



# AGENDA

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**The Columbia Historic Zoning Commission will meet on Thursday, September 15, 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. 22-0192 - Downtown District - Temporary Signage

Request from City of Columbia Marketing and Tourism for approval of temporary window signage in the [DOWNTOWN COMMERCIAL DISTRICT](#).

2.1.1. 22-0192 - Application And Supporting Documents

Documents:

[VACANT STOREFRONT BEFORE.JPG](#)  
[VACANT STOREFRONT COMING SOON GRAPHICS.JPG](#)  
[VACANT STOREFRONT ON THE WAY GRAPHICS.JPG](#)

2.1.2. 22-0192 - Additional Images

Documents:

[COMING SOON AND URL STOREFRONT GRAPHIC.PNG](#)  
[FULL COLOR STOREFRONT GRAPHIC.PNG](#)  
[ON THE WAY AND URL STOREFRONT GRAPHIC.PNG](#)  
[ON THE WAY NO URL STOREFRONT GRAPHIC.PNG](#)

2.1.3. 22-0192 - Staff Analysis

Documents:

[22-0192\\_STAFF REPORT\\_DOWNTOWNTEMPSIGNAGE.PDF](#)

2.2. 22-0209 - 924 S. Main Street - Exterior Alterations

Request from John Totty for exterior alterations approval at [924 S. MAIN STREET](#).

2.2.1. 22-0209 - Application And Supporting Documents

Documents:

[22-0209\\_APP\\_0718.PDF](#)  
[22-0209\\_924 SOUTH MAIN STREET\\_0718.PDF](#)

2.2.2. 22-0209 - Staff Analysis

Documents:

[924 S MAIN STREET STAFF REPORT.PDF](#)

2.3. 22-0223 - 704 N. Main Street - Renovation

Request from Ben Black and New Nelson Hotel Ventures, LLC to restore the brick façade, modify windows, and make other alterations to [704 N MAIN STREET](#).

2.3.1. 22-0223 - Application And Supporting Documents

Documents:

[22-0223\\_APPLICATION\\_LETTER OF INTENT.PDF](#)  
[22-0223\\_BINDER1.PDF](#)

2.3.2. 22-0223 - Staff Analysis

Documents:

[22-0223\\_704 N MAIN\\_STAFF REPORT.PDF](#)

3. New Business

3.1. 22-0255 - 305 W. 6th Street - Stone Wall Addition And Modifications

Request from Damon DesJarlais for modifications including an addition to stone wall at [305 W. 6TH STREET](#).

3.1.1. 22-0255 - Application And Supporting Documents

Documents:

[22-0255\\_APPLICATION\\_08222022.PDF](#)  
[22-0255\\_FENCEPLAN\\_08222022.PDF](#)

3.2. 22-0252 - 307 W. 8th Street - Signage

Request from Bryson Leach for new wall signage at [307 W. 8TH STREET](#).

3.2.1. 22-0252 - Application And Supporting Documents

Documents:

[22-0252\\_FACADE\\_YE PEDDLER.PDF](#)  
[22-0252\\_APPLICATION\\_.PDF](#)

3.3. 22-0250 - 40 Public Square - Signage

Request from Lucy McEwen for new blade sign and bracket at [40 PUBLIC SQUARE](#).

3.3.1. 22-0250 - Application And Supporting Documents

Documents:

[22-0250\\_APPLICATION.PDF](#)  
[22-0250\\_FACADE.PDF](#)

3.4. 22-0237 - 100 W. 5th Street - Logo Signage, Deck Additions, Setting Modifications

Request from Debbie Cooper for new logo signage, deck construction, and setting alterations at [100 W. 5TH STREET](#).

3.4.1. 22-0237 - Application And Supporting Documents

Documents:

[22-0237\\_BUCK AND BOARD\\_08222022.PDF](#)  
[22-0237\\_APPLICATION\\_08222022.PDF](#)

3.5. 22-0234 - 125 W. 7th Street - Signage

Request from Marianne DeMeyers for new signage at [125 W. 7TH STREET](#).

3.5.1. 22-0234 - Application And Supporting Documents

Documents:

[22-0234\\_APPLICATION\\_07202022.PDF](#)  
[22-0234\\_PROPOSEDSIGN\\_07202022.PDF](#)

4. Other Business

5. 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.



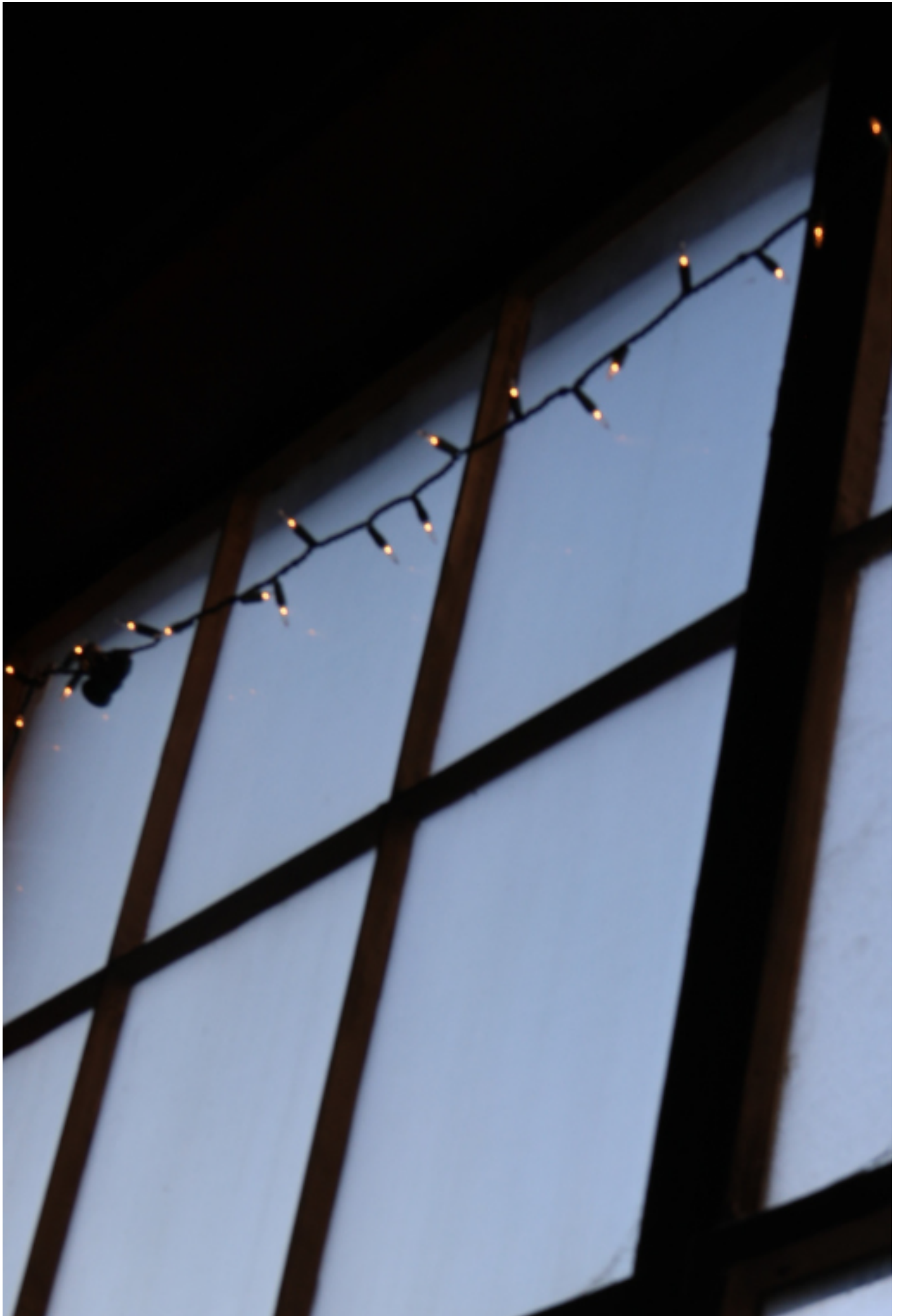






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**CITY OF COLUMBIA TENNESSEE  
HISTORIC ZONING COMMISSION  
STAFF REPORT**

CONTACT INFORMATION

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

DOCKET/CASE/APPLICATION NUMBER

**CA 22-0192**

APPLICANT/PROPERTY OWNER

**Kellye Murphy, Tourism & Marketing Director  
Kelli Johnson, Main Street Manager**

HEARING DATE

**N/A**

PROPERTY ADDRESS/LOCATION

**700 N Garden Street/Entire Downtown  
Historic District**

**PROJECT DESCRIPTION: Temporary Signage on Vacant Storefronts**

The City of Columbia’s Tourism and Marketing Department requests the Commission’s consideration of a program to beautify vacant storefronts. When retail and office spaces undergo interior remodel, it is the current practice of contractors and building owners to cover the glazing with paper. This custom creates unsightly gaps in the retail facades of the Downtown Historic District.

Tourism and Marketing proposes an alternative to the current practice. Instead of unsightly paper, Visit Columbia will provide funding to place uniformed window and door signage on vacant facades. The temporary signage will provide a visual enhancement the Downtown Historic District. In addition, the program will demonstrate the City’s commitment to creating a welcoming appearance for residents and visitors.

The proposed signage does not conform to the Historic Design Guidelines. However, the proposal would replace unsightly opaque window coverings with aesthetically appropriate imagery. It is within the discretion of the Commission to approve temporary signage which is compatible with the character of the district.

As this request cannot conform to strict application of the Guidelines, staff declines to make a recommendation.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
CBD (Central Business District)	Office/Retail	CBD (Central Business District)	Temporary Window Signage	Downtown

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY



### Review Status and History:

*Submission Status:* N/A

*Previous Approvals:* N/A

*1984 Historic Inventory:* The program will likely include various structures listed in the 1984 inventory. The currently vacant space used as an illustration is identified in the inventory as a contributing building which was used as office space by the Steenbergen law firm at the time of the NR nomination.

### Proposed Alterations

The applicant proposes to install temporary window and door signage on vacant storefronts throughout the Downtown Historic District.

- The signage will consist of vinyl cling material.
- The signage will depict the Maury County courthouse, families walking on Public Square, and other iconic images of downtown Columbia.
- The signage will feature text directing passersby to information about local merchants and the Columbia Main Street program.
- Exact dimensions will vary based on specific façade.
- As depicted in the illustrations, the material will cover 50% to 100% of the glass and window area.
- As depicted in the illustrations, the height and position of text will vary. The primary message will be oriented for pedestrian visibility at approximately 5.5' above the sidewalk. Additional information will be positioned closer to the bottom of the glazing.



Current Vacant Storefront



On the Way Alternative



Coming Soon Alternative

#### 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. 8-12 Guidelines for Specific Signs (Window and Door Graphics)

Window and door graphics may be either vinyl transfers, painted on, or hung inside the glass. Such graphics are typically used as a secondary sign or set of signs that complements other types of signage. They are particularly useful for reinforcing branding concepts and drawing pedestrian attention to the storefront.

- Window and door graphics shall be appropriately scaled to the opening to maintain transparency and encourage public interaction. Per the Historic District Design Guidelines, graphics shall not cover more than 20% of any area of glass or window.
- In general, designing graphics so that individual lettering does not exceed 12 inches and that all lettering across the graphic has an average height of no more than 8 inches is recommended.
- Sign lettering and graphics shall be oriented to visibility by pedestrians. Locating graphics with a centerline height of approximately 5.5 ft. above the sidewalk is encouraged.

- Using clearly printed lettering of no more than two typefaces and eye-catching graphics is recommended.
- Neon and mass-produced illuminated signs are prohibited in windows within 3' feet of the closest window face. Signs shall be static in appearance with no flashing, blinking, or other forms of changes in light intensity.

#### **Staff Comment:**

##### Design Guidelines

- The Guidelines discourage graphics and window signage which cover more than 20% of any area of glass or window. The intent of this criterion is stated clearly in the Guidelines: “to maintain transparency and encourage public interaction.” The proposed signage will likely exceed the 20% maximum on each property that participates in the program. However, the current practice is to completely cover windows with paper. These opaque materials eliminate transparency and prevent public interaction with the space. The proposed signage provides an aesthetically superior temporary window covering that encourages greater public interaction. The temporary signage arguably accomplishes the intent of the Guidelines better than the current practice.
- It is not clear from the illustrations provided by Tourism and Marketing whether the lettering on the proposed signage conforms to the recommended height in the Guidelines. Similarly, the location of graphics and lettering in relationship to the adjacent sidewalk varies. These are potential discussion items for the Commission. If the Commission decides to approve the proposed signage, it should provide direction to staff on dimensional criteria which can be applied administratively on a case-by-case basis.
- Although the request does not strictly conform to the Guidelines, Section 3.12.4.I of the Zoning Ordinance authorizes the Commission to approve contemporary designs which do not harm historical, architectural, or cultural material, provided the proposal is compatible with the character of the district. The proposed signage is temporary, does not have a lasting impact on the City’s historic assets, and arguably enhances the appearance of the Downtown Historic District.



## Recommendation

### Recommended Motion:

None.

### Alternative Motions:

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

Move to find that the proposed signage conforms to the Historic District Design Guidelines and direct staff to issue Certificates of Appropriateness on a case-by-case basis as requested by the Tourism & Marketing Department.

#### **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 and direct staff to issue Certificates of Appropriateness on a case-by-case basis as requested by the Tourism & Marketing Department subject to the following conditions: [list conditions of approval].

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

Move to find that there is insufficient information to make a decision, table the application, and request that the applicant provide: [list additional information] for review at a future meeting.

