



AGENDA

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:

I. Roll Call

II. Approval Of Minutes

Documents:

[HZC_20220811 MINUTES - DRAFT COPY.DOCX](#)

III. Old Business

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](#).

22-0192 - Application And Supporting Documents

Documents:

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

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](#)

22-0192 - Staff Analysis

Documents:

[22-0192_STAFF REPORT_DOWNTOWNTEMPSIGNAGE.PDF](#)

2. 22-0209 - 924 S. Main Street - Exterior Alterations
Request from John Totty for exterior alterations approval at [924 S. MAIN STREET](#).

22-0209 - Application And Supporting Documents

Documents:

[22-0209_APP_0718.PDF](#)
[22-0209_924 SOUTH MAIN STREET_0718.PDF](#)

22-0209 - Staff Analysis

Documents:

924 S MAIN STREET STAFF REPORT.PDF

- 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](#).

22-0223 - Application And Supporting Documents

Documents:

[22-0223_APPLICATION_LETTER OF INTENT.PDF](#)
[22-0223_BINDER1.PDF](#)

22-0223 - Staff Analysis

Documents:

[22-0223_704 N MAIN_STAFF REPORT.PDF](#)

IV. New Business

- 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](#).

22-0255 - Application And Supporting Documents

Documents:

[22-0255_APPLICATION_08222022.PDF](#)
[22-0255_FENCEPLAN_08222022.PDF](#)

- 22-0252 - 307 W. 8th Street - Signage
Request from Bryson Leach for new wall signage at [307 W. 8TH STREET](#).

22-0252 - Application And Supporting Documents

Documents:

[22-0252_FACADE_YE PEDDLER.PDF](#)
[22-0252_APPLICATION_.PDF](#)

22-0252 - Staff Analysis

Documents:

[22-0252_STAFF REPORT_307 W 8TH_09082022.PDF](#)

- 22-0250 - 40 Public Square - Signage
Request from Lucy McEwen for new blade sign and bracket at [40 PUBLIC SQUARE](#).

22-0250 - Application And Supporting Documents

Documents:

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

22-0250 - Staff Analysis

Documents:

[22-0250_STAFF REPORT_40 PUBLIC SQUARE_09082022.PDF](#)

- 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](#).

22-0237 - Application And Supporting Documents

Documents:

[22-0237_BUCK AND BOARD_08222022.PDF](#)

[22-0237_APPLICATION_08222022.PDF](#)

5. 22-0234 - 125 W. 7th Street - Signage
Request from Marianne DeMeyers for new signage at [125 W. 7TH STREET](#).

22-0234 - Application And Supporting Documents

Documents:

[22-0234_APPLICATION_07202022.PDF](#)
[22-0234_PROPOSEDSIGN_07202022.PDF](#)

22-0234 - Staff Analysis

Documents:

[22-0234_STAFF REPORT_125 W 7TH_09082022.PDF](#)

V. Other Business

VI. Adjourn

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

The [2022 meeting schedule](#) and [Historic District Design Guidelines](#) can be found on the City of Columbia Historic Zoning Commission [webpage](#).

An interactive map showing the boundaries of the historic districts can be found accessed from the City's [website](#).

For other questions, please contact the [Department of Development Services](#) at 931-560-1560.

City of Columbia
HISTORICAL ZONING COMMISSION
August 11, 2022

CALL TO ORDER:

Ms. Hayes called the August meeting of the Historical Zoning Commission for the City of Columbia to order at 4:02 p.m. The meeting was held in Conference Room A, City Hall, basement level.

ROLL CALL: Quorum present and included the following:

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

Absent were: Dr. Hendrickson
Mr. Ray Pace

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

2. APPROVAL OF MINUTES:

The July meeting minutes were presented for approval. Mr. Nuber made the motion to approve with Ms. Potter seconding. Motion to approve passed five to zero.

3. *Old Business*

AGENDA ITEM #3.1

Case# 22-0165

Request from Ben Sanders for new addition at 814 West 7th Street.

Staff Recommendation:

The applicant was available per conference call. Mr. Brass presented the details of the request. He stated that this is a gable style carport.

City of Columbia
HISTORICAL ZONING COMMISSION
August 11, 2022

Discussion:

The discussion included posts, masonry, brick base, and acceptable material. Mr. Kilgore moved to approve, with Mr. Nuber seconding. Motion to approve passed five to zero.

AGENDA ITEM #3.2

Case# 22-0192

Request from City of Columbia Marketing and Tourism for approval of temporary window signage in the Downtown Commercial District.

Staff Recommendation:

Mr. McCarthy presented the details of the applicant's request.

