



# AGENDA

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**The Columbia Historic Zoning Commission will meet on Thursday, June 9th, 2022 at 4:00 p.m. in Conference Room A on the basement level of City Hall, 700 N. Garden Street to consider the following:**

1. Roll Call

2. Old Business

2.1. 22-0059 -315 W 7th Street - New Signage

Request from Delk Kennedy for freestanding signage approval at [315 W 7TH STREET](#).

**STAFF WILL COORDINATE WITH APPLICANT AND REVIEW THE NEW SIGN FACE AS DIRECTED BY THE COMMISSION AT ITS MAY MEETING**

2.2. 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](#)

2.3. 22-0072- 1119 S. High Street - Façade Improvements

**PARTIAL RECONSIDERATION OF PREVIOUSLY DENIED ITEM PER VOTE OF HISTORIC ZONING COMMISSION ON MAY 12TH 2022**

Request from V. Rachele Rodrigues to revise previously approved designs for exterior alterations of a residence located at [1119 S. HIGH STREET](#).

Documents:

[22-0072\\_APPLICATION\\_1119 SOUTH HIGH ST.PDF](#)  
[22-0072\\_SUPPLEMENTAL DOCUMENTS FROM APPLICANT\\_1119 HIGH STREET.PDF](#)  
[22-0072\\_ADDITIONAL CORRESPONDENCE\\_1119 SOUTH HIGH STREET.PDF](#)  
[22-0072\\_STAFF REPORT\\_REVISIED\\_1119 HIGH STREET.PDF](#)

3. New Business

3.1. 22-0138 – 1012 S High Street - Accessory Structure

Request from Ben Lapp to demolish and replace an accessory structure in the Athenaeum Historic District at [1012 S HIGH STREET](#).

Documents:

[22-0138\\_STAFF REPORT 1012 S HIGH.PDF](#)  
[22-0138\\_APPLICATION\\_0516.PDF](#)  
[22-0138\\_EXISTING\\_0516.PDF](#)  
[22-0138\\_PROPOSED\\_0516.PDF](#)

4. Other Business

5. 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.

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.

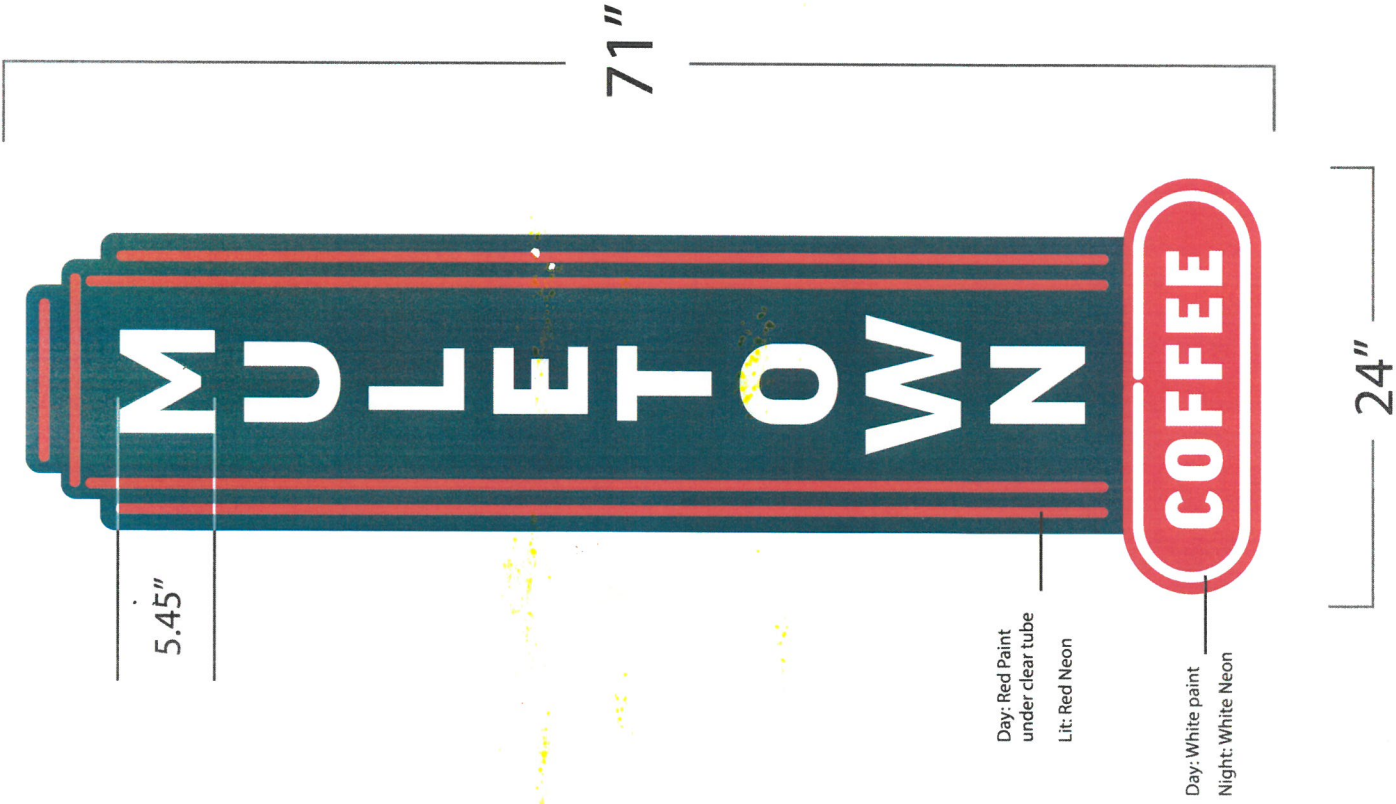
22.0094

**Paint**

White  
Red  
Navy

**Neon Colors**

Neon Red  
White





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Project :  
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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



