



# AGENDA

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**The Columbia Historic Zoning Commission will meet on Thursday, May 12th, 2022 at 4:00 p.m. in the Council Chambers on the basement level of City Hall, 700 N. Garden Street to consider the following:**

1. Roll Call
2. Approval Of Minutes

Documents:

[HZC\\_20220310 MINUTES - DRAFT.PDF](#)

3. Old Business

- 3.1. 22-0059 -315 W 7th Street - New Signage  
Request from Delk Kennedy for freestanding signage approval at [315 W 7TH STREET](#).

**DEFERRED FROM APRIL AGENDA**

Documents:

[22-0059\\_APPLICATION\\_315 W 7TH.PDF](#)  
[22-0059\\_SIGN\\_315 W 7TH.PDF](#)  
[22-0059\\_STAFF REPORT REVISED\\_315 W 7TH.PDF](#)

- 3.1.1. 22-0059 - Status Of Existing Sign

The sign frame has been repainted and the faces have been changed without a CoA. The sign is similar to, but does not match, a previously approved design. The updated sign generally conforms to the Historic District Design Guidelines but will require an after-the-fact CoA.

Documents:

[WKRM SIGN FACE CHANGE.PDF](#)

4. New Business

- 4.1. 22-0092 – 905/907 W 7th Street – New Home With Accessory Structure  
Request from Sam Gray to construct a 3,818 square foot home with detached garage in the 7th Street Historic District at [TAX MAP 100C C PARCEL 5](#).

Documents:

[22-0092 APPLICATION\\_HZC.PDF](#)  
[22-0092 W 7TH HOUSE PLANS.PDF](#)  
[22-0092 DETACHED GARAGE W7TH PLAN.PDF](#)  
[22-0092 W 7TH INITIAL SITE PLAN.PDF](#)  
[22-092 W7TH WINDOWS.PDF](#)  
[22-0092 BAYOU BLEND BRICK.PDF](#)  
[22-0092 WEATHERSHEILD PAMPHLET.PDF](#)  
[22-0092\\_STAFF REPORT\\_905-907 W 7TH STREET.PDF](#)

- 4.2. 22-0093 – 118 W 7th Street – Wall Mounted Sign  
Request from Bryson Leach for wall mounted signage in the Downtown Historic District at [118 W 7TH STREET](#).

Documents:

22-0093 APPLICATION.PDF  
22-0093 RENDERING.PDF  
22-0093\_STAFF REPORT\_118 W 7TH.PDF

- 4.3. 22-0094 – 21 Public Square – Projecting Sign  
Request from Byson Leach for a projecting neon sign in the Downtown Historic District at [21 PUBLIC SQUARE](#).

Documents:

22-0094 APPLICATION.PDF  
22-0094 PICTURES.PDF  
22-0094\_STAFF REPORT\_21 PUBLIC SQUARE.PDF

- 4.4. 22-0097 – 109 E 6th St - Wall Mounted Signage  
Request from Byson Leach for wall-mounted signage in the Downtown Historic District at [109 E 6TH STREET](#).

Documents:

22-0097 APPLICATION.PDF  
22-0097 FACADE.PDF  
22-0097\_STAFF REPORT\_109 E 6TH STREET.PDF

- 4.5. 22-0109 – 807 S. Garden Street – Commercial Facade Modifications  
**THE APPLICANT HAS WITHDRAWN THIS ITEM**

Request from James Sloan for modifications to a commercial façade in the Downton Historic District at [807 S. GARDEN STREET](#).

Documents:

22-0109 APPLICATION.PDF  
22-0109\_807 S GARDEN ELEVATION.PDF  
22-0109\_STAFF REPORT 807 S GARDEN.PDF

5. Other Business

- 5.1. Report On Best Practices For Historic Preservation Within Arts Districts

6. Adjourn

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

The [2022 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  
March 10, 2022

**CALL TO ORDER:**

Chairperson Kim Hayes called the March meeting of the Historical Zoning Commission for the City of Columbia to order at 4:00 p.m. The meeting was held in Council Chambers, City Hall, basement level.

**ROLL CALL:** Quorum present and included the following:

Present were: Ms. Kim Hayes  
Dr. Hendrickson  
Mr. Joe Kilgore  
Mr. George Nuber  
Mr. Ray Pace  
Ms. Autumn Potter

Absent was: Ms. Melanie Lucas

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

**APPROVAL OF MINUTES:**

The February meeting minutes were presented for approval. Mr. Kilgore made the motion to approve with Mr. Nuber seconding. Motion to approve passed six to zero.

**AGENDA ITEM #3**

**Case# 21-0290**

**Request from C. Douglas Johns for new construction of a commercial building at 915 S. Main Street.**

**Staff Recommendation:**

Mr. Brass presented the details. The design of the building would meet the guidelines for the form, massing and scale. It would be cohesive with the buildings in the historic. The side elevation will be brick, and the awnings were revised to be a fabric type awning. The signage review will come at a later date. It is recommended that any motion on this item be conditioned to not include the signage request that was in the proposal.

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**Discussion:**

Mr. Douglas Johns, and Mrs. Yvette Johns, 606 Riverside Drive were present to answer questions. Discussion included gooseneck lighting. Mr. Brass stated that staff requests that the gooseneck lighting be a matt finish, not a glossy finish, and the lighting shine down. The proposed lighting above the awning is the appropriate location for such lighting. Additional discussion included the second and third floor will be office space, zoned CBD, off street parking, the first two units do not require off street parking, communications with the property owners beside this property, the windows material type on the front elevation material type being aluminum wood clad. Mr. Nuber moved to approve and at a later date we will accept application for the signage, with Mr. Kilgore seconding. Motion to approve passed with a vote of six to zero.

**AGENDA ITEM #4**

**Case# 22-0038**

**Request from Paul Varney to revised designs for construction of principal and accessory structures at 408 West 6<sup>th</sup> Street, including roof structure, exterior finishes, porch/deck alterations, and other alterations.**

**Staff Recommendation:**

Mr. Kevin McCarthy presented the details of the request. The proposed changes incorporate mixed siding materials in order to create a sense of history on the site. It is at the discretion of the Commission to determine whether the proposed changes conform to standard guidelines. The accessory structure should be visually supportive to the principal structure, and it shouldn't visually compete with the primary structure. It will be at the Commission's discretion to decide whether the modifications conform to that.

**Discussion:**

The applicant was not present. Discussion included that the applicant has already deviated from what was already approved, having already done the variation, they have done brick, but not the siding, the project is on hold, they did all of the additions to the front of the accessory building that were not approved, including the addition of the porch and the columns. A photograph was received from the property owner with the material change. Additional discussion included the roof line of the accessory building, extended elevations, and steps to the front porch of the primary structure. Mr. Brass stated that staff received statement from the property owner in the previous packet. Ms. Hayes made a motion to move this item to the end of the agenda in case the applicant

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arrives. The motion was seconded by Dr. Hendrickson. Motion to move the agenda item to the end of the meeting passed with a vote of six to zero.

**AGENDA ITEM #5**

**Case# 22-0039**

**Request from James Sloan for exterior alterations in order restore the façade of a contributing structure located at 120 W 7<sup>th</sup> Street.**

**Staff Recommendation:**

Mr. McCarthy presented the details of staff report.

**Discussion:**

Mr. James Sloan, 2416 Hidden Lake Circle, was present to answer questions. Discussion included modifications, looking to restore the masonic entrance, aluminum clad windows, panel wood doors, office use upstairs, revamping the south corner of the building, looking to bring the façade forward, looking more historically accurate, flooring, south elevation is projecting out, no work done on the second floor, rod iron railing, keeping the vertical wood veneer panel, hardie trim, painting, color scheme, service door, infill, fiber glass, lighting, articulation of the columns of the building does not line up, exterior gooseneck light with matte finish on the Garden Street side, signage, there is no lighting on W 7<sup>th</sup> Street, bricked in double doors, preserving, restoration, the intent is to clean it up, capture the façade and protect it, existing windows that have been filled in, this proposal does not include an addition of a door and a window in between the Mason entrance and the three windows, and it being attractive to the district. Ms. Hayes asked how is the execution going to be. Mr. Sloan stated that he felt like they had a good execution on the adjacent property so far. Mr. McCarthy stated from a staff's point of view, it would help if there are concerns about the finished product, and when a motion is made if the applicant would be as specific as possible for the materials preserving an element like the Gordon's Logo, so that at building permit review staff can make that a condition, and hold the applicant to that. Mr. Nuber asked Mr. Sloan to speak to the Commission about timing, and a possibility to orchestrate more detail to refine this further. If the tenant, or owner can afford another month with a bit more refinement. Mr. Sloan stated that he has more drawings and can share it today. Further discussion included emailing, unable to advertise an email, legality purposes, and the public hearing process. Mr. McCarthy said he could secure an ipad from upstairs. Mr. Sloan asked if he could have 15 minutes. Ms. Hayes made a motion to defer this item until the end of the meeting with Mr. Nuber seconding. Motion to move the item to the end of the meeting passed six to zero.

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**AGENDA ITEM #6**  
**Case# 22-0043**

**Request from Larry Hubbell for freestanding signage approval at 410 West 7<sup>th</sup> Street.**

**Staff Recommendation:**

Mr. Brass presented the details of staff report. The sign is what staff would consider nonconforming. The Commission is only looking at the refacing of the sign face. The guidelines have been modified by the Commission and approved to allow more than three colors when the signage background is black or white. In this case the signage background is white on the pylon sign face and the request is basically just to change out the pylon sign face with the new logo and new text. As a condition of approval and because the sign is considered non-conforming, it cannot be enlarged, expanded, or also the internal illumination cannot be expanded any further than it already is. The Commission will not be able to approve the expansion of the sign, and the refacing of it.

**Discussion:**

Mr. Larry Hubbell was present to answer questions. Mr. Hubbell stated that all they are wanting to do is put new face on there, it will be the same size and everything. Ms. Hayes stated that we are approving the sign size as is with the logos in the layout shown on the last page of the proposal. The stone base is new at the bottom of the sign. This is real stone, and not fabricated. Further discussion included matching the building, it is brick, material, support posts and frame will be black. Ms. Hayes moved to approve with Dr. Hendrickson seconding. Motion to approve passed six to zero.

**AGENDA ITEM #4 *This item was moved to the end to give the applicant a chance to arrive.***  
**Case# 22-0038**

**Request from Paul Varney to revised designs for construction of principal and accessory structures at 408 West 6<sup>th</sup> Street, including roof structure, exterior finishes, porch/deck alterations, and other alterations.**

**Staff Recommendation:**

Mr. Kevin McCarthy had presented the details of the request earlier.

**Discussion:**

Mr. Paul Varney, 124 Kedron Parkway, was present to answer questions. Discussion included there are a lot of things that were done that were not a part of the approval, it's a shared driveway with an easement, and the elevation of the house is a lot higher than what was rendered. Ms. Potter asked what is the

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plan for a stairway, or a path to get up to the porch. Mr. Varney stated the elevation of the house is still exactly as it was, what has happened you are seeing the foundation without any landscaping walls. They have a revised drawing that they can submit. Mr. Nuber asked him to submit the landscape for next month. Mr. Varney stated if someone would get him the submittal dates he will get that information to Johnathon Sanders, their landscaper. Further discussion included multiple retaining walls with fill in. Mr. Varney stated that it will be like a brick or stone, it is a lot of stairs, with the plan is a set of stairs then a little sidewalk and a set of stairs then a little side walk like that. The walls will connect on the right corner of the home to come around to tie into the sidewalk and steps. There will be another level. Further discussion included getting the information, having lots of complaints, they knew the grades were challenging, significant slope, and guidelines. Mr. Brass stated that for future projects staff can make sure future hardscape elements are included for all new construction. Mr. Kilgore stated that the stone that was approved for the foundation suddenly became brick. Mr. Varney stated if you look at what was submitted you will see brick everywhere except for the front porch. The change was made when the brick guys were there, and it was the front section only. He and Brian, PVC manager, will take responsibility for it. Mr. Kilgore stated he noticed there are two window that weren't in the first approval, and one that was in the first approval that shifted or it is gone. Mr. Brian Tucker, head of construction, stated one window that was moved there was one if you were facing the house on the right side. They wanted to move that for the type of firebox that they went with. It moved to the front porch on the left side of the door, and he also stated that the other window that was added is on the rear of the home, and they added one in the attic. They also added a rectangle window on the right side facing the home's rear elevation in their master shower. Mr. Varney said the owner comments as this progress is that they wanted the main portion of this home to look as it was built originally. Ms. Hayes asked if there was a reason why they didn't come back to the Commission for all these changes. Mr. Varney stated that they have had 9,000 meetings with these owners, and they have had trouble stopping changes as they go. He also stated that it never dawned on them to come back here, and they just failed to do that. The owners took control of what they wanted and they ordered the siding so they got a little ahead of this too, and he is very thankful to Ms. Autumn for doing what she did. Mr. Varney also stated that it is his responsibility to make sure that the changes adapt to the what the HZC has approved. Ms. Hayes stated that the intent is there but it is not always the case, and it makes it very difficult for the Commissioners to say tear that out. Ms. Potter stated that the next biggest thing is the lap siding, and Boar and batten discussing this and seeing if this is something that the Commission is okay with. Mr. Varney stated that the siding is a fiber cement lap siding this is what the boar siding is, it is a different plank. The

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Board and batten is a hardie product too. Additional discussion included detached garage, porch, historic style, being cohesive, the Board and Batten will be in the recessed area, material, and structure. Mr. Mc Carthy stated that the specific guidelines talks about no more than two materials for exterior walls. Replicating historical styles conveying a false sense of history is discouraged. It is appropriate for the Commission to determine if what the applicant proposes doesn't meet those guidelines. Ms. Hayes stated the addition of the porch is a major addition, and to submit this with the landscaping. Further discussion included they are only doing what was approved on the permit. Mr. Nuber asked why was it decided to change the front porch roof from metal to asphalt. Additional discussion included the shingle warranty pitch, it is not as visible, preference, looking more modern, Folk Victorian style house, gothic, and guidelines. Mr. Brass stated that in the guidelines it is stated that the accessory structure should closely match the primary structure in materials. Mr. Varney stated it would probably take a couple of months to get more of the material. There are two permits, the house has a permit and the auxiliary has a permit. They are not going to sheet rock until the siding is wrapped one hundred percent. The Board and batten were used on the back of the house. Additional discussion included postponing, auxiliary structure change, plans are needed, allowing the house as it is, and material availability. Mr. Brass stated to wrap it you would have the fiber cement on the house with the board and batten at the rear elevations as proposed, and then the accessory structure would be recommended that there be fiber cement board siding all the way around to match what is on the primary structure of the house. The Commission would accept the windows as revised with the change of the brick on the house. Mr. Varney stated that they can submit a drawing that shows that. Mr. Brass stated that it was also pointed out that the porch roof was changed from metal to shingle. Mr. Varney asked if they are not able to find the Board product, say there were an issue purchasing more of the Board siding or lack of funding and they don't have the ability to do that, then would it be ok to go back with the standard smooth lap siding. The back of the house would be Board and batten and technically it would be more 3 D. Ms. Hayes stated if approved for the Board and if unable to get that, the applicant would have to come back. Additional discussion included they will have to come back for the landscaping, not clear on the main house where the transition is on the siding, and no plans to view.

*The meeting had to change rooms at 5:24 p.m. moving to Conference room A.  
The meeting restarted at 5:27 p.m.*

Further discussion included resubmitting the landscaping plan, and the auxiliary structure with siding on it showing both siding on it. It also included by the time of the resubmittal, they will know if they will be able to get the Board product or



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not, the back section and the breezeway, the way it was presented, can the Commission get over the window changes, colors, high traffic street, siding was a major upgrade, and they will find out when they can get it and how fast they can get it tomorrow. Mr. Kilgore moved to accept the change from rock to brick on the foundation, and accept the change additions and deletions of the windows, we ask that they change the asphalt roof shingles back to metal as approved 2:12", and the house siding on the main structure be all Board and batten if available, and if not available the applicant will come back with a recommendation to the Commission. He continued, that on the accessory structure moved to approve with the roof addition over the porch, and request that the applicant come back with siding recommendations for the addition, and for the overall project to come back with landscaping and sidewalk elevations, along with the porch materials for the accessory structure. Mr. Nuber seconded the motion. Motion to approve with conditions passed six to zero. Further discussion included the applicant has really invested a lot of energy into this area and making an investment. Mr. Pace stated that this Commission would take care of the next applicant just like this one, and unintentional mistake.

**AGENDA ITEM #5**  
**Case# 22-0039**

**Request from James Sloan for exterior alterations in order restore the façade of a contributing structure located at 120 W 7<sup>th</sup> Street.**

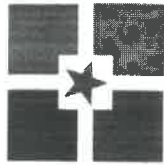
**Staff Recommendation:**

Mr. McCarthy presented the details of staff report from earlier.

**Discussion:**

Mr. Sloan stated that one side does not stick out more than the other, on the southern portion of the building they are keeping the southern corner plain, they are keeping the post and beam in the structure that exists. They are making the front entry area more usable currently it goes all the way back. They are bringing in the casement, the aluminum clad wood windows there, and in the rear they have the three arch openings. They looked at the door being there but it didn't pan out. Proportionally if you put a door in that space it would look weird. The three windows align with some upper story windows, and they are really high up that will just bring in light for the space. They are shelling out two separate spaces, this is not a third tenant. Further discussion included the basement, keeping the recess on the main entrance, elevations, printout, they are looking at getting rid of the rod iron type material, salvaging the wood veneer and trim it out, full panel wood trim, level of detail, creating a common space for both





**HISTORIC ZONING COMMISSION**  
*CERTIFICATE OF APPROPRIATENESS APPLICATION AND CHECKLIST*  
*DEADLINE: 3<sup>RD</sup> MONDAY OF THE MONTH AT 4:00 PM*

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

Application Requirements: All applications must be complete and include the required supporting materials listed on this form. Ten (10) copies of the request must be submitted to the Development Services Department for review by the published deadline. Incomplete applications will not be forwarded to the HZC for consideration.

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

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

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

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

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

**HISTORIC DISTRICT DESIGN GUIDELINES**

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

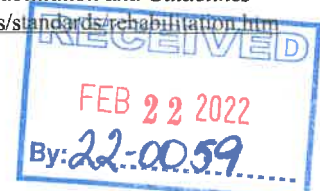
**REQUIRED APPLICATION SUPPORTING MATERIALS**

Please consult the list below for the necessary supporting materials to include within application packets. Ten (10) copies of the request are required for HZC review:

NEW CONSTRUCTION, NEW ADDITIONS	EXTERIOR ALTERATIONS	DEMOLITION, RELOCATION
<ul style="list-style-type: none"> <li>○ Description of project and proposed materials</li> <li>○ Site plan</li> <li>○ Lot survey</li> <li>○ Architectural elevations or drawings</li> <li>○ Photographs of project site location</li> <li>○ Photographs of existing building.</li> </ul>	<ul style="list-style-type: none"> <li>○ Description of project and proposed materials</li> <li>○ Photographs of project site location</li> <li>○ Architectural elevations or drawings</li> <li>○ Specification information for any proposed materials/architectural features</li> <li>○ Documentation of earlier historic appearance (restoration only)</li> <li>○ Photographs of existing building.</li> </ul>	<ul style="list-style-type: none"> <li>○ 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.</li> </ul>

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

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



PROJECT INFORMATION	
ADDRESS:	315 W 7th St
SQUARE FOOTAGE OF PROPOSED ADDITIONS/NEW CONSTRUCTION :	EXISTING: _____ ft <sup>2</sup> PROPOSED: _____ ft <sup>2</sup>
HEIGHT OF STRUCTURE FOR ADDITIONS/NEW CONSTRUCTION :	EXISTING: _____ ft      PROPOSED: _____ ft
SQUARE FOOTAGE OF PROPOSED SIGNAGE	26.25 sq Ft

PROJECT INFORMATION: DESCRIPTION & SCOPE OF PROJECT
DESCRIBE PROPOSED PROJECT(S) AND LIST ALL PROPOSED MATERIALS. ATTACH ADDITIONAL SHEETS IF NECESSARY:
White Metal Panel with hand-painted logos and text on both sides.
Max letter height is <del>7.8"</del> 7.8" on the WKOM Logo   Total colors 4 + white substrate
Max sign area is 26.25 sq/Ft → 5 x 5.25'

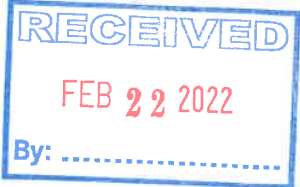
In filling out this application, I attest that (1) I am familiar with the rules, regulations, and procedures of the City of

S. Delk Kennedy, Jr      S. Delk Kennedy, Jr.      2/2/22  
 APPLICANT NAME      APPLICANT SIGNATURE      DATE

S. Delk Kennedy, Jr.      S. Delk Kennedy, Jr.      2/2/22  
 PROPERTY OWNER NAME      PROPERTY OWNER SIGNATURE      DATE

STAFF USE ONLY

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



CERTIFICATE OF APPROPRIATENESS APPLICATION  
HISTORIC ZONING COMMISSION

APPLICANT

NAME	Delt Kennedy	PHONE	931-215-1214
ADDRESS	315 W. 7th St.	EMAIL	deltk@kennedybroadcasting.com

Same →

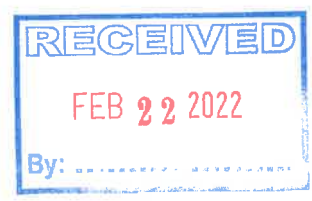
PROPERTY OWNER Kennedy

NAME	Middle Tennessee Broadcasting	PHONE	931-215-1214
ADDRESS	315 W 7th St	EMAIL	marysusan@kennedybroadcasting.com

↑  
Kennedybroadcasting.com

PROJECT INFORMATION: WORK SPECIFIC

<input type="checkbox"/> NEW CONSTRUCTION <i>(select type)</i> <input type="checkbox"/> Principle Structure <input type="checkbox"/> Accessory Structure	<input type="checkbox"/> NEW ADDITION <i>(select type)</i> <input type="checkbox"/> Principle Structure <input type="checkbox"/> Accessory Structure
<input type="checkbox"/> DEMOLITION <i>(select type)</i> <input type="checkbox"/> Principle Structure <input type="checkbox"/> Accessory Structure <input type="checkbox"/> Site Features  <input type="checkbox"/> Loss of architectural and historical integrity and its removal will not adversely affect the district's historic character  <input type="checkbox"/> Denial of demolition will result in unreasonable economic hardship of the applicant  <input type="checkbox"/> Public safety and welfare requires the removal of the structure(s)  <input type="checkbox"/> 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.	<input type="checkbox"/> SIGNAGE <i>(select type)</i> <input type="checkbox"/> Wall <input checked="" type="checkbox"/> Freestanding <input type="checkbox"/> Window <input type="checkbox"/> Temporary <input type="checkbox"/> Other  <input type="checkbox"/> EXTERIOR ALTERATIONS <i>(select type)</i> <input type="checkbox"/> Roofing/Roof Structure (Dormers, Chimneys) <input type="checkbox"/> Exterior Door Replacement/Alterations <input type="checkbox"/> Exterior Window Replacement/Alterations <input type="checkbox"/> Foundation Alterations <input type="checkbox"/> Exterior Siding/Finishes/Masonry <input type="checkbox"/> Porch/Deck Alterations <input type="checkbox"/> Other (explain):



**Kennedy Broadcasting Co.**

*Front Porch Radio*

  
**WKOM**  
**101.7 FM**

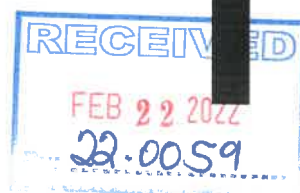
  
**WKRM**  
**103.7 FM**

63" w x 60" h

26.25 sq/ft

Allowable limit 26.88 sq/ft

Tallest letter 6"





CITY OF COLUMBIA TENNESSEE  
 HISTORIC ZONING COMMISSION  
 STAFF REPORT

CONTACT INFORMATION

Kevin C. McCarthy, Planning Associate II, [kmccarthy@columbiatn.com](mailto:kmccarthy@columbiatn.com), 931-560-1531

DOCKET/CASE/APPLICATION NUMBER

**CA 22-0059**

APPLICANT/PROPERTY OWNER

**S. Delk Kennedy, Jr.**

HEARING DATE

**N/A**

PROPERTY ADDRESS/LOCATION

**315 W 7<sup>th</sup> Street**

**PROJECT DESCRIPTION: Revision to Certificate of Appropriateness**

The applicant requests approval of a ground mounted sign in the 7<sup>th</sup> Street Historic District. The proposed sign consists of a white metal panel with hand-painted logos and text on both sides.

The sign serves a broadcasting business located in a 1902-built structure. The applicant previously requested approval to replace an existing 1946 sign. Initially, in April of 2021, the applicant proposed refurbish to the sign frame and replace the sign faces. The existing signage did not conform to the Zoning Ordinance, did not conform to the Historic District Design Guidelines, and was located in a public right-of-way. In May of 2021 the Commission discussed these issues and deferred the item to its next agenda in order to consult with the City Attorney. In June of 2021 the Commission again discussed the nonconforming status of the sign and the possibility that the proposed sign would constitute expansion of a nonconformity. Ultimately, the City Attorney determined that the applicant holds an easement allowing placement of a sign in the public right-of-way. The Commission again deferred the item. Finally, in August of 2021, the Commission approved a modified design with a black background, white text, and a gold border. As a condition of approval, the applicant was required to submit a visual of the sign as installed.