#### **Alternative Motion [Deny]:**

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



**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) hard copies of the request plus a PDF version on a thumb drive or CD.** 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 hard copies of the request plus a PDF version on a thumb drive or CD** 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	John Totty	PHONE	931.334.5294
ADDRESS	924 S. main St	EMAIL	jtotty@gmail.com

PROPERTY OWNER

NAME	John Totty	PHONE	931.334.5294
ADDRESS	703 N. Garden St.	EMAIL	jtotty@gmail.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 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):



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

**APPLICANT**

<b>NAME</b>	John Totty	<b>PHONE</b>	931.334.5294
<b>ADDRESS</b>	924 S. main st	<b>EMAIL</b>	jtotty@gmail.com

**PROPERTY OWNER**

<b>NAME</b>	John Totty	<b>PHONE</b>	931.334.5294
<b>ADDRESS</b>	703 N. Garden St.	<b>EMAIL</b>	jtotty@gmail.com

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<input type="checkbox"/> <b>NEW CONSTRUCTION</b> <i>(select type)</i> <input type="checkbox"/> Principle Structure <input 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 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 checked="" type="checkbox"/> Roofing/Roof Structure (Dormers, Chimneys) <input checked="" type="checkbox"/> Exterior Door Replacement/Alterations <input checked="" type="checkbox"/> Exterior Window Replacement/Alterations <input type="checkbox"/> Foundation Alterations <input checked="" type="checkbox"/> Exterior Siding/Finishes/Masonry <input type="checkbox"/> Porch/Deck Alterations <input type="checkbox"/> Other (explain):

PROJECT INFORMATION	
ADDRESS:	924 S. Main St
SQUARE FOOTAGE OF PROPOSED ADDITIONS/NEW CONSTRUCTION :	EXISTING: <u>    </u> ft <sup>2</sup> PROPOSED: <u>    </u> ft <sup>2</sup>
HEIGHT OF STRUCTURE FOR ADDITIONS/NEW CONSTRUCTION :	EXISTING: <u>    </u> ft      PROPOSED: <u>    </u> ft
SQUARE FOOTAGE OF PROPOSED SIGNAGE	- NA -

**PROJECT INFORMATION: DESCRIPTION & SCOPE OF PROJECT**

**Historic Storefront Remodel**

- (2) 36" x 60" aluminum clad windows, white in color
- 36" x 80" composite half glass door, white in color
- Brick to remain untouched
- Masonry based wall covering out the outside, to be painted Benjamin Moore Cromwell Grey paint code HC-103
- Photo drawing attached

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

John K. Totty  
APPLICANT NAME

[Signature]  
APPLICANT SIGNATURE

7/19/22  
DATE

John K. Totty  
PROPERTY OWNER NAME

[Signature]  
PROPERTY OWNER SIGNATURE

7/18/22  
DATE

**STAFF USE ONLY**

DOCKET NO.	22-0209	FEE PAID	
RECEIPT NO.		REQUESTED AGENDA	

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

COMMISSION ACTION	
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John Totty  
924 South Main Street  
Columbia, TN 38401

### Historic Storefront Remodel

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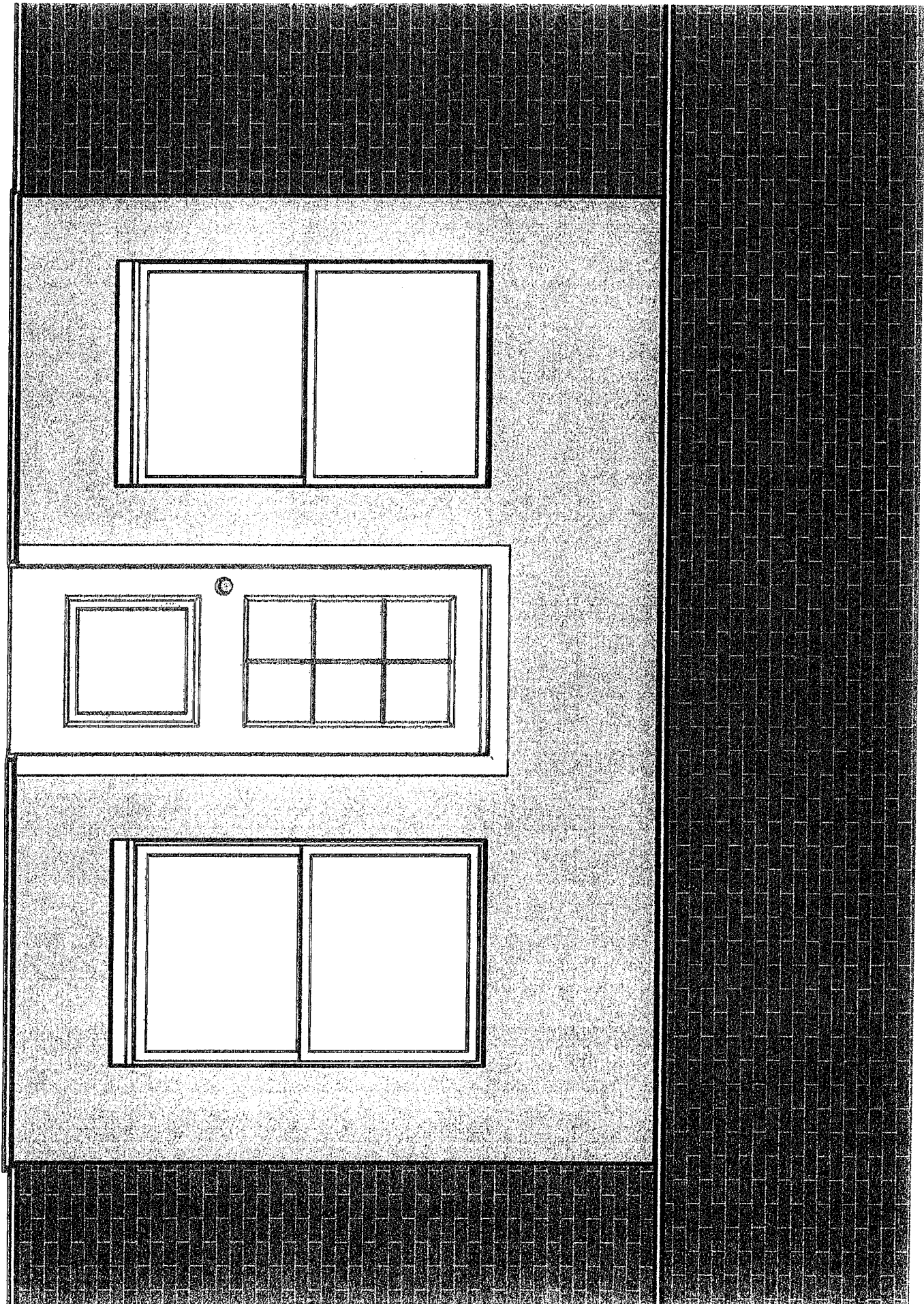
# BEFORE





NOW

FUTURE-924



CONTACT INFORMATION

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

DOCKET/CASE/APPLICATION NUMBER

**22-0209**

APPLICANT/PROPERTY OWNER

**John Totty**

HEARING DATE

**N/A**

PROPERTY ADDRESS/LOCATION

**924 S Main**

**PROJECT DESCRIPTION**

The applicant requests a Certificate of Appropriateness to improve the façade of a non-contributing structure located near the corner of East 9<sup>th</sup> and South Main Street. The subject property was constructed sometime around 1900, but it is not listed in the 1984 inventory. It has likely been altered repeatedly. Proposed modifications include replacement of glazing and entryway, and painting.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
CD-5	Vacant Commercial	CD-5	Exterior Alterations	Downtown

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

**DEFER**

**Review Status and History**

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

*Previous Approvals:* N/A

*1984 Historic Properties Inventory Details:* N/A

## Proposed Alterations

### Renovation of façade to include:

- Replace windows with white aluminum clad windows.
- Replace door with composite partially glazed unit.
- Repaint “masonry based wall covering” (not brick) with Benjamin Moore Cromwell Grey.

## 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.

### 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.**

### Historic District Design Guidelines Referenced

#### Staff Comment:

- It is within the discretion of the Commission to determine whether the proposed modifications conform to the Guidelines.
- The applicant's submittal does not specify the cladding material and other details about the improvements.
- Staff recommends that the commission discuss the proposed alteration with the applicant, provide suggestions for improvements, and defer action to its next meeting in order to allow the applicant to revise the proposal.

### Recommendation

#### Table for Future Consideration

#### Recommended Motion:

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 Motions:

##### Alternative Motion [Approve]:

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



CITY OF COLUMBIA TENNESSEE  
HISTORIC ZONING COMMISSION  
STAFF REPORT

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

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

**Alternative Motion [Deny]:**

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

CERTIFICATE OF APPROPRIATENESS APPLICATION  
*HISTORIC ZONING COMMISSION*

APPLICANT

NAME	Ben Black	PHONE	931 286 2891
ADDRESS	801 woodland st suite B, Columbia TN	EMAIL	Ben@rafterbtn.com

PROPERTY OWNER

NAME	New Nelson Hotel Ventures, LLC	PHONE	615 944 1265
ADDRESS	710 Evans St. Franklin TN	EMAIL	jb@sag-ca.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 checked="" type="checkbox"/> NEW ADDITION <i>(select type)</i> <input type="checkbox"/> Principle Structure <input checked="" type="checkbox"/> Accessory Structure
<input checked="" type="checkbox"/> DEMOLITION <i>(select type)</i> <input type="checkbox"/> Principle Structure <input type="checkbox"/> Accessory Structure <input checked="" 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 checked="" type="checkbox"/> <i>Public safety and welfare requires the removal of the structure(s)</i>  <input checked="" 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 checked="" type="checkbox"/> Foundation Alterations <input checked="" type="checkbox"/> Exterior Siding/Finishes/Masonry <input type="checkbox"/> Porch/Deck Alterations <input type="checkbox"/> Other (explain):



PROJECT INFORMATION	
ADDRESS:	704 North Main St.
SQUARE FOOTAGE OF PROPOSED ADDITIONS/NEW CONSTRUCTION :	EXISTING: <u>6600</u> ft <sup>2</sup> PROPOSED: <u>832</u> ft <sup>2</sup>
HEIGHT OF STRUCTURE FOR ADDITIONS/NEW CONSTRUCTION :	EXISTING: <u>42</u> ft      PROPOSED: <u>13</u> 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:
Please see the attached letter from Darren Machulsky, the architect on this project.

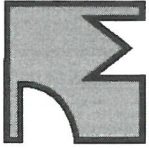
*In filling out this application, I attest that (1) I am familiar with the rules, regulations, and procedures of the City of*

<u>Ben Black</u> APPLICANT NAME	 APPLICANT SIGNATURE	<u>18 July 2022</u> DATE
<u>New Nelson Hotel Ventures, LLC</u> PROPERTY OWNER NAME	 PROPERTY OWNER SIGNATURE	<u>18 July 2022</u> DATE

*STAFF USE ONLY*

DOCKET NO.	<u>22-0223</u>	FEE PAID	<u>      </u>
RECEIPT NO.	<u>      </u>	REQUESTED AGENDA	
DATE NOTICES SENT TO ADJACENT PROPERTY OWNERS			
DATE OF PUBLIC NOTICES IN DAILY HERALD			
COMMISSION ACTION			





**DARREN MACHULSKY**  
ARCHITECT

**July 14, 2022**

City of Columbia Historic District Commission

Re:  
Renovations to The Nelson House Hotel  
704 North Main Street  
Columbia, Tn

Dear Commissioners,

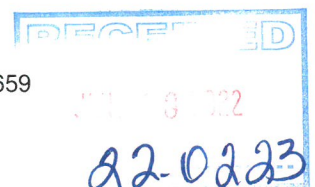
The intent of this letter is to briefly explain the our goals with respect to the renovations associated with The Nelson House Hotel. The majority of the building has already been renovated and much of the historically significant components have long since been removed and /or replaced already. That being said many of the items such as brick, window sashes and glazing just to list a few, have been replaced around the 1980's and at this point are not of historic importance. We wish to make the building as historically accurate as possible given what materials we can obtain, and what we envision our end user to be.

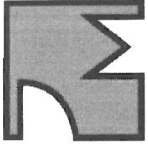
We envision the end user to be a high end restaurant. This building will require the addition of a elevator and an additional structure to house a commercial kitchen. The submitted plans represent an example of a kitchen to show the required size that the intended addition would need to be.

The majority of the existing brick is not original. The parking lot side and part of the rear of the building brick walls have been replaced with block and a brick veneer. We proposed to also reconstruct the remaining exterior walls with block, and attempt to match brick on the previously mentioned walls as best we can with regard to size, texture and color. We realize that we will be limited in terms of what is available on todays market however we will strive to get a brick as close as possible to the parking lot side wall.

The existing windows are not original and the window muntin pattern varies across the different elevations as the building sits. Many of the existing windows have rotted and broken. The glazing is not historic. We proposed to replace the units with a product that is as close to historically accurate as possible with a Pella Architect Series product, or something of equal detailing and performance. While we know that an aluminum clad window product will perform better in terms of longevity and maintenance, we are willing to entertain using a wood window should the commission feel strongly about that topic.

As we get further into exploratory demolition we will be able to better determine what materials we can and cannot salvage. We will be submitting a sample board at the official commission meeting.





**DARREN MAGHULSKY**  
ARCHITECT

The window heads and sills are currently concrete. We propose to replace the heads and sills with limestone during the course of this project. The block foundation from the water table line down to grade will also be clad in a limestone product.

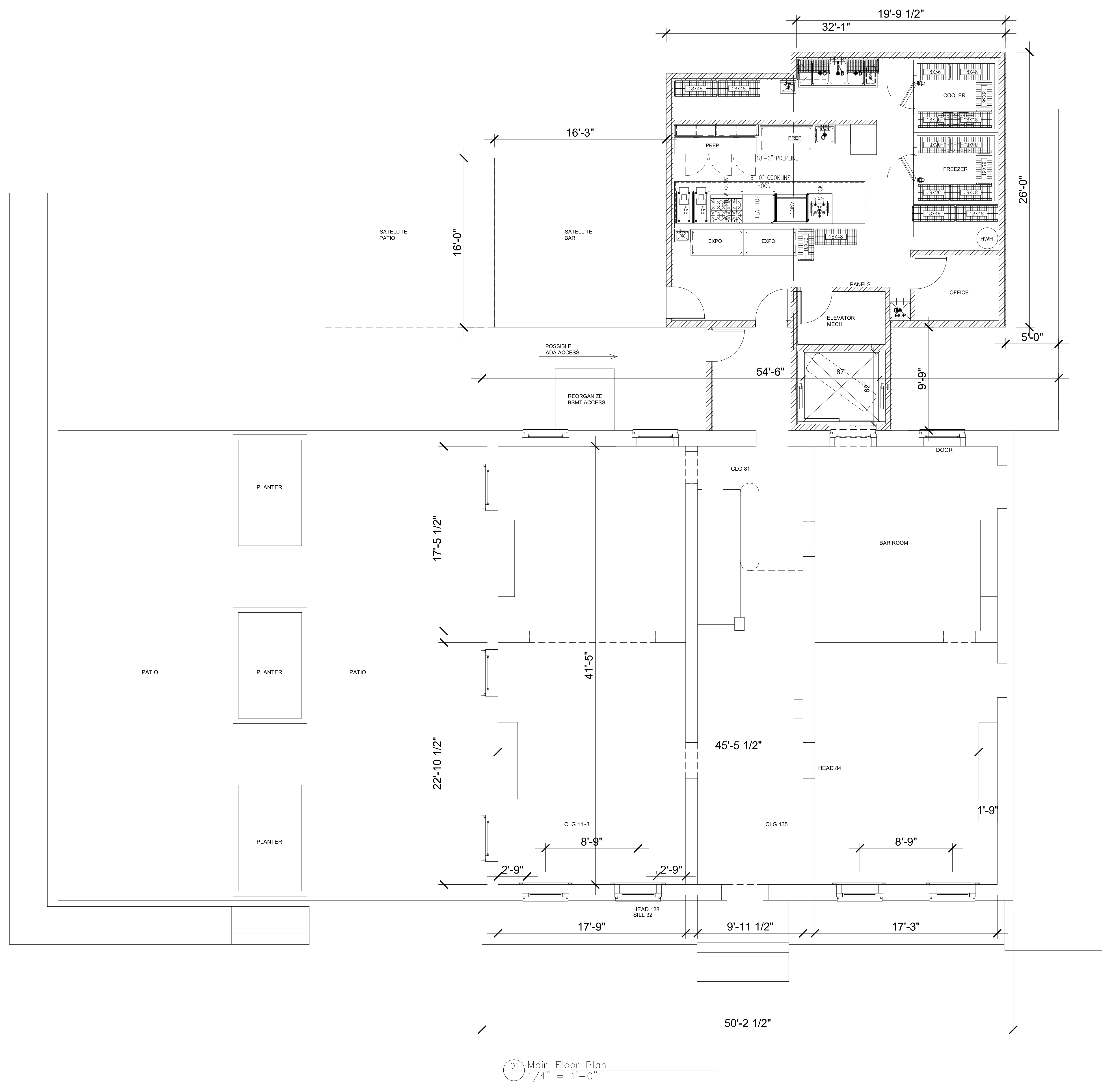
We intend to patch and repair the front door assembly, the exterior stair, the frieze boards and corbels as they currently are. We plan to install copper leaders on the facades as appropriate. Based on means and methods to be determined at a later date that plan may change. For example we may have to remove and reconstruct the stair in order to get the new front building footing and foundation properly installed. Portions of the project plans need to be fluid in that regard.