Discussion:

Ms. Kellye Murphy, Tourism Director was present to answer questions. Ms. Murphy stated that vinyl would be too costly to use. Being able to print off large paper format options, and fit those within the windows, or doors would be options. Discussion included the risk of advertisement, seeing something pleasing in the windows downtown, full color photos, the URL, and empty buildings. Ms. Murphy asked if there is a way to create it in order that they are the one to come into a room under renovation and do this type of thing. Further discussion included liability, window graphics are approved at the staff level, twenty percent window covering, consistency, and cost. Ms. Murphy stated that if this Commission likes the idea she will continue to explore the idea and come back with a sample. Additional discussion included butcher paper, image with a phrase on it, classifications, all signage in the Historic District requires a COA, utility boxes, decorative, and coroplast. Ms. Murphy asked what if they did something that stood but not technically not in the window. Further discussion included not fitting it to the window, movable, door, budget, visibility, window and door graphic, no more than twenty percent of graphic, wording, not affixed to the window, guidelines, exceptions, start with off the window version, reusable, behind the glass, get one made up and present it. Mr. Kilgore moved to defer, with Ms. Potter seconding. Motion to defer passed five to zero.

4. New Business

AGENDA ITEM #4.1

Case# 22-0209

Request from John Totty for exterior alterations approval at 924 South Main Street.

City of Columbia
HISTORICAL ZONING COMMISSION
August 11, 2022

Staff Recommendation:

Mr. McCarthy presented the details of the applicant's request. The applicant began work on this project and received a stop work order. He made an application for a Certificate of Appropriateness to improve the façade of a non-contributing structure. Staff recommends that the applicant be requested to provide additional information for review.

Discussion:

Mr. Bobby Lovell, was present to answer questions. Discussion included changing the windows to aluminum clad, glass door, painting the outside, hardie board siding, rotten at the bottom, didn't know they had to have a permit, not grandfathered in, new construction has to meet the guidelines, it doesn't meet the design for the age of the building, material, historical precedence, lap siding, wood fiber, store front looking, and transom above the door. Ms. Hayes inquired if they were going to improve this and look for a tenant. Mr. Lovell stated yes. He also stated that they are open to suggestions. Additional discussion included this is noncontributing, leasing, traditional store front look, and windows. Mr. McCarthy stated that the recommended motion is to table for future consideration. The client application is insufficient to make a decision. Staff recommends to table the application, and request that the applicant provide revised plans that better reflect plans conforming to the Guidelines for review. Further discussion clarifications of the window, the goal is to pull the permit, changing windows requires pulling a permit, staff will work with the applicant, and to defer for the design. Ms. Hayes moved that there is insufficient information to make a decision, and to table the application, and request that the applicant provide a more detailed design plan that fits the Historic Guidelines better for the district, and bring it back for review at a future meeting. Ms. Lucas seconded. Motion to defer passed five to zero.

AGENDA ITEM #4.2

Case# 22-0221

Request from Hallmark Homes for new construction at Lot 9 in Charles Place.

Staff Recommendation:

Mr. Brass presented the details of staff report. The request would meet the guidelines for particularities material type.

Discussion:

Mr. Jerry Earwood, was present to answer questions. Discussion included neighborhood approval, HOA restriction, civil matter, building two, same

City of Columbia
HISTORICAL ZONING COMMISSION
August 11, 2022

material as last time, last month conditioned a rear patio fully brick elevation change, railing in the front, the deck can be wood, if Architecture neighborhood committee had approved, it meets our guidelines, the designers is working directly with the HOA, front elevations, bland walls, roof design layout, functional standpoint, wood steps, and windows aluminum clad. Ms. Hayes moved to approve, with aluminum wood clad windows. Mr. Kilgore seconded. Motion to approve passed five to zero.

Ms. Hayes made the motion to amend the agenda to add Item number 22-0201 request for signage in the Downtown District, at the end of the meeting. Mr. Nuber seconded. The motion passed five to zero.

AGENDA ITEM #4.3

Case# 22-0223

Request from Ben Black and New Nelson Hotel Ventures, LLC to restore the brick façade, modify windows, and make other alterations to 704 North Main Street.

Staff Recommendation:

Mr. McCarthy presented the details of staff report. This is the Nelson Hotel. The request includes reconstructing the walls, repairing the doors, and they may reconstruct the stairs leading to the front. Staff felt that it wasn't sufficient information giving the importance of this building. It wasn't clear what the scope of the work was.

