



The Columbia Historic Zoning Commission will meet on Wednesday, April 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

III. Old Business

1. Request from Kristi West for porch alteration approval at [618 West Seventh Street](#).
THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA
2. Update from Josh Rosanbalm concerning the Nelson House at [704 N. Main Street approval](#).

IV. New Business

1. Request from Ralph Terry for exterior alteration approval at [111 West 7th Street](#).
2. Request from Frederick LaPore for new gutters and downspouts approval at [415 West 9th Street](#).
3. Request from the City of Columbia to replace doors and signage at [707-709 North Main Street](#).

Documents:
None

V. Other Business

1. Administrative CoA's

901 West 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 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 Tennessee

Historic Zoning Staff Report

CONTACT INFORMATION	
Robert Archibald, Planner II, rarchibald@columbiatn.com , 931-560-1536	
DOCKET/CASE/APPLICATION NUMBER	APPLICANT/OWNER
CA 24-0069	Kristi West
HEARING DATE	PROPERTY ADDRESS/LOCATION
March 20, 2024	618 W 7 th Street
PROJECT DESCRIPTION The Certificate of Appropriateness request is for the addition of railing around front porch and handrail addition to front porch steps. Specifically, the applicant requests approval, after the fact, for an addition of railing around the front porch and the accompanying handrail descending front steps for safety reasons due to height of porch.	

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	HISTORIC DISTRICT
CD-4C	SINGLE-FAMILY RESIDENTIAL	SINGLE-FAMILY RESIDENTIAL	FRONT PORCH RAILING AND HANDRAIL ADDITIONS	WEST 7 TH /WEST END

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>1982-83 Historic Inventory</u>	1920s, vernacular, one story, asbestos sided frame, hip roof, three bays by three, dormer, shed roof porch, rear addition. (C) Maury County Register of Deeds identifies this structure to be circa 1910

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 alteration: Addition of railing on front porch and addition of handrail to front steps.

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

- 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.
- 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.
- 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.

7.12 Accessibility and Safety

- e) Handrails, balusters, and other elements shall be of metal or wood and simple in character and finish. Finishes that blend with a building's trim are most appropriate. Wire, cable, and piping handrails are not appropriate.



City of Columbia Tennessee

Historic Zoning Staff Report

Item 1 Staff Comments

The applicant is requesting an after-the-fact approval for an addition of front porch railing and handrail addition to front steps due to personal safety concerns.

As described in the 1982-83 inventory, 618 West 7th Street is a circa 1920 vernacular one-story, three bays by three, with hip roof and dormer single-family home situated on West 7th Street just east of the three-way intersection of West 7th Street, Trotwood Avenue, and Hastings Street.

The structure, along with the 54 other single-family homes in the West 7th/West End Historic Districts, is recognized as a contributing resource that is significant to the historic and architectural development of the district, possess compatible design elements, and maintain the scale, use, and texture of the district.

618 West 7th Street contains architectural stylings of a Folk Victorian Gable Front and Wing particularly common in southern states. ¹This style is defined by the presence of Victorian decorative detailing on simple folk house forms, which are generally much less elaborated than the Victorian styles that they attempt to mimic. The details are usually of either Italianate or Queen Anne inspiration. The primary areas for the application of this detailing are the porch and cornice line. Window surrounds are generally simple may have a simple pediment above.

The applicant has added a porch railing to the front porch where it had previously not existed. A handrail was also installed to the front porch steps leading down to grade. Per applicant, these additions were added for safety reasons (porch being 53" above ground). Based upon staff research, there was a handrail, possibly wrought iron, that was located at the front porch steps as recently as May 2023 (see photos). Staff has no knowledge when this railing was removed. The new spindle work of the additions is compatible to Queen-Anne architecture and are commonly used during updates to Folk Victorian homes in order to accentuate the character of the structure. However, the addition of the porch railing is not historic to original construction. It is unknown if the wrought-iron handrail that existed prior to the addition of the new wooden handrail was historic to original construction.

Staff does not wish to make a recommendation regarding this request. Instead, staff defers to the ruling of the Historic Zoning Commission due to research based only on incomplete history of the structure.

Recommendation: Staff declines to make 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.

¹ A Field Guide to American Houses, Virginia Savage and Lee McAlester, 1984



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 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].



New additions



May 2023



From: Kristi West kwest1455@yahoo.com 
Subject: Before w/o snow
Date: February 14, 2024 at 11:59 AM
To: Kristi West kwest1455@yahoo.com

KW



Sent from my iPhone

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	Kristi West	PHONE	760-382-5221
ADDRESS	618 W 7th St, Columbia	EMAIL	kwest1455@yahoo.com

PROPERTY OWNER

NAME	Kristi West	PHONE	760-382-5221
ADDRESS	618 W 7th St	EMAIL	kwest1455@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):

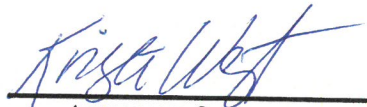
PROJECT INFORMATION	
ADDRESS: 618 W 7th St, Columbia	
SQUARE FOOTAGE OF PROPOSED ADDITIONS/NEW CONSTRUCTION :	
EXISTING: _____ ft ²	PROPOSED: _____ ft ²
HEIGHT OF STRUCTURE FOR ADDITIONS/NEW CONSTRUCTION :	
EXISTING: _____ ft	PROPOSED: 30 in ft
SQUARE FOOTAGE OF PROPOSED SIGNAGE:	

PROJECT INFORMATION: DESCRIPTION & SCOPE OF PROJECT
DESCRIBE PROPOSED PROJECT(S) AND LIST ALL PROPOSED MATERIALS. ATTACH ADDITIONAL SHEETS IF NECESSARY: The project consists of a railing around the front porch and a handrail along the front steps all made of wood. The front porch is 53 inches above the ground and a railing is needed for safety reasons. The railing is 30 inches high and covers 30 feet around the porch and down the steps.

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

Kristi West

 APPLICANT NAME



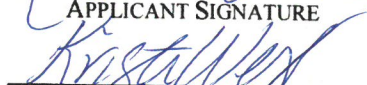
 APPLICANT SIGNATURE

02-14-2024

 DATE

Kristi West

 PROPERTY OWNER NAME



 PROPERTY OWNER SIGNATURE

02-14-2024

 DATE



Historic Zoning Commission Certificate of Appropriateness

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

PROJECT LOCATION: 704 N Main St

HISTORIC DISTRICT: Downtown

	OWNER INFORMATION:	APPLICANT INFORMATION:
NAME	New Nelson Hotel Ventures LLC	Rosanbalm Homes LLC - Josh Rosanbalm, Kevin
ADDRESS	710 Evans St Franklin, TN 37064	429 Carters Creek Pike Columbia, TX 38401
PHONE		(615) 509-3343
EMAIL		JOSH@COLUMBIA1ST.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:

Historic Commission approved with conditions as follows:

- This COA carries an expiration of May 2024.
- Additional COA be secured no later than May 2024 for full scope of work.