Thank you for the opportunity to submit this proposed project for your consideration and we look forward to your comments.

Sincerely,

Darren Machulsky  
**Architect**

**Legend:**  
 Existing wall  
 Proposed partition  
 FE Indicates proposed fire extinguisher in cabinet. Refer to sheet A0.2 for more information.  
 101 Indicates new door location



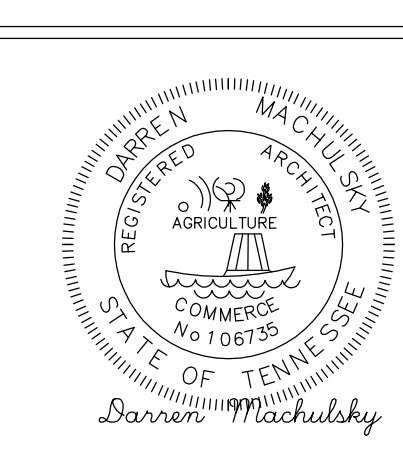
01 Main Floor Plan  
 1/4" = 1'-0"

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PROJECT TITLE:  
 Phillips Development  
 Historic Nelson House Hotel  
 Phase 1 A  
 Group LLC.  
 Columbia, Tennessee  
 704 North Main Street  
 Columbia, Tennessee  
 38401

California  
 New Jersey  
 Pennsylvania  
 Arizona  
 Texas  
 Delaware  
 Iowa  
 Ohio  
 Florida  
 New York  
 Massachusetts  
 Illinois  
 Colorado  
 Minnesota  
 Nevada  
 Indiana  
 Oklahoma  
 Hawaii  
 Montana  
 Georgia  
 New Mexico  
 Tennessee  
 Washington  
 Oregon  
 Maryland

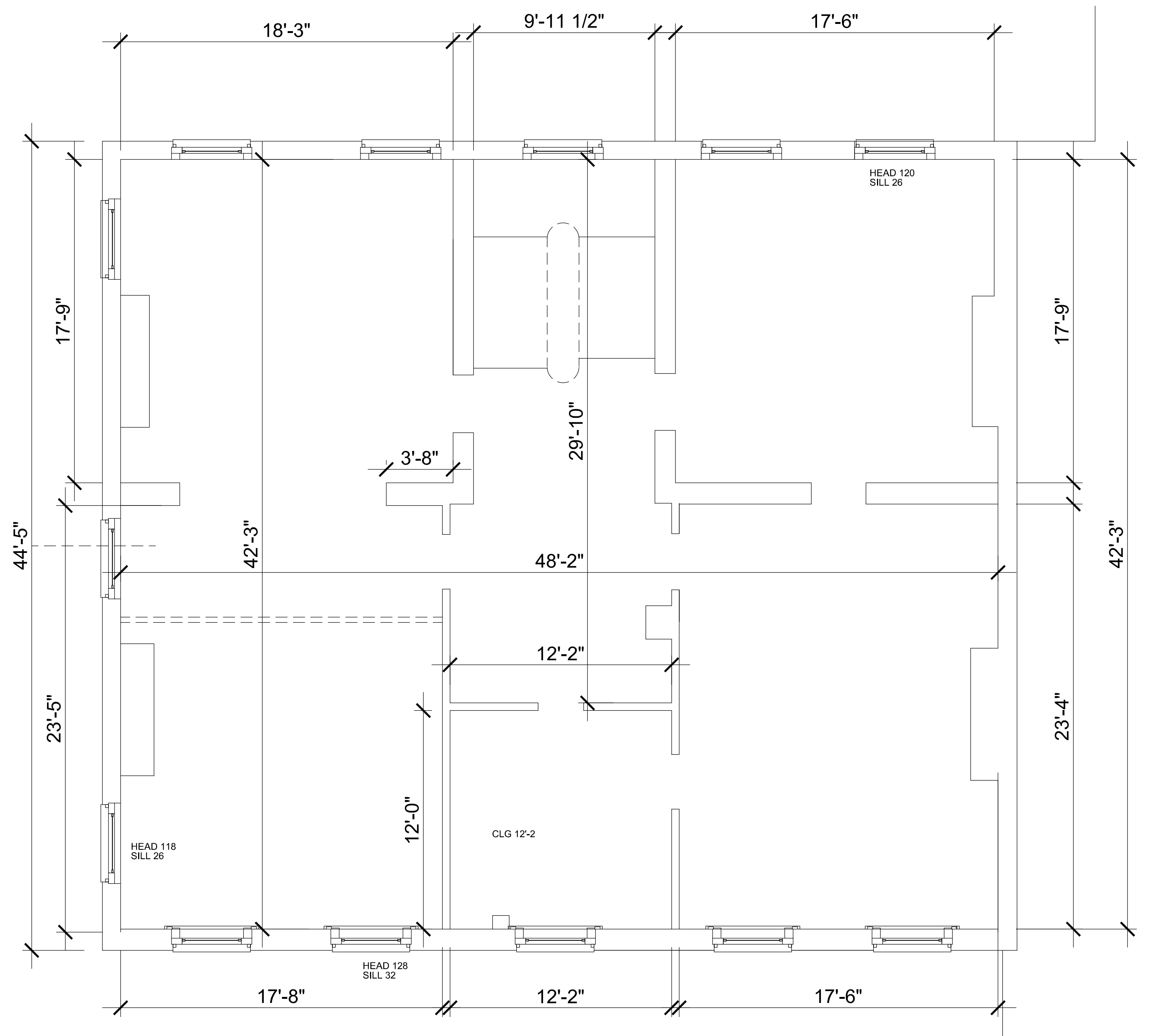
darren machulsky  
 architect  
 31 ELMWOOD ROAD  
 COLUMBIA, TENNESSEE 38401  
 PHONE 615-462-4234 FAX 712-725-9659  
 DARREN@MACHULSKY.COM



REVISIONS:

NO.	DATE	DESCRIPTION

Permit 7-5-2022  
 FLOOR PLAN  
 DWG TITLE:  
 A1.1



01 Second Floor Plan  
1/4" = 1'-0"

- Legend:**
- Existing wall.
  - Proposed partition.
  - Indicates proposed fire extinguisher in cabinet. Refer to sheet A0.2 for more information.
  - Indicates new door location.

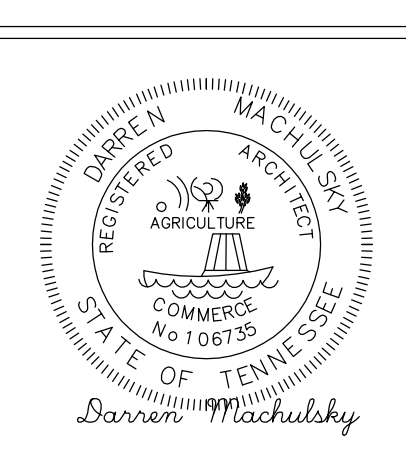
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PROJECT TITLE:  
**Historic Nelson House Hotel  
Phase 1 A  
704 North Main Street  
Columbia, Tennessee  
38401**

California  
New Jersey  
Pennsylvania  
Arizona  
Texas  
Delaware  
Iowa  
Ohio  
Florida  
New York  
Massachusetts  
Illinois  
Colorado  
Minnesota  
Nevada  
Indiana  
Oklahoma  
Hawaii  
Montana  
Georgia  
New Mexico  
Tennessee  
Washington  
Oregon  
Maryland

darren machulsky  
architect

31 Leiper Road  
Columbia, TN 38401  
Phone: 609-462-4224  
FAX: 703-725-9659  
DARREN@MACHULSKY.COM



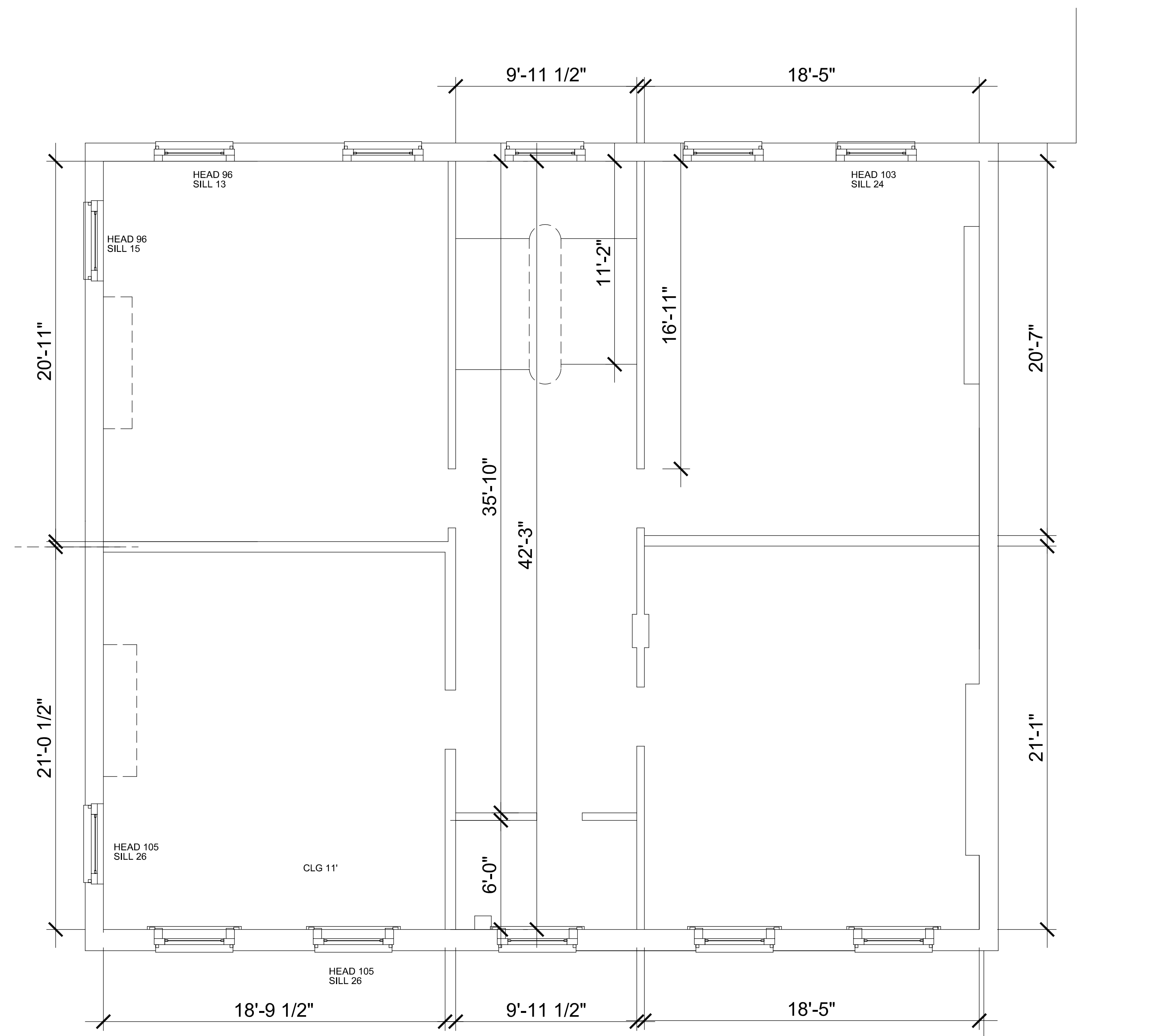
REVISIONS:

NO.	DESCRIPTION

Permit 7-5-2022

FLOOR PLAN

DWG TITLE:  
**A1.2**



- Legend:**
- Existing wall.
  - Proposed partition.
  - Indicates proposed fire extinguisher in cabinet. Refer to sheet A0.2 for more information.
  - Indicates new door location.

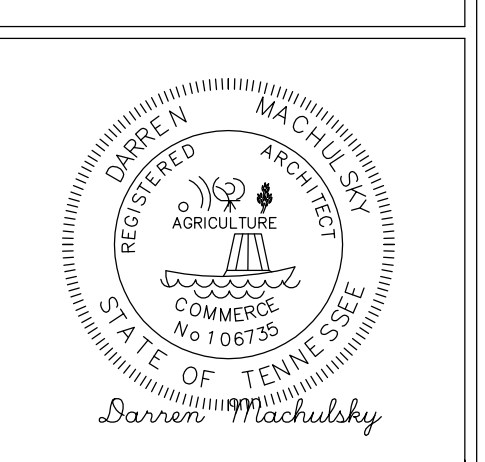
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PROJECT TITLE:  
**Historic Nelson House Hotel**  
 Phase 1 A  
 704 North Main Street  
 Columbia, Tennessee  
 38401

- California
- New Jersey
- Pennsylvania
- Arizona
- Texas
- Delaware
- Iowa
- Ohio
- Florida
- New York
- Massachusetts
- Illinois
- Colorado
- Minnesota
- Nevada
- Indiana
- Oklahoma
- Hawaii
- Montana
- Georgia
- New Mexico
- Tennessee
- Washington
- Oregon
- Maryland

darren machulsky  
 architect

31 Leiper Road  
 Nashville, TN 37203  
 Phone: 615.259.8888  
 Fax: 615.259.8889  
 darren@dmachulsky.com



REVISIONS:

NO.	DESCRIPTION

Permit 7-5-2022

FLOOR PLAN

DWG TITLE:

**A1.3**

PROJ #:

01 Third Floor Plan  
 1/4" = 1'-0"



02 Side Elevation  
1/4" = 1'-0"

01 Front Elevation  
1/4" = 1'-0"

**Legend:**

Existing wall.  
Proposed partition.

