



## AGENDA

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**The Columbia Historic Zoning Commission will meet on Thursday, March 10th, 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\\_20220210 MINUTES DRAFT.PDF](#)

3. 22-0038 - 408 W 6th Street - Revisions To Accessory Structure Design

Request from Paul Varney to revise designs for construction of principal and accessory structures at [408 W 6TH STREET](#), including roof structure, exterior finishes, porch/deck alterations, and other alterations.

Documents:

[22-0038\\_408 W 6TH\\_APPLICATION.PDF](#)

[22-0038\\_408 W 6TH\\_ST\\_ELEVATIONS.PDF](#)

[22-0038\\_408 W 6TH\\_GARAGE ELEVATIONS.PDF](#)

[22-0038\\_408 W 6TH\\_PREVIOUS APPROVED DESIGN 21-0029.PDF](#)

[22-0038\\_408 W 6TH\\_PREVIOUS APPROVED DESIGN 21-0073.PDF](#)

[22-0038\\_408 WEST 6TH STREET\\_STAFF REPORT.PDF](#)

4. 22-0039 - 120 W 7th Street - Façade Improvements

Request from James Sloan for exterior alterations in order to restore the façade of a contributing structure located at [120 W 7TH STREET](#).

Documents:

[22-0039 RENOVATION CONCEPT.PDF](#)

[22-0039 APPLICATION.PDF](#)

[120 W 7TH STREET STAFF REPORT.PDF](#)

5. 22-0043 - 410 W. 7th Street - New Signage

Request from Larry Hubbell for freestanding signage approval at [410 W 7TH STREET](#).

Documents:

[22-0043 APPLICATION.PDF](#)

[22-0043 SUBMITTAL LETTER.PDF](#)

[22-0043 EXISTING SIGNAGE.PDF](#)

[22-0043 PROPOSED SIGNAGE.PDF](#)

[21-0043 REVISED PROPOSAL.PDF](#)

[22-0043\\_410 WEST 7TH STREET\\_STAFF REPORT.PDF](#)

6. Adjourn

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  
February 10, 2022

**CALL TO ORDER:**

Chairperson Kim Hayes called the February meeting of the Historical Zoning Commission for the City of Columbia to order at 4:03 p.m. The meeting was held in Council Chambers, City Hall, basement level.

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

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

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 January meeting minutes were presented for approval. Dr. Hendrickson made the motion to approve with Mr. Nuber seconding. Motion to approve passed seven to zero.

**AGENDA ITEM #3**

**Case# 21-0297**

**Request from Jake Hubbell for new commercial signage reface at 410 West 7<sup>th</sup> Street.**

*This item was withdrawn.*

**AGENDA ITEM #4**

**Case# 21-0284**

**Request from Douglas Johns for new commercial building construction located at 915 South Main Street.**

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**Staff Recommendation:**

Mr. Brass presented the details. The applicant requested to defer until March.

**Discussion:**

Ms. Hayes moved to defer until March, and Dr. Hendrickson seconded the motion. Motion to defer passed seven to zero.

**AGENDA ITEM #5**

**Case# 22-0021**

**Request from Development Services to revise section 8.6 (b) of the Columbia Historic Guidelines to allow for the color of black & white in addition to three colors when black and white is used as a signage background.**

**Staff Recommendation:**

Mr. Brass presented the details of staff report. Currently there is a rule stating no more than three colors shall be used on a sign. This Commission has been struggling with the idea if black and white should be considered a color. This change would be to 8.3 (f), and also 8.6 (b). Staff has requested that the language be in addition to three colors black and white may be used as a signage background.

**Discussion:**

Discussion included changing the language to black or white. Mr. Brass stated that the Commission will make sure that is a part of the motion, and staff will make the correction. Further discussion included only using black or white as the background, changing may to must, and if they only use two colors, text, being more specific, another color as the background as long as it doesn't exceed three colors. Mr. Brass stated if there is a request for more than three colors, black or white may be used as the background. Mr. Brass stated that the Commission is not saying black or white is not a color, but black, and white is a color; however, the applicant can only use black or white as a sign background, in addition to three colors. Additional discussion included previous signs. Mr. Nuber asked if an applicant chooses three colors, then they have to do black or white as the background. Mr. Brass stated that they don't have to. Dr. Hendrickson stated limiting it to three colors and black or white background. Further discussed included font, backgrounds, and they wanted three colors, other materials, setting limitations, stud mounted letters, case by case basis, historic preservation, picking colors, and regulating good taste. Dr. Hendrickson stated that he googled historic signs and they all say limit it to two colors and

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black or white background, and this Commission is saying three colors and a black or white background. Three colors are pretty lenient. Further discussion included framing, two colors or less they can choose any background, three colors or less you can do any color background, and branding. Ms. Suzanne Ganser asked what if someone wanted three colors and they wanted the background stripped, and then they wanted their name in black letters. It would have to be solid. Mr. Nuber stated that the Commission could say backgrounds must be solid. Ms. Sherrie Yang, 99 Stoffel Place, Spring Hill, suggested using neutral color. Additional discussion was inclusive of keeping it simplified, limitations, three colors or less you can choose your background, changing the language *may* changing to *must*, generally, making the guidelines more definitive, challenges of case by case basis. Mr. Nuber made the motion to move the paragraph following 8.3 (f. ) that states *Colors should be complementary to the scheme of the building and promote readability. Signs with more than three colors are prohibited. In addition to three colors, solid black or white must be used as a signage background.* Mr. Kilgore second the motion. Further discussion included frame and cabinets, guidelines do not call out frame colors, guideline section 8.6. Motion to approve passed seven to zero. Mr. Kilgore moved to add to 8.6 b. *in addition to three colors, black or white must be used as a signage background,* with Mr. Nuber seconding. The motion passed seven to zero.

**OTHER BUSINESS:**

Mr. Pace stated that it was brought to his attention that the McDowell property is County owned. The City will not have anything to do with what goes on there. Ms. Hayes stated that she read that it will be torn down in about thirty days. Mr. Brass stated if the property is sold to a private entity not under the County, it could come back before this Commission at that point. Mr. Brass stated that in Tennessee, county property is exempt from historical approval. Ms. Hayes stated now is the time to contact your representative. Once it is torn down they can sell it more easily, because someone can develop it. Mr. Brass stated that the property is zoned R-6, by right it could permit a single-family home on a six thousand square foot lot with a fifty-foot lot width. That would come before this Commission for the design of any houses. That's the current zone, any other change would have to go through a rezone process. Any new proposed design would come before this Commission. Further discussion included Townhouses would have to be rezoned, neighborhood awareness, demo the building, fence removal, house on West 6<sup>th</sup> two doors down from the Heffingtons, recourse options, no extra driveway, and shared driveway.

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**ADJOURNMENT:**

Ms. Hayes made the motion to adjourn the meeting with Ms. Potter seconding. Motion to adjourn passed seven to zero. The meeting adjourned at 4:50 p.m.

\_\_\_\_\_  
Historical Zoning Commission Chairperson      Date

DRAFT

**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>

CERTIFICATE OF APPROPRIATENESS APPLICATION  
HISTORIC ZONING COMMISSION

APPLICANT

NAME	Paul Varney	PHONE	931/286-1513
ADDRESS	124 Kedron Pkwy, Spring Hill, TN 37174	EMAIL	Varney64@gmail.com

PROPERTY OWNER

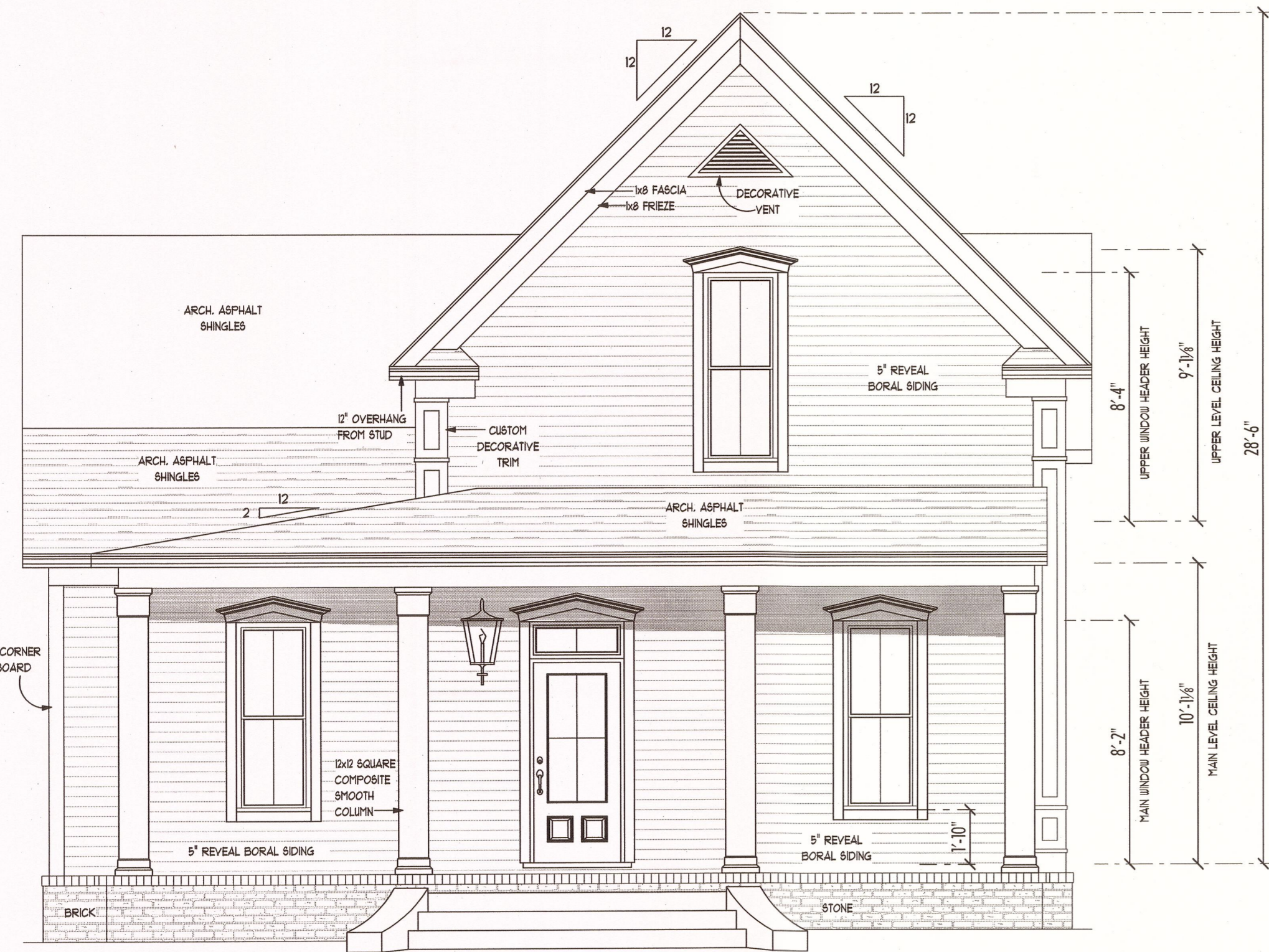
NAME	Geoff & Brandy Wells	PHONE	805/895-5365
ADDRESS	408 West 6th Street	EMAIL	geoffohg@gmail.com