**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	V. RACHELLE RODRIGUES	PHONE	615-300-6226
ADDRESS	1119 S. HIGH ST	EMAIL	RACHELLE@TTCIT/DESIGN.COM

PROPERTY OWNER

NAME	V. RACHELLE RODRIGUES	PHONE	615-300-6226
ADDRESS	510 GREEN ACRES DR	EMAIL	RACHELLE@TTCIT/DESIGN.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 type="checkbox"/> Freestanding <input type="checkbox"/> Window <input type="checkbox"/> Temporary <input type="checkbox"/> Other	
		<input type="checkbox"/> EXTERIOR ALTERATIONS <i>(select type)</i> (AMENDMENT) <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 checked="" type="checkbox"/> Porch/Deck Alterations <input type="checkbox"/> Other (explain):	

PROJECT INFORMATION	
ADDRESS:	1119 S. HIGH ST COLUMBIA, TN 38401
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	

PROJECT INFORMATION: DESCRIPTION & SCOPE OF PROJECT
DESCRIBE PROPOSED PROJECT(S) AND LIST ALL PROPOSED MATERIALS. ATTACH ADDITIONAL SHEETS IF NECESSARY:
NEED APPROVAL TO MAKE A SLIGHT CHANGE TO THE FRONT PORCH RAILINGS FROM A PREVIOUS APPROVAL.
THIS IS A <del>NEW</del> <u>AMENDMENT</u> .

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

PACHELLE RODRIGUES  
APPLICANT NAME

[Signature]  
APPLICANT SIGNATURE

3/21/22  
DATE

VICTORIA PACHELLE RODRIGUES  
PROPERTY OWNER NAME

[Signature]  
PROPERTY OWNER SIGNATURE

3/21/22  
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			

Monday March 21, 2022

Dear Historic Commission Member,

My name is Rachelle Rodrigues, and this letter is in reference to an amendment that I am requesting for:  
1119 S. High St.  
Columbia Arts District

Thank you again for your previous approval on the changes that I requested last year. My house is really starting to take shape and I'm getting rave reviews from the community and on social media.

In this packet, I have included photos of the screened-in porch and rails that you have previously approved. I hadn't fully settled on a railing system at that point, but I submitted some ideas of what I was considering.

Since then (while searching for building materials on Facebook Marketplace) I found the perfect custom 1930s/Art Deco iron rail that I simply lost my mind over!!

As a designer/builder and historic home aficionado, I had to have this rail for this house! I begged the seller to sell it to me and no one else. Then I got in my SUV and flew to Birmingham to pick it up. Sounds easy, but it turned out to be a nightmare of a day trying to bring it back.

While still out of my mind with excitement over this rail, I then proceeded to hire a blacksmith and committed to a \$2000 modification to fit my porch. I've currently invested \$3500.

After the blacksmith, fabricated each new section and brought the first section out for a fitting, it occurred to me that I hadn't applied for approval of this design change.

Needless to say, I really, really, really, really, really, really, really, really, really LOVE THIS RAIL!!  
And I'm asking you to please, please, please, please, please, please, please, please GIVE IT YOUR APPROVAL!!

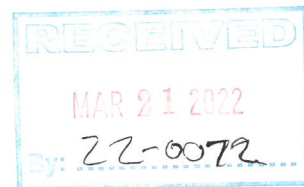
It meets ALL the Columbia Historic design guidelines, looks absolutely perfect with my 1930 Bungalow & adds true art & style to The Arts District!

FYI- I have submitted photos of the wide variety of Bungalow porch rails in the Columbia Historic District.

I found brick walls, stone walls, stucco walls, floor to ceiling shutters, wood railings, ornate iron and not-so ornate iron railings. I found no evidence of a standard style for a Bungalow porch perimeter.

Thank you for your selfless commitment to preserve our beautiful town!

Rachelle Rodrigues



# Proposed Amendment Railing

9





**Objective:** Maintain and preserve the historic fabric of a porch. Engage a sympathetic approach to improvements to minimize their impact on the building and its relationship to the street.



For National Park Service guidance on maintaining historic wood porches, see "The Repair of Historic Wooden Porches" at [nps.gov/tps/how-to-preserve/briefs/45-wooden-porches.htm](https://www.nps.gov/tps/how-to-preserve/briefs/45-wooden-porches.htm).

## PORCHES AND DECKS

### 4.19 RETAIN AND MAINTAIN HISTORIC PORCHES

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

### 4.20 REPAIR AND REPLACE DETERIORATED PORCH COMPONENTS ON AN INDIVIDUAL BASIS

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

City of Columbia | 4.18

### A CORNICES AND CEILINGS

Maintain original porch ceilings, including soffits, cornices, and trim work. Enwrapping wood soffits and ceilings with vinyl is prohibited.