FE Indicates proposed fire extinguisher in cabinet. Refer to sheet A0.2 for more information.  
101 Indicates new door location

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PROJECT TITLE:  
Historic Nelson House Hotel  
Phase 1 A  
704 North Main Street  
Columbia, Tennessee  
38401

Phillips Development  
Group LLC.  
Columbia, Tennessee

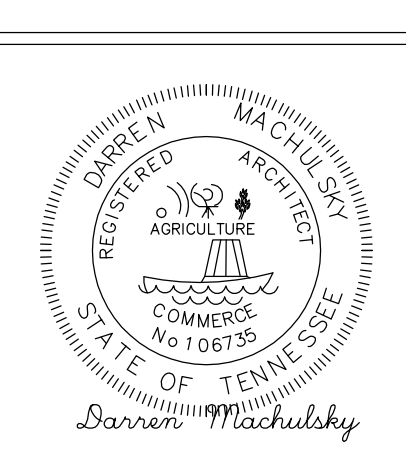
California  
New Jersey  
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Arizona  
Texas  
Delaware  
Iowa  
Ohio  
Florida  
New York  
Massachusetts  
Illinois  
Colorado  
Minnesota  
Nevada  
Indiana  
Oklahoma  
Hawaii  
Montana  
Georgia  
New Mexico  
Tennessee  
Washington  
Oregon  
Maryland

darren machulsky  
architect

308 BRIDGEMAN WAY  
COLUMBIA TENNESSEE 38401

31 LEXINGTON ROAD  
COLUMBIA TENNESSEE 38401

PHONE 606-462-4234 FAX 768-728-9699 DARREN@MACHULSKY.COM



REVISIONS:


Permit 7-5-2022

Elevation

DWG TITLE:  
**A2.1**



**Legend:**  
 Existing wall  
 Proposed partition.  
 FE Indicates proposed fire extinguisher in cabinet. Refer to sheet A0.2 for more information.  
 101 Indicates new door location

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PROJECT TITLE:  
**Historic Nelson House Hotel**  
**Phase 1 A**  
**704 North Main Street**  
**Columbia, Tennessee**  
**38401**

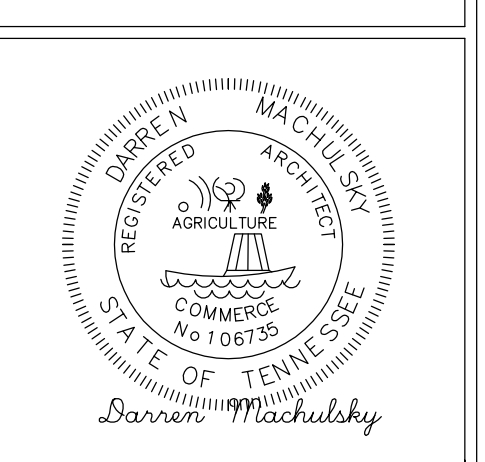
California  
 New Jersey  
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 Arizona  
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 Delaware  
 Iowa  
 Ohio  
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 New York  
 Massachusetts  
 Illinois  
 Colorado  
 Minnesota  
 Nevada  
 Indiana  
 Oklahoma  
 Hawaii  
 Montana  
 Georgia  
 New Mexico  
 Tennessee  
 Washington  
 Oregon  
 Maryland

darren machulsky  
 architect

308 BRIDGEMAN WAY  
 COLUMBIA TENNESSEE 38401

31 Leiper Road  
 Nashville, Tennessee 37203

PHONE 615-462-4234 FAX 762-725-9699 DARREN@MACHULSKY.COM



REVISIONS:


Permit 7-5-2022

Elevation

DWG TITLE:  
**A2.2**



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

**22-0223**

APPLICANT/PROPERTY OWNER

**Ben Black/New Nelson Hotel Ventures, LLC**

HEARING DATE

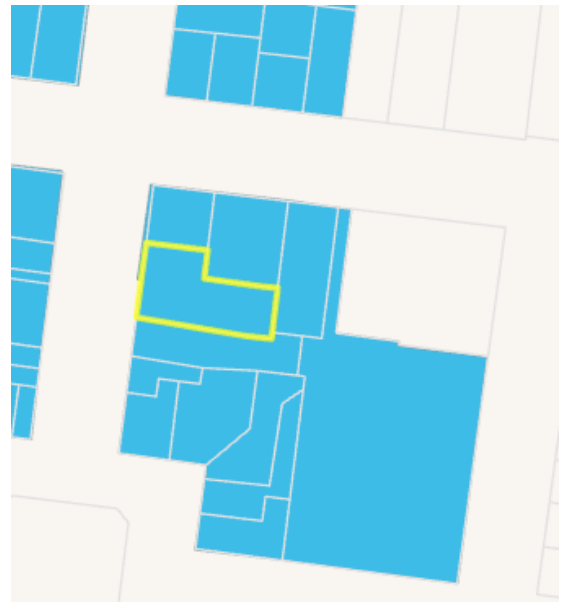
**N/A**

PROPERTY ADDRESS/LOCATION

**704 N Main Street**

**PROJECT DESCRIPTION: Certificate of Appropriateness**

The applicant requests a Certificate of Appropriateness to construct an addition and alter the façade of the subject property as part of a larger restoration project. The subject property is likely the second oldest extant building in the Downtown Historic District. Pleasant Nelson commissioned “master builder” Nathan Vaught to construct the building in the Federal style in 1828. Nelson was prominent in local business and politics; he was an associate of James K. Polk. The building served as an inn throughout the 19<sup>th</sup> Century. At various times it was known as the Columbia Inn and the Wayside Inn. It was known as the Nelson & Walker Hotel after 1832. During the antebellum period it was a notable site of in-town slavery. The 1850 census lists Pleasant Nelson as an inn-keeper who enslaved 7 individuals ranging in age from 2 to 80. Elias Polk, enslaved by President Polk, was leased to the inn-keeper during Polk’s presidency and labored in the building for three years. The property is also the location of dramatic episodes in Columbia’s history. In 1838, William Polk murdered Richard Hayes following an argument at the hotel. It is the site where confederate officer Lt. Andrew Gould died from wounds sustained in a personal dispute with infamous General Nathan Bedford Forrest.<sup>1</sup> The 1984 inventory notes the buildings distinctive entrance and cornice.



The proposed façade modification is the first part of a larger renovation of the property. The applicant ultimately intends to prepare the structure for a restaurant and other commercial uses.

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
CD-5	Vacant Structure	CD-5 / Offices	Renovation of Existing Façade	Downtown

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

**DEFER**



## Review Status and History:

*Submission Status:* First request for a CoA.

*Previous Approvals:* N/A

*1984 Historic  
Inventory:*

“The earliest surviving buildings in the district are vernacular translations of the waning Federal style of architecture; 19 Public Square (1820's), the Nelson House Tavern on North Main (1828), and 806 South Garden (1830s).” “Nelson House Tavern, 1828, three-story brick, five-bay, 6/6 rectangular windows with bull's eye corner block lintels, elliptical-arched central entrance with Italianate triple-arch single-leaf door and side lights, paired brackets on cornice.”



*Subject Property as it appeared in 1984*

*Photo by Richard Quin*

## Proposed Alterations

---

<sup>1</sup> These details are taken from Duck River Valley Chronicle 1807 – 1859, the Columbia Daily Herald, and

The applicant proposes to renovate the existing commercial building in order to accommodate a restaurant tenant and other future commercial uses.

- Reconstruct exterior wall on western elevation with block and brick veneer that matches the size, color and texture of existing veneers.
- Reconstruct portions of other walls.
- Replace windows with wood or aluminum clad wood.
- Replace concrete window heads and sills with limestone.
- Clad block foundation with a to-be-identified limestone product.
- Repair front door stairs, and architectural detail on façade.
- Possibly reconstruct stairs leading to front door.

#### **Historic District Design Guidelines Referenced:**

Staff reviewed the requested alterations for consistency with the *City of Columbia Historic Design Guidelines*. The relevant sections of the Guidelines are identified below; excerpts from the Guidelines follow this report.

#### Universal Guideline

- 3.11 Replace Deteriorated or Missing Masonry Units or Features In-kind

#### Commercial Guidelines

- 5.4 Retain and Repair Historic Parapets and Cornices as Character Defining Features
- 5.8 Retain the Character and Finish of Historic Wall Surfaces
- 5.9 Protect the Character of Exposed Foundations
- 5.17 Maintain Compatibility when Storefront Windows Require Replacement
- 5.21 Embrace Sympathetic Changes to Windows and Doors on Secondary and Rear Elevations

#### **Staff Comment:**

- The precise scope of the proposed alterations is not clear from the applicant's submittal. A letter from the applicant's architect summarizes the project and indicates that more information may be forthcoming at the Commission's meeting.
- The subject property is of tremendous architectural and historical importance. It is among the best remaining examples of a commercial antebellum structure in the region. Given its connection to the Polk Family, the history of slavery in Middle Tennessee, and the Gould-Forrest incident, it is of significance not only to the history of Columbia, but of the United States.
- If the Commission finds that the proposed scope of work presented at its meeting is incomplete, staff recommends tabling the item to allow the applicant to provide additional information.



## Recommendation

### Table for Future Consideration

#### Recommended Motion:

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 Motions:

##### Alternative Motion [Approve]:

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

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

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

##### Alternative Motion [Deny]:

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



Objective: Retain and preserve masonry materials as durable building components. When repair and replacement are necessary, maintain compatibility with historical precedents.



For National Park Service guidance on repairing deteriorated mortar, see “Repointing Mortar Joints in Historic Masonry Buildings” at [nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm](https://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm).

## MASONRY

### 3.9 RETAIN AND PRESERVE HISTORIC MASONRY SURFACES AND FEATURES

- a. Historic masonry features such as piers, columns, lintels, sills, chimneys, arches, wall facings, and other such functional and decorative components shall be retained.
- b. The visibility of historic masonry materials and features shall be maintained. Covering masonry walls, finishes, or decorative features with siding or veneers is prohibited.
- c. Decorative masonry construction features such as bond patterns and corbeling shall be maintained.
- d. Masonry surfaces that have historically been painted shall continue to be painted to maintain the integrity of the masonry. Painting uncoated masonry that has historically been exposed is prohibited.
- e. Sealants and water-repellant coatings shall only be used when there is demonstrated evidence of

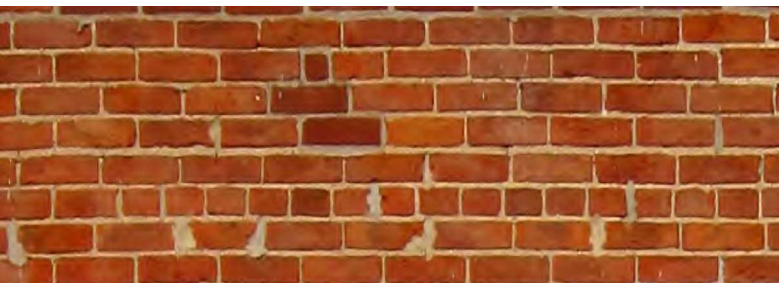
water penetration through the masonry. When sealants are approved, only the affected area shall be treated and only after the masonry is dry.

### 3.10 REPAIR DETERIORATED MASONRY JOINTS ACCORDING TO ACCEPTED STANDARDS

- a. Remove deteriorated mortar and clean joints with hand tools. Power tools can inadvertently cause damage to surrounding masonry and are generally not appropriate.
- b. For pre-1900 buildings, repointing shall be completed with a soft mortar that simulates historic lime and sand mortars in appearance, composition, and strength to allow for proper expansion and contraction of masonry joints.
- c. For post-1900 buildings that originally used hard mortars, Portland cement-based mortars are appropriate.
- d. New mortar shall be tooled and tinted to match the width, profile, and color of the original mortar joints as closely as possible.

### 3.11 REPLACE DETERIORATED OR MISSING MASONRY UNITS OR FEATURES IN-KIND

- a. The color, texture, and bond pattern of original units shall be duplicated as closely as possible. New mortar around replacement units shall also duplicate the composition, color, and tooling of the existing joints as closely as possible.
- b. Where original masonry surfaces and details are deteriorated beyond repair, new features shall replicate the original as closely as possible in scale, detail, dimension, color, and texture.
- c. Replacements for missing masonry features shall be based on physical or photographic evidence. In the absence of sufficient evidence, a simplified design compatible with the style, age, and scale of the building shall be used.
- d. Adding masonry features that have no historical basis conveys a false sense of history and is prohibited.



**MORTAR COMPATIBILITY.** This masonry has been inappropriately repointed with an inflexible Portland cement-based mortar. This led to numerous brick faces breaking off along the edges, exposing the soft interior and in turn resulting in the inappropriate patching of damaged bricks with additional cement-based mortar.

## WHY DO I NEED A SPECIFIC TYPE OF MORTAR?

When deteriorated or missing mortar needs to be replaced, it is important that new mortar is compatible with the visual and structural characteristics of the original mortar. Compatibility with the visual characteristics of the original mortar (e.g., joint profile and color) is important in maintaining the original aesthetic of the building, while compatibility with the structural characteristics of the original mortar (e.g., compression rate) is important in making sure that the new mortar does not lead to the deterioration of historic masonry.

Like nearly all building materials, mortar and surrounding masonry naturally react to changing weather patterns. They both expand and contract in response to changes in temperature. Lime-based mortars were traditionally used in masonry buildings prior to the twentieth century. These mortars were more flexible than the surrounding masonry and absorbed the tension caused by expansion and contraction, which protected the masonry. Into the twentieth century, stronger bricks were being manufactured and hard Portland cement-based mortars became increasingly popular alongside the more durable materials that had reduced expansion and contraction cycles.

While Portland cement-based mortar works well for post-1900 buildings with hard-fired bricks, it can cause problems for older buildings. Portland cement-based mortar is harder than the old bricks and does not allow for proper expansion and contraction of materials. Since the mortar is inflexible, it places the tension on the surrounding bricks. This often leads to cracking and can cause the face of the brick to break off (spalling).

As such, new mortar on buildings with historic lime-based mortars are to be softer than the surrounding masonry and no harder than the original mortar. While mortars should ideally be custom matched to the existing mortar, a mixture consisting of one part lime to two parts of the smallest available mesh sand is recommended as a general starting point. A small amount of Portland cement may be added to improve the workability of the mixture, but no more than 20% of the total volume of the mortar mixture should consist of Portland cement. Larger concentrations of Portland cement will cause the mortar to be too hard.

- c. In instances where a chimney is made non-functional, the chimney shall be retained and a clay, slate, or stone cap installed to seal its opening. The cap shall be installed so that it does not diminish the original design, damage historic materials, or require removal of features.
- d. Shortening or removing original but non-functional chimneys is prohibited unless necessitated by imminent structural failure.
- e. When rebuilding a collapsed or removed chimney is necessary or constructing a new chimney, traditional materials such as brick or stone shall be used. Simulated masonry is prohibited.

**5.4 RETAIN AND REPAIR HISTORIC PARAPETS AND CORNICES AS CHARACTER-DEFINING FEATURES**

- a. Historic parapets and cornices shall be preserved through appropriate maintenance.
- b. The scale, character, and configuration of historic cornices shall be maintained. Removing intact components or adding features with no historical basis is prohibited.
- c. The scale and proportion of parapets shall be maintained. Lowering or removing a parapet instead of stabilizing or repairing it is prohibited.

**VISUAL DISTINCTION.** Cornices and parapets add a great variety of rich detail to Columbia's historic commercial buildings. Such elements are to be preserved as traditional character-defining features of the district alongside other critical components such as storefronts, decorative moldings, and decorative brickwork.





REPAIR NOT COVER. Deteriorated sections of cornices are to be repaired in-kind or with compatible materials. Long-term or permanent covering over of deteriorated cornices is not an appropriate alternative to repair.

- d. Repair and replacement of cornices shall be limited to sections that are missing or deteriorated beyond repair. Total replacement of largely intact cornices shall be prohibited.
- e. Deteriorated sections and individual features shall be replaced with materials visually compatible with the original in size, shape, scale, profile, color, and texture.
- f. Replacement of deteriorated elements with in-kind materials is encouraged where feasible and practical. Substitute materials will be evaluated by the HZC on a case-by-case basis in consideration of their compatibility with original features.

#### 5.5 MAINTAIN COMPATIBILITY WHEN RECONSTRUCTING MISSING CORNICES

- a. Where a historic cornice is missing and reconstruction is desired, the new design shall be compatible with the building's age, style, scale, and materials.
- b. The design and composition of reconstructed cornices shall be based on physical or historical evidence. In the absence of sufficient evidence, a simplified cornice design shall be used. Taking visual cues from extant cornices on buildings of a similar age and style in the district is appropriate.
- c. New cornices shall be properly flashed and sloped to minimize potential moisture buildup and water penetration into the building.