PROJECT INFORMATION: WORK SPECIFIC

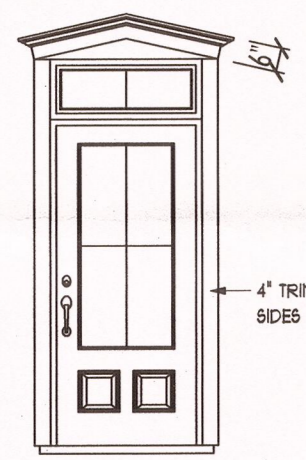
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<input checked="" type="checkbox"/> Principle Structure <input checked="" type="checkbox"/> Accessory Structure		<input type="checkbox"/> Principle Structure <input type="checkbox"/> Accessory Structure	
<input type="checkbox"/> DEMOLITION <i>(select type)</i>		<input type="checkbox"/> SIGNAGE <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"/> EXTERIOR ALTERATIONS <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"/> 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 checked="" type="checkbox"/> Exterior Siding/Finishes/Masonry <input checked="" type="checkbox"/> Porch/Deck Alterations <input checked="" type="checkbox"/> Other (explain):	



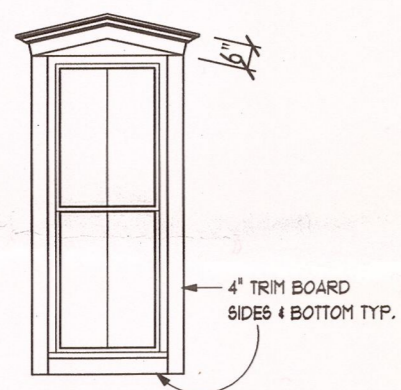
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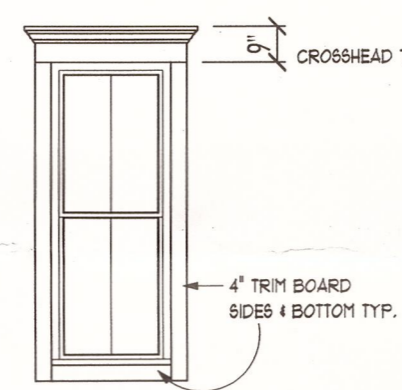
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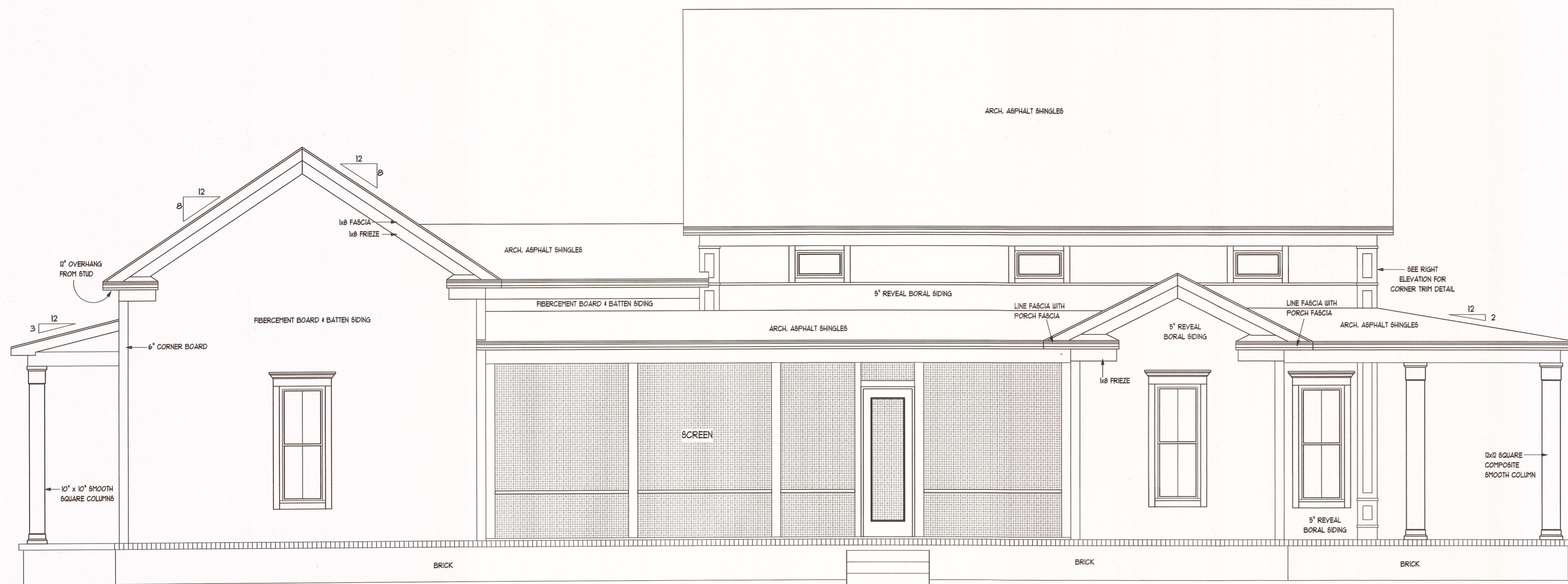
CUSTOM DOOR PEDIMENT TYP.



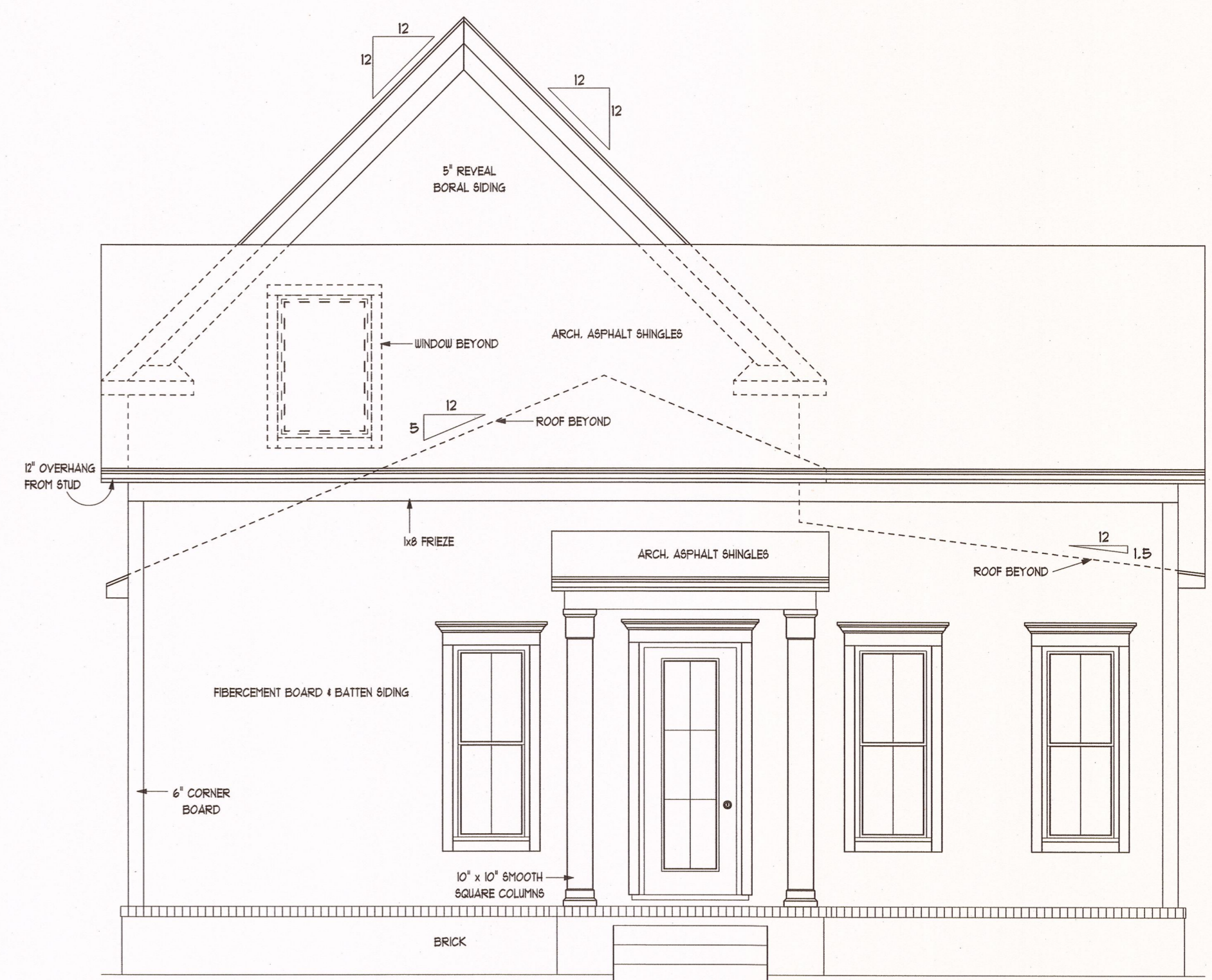
CUSTOM WINDOW PEDIMENT TYP.



WINDOW TRIM DETAIL TYP.