In October of 2021 the Commission considered another request from the applicant for signage. At the time, the Guidelines prohibited signs with more than three colors. The proposed sign, including text and logos, featured black, orange, blue, and white. Accordingly, the Commission denied the Certificate of Appropriateness.

The Commission has recently revised the section of the guidelines pertaining to maximum number of colors. Staff has reviewed the submittal and finds that it generally conforms









Staff reviewed the requested alterations for consistency with the *City of Columbia Historic Design Guidelines* for new signage. The relevant sections of the Guidelines are listed below; the most applicable standards are **bolded** and underlined.

#### 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. **Signs with more than three colors are prohibited. In addition to three colors, solid black or white must be used as a signage background.**<sup>1</sup>
- c. The use of symbols, logos, and other graphics are encouraged to reduce the need for excessive text. Such elements also contribute to the unique identity of a business or entity.
- d. Sign lettering shall be legible but not out of scale with the specific sign, building, or district. Lettering should generally not exceed 18 inches in height on any sign unless the characteristics of a building warrant a larger typeface.
- e. Signs shall have sufficient color differentiation and contrast between lettering/symbols and backgrounds to make the content legible.
- f. **Colors that complement a building's façade materials and trim colors are encouraged.**
- g. Mounting brackets shall complement the sign color or be a darker color authentic to the material.

#### P. 8-16 Guidelines for Specific Signs (Ground-Mounted Signs)

Ground-mounted signs are typically associated with residential buildings converted for commercial purposes or commercial buildings located along automobile-oriented corridors. Such signs are typically located in front of a building at a driveway or parking lot entry. As such signs are oriented to motorists and not pedestrians, ground-mounted signs are **only allowed in arterial areas** and are prohibited along the blocks facing Main Street, Public Square, and 7th Street between Garden Street, and Woodland Street, plus 6th Street, and 8th Street

- Signs shall be limited to **one per location**.
- Signs shall be **placed so that they do not impede traffic or pedestrians**. In general, **all parts of the sign should be setback at least 2 ft. from a property line or sidewalk** whichever is greater.
- Signs shall be **scaled to the building, site, and adjacent properties**. Signs shall not block lines of sight along a corridor.
- Signs shall be oriented **perpendicular to the sidewalk** so that they are easily viewed by passing pedestrians and motorist. Additional orientations request shall be reviewed on a case-by-case basis.

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<sup>1</sup> The Historic Zoning Commission added this sentence at its February 2022 meeting.



- **Traditional materials are strongly encouraged.** Painted wood or stone, rock-faced block, brick, are most appropriate for ground-mounted signs. Plastics are prohibited.
- Locating such signs in landscaping to soften their appearance is strongly encouraged.
- Elaborate signs that compete with the surrounding architecture or streetscape shall be prohibited.
- Internally illuminated signs are prohibited.
- Sign dimensions shall be no more than **8'ft in height and 32 square feet in sign face area** for commercial and no more than 5'ft in height and 20 square feet in sign face area for residential.
- Buildings along arterial streets oriented in part toward automobile traffic and certain types of facilities (such as theaters, strip centers, and public buildings) may provide an appropriate setting for larger and multiple sign applications per site. Requests will be considered by the HZC and Development Services staff on a case-by-case basis.
- [From graphic note on p. 8-16] Because pole-mounted and ground-mounted signs require vacant lot space and are designed primarily to attract the attention of passing motorists, they are not compatible with property at the core of the commercial district. Such signs should only be considered on **fringe properties along arterial streets** and only if they are designed and located to minimize visual impacts on the<sup>2</sup>

### Zoning Ordinance:

Staff reviewed the requested alterations for conformity with the *City of Columbia Zoning Ordinance* standards relating to review of a Certificate of Appropriateness. The relevant sections of the Guidelines are listed below; the most applicable standards are **bolded** and underlined. Staff comments follow in the next section.

#### 3.12.4 Standards for Review

In considering an application for a building or demolition permit or for a Certificate of Appropriateness, the Historic Zoning Commission shall be guided by the following criteria:

- A. Every reasonable effort shall be made to provide a compatible use for a property that requires a minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.
- B. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature shall be avoided.
- C. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged.
- D. Changes that may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may

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<sup>2</sup> Sentence is incomplete in the Guidelines.



have acquired significance in their own right, and this significance shall be recognized and respected.

- E. Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity.
- F. Deteriorated architectural features shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features shall be based on accurate duplication of features, substantiated by historic, physical, or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- G. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
- H. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.
- I. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.

### 3.12.5 Final Action by the Historic Zoning Commission

The Historic Zoning Commission shall either:

- A. Approve the application for certificate of appropriateness; or
- B. Deny the application for certificate of appropriateness.

### 3.12.6 Denial of a Certificate of Appropriateness

**A denial of a Certificate of Appropriateness shall be accompanied by a statement of the reasons for the denial.** The Historic Zoning Commission shall **make recommendations to the applicant concerning changes, if any, in the proposed action that would cause the commission to reconsider its denial** and shall confer with the applicant and attempt to resolve as quickly as possible the differences between the owner and the commission. The applicant may resubmit an amended application or reapply for a building or demolition permit that takes into consideration the recommendations of the Historic Zoning Commission.

#### Staff Comment:

#### Design Guidelines

- Guidelines 8.6.a - c encourage the use of elegant and visually consistent signs without excessive text. The text of the proposed sign is primarily limited to the name of the business, the name of

the brand, as well as the call letters and frequency of its FM radio station. The sign also incorporates multiple logos. Staff finds that the proposed sign does not conform to strict application of the Guidelines' prescription that signage be "graphically clear, and free of clutter." However, the design and content of signage is not subject of administrative review under the Guidelines or the Zoning Ordinance. It is at the discretion of the Commission to determine whether the proposed signage meets the Guidelines' requirements for visual consistency.

- Guideline 8.6.b, as recently revised by the Commission, permits signs to use four colors provided that one of those colors is white or black and that white or black is used as the background. The proposed sign is composed of four colors, white (background), black (text), blue (lettering and logo) and orange (lettering and logo). This composition conforms to the revised guidelines.
- Guideline 8.6.b prohibits the use of more than three typefaces. The proposed sign uses four typefaces and therefore does not conform to the Guidelines.
- Guideline 8.6.f encourages signage that complements the appearance of the building's façade. The sign serves a building with a façade comprised of red brick with white accents and trim as well as gray shingle. It is within the Commission's discretion to determine whether the proposed sign compliments the building's façade.
- The application does not indicate whether the proposed sign will meet the specific standards at P. 8-16 of the Guidelines as they pertain to number, location, and orientation of ground mounted signs.
  - The existing sign is located in the right-of-way. The Zoning Ordinance and Design Guidelines require that signs be placed on private property. Additionally, the Guidelines require that signage in the Historic Districts be located at least two feet from the sidewalk. However, the City Attorney has determined that the applicant holds a perpetual easement allowing placement of this sign within the right-of-way.
  - The existing sign is perpendicular to the sidewalk. If the applicant prefers a different orientation, the Guidelines authorize the Commission to approve alternative orientations on a case-by-case basis.
- The proposed sign conforms to the dimensional requirements of a ground mounted sign at P. 8-16.
- The note on P. 8.16 of the Design Guidelines limits ground mounted signs within Historic Districts to "fringe properties along arterial streets." The subject property is located on an arterial street.

#### Zoning Ordinance

- The standards for review at 3.12.4 are incorporated into the Design Guidelines. In general, the guidelines direct the Commission to consider whether features like signs have visual qualities which are consistent with the features they replace.
- In the event that the Commission votes to deny the request for a Certificate of Appropriateness, the motion and subsequent discussion must identify the reasons for denial and recommendations for revising the proposed signage.



## Recommendation

### Approval of Certificate of Appropriateness subject to conditions.

#### Recommended Motion:

Move to approve issuance of a Certificate of Appropriateness and find that the proposed signage conforms to the Historic District Design Guidelines subject to the following condition(s):

1. That the sign be placed perpendicular to the right-of-way; [and]
2. [other conditions determined by the Commission].

#### Alternative Motions:

##### Alternative Motion [Approve]:

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

##### Alternative Motion [Approve Subject to Conditions]:

Move to approve issuance of a Certificate of Appropriateness and find that the proposed signage conforms to the Historic District Design Guidelines subject to the following conditions: [list conditions of approval].

##### Alternative Motion [Table for Future Consideration]:

Move to find that there is insufficient information to make a decision, table 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 project is not compatible with the Historic District Design Guidelines, and deny issuance of a Certificate of Appropriateness.



March 31, 2022



May 2, 2022

**HISTORIC ZONING COMMISSION**  
*CERTIFICATE OF APPROPRIATENESS APPLICATION AND CHECKLIST*  
**DEADLINE: 3<sup>RD</sup> MONDAY OF THE MONTH AT 4:00 PM**

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

**Application Requirements:** All applications must be complete and include the required supporting materials listed on this form. **Ten (10) copies of the request** must be submitted to the Development Services Department for review by the published deadline. Incomplete applications will not be forwarded to the HZC for consideration.

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

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

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

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

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

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**HISTORIC DISTRICT DESIGN GUIDELINES**

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

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**REQUIRED APPLICATION SUPPORTING MATERIALS**

Please consult the list below for the necessary supporting materials to include within application packets. **Ten (10) copies of the request** are required for HZC review:

NEW CONSTRUCTION, NEW ADDITIONS	EXTERIOR ALTERATIONS	DEMOLITION, RELOCATION
<ul style="list-style-type: none"> <li>○ Description of project and proposed materials</li> <li>○ Site plan</li> <li>○ Lot survey</li> <li>○ Architectural elevations or drawings</li> <li>○ Photographs of project site location</li> <li>○ Photographs of existing building.</li> </ul>	<ul style="list-style-type: none"> <li>○ Description of project and proposed materials</li> <li>○ Photographs of project site location</li> <li>○ Architectural elevations or drawings</li> <li>○ Specification information for any proposed materials/architectural features</li> <li>○ Documentation of earlier historic appearance (restoration only)</li> <li>○ Photographs of existing building.</li> </ul>	<ul style="list-style-type: none"> <li>○ 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.</li> </ul>

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

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

CERTIFICATE OF APPROPRIATENESS APPLICATION  
HISTORIC ZONING COMMISSION

APPLICANT

NAME	<b>Sam Gray</b>	PHONE	<b>615-727-4088</b>
ADDRESS	<b>118 Cemetery Ave Columbia, TN</b>	EMAIL	<b>SamuelAGray@gmail.com</b>

PROPERTY OWNER

NAME	<b>Sam Gray</b>	PHONE	<b>615-727-4088</b>
ADDRESS	<b>118 Cemetery Ave Columbia TN</b>	EMAIL	<b>SamuelAGray@gmail.com</b>

PROJECT INFORMATION: WORK SPECIFIC

<input checked="" type="checkbox"/> <b>NEW CONSTRUCTION</b> ( <i>select type</i> )		<input type="checkbox"/> <b>NEW ADDITION</b> ( <i>select type</i> )	
<input checked="" type="checkbox"/> Principle Structure <input checked="" type="checkbox"/> Accessory Structure		<input type="checkbox"/> Principle Structure <input type="checkbox"/> Accessory Structure	
<input type="checkbox"/> <b>DEMOLITION</b> ( <i>select type</i> )		<input type="checkbox"/> <b>SIGNAGE</b> ( <i>select type</i> )	
<input type="checkbox"/> Principle Structure <input type="checkbox"/> Accessory Structure <input type="checkbox"/> Site Features		<input type="checkbox"/> Wall <input type="checkbox"/> Freestanding <input type="checkbox"/> Window <input type="checkbox"/> Temporary <input type="checkbox"/> Other	
<input type="checkbox"/> <i>Loss of architectural and historical integrity and its removal will not adversely affect the district's historic character</i>		<input type="checkbox"/> <b>EXTERIOR ALTERATIONS</b> ( <i>select type</i> )	
<input type="checkbox"/> <i>Denial of demolition will result in unreasonable economic hardship of the applicant</i>			
<input type="checkbox"/> <i>Public safety and welfare requires the removal of the structure(s)</i>			
<input type="checkbox"/> <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>			
		<input checked="" type="checkbox"/> Other (explain): <b>Pool</b>	



PROJECT INFORMATION		
ADDRESS:	<b>W 7th St - Open Lot between 905/907 W 7th St</b>	<b>Accessory Structure</b>
SQUARE FOOTAGE OF PROPOSED ADDITIONS/NEW CONSTRUCTION :	<b>Home</b> EXISTING: _____ ft <sup>2</sup>	<b>3818</b> PROPOSED: <b>Heated</b> /ft <sup>2</sup>
HEIGHT OF STRUCTURE FOR ADDITIONS/NEW CONSTRUCTION :	EXISTING: _____ ft	<b>Cooled</b> PROPOSED: _____ ft <b>Approximately 25'</b>
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:
<b>To construct 3818 sqft heated and cooled 4 bedroom 3 1/2 bath home, and detached garage.</b>
<b>Windows - Weather Shield Black Aluminum with 2 over 1 grid</b>
<b>Front Door - 5/0x8/0 w/ side lites- 4 lite - mahogany</b>
<b>Brick- South Alabama Brick - Bayou Blend - Picture Attached</b>
<b>Soffit/Cornice Paint - To be chosen from Benjamin Moore Historical Palette</b>
<b>Front Posts - Painted PVC Materials or Similar Products - Picture attached</b>
<b>Roof - (Architectural)GAF Timberline HDZ Pewter Gray with Black Stand and Seam on porch and arched dormer</b>

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

<b>Sam Gray</b>	_____	_____
APPLICANT NAME	APPLICANT SIGNATURE	DATE
<b>Sam Gray</b>	_____	_____
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

*STAFF USE ONLY*


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

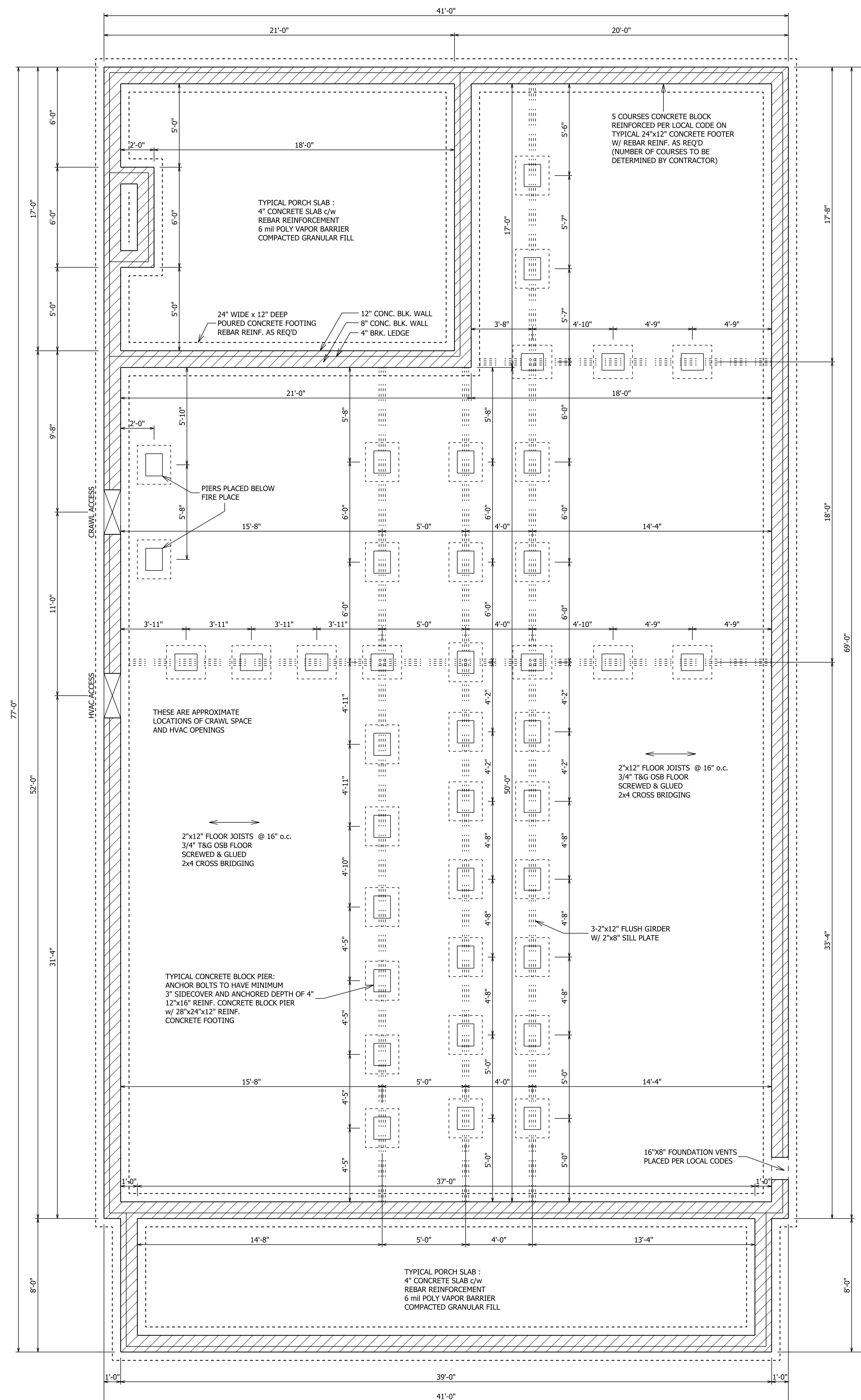


**FRONT ELEVATION**  
SCALE: 1/4" = 1'



**REAR ELEVATION**  
SCALE: 1/4" = 1'

<small>WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID ERRORS, OMISSIONS, AND MISTAKES, THE DRAFTSMAN CAN NOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR AND OR CLIENT SHALL VERIFY ALL CONDITIONS, DIMENSIONS, DETAILS AND SPECIFICATIONS AND BE RESPONSIBLE FOR SAME. THE DRAFTSMAN WILL NOT BE LIABLE FOR ERROR AFTER CONSTRUCTION BEGINS. © SOUTHERN HOME DESIGNS EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS</small>		<b>SOUTHERN HOME DESIGNS</b> 106 WALNUT LANE COLUMBIA, TN 38401 PHONE 931-580-9375 EMAIL <a href="mailto:dwilliamshd64@gmail.com">dwilliamshd64@gmail.com</a> HOME DESIGNS SINCE 1997		
		SCALE 1/4" = 1'	DATE 4/5/22	DRAWN BY Daniel Williams
		PLAN NO. 2S-3818-22	PAGE NO. 1 of 5	<b>S. GRAY 3</b>



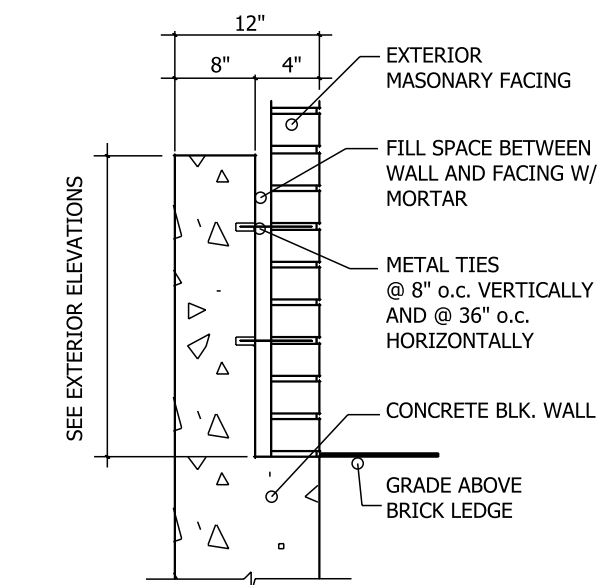
**FOUNDATION PLAN**  
SCALE: 1/4" = 1'

**FOOTING SCHEDULE (3000 psf soil capacity)**

MK	PLAN DIMENSIONS	THICKNESS	REINFORCING
F 3'-0"	3'-0" x 3'-0"	12"	4- #4's bottom
F 3'-6"	3'-6" x 3'-6"	12"	5- #4's bottom
F 4'-0"	4'-0" x 4'-0"	12"	7- #4's bottom
F 4'-6"	4'-6" x 4'-6"	12"	6- #5's bottom
F 5'-0"	5'-0" x 5'-0"	12"	6- #6's bottom

**GENERAL NOTES - STEEL**

- STRUCTURAL STEEL SHALL BE A-36 GRADE UNLESS OTHERWISE NOTED.
- STRUCTURAL STEEL FABRICATION AND ERECTION SHALL BE IN ACCORDANCE WITH THE LATEST A.I.S.C. SPECIFICATIONS AND STANDARDS.




**BRICK LEDGE DETAIL**

**NOTES:**

- CLOSET SHELF HEIGHT OFF FLOOR- 66" SINGLE 42" & 84" DOUBLE
- ATTIC ACCESS PULL DOWN STEPS- 22 1/2"x48"
- GRADE LINE SHOWN ON PLAN DOES NOT NECESSARILY REFLECT FINAL GRADE LINE
- LOCATE ACCESS OPENING TO CRAWL SPACE AT HIGHEST PART OF FOUNDATION
- LAY 1 COURSE OF CAP BLOCK IN BOTTOM OF OPENING
- ALL INTERIOR PIERS TO BE 16"x16" WHEN OVER 4 BLOCK PLUS CAP
- ALL GIRDER BREAKS MUST BE ON PIERS OR POST (TYP.)

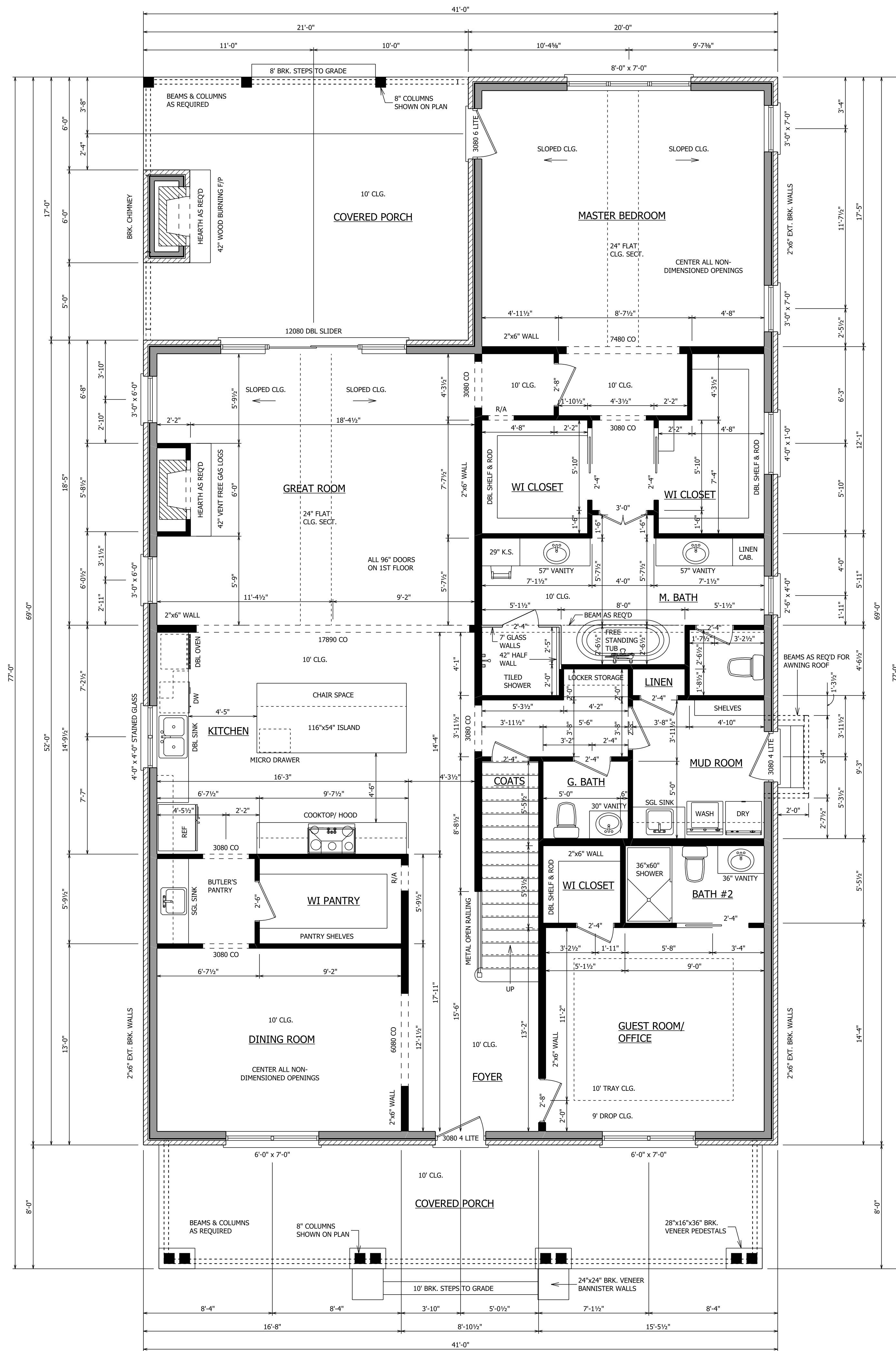
**GENERAL NOTES:**

- SEE DETAILS WHERE NEEDED.
- PROVIDE SOLID SUPPORT UNDER ALL BEAMS AND HEADERS.
- PROVIDE DOUBLE JOISTS UNDER PARALLEL WALLS ABOVE.
- RAFTERS AND JOIST SPANS ARE BASED ON #3 YELLOW PINE.
- 2"x10" EXTERIOR HEADERS, 2"x8" INTERIOR HEADERS.
- STATED BEAM SIZES TO BE VERIFIED BY SUPPLIER.
- INSTALL A SILL SEALER, EQUAL TO "POLY-CEL ONE" UNDER EXTERIOR SILLS OF HEATED AREA.
- INSTALL METAL BACK-UP CLIPS ON EXTERIOR STUDS OF HEATED AREA AS PER WALL CONSTRUCTION DETAILS.
- INSTALL INSULATION IN EXT. STUDS OF HEATED AREA AS REQ'D.
- INSTALL INSULATION IN FLOOR JOISTS OF LOWER LEVEL HEATED AREA AS REQ'D.
- INSTALL INSULATION IN CEILINGS OF HEATED AREA AS REQ'D.
- CAULK AROUND DOORS, WINDOWS, AND ALL OTHER OPENINGS OF EXTERIOR WALLS OF HEATED AREA.
- ALL INTERIOR 2x4 WALLS ARE 3 1/2" WIDE.
- ALL INTERIOR 2x6 WALLS ARE 5 1/2" WIDE.
- ALL EXTERIOR 2x4 SIDING WALLS ARE 8 1/2" WIDE.
- ALL EXTERIOR 2x6 SIDING WALLS ARE 7" WIDE.