UNAPPROVED/SPECIFICALLY EXCLUDED WORK:

DATE OF HISTORIC ZONING COMMISSION **APPROVAL**/DENIAL: WEDNESDAY, SEPTEMBER 20, 2023

Autumn Potter

HISTORIC ZONING COMMISSION CHAIR

Robert Guibald

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.

City of Columbia Tennessee
Historic Zoning Staff Report

CONTACT INFORMATION	
Robert Archibald, Planner II, rarchibald@columbiatn.com , 931-560-1536	
DOCKET/CASE/APPLICATION NUMBER	APPLICANT/OWNER
CA 23-0340	Josh Rosanbalm/Daniel Petersen
HEARING DATE	PROPERTY ADDRESS/LOCATION
September 20,2023	704 N Main Street
PROJECT DESCRIPTION The Certificate of Appropriateness request is for exterior repair and restoration of the west wall at 704 N Main Street. The structure is known as the Nelson House Hotel. The current condition of the facade poses a risk to public safety. The exterior walls are several brick Wythe’s wide. ¹ The applicant/owner are requesting to ground out the deteriorated mortar joints, tuck-point and seal with a silane-based masonry sealant. Additionally, there are locations where the brick is bulging and/or have come loose, and need to be removed and properly reinstalled. The applicant/owner has retained a structural engineer for the project who has made these recommendations.	

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

Staff Recommendation

APPROVE

APPROVE WITH CONDITIONS

DENY

Review Status and History

¹ A wythe is a vertical section of masonry which is one unit wide which correspond to horizontal rows.

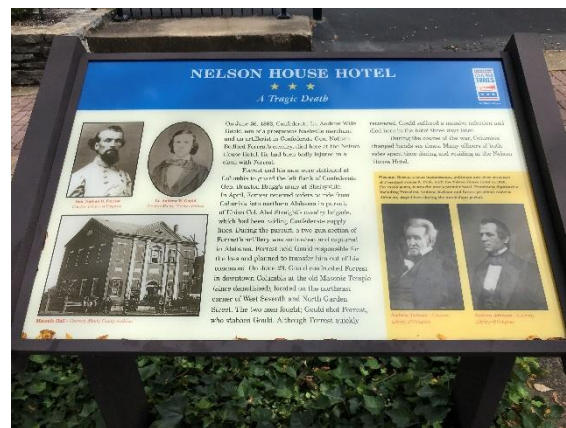
City of Columbia Tennessee

Historic Zoning Staff Report

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



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



Proposed Alterations

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

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

Historic District Guidelines referenced

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

Item 1.

5.8 Retain the character and finish of historic wall surfaces

- The appearance of historic wall surfaces and exposed foundation materials, including their functional and decorative features, shall be maintained and repaired in accordance with the appropriate material guidelines.



City of Columbia Tennessee

Historic Zoning Staff Report

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

Item 1 staff comment(s)

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

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

*"Where there is deteriorated mortar in the brick on the interior or exterior Wythe, the mortar joints should be ground out and tuck-pointed. After tuck-pointing, the exterior side of the brick should be sealed with a silane-based masonry sealant. There are some locations at which the brick is bulging and/or bricks have come loose. Bulging or loose brick should be taken down and reinstalled. Where windows are not square from brick movement, consider installing steel angle lintels nominal 8-inch by 6-inch above and below the window frame set level to remove and reinstall the brick around the window to make the window frame square."*²

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

Recommendation: Approve

² Garman Engineering Company, LLC. K. Garman, PhD, PE, PG. 7/27/2023



City of Columbia Tennessee

Historic Zoning Staff Report

RECOMMENDED MOTION:

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

ALTERNATIVE MOTION

Alternative Motion [Approve Subject to Conditions]

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

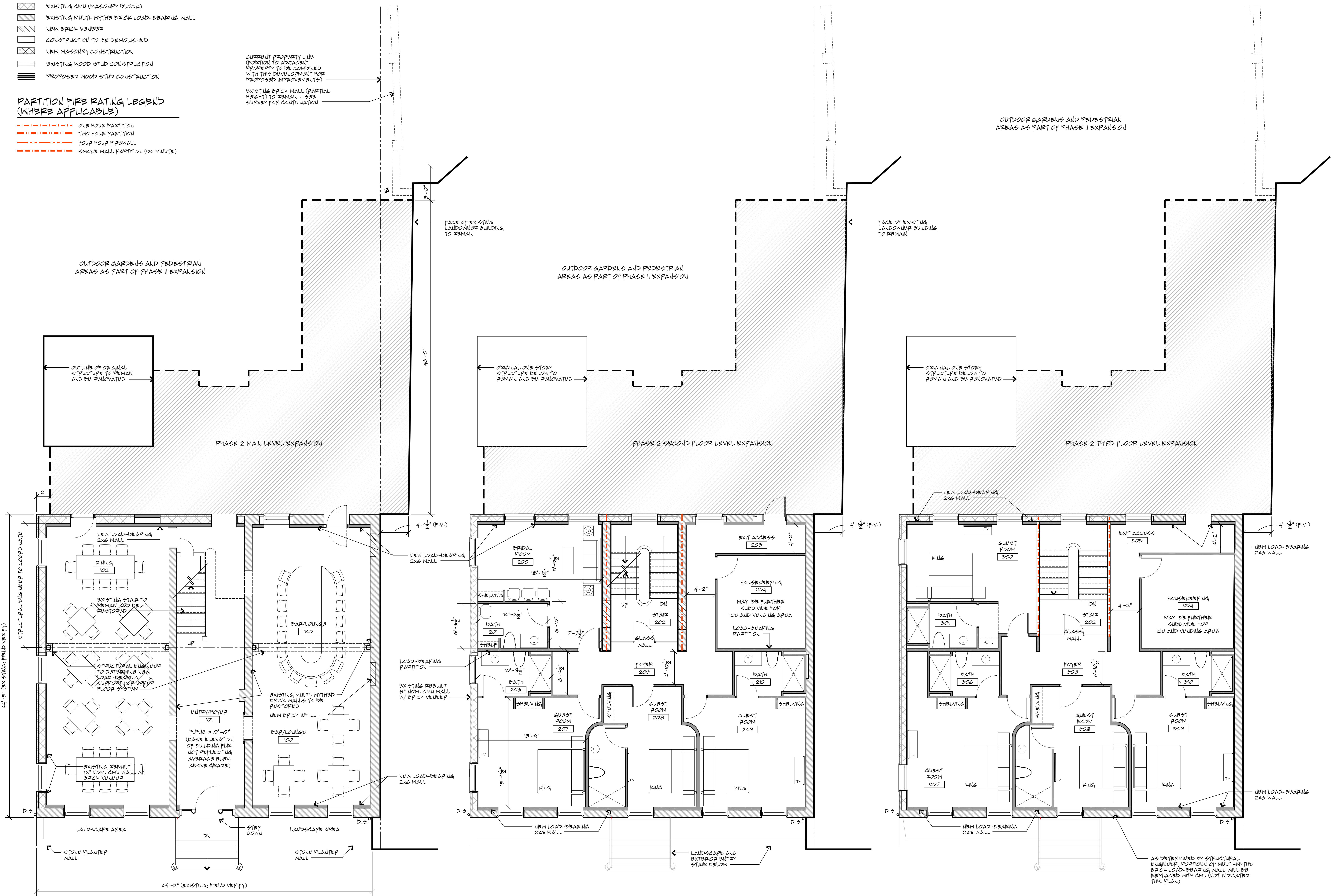
Alternative Motion [Defer for Future Consideration].