LEFT ELEVATION



REAR ELEVATION

REVISION	DATE	CHANGES MADE TO MATCH IN FIELD CHANGES. CHANGES LISTED ON FILE
	2/14/2022	

EXTERIOR ELEVATIONS

Wells Residence

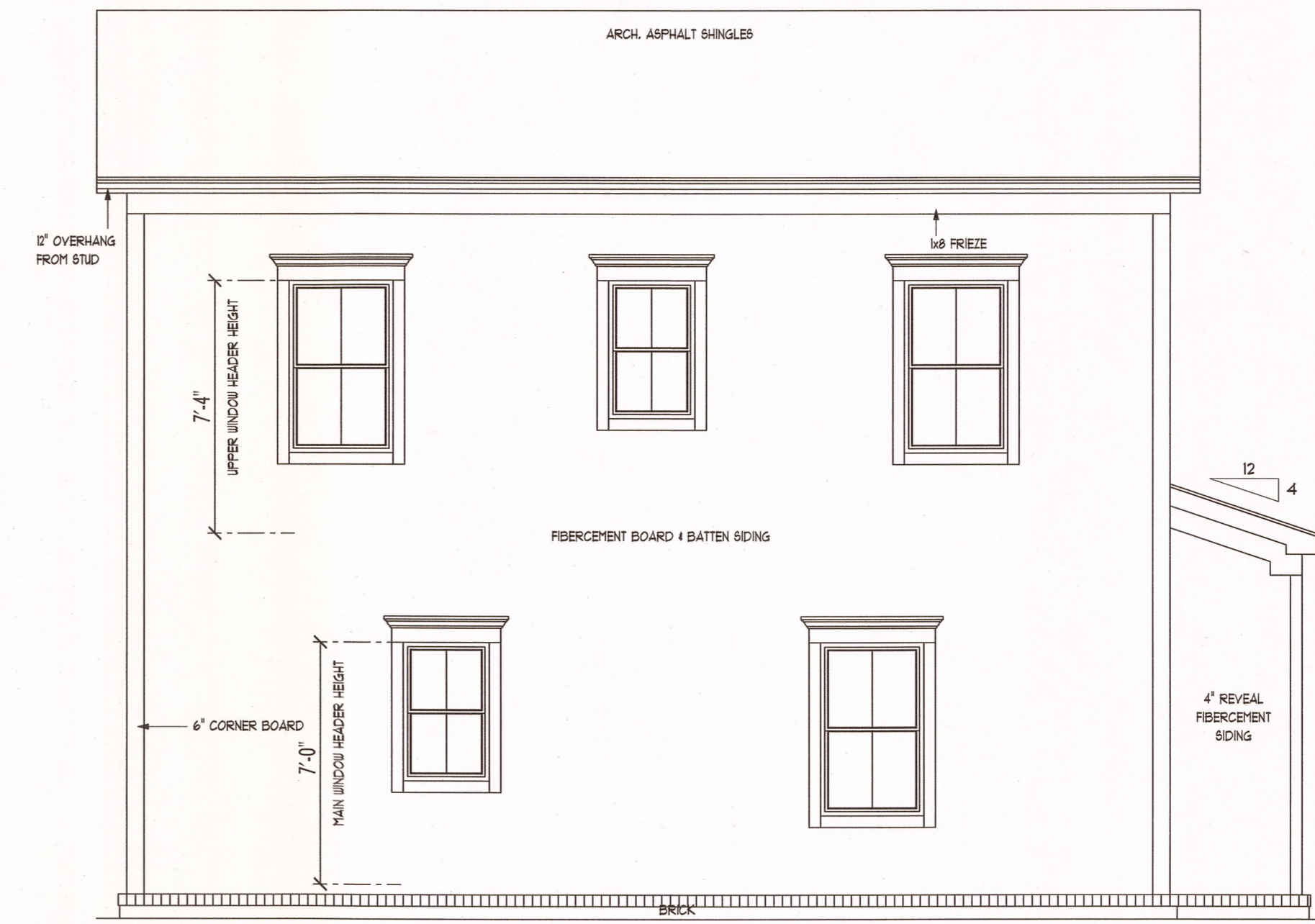
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 DATE APPROVED: MAY 2021  
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 SCALE: 1/4" = 1'-0"  
 (UNLESS NOTED)

SHEET: **1** OF 8

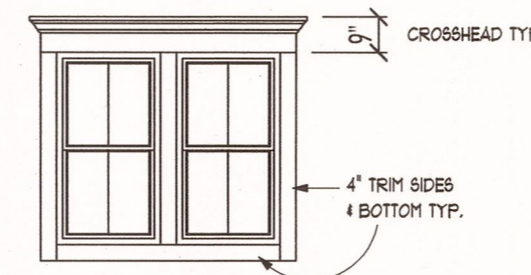
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AMERICAN INSTITUTE OF  
 BUILDING DESIGNERS  
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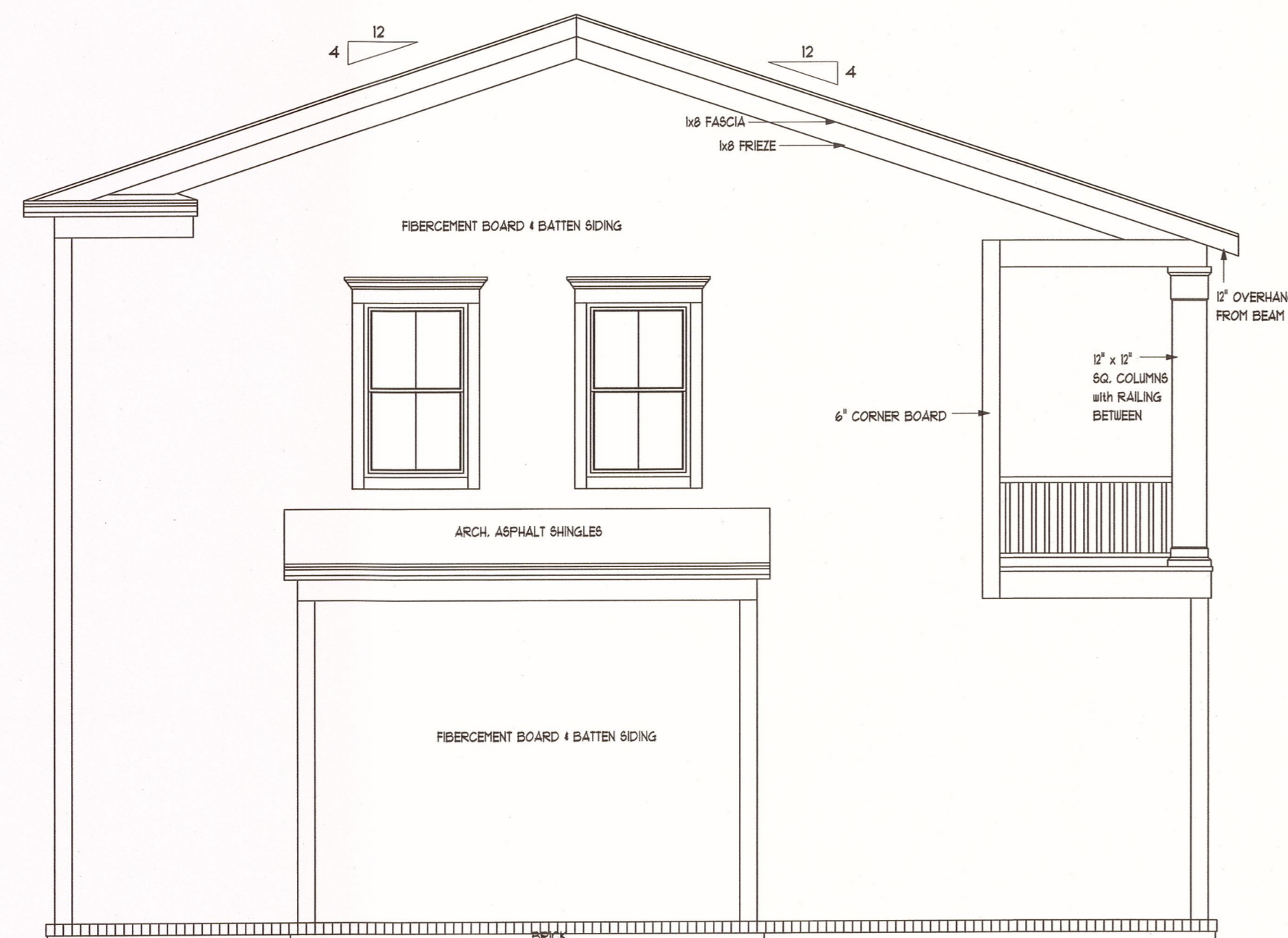
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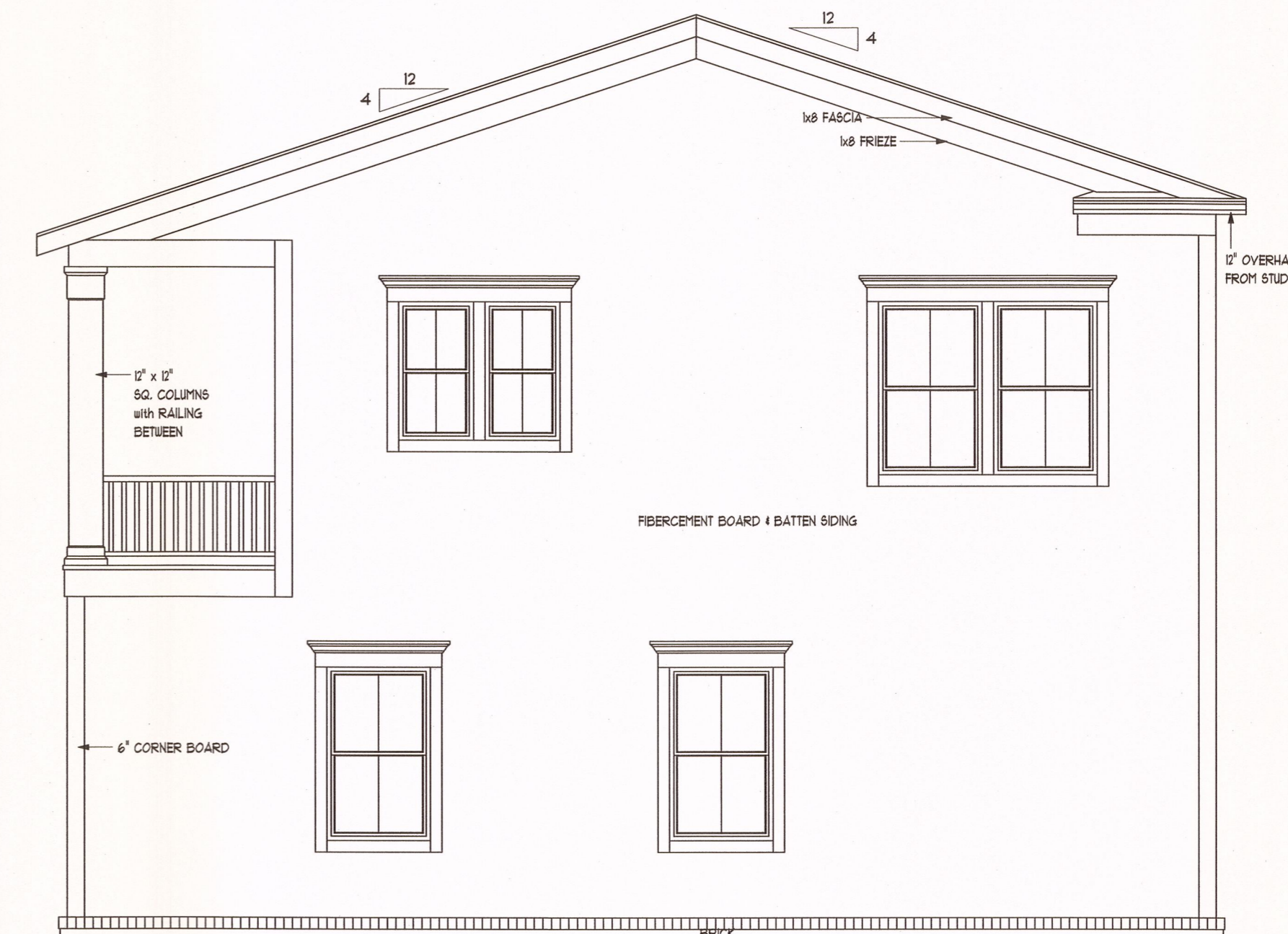
REAR ELEVATION



WINDOW TRIM DETAIL TYP.



