5(b)** Where new gutter systems are installed, half-round gutters and round downspouts are encouraged as a historically compatible design. K-style are acceptable but PVC gutters are prohibited.
 - Currently the structure does not have a gutter system, which has contributed to the deterioration of the fascia. Applicant has not submitted any details for the design. The new gutter/downspout system should adhere to this standard.
- **4.8(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 by the HZC on a case-by-case basis in consideration of the property's historic character and the visual qualities of the original material
 - The existing beveled wall cladding is a historically significant feature of vernacular architecture, ca. 1930. Typically, routine maintenance would render replacement unnecessary. To the extent of needed replacement, the applicant has submitted a compatible replacement, 1"x6" White Pine plain bevel siding. Siding should only be replaced when completely deteriorated.

Recommendation: Staff submits to the Commission a recommendation of Approval, Subject to Conditions.

RECOMMENDED MOTION:

Motion [Approve Subject to Conditions]

Move to approve issuance of a Certificate of Appropriateness and find that the proposed alterations conform to the Historic Guidelines subject to the following conditions:

- The gutter/downspout system to be either half-round gutters/round downspouts or K-style Gutters, subject to the Commission's discretion.
- Applicant to use discretion on complete replacement of beveled siding vs. repair of existing beveled siding.
- Applicant to replace elements; i.e., spindles, broke window pane, porch flooring, etc. only when completely deteriorated.
- All characteristic features; i.e., window sashes, trim, and other items outside scope of work remain untouched during restoration.
- Window pane replacement to be clear glass

ALTERNATIVE MOTION

Alternative Motion [Approve]

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



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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 alterations are not compatible with the Historic Guidelines, and deny issuance of a Certificate of Appropriateness [list reasons for denial].

DRAFT





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	John Gaston	PHONE	615-586-5745
ADDRESS	2168 sowell mill pike columbia tn 38401	EMAIL	Tgaston@cornerstonepropllc.com

PROPERTY OWNER

NAME	William L. Baugher	PHONE	615-483-1446
ADDRESS	225 williamsburg cir brentwood tn 37027	EMAIL	Will_baugher@hotmail.com

DATE OF PRE-APPLICATION MEETING	12/21/23
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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: 415 W 6th St. Columbia, Tn 38401	
SQUARE FOOTAGE OF PROPOSED ADDITIONS/NEW CONSTRUCTION : EXISTING: <u>3,848</u> ft ² PROPOSED: <u>0</u> 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: Purpose of this project is to rehabilitate the exterior facade of the house. Several areas have visible wear and tear from years of neglect and exposure to the elements causing deterioration of the siding, window trim, soffit, fascia, and window glass. Our goal is to only repair the areas with damage and leave what is still in acceptable condition. The materials we will use for repairs were chosen to match the material selections that are currently installed on the house to maintain the historic charm and original street view/facade. Window repairs will consist of replacing only the broken panes with the standard 3/32 thick glass. The only additions that will be made are adding mini split units to each apartment. The condenser units will be tucked away behind the house out of view with the freon lines running through the crawlspace and exiting the back to connect with the condenser units. We will also be installing 6" white gutters with downspouts. After the repairs we will paint the entire house. See attached documents with pictures, specs, materials, paint selections and pictures of exterior elevations.

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

John Gaston
APPLICANT NAME


APPLICANT SIGNATURE

12/16/23
DATE

William L. Baugher
PROPERTY OWNER NAME


PROPERTY OWNER SIGNATURE

12/16/23
DATE



Historic Zoning Commission Certificate of Appropriateness

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

PROJECT LOCATION: 104 W 5th St

HISTORIC DISTRICT: Downtown

	OWNER INFORMATION:	APPLICANT INFORMATION:
NAME	Landers Harold M	5Tenn Signs
ADDRESS	514 N Garden St Columbia, TN 38401	5311 Main Street Suite E Spring Hill, TN 37174
PHONE		(615) 995-9315
EMAIL		5TENNSIGNS@GMAIL.COM

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

CONDITIONS OF APPROVAL:

Administratively approved as submitted:

- Existing wall sign reface 4' x 12' two color/white background with internal illumination of lettering and logo only
- Existing pylon sign reface 4' x 8' two color/white background with internal illumination of lettering and logo only

UNAPPROVED/SPECIFICALLY EXCLUDED WORK:

DATE OF ADMINISTRATIVE HISTORIC ZONING **APPROVAL**/DENIAL: 12/20/2023

Autumn Potter

HISTORIC ZONING COMMISSION CHAIR

Robert Quibald

ZONING ADMINISTRATOR

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



Historic Zoning Commission Certificate of Appropriateness

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

PROJECT LOCATION: 106 E 7th St

HISTORIC DISTRICT: Downtown

	OWNER INFORMATION:	APPLICANT INFORMATION:
NAME	T J Crowell Properties LLC	Needle and Grain
ADDRESS	1351 Carters Creek Pike Columbia, TN 38401	1001 Hillcrest Avenue Columbia, TN 38401
PHONE		(931) 797-4348
EMAIL		BRYSONLEACH@GMAIL.COM

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

CONDITIONS OF APPROVAL:

Administratively approved subject to conditions:

- Flat wall sign consisting of three colors. Max. height 18" with total square footage of 27 sq./ft installed center of primary façade positioned above pedestrian street-level windows
- Projecting pendant sign in fabricated aluminum cabinet with white metal face and laser-cut acrylic lettering, single color, totaling 7.1 sq./ft with lettering no taller than 12" installed near primary façade's front entrance extending a maximum of 3' from face of building no less than 7.5 ft. above existing sidewalk

UNAPPROVED/SPECIFICALLY EXCLUDED WORK:

DATE OF HISTORIC ZONING ADMINISTRATIVE **APPROVAL**/DENIAL:

Autumn Potter

HISTORIC ZONING COMMISSION CHAIR

Robert Quibald

ZONING ADMINISTRATOR

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



Historic Zoning Commission Certificate of Appropriateness

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

PROJECT LOCATION: 703 N Garden St

HISTORIC DISTRICT: Downtown

	OWNER INFORMATION:	APPLICANT INFORMATION:
NAME	Express Title & Pawn LLC C/O Jessica Totty Sweeney	Marisa Totty
ADDRESS	703 N Garden St Columbia, TN 38401	1408 Lyon Street Columbia, TN 38401
PHONE		(931) 698-7120
EMAIL		MTOTTY2@GMAIL.COM

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

CONDITIONS OF APPROVAL:

Approved as submitted with following conditions:

- Black aluminum fencing installation on north edge of property edge of parking area to match existing black aluminum fencing no higher than 4' and length maximum of 80' in side yard of property.

UNAPPROVED/SPECIFICALLY EXCLUDED WORK:

DATE OF ADMINISTRATIVE HISTORIC ZONING **APPROVAL**/DENIAL:

Autumn Potter

HISTORIC ZONING COMMISSION CHAIR

Robert Quibald

ZONING ADMINISTRATOR

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



Historic Zoning Commission Certificate of Appropriateness

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

PROJECT LOCATION: 703 N Garden St

HISTORIC DISTRICT: Downtown

	OWNER INFORMATION:	APPLICANT INFORMATION:
NAME	Express Title & Pawn LLC C/O Jessica Totty Sweeney	Express Title & Pawn LLC C/O Jessica Totty Sweeney
ADDRESS	703 N Garden St Columbia, TN 38401	703 N Garden St Columbia, TN 38401
PHONE		
EMAIL	mtotty2@gmail.com	MTOTTY2@GMAIL.COM

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

CONDITIONS OF APPROVAL: Approved as submitted

- Black aluminum fencing installed at front yard of property no higher than 4' maximum to match previously approved fencing to be installed on the north side of the property.

UNAPPROVED/SPECIFICALLY EXCLUDED WORK:

DATE OF ADMINISTRATIVE HISTORIC **APPROVAL**/DENIAL: 1/12/2024

Autumn Potter

HISTORIC ZONING COMMISSION CHAIR

Robert Archibald

ZONING ADMINISTRATOR

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