	SCALE	DATE	DRAWN BY
	1/4" = 1'	4/5/22	Daniel Williams
PLAN NO.	PAGE NO.	S. GRAY 3	
25-3818-22	2 of 5		

WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID ERRORS, OMISSIONS, AND MISTAKES, THE DRAFTSMAN CAN NOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR AND/OR CLIENT SHALL VERIFY ALL CONDITIONS, DIMENSIONS, DETAILS AND SPECIFICATIONS AND BE RESPONSIBLE FOR SAME. THE DRAFTSMAN WILL NOT BE LIABLE FOR ERROR AFTER CONSTRUCTION BEGINS.  
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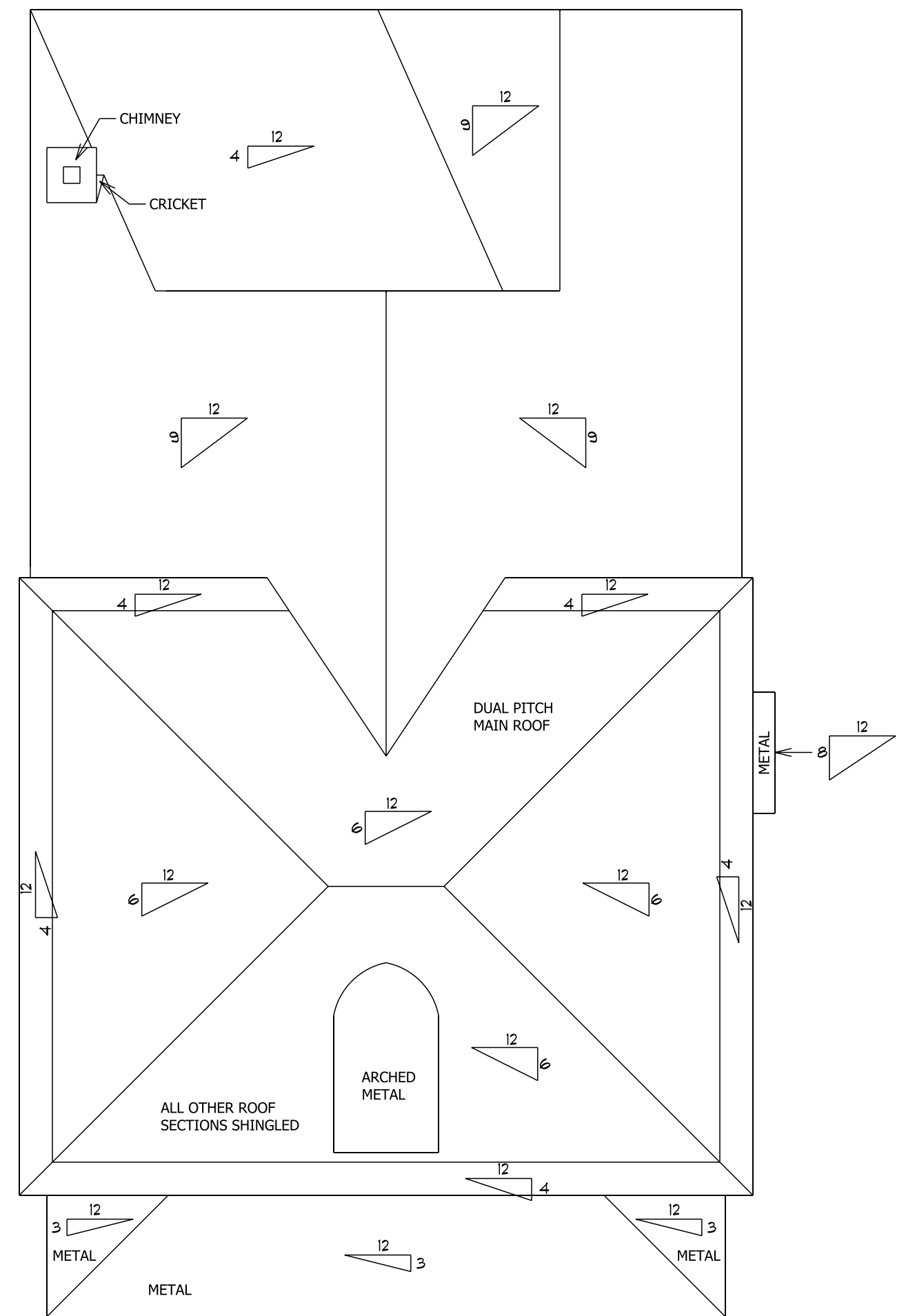
**SOUTHERN HOME DESIGNS**  
106 WALNUT LANE COLUMBIA, TN 38401  
PHONE 931-580-9375 EMAIL [dwilliamshd64@gmail.com](mailto:dwilliamshd64@gmail.com)  
HOME DESIGNS SINCE 1997



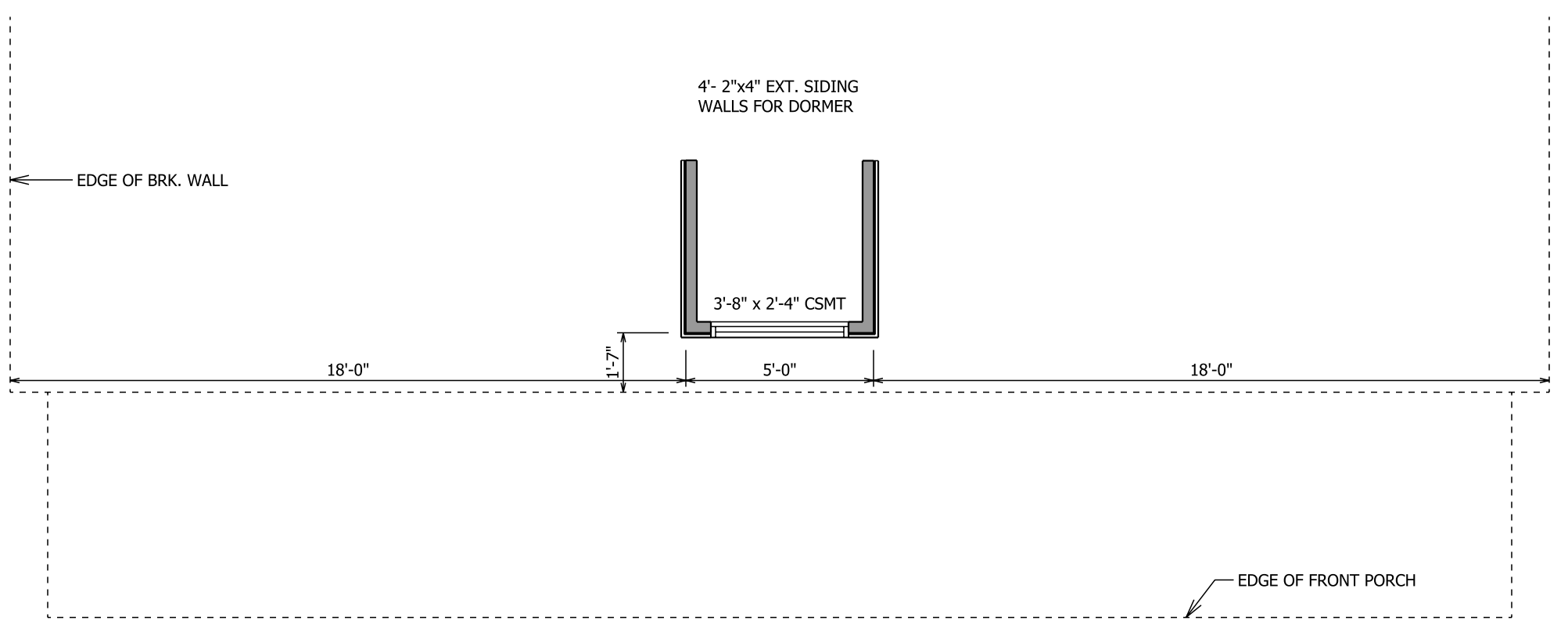
WINDOW & DOOR SCHEDULE			
PRODUCT CODE	SIZE	HINGE DIRECTION	COUNT
12080 PATIO UNIT	12080 DBL SLIDER	NA	1
36X96 COUNTRY A 1	3080 4 LITE	L	1
36X96 COUNTRY A 1	3080 4 LITE	R	1
36X96 FRENCH A 1	3080 6 LITE	L	1
24X80 COLONIAL A 1	2'-0"	R	1
28X80 COLONIAL A 1	2'-4"	L	4
28X80 COLONIAL A 1	2'-4"	R	3
32X80 COLONIAL A 1	2'-8"	L	3
32X80 COLONIAL A 1	2'-8"	R	2
60X80 COLONIAL A 2	5'-0"	LR	1
28X80 GLASS - Shower	2'-4"	L	1
28X96 COLONIAL A 1	2'-4"	R	4
30X96 COLONIAL A 1	2'-6"	L	1
32X96 COLONIAL A 1	2'-8"	R	2
36X96 COLONIAL A 2	3'-0"	LR	1
28X96 COLONIAL POCKET 1	2'-4"	N	3
36X48 CASEMENT 1 - Dormer	3'-8" x 2'-4"	N	1
36X66 DOUBLE HUNG 1	3'-0" x 5'-6"	N	2
72X66 DOUBLE HUNG 2	6'-0" x 5'-6"	NN	3
30X48 SINGLE HUNG 1	2'-6" x 4'-0"	U	1
36X84 SINGLE HUNG 1	3'-0" x 7'-0"	U	2
36X72 SINGLE HUNG 1	3'-0" x 6'-0"	U	2
48X48 SINGLE HUNG 2	4'-0" x 4'-0" STAINED GLASS	UU	1
6072X84 SINGLE HUNG 2	6'-0" x 7'-0"	UU	2
96X84 SINGLE HUNG 3	8'-0" x 7'-0"	NA	1
48X12 TRANSOM	4'-0" x 1'-0"	N	1

SQUARE FOOTAGE	
1ST FLR LIVING SPACE	2472
2ND FLR LIVING SPACE	1346
TOTAL LIVING SPACE	3818
COVERED PORCHES	669
TOTAL UNDER ROOF	4487

- GENERAL NOTES:**
- 10' CEILINGS ON 1ST FLOOR, EXCEPT WHERE NOTED OTHERWISE.
  - SEE DETAILS WHERE NEEDED.
  - PROVIDE SOLID SUPPORT UNDER ALL BEAMS AND HEADERS.
  - PROVIDE DOUBLE JOISTS UNDER PARALLEL WALLS ABOVE.
  - RAFTERS AND JOIST SPANS ARE BASED ON #2 YELLOW PINE.
  - 2"x10" EXTERIOR HEADERS, 2"x8" INTERIOR HEADERS.
  - STATED BEAM SIZES TO BE VERIFIED BY SUPPLIER.
  - INSTALL A SILL SEALER, EQUAL TO "POLY-CEL ONE" UNDER EXTERIOR SILLS OF HEATED AREA.
  - INSTALL METAL BACK-UP CLIPS ON EXTERIOR STUDS OF HEATED AREA AS PER WALL CONSTRUCTION DETAILS.
  - INSTALL INSULATION IN EXT. STUDS OF HEATED AREA AS REQD.
  - INSTALL INSULATION IN FLOOR JOISTS OF LOWER LEVEL HEATED AREA AS REQD.
  - INSTALL INSULATION IN CEILINGS OF HEATED AREA AS REQD.
  - CAULK AROUND DOORS, WINDOWS, AND ALL OTHER OPENINGS OF EXTERIOR WALLS OF HEATED AREA.
  - OF EXTERIOR WALLS OF HEATED AREA.
  - ALL INTERIOR 2x4 WALLS ARE 3 1/2" WIDE.
  - ALL INTERIOR 2x6 WALLS ARE 5 1/2" WIDE.
  - ALL EXTERIOR 2x4 BRICK WALLS ARE 8 1/2" WIDE.
  - ALL EXTERIOR 2x4 SIDING WALLS ARE 5" WIDE.
  - ALL EXTERIOR 2x6 SIDING WALLS ARE 7" WIDE.



**ROOF PITCH DETAIL**  
SCALE: 1/8" = 1'



**DORMER PLAN**  
SCALE: 1/4" = 1'

	SCALE	DATE	DRAWN BY
	1/4" = 1'	4/5/22	Daniel Williams
PLAN NO.	PAGE NO.	S. GRAY 3	
2S-3818-22	3 of 5		

**SOUTHERN HOME DESIGNS**  
106 WALNUT LANE COLUMBIA, TN 38401  
PHONE 931-580-9375 EMAIL [dwilliamshd64@gmail.com](mailto:dwilliamshd64@gmail.com)  
HOME DESIGNS SINCE 1997




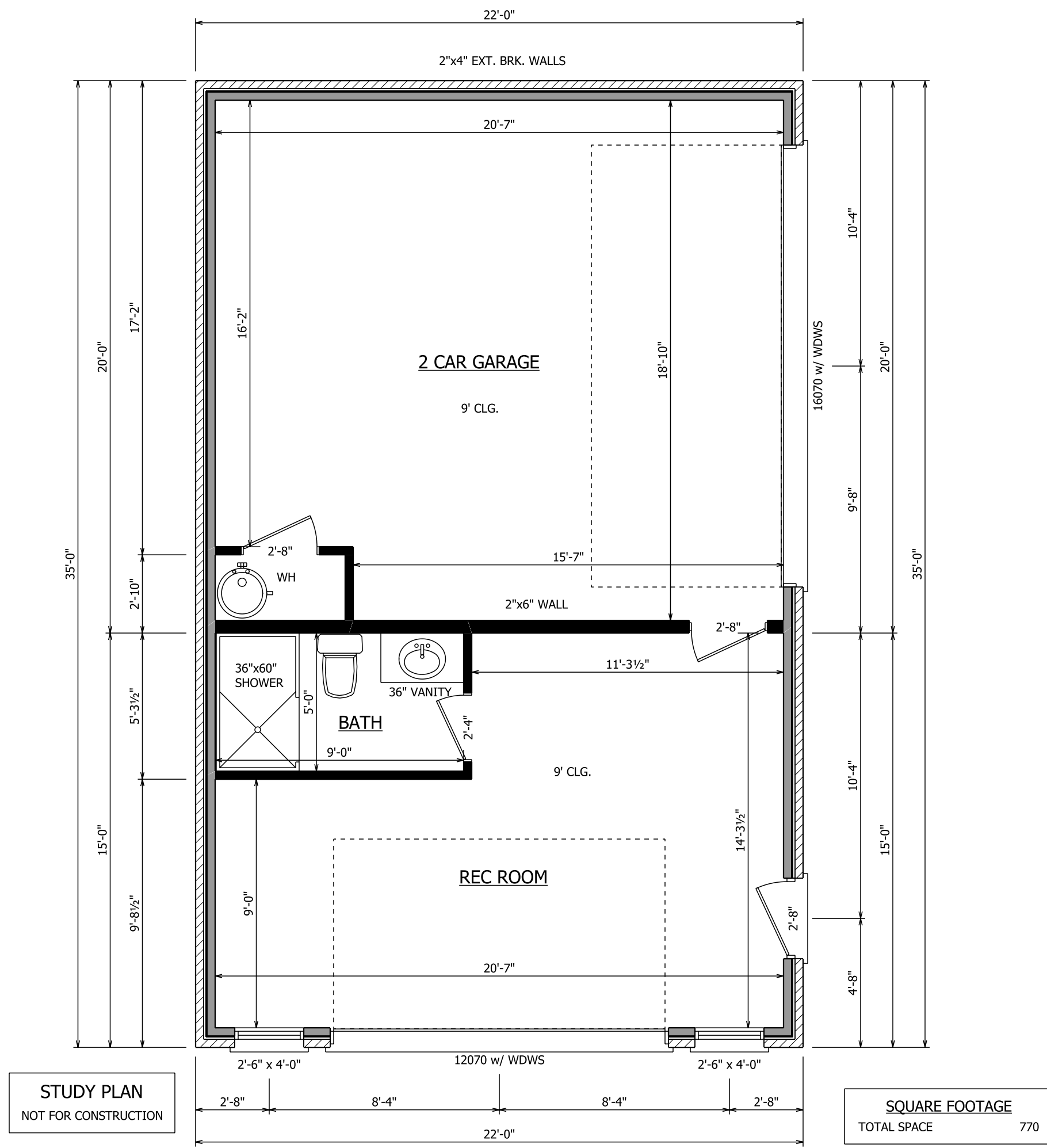


**RIGHT ELEVATION**  
SCALE: 1/4" = 1'



**LEFT ELEVATION**  
SCALE: 1/4" = 1'

<small>WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID ERRORS, OMISSIONS, AND MISTAKES, THE DRAFTSMAN CAN NOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR AND OR CLIENT SHALL VERIFY ALL CONDITIONS, DIMENSIONS, DETAILS AND SPECIFICATIONS AND BE RESPONSIBLE FOR SAME. THE DRAFTSMAN WILL NOT BE LIABLE FOR ERROR AFTER CONSTRUCTION BEGINS. © SOUTHERN HOME DESIGNS EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS</small>		<b>SOUTHERN HOME DESIGNS</b> 106 WALNUT LANE COLUMBIA, TN 38401 PHONE 931-580-9375 EMAIL <a href="mailto:dwilliamshd64@gmail.com">dwilliamshd64@gmail.com</a> HOME DESIGNS SINCE 1997	
		SCALE 1/4" = 1'	DATE 4/5/22
	PLAN NO. 2S-3818-22	PAGE NO. 5 of 5	<b>S. GRAY 3</b>



STUDY PLAN  
NOT FOR CONSTRUCTION

SQUARE FOOTAGE  
TOTAL SPACE 770

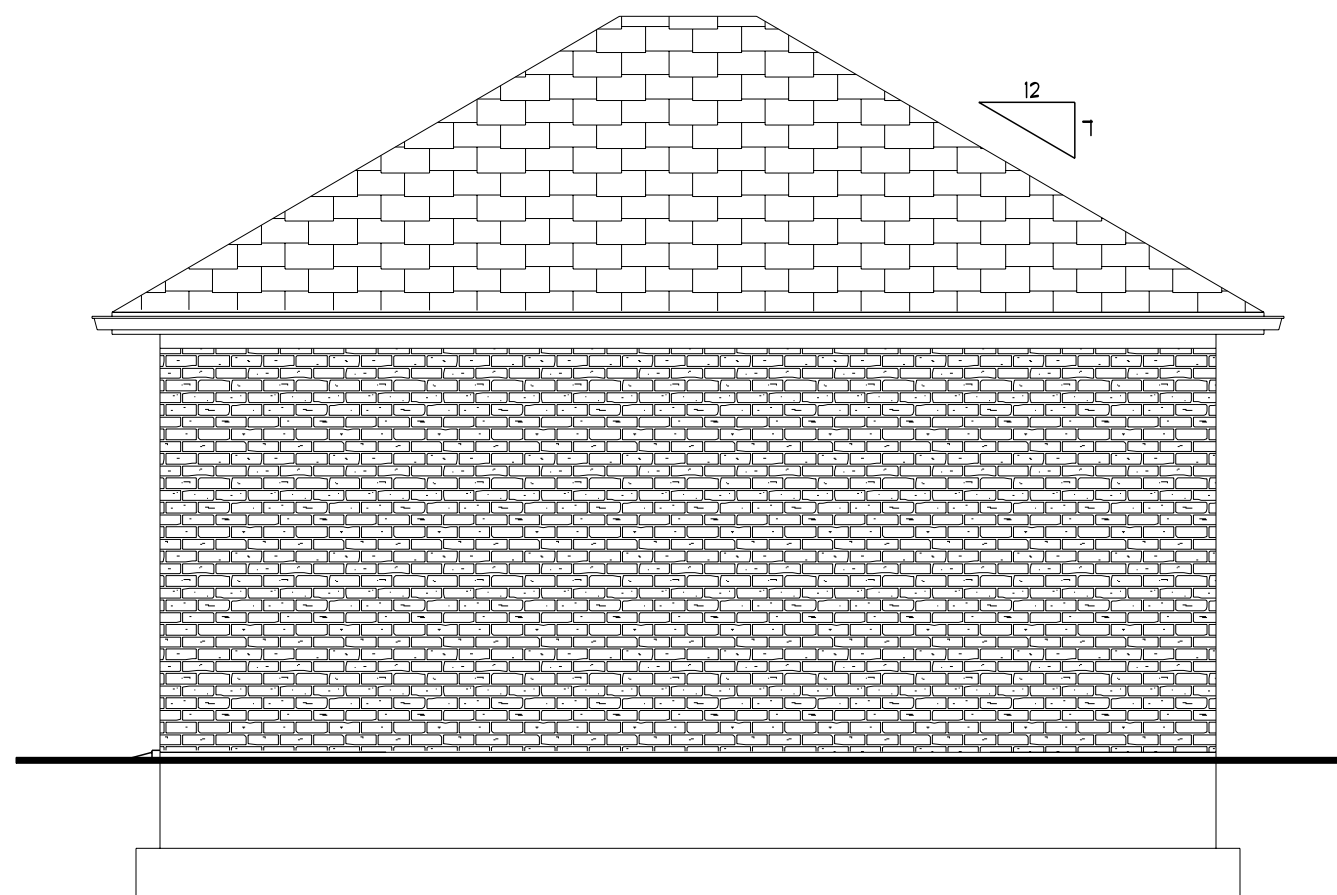
FLOOR PLAN  
SCALE: 1/4" = 1'



**FRONT ELEVATION**

SCALE: 1/4" = 1'

STUDY PLAN  
NOT FOR CONSTRUCTION



**REAR ELEVATION**

SCALE: 1/4" = 1'