LEFT ELEVATION



RIGHT ELEVATION

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DATE	REVISION
1/23	RANGE ADDED TO LEFT OF SINK
12/20	RANGE REMOVED
2021	CHANGES MADE TO MATCH IN FIELD. CHANGES LISTED ON FILE
2/14	
2022	

DETACHED GARAGE EXTERIOR ELEVATIONS

PROJECT:  
**Wells Residence**

DATE APPROVED: MAY 2021  
 SHEET SIZE: 24 X 36  
 SCALE: 1/4" = 1'-0"  
 (UNLESS NOTED)

SHEET:  
**6** OF 8

MEMBER  
**AI  
 BD**  
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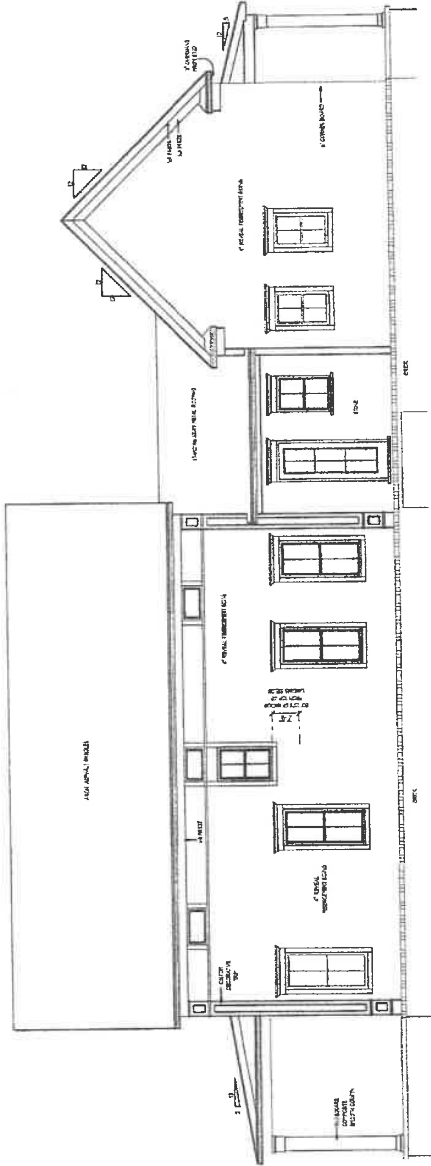
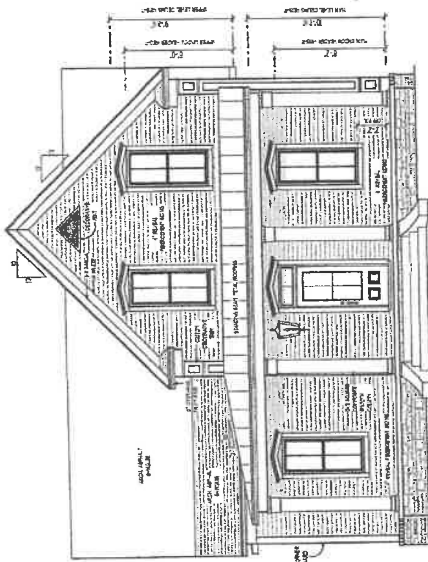
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Wells Residence  
EXTERIOR ELEVATIONS

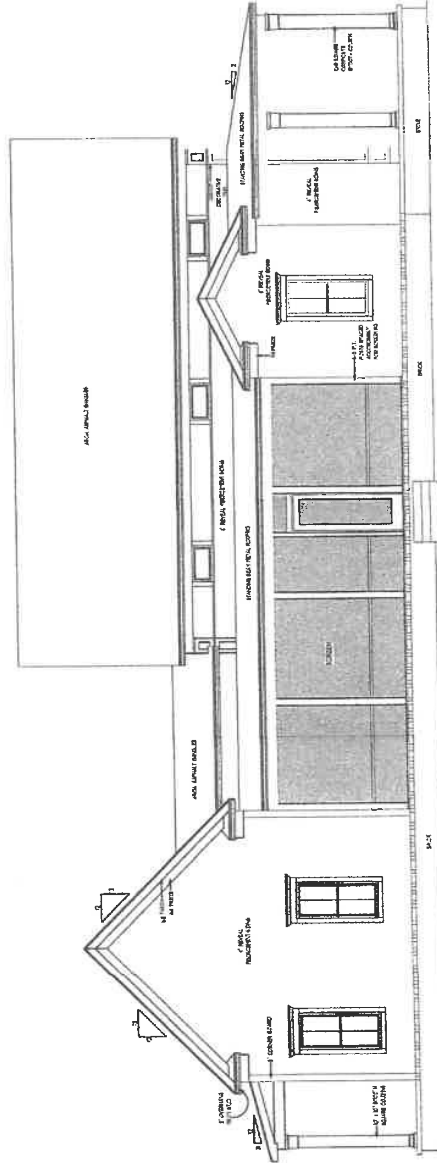
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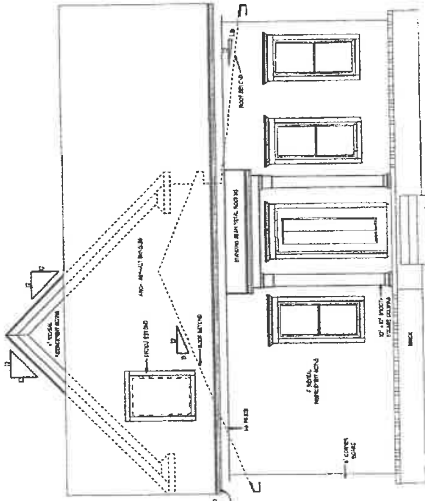
DATE



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION

RECEIVED FEB 09 2021







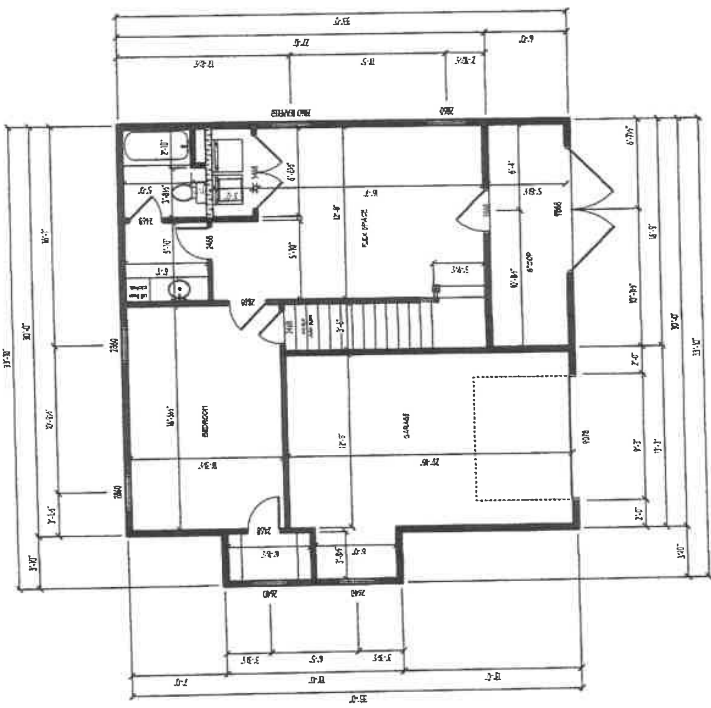
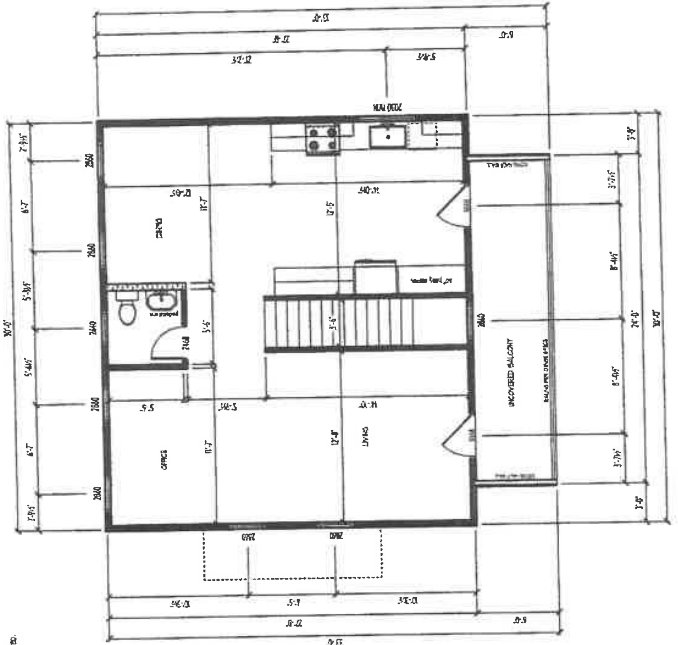
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NO.	REVISION	DATE

Wells Residence  
CARRIAGE HOUSE FLOOR PLANS

DATE PLOTTED: 11/15/2020  
DESIGNER: JTD  
8 OF 8  
All  
BD  
J. TAYLOR DESIGNS  
11111 1/2 N. 10TH ST. SUITE 100  
DENVER, CO 80231  
303.733.1111

GENERAL FLOOR PLAN NOTES:  
1. FINISHES SHALL BE AS SHOWN ON SHEETS 01 AND 02.  
2. FINISHES SHALL BE AS SHOWN ON SHEETS 01 AND 02.  
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10. FINISHES SHALL BE AS SHOWN ON SHEETS 01 AND 02.