Discussion:

The applicant was not present to answer questions. Discussion included more details, reconstruction with some of the original bricks, giving specific directions, renderings, style, appearance, the kitchen, brick, one story, it doesn't look like it is following the floor plan, proposed elevation, architect blending with the existing facility, and additional structure. Ms. Hayes moved to defer, due to lack of information from the applicant and being available to discuss the item at the next meeting. Mr. Kilgore seconded. Motion to defer passed with a vote of four to zero. Ms. Lucas left the meeting early.

AGENDA ITEM #4.3

Case# 22-0223

Request from Sarina Walker for wall mounted signs and window signs on a non-contributing structure at 707 North Garden Street.

City of Columbia
HISTORICAL ZONING COMMISSION
August 11, 2022

Staff Recommendation:

Mr. McCarthy presented the details of staff report. The subject property was constructed in 1920. It was subject of a recent renovation which was approved. The applicant proposed to install wall mounted signs. It meets the guidelines, and staff recommends approval.

Discussion:

Ms. Sarina Walker, was present to answer questions. Discussion included the height, size, and material of the letters, lighting, healing studio, the sign lettering meets the size requirement, vinyl. Mr. Kilgore moved to approve the issuance of a Certificate of Appropriateness with the sign conforming to the District design guidelines subject to the following conditions that the vinyl graphics placed on the window and doors not cover more than twenty percent of any area glass or window. Ms. Potter seconded the motion. Additional discussion included the height of the lettering. Motion to approve passed four to zero.

5. OTHER BUSINESS:

No other business was presented.

6. ADJOURNMENT:

Ms. Hayes made the motion to adjourn the meeting with Mr. Kilgore seconding. Motion to adjourn passed four to zero. The meeting adjourned at 5:13 p.m.