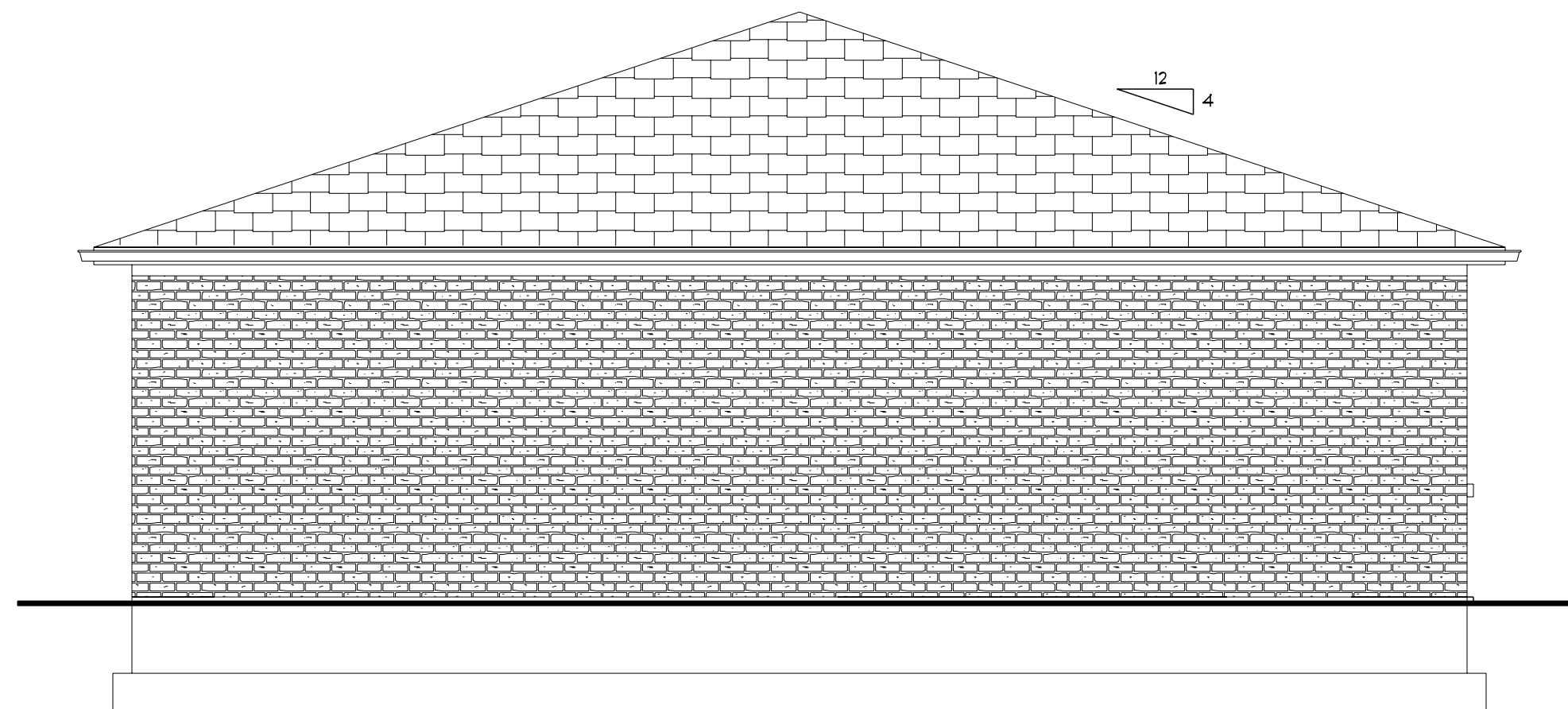




**RIGHT ELEVATION**

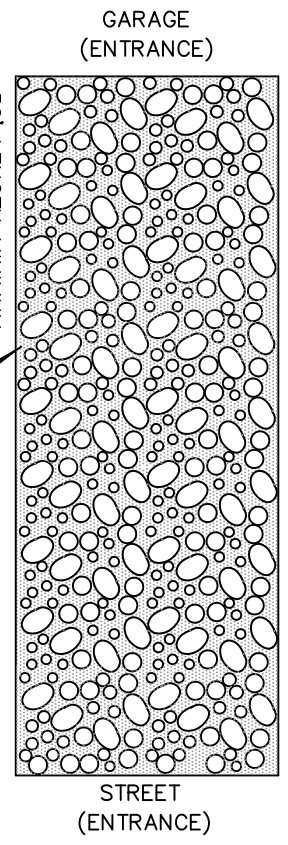
SCALE: 1/4" = 1'

STUDY PLAN  
NOT FOR CONSTRUCTION

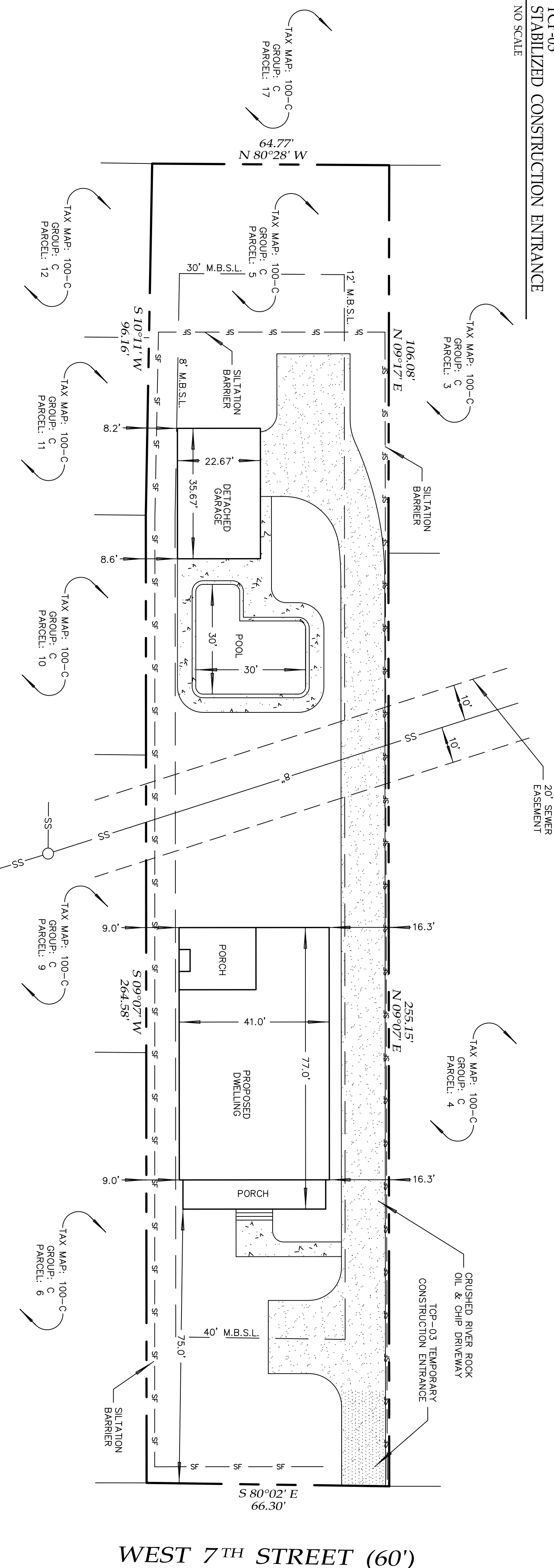
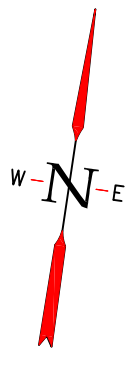


**LEFT ELEVATION**

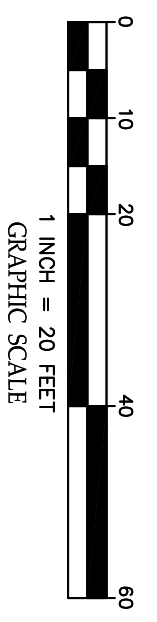
SCALE: 1/4" = 1'



TCP-03  
STABILIZED CONSTRUCTION ENTRANCE  
NO SCALE



WEST 7<sup>TH</sup> STREET (60')



# SITE PLAN

**BUILDER:** GRAY ENTERPRISES, INC.  
**PROPERTY ADDRESS:** WEST 7TH STREET, COLUMBIA, TN 38401.  
**PROPERTY DESCRIPTION:** BEING A PORTION OF LOTS 9, 10 & 11, OF THE SMITH MCLEANAHAN SUBDIVISION  
**COUNTY:** MAURY  
**RECORDED:** PLAT BOOK 1, PAGE 6, R.O.M.C., TENNESSEE.  
**DEED BOOK:** R2470, PAGE 868, R.O.M.C., TENNESSEE.  
**TAX MAP:** 100-C GROUP: C PARCEL: 5

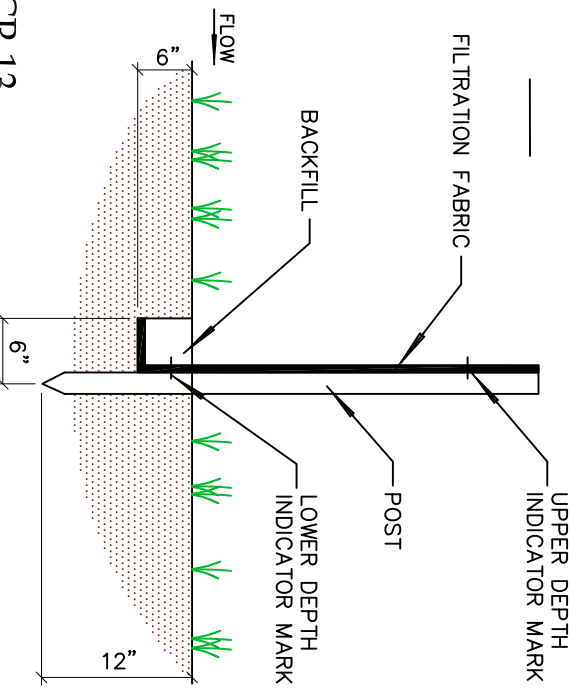
UTILIZING GRAPHIC PLOTTING METHODS THE PROPERTY SHOWN HEREON IS NOT LOCATED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE LATEST F.E.M.A. FLOOD INSURANCE PROGRAM MAPS.  
 MAP PANEL: 471190285E ZONE: "X" DATE: 4-16-2007

THE SUBJECT PROPERTY AND PROPOSED IMPROVEMENTS SHOWN HEREON ARE SUBJECT TO SUCH STATE OF FACT AS A COMPREHENSIVE GEOLOGIC AND SOILS STUDY MAY REVEAL.

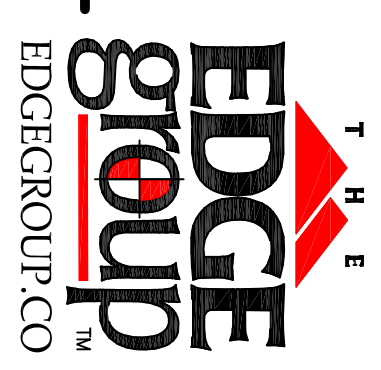
THIS PLAN IS AUTHORIZED FOR THE CONSTRUCTION OF THE IMPROVEMENTS SHOWN HEREON ONLY; THIS PLAN NOT TO BE UTILIZED FOR PLANNING OR CONSTRUCTION OF ANY ADDITIONAL IMPROVEMENTS OF ANY TYPE TO THE SUBJECT PROPERTY.

### NOTES

NOTE: THE BUILDER IS SOLELY RESPONSIBLE FOR CONFORMING TO ALL ZONING REGULATIONS INCLUDING BUT NOT LIMITED TO BUILDING SETBACK LINES, EASEMENTS AND OTHER BUILDING, IMPROVEMENT OR PROPERTY RESTRICTIONS AND OTHER CONDITIONS AS SET FORTH OR NOTED ON THE SUBDIVISION PLAT AND OTHER LOCAL, STATE OR FEDERAL POLICES, REGULATIONS AND ORDINANCES THAT MAY APPLY TO THE SUBJECT PROPERTY. THIS PLOT PLAN GENERATED FROM A FOUNDATION PLAN AS PROVIDED BY OTHERS. ALL BUILDING DETAILS SUCH AS EAVES, SOFFITS, CANTILEVERED SPACES AND ANY OTHER FEATURES NOT INDICATED ON THE FOUNDATION PLAN ARE ALSO THE SOLE RESPONSIBILITY OF THE BUILDER. THE SHAPE, SIZE AND PLACEMENT OF THE PROPOSED STRUCTURE MAY CHANGE DUE TO LOT CONDITIONS OR OTHER MATTERS THAT MAY AFFECT THE SUBJECT PROPERTY. ALL LOT AND UTILITY INFORMATION SHOWN PER PLAT. THE LOCATION OF THE HOUSE AND IMPROVEMENTS SHOWN HEREON AS SPECIFIED AND DIRECTED BY BUILDER / CONTRACTOR. BOUNDARY INFORMATION SHOWN PER PROPERTY SURVEY PREPARED BY MICHAEL R. GOODING, DATED: 1-20-2022.



TCP-13  
SILT FENCE  
NO SCALE



P.O. Box 3447 Brentwood, Tennessee 37024  
 voice: 615-837-1595 email: mail@edgegroup.co

**WEATHER SHIELD®**

**WINDOWS & DOORS**

P.O. Box 309 Medford, WI 54451  
weathershield.com

**PROPOSAL**

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Quote #: 2641709

---

**PRESENTED BY: BUILDERS WINDOW SUPPLY**

**Authorized Weather Shield Dealer**

Name: BUILDERS WINDOW SUPPLY  
Address: 2916 SIDCO DRIVE  
Cit, State, Zip: NASHVILLE, TN 37204  
Phone: 615 834-9292  
Fax:

**Customer Information**

Job Name: GRAY RESIDENCE 7th  
Quote: 2641709  
Customer ID: 64563  
Name: Gray Enterprises  
Address:  
City, State, Zip: , TN  
Phone:  
Fax:  
Quote Date: 04/07/2022  
P.O.:

**Dealer Notes:**

**Thank you for choosing Weather Shield Windows & Doors**

---

# WEATHER SHIELD.

## WINDOWS & DOORS

P.O. Box 309 Medford, WI 54451  
weathershield.com

WSOneSource 1.0

## QUOTE

Project Date: 04/07/2022

Quote Date: 04/07/2022

Quote #: 2641709

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Total Lead Time: 19 Weeks

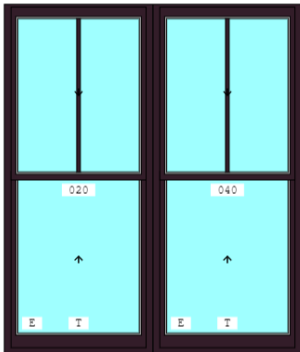
Sold To: 64563  
Gray Enterprises

Ship To: 64563  
BUILDERS WINDOW SUPPLY  
2916 SIDCO DRIVE  
NASHVILLE, TN 37204  
Phone: 615 834-9292

Delivery Instructions

Deliver To:

LINE #	QUANTITY	ATTRIBUTES	UNIT	EXTENDED
1	1	P.O.: Location: GUEST ROOM/OFFICE Job: GRAY RESIDENCE 7th		



Premium Series Double Hung Tilt Rectangle 8120 2 Wide Complete Unit  
---- Mfg Date 9/13/2021 to Present  
---- Frame Style Double Hung  
No DP Required  
Sizing Method Call Out - Even  
Aluminum Clad  
- Jet Black - AAMA 2604  
---- Exterior Panel/Sash Color Jet Black  
---- W/Frame Nailing Fin  
6 9/16" Jamb Depth -  
Pine Interior Material  
Zo-E Shield 5  
---- W/Out Neat Clean Glass  
Glazing Bead Type - Colonial - Back Side of Glazing Bead Painted Flat Black  
---- W/Out Protective Film  
---- Tempered Bottom Sash Only  
---- Black Spacer  
---- W/Inert Airspace Gas  
7/8" - Pine - SDL W/GBG - Rectangular -  
---- Colonial Interior Bar Profile  
---- No Interior Bar Finish/Stain -  
White - Historical Lock Single Lock -  
W/Full Screen - Jet Black - NO-SEE-UM Mesh - Shipped Loose  
0 1/16" - Vertical Spread Mull

(Viewed from Exterior)

Rough Opening 71-9/16" x 84"  
Overall Jamb 71-1/16" x 83-1/2"

Lead Time: 19 Weeks

# WEATHER SHIELD.

## WINDOWS & DOORS

P.O. Box 309 Medford, WI 54451  
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WSOneSource 1.0

## QUOTE

Project Date: 04/07/2022

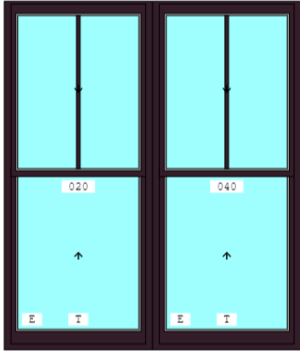
Quote Date: 04/07/2022

Quote #: 2641709

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Total Lead Time: 19 Weeks

LINE #	QUANTITY	ATTRIBUTES	UNIT	EXTENDED
2	1	P.O.: Location: DINING ROOM Job: GRAY RESIDENCE 7th		



Premium Series Double Hung Tilt Rectangle 8120 2 Wide  
Complete Unit  
---- Mfg Date 9/13/2021 to Present  
---- Frame Style Double Hung  
No DP Required  
Sizing Method Call Out - Even  
Aluminum Clad  
- Jet Black - AAMA 2604  
---- Exterior Panel/Sash Color Jet Black  
---- W/Frame Nailing Fin  
6 9/16" Jamb Depth -  
Pine Interior Material  
Zo-E Shield 5  
---- W/Out Neat Clean Glass  
Glazing Bead Type - Colonial - Back Side of Glazing Bead Painted Flat  
Black  
---- W/Out Protective Film  
---- Tempered Bottom Sash Only  
---- Black Spacer  
---- W/Inert Airspace Gas  
7/8" - Pine - SDL W/GBG - Rectangular -  
---- Colonial Interior Bar Profile  
---- No Interior Bar Finish/Stain -  
White - Historical Lock Single Lock -  
W/Full Screen - Jet Black - NO-SEE-UM Mesh - Shipped Loose  
0 1/16" - Vertical Spread Mull

(Viewed from Exterior)

Rough Opening 71-9/16" x 84"  
Overall Jamb 71-1/16" x 83-1/2"

Lead Time: 19 Weeks

# WEATHER SHIELD.

## WINDOWS & DOORS

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## QUOTE

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Quote Date: 04/07/2022

Quote #: 2641709

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Total Lead Time: 19 Weeks

LINE #	QUANTITY	ATTRIBUTES	UNIT	EXTENDED
3	1	P.O.: Location: KITCHEN Job: GRAY RESIDENCE 7th		



Premium Series Double Hung Tilt Rectangle 8120 2 Wide  
Complete Unit  
----- Mfg Date 9/13/2021 to Present  
----- Frame Style Double Hung  
No DP Required  
Sizing Method Call Out - Even  
Aluminum Clad  
- Jet Black - AAMA 2604  
----- Exterior Panel/Sash Color Jet Black  
----- W/Frame Nailing Fin  
6 9/16" Jamb Depth -  
Pine Interior Material  
Zo-E Shield 5  
----- W/Out Neat Clean Glass  
Glazing Bead Type - Colonial - Back Side of Glazing Bead Painted Flat  
Black  
----- W/Out Protective Film  
----- Black Spacer  
----- W/Inert Airspace Gas  
7/8" - Pine - SDL W/GBG - Rectangular -  
----- Colonial Interior Bar Profile  
----- No Interior Bar Finish/Stain -  
White - Historical Lock Single Lock -  
W/Full Screen - Jet Black - NO-SEE-UM Mesh - Shipped Loose  
0 1/16" - Vertical Spread Mull

(Viewed from Exterior)

Rough Opening 47-9/16" x 48"  
Overall Jamb 47-1/16" x 47-1/2"

Lead Time: 19 Weeks

# WEATHER SHIELD.

## WINDOWS & DOORS

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## QUOTE

Project Date: 04/07/2022

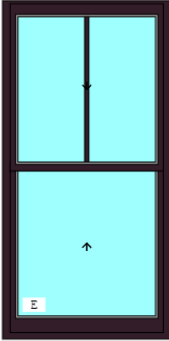
Quote Date: 04/07/2022

Quote #: 2641709

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Total Lead Time: 19 Weeks

LINE #	QUANTITY	ATTRIBUTES	UNIT	EXTENDED
4	2	P.O.: Location: GREAT ROOM Job: GRAY RESIDENCE 7th		



Premium Series Double Hung Tilt Rectangle 8120 1 Wide  
Complete Unit  
---- Mfg Date 9/13/2021 to Present  
---- Frame Style Double Hung  
No DP Required  
Sizing Method Call Out 3-0 X 6-0 - Even  
---- R/O Size 36" X 72"  
---- Jamb Size 35 1/2" X 71 1/2"  
Venting R/O - Top 0" Venting R/O - Btm 0"  
---- Glass Size - Top 30" X 31 11/16" - Bottom 30" X 31 11/16"  
---- Egress Unit  
Operating Code - Operating  
Aluminum Clad  
Putty Sash Profile - Jet Black - AAMA 2604  
---- Exterior Panel/Sash Color Jet Black  
---- W/Frame Nailing Fin  
6 9/16" Jamb Depth -  
Pine Interior Material  
Zo-E Shield 5  
---- W/Out Neat Clean Glass  
Glazing Bead Type - Colonial - Back Side of Glazing Bead Painted Flat  
Black  
---- W/Out Protective Film  
---- Black Spacer  
---- W/Inert Airspace Gas  
7/8" - Pine - SDL W/GBG - Rectangular - Top Sash Only -  
---- Colonial Interior Bar Profile  
---- No Interior Bar Finish/Stain -  
---- 2 W 1 H /  
White - Historical Lock Single Lock -  
W/Full Screen - Jet Black - NO-SEE-UM Mesh - Shipped Loose

(Viewed from Exterior)

Rough Opening 36" x 72"  
Overall Jamb 35-1/2" x 71-1/2"

Lead Time: 19 Weeks

# WEATHER SHIELD.

## WINDOWS & DOORS

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## QUOTE

Project Date: 04/07/2022

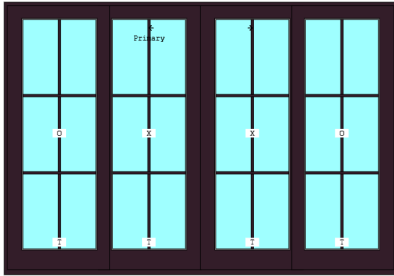
Quote Date: 04/07/2022

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Total Lead Time: 19 Weeks

LINE #	QUANTITY	ATTRIBUTES	UNIT	EXTENDED
5	1	P.O.: Location: Job: GRAY RESIDENCE 7th		



Premium Series French Sliding Patio 4 Panel Rectangle 8715 1 Wide  
Complete Unit  
----- Mfg Date 1/14/2013 to Present  
----- Frame Style French Sliding Patio - Standard  
Left Primary Panel  
See weathershield.com for PG/DP information  
Sizing Method Call Out 11-10 X 8-2  
----- R/O Size 142" X 98 1/2"  
----- Jamb Size 141 1/4" X 98"  
----- Glass Size 27 1/16" X 83 5/16"  
Operating Code - OXXO  
Aluminum Clad  
- Jet Black - AAMA 2604  
----- Exterior Panel/Sash Color Jet Black  
----- W/Frame Nailing Fin  
6 9/16" Jamb Depth -  
Pine Interior Material  
Panel Interlock Finish - Light Bronze Anodized  
Zo-E Shield 5  
----- W/Out Neat Clean Glass  
----- Glazing Bead Profile - Colonial - Back Side of Glazing Bead Painted  
Flat Black  
----- W/Out Protective Film  
----- Tempered Glass  
----- Black Spacer  
----- W/Inert Airspace Gas  
7/8" - Pine - SDL W/GBG - Rectangular -  
----- Colonial Interior Bar Profile  
----- No Interior Bar Finish/Stain -  
----- 2 W 3 H /  
Brushed Nickel PVD - 3 Point Lock System - Ashland Arch Top Escutcheon  
----- Keyed Alike  
----- W/Stainless Steel Tandem Rollers  
W/Standard Sliding Screen - Jet Black - NO-SEE-UM Mesh - Shipped  
Loose  
----- W/Standard Screen Rollers  
KD

(Viewed from Exterior)

Rough Opening 142" x 98-1/2"  
Overall Jamb 141-1/4" x 98"

Lead Time: 19 Weeks



# WEATHER SHIELD.

## WINDOWS & DOORS

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## QUOTE

Project Date: 04/07/2022

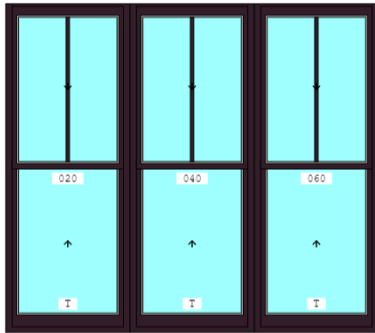
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Quote #: 2641709

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Total Lead Time: 19 Weeks

LINE #	QUANTITY	ATTRIBUTES	UNIT	EXTENDED
6	1	P.O.: Location: MASTER BEDROOM Job: GRAY RESIDENCE 7th		



Premium Series Double Hung Tilt Rectangle 8120 3 Wide Complete Unit  
----- Mfg Date 9/13/2021 to Present  
----- Frame Style Double Hung  
No DP Required  
Sizing Method Call Out - Even  
Aluminum Clad  
- Jet Black - AAMA 2604  
----- Exterior Panel/Sash Color Jet Black  
----- W/Frame Nailing Fin  
6 9/16" Jamb Depth -  
Pine Interior Material  
Zo-E Shield 5  
----- W/Out Neat Clean Glass  
Glazing Bead Type - Colonial - Back Side of Glazing Bead Painted Flat Black  
----- W/Out Protective Film  
----- Tempered Bottom Sash Only  
----- Black Spacer  
----- W/Inert Airspace Gas  
7/8" - Pine - SDL W/GBG - Rectangular -  
----- Colonial Interior Bar Profile  
----- No Interior Bar Finish/Stain -  
White - Historical Lock Single Lock -  
W/Full Screen - Jet Black - NO-SEE-UM Mesh - Shipped Loose  
0 1/16" - Vertical Spread Mull

(Viewed from Exterior)

Rough Opening 95-1/8" x 84"  
Overall Jamb 94-5/8" x 83-1/2"