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.

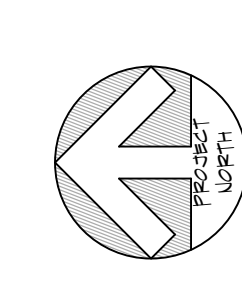
Alternative Motion [Deny].

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].

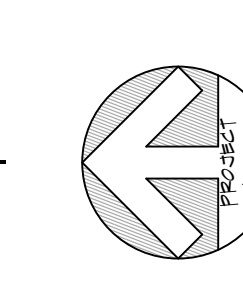
- WALL PARTITION LEGEND
- EXISTING CMU (MASONRY BLOCK)
 - EXISTING MULTI-WYTHE BRICK LOAD-BEARING WALL
 - NEW BRICK VENEER
 - CONSTRUCTION TO BE DEMOLISHED
 - NEW MASONRY CONSTRUCTION
 - EXISTING WOOD STUD CONSTRUCTION
 - PROPOSED WOOD STUD CONSTRUCTION
- PARTITION FIRE RATING LEGEND
(WHERE APPLICABLE)
- ONE HOUR PARTITION
 - TWO HOUR PARTITION
 - FOUR HOUR FIREWALL
 - SMOKE WALL PARTITION (90 MINUTE)



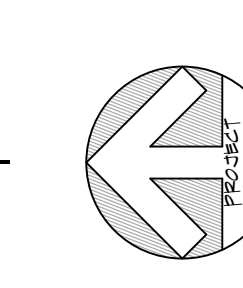
THIS LEVEL REFLECTS A DEVELOPED AREA OF 9,726 S.F.
PROPOSED MAIN
LEVEL FLOOR LAYOUT PLAN
SCALE: 3/16"=1'-0"



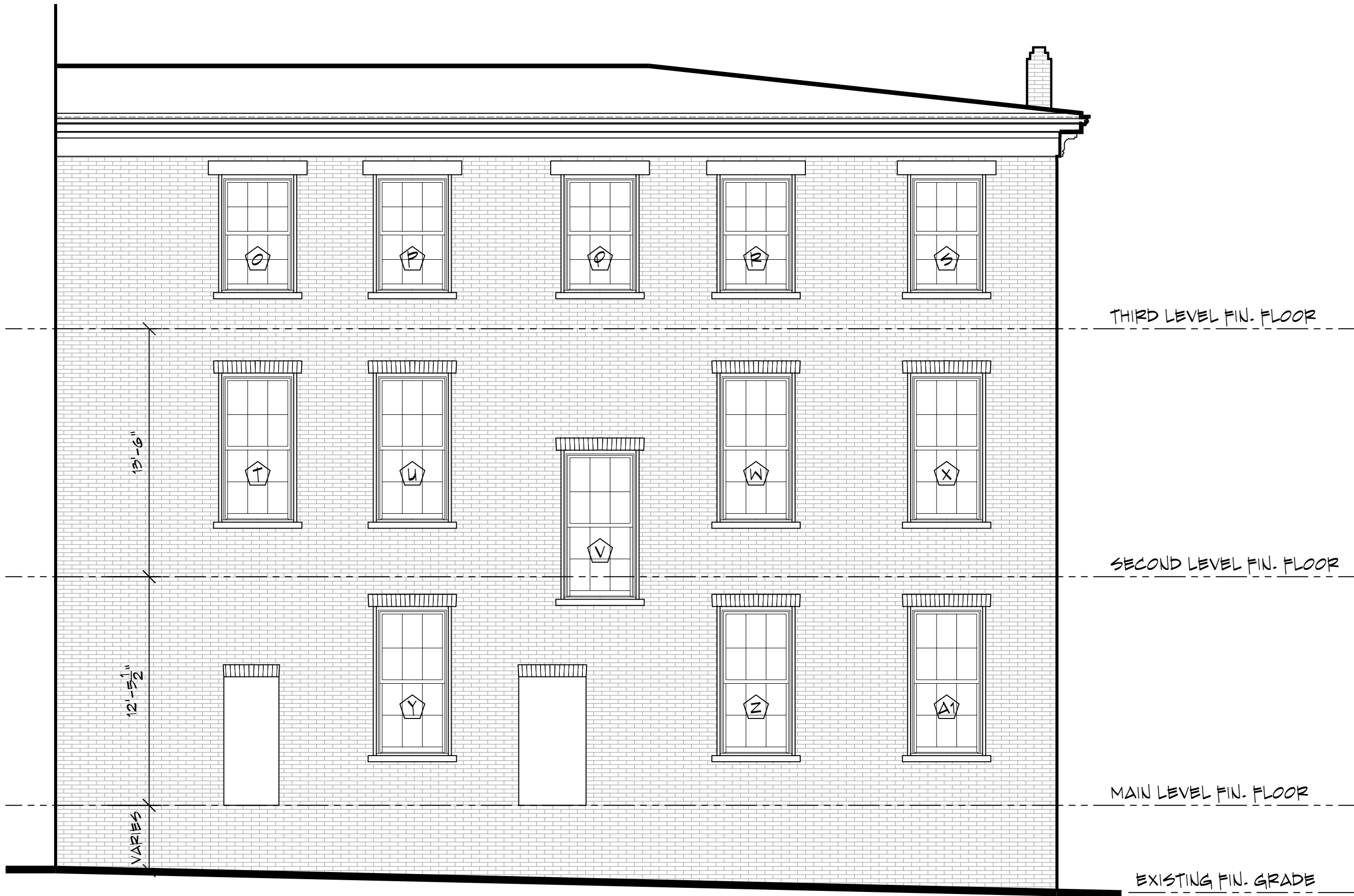
THIS LEVEL REFLECTS A DEVELOPED AREA OF 2,678 S.F.
PROPOSED SECOND
LEVEL FLOOR LAYOUT PLAN
SCALE: 3/16"=1'-0"