#### 5.6 MINIMIZE THE VISUAL IMPACTS OF ROOFTOP ADDITIONS AND EQUIPMENT

- a. Rooftop additions are generally discouraged. In cases where a rooftop addition is permitted, it shall be setback from the face of the building to minimize its appearance and maintain perception of the building's original massing.
- b. Skylights, vents, rooftop gardens, rooftop decks, and rooftop mechanical equipment such as air-handling units shall be placed toward the rear elevation or in inconspicuous locations where they will not detract from the character of the building. Installation on a façade roof slope or flat roof near the front face of the building is prohibited.
- c. Rooftop additions shall be designed to be compatible with the building in scale and composition as well as the character of the surrounding district.
- d. New rooftop features that require alteration of the original roof shape and configuration or cause damage or removal of character-defining features and materials are prohibited.
- e. Utilizing round downspouts (either copper or painted to match a building's trim) is most appropriate for drainage systems in the commercial district. Coordinating collector systems among adjacent buildings to minimize the number of installations is encouraged.
- f. The installation of architectural details such as decorative cornices and brackets along the roofline of a building when there is no historical precedent conveys a false sense of history and is prohibited.



Objective: Maintain and preserve historic wall surfaces as character-defining features.

## EXTERIOR WALLS AND EXPOSED FOUNDATIONS

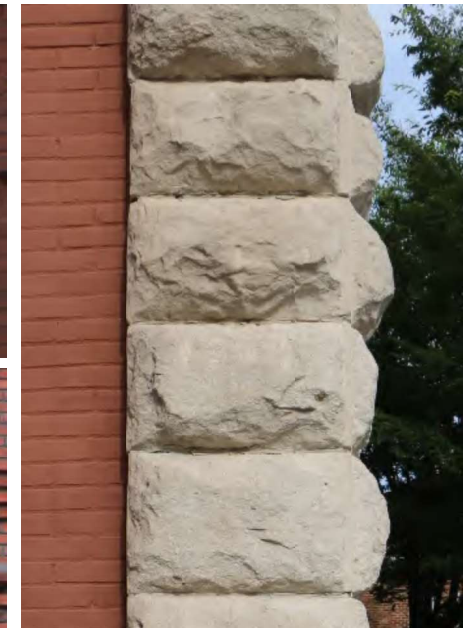
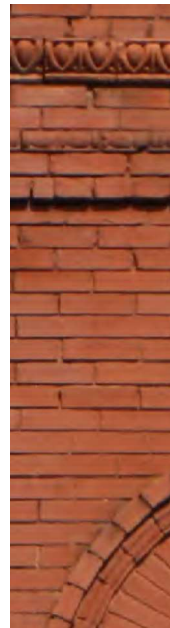
### 5.8 RETAIN THE CHARACTER AND FINISH OF HISTORIC WALL SURFACES

- a. The appearance of historic wall surfaces and exposed foundation materials, including their functional and decorative features, shall be maintained and repaired in accordance with the appropriate material guidelines.
- 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.
- d. The introduction of features such as vents, balconies, ornamental details, and awnings shall not compromise the integrity of the building or create a false sense of history or style.
- e. Masonry commercial buildings shall not be clad with another material. Painting historically exposed masonry surfaces is prohibited.
- f. Where present, historic exterior claddings shall be replaced only when original materials are deteriorated beyond repair. New claddings shall match the original in scale, profile, and finish as closely as possible so as to minimize impacts to the building's character.
- g. Trim work and accent finishes shall be replaced only when deteriorated beyond repair. Replace in-kind or, where appropriate, select alternative materials that match the original in scale, profile, detail, and finish.
- h. Uncovering and repairing historic wall and foundation surfaces that have been concealed is encouraged.
- i. Removing orphaned building elements such as junction boxes, cables and conduits, and other such features is encouraged.

## 5.9 PROTECT THE CHARACTER OF EXPOSED FOUNDATIONS

- a. When structural deterioration necessitates repair of exposed foundations, in-kind materials or compatible alternatives that replicate the original color, profile, configuration, and finish shall be used. Cladding, parging, or otherwise covering historically exposed foundation materials is not an appropriate alternative for repair and is prohibited.
- b. Historic foundation features such as windows, decorative vents, grills, piers, and latticework shall be retained and preserved.
- c. New foundation openings, including those for ventilation or mechanical installations, shall be located on rear elevations.

**DISTINGUISHING FEATURES.** 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.





**PROMOTING PEDESTRIAN INTERACTION.** Storefront entries are integral to the pedestrian experience and work alongside other storefront components to draw potential patrons into a business. Storefront entries (including access to upper stories) are to be preserved as character-defining features, and doors should maintain a transparency compatible with the display windows to maintain a cohesive street wall.

## STOREFRONT ENTRIES AND DOORS

### 5.13 RETAIN THE LOCATION AND CHARACTER OF HISTORIC STOREFRONT ENTRY ASSEMBLIES

- a. The location, size, and proportions of original door openings shall be retained.
- b. Door openings shall not be filled in, reduced, or enlarged. Boarding over of historic door openings is prohibited.
- c. Storefront entry openings shall not be enclosed. If entries to secondary spaces or upper-story spaces are no longer needed, retain the door opening, block it from the interior, and fix the door in place to maintain the exterior appearance.
- d. Historic exterior alcoves shall be retained. Infilling a historic alcove is prohibited unless sufficient evidence exists to warrant the return to a different configuration.
- e. Restoring previously altered or enclosed storefront openings is encouraged.
- f. Cutting new entry openings into the storefront or façade disrupts the historic relationship of the building to the street and shall be avoided.

### 5.14 RETAIN AND REPAIR HISTORIC DOORS AND ENTRY FEATURES ON THE FAÇADE

- a. Protective surface coatings shall be maintained. Historic doors, trim, and features such as transoms shall be retained. Deteriorated yet serviceable components shall be repaired rather than replaced.

- b. Only the deteriorated section of a component shall be repaired or selectively replaced. If removal of intact features is required for repair or replacement of another element, document their location prior to disassembly.
- c. Clear glass shall be used when repairing or replacing damaged glazing. Frosted, tinted, reflective, opaque, and other decorative glass are prohibited unless they were historically present.
- d. Removing historic leaded, art, or prismatic glass is prohibited.

### 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.

CERTIFICATE OF APPROPRIATENESS APPLICATION  
HISTORIC ZONING COMMISSION

APPLICANT

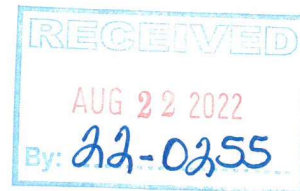
NAME	DAMON DESJARDIS	PHONE	629-395-5246
ADDRESS	700 WESTMINSTER DR. FRANKLIN TN 37067	EMAIL	damon@detailsdesign.us

PROPERTY OWNER

NAME	BERNARD PORTER	PHONE	615-400-8321
ADDRESS	305 W. 6TH ST. COLUMBIA TN 38401	EMAIL	bernard@pcgnashville.com

PROJECT INFORMATION: WORK SPECIFIC

<input type="checkbox"/> NEW CONSTRUCTION (select type) <ul style="list-style-type: none"> <li><input type="checkbox"/> Principle Structure</li> <li><input type="checkbox"/> Accessory Structure</li> </ul>		<input checked="" type="checkbox"/> NEW ADDITION (select type) <ul style="list-style-type: none"> <li><input type="checkbox"/> Principle Structure</li> <li><input checked="" type="checkbox"/> Accessory Structure</li> </ul>	
<input type="checkbox"/> DEMOLITION (select type) <ul style="list-style-type: none"> <li><input type="checkbox"/> Principle Structure</li> <li><input type="checkbox"/> Accessory Structure</li> <li><input type="checkbox"/> Site Features</li> </ul> <p><input type="checkbox"/> Loss of architectural and historical integrity and its removal will not adversely affect the district's historic character</p> <p><input type="checkbox"/> Denial of demolition will result in unreasonable economic hardship of the applicant</p> <p><input type="checkbox"/> Public safety and welfare requires the removal of the structure(s)</p> <p><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.</p>		<input type="checkbox"/> SIGNAGE (select type) <ul style="list-style-type: none"> <li><input type="checkbox"/> Wall</li> <li><input type="checkbox"/> Freestanding</li> <li><input type="checkbox"/> Window</li> <li><input type="checkbox"/> Temporary</li> <li><input type="checkbox"/> Other</li> </ul>	
		<input checked="" type="checkbox"/> EXTERIOR ALTERATIONS (select type) <ul style="list-style-type: none"> <li><input type="checkbox"/> Roofing/Roof Structure (Dormers, Chimneys)</li> <li><input type="checkbox"/> Exterior Door Replacement/Alterations</li> <li><input type="checkbox"/> Exterior Window Replacement/Alterations</li> <li><input type="checkbox"/> Foundation Alterations</li> <li><input type="checkbox"/> Exterior Siding/Finishes/Masonry</li> <li><input type="checkbox"/> Porch/Deck Alterations</li> <li><input checked="" type="checkbox"/> Other (explain): <b>NEW STONE WALL AND GATES IN BACKYARD</b></li> </ul>	





Project address:  
305 W. 6th Street  
Columbia, TN  
38401

Owner:  
Bernard Portcer

Date:  
Aug. 20, 2022

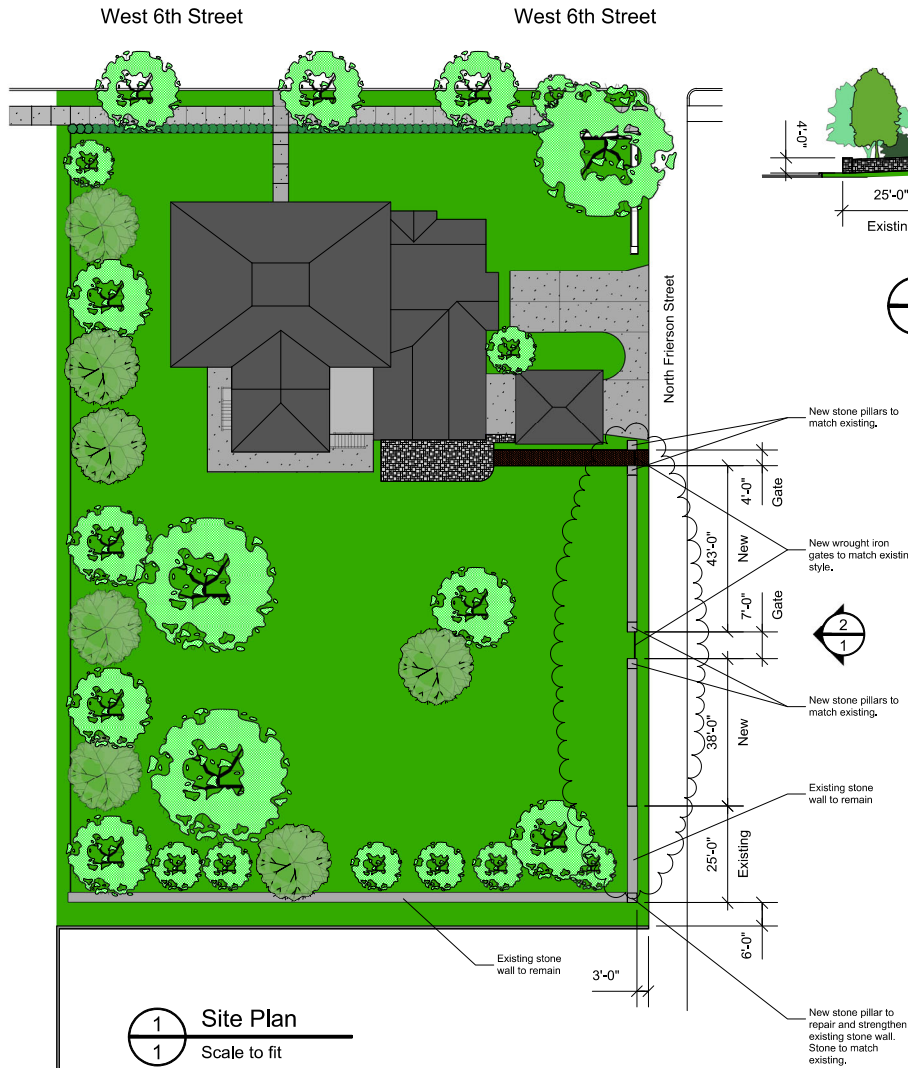
Scale:  
Fit to page

Sheet name:  
Site Plan

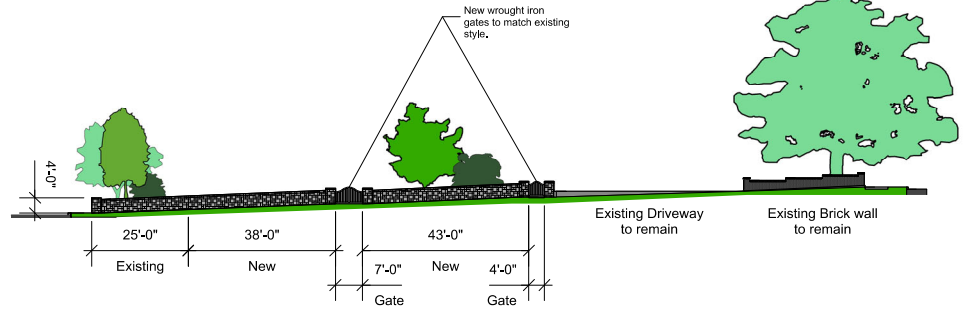
Sheet number:

**1**

1 of 1



**1** Site Plan  
**1** Scale to fit



**2** Elevation  
**1** Scale to fit

**DESCRIPTION OF WORK:**

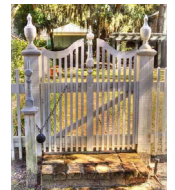
This project entails the repair of an existing stone wall by adding a corner pillar to strengthen the walls structural integrity. A new stone wall will be built connected to the existing wall using materials that match the existing structure. New stone pillars and wrought iron gates will enclose the backyard of the home, and will maintain the same distance from the street.

**NOTES:**

1. The existing stone wall shall be retained and repaired to its original appearance and be done so in accordance with respective materials guidelines.
2. New stone wall and stone pillars will be built using materials that match the existing wall.
3. The height of the new stone wall and pillars will not exceed 48" from ground level.
4. The two proposed wrought iron gates will be built and installed using protective finishes in order to maintain and extend the life of its feature.



**3** Example of existing stone wall  
**1** N/A



**4** Photos of existing stone wall  
**1** N/A

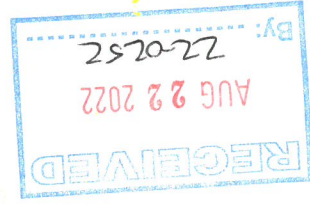
**5** Gate inspiration  
**1** N/A



Good Sign Design Co  
802 S Main St  
Columbia, TN

931.797.4348  
bryson@thatsagoodsign.co

Project Location:  
Ye Peddler Boutique



140"

THE BOUTIQUE

25.56"

- YE PEDDLER -

87"

24.85 sq/ft of 40 allowable sq/ft



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

HISTORIC ZONING COMMISSION
CERTIFICATE OF APPROPRIATENESS APPLICATION AND CHECKLIST
DEADLINE: 3RD 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.