Historical Zoning Commission Chairperson Date



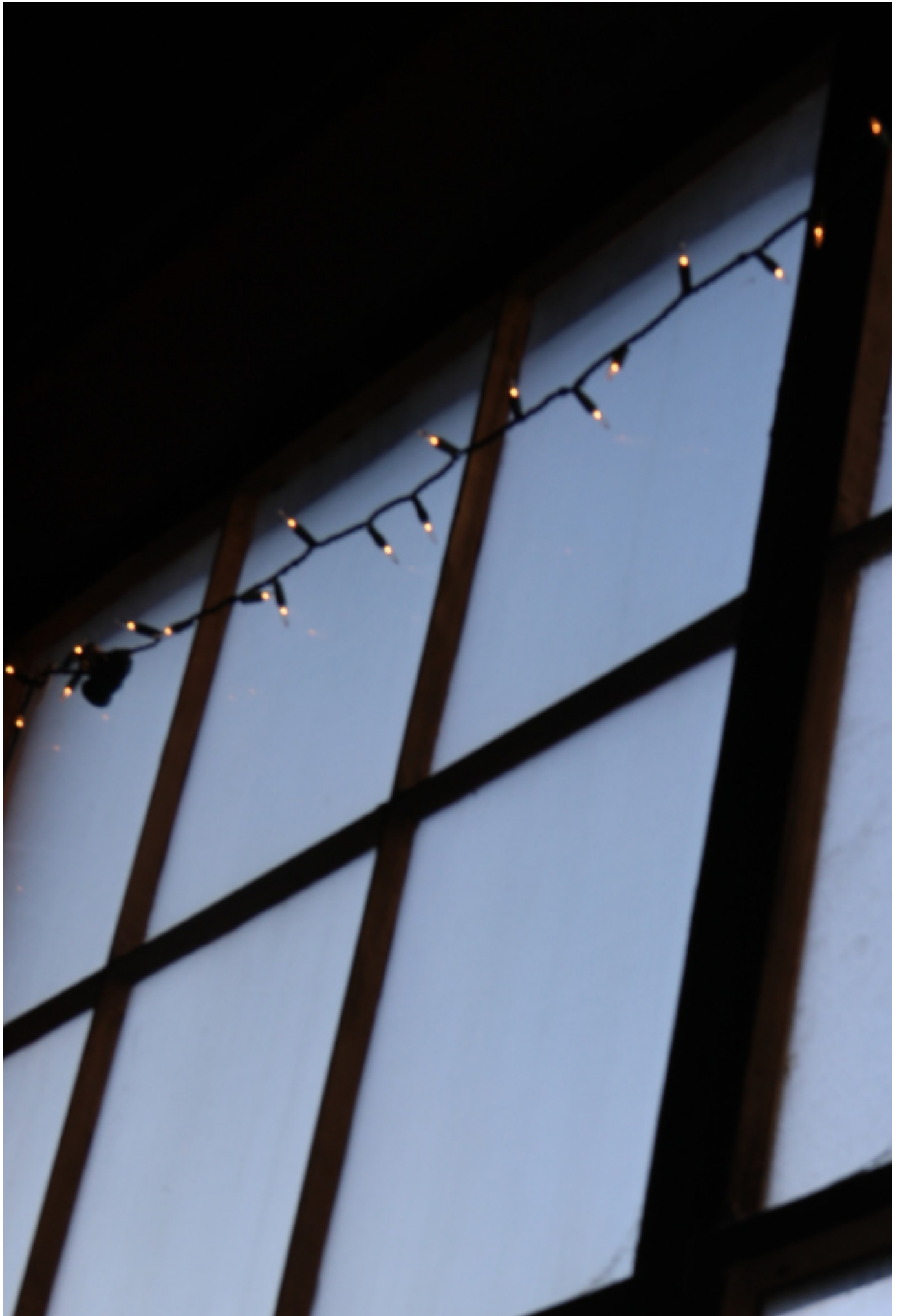






CON

SO





ON

W



ON

W



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

CONTACT INFORMATION

Kevin C. McCarthy, Planning Associate II, 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: 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) 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 3rd 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

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"> ○ Description of project and proposed materials ○ Site plan ○ Lot survey ○ Architectural elevations or drawings ○ Photographs of project site location ○ Photographs of existing building. 	<ul style="list-style-type: none"> ○ Description of project and proposed materials ○ Photographs of project site location ○ Architectural elevations or drawings ○ Specification information for any proposed materials/architectural features ○ Documentation of earlier historic appearance (restoration only) ○ Photographs of existing building. 	<ul style="list-style-type: none"> ○ Please consult the <i>Historic District Design Guidelines</i>. Pre-application meeting with the City Staff is required for proposed principal structure demolitions and relocations.

Note: The applicant shall provide any additional information 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):



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) 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 3rd 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

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"> o Description of project and proposed materials o Site plan o Lot survey o Architectural elevations or drawings o Photographs of project site location o Photographs of existing building. 	<ul style="list-style-type: none"> o Description of project and proposed materials o Photographs of project site location o Architectural elevations or drawings o Specification information for any proposed materials/architectural features o Documentation of earlier historic appearance (restoration only) o Photographs of existing building. 	<ul style="list-style-type: none"> o Please consult the <i>Historic District Design Guidelines</i>. Pre-application meeting with the City Staff is required for proposed principal structure demolitions and relocations.

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 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 ² PROPOSED: <u> </u> ft ²
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	
-------------------	--