Lead Time: 19 Weeks

# WEATHER SHIELD.

## WINDOWS & DOORS

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weathershield.com

WSOneSource 1.0

## QUOTE

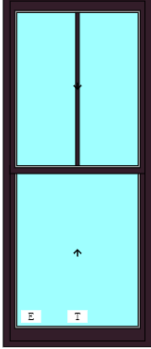
Project Date: 04/07/2022

Quote Date: 04/07/2022

Quote #: 2641709

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Total Lead Time: 19 Weeks

LINE #	QUANTITY	ATTRIBUTES	UNIT	EXTENDED
7	2	P.O.: Location: MASTER BEDROOM Job: GRAY RESIDENCE 7th		
				
		Premium Series Double Hung Tilt Rectangle 8120 1 Wide Complete Unit ----- Mfg Date 9/13/2021 to Present ----- Frame Style Double Hung No DP Required Sizing Method Call Out 3-0 X 7-0 - Even ----- R/O Size 36" X 84" ----- Jamb Size 35 1/2" X 83 1/2" Venting R/O - Top 0" Venting R/O - Btm 0" ----- Glass Size - Top 30" X 37 11/16" - Bottom 30" X 37 11/16" ----- Egress Unit Operating Code - Operating Aluminum Clad Putty Sash Profile - Jet Black - AAMA 2604 ----- Exterior Panel/Sash Color Jet Black ----- W/Frame Nailing Fin 6 9/16" Jamb Depth - Pine Interior Material Zo-E Shield 5 ----- W/Out Neat Clean Glass Glazing Bead Type - Colonial - Back Side of Glazing Bead Painted Flat Black ----- W/Out Protective Film ----- Tempered Bottom Sash Only ----- Black Spacer ----- W/Inert Airspace Gas 7/8" - Pine - SDL W/GBG - Rectangular - Top Sash Only - ----- Colonial Interior Bar Profile ----- No Interior Bar Finish/Stain - ----- 2 W 1 H / White - Historical Lock Single Lock - W/Full Screen - Jet Black - NO-SEE-UM Mesh - Shipped Loose		

(Viewed from Exterior)

Rough Opening 36" x 84"  
Overall Jamb 35-1/2" x 83-1/2"

Lead Time: 19 Weeks

# WEATHER SHIELD.

## WINDOWS & DOORS

P.O. Box 309 Medford, WI 54451  
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## QUOTE

Project Date: 04/07/2022

Quote Date: 04/07/2022

Quote #: 2641709

Printed: 04/11/2022 02:41 PM

Total Lead Time: 19 Weeks

LINE #	QUANTITY	ATTRIBUTES	UNIT	EXTENDED
--------	----------	------------	------	----------

8	1	P.O.: Location: W.I.C. Job: GRAY RESIDENCE 7th		
---	---	--	--	--



Premium Series Double Hung Tilt Transom Rectangle 8117 1 Wide  
Complete Unit  
---- Mfg Date 1/14/2013 to Present  
---- Frame Style Double Hung  
No DP Required  
Sizing Method Call Out 4-0 X 1-6  
---- R/O Size 48" X 18"  
---- Jamb Size 47 1/2" X 17 1/2"  
---- Glass Size 42" X 12 1/8"  
Aluminum Clad  
Putty Sash Profile - Jet Black - AAMA 2604  
---- Exterior Panel/Sash Color Jet Black  
---- W/Frame Nailing Fin  
6 9/16" Jamb Depth -  
Pine Interior Material  
Zo-E Shield 5  
---- W/Out Neat Clean Glass  
Glazing Bead Type - Colonial - Back Side of Glazing Bead Painted Flat  
Black  
---- W/Out Protective Film  
---- Black Spacer  
---- W/Inert Airspace Gas  
7/8" - Pine - SDL W/GBG - Rectangular -  
---- Colonial Interior Bar Profile  
---- No Interior Bar Finish/Stain -  
---- 3 W 1 H /

(Viewed from Exterior)

Rough Opening 48" x 18"  
Overall Jamb 47-1/2" x 17-1/2"

Lead Time: 19 Weeks

# WEATHER SHIELD.

## WINDOWS & DOORS

P.O. Box 309 Medford, WI 54451  
weathershield.com

WSOneSource 1.0

## QUOTE

Project Date: 04/07/2022

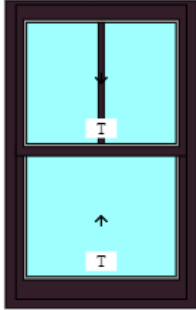
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Total Lead Time: 19 Weeks

LINE #	QUANTITY	ATTRIBUTES	UNIT	EXTENDED
9	1	P.O.: Location: M. BATH Job: GRAY RESIDENCE 7th		



Premium Series Double Hung Tilt Rectangle 8120 1 Wide  
Complete Unit  
----- Mfg Date 9/13/2021 to Present  
----- Frame Style Double Hung  
No DP Required  
Sizing Method Call Out 2-6 X 4-0 - Even  
----- R/O Size 30" X 48"  
----- Jamb Size 29 1/2" X 47 1/2"  
Venting R/O - Top 0" Venting R/O - Btm 0"  
----- Glass Size - Top 24" X 19 11/16" - Bottom 24" X 19 11/16"  
Operating Code - Operating  
Aluminum Clad  
Putty Sash Profile - Jet Black - AAMA 2604  
----- Exterior Panel/Sash Color Jet Black  
----- W/Frame Nailing Fin  
6 9/16" Jamb Depth -  
Pine Interior Material  
Zo-E Shield 5  
----- W/Out Neat Clean Glass  
Glazing Bead Type - Colonial - Back Side of Glazing Bead Painted Flat  
Black  
----- W/Out Protective Film  
----- Tempered All Sash  
----- Black Spacer  
----- W/Inert Airspace Gas  
7/8" - Pine - SDL W/GBG - Rectangular - Top Sash Only -  
----- Colonial Interior Bar Profile  
----- No Interior Bar Finish/Stain -  
----- 2 W 1 H /  
White - Historical Lock Single Lock -  
W/Full Screen - Jet Black - NO-SEE-UM Mesh - Shipped Loose

(Viewed from Exterior)

Rough Opening 30" x 48"  
Overall Jamb 29-1/2" x 47-1/2"

Lead Time: 19 Weeks

# WEATHER SHIELD.

## WINDOWS & DOORS

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## QUOTE

Project Date: 04/07/2022

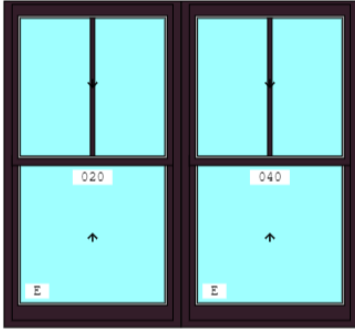
Quote Date: 04/07/2022

Quote #: 2641709

Printed: 04/11/2022 02:41 PM

Total Lead Time: 19 Weeks

LINE #	QUANTITY	ATTRIBUTES	UNIT	EXTENDED
10	1	P.O.: Location: BED #4 Job: GRAY RESIDENCE 7th		



Premium Series Double Hung Tilt Rectangle 8120 2 Wide  
Complete Unit  
---- Mfg Date 9/13/2021 to Present  
---- Frame Style Double Hung  
No DP Required  
Sizing Method Call Out - Even  
Aluminum Clad  
- Jet Black - AAMA 2604  
---- Exterior Panel/Sash Color Jet Black  
---- W/Frame Nailing Fin  
6 9/16" Jamb Depth -  
Pine Interior Material  
Zo-E Shield 5  
---- W/Out Neat Clean Glass  
Glazing Bead Type - Colonial - Back Side of Glazing Bead Painted Flat  
Black  
---- W/Out Protective Film  
---- Black Spacer  
---- W/Inert Airspace Gas  
7/8" - Pine - SDL W/GBG - Rectangular -  
---- Colonial Interior Bar Profile  
---- No Interior Bar Finish/Stain -  
White - Historical Lock Single Lock -  
W/Full Screen - Jet Black - NO-SEE-UM Mesh - Shipped Loose  
0 1/16" - Vertical Spread Mull

(Viewed from Exterior)

Rough Opening 71-9/16" x 66"  
Overall Jamb 71-1/16" x 65-1/2"

Lead Time: 19 Weeks

# WEATHER SHIELD.

## WINDOWS & DOORS

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## QUOTE

Project Date: 04/07/2022

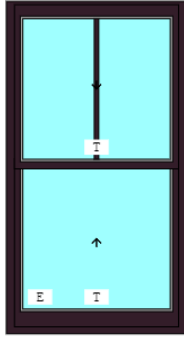
Quote Date: 04/07/2022

Quote #: 2641709

Printed: 04/11/2022 02:41 PM

Total Lead Time: 19 Weeks

LINE #	QUANTITY	ATTRIBUTES	UNIT	EXTENDED
11	1	P.O.: Location: W.I.C. Job: GRAY RESIDENCE 7th		



Premium Series Double Hung Tilt Rectangle 8120 1 Wide  
Complete Unit  
----- Mfg Date 9/13/2021 to Present  
----- Frame Style Double Hung  
No DP Required  
Sizing Method Call Out 3-0 X 5-6 - Even  
----- R/O Size 36" X 66"  
----- Jamb Size 35 1/2" X 65 1/2"  
Venting R/O - Top 0" Venting R/O - Btm 0"  
----- Glass Size - Top 30" X 28 11/16" - Bottom 30" X 28 11/16"  
----- Egress Unit  
Operating Code - Operating  
Aluminum Clad  
Putty Sash Profile - Jet Black - AAMA 2604  
----- Exterior Panel/Sash Color Jet Black  
----- W/Frame Nailing Fin  
6 9/16" Jamb Depth -  
Pine Interior Material  
Zo-E Shield 5  
----- W/Out Neat Clean Glass  
Glazing Bead Type - Colonial - Back Side of Glazing Bead Painted Flat  
Black  
----- W/Out Protective Film  
----- Tempered All Sash  
----- Black Spacer  
----- W/Inert Airspace Gas  
7/8" - Pine - SDL W/GBG - Rectangular - Top Sash Only -  
----- Colonial Interior Bar Profile  
----- No Interior Bar Finish/Stain -  
----- 2 W 1 H /  
White - Historical Lock Single Lock -  
W/Full Screen - Jet Black - NO-SEE-UM Mesh - Shipped Loose

(Viewed from Exterior)

Rough Opening 36" x 66"  
Overall Jamb 35-1/2" x 65-1/2"

Lead Time: 19 Weeks

# WEATHER SHIELD.

## WINDOWS & DOORS

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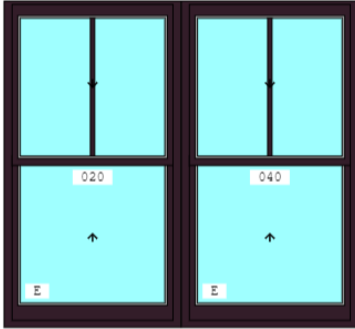
Quote Date: 04/07/2022

Quote #: 2641709

Printed: 04/11/2022 02:41 PM

Total Lead Time: 19 Weeks

LINE #	QUANTITY	ATTRIBUTES	UNIT	EXTENDED
12	1	P.O.: Location: BED #4 Job: GRAY RESIDENCE 7th		



Premium Series Double Hung Tilt Rectangle 8120 2 Wide  
Complete Unit  
----- Mfg Date 9/13/2021 to Present  
----- Frame Style Double Hung  
No DP Required  
Sizing Method Call Out - Even  
Aluminum Clad  
- Jet Black - AAMA 2604  
----- Exterior Panel/Sash Color Jet Black  
----- W/Frame Nailing Fin  
6 9/16" Jamb Depth -  
Pine Interior Material  
Zo-E Shield 5  
----- W/Out Neat Clean Glass  
Glazing Bead Type - Colonial - Back Side of Glazing Bead Painted Flat  
Black  
----- W/Out Protective Film  
----- Black Spacer  
----- W/Inert Airspace Gas  
7/8" - Pine - SDL W/GBG - Rectangular -  
----- Colonial Interior Bar Profile  
----- No Interior Bar Finish/Stain -  
White - Historical Lock Single Lock -  
W/Full Screen - Jet Black - NO-SEE-UM Mesh - Shipped Loose  
0 1/16" - Vertical Spread Mull

(Viewed from Exterior)

Rough Opening 71-9/16" x 66"  
Overall Jamb 71-1/16" x 65-1/2"

Lead Time: 19 Weeks

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## WINDOWS & DOORS

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## QUOTE

Project Date: 04/07/2022

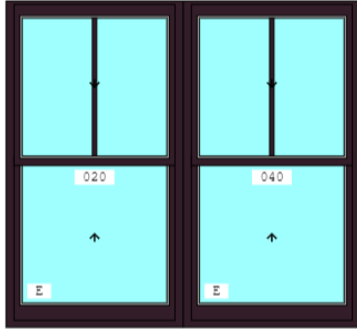
Quote Date: 04/07/2022

Quote #: 2641709

Printed: 04/11/2022 02:41 PM

Total Lead Time: 19 Weeks

LINE #	QUANTITY	ATTRIBUTES	UNIT	EXTENDED
13	1	P.O.: Location: BED #3 Job: GRAY RESIDENCE 7th		



Premium Series Double Hung Tilt Rectangle 8120 2 Wide  
Complete Unit  
----- Mfg Date 9/13/2021 to Present  
----- Frame Style Double Hung  
No DP Required  
Sizing Method Call Out - Even  
Aluminum Clad  
- Jet Black - AAMA 2604  
----- Exterior Panel/Sash Color Jet Black  
----- W/Frame Nailing Fin  
6 9/16" Jamb Depth -  
Pine Interior Material  
Zo-E Shield 5  
----- W/Out Neat Clean Glass  
Glazing Bead Type - Colonial - Back Side of Glazing Bead Painted Flat  
Black  
----- W/Out Protective Film  
----- Black Spacer  
----- W/Inert Airspace Gas  
7/8" - Pine - SDL W/GBG - Rectangular -  
----- Colonial Interior Bar Profile  
----- No Interior Bar Finish/Stain -  
White - Historical Lock Single Lock -  
W/Full Screen - Jet Black - NO-SEE-UM Mesh - Shipped Loose  
0 1/16" - Vertical Spread Mull

(Viewed from Exterior)

Rough Opening 71-9/16" x 66"  
Overall Jamb 71-1/16" x 65-1/2"

Lead Time: 19 Weeks



# WEATHER SHIELD.

## WINDOWS & DOORS

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## QUOTE

Project Date: 04/07/2022

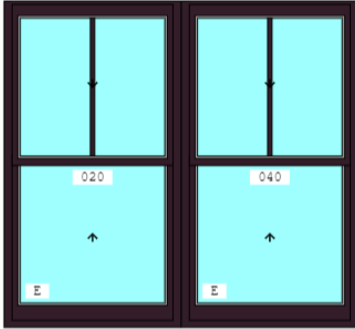
Quote Date: 04/07/2022

Quote #: 2641709

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Total Lead Time: 19 Weeks

LINE #	QUANTITY	ATTRIBUTES	UNIT	EXTENDED
14	1	P.O.: Location: MEDIA Job: GRAY RESIDENCE 7th		



Premium Series Double Hung Tilt Rectangle 8120 2 Wide  
Complete Unit  
---- Mfg Date 9/13/2021 to Present  
---- Frame Style Double Hung  
No DP Required  
Sizing Method Call Out - Even  
Aluminum Clad  
- Jet Black - AAMA 2604  
---- Exterior Panel/Sash Color Jet Black  
---- W/Frame Nailing Fin  
6 9/16" Jamb Depth -  
Pine Interior Material  
Zo-E Shield 5  
---- W/Out Neat Clean Glass  
Glazing Bead Type - Colonial - Back Side of Glazing Bead Painted Flat  
Black  
---- W/Out Protective Film  
---- Black Spacer  
---- W/Inert Airspace Gas  
7/8" - Pine - SDL W/GBG - Rectangular -  
---- Colonial Interior Bar Profile  
---- No Interior Bar Finish/Stain -  
White - Historical Lock Single Lock -  
W/Full Screen - Jet Black - NO-SEE-UM Mesh - Shipped Loose  
0 1/16" - Vertical Spread Mull

(Viewed from Exterior)

Rough Opening 71-9/16" x 66"  
Overall Jamb 71-1/16" x 65-1/2"

Lead Time: 19 Weeks

# WEATHER SHIELD.

## WINDOWS & DOORS

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## QUOTE

Project Date: 04/07/2022

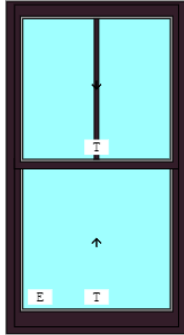
Quote Date: 04/07/2022

Quote #: 2641709

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Total Lead Time: 19 Weeks

LINE #	QUANTITY	ATTRIBUTES	UNIT	EXTENDED
15	1	P.O.: Location: BED #5 Job: GRAY RESIDENCE 7th		



Premium Series Double Hung Tilt Rectangle 8120 1 Wide Complete Unit  
---- Mfg Date 9/13/2021 to Present  
---- Frame Style Double Hung  
No DP Required  
Sizing Method Call Out 3-0 X 5-6 - Even  
---- R/O Size 36" X 66"  
---- Jamb Size 35 1/2" X 65 1/2"  
Venting R/O - Top 0" Venting R/O - Btm 0"  
---- Glass Size - Top 30" X 28 11/16" - Bottom 30" X 28 11/16"  
---- Egress Unit  
Operating Code - Operating  
Aluminum Clad  
Putty Sash Profile - Jet Black - AAMA 2604  
---- Exterior Panel/Sash Color Jet Black  
---- W/Frame Nailing Fin  
6 9/16" Jamb Depth -  
Pine Interior Material  
Zo-E Shield 5  
---- W/Out Neat Clean Glass  
Glazing Bead Type - Colonial - Back Side of Glazing Bead Painted Flat Black  
---- W/Out Protective Film  
---- Tempered All Sash  
---- Black Spacer  
---- W/Inert Airspace Gas  
7/8" - Pine - SDL W/GBG - Rectangular - Top Sash Only -  
---- Colonial Interior Bar Profile  
---- No Interior Bar Finish/Stain -  
---- 2 W 1 H /  
White - Historical Lock Single Lock -  
W/Full Screen - Jet Black - NO-SEE-UM Mesh - Shipped Loose

(Viewed from Exterior)

Rough Opening 36" x 66"  
Overall Jamb 35-1/2" x 65-1/2"

Lead Time: 19 Weeks

# WEATHER SHIELD.

## WINDOWS & DOORS

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### QUOTE

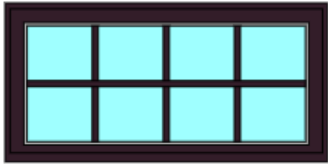
Project Date: 04/07/2022

Quote Date: 04/07/2022

Quote #: 2641709

Printed: 04/11/2022 02:41 PM

Total Lead Time: 19 Weeks

LINE #	QUANTITY	ATTRIBUTES	UNIT	EXTENDED
16	1	P.O.: Location: DORMER Job: GRAY RESIDENCE 7th  Premium Series Double Hung Tilt Transom Rectangle 8117 1 Wide Complete Unit ---- Mfg Date 1/14/2013 to Present ---- Frame Style Double Hung No DP Required Sizing Method Call Out 4-0 X 2-0 ---- R/O Size 48" X 24" ---- Jamb Size 47 1/2" X 23 1/2" ---- Glass Size 42" X 18 1/8" Aluminum Clad Putty Sash Profile - Jet Black - AAMA 2604 ---- Exterior Panel/Sash Color Jet Black ---- W/Frame Nailing Fin 6 9/16" Jamb Depth - Pine Interior Material Zo-E Shield 5 ---- W/Out Neat Clean Glass Glazing Bead Type - Colonial - Back Side of Glazing Bead Painted Flat Black ---- W/Out Protective Film ---- Black Spacer ---- W/Inert Airspace Gas 7/8" - Pine - SDL W/GBG - Rectangular - ---- Colonial Interior Bar Profile ---- No Interior Bar Finish/Stain - ---- 4 W 2 H /    (Viewed from Exterior) Rough Opening 48" x 24" Overall Jamb 47-1/2" x 23-1/2" Miscellaneous Charges  Lead Time: 19 Weeks		
				\$0.00
				\$0.00
				\$0.00

Thank you for choosing Weather Shield Windows & Doors

# WEATHER SHIELD.

## WINDOWS & DOORS

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# Message Summary

Printed: 04/11/2022 02:41 PM  
Project Date: 04/07/2022

Quote #: 2641709  
Quote Date: 04/07/2022  
WSOneSource 1.0

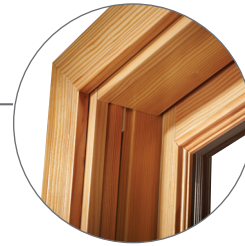
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<u>Message #</u>	<u>Line Item/s</u>	<u>Message</u>
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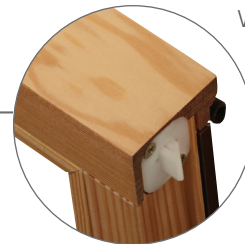


## DOUBLE HUNG WINDOWS

Our double hung windows represent a one-of-a-kind approach to a popular choice in home design. With the versatility to open from the top or bottom, a breath of fresh air is never out of reach. From robust ventilation to energy efficiency and ease of use, double hung windows are a timeless classic.



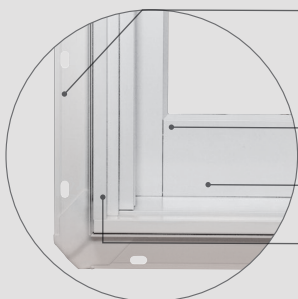
A **wood jambliner** covers all mechanical balance systems to create a **tailored aesthetic**.



With **concealed tilt release latches**, nothing comes between you and the view. Recessed into the lock rail, this design element leaves the sash clear of all visible latch hardware.



The **single dual action lock** allows the sash to be unlocked and tilted easily with one hand – so you can save your energy for the things that really matter.



### The Beauty is in the Details

The **rigid integral nailing fin** makes installation simple and provides more durability than flimsy snap-in or fold-out fins found with other windows.

**Butt jointed cladding** accurately mimics traditional wood windows for a familiar aesthetic.

The **3-1/2" bottom rail** creates clean lines and ideal architectural proportions.

Durable and virtually maintenance-free, **extruded aluminum exteriors** stand up to the harshest elements, resisting dents, dings and scratches with rot-resistant composition.

# PREMIUM SERIES

## Double Hung Windows

# WEATHER SHIELD®

## WINDOWS & DOORS

### Rich Wood Interior

With eight wood species to choose from, there's sure to be one perfect for your home. For a truly unique look, other wood species are available upon request.



PINE (STANDARD)

OAK

MAPLE



VERTICAL GRAIN FIR

MIXED GRAIN FIR

MAHOGANY

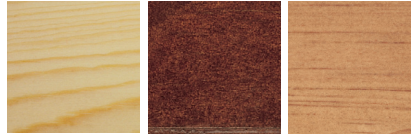


ALDER (CHARACTER)

CHERRY

### Durable Factory Finishes

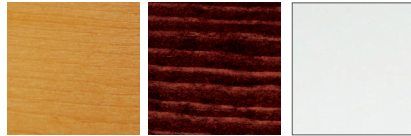
With our solid wood interior, save time and money with our factory finishing. The wood is stained and sealed on all surfaces to repel moisture and includes two Clear Satin top coats for durability and easy cleaning.



CLEAR SATIN

CHESTNUT

FRUITWOOD



GOLDEN OAK

RICH MAHOGANY

PRIMED



PREFINISHED WHITE (LATEX)

PREFINISHED BLACK (LATEX)

### 12 Standard Exterior Colors



CAMEO

TAN



HERITAGE BROWN

ADOBE

DESERT TAN



BRICK RED

HARTFORD GREEN

CRAFTSMAN BRONZE



OBSIDIAN

JET BLACK

GRAY MATTERS



45 DESIGNER COLOR OPTIONS

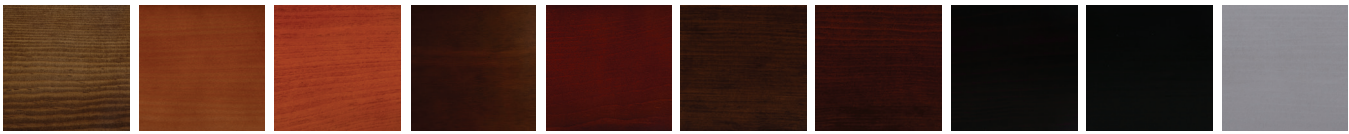
8 ANODIZED COLOR OPTIONS

4 RADIANT METALLIC OPTIONS

### Designer Stains

Explore our furniture-grade stain offering created in partnership with leading paint and coatings manufacturer, Sherwin-Williams®. These new stains provide clean, vivid colors with high pigmentation for excellent clarity and uniformity

PROUDLY FINISHED WITH  
**SHERWIN-WILLIAMS**



HARVEST WHEAT

CARAMEL

EMBER

ACORN

MERLOT

THATCH BROWN

CHOCOLATE

RICH COFFEE

EBONY

GREYSTONE

Finishes and colors shown may not be actual representations. Please visit authorized Weather Shield dealer for color samples.

### Available Window Styles



CASEMENT



DOUBLE HUNG



AWNING



SLIDER

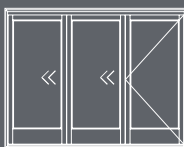


SPECIALTY SHAPE

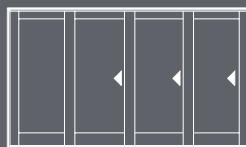
### Available Patio Door Styles



HINGED



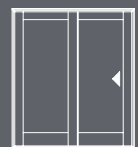
BIFOLD  
2 TO 8 PANELS



MULTI-SLIDE  
2 TO 10 PANELS



SLIDING



LIFT & SLIDE  
2 TO 10 PANELS

[weathershield.com](http://weathershield.com)



**CITY OF COLUMBIA TENNESSEE  
HISTORIC ZONING COMMISSION  
STAFF REPORT**

CONTACT INFORMATION

Kevin C. McCarthy, Planning Associate II, [kmccarthy@columbiatn.com](mailto:kmccarthy@columbiatn.com), 931-560-1531

DOCKET/CASE/APPLICATION NUMBER

**CA 22-0092**

HEARING DATE

**N/A**

APPLICANT/PROPERTY OWNER

**Sam Gray**

PROPERTY ADDRESS/LOCATION

**Tax Map 90 C Parcel 5.00/Between 905 and 907 W 7<sup>th</sup> Street**

**PROJECT DESCRIPTION: Certificate of Appropriateness for New Residential Construction**

The applicant requests a certificate of appropriateness for a home and accessory structure. The subject property is an unaddressed vacant lot located in the West 7<sup>th</sup> Street Historic District (the City’s address coordinator has indicated that the property will likely be addressed as 905 B W 7th Street or similar).