THIS LEVEL REFLECTS A DEVELOPED AREA OF 2,678 S.F.
PROPOSED THIRD
LEVEL FLOOR LAYOUT PLAN
SCALE: 3/16"=1'-0"



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EXISTING EAST ELEVATION
SCALE: 3/16"=1'-0"



EXISTING CONDITIONS - EAST ELEVATION

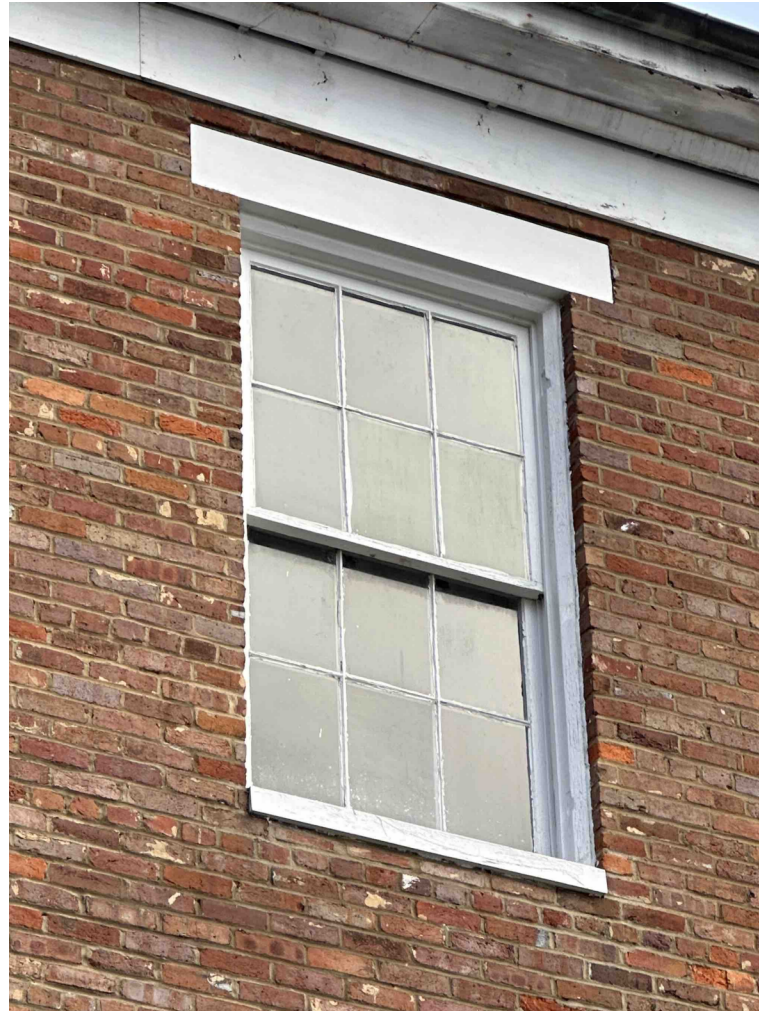
EXISTING WINDOW DOCUMENTATION



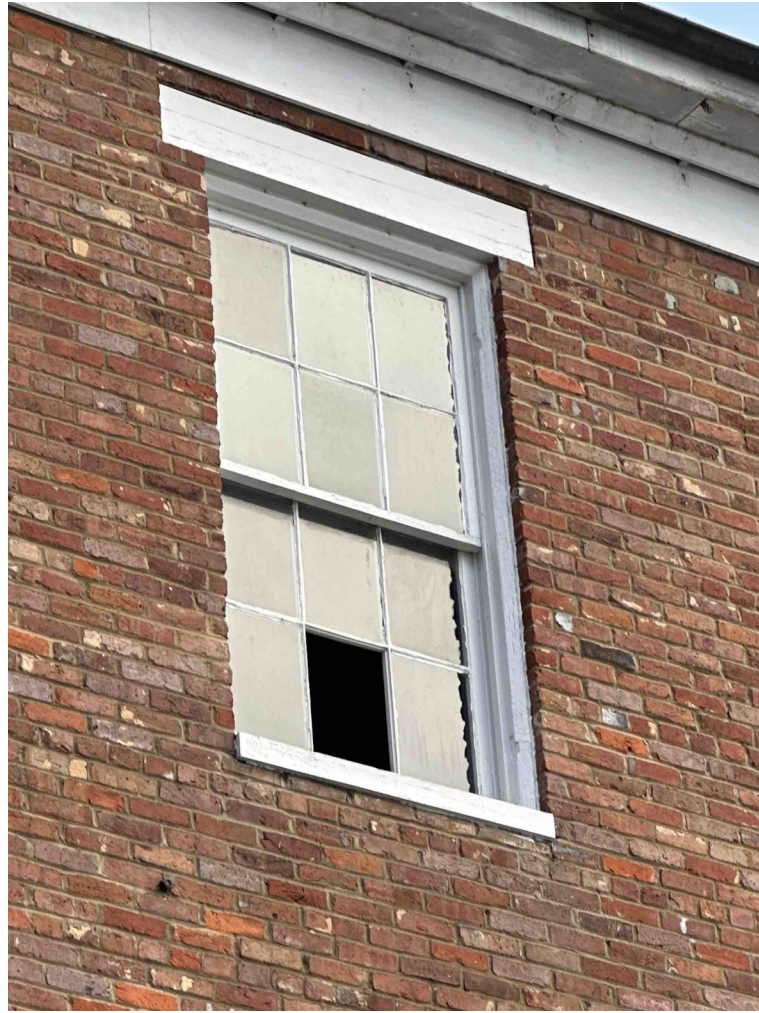
WINDOW 'O'



WINDOW 'P'



WINDOW 'Q'



WINDOW 'R'