John Totty
924 South Main Street
Columbia, TN 38401

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

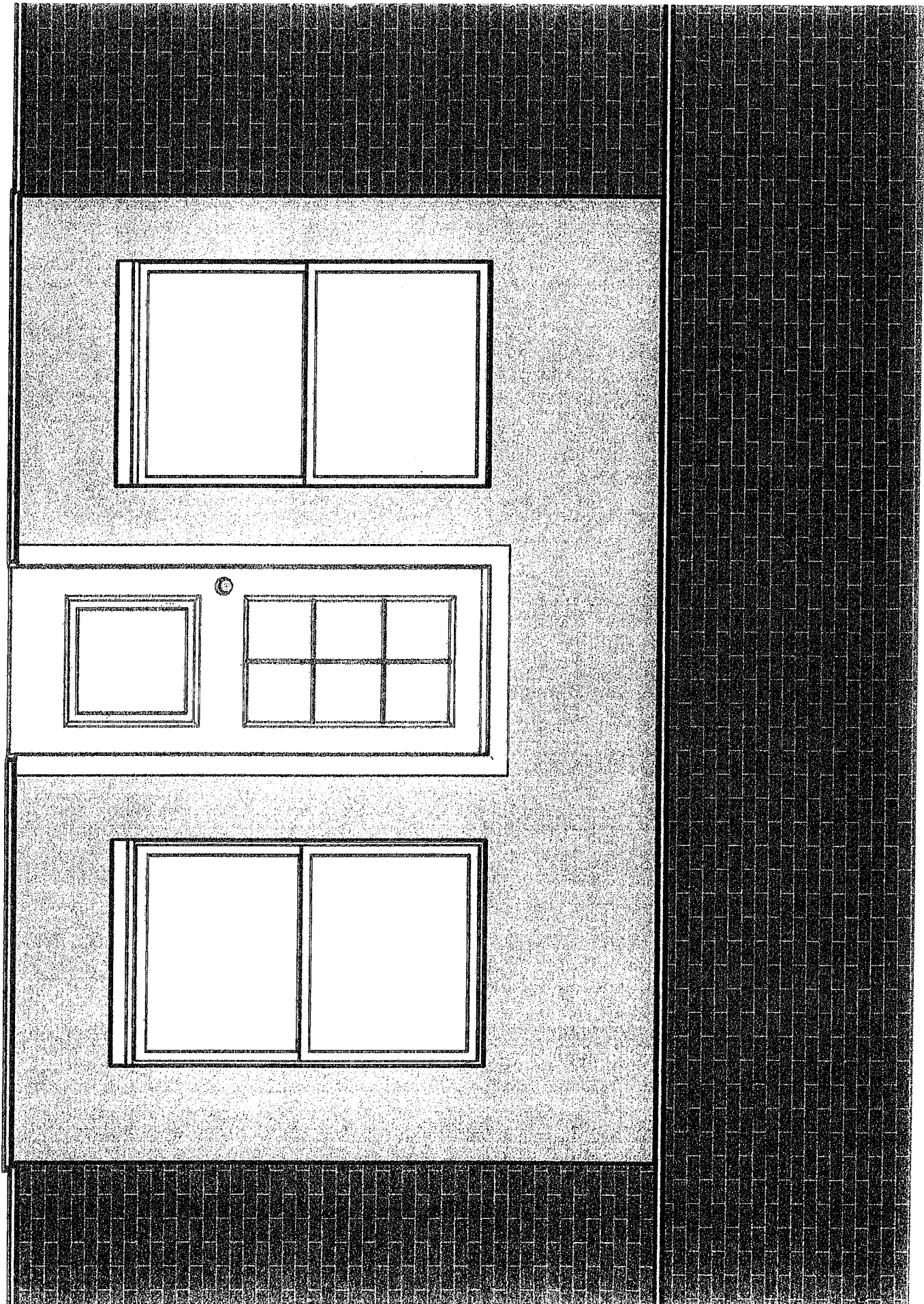
BEFORE





NOW

FUTURE-924



CONTACT INFORMATION

Kevin McCarthy, Planning Associate II, 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 9th 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.

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 ² PROPOSED: <u>832</u> ft ²
HEIGHT OF STRUCTURE FOR ADDITIONS/NEW CONSTRUCTION :	EXISTING: <u>42</u> ft PROPOSED: <u>13</u> ft
SQUARE FOOTAGE OF PROPOSED SIGNAGE	

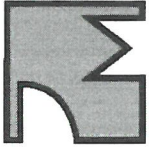
PROJECT INFORMATION: DESCRIPTION & SCOPE OF PROJECT
DESCRIBE PROPOSED PROJECT(S) AND LIST ALL PROPOSED MATERIALS. ATTACH ADDITIONAL SHEETS IF NECESSARY:
Please see the attached letter from Darren Machulsky, the architect on this project.

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

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

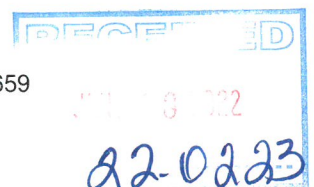
The intent of this letter is to briefly explain the our goals with respect to the renovations associated with The Nelson House Hotel. The majority of the building has already been renovated and much of the historically significant components have long since been removed and /or replaced already. That 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.

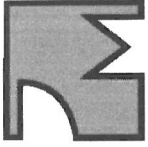
We envision the end user to be a high end restaurant. This building will require the addition of a elevator and an additional structure to house a commercial kitchen. The submitted plans represent an example of a kitchen to show the required size that the intended addition would need to be.

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.