ROOM SCHEDULE  
TOTAL FLOOR AREA: 1,100 SQ. FT.  
TOTAL BUILT UP AREA: 1,100 SQ. FT.  
TOTAL FLOOR AREA: 1,100 SQ. FT.  
TOTAL BUILT UP AREA: 1,100 SQ. FT.

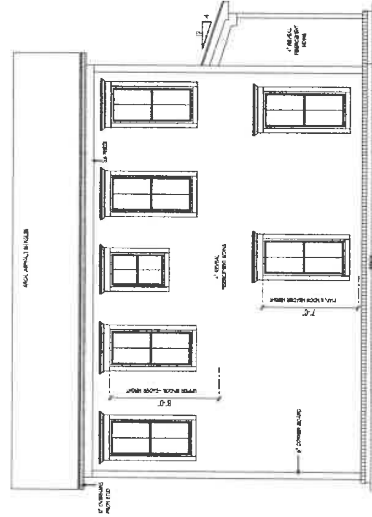
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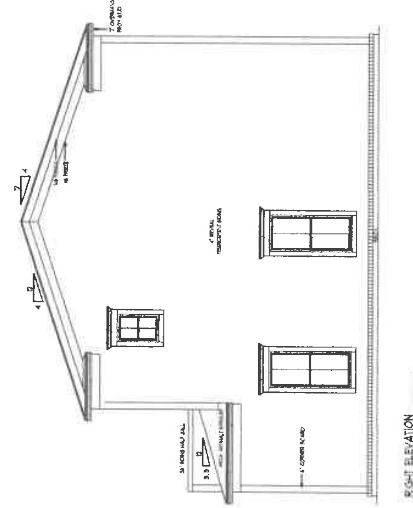
REVISION	DATE

Wells Residence  
CARRIAGE HOUSE EXTERIOR ELEVATIONS

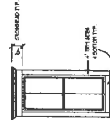
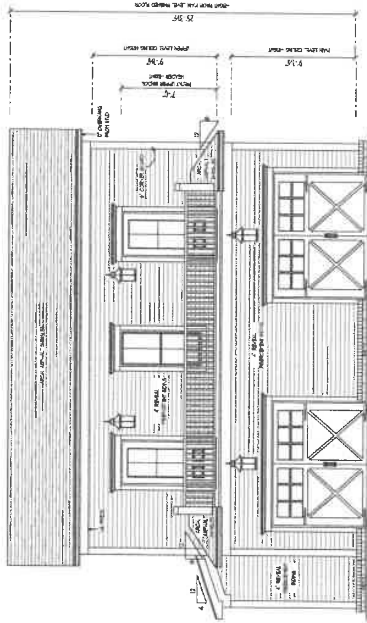
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J-TAYLOR DESIGNS, INC.  
11111 W. 11TH AVENUE, SUITE 100  
DENVER, CO 80233  
PH: 415.544.4675  
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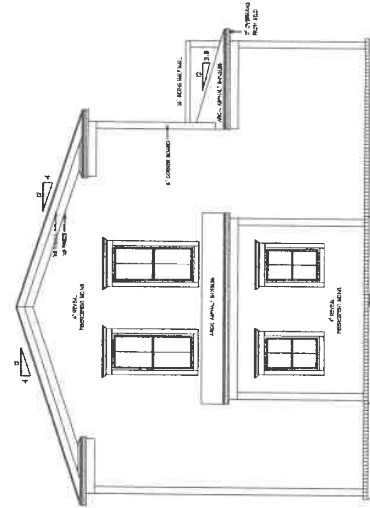
REAR ELEVATION



RIGHT ELEVATION



WINDOW TRIM DETAIL



LEFT ELEVATION

DATE: \_\_\_\_\_  
REVISION: \_\_\_\_\_

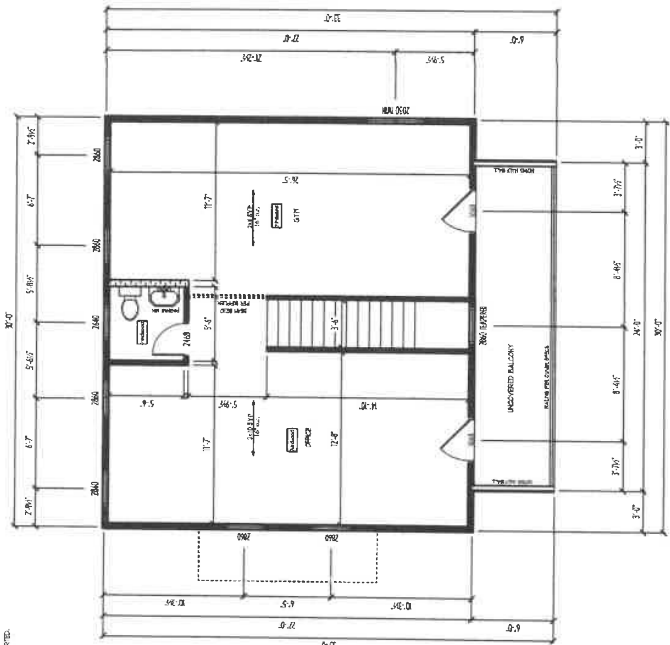
Wells Residence  
CARRIAGE HOUSE FLOOR PLANS

8 OF 8

ALL DIMENSIONS  
UNLESS NOTED  
IN OTHER NOTES

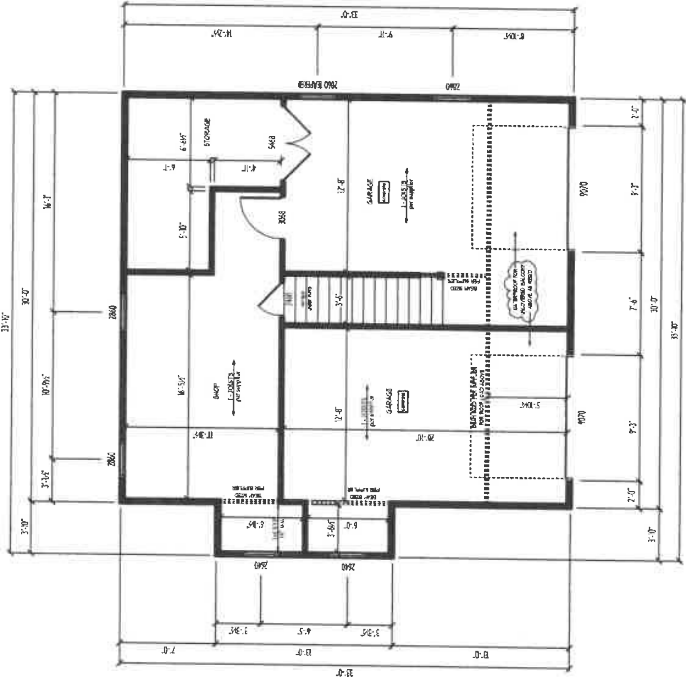
ALL DIMENSIONS  
UNLESS NOTED  
IN OTHER NOTES

ALL DIMENSIONS  
UNLESS NOTED  
IN OTHER NOTES



UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
TOTAL INTERIOR AREA: 1700

GENERAL FLOOR PLAN NOTES:  
1. DIMENSIONS SHOWN ARE TO FACE UNLESS NOTED OTHERWISE.  
2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
5. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
6. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
7. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
8. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
9. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
10. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.



RECEIVED MAR 22 2021

### 408 West 6<sup>th</sup> Street Proposed Wells Home



On March 11 the Historic Committee approved the main house shown above, however, there was not enough information regarding placement/size of the Carriage House for the committee to approve the back structure. We are providing the following information to remedy that.

Below is the site plan so the committee can see the proposed placement of structures in relation to the surrounding structures. The lighter boxes show the position and size of neighboring structures.

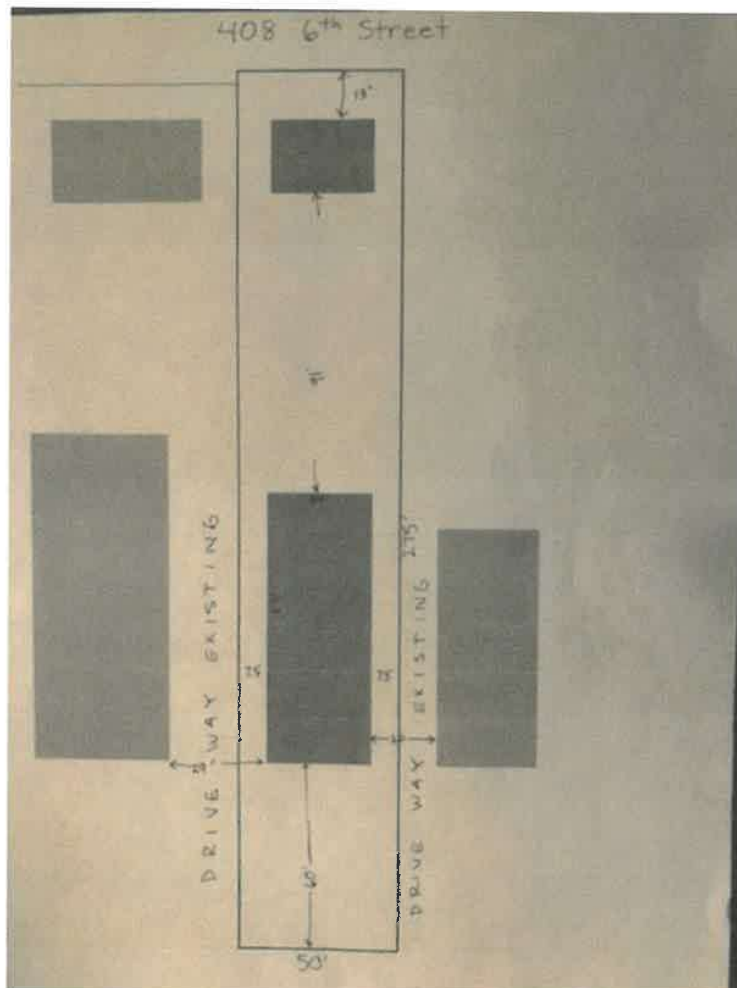


Figure A

RECEIVED MAR 22 2021

The image below shows the garage which currently exists on the property.