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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

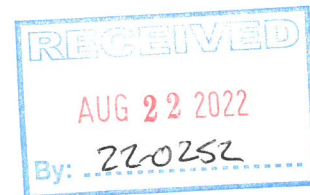
REQUIRED APPLICATION SUPPORTING MATERIALS

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:

Table with 3 columns: NEW CONSTRUCTION, NEW ADDITIONS; EXTERIOR ALTERATIONS; DEMOLITION, RELOCATION. Each column lists required materials such as project descriptions, site plans, photographs, and elevations.

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	Bryson Leach	PHONE	9317974348
ADDRESS	1001 hillcrest avenue, columbia, TN	EMAIL	bryson@thatsagoodsign.co

PROPERTY OWNER

NAME	Rachel Hughes	PHONE	931-374-0602
ADDRESS	305 west 8th street	EMAIL	yepeddler@hmail.com

PROJECT INFORMATION: WORK SPECIFIC

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

PROJECT INFORMATION	
ADDRESS:	307 W 8th Street
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	24.85

PROJECT INFORMATION: DESCRIPTION & SCOPE OF PROJECT
DESCRIBE PROPOSED PROJECT(S) AND LIST ALL PROPOSED MATERIALS. ATTACH ADDITIONAL SHEETS IF NECESSARY:
Metal sign 3/8" thick painted gold
140" x 25.56" Affixed to the facade of the house
Tallest letter: 15.96"

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

Bryson Leach  
 APPLICANT NAME

  
 APPLICANT SIGNATURE

08/19/2022  
 DATE

Rachel Hughes  
 PROPERTY OWNER NAME

  
Rachel Hughes (Aug 22, 2022 12:08 CDT)  
 PROPERTY OWNER SIGNATURE

Aug 22, 2022  
 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			

**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)**

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

**HISTORIC DISTRICT DESIGN GUIDELINES**

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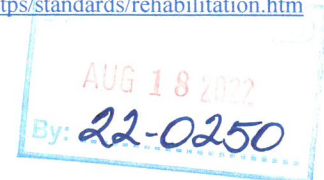
**REQUIRED APPLICATION SUPPORTING MATERIALS**

Please consult the list below for the necessary supporting materials to include within application packets. **Ten (10 hard copies of the request plus a PDF version on a thumb drive or CD** 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.

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CERTIFICATE OF APPROPRIATENESS APPLICATION  
HISTORIC ZONING COMMISSION

APPLICANT

NAME	Lily Jane (May McEwen)	PHONE	931 698 2963
ADDRESS	40 Public Square	EMAIL	hello@lilyjanecolumbia.com

PROPERTY OWNER

NAME	Dan McEwen	PHONE	931 626 0241
ADDRESS	2583 Antrim Circle - Columbia	EMAIL	dan@mcwengroup.com

PROJECT INFORMATION: WORK SPECIFIC

<input type="checkbox"/> NEW CONSTRUCTION (select type) <input type="checkbox"/> Principle Structure <input type="checkbox"/> Accessory Structure	<input checked="" type="checkbox"/> NEW ADDITION (select type) <input type="checkbox"/> Principle Structure <input checked="" type="checkbox"/> Accessory Structure ?
<input checked="" type="checkbox"/> DEMOLITION (select type) <input type="checkbox"/> Principle Structure <input checked="" 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 (select type) <input checked="" type="checkbox"/> Wall <input type="checkbox"/> Freestanding <input type="checkbox"/> Window <input type="checkbox"/> Temporary <input type="checkbox"/> Other  <input type="checkbox"/> EXTERIOR ALTERATIONS (select type) <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 checked="" type="checkbox"/> Other (explain): removal of old sign + addition of new sign.

PROJECT INFORMATION	
ADDRESS:	40 Public Square - Columbia
SQUARE FOOTAGE OF PROPOSED ADDITIONS/NEW CONSTRUCTION:	EXISTING: <del>?</del> ft <sup>2</sup> PROPOSED: <del>6</del> ft <sup>2</sup>
HEIGHT OF STRUCTURE FOR ADDITIONS/NEW CONSTRUCTION:	EXISTING: <del>High!</del> ft PROPOSED: 10.8 ft
SQUARE FOOTAGE OF PROPOSED SIGNAGE	6 ft.

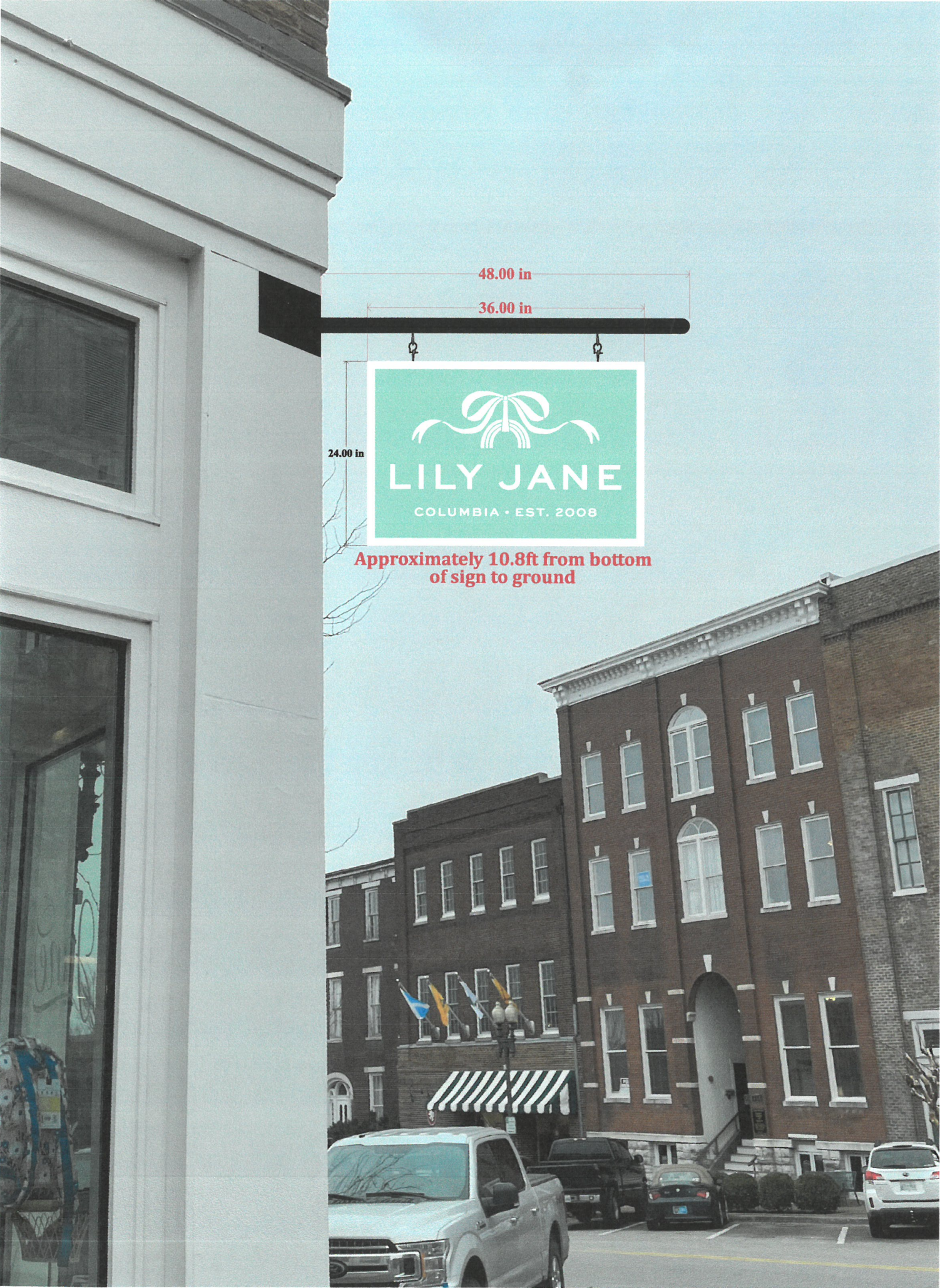
PROJECT INFORMATION: DESCRIPTION & SCOPE OF PROJECT
DESCRIBE PROPOSED PROJECT(S) AND LIST ALL PROPOSED MATERIALS. ATTACH ADDITIONAL SHEETS IF NECESSARY:
removal of old sign - sign is mounted way too high and has faded. Replacing of old sign with new logo and lower hanging sign.

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

<u>Wally McEwen</u> APPLICANT NAME	<u>[Signature]</u> APPLICANT SIGNATURE	<u>3.13.22</u> DATE
<u>Don McEwen</u> PROPERTY OWNER NAME	<u>[Signature]</u> PROPERTY OWNER SIGNATURE	<u>3.13.22</u> DATE

STAFF USE ONLY

DOCKET NO.	22-0250	FEE PAID	<input checked="" type="checkbox"/>
RECEIPT NO.	NA	REQUESTED AGENDA	
DATE NOTICES SENT TO ADJACENT PROPERTY OWNERS			
DATE OF PUBLIC NOTICES IN DAILY HERALD			
COMMISSION ACTION			



48.00 in

36.00 in

24.00 in



Approximately 10.8ft from bottom  
of sign to ground

36.00 in

24.00 in

24.00 in



- Border and graphics are to be raised.
- Double Sided
- 2" Thick HDU routed 1/4" deep
- Painted white & Teal (C:33 M:1 Y:17 K:0)
- Eye bolts & Screw Pin Ankle Shackles for hanging at 24" center to center