### B COLUMNS, POSTS, AND PIERS

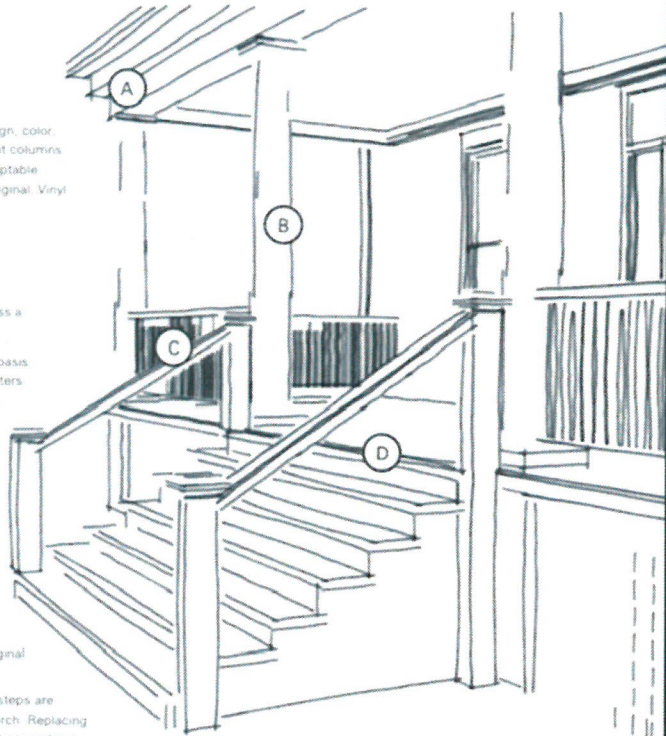
Replacement components shall match the original in size, scale, profile, design, color, and texture and shall be of visually compatible materials. Replacing full-height columns with shorter columns on piers is prohibited. Fiberglass components are acceptable replacements for wood so long as they replicate the visual qualities of the original. Vinyl components are prohibited.

### C BALUSTRADES AND HANDRAILS

- Newel posts: Match the shape (square or round) to the balusters unless another design was historically used. Finish the post with a flat cap unless a decorative feature was historically present.
- Balusters: Repair or replace only deteriorated balusters on an individual basis unless deterioration is widespread. Duplicate the profile of original balusters when selecting replacement components. When reconstructing missing elements, use a design based on documentary evidence or a simplified design compatible with the scale of the porch.
- Rails: Duplicate the profile of the original rail when selecting replacement components. When reconstructing missing elements, use a design based on documentary evidence or a simplified design compatible with the scale of the porch. Bottom rails should be consistent with the top rail unless evidence exists for another design.

### D DECKING/FLOOR AND STEPS

- Retain and repair original floors, addressing localized deterioration as appropriate. Replacement floors shall be visually compatible with the original as perceived from the right-of-way. Composite flooring is acceptable.
- Retain and repair porch steps in their original location. When new wood steps are constructed, use closed risers and maintain a scale appropriate to the porch. Replacing wood steps with masonry counterparts is not appropriate. Using pre-cast concrete as a material for porch steps is not appropriate unless it was historically present.





**UNIQUE FEATURES** As illustrated in the above photographs, porches are among the most distinctive elements of a residence and shall be retained as character-defining features. Porches also serve an important function in helping to regulate temperature fluctuations between the exterior and interior spaces and should be embraced as an inherently "green" feature of historic buildings.

**4.21 USE DISCRETION WHEN SCREENING OR ENCLOSING PORCHES**

- a. Open porches on the façade and highly-visible secondary elevations shall be retained. Visible porches at the rear of secondary elevations may be screened. Non-visible porches on secondary elevations and porches on rear elevations may be screened or enclosed.
- b. When screening or enclosing a visible porch, elements such as columns, railings, and ornamentation shall be retained to maintain spatial relationships. Removal of character-defining features to screen or enclose a porch is prohibited.
- c. Maximize transparency in the enclosure. Porches shall be screened or enclosed using the minimum number of vertical and horizontal framing members necessary. Vertical and horizontal members shall be aligned with existing porch elements to minimize their visual impact.

- d. Reopening previously enclosed porches on the façade is encouraged.

**4.22 DESIGN NEW PORCHES TO BE COMPATIBLE WITH THE BUILDING AND DISTRICT**

- a. Front porches shall only be added when there is documentary or physical evidence that one historically existed or when there is precedent for porches on buildings of similar style and age in the district. Adding front porches where there is no precedent or evidence that one historically existed is prohibited.
- b. Front porch designs shall be based on historical or photographic evidence. In the absence of sufficient evidence for a particular component, a simplified design that is compatible with the building and site in height, width, scale, and detailing shall be used.

City of Columbia | 4.17

- c. When a new porch is added on a side or rear elevation, the porch shall be compatible with the scale, character, and materials of the building. Simplified designs shall be used so as not to create a false sense of history.
- d. The shape and materials of the porch roof shall be compatible with the overall building form.