Figure B

The image below shows the proposed improvements to the existing garage. Please note the garage to the left is 22' high. The proposed garage will be 3'3" taller than that at 25.3' high. It will include two garage bays and storage on the bottom, with an office, home gym, and powder room on the top.



Figure C

RECEIVED MAR 22 2021

The following image shows how the back structure will appear from the street. As you can see most of the structure is blocked by the house due to the slope of the lot and the fact that the garage is set back more than 90 feet from the house.

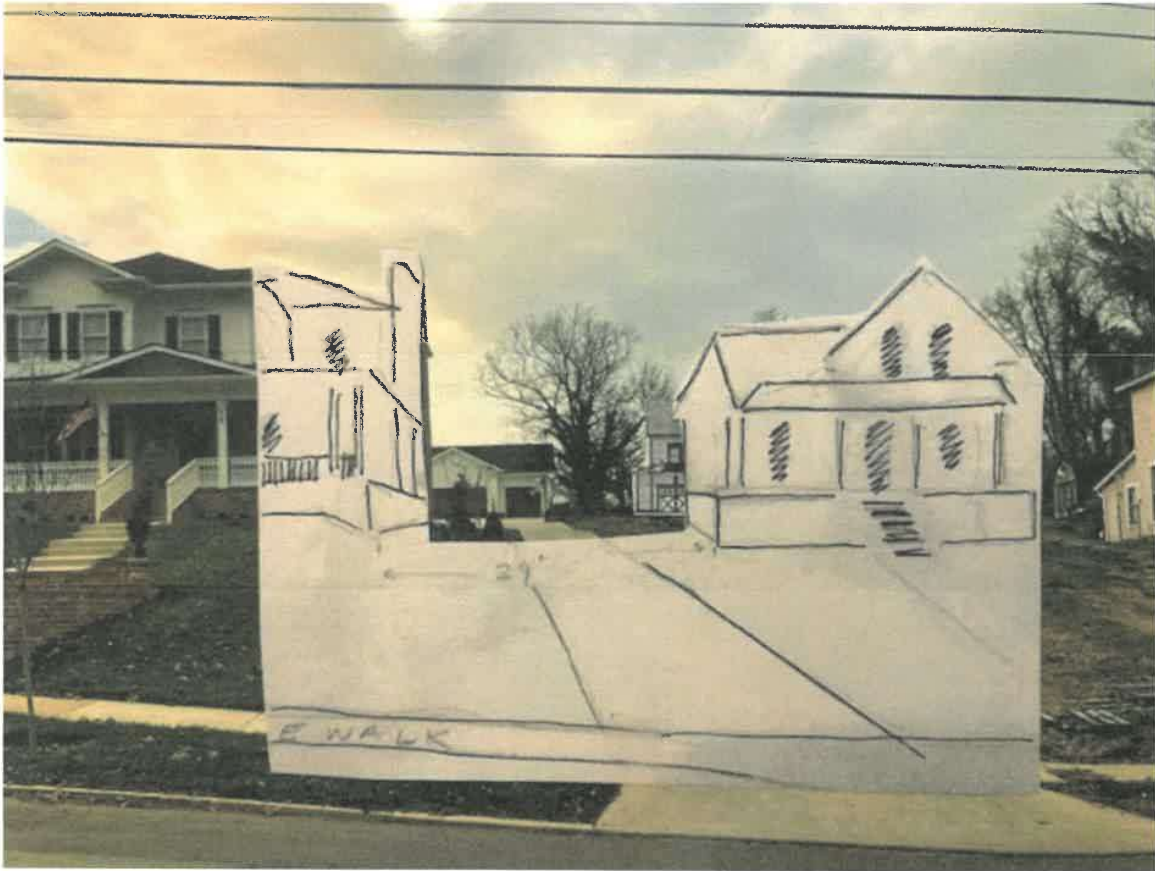


Figure D

Dear Committee,

Thank you for your consideration of our project. Unfortunately we were not able to fly out again for this month's meeting, but are very appreciative that Julie Heffington has agreed to stand in for us to present this project. We look forward to becoming part of the historic neighborhood of West 6<sup>th</sup>.

Blessings,

Geoff & Brandy Wells



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 22-0038

APPLICANT/PROPERTY OWNER

Paul Varney/Wells Trust (Geoff & Brady Wells)

HEARING DATE

N/A

PROPERTY ADDRESS/LOCATION

408 West 6<sup>th</sup> Street

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

The applicant requests approval of design revisions for a previously approved home and accessory structure. That approval was itself a revision of the original Certificate of Appropriateness (CoA Case #21-0073; #21-0029). The Commission previously approved a 3,362 SF dwelling with a contemporary interpretation of the Folk Victorian style characteristic of several contributing structures along the 6th Street corridor. The Commission also approved the renovation and expansion of an accessory structure with designs that mimicked the principal residence.

At the time of the original request, staff provided analysis of the residential standards in Article 6 of the City of Columbia Historic District Design Guidelines and found the design generally consistent with the Guidelines related to massing, scale, and materials. Staff recommended, and the Commission adopted, the following conditions of approval: 1) windows must be aluminum clad-wood material; and 2) the door must be wood.

The proposed deviations from the previously approved design consist of a partial substitution of materials used for siding and skirting. In addition, the applicant proposes to relocate windows on the primary structure, and to significantly modify the appearance of the accessory structure.

Staff has received questions about the elevation of the home in relationship to adjacent grade. This may be an appropriate additional item of discussion for the Commission to ascertain compliance with previous approvals.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
R-6(Single-Family Residential)	Single-Family Residential Lot (Active Construction)	R-6 (Single-Family Residential)	New Single-Family Home with Accessory Structure	6 <sup>th</sup> Street
STAFF RECOMMENDATION				
APPROVE		<b>APPROVE WITH CONDITIONS</b>		DENY

**Proposed Alterations:**

**Review Status and History:**

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

*Previous Approvals:* HZC 2018-39 – Request for Demolition of 408 and 410 West 6<sup>th</sup> Street, approved.  
 CoA #21-0073 – Request for Certificate of Appropriateness for revised designs of new residence and accessory structure.  
 CoA #21-0029 – Request for Certificate of Appropriateness for new residence and accessory structure.

*1984 Historic Inventory:* N/A.

**The following alterations have been proposed by the applicant.**

**Item 1. Change in materials and alteration of façade from previously approved designs for Principal Structure, a new single-family home currently under construction.**

- Change stone skirting to brick on all elevations;
- Relocate vertical window from Right elevation to Left elevation;
- Add light fixture to Right elevation;
- Substitute lap siding with board and batten on part of the Right and Left elevations in order to create the appearance of an addition to an existing historic home;
- Substitute lap siding with board and batten on the Rear elevation to extend appearance of an older home with additions; and
- Addition of a horizontal window on Right elevation.

**Item 2. Change in materials and modification of design to accessory structure.**

- Extend balcony to full length of the front elevation;
- Remove partial secondary roofline with asphalt shingles;
- Add columns and extend roof to cover the porch;

- Replace lap siding with board and batten;
- Remove windows from Left elevation ground floor;
- Add window to Right elevation second floor;
- Modify windows on Right elevation; and
- Remove windows from second floor Rear elevation and modify placement.

#### Historic District Design Guidelines Referenced:

Staff reviewed the requested alterations 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 at the end of each section.

#### Item 1. Change in materials and alteration of façade for Principal Structure, a new single-family home currently under construction.

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

- 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.**
- Referencing traditional scales for features such as porches, windows, and doors that help define the rhythm of the streetscape is encouraged.
- 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.
- Floor-to-ceiling heights shall fall within the range of those found on historic buildings in the district.
- Roof features such as chimneys shall be appropriately scaled to the building.

##### 6.9 Fenestration (for New Residential Construction)

- Maintain compatibility with traditional precedents of solid to transparent space on the façade.
- Windows and doors shall be compatible in proportion, shape, locations, and size as those traditionally found in the district.**
- Windows and doors shall be stylistically compatible with the building and district. Duplicating historical designs is not appropriate.

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

- 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.**
- 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.
- 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.

**Item 1 Staff Comment:**

- The proposed changes incorporate mixed siding materials in order to create a sense of history on the site. The applicant communicated to staff that the change in siding should create the impression that the home has existed on the site with additions over time. It is at the discretion of the Commission to determine whether the proposal conforms to the language in guideline 6.8.a.
- The changes to the fenestration alter the window configuration but generally conform to the guidelines and previous conditions of approval.
- The proposed changes would result in multiple materials and textures on exterior walls (brick, boar and batten, and lap siding). It is at the discretion of the Commission to determine whether the proposed changes conform to standard 6.10.a.

**Item 2. Change in materials and modification of design to accessory structure.**

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.

**Item 2 Staff Comment:**

- Guideline 6.1.2.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 widening of the second floor balcony changes the visual character of the structure.

- The addition of columns and the extension of the roof over the balcony increases the visual prominence of the structure and makes it less clearly subordinate to the principal structure.
- The distinct siding, combined with the other alterations, may cause the structure to visually compete with the primary structure.
- It is at the discretion of the Commission to determine whether these changes have the cumulative effect of making the accessory structure visually compete with the primary residence.
- Note: Previous submittals included a second story carriage house unit (i.e. an accessory dwelling unit), which is prohibited in single-family zoning districts by the City of Columbia Zoning Ordinance.
  - At the time of building permit, Mr. Brass required the applicant to revise their plans to remove features which indicate the intent to create an additional dwelling unit.
  - The increased prominence of the balcony and façade may be indicative of an intent to use the space as more than accessory to the principal residence.
  - Regardless of the determination of the Commission regarding the appearance of the structure, building permit conditions will apply and the applicant may not establish a dwelling unit within the accessory structure.