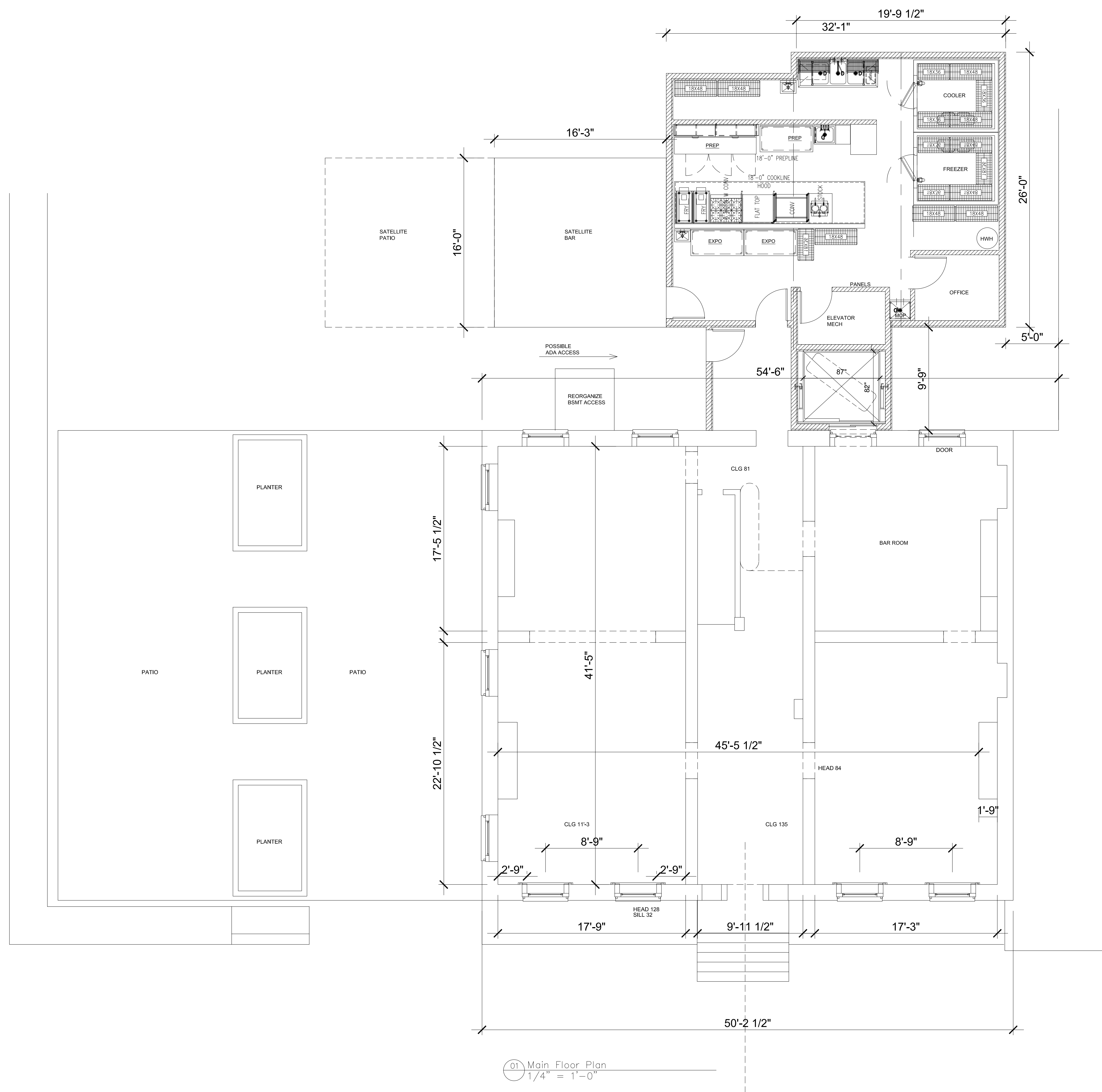
We intend to patch and repair the front door assembly, the exterior stair, the frieze boards and corbels as they currently are. We plan to install copper leaders on the facades as appropriate. Based on means and methods to be determined at a later date that plan may change. For example we may have to 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



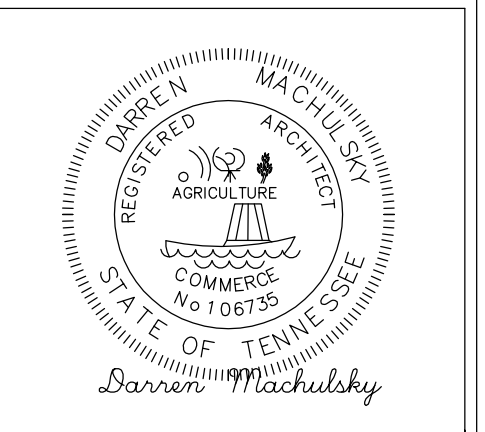
01 Main Floor Plan
 1/4" = 1'-0"

Copyright © 2022
 Darren Machulsky Architect Inc.
 ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DARREN MACHULSKY ARCHITECT INC.