WINDOW 'S'



WINDOW 'T'



WINDOW 'U'



WINDOW 'V'



WINDOW 'W'



WINDOW 'X'



WINDOW 'Y'

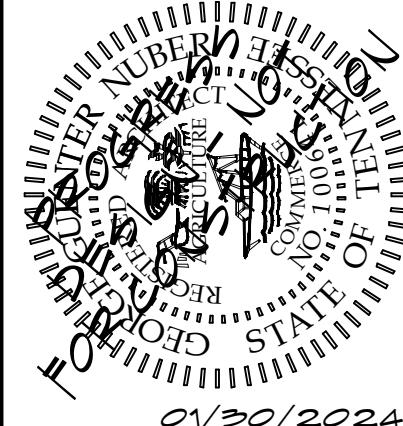


WINDOW 'Z'



WINDOW 'A1'

IMPORTANT: GENERAL CONTRACTOR TO PROVIDE AN ASSESSMENT OF EACH WINDOW WHICH IS NOT ABLE TO BE RESTORED BASED ON PROVISIONS OUTLINED IN THE GRANT AND AS A RESULT OF DEGRADATION OR STRUCTURAL FAILURE OF THE BRICK WALL REQUIRING TOTAL REPLACEMENT



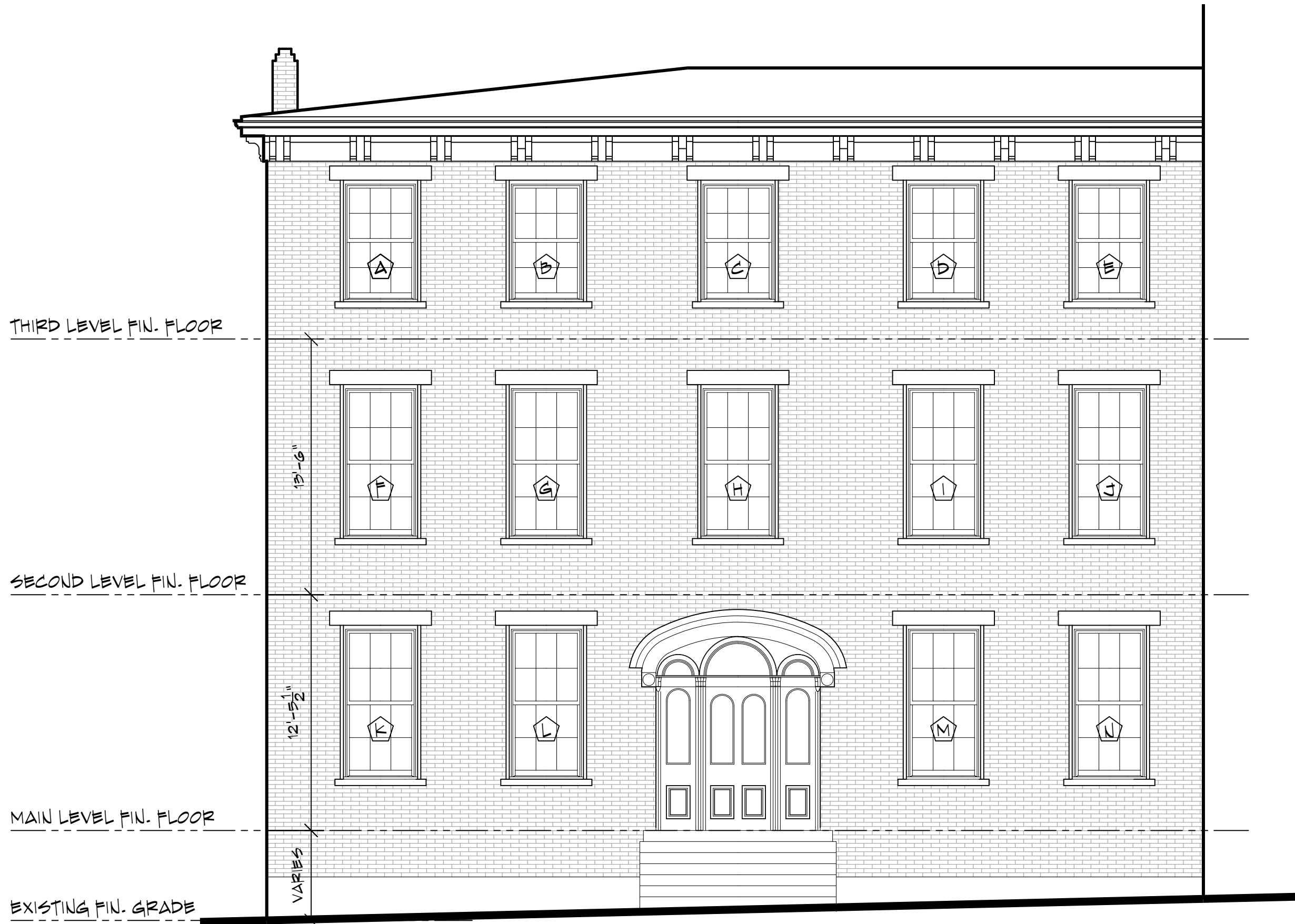
Nuber Architecture
ECCLISIATICAL PLANNING / DESIGN
COMMERCIAL ARCHITECTURE
1069 Rutledge Circle, Columbia, Tennessee 38401
Phone: (931) 546-8045 Cell: (931) 446-7741
Email: george@nubearchitecturellc.com

Proposed Development for The Nelson Historic
for The Nelson Historic LLC
706 North Main Street
Columbia, Tennessee

A2.2 Building Elevation Documents

THIS DRAWING HAS BEEN ISSUED:		Revisions:	
☒ FOR REVIEW ONLY		☐ FOR ESTIMATING / BIDDING ONLY	
☐ FOR CONSTRUCTION		☐ FOR CONSTRUCTION	
DATE: 01/30/2024	ISSUED BY: G. Nuber	DATE: 01/30/24	ISSUED BY: G. Nuber
Job #: 2023016	Dr. By: G. Nuber	Job #: 2023016	Dr. By: G. Nuber
File #: 2023016_A2.2		File #: 2023016_A2.2	

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EXISTING WEST ELEVATION
SCALE: 3/16"=1'-0"



EXISTING CONDITIONS - WEST ELEVATION

EXISTING WINDOW DOCUMENTATION



WINDOW 'A'



WINDOW 'B'



WINDOW 'C'