# EXTERIOR RENOVATION CONCEPTS

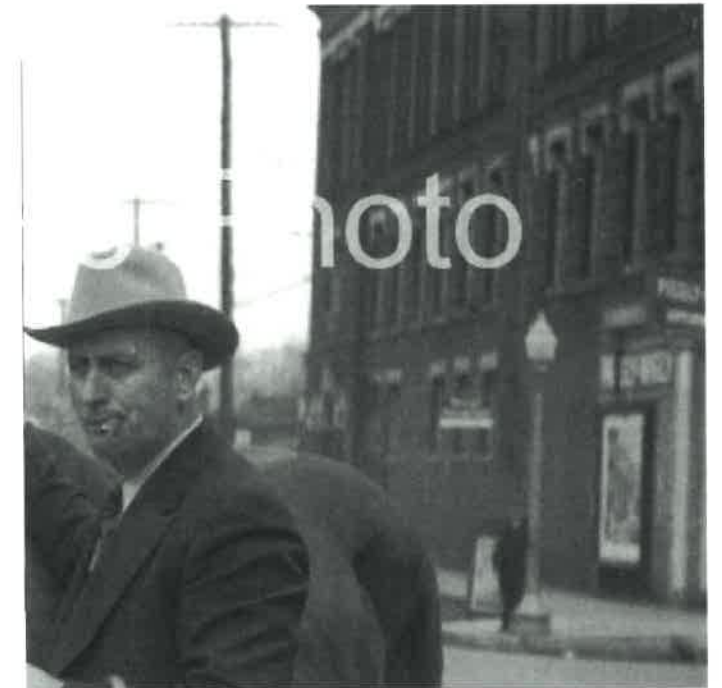
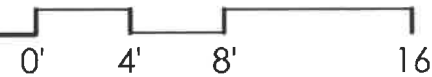
## COLUMBIA TENANT BUILD-OUT

120 W 7th STREET  
Columbia, TN 38401



### SOUTH ELEVATION

1/8" = 1' - 0"



Historic Facade- photo courtesy of West 7th Co. Gallery



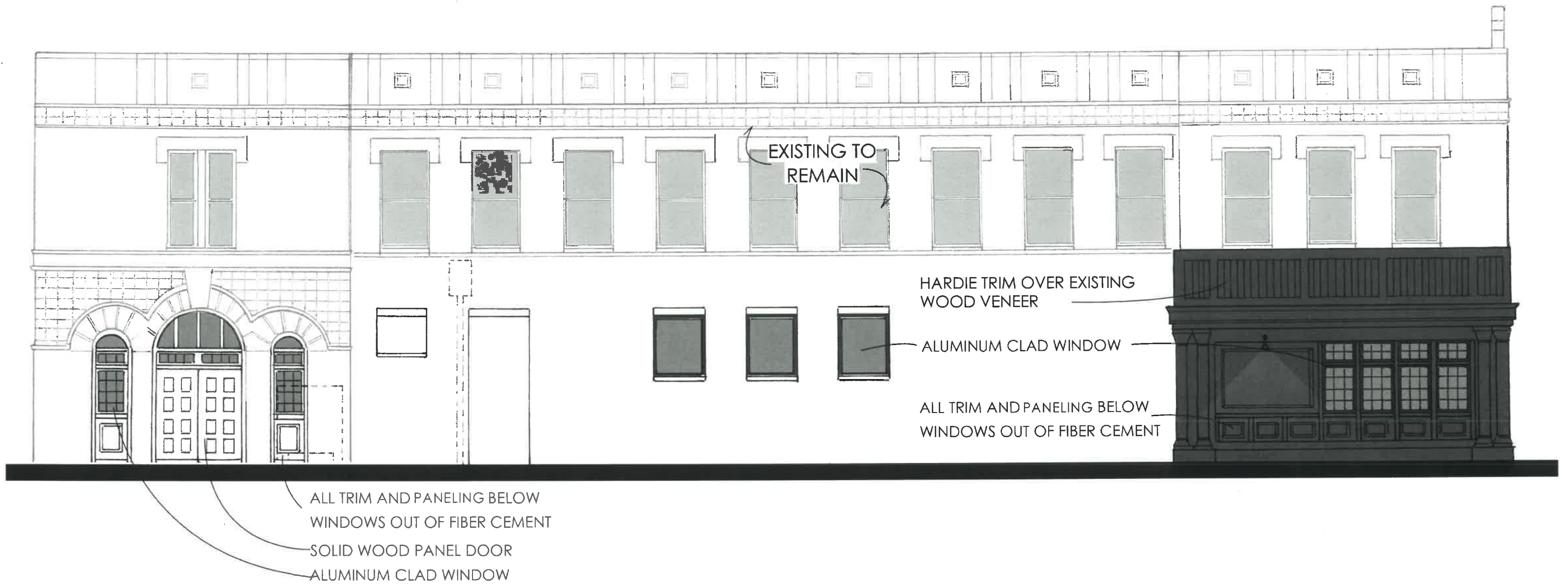
Proposed precedent

FEB 14 2022  
By: 22-0039

# EXTERIOR RENOVATION CONCEPTS

COLUMBIA TENANT BUILD-OUT

120 W 7th STREET  
Columbia, TN 38401



CERTIFICATE OF APPROPRIATENESS APPLICATION  
HISTORIC ZONING COMMISSION

APPLICANT

NAME	James Sloan- 906 Studio Architects	PHONE	(615) 721- 6016
ADDRESS	143 5th Ave. S., Franklin	EMAIL	james.sloan@906studio.com

PROPERTY OWNER

NAME	Eric Elmquist- Covalent Properties	PHONE	(615) 236- 9099
ADDRESS	134 2nd Ave. N., Franklin	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"/> <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 type="checkbox"/> Other  <input checked="" type="checkbox"/> EXTERIOR ALTERATIONS <i>(select type)</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):

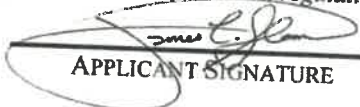
22-0039

PROJECT INFORMATION	
ADDRESS:	120 W. 7th Street, Columbia, TN 38401
SQUARE FOOTAGE OF PROPOSED ADDITIONS/NEW CONSTRUCTION :	EXISTING: ~2,530 ft <sup>2</sup> PROPOSED: - _____ ft <sup>2</sup>
HEIGHT OF STRUCTURE FOR ADDITIONS/NEW CONSTRUCTION :	EXISTING: ~ 35 ft      PROPOSED: - _____ ft
SQUARE FOOTAGE OF PROPOSED SIGNAGE	

PROJECT INFORMATION: DESCRIPTION & SCOPE OF PROJECT
Using West 7th Co Gallery images to continue referencing historic photos of our downtown, we are proposing to bring back this facade along West 7th and Garden Street to its more original design/proportions-This would have been before the wood siding/trim and were added (before the fire, circa 1946, that destroyed the third floor). On the first floor entry space, we are proposing to change the display case front (that we believe to have been added after the fire) and use a more traditional looking front entry to the space with windows, transom glazing and hardie panel trim to recreate the same layout and proportions as what we believe to be closer to the original facade.

*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

2/14/2022  
DATE

Eric Elmquist  
Covalent Properties  
PROPERTY OWNER NAME

  
PROPERTY OWNER SIGNATURE

2/14/2022  
DATE

**STAFF USE ONLY**

DOCKET NO.	22-0039
RECEIPT NO.	

FEE PAID	NA
REQUESTED AGENDA	3-10-2022

DATE NOTICES SENT TO ADJACENT PROPERTY OWNERS	
DATE OF PUBLIC NOTICES IN DAILY HERALD	

COMMISSION ACTION	
-------------------	--



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

CONTACT INFORMATION

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

DOCKET/CASE/APPLICATION NUMBER

**CA 22-0039**

APPLICANT/PROPERTY OWNER

**James Sloan, 906 Studio/Eric Elmquist,  
Covalent Properties**

HEARING DATE

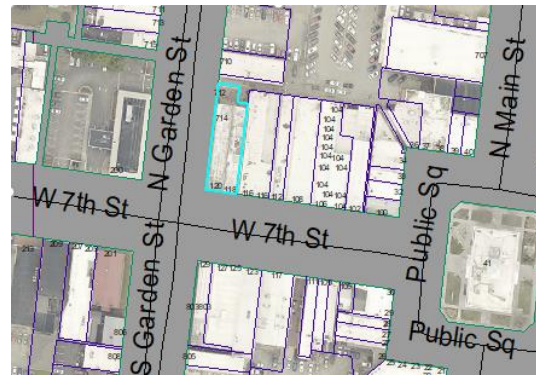
**N/A**

PROPERTY ADDRESS/LOCATION

**120 West 7<sup>th</sup> Street**

**PROJECT DESCRIPTION**

The applicant requests a Certificate of Appropriateness to restore the façade of a contributing structure located at the corner of West 7<sup>th</sup> and North Garden Street. The proposed modifications are limited to the ground floor façade. Alterations include the addition of Hardie Trim installed over the existing wood veneer. The proposed scope of work also includes replacement of glazing and entryway with aluminum clad windows and a wooden aluminum-clad recessed entry door. All trim and paneling below the windows will be composed of fiber cement. The applicant’s designs are informed by photographic evidence of the building’s appearance prior to 1946.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
Central Business District (CBD)	Commercial	Central Business District/ Commercial	Exterior Alterations	Local – Downtown Commercial National- Columbia Commercial

STAFF RECOMMENDATION

**APPROVE**

APPROVE WITH CONDITIONS

DENY

**Review Status and History**

- Submission Status:* Fourth request for a Certificate of Appropriateness for this address.
- Previous Approvals:*
- 21-0104 Request to approve a mural associated with previous tenant, approved.
  - 21-0187 Installation of wall mounted signage, approved.
  - 19-0091 Installation of wall mounted signage, approved.



HZC 2016-07 Installation of wall mounted sign.

1984 Historic Properties  
 Inventory Details:

76. 118-120 West Seventh St., Old Masonic Hall, (Carson, Ltd./Emmitt Clothiers), 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 storefronts with fluted Corinthian pilasters on corner storefront, Carrara glass on other storefront.

**Proposed Alterations**

**Renovation of façade to include:**

- Addition of HardieTrim® installed over the existing wood veneer;
- Replacement of glazing with aluminum clad windows;
- Replacement of entryway with a wooden aluminum-clad recessed entry door; and
- Installation of fiber cement trim paneling below the windows

**Historic District Design Guidelines Referenced**

Staff reviewed the proposed alterations for consistency with the *City of Columbia Historic Design Guidelines* for commercial renovations. The relevant sections of Guidelines are listed below; the most applicable standards are **bolded** and underlined. Staff comments follow at the end of each section.