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

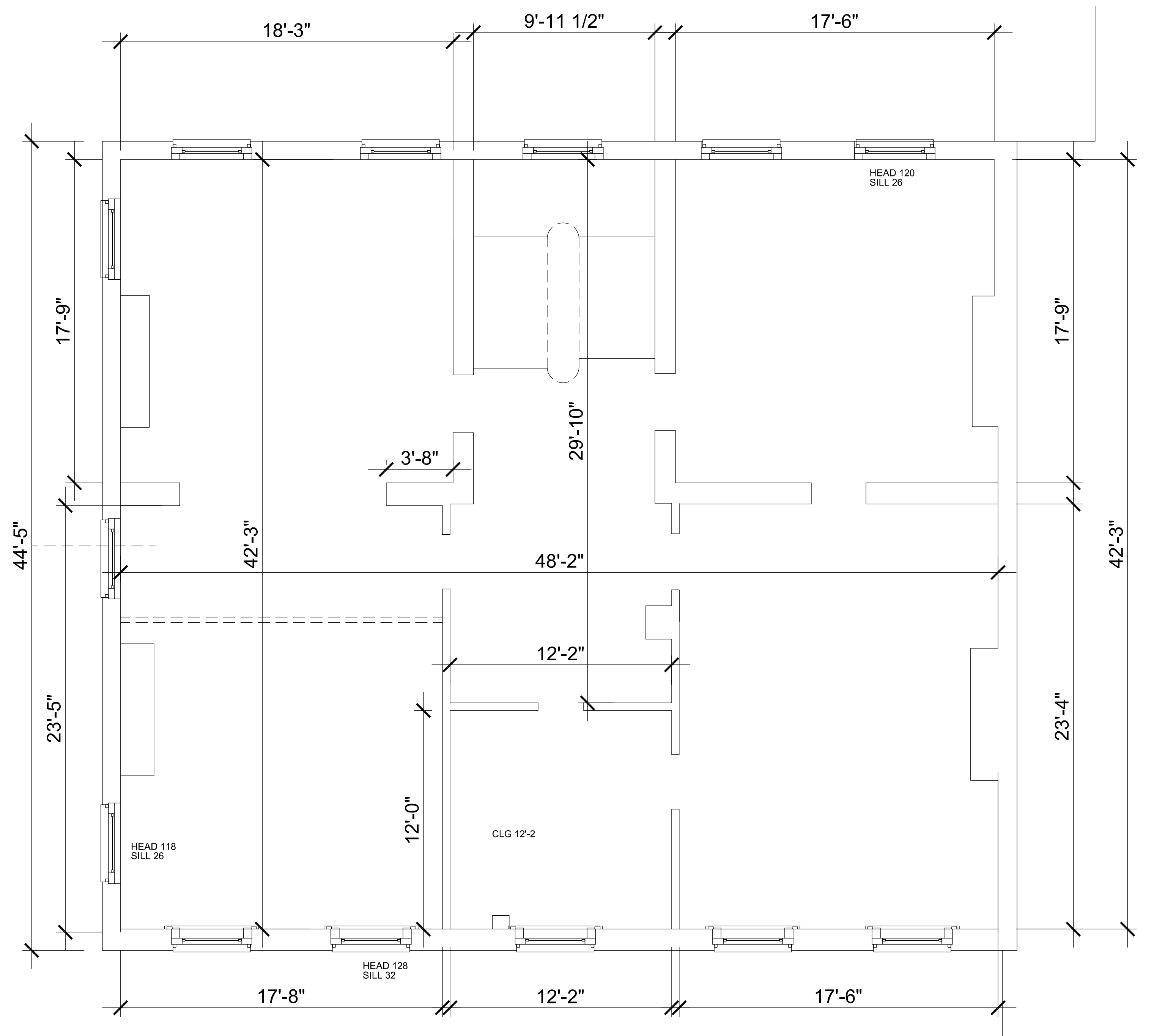
California
 New Jersey
 Pennsylvania
 Arizona
 Texas
 Delaware
 Iowa
 Ohio
 Florida
 New York
 Massachusetts
 Illinois
 Colorado
 Minnesota
 Nevada
 Indiana
 Oklahoma
 Hawaii
 Montana
 Georgia
 New Mexico
 Tennessee
 Washington
 Oregon
 Maryland

darren machulsky architect
 3108 BRUNNENWAY DRIVE
 COLUMBIA, TENNESSEE 38401
 31 ELMWOOD ROAD
 COLUMBIA, TENNESSEE 38401
 PHONE 609-462-4224 FAX 702-725-9659 DARREN@MACHULSKY.COM



REVISIONS:

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.

Copyright © 2022
 Darren Machulsky Architect Inc.
 ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DARREN MACHULSKY ARCHITECT INC.