The proposed residence is a 3,818 square foot two-story vernacular structure with a hipped roof, wide front porch, and a dormer. The roof over the porch is supported by columns set atop 3-foot-tall pedestals wrapped with brick veneer. The primary roof is gray architectural shingle; the porch has a metal roof. The accessory structure is a 707 square foot two-car garage with a bathroom and recreation area. The site plan also depicts a swimming pool between the two structures.

The proposed home generally conforms to the standards of the Historic District Design Guidelines. Staff recommends approval.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
R-10 (Low-Density Residential)	Single-Family Residential Lot	R-10 (Single-Family Residential)	New Single-Family Home with Accessory Structure	7 <sup>th</sup> Street

STAFF RECOMMENDATION

**APPROVE**

APPROVE WITH CONDITIONS

DENY



### Review Status and History:

*Submission Status:* Third request for a Certificate of Appropriateness at this address.

*Previous Approvals:* N/A

*1984 Historic Inventory:* N/A.

### New Construction Proposed by the Applicant:

#### Principal Residence

- 3,818 square foot two-story vernacular structure
- Street-facing façade is dominated by a wide front porch with metal roof supported by columns set on 3-foot-tall pedestals wrapped with brick veneer.
- Hipped roof with gray architectural shingle with a prominent window dormer.
- The roofline is embellished with decorative corbels located just below the soffit.
- Siding is “bayou blend” brick on all elevations.
- Non-masonry elements will be painted using colors chosen from the Benjamin Moore historic palette.
- The rear elevation shows double doors opening onto an additional covered porch.
- Side elevations show additional entrances and fenestration.

#### Accessory Structure

- 707 square foot two-car garage with a bathroom and recreation area.
- Rollup doors are positioned on both the front and right elevations.
- The rear and left elevations are continuous brick which matches the principal structure.

#### Overall Site

- The site plan depicts a swimming pool between the two structures.
- Habitable space within the accessory structure (recreation room and bathroom) is directly accessible from the pool area.
- The façade of the principal structure will be setback 75-feet from the right of way.
- There is a parking area in the front of the home and a driveway that extends along the side of the property to reach the accessory structure in the rear of the property (the applicant will need to adjust the location of the driveway at the time of building permit in order to conform to with Section 10.2.12.C.1.b of the Zoning Ordinance).

### Historic District Design Guidelines Referenced:

Staff reviewed the proposed residence for consistency with the *City of Columbia Historic Design Guidelines* for residential new construction. The relevant sections of the Guidelines are listed below; the most applicable standards are **bolded** and underlined. Staff comments follow in the next section.

#### 6.4 Location

- a. **Historic spatial relationships shall be maintained by locating new construction within the range of established front and side yard setbacks of properties on the same block.**
- b. Landscape elements, features such as walls and fences, and building components such as porches shall be at compatible setbacks similar to those of properties on the same block.

#### 6.8 Design and Architectural Features (for New Residential Construction)

- a. **Employing contemporary interpretations of historic designs and using simple contemporary forms that conform to established precedents of massing, scale, and character are encouraged.** Replicating historic styles conveys a false sense of history and is prohibited.
- b. Referencing **traditional scales for features such as porches, windows, and doors** that help define the rhythm of the streetscape is encouraged.
- c. New buildings shall incorporate architectural details that provide articulation and visual distinction. Details shall complement the architectural fabric of the district, not compete visually with existing buildings.
- d. **Floor-to-ceiling heights shall fall within the range of those found on historic buildings in the district.**
- e. Roof features such as chimneys shall be appropriately scaled to the building.

#### 6.10 Materials (for New Residential Construction)

- a. **New construction shall reflect traditional materials, textures, and colors compatible with the district. Using no more than two primary materials for exterior walls is encouraged.**
- b. Materials and features shall have traditional dimensions, promote a human scale, and have proven durability. Exaggerated and oversized materials are not appropriate and shall be avoided.
- c. Materials shall be visually compatible in scale, profile, proportions, and finish to those historically found in the district. Alternative materials such as fiber cement board and cast concrete are appropriate for maintaining material compatibility with traditional materials. Faux masonry and vinyl and aluminum sidings are prohibited.
- d. Using wood or aluminum-clad wood windows with a baked-on or enamel finish is strongly encouraged. Other materials will be considered by the HZC on a case-by-case basis. Vinyl and vinyl-clad windows and doors are not appropriate and shall be prohibited.

#### 6.12 Character (for Garages and Accessory Structures)

- a. **New secondary buildings shall be compatible with the site and original building in scale, massing, and design.**

- b. **Simplified designs shall be used. Secondary buildings that visually compete with the primary building are prohibited.**
- c. Designs shall utilize a roof shape and pitch consistent with those on secondary buildings historically found in the district.
- d. One-story designs shall be used unless there is historical precedent for a taller building in the district.
- e. Designs shall use traditional or alternative materials compatible with the visual qualities of the district.
- f. Windows and doors shall be proportionally consistent with the size of the building.

#### Zoning Ordinance:

Staff reviewed the proposed residence for conformity with the *City of Columbia Zoning Ordinance* standards relating to review of a Certificate of Appropriateness. The relevant sections of the Guidelines are listed below; the most applicable standards are **bolded** and underlined. Staff comments follow in the next section.

#### 3.12.4 Standards for Review

In considering an application for a building or demolition permit or for a Certificate of Appropriateness, the Historic Zoning Commission shall be guided by the following criteria:

- A. Every reasonable effort shall be made to provide a compatible use for a property that requires a minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.
- B. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature shall be avoided.
- C. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged.
- D. Changes that may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
- E. Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity.
- F. Deteriorated architectural features shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features shall be based on accurate duplication of features, substantiated by historic, physical, or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.



- G. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
- H. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.
- I. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.

### 3.12.5 Final Action by the Historic Zoning Commission

The Historic Zoning Commission shall either:

- A. Approve the application for certificate of appropriateness; or
- B. Deny the application for certificate of appropriateness.

### 3.12.6 Denial of a Certificate of Appropriateness

A denial of a Certificate of Appropriateness shall be accompanied by a statement of the reasons for the denial. The Historic Zoning Commission shall make recommendations to the applicant concerning changes, if any, in the proposed action that would cause the commission to reconsider its denial and shall confer with the applicant and attempt to resolve as quickly as possible the differences between the owner and the commission. The applicant may resubmit an amended application or reapply for a building or demolition permit that takes into consideration the recommendations of the Historic Zoning Commission.

#### **Staff Comment:**

##### Design Guidelines

- New homes should respect the rhythm of the block as established by existing structures. Setbacks vary significantly along West 7<sup>th</sup> Street between Blackburn Lane and the railroad tracks, ranging from 40 to 315 feet. The typical setback is between 60 and 75 feet. The applicant proposes to position the home 75 feet from the right of way which conforms to the Guidelines.
- Guideline 6.8 encourages contemporary interpretations of historic designs which conform to established precedents of massing, scale, and character of the District. Other structures on this portion of West 7<sup>th</sup> Street vary in appearance. The proposed design is generally compatible with the surrounding area and conforms to the design standards.
- Guideline 6.8 also addresses the scale of the building and its visible façade features. The proposed residence generally reflects established precedent in the West 7<sup>th</sup> Historic District and conforms to the Guideline.
- Under Guideline 6.10 the materials, textures and colors of new structures should be compatible with the district. The applicant proposes to use a muted brick color which respects the character of the district and the utilize the historic palette for all trim and non-masonry elements.



- Guideline 6.12.b encourages simplified designs for accessory structures. Specifically, the guidelines prohibit secondary buildings which visually compete with the primary building. This guideline is consistent with the standards of the base zoning which require that accessory structures “be clearly subordinate to the primary structure” (Section 8.4.1.A of the City of Columbia Zoning Ordinance). The proposed accessory structure is consistent with and subordinate to the principal structure in terms of scale and materials.

#### Zoning Ordinance

- As depicted in the applicant’s site plan, the proposed residence generally conforms to the standards of the Zoning Ordinance for an R-10 zone. The driveway should be adjusted to be at least 5 feet from the property line. Staff will perform a more detailed review at the time building permit.
- The standards for review at 3.12.4 are incorporated into the Design Guidelines.
- In the event the Commission votes to deny the request, the motion and subsequent discussion must identify the reasons for denial and recommendations for revising the proposed signage.

#### Recommendation

Approve

#### Recommended Motion:

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

#### Alternative Motions:

##### Alternative Motion [Approve Subject to Conditions]:

Move to approve issuance of a Certificate of Appropriateness and find that the proposed residence conforms to the Historic District Design Guidelines subject to the following conditions: [list conditions of approval].

##### Alternative Motion [Table for Future Consideration]:

Move to find that there is insufficient information to make a decision, table 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 residence is not compatible with the Historic District Design Guidelines, and deny issuance of a Certificate of Appropriateness [list reasons for denial].

CERTIFICATE OF APPROPRIATENESS APPLICATION  
HISTORIC ZONING COMMISSION

APPLICANT

NAME	Bryson Leach	PHONE	931-797-4348
ADDRESS	1001 Hillcrest Avenue	EMAIL	brysonleach@gmail.com

PROPERTY OWNER

NAME	Danmark c/o Eric Elmquist	PHONE	615-579-0908
ADDRESS	134 2nd Ave. N. Suite 104 Franklin, TN 37064	EMAIL	eric@covalentproperties.com

PROJECT INFORMATION: WORK SPECIFIC

<input type="checkbox"/> NEW CONSTRUCTION <i>(select type)</i> <input type="checkbox"/> Principle Structure <input type="checkbox"/> Accessory Structure		<input type="checkbox"/> NEW ADDITION <i>(select type)</i> <input type="checkbox"/> Principle Structure <input type="checkbox"/> Accessory Structure	
<input type="checkbox"/> DEMOLITION <i>(select type)</i> <input type="checkbox"/> Principle Structure <input type="checkbox"/> Accessory Structure <input type="checkbox"/> Site Features  <input type="checkbox"/> Loss of architectural and historical integrity and its removal will not adversely affect the district's historic character  <input type="checkbox"/> Denial of demolition will result in unreasonable economic hardship of the applicant  <input type="checkbox"/> Public safety and welfare requires the removal of the structure(s)  <input type="checkbox"/> 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.		<input type="checkbox"/> SIGNAGE <i>(select type)</i> <input checked="" type="checkbox"/> Wall <input type="checkbox"/> Freestanding <input type="checkbox"/> Window <input type="checkbox"/> Temporary <input type="checkbox"/> Other	
		<input type="checkbox"/> EXTERIOR ALTERATIONS <i>(select type)</i> <input type="checkbox"/> Roofing/Roof Structure (Dormers, Chimneys) <input type="checkbox"/> Exterior Door Replacement/Alterations <input type="checkbox"/> Exterior Window Replacement/Alterations <input type="checkbox"/> Foundation Alterations <input type="checkbox"/> Exterior Siding/Finishes/Masonry <input type="checkbox"/> Porch/Deck Alterations <input type="checkbox"/> Other (explain):	



PROJECT INFORMATION	
ADDRESS:	118 W 7th St
SQUARE FOOTAGE OF PROPOSED ADDITIONS/NEW CONSTRUCTION :	EXISTING: _____ ft <sup>2</sup> PROPOSED: _____ ft <sup>2</sup>
HEIGHT OF STRUCTURE FOR ADDITIONS/NEW CONSTRUCTION :	EXISTING: _____ ft      PROPOSED: _____ ft
SQUARE FOOTAGE OF PROPOSED SIGNAGE	2.56 + 14.43

PROJECT INFORMATION: DESCRIPTION & SCOPE OF PROJECT
DESCRIBE PROPOSED PROJECT(S) AND LIST ALL PROPOSED MATERIALS. ATTACH ADDITIONAL SHEETS IF NECESSARY:
Top sign: Wall mounted sign, flush mounted to the wall. 1-1.5" thick, beveled, cast metal painted a dark gold
Tallest letter: 11.31"
Cocktail Cafe: hand painted gold paint direct to facade

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

Bryson Leach  
APPLICANT NAME

[Signature]  
APPLICANT SIGNATURE

April 19, 2022  
DATE

Carl Elmquist  
PROPERTY OWNER NAME

C. Eric Elquist  
PROPERTY OWNER SIGNATURE

Apr 15, 2022  
DATE

**STAFF USE ONLY**

DOCKET NO.	22-0093	FEE PAID	NA
RECEIPT NO.	_____	REQUESTED AGENDA	
DATE NOTICES SENT TO ADJACENT PROPERTY OWNERS			
DATE OF PUBLIC NOTICES IN DAILY HERALD			
COMMISSION ACTION			

RECEIVED

APR 18 2022

By: 22-0093

# AMERICAN BARREL

11.31"

183.71"

## COCKTAIL CAFE

5.56"

69"



Good Sign Design Co  
802 S Main St  
Columbia, TN

931.797.4348  
bryson@thatsagoodsign.co

Project Location:  
118 West 7th St

### Project Notes

14.43 sq/ft

#### Top Sign

Cast Metal, Gold Painted  
Beveled and painted  
Flush Stud Mount  
1-1.5" depth

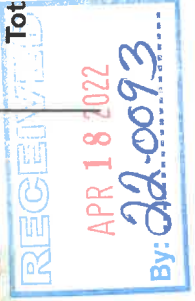
2.56 sq/ft

#### Bottom Sign:

Hand-Painted Gold

17 sq/ft

Total Square Footage







CITY OF COLUMBIA TENNESSEE  
 HISTORIC ZONING COMMISSION  
 STAFF REPORT

CONTACT INFORMATION

Kevin C. McCarthy, Planning Associate II, [kmccarthy@columbiatn.com](mailto:kmccarthy@columbiatn.com), 931-560-1531

DOCKET/CASE/APPLICATION NUMBER

CA 22-0093

APPLICANT/PROPERTY OWNER

Bryson Leach/Danmark Company

HEARING DATE

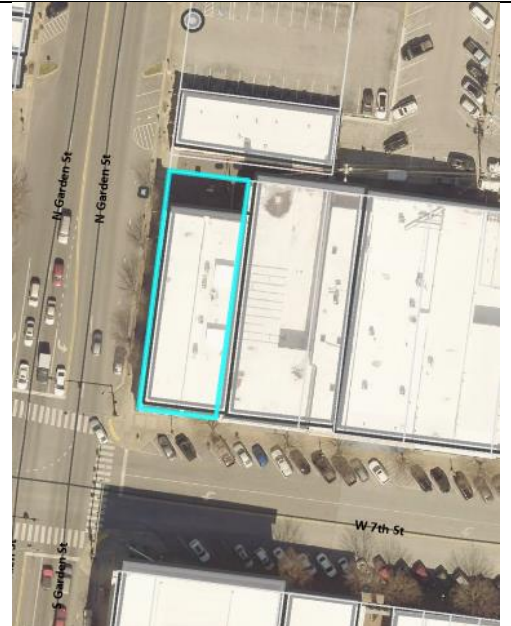
N/A

PROPERTY ADDRESS/LOCATION

118 W 7<sup>th</sup> Street

PROJECT DESCRIPTION: Certificate of Appropriateness

The applicant requests a Certificate of Appropriateness to place two wall mounted signs on a contributing structure in the Downtown Historic District. The subject property, 118 West 7<sup>th</sup> Street, is a portion of the Old Masonic Hall erected in the 1850s. The 1984 inventory notes the elaborate brickwork and terra cotta frieze still visible on the building's second story façade. At the time of the National Register nomination, the space was used by a jeweler called Carson, Ltd. That business utilized a wall mounted sign where the transom windows are now located on the restored façade. The business also utilized a projecting sign below the second story windows. Photographic evidence indicates that the space was used by various jewelry stores for decades. All of these businesses placed signage above the transom.



The proposed signage conforms to the Historic District Design Guidelines.

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
CBD (Central Business District)	Retail Sales & Services	CBD (Central Business District)	Wall Mounted Signage	Downtown

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

DEFER

**Review Status and History:**

*Submission Status:* First request related to this signage. Second request for a CoA associated with this space.

*Previous Approvals:* CoA #20-0173 – Request from James Sloan of 906 Architects for CoA to recreate original façade as referenced in historic photos utilizing contemporary material substitutes where appropriate.

*1984 Historic Inventory:* “1850s, large two-story brick, six bays wide, thirteen bays deep, elaborate brickwork, terra cotta frieze, rectangular 1/1 windows with flat hood molds, paneled parapet, two altered store- fronts



with fluted Corinthian pilasters on corner storefront, carrara glass on other store- front.”

## Proposed Alterations

The applicant proposes to install two wall mounted signs.

- The first sign is comprised of flush stud-mounted metal letters painted gold.
  - The letters have a depth between 1-inch and 1.5-inches.
  - The letters are 11.3 inches tall; the length of the sign is 183.7 inches.
  - The total sign area is approximately 14.4 square feet.
  - The sign will be mounted on the sign band above the primary entrance between the first and second floors of the structure.
- The second sign is located just above the transom and consists of hand painted gold lettering.
  - The letters are 5.36 inches tall; the length of the sign is 5.75 feet.
  - The area of the second sign is 2.56.
- The combined area of the two signs is 17 square feet.

## Historic District Design Guidelines Referenced:

Staff reviewed the requested alterations for consistency with the *City of Columbia Historic Design Guidelines* for new signage. The relevant sections of the Guidelines are listed below; the most applicable standards are **bolded** and underlined.

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

- Designs shall be compatible with a building’s character and non-intrusive to adjacent buildings.
- **Traditional locations such as signboards, storefront windows, and awnings shall be used.** Pole signs, rooftop signs, billboards, animated signs, and outdoor advertising used for highway traffic are prohibited in the commercial district.
- Consider sign designs as an integral part of the building. Signs shall be compatible with the overall treatment and composition of the building.
- 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.
- 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.
- Durable, exterior-grade materials that complement the palette of the building and district shall be used. **Traditional materials (such as painted wood and metal) that reflect a sense of permanence are encouraged** as are contemporary materials such as urethane board that are



similar in appearance to historic materials. Rough and unfinished surfaces, reflective materials, plastics, and pressure-treated wood are not appropriate and are prohibited.

- **Signs shall be installed so that they do not cover, obscure, or cause damage to character-defining features.**
- Signs shall be installed so that they do not block or obscure doors, windows, or emergency exits or impair pedestrian traffic.
- 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.

#### P. 8-11 Guidelines for Specific Signs (Wall Signs)

Wall signs include flat signs mounted to the face of the building and individual letters mounted directly on the face of a building or sign backer board. Wall signs are most appropriate when installed at the location of traditional sign bands, just above the storefront. In the absence of a distinguished sign band, a flat continuous wall surface (unbroken by windows or doors) provides an appropriate location.

- Wall signs shall be oriented to the pedestrian and located in **traditional locations such as above the storefront** or street-level windows. For multi-story buildings, **walls signs shall be located below the second-story windows** unless there is historical precedent for another location. Aligning wall signs with other buildings on the same block is encouraged.
- Wall signs shall be shaped and scaled to be compatible with the building, its storefront, and nearby architectural features. **Horizontally-oriented rectangular signs** are most appropriate. Vertical wall signs may be considered only on storefront piers in the absence of another appropriate location.
- Well-crafted artful signs are encouraged. Select one or two durable materials, subdued colors, and clear typefaces.
- **Wall signs shall maintain a shallow depth.** Design signage to sit within rather than forward of a building's architectural features.
- Wall signs shall respect fenestration patterns and not obscure or cover character-defining feature.
- Per the sign ordinance, wall signs shall be limited to 2 sqft per linear foot of a building street façade or tenant space, **not to exceed 40 sqft on any one façade** or 90 sqft. total per building. In general, **it is recommended that a wall sign not exceed 1 sq. ft. per linear foot or tenant space.**
- In general, lettering should not exceed 80% of the total sign height to allow for distinction of the sign edge or border.



### Zoning Ordinance:

Staff reviewed the requested alterations for conformity with the *City of Columbia Zoning Ordinance* standards relating to review of a Certificate of Appropriateness. The relevant sections of the Guidelines are listed below; the most applicable standards are **bolded** and underlined. Staff comments follow in the next section.

#### 3.12.4 Standards for Review

In considering an application for a building or demolition permit or for a Certificate of Appropriateness, the Historic Zoning Commission shall be guided by the following criteria:

- A. Every reasonable effort shall be made to provide a compatible use for a property that requires a minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.
- B. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature shall be avoided.
- C. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged.
- D. Changes that may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
- E. Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity.
- F. Deteriorated architectural features shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features shall be based on accurate duplication of features, substantiated by historic, physical, or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- G. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
- H. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.
- I. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.



### 3.12.5 Final Action by the Historic Zoning Commission

The Historic Zoning Commission shall either:

- A. Approve the application for certificate of appropriateness; or
- B. Deny the application for certificate of appropriateness.

### 3.12.6 Denial of a Certificate of Appropriateness

A denial of a Certificate of Appropriateness shall be accompanied by a statement of the reasons for the denial. The Historic Zoning Commission shall make recommendations to the applicant concerning changes, if any, in the proposed action that would cause the commission to reconsider its denial and shall confer with the applicant and attempt to resolve as quickly as possible the differences between the owner and the commission. The applicant may resubmit an amended application or reapply for a building or demolition permit that takes into consideration the recommendations of the Historic Zoning Commission.

#### **Staff Comment:**

#### Design Guidelines

- Guideline 8.5 directs signage to traditional locations such as signboards. Similarly, the specific standards for wall signs at P. 8-16 of the Guidelines direct signage to locations above the storefront. The proposed signage conforms to these guidelines.
- Guideline 8.5 also encourages traditional materials that reflect a sense of permanence. The painted metal lettering proposed by the applicant conforms to this standard.
- The guidelines discourage installation of signage that obscures or damages character-defining features. The proposed signage will be located well below the brickwork and terra cotta frieze which distinguish the façade.
- The specific standards for wall signs at P. 8-16 of the Guidelines encourage shallow rectangular signs with an area of less than 1 square foot per linear foot of frontage. The proposed signage meets each of these criteria.

#### Zoning Ordinance

- The standards for review at 3.12.4 are incorporated into the Design Guidelines.
- In the event that the Commission votes to deny the request, the motion and subsequent discussion must identify the reasons for denial and recommendations for revising the proposed signage.



## Recommendation

**Approve.**

### **Recommended Motion:**

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

### **Alternative Motions:**

#### **Alternative Motion [Approve Subject to Conditions]:**

Move to approve issuance of a Certificate of Appropriateness and find that the proposed signage conforms to the Historic District Design Guidelines subject to the following conditions: [list conditions of approval].

#### **Alternative Motion [Table for Future Consideration]:**

Move to find that there is insufficient information to make a decision, table 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 signage is not compatible with the Historic District Design Guidelines, and deny issuance of a Certificate of Appropriateness [list reasons for denial].



118 West 7<sup>th</sup> Street as it appeared in March 1984

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	Walker Family Limited Partnership C/O Stephen Walker	PHONE	931-388-2937
ADDRESS	PO Box 647, Columbia, TN	EMAIL	stephenfw@aim.com

PROJECT INFORMATION: WORK SPECIFIC

<input type="checkbox"/> NEW CONSTRUCTION <i>(select type)</i> <input type="checkbox"/> Principle Structure <input type="checkbox"/> Accessory Structure	<input type="checkbox"/> NEW ADDITION <i>(select type)</i> <input type="checkbox"/> Principle Structure <input type="checkbox"/> Accessory Structure
<input type="checkbox"/> DEMOLITION <i>(select type)</i> <input type="checkbox"/> Principle Structure <input type="checkbox"/> Accessory Structure <input type="checkbox"/> Site Features  <input type="checkbox"/> <i>Loss of architectural and historical integrity and its removal will not adversely affect the district's historic character</i>  <input type="checkbox"/> <i>Denial of demolition will result in unreasonable economic hardship of the applicant</i>  <input type="checkbox"/> <i>Public safety and welfare requires the removal of the structure(s)</i>  <input type="checkbox"/> <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>	<input type="checkbox"/> SIGNAGE <i>(select type)</i> <input type="checkbox"/> Wall <input type="checkbox"/> Freestanding <input type="checkbox"/> Window <input type="checkbox"/> Temporary <input checked="" type="checkbox"/> Other  <input type="checkbox"/> EXTERIOR ALTERATIONS <i>(select type)</i> <input type="checkbox"/> Roofing/Roof Structure (Dormers, Chimneys) <input type="checkbox"/> Exterior Door Replacement/Alterations <input type="checkbox"/> Exterior Window Replacement/Alterations <input type="checkbox"/> Foundation Alterations <input type="checkbox"/> Exterior Siding/Finishes/Masonry <input type="checkbox"/> Porch/Deck Alterations <input type="checkbox"/> Other (explain):







Good Sign Design Co  
802 S Main St  
Columbia, TN

931.797.4348  
bryson@thatsagoodsign.co

Project :  
Muletown  
Coffee New  
Build Out

**Sign Notes:**

Double Sided Sign

Proposed Thickness: 12-14"

Tallest Letter: 5.45"

Total Sq/ft: 11.8'

Manufacturer:  
Columbia Neon Co.