**4.23 DESIGN DECKS SO THAT THEY DO NOT DISRUPT THE CHARACTER OF THE BUILDING**

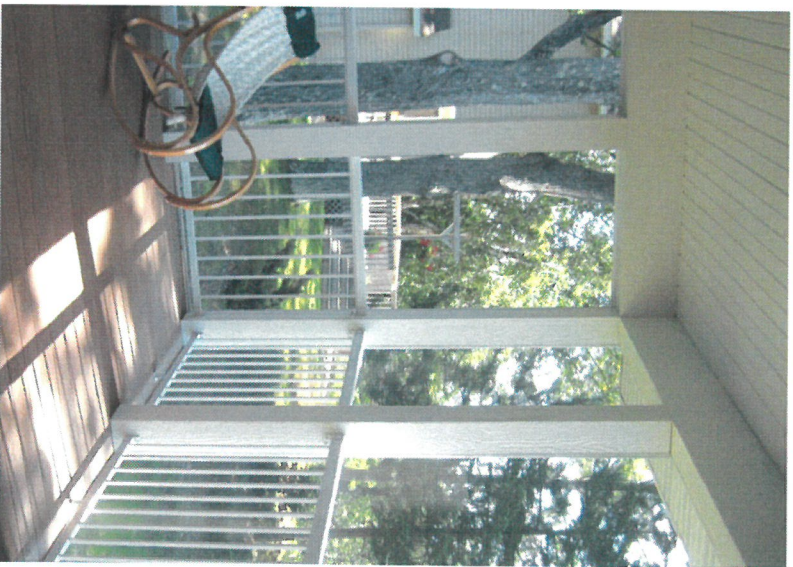
- a. Decks shall be located in inconspicuous areas such as the rear elevation and portions of secondary elevations with minimal visibility from the right-of-way. Decks on the façade or highly-visible secondary elevations are prohibited.
- b. Decks shall be in scale with the site so that they do not significantly alter proportions of occupied space on a property.
- c. Decks shall be located so that they do not require the alteration or removal of character-defining features.
- d. Decks shall be installed so that they are structurally self-supporting and can be removed in the future without causing damage to the building.
- e. Decks shall be simple in character and in scale with the building so that they do not compete visually with historic features. Screening decks from view along the right-of-way through plantings is strongly encouraged.
- f. Decks should align with the height of the building's first floor. Decks above the first floor are strongly discouraged.



**LOCATING DECKS** Decks should be appropriately scaled to the house and screened from view along the right-of-way when located on a visible elevation. Decks that are overly large and visually prominent such as the one in the above photograph detract from the character of the building and streetscape, draw unnecessary attention, and are not appropriate.

Historic District Design Guidelines | 4.18

Previously Approved Porch Enclosures for 1119 S. High Street



# Social Media Responses

 **Jenner James**  
Looks great!! 👍👍

3w Love Reply 1 🗳️

 **Taylor Baumgarten**  
That's incredible 🧡

3w Love Reply 1 🗳️

 **Debbie Shelton Cooper**  
💙💙💫💫💙

3w Love Reply 1 🗳️

 **Adrienne Arter**  
Fantastic! Reminds me of the sun! 🧡

3w Love Reply 1 🗳️

 **Helen E Bell**  
👏 Phenomenal!!

3w Love Reply 1 🗳️


 **Stan Kriegsman**  
Nice railing.

3w Like Reply 1 🗳️

 **Jim Anderton**  
Great unique touch.

 **Diana Heyman Giles**  
Love it! Ok, not the day from hell part. But wow that's a cool piece!!


3w Love Reply 1 🗳️

 **Adora A. C. Harding**  
I am in love with that

3w Love Reply 1 🗳️

 **Debbie Smartt**  
That is gorgeous! 🥰

3w Love Reply 1 🗳️

 **Terry Clifton Smith**  
Stunning

3w Love Reply 1 🗳️

 **GA Ruppel**  
Great look to it!! 👍👍👍

3w Like Reply 1 🗳️

 **Meitra Aycock**  
I love it!

3w Love Reply 1 🗳️

 **Tabatha Miller**  
They look great!!

3w Like Reply 1 🗳️

 **Claire Armbruster**  
So cool!

3w Like Reply 1 🗳️

 **Teri Alea**  
Wow. You go!

3w Like Reply 1 🗳️

Bungalows of Columbia Historic District



Bungalows of Columbia Historic District



Bungalows of Columbia Historic District



Bungalows of Columbia Historic District



## Kevin McCarthy

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**From:** Rachelle Rodrigues <rachelle@itcitydesign.com>  
**Sent:** Wednesday, April 6, 2022 1:59 PM  
**To:** Austin Brass; Melissa Sanders; Kevin McCarthy  
**Cc:** Kellye Murphy; Kim Hayes; Paul Keltner; Chaz Molder; bmittchell0812@gmail.com; cmolder@moungermolder.com  
**Subject:** Historic Distress

> Dear Columbia HZC,

>> This letter is to express my distress and frustration with the negative and non-supportive comments that were made (in my pre-application meeting) regarding the color of the brick on my front porch columns and the decorative rail amendment for 1119 South High Street and The Arts District.