2.00 in



**SIGNS FIRST**  
 — FRANKLIN, TENNESSEE —



RIGHT SIDE OF BUILDING

H = 1 FT

PRIVACY FENCE

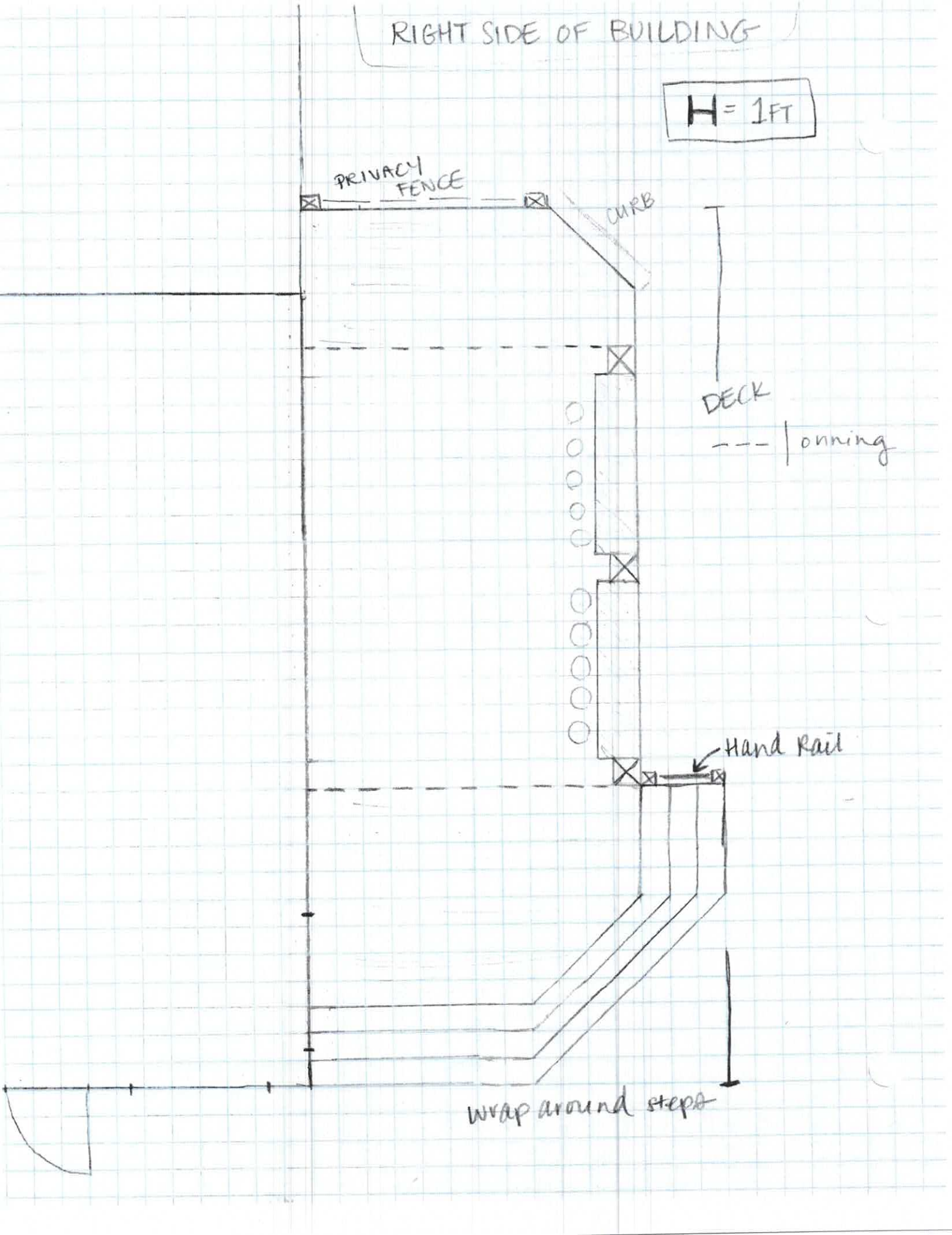
CURB

DECK

--- | onning

Hand Rail

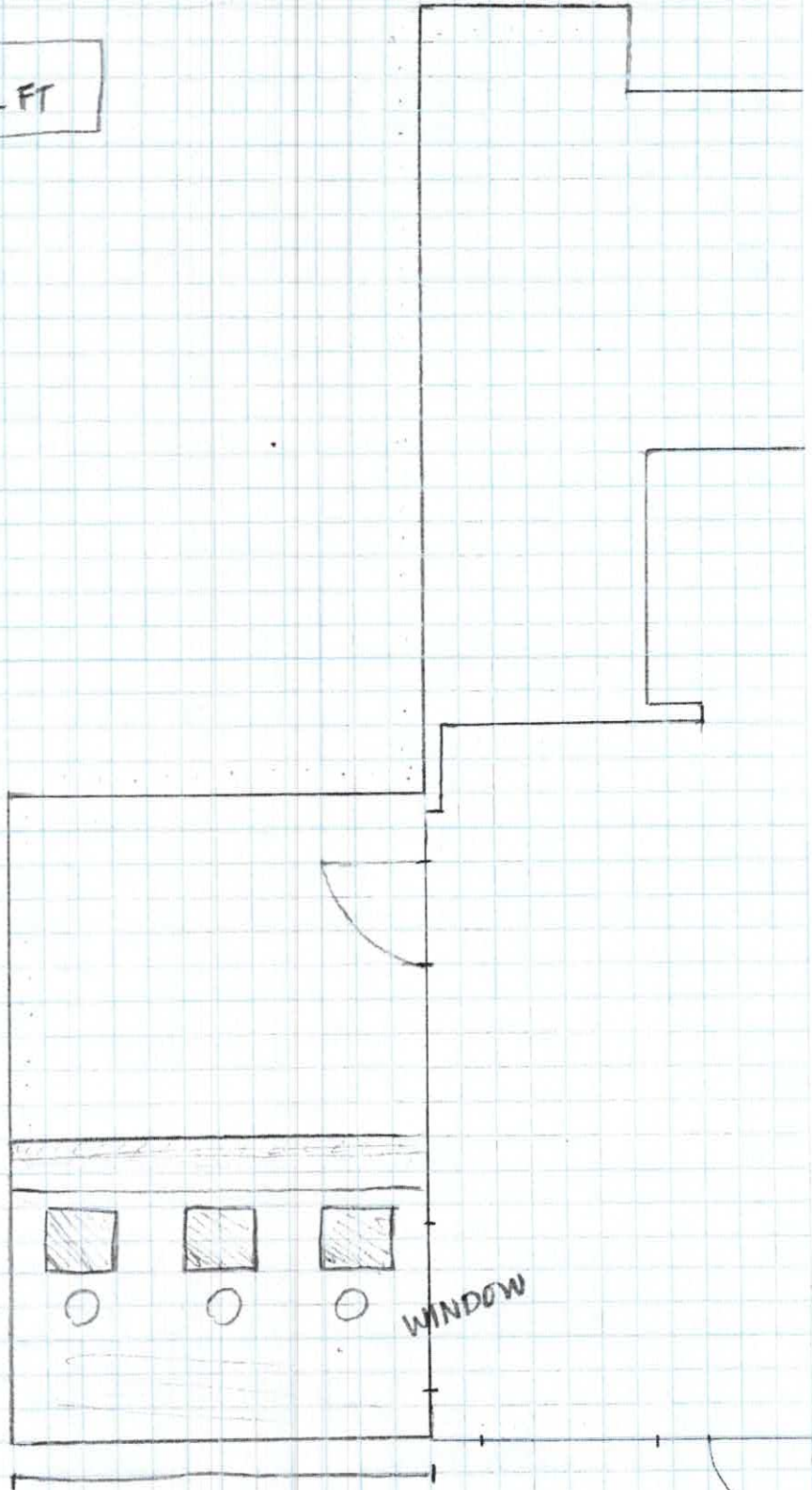
wrap around steps



LEFT SIDE OF BUILDING

H = 1 FT

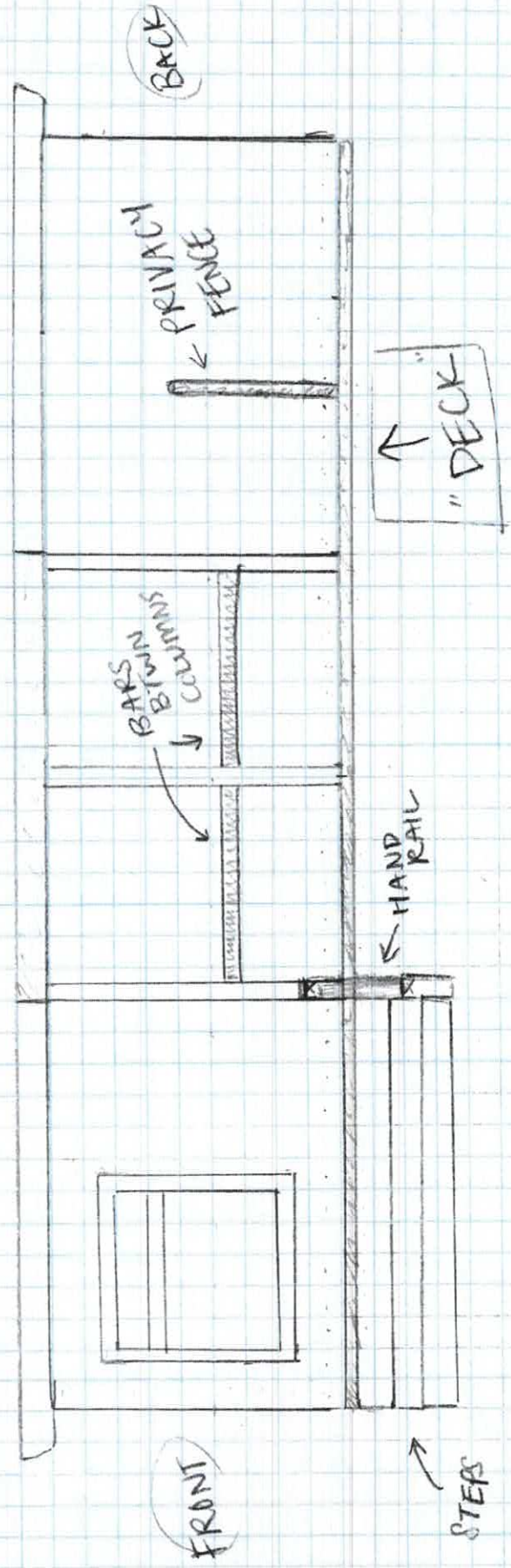
DECK  
12' x 9'



WINDOW

FRONT

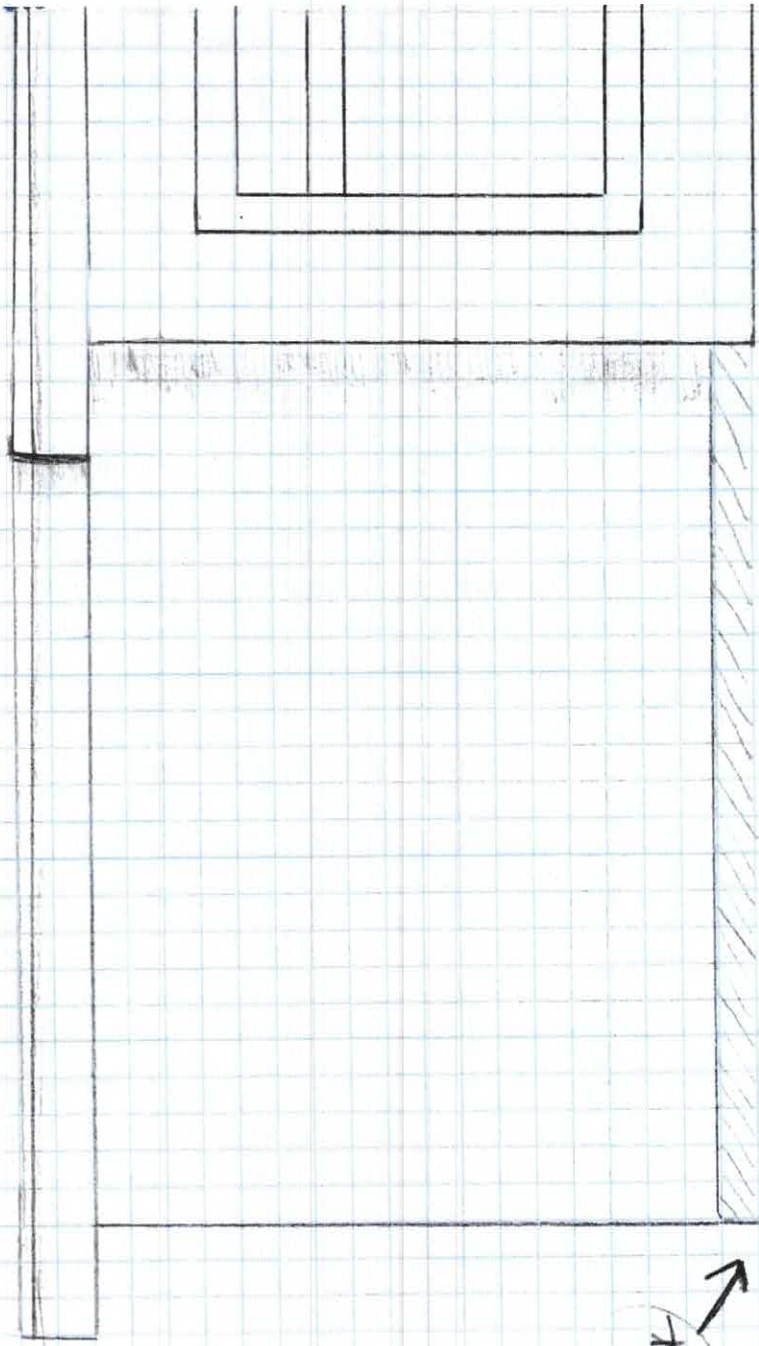
LOOKING AT  
RIGHT SIDE OF BUILDING



H = 1 FT

Left side of Building

DECK



FRONT

Low DECK

CERTIFICATE OF APPROPRIATENESS APPLICATION  
HISTORIC ZONING COMMISSION

APPLICANT Buck & Board

NAME	Debbie Cooper d.b.a	PHONE	931-446-6113
ADDRESS	100 W. 5th Street	EMAIL	Debbie38401@hotmail.com

PROPERTY OWNER

NAME	Todd Burchell	PHONE	931-540-8881
ADDRESS	1159 Trotwood Ave	EMAIL	

PROJECT INFORMATION: WORK SPECIFIC

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

PROJECT INFORMATION	
ADDRESS:	100 W. 5 <sup>th</sup> Street
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:
See attached.

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

Debbie Cooper      Debbie Cooper      8/10/22  
 APPLICANT NAME      APPLICANT SIGNATURE      DATE  
 d.b.a. Buck & Board

Todd Burchell      A. Burchell      8/10/22  
 PROPERTY OWNER NAME      PROPERTY OWNER SIGNATURE      DATE

*STAFF USE ONLY*

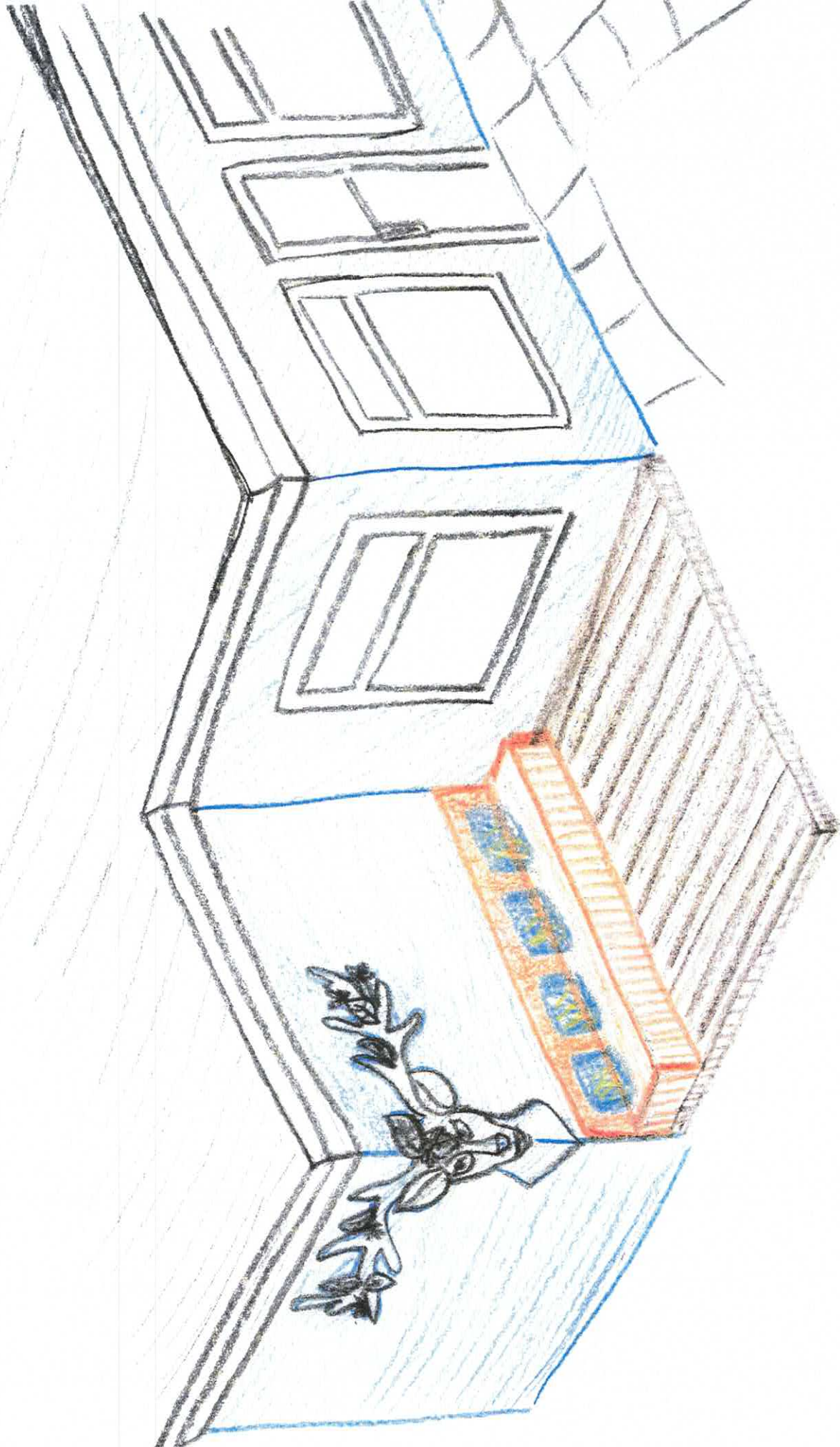
DOCKET NO.		FEE PAID	
RECEIPT NO.		REQUESTED AGENDA	
DATE NOTICES SENT TO ADJACENT PROPERTY OWNERS			
DATE OF PUBLIC NOTICES IN DAILY HERALD			
COMMISSION ACTION			

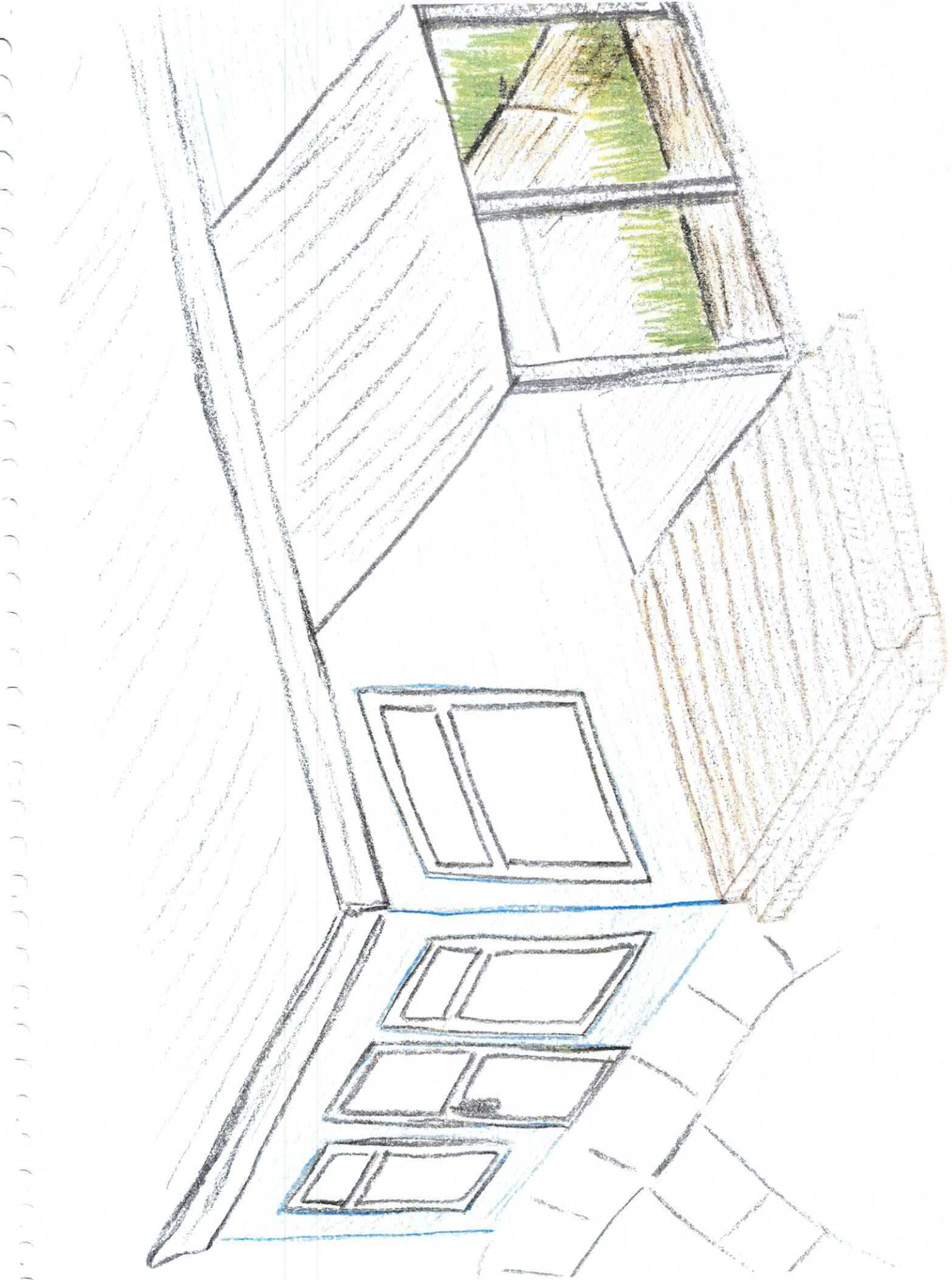
**BUCK & BOARD RESTAURANT**  
**100 WEST 5<sup>TH</sup> STREET**  
**(former location of The Cranky Yankee)**