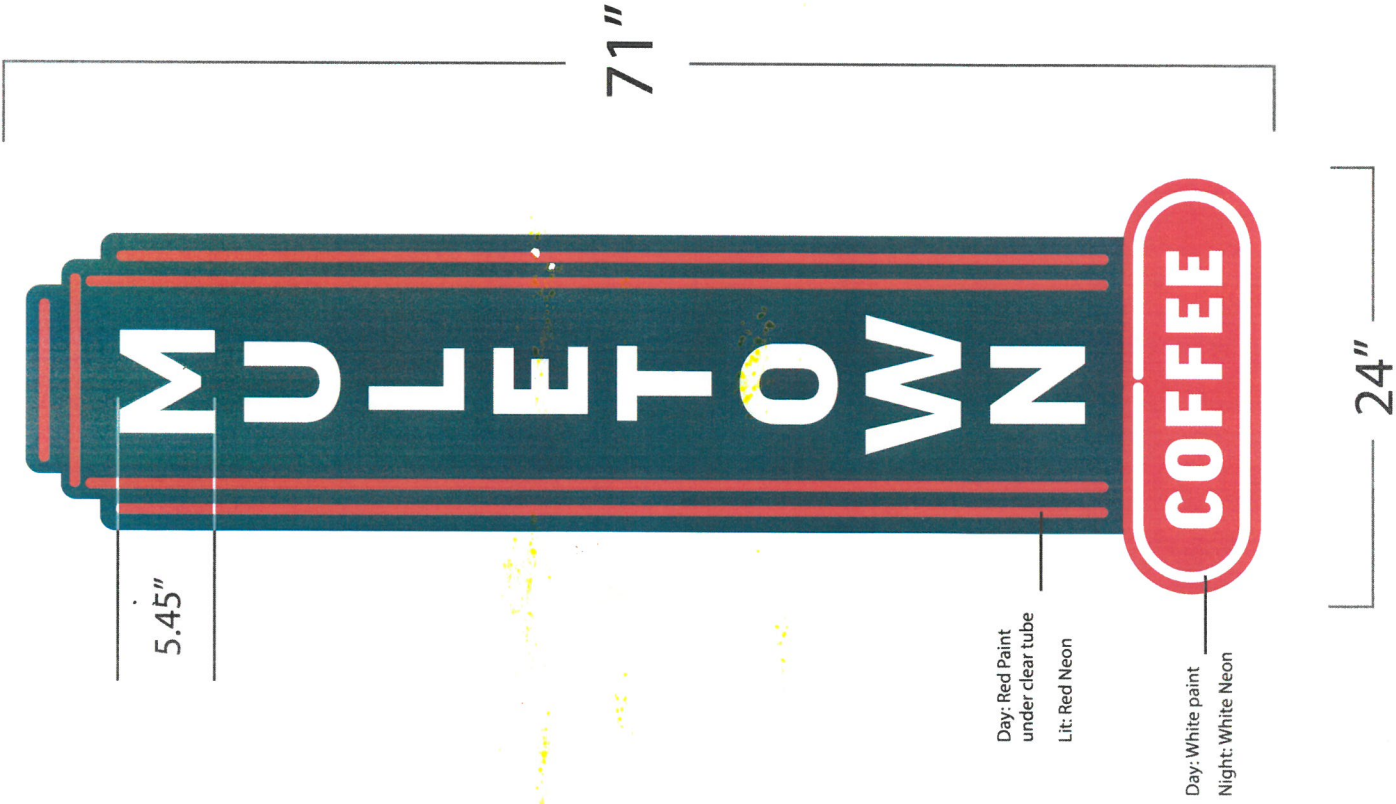
22.0094

**Paint**

White  
Red  
Navy

**Neon Colors**

Neon Red  
White





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Project :  
Muletown  
Coffee New  
Build Out

22-0094





CITY OF COLUMBIA TENNESSEE  
 HISTORIC ZONING COMMISSION  
 STAFF REPORT

CONTACT INFORMATION

Kevin C. McCarthy, Planning Associate II, [kmccarthy@columbiatn.com](mailto:kmccarthy@columbiatn.com), 931-560-1531

DOCKET/CASE/APPLICATION NUMBER

CA 22-0094

APPLICANT/PROPERTY OWNER

**Bryson Leach/Walker Family Partnership**

HEARING DATE

N/A

PROPERTY ADDRESS/LOCATION

**21 Public Square**

**PROJECT DESCRIPTION: Certificate of Appropriateness**

The applicant requests a CoA to place a projecting sign on a contributing structure in the Downtown Historic District. The subject property enfronts the corner of Public Square and South Main Street. It is part of a larger structure built circa 1890. The 1984 inventory refers to the distinctive features of the façade. Specifically, the inventory describes the terra cotta hood molds, second story brick pilasters, first story stone pilasters, and other details. These features remain visible and prominent despite multiple alterations to the ground level storefronts. The applicant proposes to mount a projecting sign on the corner of the building. The proposed signage is composed of painted steel with neon trim.

The Historic District Design Guidelines proscribe the use of neon on the subject property absent additional photographic evidence of a historic precedent on the building. The applicant acknowledges this in the application. Section 3.12.4 of the Zoning Ordinance, within the discretion of the Commission, allows “contemporary design for alterations and additions” which are context compatible and do not destroy historic assets. Moreover, in at least one instance, the Commission approved a similar sign on Public Square although the guidelines in effect at the time prohibited the use of neon. The exception was granted on the basis of historic precedent within the context of the Square and South Main Street.

Staff analysis follows below. Due to the nature of the request, and the discretion of the Commission to interpret the Guidelines and Zoning Ordinance, staff does not make a recommendation on this request.



<b>EXISTING ZONING</b> CBD (Central Business District)	<b>EXISTING LAND USE</b> Retail Sales & Services	<b>SURROUNDING ZONING &amp; LAND USE</b> CBD (Central Business District)	<b>SITE IMPROVEMENTS</b> Wall Mounted Signage	<b>Historic District</b> Downtown
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STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

DEFER

**Review Status and History:**

<i>Submission Status:</i>	First request related to this signage. First request related to this space. Third request for a CoA associated with this building.
<i>Previous Approvals:</i>	CoA #20-0181 – Request from Bryson Leach for a wall mounted sign.  HZC 2017-16 – Stephen Walker requested a CoA to replace various signage on the building.
<i>1984 Historic Inventory:</i>	“Brown-Walker Building. Rebuilt after 1890 fire, large two-story brick, corner building, eleven bays wide and five bays deeps, round-arched windows on second story with terra cotta hood molds, panels, brick pilasters on upper story, stone pilasters on first story, corbeling, metal cornice, four heavily altered storefronts.”

**Proposed Alterations**

The applicant proposes to mount a two-sided projecting sign on the corner of the structure.

- The proposed sign is approximately 6 feet tall (71 inches), and 2 feet wide at its widest point.
- The total sign area is 11.8 square feet.
- The letters are two different heights; the tallest are 5.45 inches high.
- The proposed sign uses three colors: white, red, and navy.
  - The surfaces are painted navy (vertical portion) and red (horizontal portion).
  - All of the lettering is white and is painted directly on the sign.
- Neon tubes outline the sign in red (vertical portion) and white (horizontal portion).
- The tubes will only be illuminated at night.
- The sign will be mounted on the first story near the top of the stone pilaster on the corner.
- Installing contractors will position the sign to provide at least 12 feet of clearance above the sidewalk.



### Historic District Design Guidelines Referenced:

Staff reviewed the requested alterations for consistency with the *City of Columbia Historic Design Guidelines* for new signage. The relevant sections of the Guidelines are listed below; the most applicable standards are **bolded** and underlined.

#### P. 5-7 Commercial Guidelines (Note on Distinguishing Features of Exterior Walls)

While most buildings in the commercial district share a common masonry palette, a wide variety of details and treatments distinguish the various wall surfaces throughout the district. These details reflect the care that building owners put into their buildings as permanent, attractive components of Columbia's commercial core. An **emphasis should be placed on retaining and respecting such elements as character-defining features that contribute to the material fabric and texture of the area.** Removing, **obscuring,** or otherwise altering **such features is prohibited.**

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

- Designs shall be compatible with a building's character and non-intrusive to adjacent buildings.
- Traditional locations such as signboards, storefront windows, and awnings shall be used. Pole signs, rooftop signs, billboards, animated signs, and outdoor advertising used for highway traffic are prohibited in the commercial district.
- Consider sign designs as an integral part of the building. Signs shall be compatible with the overall treatment and composition of the building.
- 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.
- 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.
- Durable, exterior-grade materials that complement the palette of the building and district shall be used. Traditional materials (such as painted wood and metal) that reflect a sense of permanence are encouraged as are contemporary materials such as urethane board that are similar in appearance to historic materials. Rough and unfinished surfaces, reflective materials, plastics, and pressure-treated wood are not appropriate and are prohibited.
- **Signs shall be installed so that they do not cover, obscure, or cause damage to character-defining features.**
- Signs shall be installed so that they do not block or obscure doors, windows, or emergency exits or impair pedestrian traffic.
- 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.**



#### P. 8-13 Guidelines for Specific Signs (Projecting Signs)

Projecting signs (blade signs and pendant signs) are two-sided signs that are mounted on brackets or a horizontal member and extend out from the building face over the sidewalk. They are pedestrian-oriented signs that are most appropriate near an entrance or at a building corner.

- Projecting signs shall be oriented to the pedestrian and **mounted no higher than the bottom of second-story windows**. If a building does not have a second story, adjacent buildings should be used for reference. **Projecting signs shall have a minimum of 7.5 ft. clearance above the sidewalk.**
- Signs shall be scaled to the height and mass of the building.
- Signs shall be colorfast and resistant to corrosion.
- Signs shall not obscure or intrude upon character-defining features, other signs, windows, doors, or emergency exits.
- Signs shall provide sufficient space between the sign and wall plane (no less than 3 inches) to distinguish it as a separate visual element. Signs shall project no more than 4 ft. from the face of the building or two-thirds the width of the sidewalk, whichever is more.
- Using styles, shapes, colors, and materials that are complementary to the building is encouraged.
- Mounting brackets and horizontal members shall be simple in character and complementary to the sign design.
- In general, designing signs so that lettering is no more than 12 inches in height is encouraged.
- Per the sign ordinance, **projecting signs shall not exceed 8 sq. ft. per sign face**. Signs that fall within the range of 4-6 sq. ft. per sign face are generally most appropriate.

#### P. 8-18 Guidelines for Specific Signs (Use of Neon)

Neon signs began appearing in the 1920s and were widely popular through the mid-20th century, including in Columbia. Selective use of open-faced custom neon tubing is allowed in the commercial historic district for wall and freestanding signs in accordance with the following guidelines:

- Neon shall be **permitted only on projecting signs** and only if the sign is compatible with guidelines for projecting signs in this document, including compatibility of sign size, scale, colors, and placement and individual components such as lettering and logos.
- **Neon is prohibited on buildings built prior to 1920 unless the building was substantially altered in the past to have a c. 1920s-1950s appearance or the applicant can provide a photograph of the building using a neon sign prior to c. 1950.**
- **Neon signs shall not exceed 25% of all buildings in the district.**
- Signs shall be unique to the business or entity occupying a building. Mass-produced and stock neon signs are prohibited.
- Neon shall only be used to illuminate the name or logo of a business on a primary sign. Signs shall include a combination of neon and non-illuminated elements. No more than three colors shall be used on any sign, including tubing and any backing materials. Neon



components shall be restricted to one color. A sample or photograph of the proposed type of neon illustrating its intensity and color shall be submitted with the COA application.

- Neon shall be steady. Flashing, blinking, or other forms of changes in light intensity are prohibited.
- Transformers, backing plates, and other devices shall be hidden from view from the right-of-way.
- Neon shall be used as a signage element and not as decorative trim on a building, window, or other feature.
- **Neon shall be turned off during daylight hours and when a business is closed.**

### Zoning Ordinance:

Staff reviewed the requested alterations for conformity with the *City of Columbia Zoning Ordinance* standards relating to review of a Certificate of Appropriateness. The relevant sections of the Guidelines are listed below; the most applicable standards are **bolded** and underlined. Staff comments follow in the next section.

#### 3.12.4 Standards for Review

In considering an application for a building or demolition permit or for a Certificate of Appropriateness, the Historic Zoning Commission shall be guided by the following criteria:

- A. Every reasonable effort shall be made to provide a compatible use for a property that requires a minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.
- B. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature shall be avoided.
- C. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged.
- D. Changes that may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
- E. Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity.
- F. Deteriorated architectural features shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features shall be based on accurate duplication of features, substantiated by historic, physical, or pictorial evidence, rather





than on conjectural designs or the availability of different architectural elements from other buildings or structures.

- G. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
- H. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.
- I. **Contemporary design for alterations and additions to existing properties shall not be discouraged** when such alterations and additions do not destroy significant historical, architectural, or cultural material, and **such design is compatible with the** size, scale, color, material, and **character of the property, neighborhood, or environment**.

### 3.12.5 Final Action by the Historic Zoning Commission

The Historic Zoning Commission shall either:

- A. Approve the application for certificate of appropriateness; or
- B. Deny the application for certificate of appropriateness.

### 3.12.6 Denial of a Certificate of Appropriateness

A denial of a Certificate of Appropriateness shall be accompanied by a statement of the reasons for the denial. The Historic Zoning Commission shall make recommendations to the applicant concerning changes, if any, in the proposed action that would cause the commission to reconsider its denial and shall confer with the applicant and attempt to resolve as quickly as possible the differences between the owner and the commission. The applicant may resubmit an amended application or reapply for a building or demolition permit that takes into consideration the recommendations of the Historic Zoning Commission.

### **Previous Approvals of Neon Signs in the Downtown Historic District:**

In 2012 the Historic Zoning Commission approved a similar projecting neon sign facing public square.

- The applicant, A. Marshall Hospitality, requested to place a sign at 15-16 Public Square.
- The sign is 15 feet in height, including decorative elements extending from the top and bottom.
- Decorative elements are made of stainless steel and wood.
- The sign face is black with orange neon trim and blue neon lettering.

The guidelines for signs and awnings in effect at the time for the Downtown Historic District said “the use of neon is prohibited.” The Guidelines in effect at the time also stated that the Commission could grant exceptions “when evidence of a hardship, precedent, or practical difficulty is present.” The meeting minutes from the November 2012 meeting indicate that staff and the Commission discussed the precedent in the area around the Square and South Main Street, not just the subject property, to determine that the sign was appropriate to the character of the district. The minutes specifically cite the



extant sign at Ted's Sporting Goods and the historic sign at RC Mays. The current Guidelines use an image of the sign approved in 2012 to illustrate the standards for using neon signs.

#### Staff Comment:

#### Design Guidelines

- Multiple sections of the Guidelines protect character-defining features of historic buildings.
  - The standards for protecting walls and masonry in Article 5 of the Guidelines, including the note on distinguishing features at P. 5-7 of the Guidelines, discourage obscuring or damaging distinguishing features of historic buildings.
  - Guideline 8.5 similarly directs signage away from places where it might obscure character-defining features.
  - The 1984 inventory identifies the stone pilasters on the Brown-Walker building as a distinguishing feature; the corner pilaster is pictured in the Guidelines on P. 5-7.
  - The proposed signage will be mounted on this portion of the building and may obstruct a character-defining feature of the building. However, the building's ground floor façade has been repeatedly modified throughout its history as different businesses have utilized the storefronts. Some buildings in the District are distinguished by projecting signs. A projecting sign in keeping with the historic character of the District may compliment the character-defining elements of the building and itself become a distinguishing feature over time.
- Guideline 8.5 urges caution when mounting signs to masonry buildings. The applicant proposes to mount the sign to the historic structure. If the Commission approves the request, the installing contractor should take care not to damage the stone pilasters. The Commission may craft conditions of approval to protect the masonry façade and may direct staff to work with the installer to identify the least impactful method of attaching the sign to the building.
- The specific standards for projecting signs at P. 8-13 of the Guidelines discourages signs with an area of more than 8 square feet per sign face. The applicant proposes a sign face of 11.8 square feet which exceeds the standard.
- The Guidelines also require a sidewalk clearance of at least 7.5 feet. The applicant proposes a clearance of 12 feet.
- Neon signs are addressed at P. 8-18 of the Guidelines.
  - The standards vary based on age of the structure and historic precedent.
  - The subject building was constructed before 1920. In general, the Guidelines would limit the use of neon on structures from this period.
  - However, neon is permitted where the building's appearance has been heavily altered to reflect the style of the 1920s-1950s; or, the applicant provides photographic evidence of a neon sign on the building before 1950.
  - Although the ground floor storefronts have been altered, the building retains its pre-1920 style. The applicant has not documented historic use of neon on the building.



- The Guidelines limit the use of neon to 25% of all buildings in the District. Staff does not maintain an inventory of neon signs in the District; however, it is unlikely that the addition of the proposed sign would exceed the limit.

#### Zoning Ordinance

- Under 3.12.4.I of the Zoning Ordinance, the Commission may find that the proposed sign is a contemporary design which is consistent with the character of the “neighborhood or environment,” provided that and does not “destroy significant historical, architectural, or cultural material.” As mentioned above, the Commission has previously approved the use of neon in the District based on a similar rationale.
- The standards for review at 3.12.4 are incorporated into the Design Guidelines.
- In the event that the Commission votes to deny the request, the motion and subsequent discussion must identify the reasons for denial and recommendations for revising the proposed signage.

#### Recommendation

##### Recommended Motion:

**None.**

##### Alternative Motions:

###### **Alternative Motion [Approve]:**

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

###### **Alternative Motion [Approve Subject to Conditions]:**

Move to approve issuance of a Certificate of Appropriateness and find that the proposed signage conforms to the Historic District Design Guidelines subject to the following conditions: [list conditions of approval].

###### **Alternative Motion [Table for Future Consideration]:**

Move to find that there is insufficient information to make a decision, table 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 signage is not compatible with the Historic District Design Guidelines, and deny issuance of a Certificate of Appropriateness [list reasons for denial].



25 Public Square as it appeared in March 1984

CERTIFICATE OF APPROPRIATENESS APPLICATION  
HISTORIC ZONING COMMISSION

APPLICANT

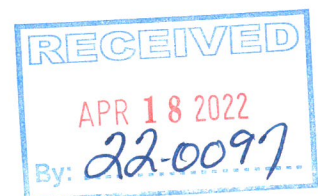
NAME	Bryson Leach	PHONE	9317974348
ADDRESS	1001 Hillcrest Ave Columbia, TN	EMAIL	brysonleach@gmail.com

PROPERTY OWNER

NAME	Becky Smith	PHONE	6158397981
ADDRESS	109 e 6th street	EMAIL	becky@thelinenduck.com

PROJECT INFORMATION: WORK SPECIFIC

<input type="checkbox"/> NEW CONSTRUCTION <i>(select type)</i> <input type="checkbox"/> Principle Structure <input type="checkbox"/> Accessory Structure		<input type="checkbox"/> NEW ADDITION <i>(select type)</i> <input type="checkbox"/> Principle Structure <input type="checkbox"/> Accessory Structure	
<input type="checkbox"/> DEMOLITION <i>(select type)</i> <input type="checkbox"/> Principle Structure <input type="checkbox"/> Accessory Structure <input type="checkbox"/> Site Features  <input type="checkbox"/> <i>Loss of architectural and historical integrity and its removal will not adversely affect the district's historic character</i>  <input type="checkbox"/> <i>Denial of demolition will result in unreasonable economic hardship of the applicant</i>  <input type="checkbox"/> <i>Public safety and welfare requires the removal of the structure(s)</i>  <input type="checkbox"/> <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>		<input type="checkbox"/> SIGNAGE <i>(select type)</i> <input checked="" type="checkbox"/> Wall <input type="checkbox"/> Freestanding <input type="checkbox"/> Window <input type="checkbox"/> Temporary <input type="checkbox"/> Other	
		<input type="checkbox"/> EXTERIOR ALTERATIONS <i>(select type)</i> <input type="checkbox"/> Roofing/Roof Structure (Dormers, Chimneys) <input type="checkbox"/> Exterior Door Replacement/Alterations <input type="checkbox"/> Exterior Window Replacement/Alterations <input type="checkbox"/> Foundation Alterations <input type="checkbox"/> Exterior Siding/Finishes/Masonry <input type="checkbox"/> Porch/Deck Alterations <input type="checkbox"/> Other (explain):	







Good Sign Design Co  
802 S Main St  
Columbia, TN

931.797.4348  
bryson@thatsagoodsign.co

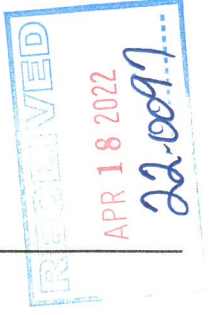
Project Location:  
Wolf & Scout

**Project Notes**

Fully Painted on  
new painted facade

gold paints

24 Sq Ft



22"

158"

CONTACT INFORMATION

Kevin C. McCarthy, Planning Associate II, [kmccarthy@columbiatn.com](mailto:kmccarthy@columbiatn.com), 931-560-1531

DOCKET/CASE/APPLICATION  
 NUMBER

**CA 22-0097**

APPLICANT/PROPERTY OWNER

**Bryson Leach/Becky Smith**

HEARING DATE

**N/A**

PROPERTY ADDRESS/LOCATION

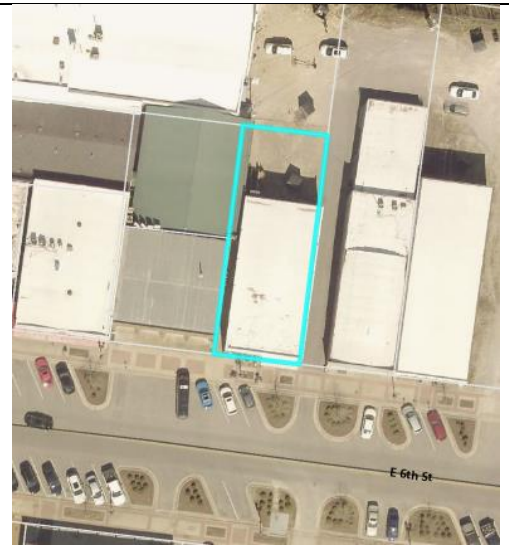
**109 E 6<sup>th</sup> Street**

**PROJECT DESCRIPTION: Certificate of Appropriateness**

The applicant requests a CoA for a wall-mounted sign in the Downtown Historic District. The subject property, 109 East 6th Street, was built in 1950. The façade is painted brick. Previously, a canopy placed just above the doors and fenestration ran nearly the full length of the street frontage. The façade had multiple wooden wall-mounted signs. More recently, the canopy was removed, a smaller awning was installed, and the brick was repainted.

The most recent tenants used hand painted signs on the building's façade. That signage, which was granted an after-the-fact CoA in July 2019, consumed most of the sign area permitted for the structure, which has two tenant spaces.

The proposed signage consists of hand painted sign in a single color. The area of the proposed sign better conforms to the Historic District Design Guidelines



<b>EXISTING ZONING</b> CBD (Central Business District)	<b>EXISTING LAND USE</b> Retail Sales & Services	<b>SURROUNDING ZONING &amp; LAND USE</b> CBD (Central Business District)	<b>SITE IMPROVEMENTS</b> Wall Mounted Signage	<b>Historic District</b> Downtown
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STAFF RECOMMENDATION

**APPROVE**

APPROVE WITH CONDITIONS

DENY

DEFER

**Review Status and History:**

*Submission Status:* First request related to this signage. Fifth request for a CoA associated with this space.

*Previous Approvals:* CoA #19-0081 – Request from Becky Smith for CoA to place signage on the awning approved the previous year.

HZC 2018-44 – Becky Smith of the Linen Duck requested approval to install a fabric awning.

HZC 2018-29 – Debbie Cooper requested a CoA to install a projecting sign.



HZC 2018-26 – Debbie Smith requested a CoA to install a wall mounted sign with goose neck lighting.

1984 Historic Inventory: N/A.

### Proposed Alterations

The applicant proposes to paint a wall mounted sign.

- The proposed sign consists of letters and logo in gold paints applied directly to the building's façade.
  - The letters and logo are 22 inches tall; the length of the sign is 158 inches.
  - The total sign area is approximately 24 square feet.

### Historic District Design Guidelines Referenced:

Staff reviewed the requested alterations for consistency with the *City of Columbia Historic Design Guidelines* for new signage. The relevant sections of the Guidelines are listed below; the most applicable standards are **bolded** and underlined.