Before making these design choices, I scoured through the HZC Guidelines & paid particular attention to the Introduction and the Commitment to Individuality that it “Embraces” and encourages.

>> Based on these “Guiding Principals,” I honestly did not believe that these two choices were going to require pre-approval from the HZC. I was surprised to have to submit an amendment and go through this time-consuming process again.

## GUIDING PRINCIPLES FOR HISTORIC PRESERVATION

Through discussion with local stakeholders, the following guiding principles for historic preservation in Columbia emerged, which inform the design guidelines:

### **EMBRACE INDIVIDUALITY**

None of Columbia's historic districts are exactly alike. Recognizing the individual character of each area through the preservation of authentic features is critical to promoting the cultural identity of the larger community.

### **SUPPORT THE COMMUNITY'S SENSE OF PLACE**

A strong cultural identity encourages community appreciation and local investment. Embracing the community's sense of place through preservation of our historic fabric fosters a sense of community pride, promotes visual interest, and enriches our understanding of the past.

### **PROMOTE RESPONSIBILITY**

Providing property owners with the tools necessary to be a partner in the preservation of the community is critical to the success of the City's historic preservation program.

### **BALANCE PRESERVATION AND MODERN NEEDS**

Allowing for active use and enjoyment of our heritage assets is essential to the well-being of Columbia as a vibrant, living community. Paramount to this is the appropriate balance between preservation and adaptation and innovation, which bring new life to buildings over time.

>> To explain my frustration:

>> This house had been completely neglected for decades and had been abandoned for 8 years prior to my purchase.

>> The previous property owners and the Columbia Historic Commission did ABSOLUTELY NOTHING to preserve this house!

> A few photos of the decay:



















>> I have been the only person willing to take on this monster of a project and it has been a huge time commitment and financial expense....including lost wages from taking time off of work to project manage each trade.

>> I am approaching \$300k and am only half way finished....the windows and doors were \$41,000 alone.

>> Materials and labor are astonishingly expensive and both are nearly impossible to find. The wait times add to the pressure and expense of paying for borrowed money with fluctuating interest rates.

>> EVERY element in and around this house needed attention or replacement...it was a crumbling rotten mess! EVERY TIME I remove a failed feature I discover rot, mold or termite damage beneath it. These discoveries are very expensive and highly discouraging set backs.

>> I am constantly wondering why the city thought it was OK to leave this house in such a dilapidated state, but not OK to make visually pleasing improvements without being put through the paces or scrutinized?!

>> I understand that your job is to enforce guidelines to prevent poor choices and historic destruction.

>> I respect and appreciate that very much.

>> But, what I can't understand is why MY small and historically appropriate choices seem to be such a problem?

>> Especially, when I see entire houses of painted brick (the ultimate historic no-no) and a colossal eyesore like the giant Paul Varney retaining wall that has recently erupted on West 6th.

>> SERIOUSLY??!!

>> The features of the house are completely dwarfed by this ridiculously disproportionate wall and this is allowed?! No other house on the entire street has this feature or is so disconnected from the road!



>> My house is in a very rough part of the Historic District with slumlord rentals, distressed and collapsing older buildings, vinyl siding, prefab homes, hoarders with junk pouring out of their homes onto their decks and porches, junk cars in the yards and homeless people sleeping in tents, but the color of the brick on the bottom of my columns & my handcrafted railing (totaling nearly \$10k) is being questioned and not supported by the HZC office???!!!

>> My brain simply can not reconcile this thought process and contradictory behavior. It is insulting, dysfunctional, demoralizing and infuriating!

I hope that you are starting to understand why this feels like a personal attack.

> Especially, when the community gives me so much support and positive feedback. Everywhere I go, people comment on what a beautiful job I'm doing and how much they love the ornamental rail. I get more social media likes and comments than on any other project and I love watching the joyous reactions when I show photos of my design choices.

>

>> Photos of the rebuilt porch columns and proposed railing:







Art Deco 1920s-1930's custom handcrafted iron railing has been modified to fit and will be sandblasted and powder coated in a satin black finish.

9





>> Also, I am the only property owner on my block that has bothered to show respect for the historic zoning process and I have witnessed several unapproved modifications pop up around me with no consequence.

> Once again, I ask...why aren't you encouraging and supporting ME?

>> I would think that if someone were going to accept a position in your department that their number one priority would be to

encourage those of us who are willing to suffer through the restoration process, preserve history and elevate distressed neighborhoods.

>> Otherwise, what is our reward and motivation? Why would we ever want to do this again in the City of Columbia?

>> My reward is (usually) in the creative process and the pride that I get from saving another, sad old structure.

>> I also get great pleasure from using my expertise to create an impressive home or building for the community.

>> This is what I do.

>> I am a professional designer and builder and I have been improving properties for over 40 years. My dad was also a steward of old structures and it must be in my DNA because I sleep, eat and breathe this process.

>> My portfolio includes:

>> • Countless Home Restorations

>> • Rippavilla Restorations

>> • San Francisco Victorian Restorations

>> • Magazine Covers

>> • Invitation to appear in segments of HGTV

>> • Invitations to Judge Elegant Home Tours

>> • Junior League Show Homes

>> • My work appeared on The Oprah Winfrey Show

>> I am not some novice who doesn't know what type of ornamental iron railing is appropriate for the front porch of a 1930 Craftsman Bungalow.