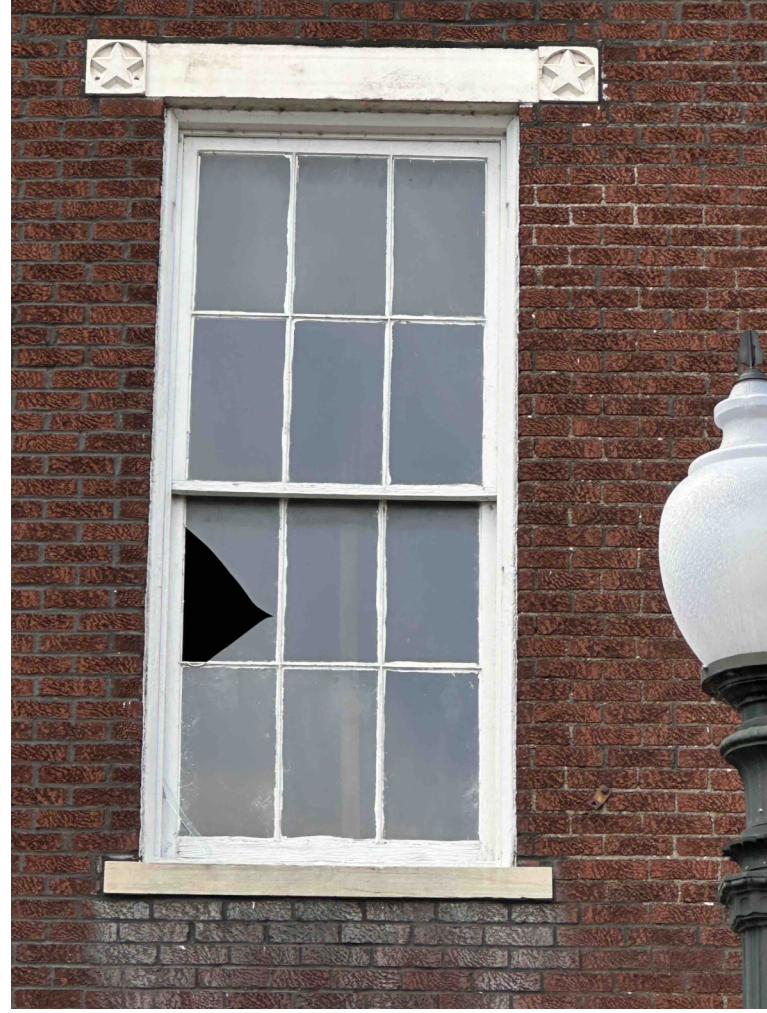
WINDOW 'D'



WINDOW 'E'



WINDOW 'F'



WINDOW 'G'



WINDOW 'H'



WINDOW 'I'



WINDOW 'J'



WINDOW 'K'



WINDOW 'L'

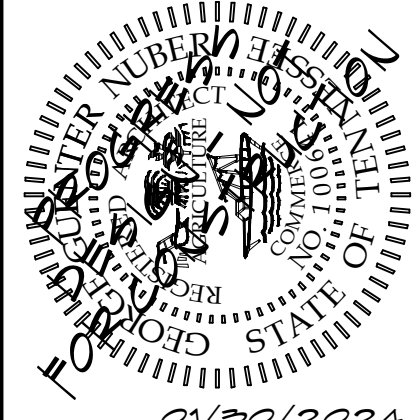


WINDOW 'M'



WINDOW 'N'

IMPORTANT: GENERAL CONTRACTOR TO PROVIDE AN ASSESSMENT OF EACH WINDOW WHICH IS NOT ABLE TO BE RESTORED BASED ON PROVISIONS OUTLINED IN THE GRANT AND AS A RESULT OF DEGRADATION OR STRUCTURAL FAILURE OF THE BRICK WALL REQUIRING TOTAL REPLACEMENT



Nuber
Architecture
ECCLASIATICAL PLANNING / DESIGN
COMMERCIAL ARCHITECTURE
1069 Rutledge Field Circle, Columbia, Tennessee 38401
Phone: (931) 544-8045 Cell: (931) 446-1741
Email: george@nuberarchitecturellc.com

Proposed Development for The Nelson Historic
for The Nelson Historic LLC
706 North Main Street
Columbia, Tennessee

A2.1 Building Elevation Documents

THIS DRAWING HAS BEEN ISSUED:		Revisions:
☒ FOR REVIEW ONLY		1.
☐ FOR ESTIMATING / BIDDING ONLY		2.
☐ FOR CONSTRUCTION		3.
DATE: 2/27/24	ISSUED BY: G. Nuber	FILE #:

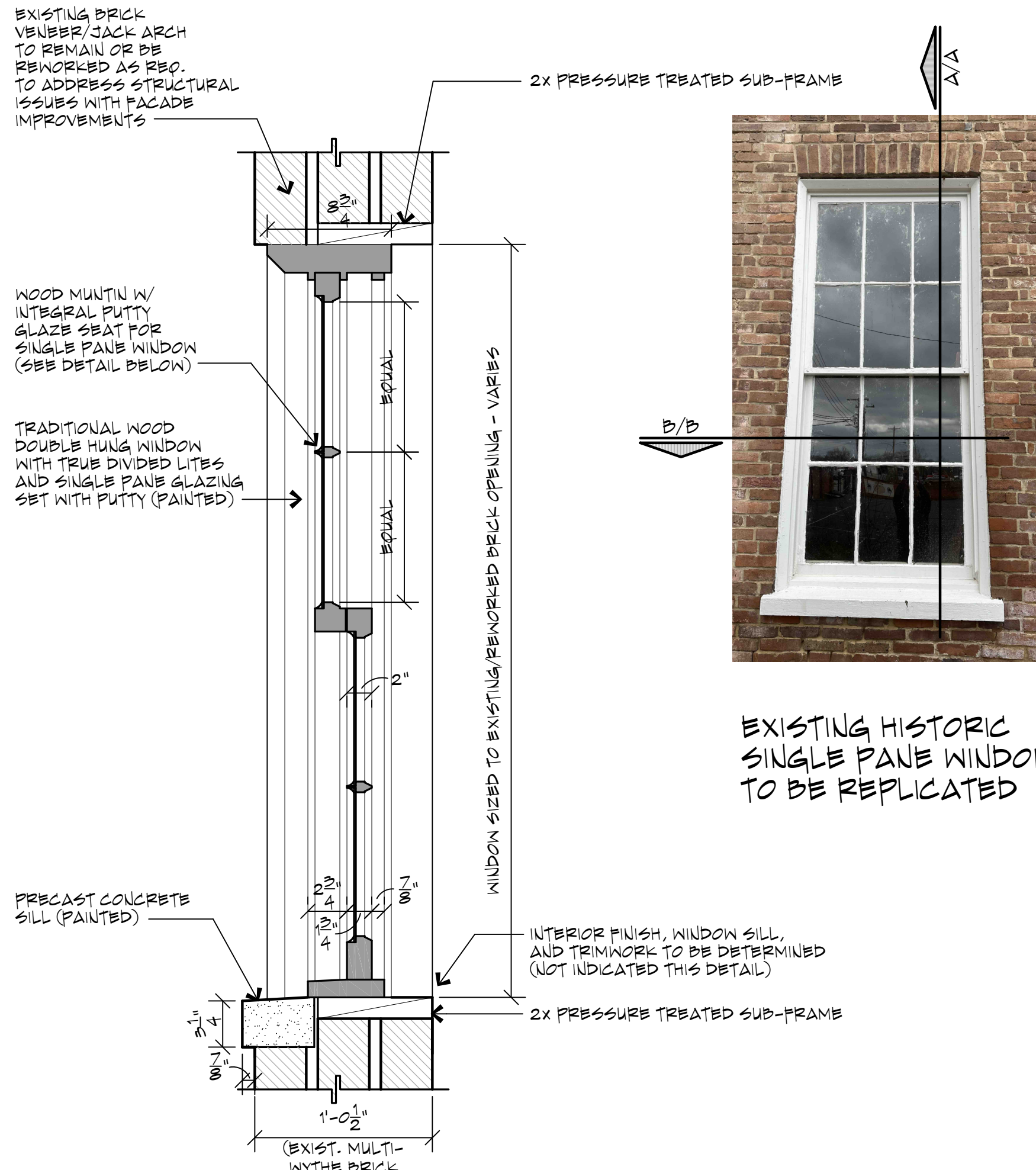
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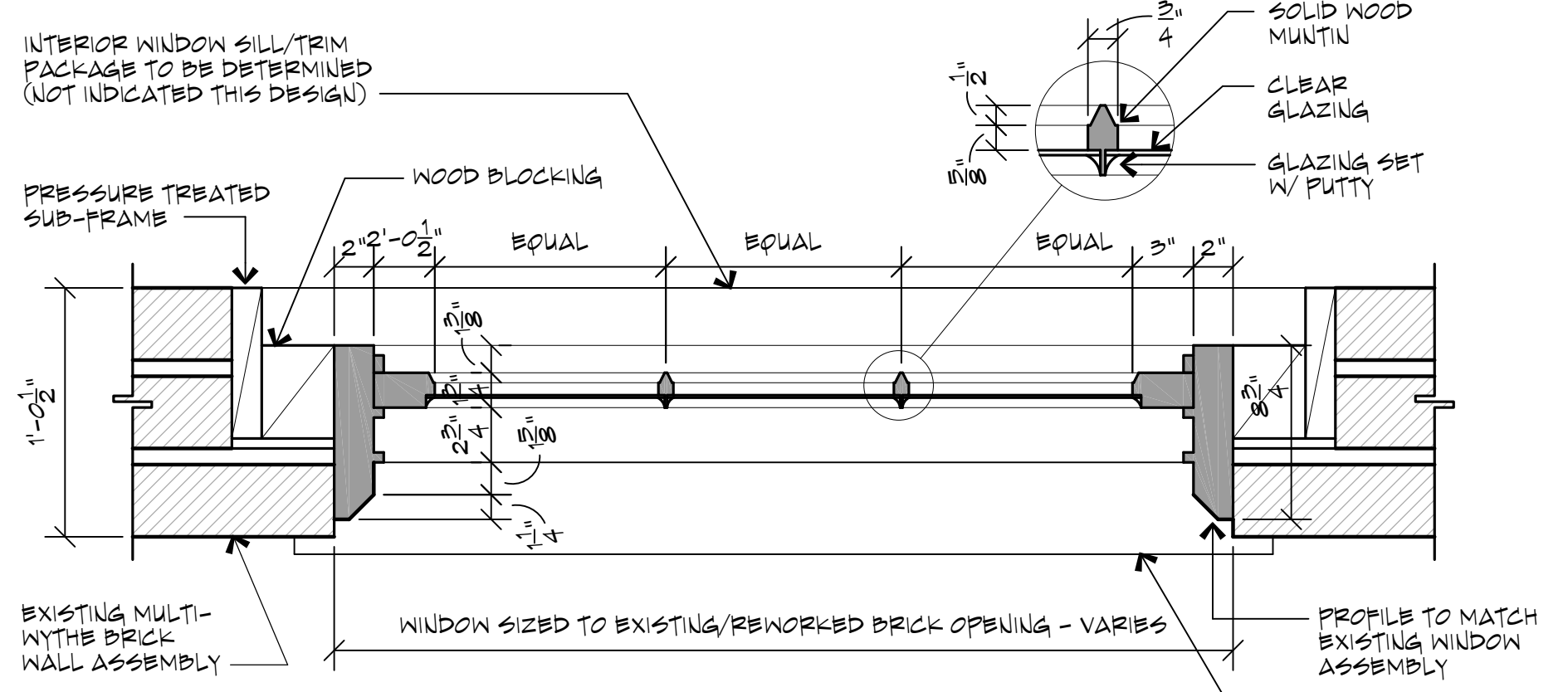
EXISTING NORTH ELEVATION
SCALE: 3/16"=1'-0"



EXISTING CONDITIONS - NORTH ELEVATION



A/A DETAIL
THROUGH REPLACEMENT SINGLE PANE WOOD DOUBLE HUNG WINDOW UNIT
SCALE: 1 1/2"=1'-0"



B/B DETAIL
THROUGH REPLACEMENT SINGLE PANE WOOD DOUBLE HUNG WINDOW UNIT
SCALE: 1 1/2"=1'-0"

EXISTING WINDOW DOCUMENTATION



WINDOW 'B1'



WINDOW 'C1'



WINDOW 'D1'



WINDOW 'E1'



WINDOW 'F1'



WINDOW 'G1'

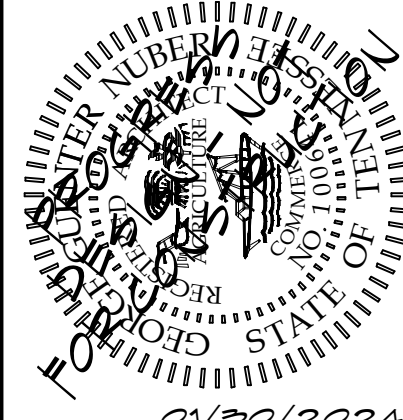


WINDOW 'H1'