5.8 Retain Character and Finish of Historic Wall Surfaces

- b. The visibility of historic wall surfaces shall be maintained. **Covering or replacing historic surfaces with synthetic sidings, stucco, veneers, or other materials where they did not historically exist is not appropriate.** Chemical applications that alter the color or texture of historic surfaces are prohibited.
- c. The character of wall surfaces shall be maintained by **retaining and preserving claddings**, corbelling, quoins, cornices, and other distinguishing features.
- f. Where present, historic exterior claddings shall be replaced only when original materials are deteriorated beyond repair. **New claddings shall match the original in scale, profile, and finish as closely as possible so as to minimize impacts to the building’s character.**

P. 5-10, 5-11 Commercial Storefront Guidelines

- d. [Regarding Entrances] Storefront entrances [are the first point of interaction with the public and shall be maintained as part of well-configured storefront systems that capture the historic character of the area. **Historic entries shall be retained at the building face unless a historic exterior alcove exists, and doors shall be retained, maintained, and repaired in accordance with the guidelines.** Balancing compatibility with historical precedents and code requirements is critical when replacing deteriorated doors that are no longer serviceable.
- f. [Regarding Bulkhead and Kickplate] The bulkhead is the base that provides a footing for glass display windows. **Bulkheads are typically of frame construction but may also be brick or**

**concrete. They may be faced with a variety of elements, including panels and tiles.** Bulkheads shall be maintained in their historic configuration. Removing, lowering, or raising a bulkhead disrupts the spatial organization of the storefront and shall be avoided

#### 5.15 Maintain Compatibility When Selecting Replacement Doors

- a. Historic doors shall only be replaced when they are deteriorated beyond repair. If deterioration is confined to a specific element or feature, only the damaged component shall be replaced. Total replacement of an entire assembly is prohibited when only localized deterioration is present.
- b. New doors shall fit the original opening. Visibly enlarging or reducing an opening for a new door is prohibited.
- c. **When replacing existing historic doors, new doors shall be compatible with the size, proportions, glazing, and configuration of the existing door. In kind materials are strongly encouraged. Alternative materials will be reviewed on a case-by-case basis.**
- d. **When replacing non-original doors, new doors shall be compatible with the character and style of the building as well as traditional precedents in the district. Residential doors are prohibited on commercial buildings unless the building has been converted from residential use.**

#### 5.16 Maintain Compatibility When Storefront Windows Require Replacement

- e. Deteriorated but serviceable elements such as framing members, piers, transoms, and bulkheads shall be repaired.
- f. Damaged historic glass shall be replaced with new glass that matches the clarity of the original and fits the original opening.
- g. 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.
- h. **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.**

### Historic District Design Guidelines Referenced

#### Staff Comment:

- The applicant proposes to install HardieTrim® over the existing wood veneer. As shown in the applicant's renderings, the new material would extend above a transitional cornice that provides visual separation between the storefront and the building's upper stories. The HardieTrim would also cover the surface currently utilized as a sign band.
  - The applicant proposes to conceal existing wall surfaces. At p.5-11, the Guidelines direct that "in instances where later storefronts are removed, facades shall be returned to a design consistent with their historical character." Although James Hardie products and other fiber cement technology was not available at the time of original construction, the applicant has

provided photographic evidence that the proposed façade will resemble the building's aesthetic appearance prior to the mid-twentieth century. For that reason, the use of non-historical materials to cover existing wall surfaces may conform to the intent of the Guidelines.

- It is at the discretion of the Commission to determine whether the proposed material conforms to Guideline 5.8.
- The proposed replacement of existing glazing with aluminum clad windows conforms to guideline 5.16.h.
- The proposed installation of a wooden aluminum-clad recessed entry door generally conforms to guideline 5.15. It is at the discretion of the Commission to determine whether the door conforms to the historical precedents in the district.
- The applicant proposes to cover the bulkhead and kickplate with fiber cement trim paneling. It is at the discretion of the Commission to determine whether this material conforms to the guideline listed in paragraph F on p. 5-11 of the Guidelines that surfaces below storefront windows should be “faced with a variety of elements, including panels and tiles.”

CERTIFICATE OF APPROPRIATENESS APPLICATION  
HISTORIC ZONING COMMISSION

APPLICANT

NAME	LARRY HUBBELL	PHONE	931-797-2297
ADDRESS	410 West 7 <sup>th</sup> St. Columbia TN	EMAIL	larry@larryhubbell.com

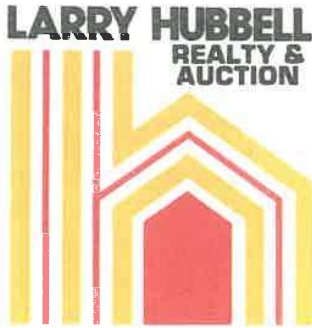
PROPERTY OWNER

NAME	Jake + Tessa Hubbell	PHONE	931-797-3149
ADDRESS	410 West 7 <sup>th</sup> St.	EMAIL	jake@thehubbell.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 checked="" 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):	





LARRY HUBBELL  
Broker/G.R.I  
Auctioneer

JAKE HUBBELL  
Broker/Auctioneer  
Attorney

December 19, 2021

To: Historic Zoning Commission

We have purchased the Redman-Davis Insurance Building at 410 West 7<sup>th</sup> St. We will be moving our offices from 712 Trotwood Ave. that houses Larry Hubbell Realty and Auction Sales and Jake Hubbell, Attorney At Law. (see picture number 1) to 410 West 7<sup>th</sup> St.. It is our understanding that the existing lighted sign at West 7<sup>th</sup> St. is grandfathered under the historical commission rules. (see picture number 2).

Our request is to increase the size of the existing sign not to exceed 32 sq. ft. An additional twelve inches would be added to the bottom of the sign. (see picture number 3) and would remain the same height as it is now and would maintain the Old English Historical look as it exists, refurbished and painted as shown. .

We request the additional footage because the existing sign does not allow enough footage for both entities to be displayed large enough to be very readable by passing motorist. We would also like to keep the same colors of the Larry Hubbell Realty and Auction Sales sign at 712 Trotwood Avenue since that has been our colors and logo on our office sign, our For Sale yard signs, stationery, business cards, newspaper ads and other office supplies for 48 years. This is how our clients and customers recognize our name. Also, If we go to a different background and color, we will have to order new signs, office supplies, etc. which will be very expensive.

Thank you for your consideration and we respectfully ask that you allow this minor change.

Sincerely,

A handwritten signature in blue ink, appearing to read "Larry Hubbell", is written over a printed name label.

Larry Hubbell

931-797-2297

①

②



21-296

2

8/8/2021



8/8/2021



8/8/2021



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2

21-0296

3



Drawing # J120721

21-0296

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8

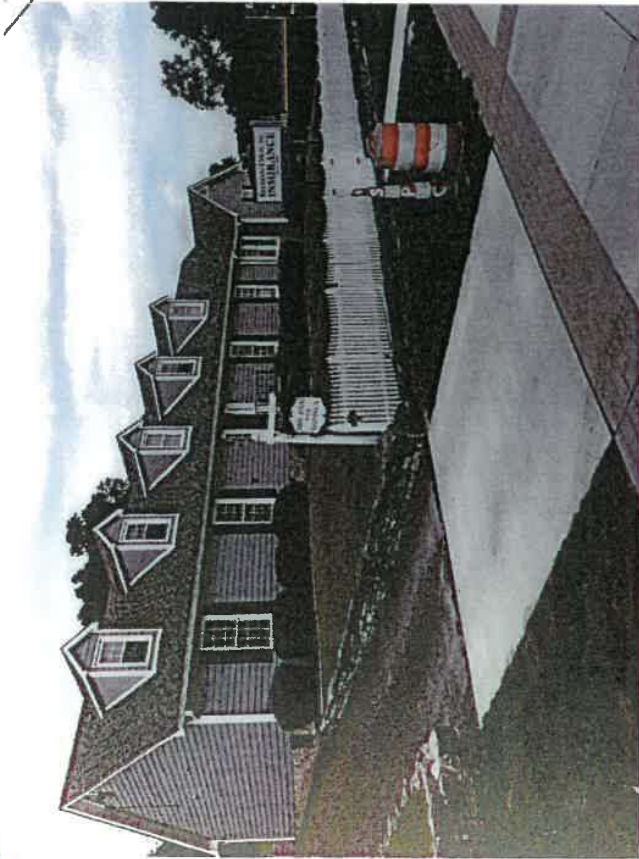


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9



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Drawing # J120721C

CONTACT INFORMATION

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DOCKET/CASE/APPLICATION NUMBER

**CA 22-0043**

APPLICANT/PROPERTY OWNER

**Jake & Larry Hubbell/ Jake & Tessa Hubbell**

HEARING DATE

**N/A**

PROPERTY ADDRESS/LOCATION

**410 West 7th Street**

**PROJECT DESCRIPTION:**

This Certificate of Appropriateness request is for the refacing and expansion of a pylon sign face on an existing non-conforming freestanding sign.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
MCD (Mixed Commercial District)	Commercial	CBD (Central Business District)	Refacing of Non-Conforming Sign	West 7 <sup>th</sup> Street

STAFF RECOMMENDATION

APPROVE

**APPROVE WITH CONDITIONS**

DENY

**Review Status and History:**

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

*Previous Approvals:* N/A

*1984 Historic Inventory:* Redeman-Davis Insurance, Ca. 1979, Colonial Revival, frame covered with vinyl siding, gable roof, main section is five bays, central single leaf entry with sidelights, 9/9 sash windows, cornice with brackets, five gable roof dormers with 6/6 windows, addition on east is under construction. Non-Contributing.



### Proposed Alterations:

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

#### Item 1. Refacing and expansion of non-conforming sign.

### Historic District Design Guidelines Referenced:

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

#### Item 1. Refacing and expansion of non-conforming sign.

Non-conforming signs installed prior to these guidelines may continue to be used and repaired with alteration. However, any alterations to a non-conforming sign structure such as supports or removal of a cabinet shall be deemed an abandonment of the non-conforming status of the sign, in which case the sign shall be removed or brought into conformance with the guidelines.

The guidelines do not preclude keeping a non-conforming sign in good repair. Property owners are still required to appropriately maintain non-conforming signs in accordance with property maintenance standards.

Non-conforming signs shall not be structurally altered or reconstructed.

**Non-conforming signs shall not be enlarged nor shall illumination of a non-conforming sign be increased.**

Internally-illuminated signs shall only be refaced with an opaque or non-illuminated background that allows for illumination of text and/ or a logo. Such signs shall be constructed to eliminate all light spillage from the top, bottom, sides, and back of the sign. White outlines around letters are appropriate provided they are in proportion with the remainder of the letter.

In the event that a property is no longer used for the purpose associated with a non-conforming sign, the sign shall be removed by the owner or lessee of the property within 1 year.

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.

**Item 1 Staff Comment:** This request is to reface the existing pylon on a non-conforming sign with an expansion of the sign not to exceed 32 SF. As highlighted in guideline section above, non-conforming signs shall not be enlarged. **As a condition of approval, sign may be refaced; however, not expanded or enlarged if requesting to keep non-conformity status.**



CITY OF COLUMBIA TENNESSEE  
HISTORIC ZONING COMMISSION  
STAFF REPORT