>> When I'm lucky enough to find just the right architectural element (my deco railing) I get very excited and it's the silver lining to this crazy-making construction business...especially for my own personal home & during a supply chain crisis.

>> I understand that your department is in a delicate position between enforcing guidelines and showing favoritism.

>> If your department needs someone to begin enforcing new rules on or make an example of, I would really appreciate it if you would show some mercy & find someone else.

>> Instead of more obstacles, I need all the help & support that I can get please.

I have complied, filled out an amendment application and turned in my 10 packets to the HZC office, but if this could be handled without appearing in front of the HZC board again on April 14th, that would be a very big help.

>> Respectfully,

>> Victoria Rachelle Rodrigues



**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 22-0072**

APPLICANT/PROPERTY OWNER

**V. Rachele Rodrigues**

HEARING DATE

**N/A**

PROPERTY ADDRESS/LOCATION

**1119 South High Street**

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

The applicant requests approval of design revisions for a previously approved Certificate of Appropriateness (CoA Case #21-0010). In February of 2021, the Commission approved the addition of dormers, modification of the existing porch columns, screening of the porch, and replacement of windows.

The subject property is a modified craftsman style home built in 1930. It has likely undergone multiple alterations over time. The home suffered from deferred maintenance and termite damage before the applicant requested the initial CoA and began restoring the property.

The proposed deviation from the previously approved designs consists of the addition of decorative railings crafted from 1930s cast iron. The applicant salvaged the iron rail used to fabricate the railings from a historic structure in Birmingham, Alabama. The applicant also proposes the replacement of the brick at the bases of the columns. This is an after-the-fact request for approval with regard to the brick, which has already been installed. The applicant has provided images of similar metal elements on historic homes. The applicant has also provided supportive comments from community members collected from social media. The property is located in the Columbia Arts District Overlay. The applicant has noted that the cast iron railings add an eclectic element to the façade that is arguably in keeping with the character of the Arts District. The Design Guidelines do not consider the overlap between the Historic Districts and the Arts District Overlay.

The proposed alterations do not conform to the Historic District Design Guidelines.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
MRC (Mixed Residential Commercial)	Single-Family Residential	MCR (Single-Family Residential)/ IG (non-conforming Single-Family Residential)	Change of Materials used on Facade	Athenaeum
STAFF RECOMMENDATION				
APPROVE		APPROVE WITH CONDITIONS		<b>DENY</b>

### Review Status and History:

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

*Previous Approvals:* CoA 21-0010 – Request for renovations and additions, approved.

*1984 Historic Inventory:* N/A.

### Proposed Alterations:

#### Change in Façade Materials

- Replace previously approved railing with decorative 1930s cast iron; and
- Replace brick column bases with material of different color.

#### 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.

#### Change in Façade Materials

##### 3.17 Maintain Compatibility when Selecting Replacement Materials (Universal Guidelines)

- Only sections that are deteriorated beyond repair or lack structural integrity shall be replaced. Total replacement of an entire feature when only isolated deterioration is present shall be prohibited unless fabrication of a patching piece is not feasible or practical.
- Replacement materials shall match the original in design, dimension, profile, detail, and texture. To the extent feasible and practical, in-kind materials are strongly encouraged. If in-kind materials are not feasible, use materials such as aluminum, steel and fiberglass when they can appropriately replicate historic features without diminishing the visual qualities of the property. Substitute materials that replicate the original will be reviewed on a case-by-case basis by the HZC based on their durability and compatibility.
- Where features are missing, replacement designs shall be based on accurate physical or historical evidence. In the absence of evidence, a simplified design that is compatible with the building in scale, size, and detail shall be used.



CITY OF COLUMBIA TENNESSEE  
HISTORIC ZONING COMMISSION  
STAFF REPORT

- d. **Adding metal features that have no historical basis conveys a false sense of history and is prohibited.**

P 4-16 Residential Guidelines Porches and Decks (Illustration)

- c. Rails: **Duplicate the profile of the original rail when selecting replacement components.** When reconstructing missing elements, **use a design based on documentary evidence or a simplified design compatible with the scale of the porch.** Bottom rails should be consistent with the top rail unless evidence exists for another design.

**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:

- The Historic District Design Guidelines are clear that railings and metal elements on residential facades should have a historic precedent on the site. The proposed railings were fabricated from 1930s iron rail salvaged from a historic structure. The material and design are consistent with the period of the home. The applicant has provided images of similar metal elements on historic homes. However, the applicant has not provided documentary evidence that a cast iron railing of this type has a precedent on the subject property. For this reason, staff cannot recommend approval. The staff recommendation is based on the plain text of the Guidelines. The Commission may, in its discretion, determine that the decorative cast iron elements, which were obtained through architectural salvage, are appropriate for a residential façade in the Athenaeum District.
- The brick at the base of the columns does not match the material it replaces. It is within the purview of the Commission to approve or deny the change.
- If the Commission moves to deny the request, the Zoning Ordinance requires a statement of the reasons for denial (see staff's suggested motion). A vote to deny the request should be followed by a discussion with the applicant to make recommendations concerning any changes that would cause the Commission to reconsider its decision.