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

- Designs shall be compatible with a building's character and non-intrusive to adjacent buildings.
- **Traditional locations such as signboards, storefront windows, and awnings shall be used.** Pole signs, rooftop signs, billboards, animated signs, and outdoor advertising used for highway traffic are prohibited in the commercial district.
- Consider sign designs as an integral part of the building. Signs shall be compatible with the overall treatment and composition of the building.
- 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.
- 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.
- Durable, exterior-grade materials that complement the palette of the building and district shall be used. Traditional materials (such as painted wood and metal) that reflect a sense of permanence are encouraged as are contemporary materials such as urethane board that are similar in appearance to historic materials. Rough and unfinished surfaces, reflective materials, plastics, and pressure-treated wood are not appropriate and are prohibited.
- **Signs shall be installed so that they do not cover, obscure, or cause damage to character-defining features.**
- Signs shall be installed so that they do not block or obscure doors, windows, or emergency exits or impair pedestrian traffic.



- 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.

#### P. 8-11 Guidelines for Specific Signs (Wall Signs)

Wall signs include flat signs mounted to the face of the building and **individual letters mounted directly on the face of a building** or sign backer board. Wall signs are most appropriate when installed at the location of traditional sign bands, just above the storefront. In the absence of a distinguished sign band, a flat continuous wall surface (unbroken by windows or doors) provides an appropriate location.

- Wall signs shall be oriented to the pedestrian and located in **traditional locations such as above the storefront** or street-level windows. For multi-story buildings, walls signs shall be located below the second-story windows unless there is historical precedent for another location. Aligning wall signs with other buildings on the same block is encouraged.
- Wall signs shall be shaped and scaled to be compatible with the building, its storefront, and nearby architectural features. **Horizontally-oriented rectangular signs** are most appropriate. Vertical wall signs may be considered only on storefront piers in the absence of another appropriate location.
- Well-crafted artful signs are encouraged. Select one or two durable materials, subdued colors, and clear typefaces.
- Wall signs shall maintain a shallow depth. Design signage to sit within rather than forward of a building's architectural features.
- Wall signs shall respect fenestration patterns and not obscure or cover character-defining feature.
- Per the sign ordinance, wall signs shall be limited to 2 sqft per linear foot of a building street façade or tenant space, **not to exceed 40 sqft on any one façade** or 90 sqft. total per building. In general, **it is recommended that a wall sign not exceed 1 sq. ft. per linear foot or tenant space.**
- In general, lettering should not exceed 80% of the total sign height to allow for distinction of the sign edge or border.

#### Zoning Ordinance:



Staff reviewed the requested alterations for conformity with the *City of Columbia Zoning Ordinance* standards relating to review of a Certificate of Appropriateness. The relevant sections of the Guidelines are listed below; the most applicable standards are **bolded** and underlined. Staff comments follow in the next section.

#### 3.12.4 Standards for Review

In considering an application for a building or demolition permit or for a Certificate of Appropriateness, the Historic Zoning Commission shall be guided by the following criteria:

- A. Every reasonable effort shall be made to provide a compatible use for a property that requires a minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.
- B. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature shall be avoided.
- C. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged.
- D. Changes that may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
- E. Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity.
- F. Deteriorated architectural features shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features shall be based on accurate duplication of features, substantiated by historic, physical, or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- G. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
- H. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.
- I. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.

#### 3.12.5 Final Action by the Historic Zoning Commission



The Historic Zoning Commission shall either:

- A. Approve the application for certificate of appropriateness; or
- B. Deny the application for certificate of appropriateness.

### 3.12.6 Denial of a Certificate of Appropriateness

A denial of a Certificate of Appropriateness shall be accompanied by a statement of the reasons for the denial. The Historic Zoning Commission shall make recommendations to the applicant concerning changes, if any, in the proposed action that would cause the commission to reconsider its denial and shall confer with the applicant and attempt to resolve as quickly as possible the differences between the owner and the commission. The applicant may resubmit an amended application or reapply for a building or demolition permit that takes into consideration the recommendations of the Historic Zoning Commission.

#### **Staff Comment:**

##### Design Guidelines

- Guideline 8.5 directs signage to traditional locations such as signboards. Similarly, the specific standards for wall signs at P. 8-16 of the Guidelines direct signage to locations above the storefront. The proposed signage conforms to these guidelines.
- The specific standards for wall signs at P. 8-16 of the Guidelines allow lettering to be applied directly to the face of a building in the manner proposed by the applicant.
- The specific standards for wall signs at P. 8-16 of the Guidelines encourage rectangular signs with an area of less than 1 square foot per linear foot of frontage and prohibits signs with an area over 40 square feet. The frontage of the building is approximately 40 feet; the proposed signage is 24 square feet. Therefore, the proposed signage meets these criteria.
- The structure is demised internally for two tenant spaces. The applicant proposes to reduce the existing signage for the subject tenant space allowing the building to better conform to the Guidelines.

##### Zoning Ordinance

- The standards for review at 3.12.4 are incorporated into the Design Guidelines.
- In the event that the Commission votes to deny the request, the motion and subsequent discussion must identify the reasons for denial and recommendations for revising the proposed signage.

#### **Recommendation**



**Approve.**

**Recommended Motion:**

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

**Alternative Motions:**

**Alternative Motion [Approve Subject to Conditions]:**

Move to approve issuance of a Certificate of Appropriateness and find that the proposed signage conforms to the Historic District Design Guidelines subject to the following conditions: [list conditions of approval].

**Alternative Motion [Table for Future Consideration]:**

Move to find that there is insufficient information to make a decision, table 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 signage is not compatible with the Historic District Design Guidelines, and deny issuance of a Certificate of Appropriateness [list reasons for denial].



**HISTORIC ZONING COMMISSION**  
**CERTIFICATE OF APPROPRIATENESS APPLICATION AND CHECKLIST**  
**DEADLINE: 3<sup>RD</sup> MONDAY OF THE MONTH AT 4:00 PM**

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

**Application Requirements:** All applications must be complete and include the required supporting materials listed on this form. Ten (10) copies of the request must be submitted to the Development Services Department for review by the published deadline. Incomplete applications will not be forwarded to the HZC for consideration.

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

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

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

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

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

**HISTORIC DISTRICT DESIGN GUIDELINES**

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

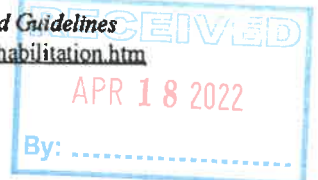
**REQUIRED APPLICATION SUPPORTING MATERIALS**

Please consult the list below for the necessary supporting materials to include within application packets. Ten (10) copies of the request are required for HZC review:

NEW CONSTRUCTION, NEW ADDITIONS	EXTERIOR ALTERATIONS	DEMOLITION, RELOCATION
<ul style="list-style-type: none"> <li>o Description of project and proposed materials</li> <li>o Site plan</li> <li>o Lot survey</li> <li>o Architectural elevations or drawings</li> <li>o Photographs of project site location</li> <li>o Photographs of existing building.</li> </ul>	<ul style="list-style-type: none"> <li>o Description of project and proposed materials</li> <li>o Photographs of project site location</li> <li>o Architectural elevations or drawings</li> <li>o Specification information for any proposed materials/architectural features</li> <li>o Documentation of earlier historic appearance (restoration only)</li> <li>o Photographs of existing building.</li> </ul>	<ul style="list-style-type: none"> <li>o 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.</li> </ul>

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

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



**CERTIFICATE OF APPROPRIATENESS APPLICATION**  
**HISTORIC ZONING COMMISSION**

**APPLICANT**

<b>NAME</b>	James Sloan, 906 Studio Architects, LLC	<b>PHONE</b>	(615) 721-6016
<b>ADDRESS</b>	143 Fifth Ave. S., Franklin, TN	<b>EMAIL</b>	james.sloan@906studio.com

**PROPERTY OWNER**

<b>NAME</b>	Daniel Petersen- Develop Nashville	<b>PHONE</b>	(615) 572-3343
<b>ADDRESS</b>	1330 Columbia Ave., Franklin, TN	<b>EMAIL</b>	daniel@developnashville.com

**PROJECT INFORMATION: WORK SPECIFIC**

<input type="checkbox"/> <b>NEW CONSTRUCTION</b> ( <i>select type</i> )		<input type="checkbox"/> <b>NEW ADDITION</b> ( <i>select type</i> )	
<input type="checkbox"/> Principle Structure <input type="checkbox"/> Accessory Structure		<input type="checkbox"/> Principle Structure <input type="checkbox"/> Accessory Structure	
<input type="checkbox"/> <b>DEMOLITION</b> ( <i>select type</i> )		<input type="checkbox"/> <b>SIGNAGE</b> ( <i>select type</i> )	
<input type="checkbox"/> Principle Structure <input type="checkbox"/> Accessory Structure <input type="checkbox"/> Site Features		<input type="checkbox"/> Wall <input type="checkbox"/> Freestanding <input type="checkbox"/> Window <input type="checkbox"/> Temporary <input type="checkbox"/> Other	
<input type="checkbox"/> <i>Loss of architectural and historical integrity and its removal will not adversely affect the district's historic character</i>		<input checked="" type="checkbox"/> <b>EXTERIOR ALTERATIONS</b> ( <i>select type</i> )	
<input type="checkbox"/> <i>Dental of demolition will result in unreasonable economic hardship of the applicant</i>			
<input type="checkbox"/> <i>Public safety and welfare requires the removal of the structure(s)</i>			
<input type="checkbox"/> <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>			
		<input type="checkbox"/> Roofing/Roof Structure (Dormers, Chimneys) <input checked="" type="checkbox"/> Exterior Door Replacement/Alterations <input checked="" type="checkbox"/> Exterior Window Replacement/Alterations <input type="checkbox"/> Foundation Alterations <input checked="" type="checkbox"/> Exterior Siding/Finishes/Masonry <input type="checkbox"/> Porch/Deck Alterations <input type="checkbox"/> Other (explain):	

### PROJECT INFORMATION

ADDRESS: 807 South Garden, Columbia, TN	
SQUARE FOOTAGE OF PROPOSED ADDITIONS/NEW CONSTRUCTION : EXISTING: ~ 7,360 ft <sup>2</sup> PROPOSED: N/A ft <sup>2</sup>	
HEIGHT OF STRUCTURE FOR ADDITIONS/NEW CONSTRUCTION : EXISTING: ~ 30 ft      PROPOSED: N/A 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:

--Based on referenced historic photos, we are proposing a renovation to the existing front and rear building facades at 807 South Garden street to add aluminum-clad wood windows and doors in their former opening locations. As part of this renovation, we are proposing to visibly open the former "alleyway" and have it differentiated from what was the historic portion of the building with aluminum storefront windows.

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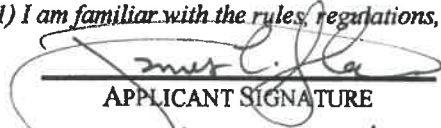
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*In filling out this application, I attest that (1) I am familiar with the rules, regulations, and procedures of the City of*

James Sloan, 906 Studio Architects, LLC  
APPLICANT NAME

  
APPLICANT SIGNATURE

04/18/2022  
DATE

Daniel Petersen, Develop Nashville, LLC  
PROPERTY OWNER NAME

  
PROPERTY OWNER SIGNATURE

04/18/2022  
DATE

**STAFF USE ONLY**

DOCKET NO.	22-0109	FEE PAID	N/A
RECEIPT NO.		REQUESTED AGENDA	5-12-22
DATE NOTICES SENT TO ADJACENT PROPERTY OWNERS			
DATE OF PUBLIC NOTICES IN DAILY HERALD			
COMMISSION ACTION			



# EXISTING ELEVATION

# FACADE & PATIO RENOVATION

807 South Garden St  
Columbia, TN 38401



*image courtesy of Google*

EXISTING VIEW FROM SOUTH GARDEN ST. (2013)

CONCEPTUAL DESIGN

906

APRIL 18, 2022

RECEIVED  
APR 18 2022  
By: .....



*image courtesy of West 7th Co Gallery*

ARCHIVE VIEW FROM SOUTH GARDEN ST. (ca. 1920)

# EXISTING ELEVATION

# FACADE & PATIO RENOVATION

807 South Garden St  
Columbia, TN 38401



*image courtesy of Ritco*

EXISTING VIEW INTO REAR PATIO

# PROPOSED ELEVATIONS

## FACADE & PATIO RENOVATION

807 South Garden St  
Columbia, TN 38401

### EXTERIOR MATERIALS

- 1 EXISTING EIFS WALL SYSTEM TO REMAIN, PAINTED.
- 2 EXISTING EIFS BASE TO REMAIN, PAINTED.
- 3 NEW CEMENTITIOUS PANEL SIDING AND WINDOW TRIM, PAINTED.
- 4 NEW ALUMINUM STOREFRONT WINDOW WALL SYSTEM
- 5 NEW ALUMINUM CANOPY ROOF OVER ENTRY
- 6 EXISTING BRICK WALL
- 7 ALUMINUM CLAD WOOD WINDOWS. SIZE AND STYLE TO MATCH HISTORIC FACADE
- 8 NEW EXTERIOR STEEL DECK
- 9 EXISTING CMU WALL, PAINTED



## GARDEN ST ELEVATION

1/8" = 1'-0"



# PROPOSED ELEVATION

## FACADE & PATIO RENOVATION

807 South Garden St  
Columbia, TN 38401

### EXTERIOR MATERIALS

- 1 EXISTING EIFS WALL SYSTEM TO REMAIN, PAINTED.
- 2 EXISTING EIFS BASE TO REMAIN, PAINTED.
- 3 NEW CEMENTITIOUS PANEL SIDING AND WINDOW TRIM, PAINTED.
- 4 NEW ALUMINUM STOREFRONT WINDOW WALL SYSTEM
- 5 NEW ALUMINUM CANOPY ROOF OVER ENTRY
- 6 EXISTING BRICK WALL
- 7 ALUMINUM CLAD WOOD WINDOWS. SIZE AND STYLE TO MATCH HISTORIC FACADE
- 8 NEW EXTERIOR STEEL DECK
- 9 EXISTING CMU WALL, PAINTED



### PATIO ELEVATION

1/8" = 1'-0"

0' 4' 8' 16'



CITY OF COLUMBIA TENNESSEE  
 HISTORIC ZONING COMMISSION  
 STAFF REPORT

CONTACT INFORMATION

Austin Brass, City Planner, [abrass@columbiatn.com](mailto:abrass@columbiatn.com) , 931-560-1560

DOCKET/CASE/APPLICATION NUMBER

**CA 22-0109**

APPLICANT/OWNER

**James Sloan/ Daniel Peterson-Develop Nashville**

HEARING DATE

**N/A**

PROPERTY ADDRESS/LOCATION

**807 S Garden Street**

**PROJECT DESCRIPTION:**

This Certificate of Appropriateness request is for the façade modification of 807 S Garden Street that consists of the restoration of former window openings including additional trim work. A modification to a portion of the front façade with full bottom to top storefront windows on a later addition to the building is also proposed.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
CBD	Commercial	Commercial	Exterior Alterations (Front & Rear Faced)	Downtown National Historic

STAFF RECOMMENDATION

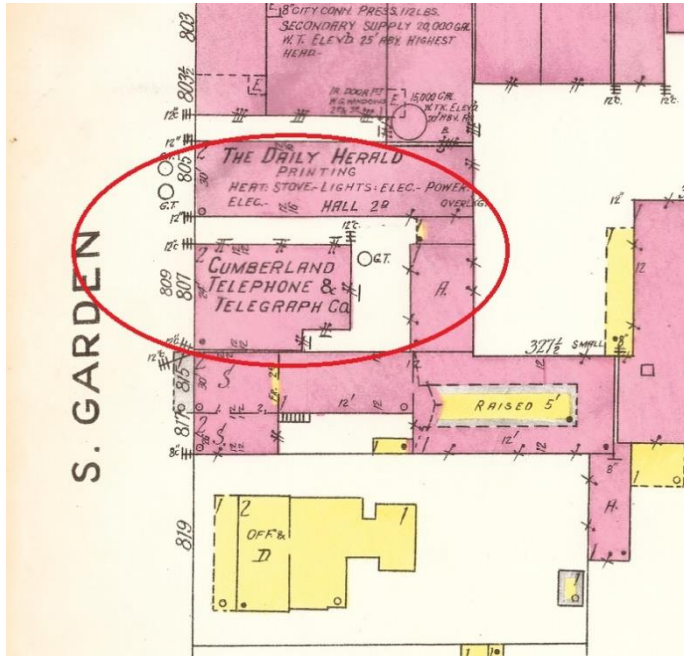
APPROVE

**APPROVE WITH CONDITIONS**

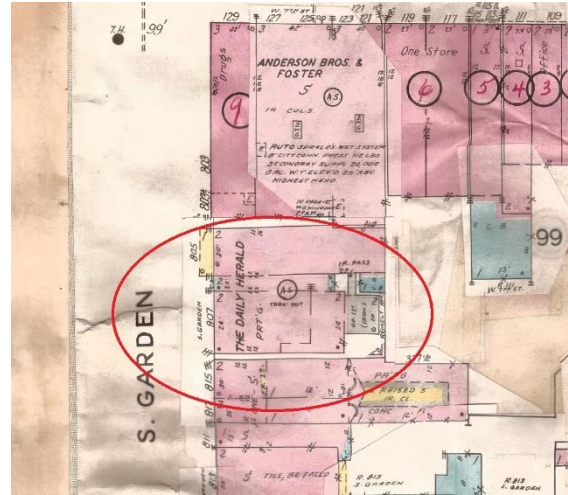
DENY

**Review Status and History**

<i>Submission Status &amp; Previous Approvals:</i>	<p>Second request for a Certificate of Appropriateness for this address.</p> <p>CA 19-0201; request for a temporary real estate sign, approved.</p>
<i>1984 Historic Properties Inventory Details:</i>	<p>807 S Garden St, (Foster Insurance) mid-twentieth-century, two-story brick, upper story sheathed with metal, four-bay ground floor covered with smooth faced tile. (Non-Contributing).</p> <p>807 S Garden St, (Foster Insurance) mid-twentieth-century, two-story brick, upper story sheathed with metal, four-bay ground floor covered with smooth faced tile. (Non-Contributing).</p>



1917



1927

**Proposed Alterations:**

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

- Item 1: Placement of aluminum clad wood windows in former window openings including fiber cement panels and window trim including entrance doors.**
- Item 2: Reconstruction of a portion of the façade that includes a new aluminum storefront window system and doorway including an aluminum canopy.**

**Historic District Design Guidelines Referenced:**

The requested alterations were reviewed against the standards contained in the *City of Columbia Commercial Design Review Guidelines Manual*. The relevant sections of manual are included. Staff comments/evaluations are summarized at the end of each section.

- Item 1: Placement of aluminum clad wood windows in former window openings including fiber cement panels and window trim including entrance doors.**

5.12 When Necessary due to absence, total loss, or advanced deterioration, reconstruct storefronts to be compatible with the building and district.

a. Where a historic storefront is deteriorated beyond repair, new storefronts compatible with the original in scale, profile, composition, transparency, and visual character shall be used.

b. Where a historic storefront is missing, compatible new designs shall be based on physical or documentary evidence. In the absence of sufficient evidence, a design with simple detailing and traditional storefront elements shall be used. Designs shall employ a predominately glass storefront to maintain a degree of transparency compatible with historic precedents in the district, and storefront entrances shall be placed in traditional locations.

c. Reconstructed or new storefronts shall be comprised of materials that are visually and structurally compatible with traditional storefronts in the district. Unpainted wood surfaces and bright metallic finishes are not appropriate unless historically present or consistent with the visual character and age of the building

The configuration and size of historic storefront windows shall be retained. Where alterations are necessary for security or functionality, changes shall not be discernible from the exterior.

b. Storefront windows shall be maintained as transparent space to encourage pedestrian interest and patron interaction.

c. Clear glass shall be used in storefronts. Smoked, tinted, and mirrored glass distort perception of the street wall and are prohibited.

d. Storefront windows shall not be reduced, enlarged, or infilled. Restoring previously altered storefront windows is encouraged.

e. Permanent boarding over of storefront windows or covering windows with opaque materials prohibited. Removing non-historic projecting roofs/ canopies and opaque coverings to re-engage the pedestrian level of the property is strongly encouraged.

a. Deteriorated but serviceable elements such as framing members, piers, transoms, and bulkheads shall be repaired.

The pattern and rhythm of upper-story façade windows shall be maintained.

b. The location, size, proportions, and vertical horizontal alignment of window openings shall be maintained. Enlarging or reducing openings disrupts the spatial organization of the building and shall be avoided.

c. Existing wall surface ratios on the façade shall be maintained. Closing openings and introducing new openings is prohibited. Additional leniency may be provided on secondary elevations. In cases where enclosure is permitted on a masonry building, the infill material shall be recessed to maintain the outline of the original opening.

d. Windows shall be maintained as transparent features as distinguished from street level. Minimal tinting is allowable for privacy but blacking out of upper-story windows is prohibited.

e. Historic windows and features such as decorative moldings and hoods shall be retained and repaired. Protective surface coatings shall be maintained.

f. Improving the energy efficiency of historic windows is encouraged. Maintain caulk and glazing putty in good condition and apply weatherstripping, ensuring all joints are tight and sealed.

g. Low-e or light-absorbing coatings shall only be used when it can be demonstrated that there will be no substantial change in the appearance of the glass as viewed from street level.



- h. Exterior storm windows shall allow for a full-view of the primary window or have a meeting rail that aligns with that of the primary window. Interior storm windows are encouraged. Incorporating airtight gaskets, ventilating holes, and/or removal clips is recommended to minimize condensation.
- b. Damaged historic glass shall be replaced with new glass that matches the clarity of the original and fits the original opening.
- c. When replacement of a window unit is necessary, new units shall match the original in size, proportions, character, and finish as closely as possible. Replaced framing members shall be visually compatible with the scale, spacing, texture, and profile of the storefront.
- d. Painted wood or anodized aluminum with a baked-on enamel finish shall be used unless another material can be demonstrated to have been historically present. Exposed aluminum will be reviewed by the HZC on a case-by-case basis.

**Item 1 Staff Comment: Placement of aluminum clad wood windows in former window openings including fiber cement panels and window trim.**

This proposal includes historic evidence of a brick façade that has been significantly altered with an EIFS cladding covering former window openings on the upper section of the façade. The windows on the lower level of the façade have been altered with storefront windows and include an EIFS cladding over the extended base.

In addition, this proposal comprises of the refinishing of the EIFS cladding and the restoration of former window openings on the upper faced with aluminum wood clad windows. The design of the proposed windows closely mimics an historic precedent with muntins in a crossbar pattern. Lower level windows contain the same pattern with materials and design with a cementous pattern trim design between the lower and upper story windows. A refinished storefront style door with upper transoms replace an existing storefront door. It would be required per the guidelines that this door be of a wood or fiberglass/composite material in lieu of a storefront style door.

The rear elevation includes the removal of brick where formal windows openings once were to be replaced with aluminum wood clad windows with composite trim. In addition, an existing masonry CMU block wall is proposed to be painted.

**Item 2: Reconstruction of a portion of the façade that includes a new aluminum storefront window system and doorway including an aluminum canopy.**

6.19 Storefronts: New construction shall employ contemporary interpretations of traditional storefront concepts that promote pedestrian interaction. Taking visual cues from nearby buildings is appropriate, but replicating historic storefronts is prohibited.

- b. Storefront features shall be scaled in reference to comparable features found on historic buildings in the district and the overall massing of the building with which they are associated.
- c. Storefronts shall have a large percentage of glass, which shall be clear, and be visually compatible with traditional storefront configurations and ratios of transparency. Glazing shall maximize the visibility of displays through the use of large panes of glass rather than many smaller panes.

- d. Storefronts shall employ painted wood or aluminum structural components. Baked-on enamel finishes are encouraged on aluminum.
- e. Where present, display windows shall be framed by bulkheads no lower than 18 inches and no higher than 36 inches.
- f. Encourage pedestrian interaction through the incorporation of awnings and pedestrian-scaled features.
- g. Primary entries shall be placed in traditional locations that are easy for the pedestrian to identify.
- h. Primary entries shall be compatible in size and pattern with historical precedents in the district.
- i. Distinguishing an entry through shallow recesses, lintels, pilasters, transoms, and interpretations of other traditional features is appropriate and encouraged to avoid bland design.
- j. Doors shall have a high percentage of glass and a minimal frame.

**Item 2 Staff Comment:**

This request includes a significant modification from an EIFS cladding and single storefront door to be replaced with a full storefront window design and doorway. Historic photographic evidence indicates that this was a later addition to the building that was once a former alleyway.

The guidelines as cited above state; *“b. Where a historic storefront is missing, compatible new designs shall be based on physical or documentary evidence. In the absence of sufficient evidence, a design with simple detailing and traditional storefront elements shall be used. Designs shall employ a predominately glass storefront to maintain a degree of transparency compatible with historic precedents in the district.*

As cited, this proposed full glass opening may not be considered a traditional storefront design in keeping with visual cues within the historic district. Display windows are not framed by defined bulkheads in traditional storefront manner. A framed canopy as proposed would not meet the guidelines as metal is a prohibited material for awnings.

**Alternative Motions:**

**Alternative Motion [Approve]:**

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

**Alternative Motion [Approve Subject to Conditions]:**

Move to approve issuance of a Certificate of Appropriateness and find that the proposed signage conforms to the Historic District Design Guidelines subject to the following conditions: [list conditions of approval].

**Alternative Motion [Table for Future Consideration]:**

Move to find that there is insufficient information to make a decision, table 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 project is not compatible with the Historic District Design Guidelines, and deny issuance of a Certificate of Appropriateness [list reasons for denial].