**DIRECTION AND SCOPE OF PROJECT:**

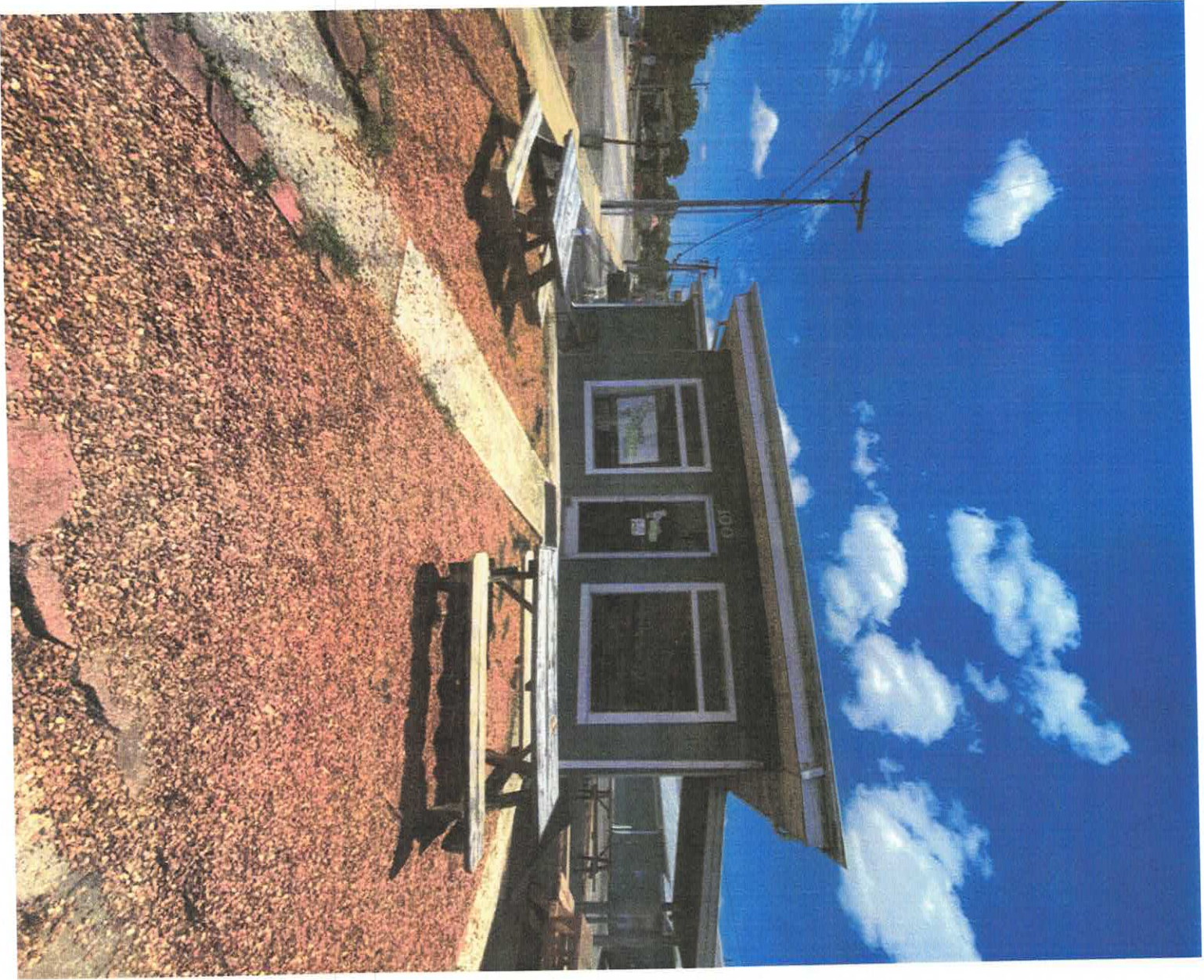
Debbie Cooper, d.b.a., Buck & Board Restaurant, desires to make certain aesthetic improvements to the outdoor area, both in front of the building and to the left and right sides of the building and proposes the following:

1. Color: the current color is a greyish-blue color. Ms. Cooper proposes to stay in the same color family as the current color, but to go a shade darker, so the color would be a darker grey-blue and is a Sherwin Williams color called "Cheating Heart". (See photo of prior location attached)
2. Deer logo: In essence, it would be the same deer logo that Buck and Board had at the prior location at 109 E. 6<sup>th</sup> Street. (See photo of prior logo attached). The deer would be painted on the building with white paint and done by local artist Whitney Herrington. The deer would be painted on the left side (West 5<sup>th</sup> side of the street) of the building. (See drawing attached)
3. Bench seat: A bench would be built on the left side of the building, underneath the deer logo, where tables and seating would be made available for customers. (See drawing attached)
4. Wood decking (left side): Wood decking would be built in front of the bench seat on the left side to level-out the pavement in that area, making it much more conducive for tables and chairs. (See drawing attached)
5. Wood decking (right side): Wood decking would be built on the right side of the building (South Main side) abutting up to a concrete pad already there. This would provide for a large level area for tables and chairs.
6. Front of building: currently there is pea gravel located on two triangular sections with the sidewalk running up in between the two sections. (See photo attached). Ms. Cooper proposes to replace the pea gravel with a green artificial turf in the two triangular sections. It is Ms. Cooper's intent to use a turf that is as close to "real" looking as possible.

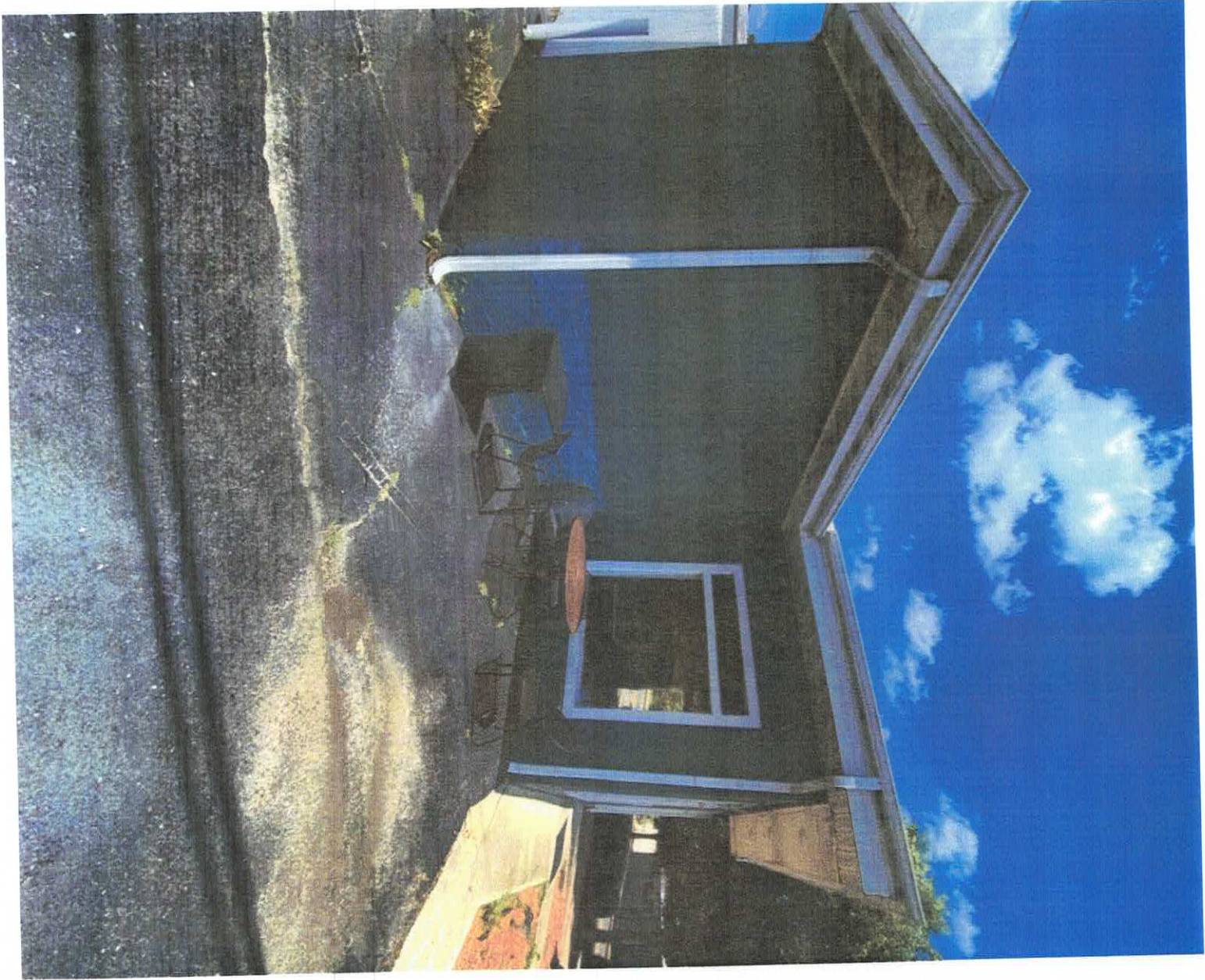












**CERTIFICATE OF APPROPRIATENESS APPLICATION**  
*HISTORIC ZONING COMMISSION*

**APPLICANT**

<b>NAME</b>	Marianne DeMeyers	<b>PHONE</b>	615-417-5589
<b>ADDRESS</b>	6936 Arno Allisona Rd, College Grove TN 37046	<b>EMAIL</b>	marianne@tincottage.com

**PROPERTY OWNER**

<b>NAME</b>	DanMark Co. (c/o Covalent Properties)	<b>PHONE</b>	615-579-0908
<b>ADDRESS</b>	132 2nd Ave N. #104 Franklin, TN 37064	<b>EMAIL</b>	eric@covalentproperties.com

**PROJECT INFORMATION: WORK SPECIFIC**

<input type="checkbox"/> <b>NEW CONSTRUCTION</b> ( <i>select type</i> )		<input type="checkbox"/> <b>NEW ADDITION</b> ( <i>select type</i> )	
<input type="checkbox"/> Principle Structure <input type="checkbox"/> Accessory Structure		<input type="checkbox"/> Principle Structure <input type="checkbox"/> Accessory Structure	
<input type="checkbox"/> <b>DEMOLITION</b> ( <i>select type</i> )		<input type="checkbox"/> <b>SIGNAGE</b> ( <i>select type</i> )	
<input type="checkbox"/> Principle Structure <input type="checkbox"/> Accessory Structure <input type="checkbox"/> Site Features		<input checked="" type="checkbox"/> Wall <input type="checkbox"/> Freestanding <input checked="" type="checkbox"/> Window <input type="checkbox"/> Temporary <input checked="" type="checkbox"/> Other projecting arm	
<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>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:	125 W. 7th 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 :	Building is 60' x 40'    EXISTING: _____ ft      PROPOSED: _____ ft
SQUARE FOOTAGE OF PROPOSED SIGNAGE	Wall = 27.5 sq ft,    Door Windows = 4 sq ft,    Projecting arm = 5.4 sq ft      Total Sq ft = 36.9 sq ft

PROJECT INFORMATION: DESCRIPTION & SCOPE OF PROJECT
DESCRIBE PROPOSED PROJECT(S) AND LIST ALL PROPOSED MATERIALS. ATTACH ADDITIONAL SHEETS IF NECESSARY: Wall: Painted Dover White (Sherwin Williams)
Tin Cottage Logo Hand Painted by Professional Sign Painter. Browder is a local Columbia Tn sign painter and has previously painted several historic buildings in Downtown Columbia. Lettering to be black with a slight shading of green that is the Tin Cottage logo color.
Door Windows: Vinyl Lettering by local sign company    PREVIOUSLY APPROVED-CURRENTLY EXISTING
Projecting Arm: Previously approved by HZC. - CURRENTLY EXISTING

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

Marianne DeMeyers      *Marianne DeMeyers*      6-24-22  
 APPLICANT NAME      APPLICANT SIGNATURE      DATE

Eric Elmquist      *C. Eric Elmquist*      6-24-22  
 PROPERTY OWNER NAME      PROPERTY OWNER SIGNATURE      DATE

STAFF USE ONLY

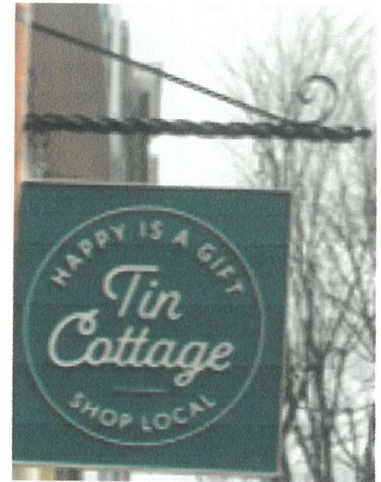
DOCKET NO.	<u>22-0234</u>	FEE PAID	<u>N/A</u>
RECEIPT NO.	<u>                    </u>	REQUESTED AGENDA	
DATE NOTICES SENT TO ADJACENT PROPERTY OWNERS			
DATE OF PUBLIC NOTICES IN DAILY HERALD			
COMMISSION ACTION			



CERTIFICATE OF APPROPRIATENESS APPLICATION  
TIN COTTAGE  
125 W 7th ST  
COLUMBIA, TN



EXISTING



Main Text Color BLACK

Shadow color as shown below to match

Benjamin Moore Historic Preservation Color Book

WILLIAMSBURG Colors

YOUR SELECTED COLOR

[« Back to Category | View All Colors »](#)



CW-550

Geddy Verdigris

Like 2