- Under 3.12.4.I of the Zoning Ordinance, the Commission may find that the alteration is consistent with the size, scale, color, material, and character Arts District (“neighborhood or environment”) and does not “destroy significant historical, architectural, or cultural material.” Staff does not recommend this course of action because it may complicate strict application of the Guidelines to other properties in the future. However, under the Ordinance, it is within the Commission’s discretion to determine that the alteration is appropriate.

**Recommendation:**

**Deny the Request for a Certificate of Appropriateness.**

**Recommended Motion:**

Move to find that the proposed alterations are not compatible with the Historic District Design Guidelines, and deny issuance of a Certificate of Appropriateness, because:

- The proposed changes do not conform to the Historic Design Guidelines, specifically, that the applicant has not provided documentary evidence of a similar metal railing on the home or a simplified design compatible with the scale of the porch as required by the Guidelines section pertaining to residential porches and decks;
- That the addition of the metal features conveys a false sense of history and is prohibited by the Guidelines at section 3.17.d; and
- That the change of brick does not conform to the previously approved CoA.

[Discussion following the motion should include recommended changes, if any, that would cause the Commission to reconsider its decision.]

**Alternative Motions:**

**Alternative Motion [Approve Based on Section 3.12.4.1 of the Zoning Ordinance]:**

Move to find that the proposed alterations constitute a contemporary design that is compatible with size, scale, color, material, and character of the property’s neighborhood or environment in the Columbia Arts District and approve issuance of a Certificate of Appropriateness.

**Alternative Motion [Approve]:**

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



**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 22-0138**

APPLICANT/PROPERTY OWNER

**Ben Lapp/ Ben Lapp**

HEARING DATE

**N/A**

PROPERTY ADDRESS/LOCATION

**1012 S. High Street**

**PROJECT DESCRIPTION: Certificate of Appropriateness for Accessory Structure**

The applicant requests a Certificate of Appropriateness in order to demolish an existing 900 square foot accessory structure and construct a new 600 foot semi-enclosed accessory structure.

The subject property, a Folk Victoria style home constructed in 1915, is located in the Athenaeum Historic District. The structure features a deep porch across the full width of the front façade with distinguishing spindle work. The existing accessory structure is of indeterminate age. It appears to have been constructed in at least two phases and is comprised of both an enclosed garage/storage building and a semi-enclosed car port.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
MRC (Mixed-Use Residential Commercial)	Single-Family Residential Lot (Active Construction)	MRC (Single-Family Residential/Vacant)	Demolition of existing Accessory Structure and Construction of a New Accessory Structure	Athenaeum

STAFF RECOMMENDATION

APPROVE

**APPROVE WITH CONDITIONS**

DENY

**Review Status and History:**

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

*Previous Approvals:* N/A

*1984 Historic Inventory:* N/A.



## Proposed Alterations

### Item 1. Demolition of Existing Accessory Structure

- Demolish existing 580 square foot shed; and
- Remove 320 square foot car port attached to shed.

### Item 2. Construction of a New Accessory Structure

- Construct a semi-enclosed pavilion:
  - Structure will encompass a total of 600 square feet;
  - The structure will be 15 feet tall;
  - A solid wall with tongue and groove wood siding will face the side (south) property line;
  - Roofing material will be either dark metal or black architectural shingles; and
  - A brick fireplace with chimney placed near the center of the back wall.

## 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 follows in the next section.

### Item 1. Demolition of Existing Accessory Structure

Note on Non-Contributing Structures (p. 9-2)

These guidelines are intended primarily for contributing resources in the city's historic districts. Noncontributing buildings generally have more lenient thresholds for approval of demolition at the discretion of the HZC.

#### 9.1 Carefully Consider the Effects of Demolition Prior to Pursuing Approval

- Historic properties shall be maintained and preserved. Demolition of contributing resources shall generally be prohibited.
- Evaluating alternatives to demolition and working with Development Services and the HZC prior to seeking approval for demolition is strongly encouraged. Such alternatives may include pursuing adaptive reuse strategies, selling the property to another party, or mothballing (neutral use buildout) of the building until a new use can be identified.
- Efforts to identify alternatives to demolition shall be documented such as professional structural reports, and staff reviews which shall be submitted as part of the request for demolition made to the HZC.

#### 9.1 Carefully Consider the Effects of Demolition Prior to Pursuing Approval

- Salvaging intact and significant architectural materials and features such as windows, doors, hardware, and siding that could be used on other buildings is strongly encouraged.

Staff Report 1012 S High Street

- Protect significant site features such as mature trees and masonry walls from inadvertent damage. Promptly clear the site of all debris following demolition. Property owners shall ensure there is no damage to neighboring properties.
- Redevelopment plans for the site shall be compatible with the existing character of the district. All redevelopment plans within the boundary of the historic district in which the demolition occurs shall be reviewed and approved by the HZC in accordance with the guidelines.
- A permanent record of the property shall be created prior to demolition. This generally includes photographs but also may include documents such as drawings that illustrate the building's character. The HZC will determine on a case-by-case basis the level of documentation required in consideration of the character and significance of the building being demolished.