WINDOW 'K1'

IMPORTANT: GENERAL CONTRACTOR TO PROVIDE AN ASSESSMENT OF EACH WINDOW WHICH IS NOT ABLE TO BE RESTORED BASED ON PROVISIONS OUTLINED IN THE GRANT AND AS A RESULT OF DEGRADATION OR STRUCTURAL FAILURE OF THE BRICK WALL REQUIRING TOTAL REPLACEMENT



Nuber Architecture
ECCELESTASTICAL PLANNING / DESIGN
COMMERCIAL ARCHITECTURE
1069 Ruffin Field Circle, Columbia, Tennessee 38401
Phone (931) 544-8045 Cell (931) 446-1741
Email: george@nuberarchitecturellc.com

Proposed Development for The Nelson Historic
for The Nelson Historic LLC
706 North Main Street
Columbia, Tennessee

A2.3 Building Elevation Documents

Date:	01-30-2024	Revisions:	
Job #:	2023016	FOR REVIEW ONLY	
Dr. By:		FOR ESTIMATING / BIDDING ONLY	
Ck. By:	G. Nuber	FOR CONSTRUCTION	
File #:	2023016_A2.3	ISSUED BY: G. Nuber	

This drawing, its design, detail and invention, are the property of Nuber Architecture, LLC and shall not be copied in any manner nor disclosed to any outside party without expressed written consent. Failure to comply with these terms may result in criminal prosecution.



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 \(online.com\)](http://City of Columbia | Permitting (online.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.

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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:
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HISTORIC DISTRICT DESIGN GUIDELINES

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REQUIRED APPLICATION SUPPORTING MATERIALS

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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	PHONE
ADDRESS	EMAIL

PROPERTY OWNER

NAME	PHONE
ADDRESS	EMAIL

DATE OF PRE-APPLICATION MEETING	Mr. Ralph Terry 117 W. 7th Street Kansas City, MO 64105 (913) 777-4723 rterry116@icloud.com
	Kansas Historic Real Group, Inc. 117 W. 7th Street Kansas City, MO 64105 (913) 777-4723 rterry116@icloud.com

PROJECT INFORMATION: WORK SPECIFIC

☐ NEW CONSTRUCTION <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>	☐ NEW ADDITION <i>(select type)</i> ☐ Principle Structure ☐ Accessory Structure ☐ SIGNAGE <i>(select type)</i> ☐ Wall ☐ Freestanding ☒ Adding New Door ☐ 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):
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PROJECT INFORMATION	
ADDRESS:	111 West 7th Street, Columbia, Tennessee 38401
SQUARE FOOTAGE OF PROPOSED ADDITIONS/NEW CONSTRUCTION:	
EXISTING N/A ft²	PROPOSED: N/A ft²
HEIGHT OF STRUCTURE FOR ADDITIONS/NEW CONSTRUCTION:	
EXISTING: N/A ft	PROPOSED: N/A 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: We would like to add a new stained wood door w/ transom off of the side of our proposed renovation to 111 W. 7th Street property. As the outdoor dining area is part of my leased property at Southern Tre Restaurant and the City of Columbia maintains a public right-of-way through this outdoor area, we do not believe there is any conflict with the addition of this door. This door will be a convenience ingress/egress for customers. The ADA requirements for entry and discharge are maintained at the street entrance of 111 W. 7th and at the rear of our property. We have attached drawings from our Architect, George Nuber, to further clarify the

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

Ralph Terry	<u>Ralph Terry</u>	<u>2-26-24</u>
APPLICANT NAME	APPLICANT SIGNATURE	DATE
Ralph Terry	<u>Ralph Terry</u>	<u>2-26-24</u>
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

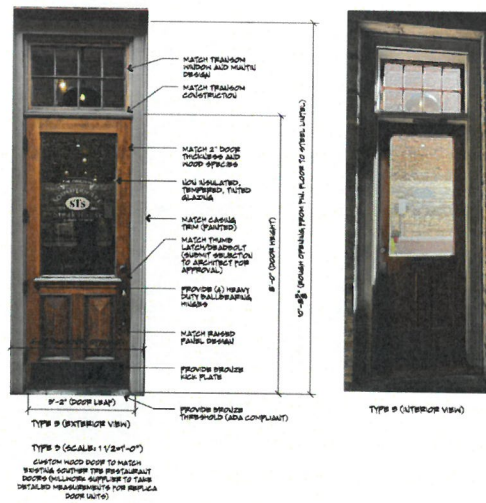
24-0107

Proposed Exterior Door Addition for 111 W. 7th Street Project
(View from Outdoor dining serving Southern Tre)

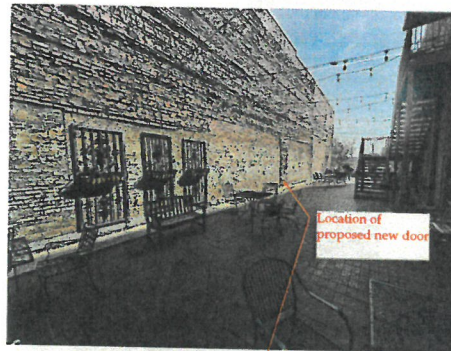


Location where existing infill brick will
be removed for new door

Proposed New Wood Storefront to match two other locations in the outdoor dining area



Proposed Exterior Door Addition for 111 W. 7th Street Project
(View from Outdoor dining serving Southern Tre)



Location where existing infill brick will
be removed for new door



HISTORIC ZONING COMMISSION
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CERTIFICATE OF APPROPRIATENESS APPLICATION

HISTORIC ZONING COMMISSION

APPLICANT

NAME	Frederick LePore	PHONE	615-364-8038
ADDRESS	415 W. 9th Street	EMAIL	awburn1@yahoo.com

PROPERTY OWNER

NAME	Same	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): Gutters and Downspouts	

PROJECT INFORMATION	
ADDRESS:	415 W. 9th 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:	

PROJECT INFORMATION: DESCRIPTION & SCOPE OF PROJECT
DESCRIBE PROPOSED PROJECT(S) AND LIST ALL PROPOSED MATERIALS. ATTACH ADDITIONAL SHEETS IF NECESSARY:
Installation of new gutters and downspouts. Front elevation will have half round white gutters with round downspouts. All other elevations will have "K" style gutters and rectangular downspouts.

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

Frederick LePore		2-26-2024
APPLICANT NAME	APPLICANT SIGNATURE	DATE
Same		
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