## Item 2. Construction of a New Accessory Structure

### 6.11 Location

- Historic relationships among the primary building, open lawn, and landscape features shall be retained when locating a new accessory building.**
- New secondary buildings shall be located in rear yards or at the terminus of a driveway.
- Secondary buildings shall not be placed in front or side yards.** Locating garages so that they do not require new curb cuts is recommended.

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

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

### Staff Analysis:

#### Item 1 Staff Comment:

- The structure to be demolished is non-contributing. Although the Athenaeum District is City designated as a Historic District, it is not listed on the National Register of Historic Places (three structures located within the district are listed on the Register).
- The accessory structure is at the end of its useful life. Due to recent weather events, it has sustained damage. Alternatives to demolition are not viable.
- It is unlikely that there will be salvageable material that can be used on other buildings.
- The applicant has provided photographs of the structure. It may be useful to further document the appearance of the structure while it is extant in order to inform future assessments of the character of the Athenaeum District.

#### Item 2 Staff Comment:

- There is limited visibility of the structure from High Street. The proposed structure has a negligible impact on the character of the District.
- The proposed accessory structure will occupy the same location on the property as the existing structure. It is located in the rear yard of the property near the southern property line. Guideline 6.12.a requires that new accessory structures respect the historic relationships among elements of the built environment.
  - The proposed location generally conforms to these Guidelines.
  - The submitted documents do not clearly show that the accessory structure will meet the standards of the Zoning Ordinance regarding building separation and setbacks from property lines. The total height of the structure will determine the setback. Approval should be conditioned on meeting these standards.
- In contrast to the detailed façade of the principal structure, the proposed pavilion and fireplace employ a simple functional design. The new structure will occupy a smaller footprint than the existing accessory structure. 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 proposed structure generally conforms to these standards.
- It is unclear whether the pavilion will use a roof pitch that is consistent with the principal structure. This may be an item for discussion between the applicant and the HZC.



- **Recommendation**

**Approve Subject to Conditions**

**Recommended Motion:**

Move to approve issuance of a Certificate of Appropriateness and find that demolition of the existing accessory structure, as well as construction of the proposed accessory structure, conforms to the Historic District Design Guidelines subject to the following conditions:

- That the applicant provide additional interior and exterior photographic documentation of the existing structure; and
- That the applicant provide staff with an updated site plan confirming that the proposed structure will meet the standards of the Zoning Ordinance for accessory structures.

**Alternative Motions:**

**Alternative Motion [Approve]:**

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

**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 proposal 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**

<b>NAME</b>	Ben Lapp	<b>PHONE</b>	315-694-0401
<b>ADDRESS</b>	1012 S. High St, Columbia, TN	<b>EMAIL</b>	rachel@aurorainvestments.com

**PROPERTY OWNER**

<b>NAME</b>	Ben Lapp	<b>PHONE</b>	315-694-0401
<b>ADDRESS</b>	1012 S. High St, Columbia, TN	<b>EMAIL</b>	ben@aurorainvestments.com


**PROJECT INFORMATION: WORK SPECIFIC**

<input type="checkbox"/> <b>NEW CONSTRUCTION</b> <i>(select type)</i> <input type="checkbox"/> Principle Structure <input checked="" type="checkbox"/> Accessory Structure	<input type="checkbox"/> <b>NEW ADDITION</b> <i>(select type)</i> <input type="checkbox"/> Principle Structure <input type="checkbox"/> Accessory Structure
<input type="checkbox"/> <b>DEMOLITION</b> <i>(select type)</i> <input type="checkbox"/> Principle Structure <input checked="" 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"/> <b>SIGNAGE</b> <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 type="checkbox"/> <b>EXTERIOR ALTERATIONS</b> <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:	1012 S. High St, Columbia, TN
SQUARE FOOTAGE OF PROPOSED ADDITIONS/NEW CONSTRUCTION :	EXISTING: 900 ft <sup>2</sup> PROPOSED: 600 ft <sup>2</sup>
HEIGHT OF STRUCTURE FOR ADDITIONS/NEW CONSTRUCTION :	EXISTING: 12 ft PROPOSED: 15-16 ft
SQUARE FOOTAGE OF PROPOSED SIGNAGE	

PROJECT INFORMATION: DESCRIPTION & SCOPE OF PROJECT
DESCRIBE PROPOSED PROJECT(S) AND LIST ALL PROPOSED MATERIALS. ATTACH ADDITIONAL SHEETS IF NECESSARY:
The old garage currently there is 29x20, with a 16x20 lean to behind it.
In Spring of 2022, a tree fell on the back half of the shed and severely damaged the roof.
What we are proposing will be a smaller building in the backyard built within the same footprint of previous garage/shed. Starting at the front / left corner, we would like to build a pavilion that will be open on 3 sides, with a solid wall with wooden siding being the wall that is closest to the property line.
If height is a limitation, we modify our proposal by flattening the roof and lowering the ridge on the pavilion.
See attached documents for examples of current buildings and a rendering of proposed pavilion.

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

Ben Lapp		5/16/22
APPLICANT NAME	APPLICANT SIGNATURE	DATE
Ben Lapp		5/16/22
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			

# 1012 S. High St, Columbia

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## Present Structure



# 1012 S. High St, Columbia

## Proposed Structure