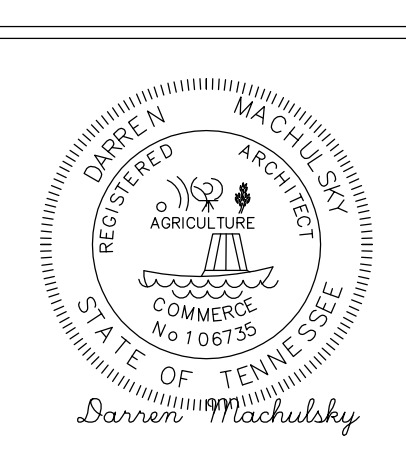
PROJECT TITLE:
Historic Nelson House Hotel
 Phase 1 A
 704 North Main Street
 Columbia, Tennessee
 38401

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
 615.259.8888

PHONE 615.462.4224 FAX 714.725.9659 DARREN@MACHULSKY.COM



REVISIONS:

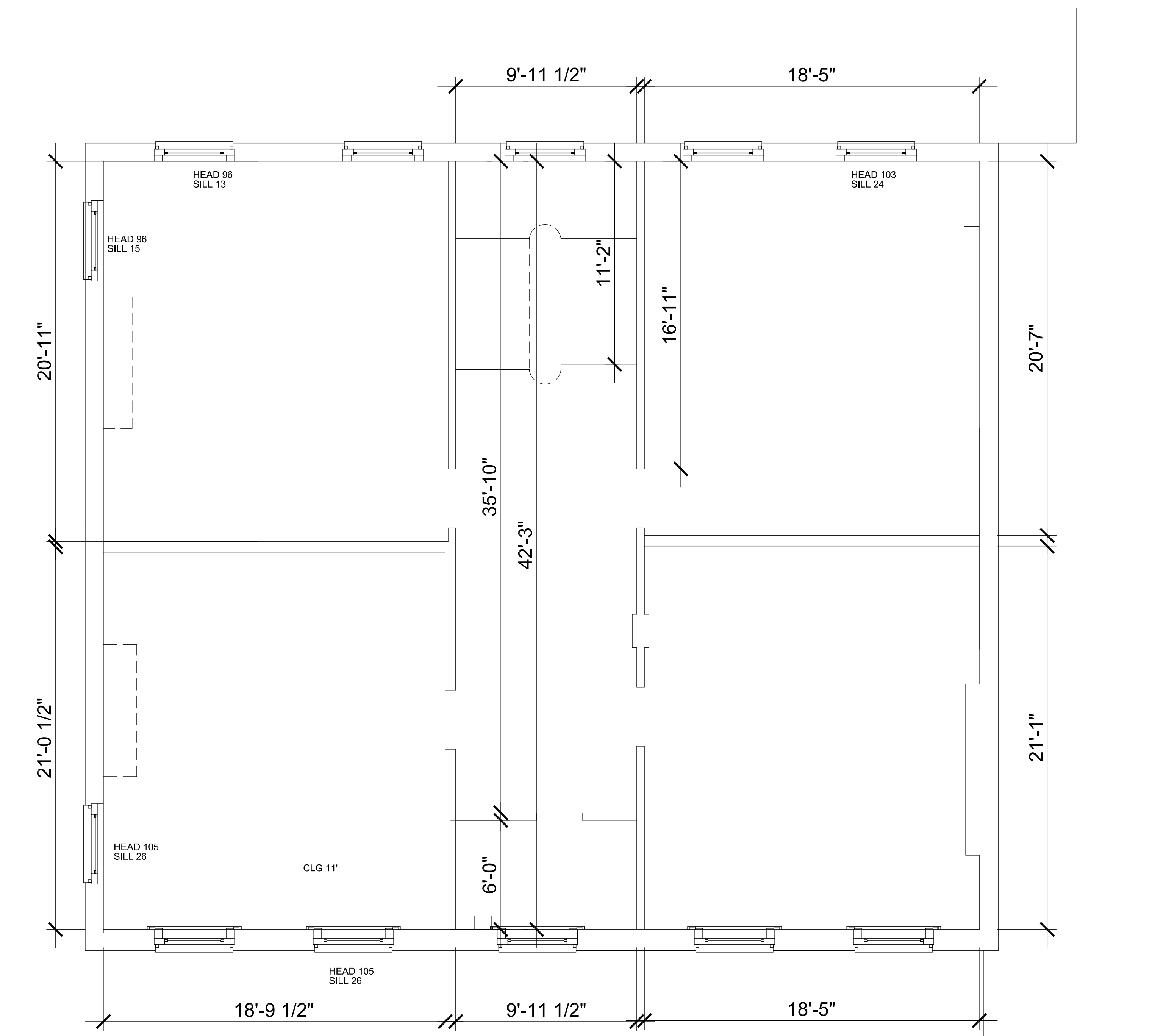
NO.	DESCRIPTION

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.
 - 101 Indicates new door location.

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

Copyright © 2022
Darren Machulsky Architect Inc.
 3108 BRIDGEMAN ROAD
 COLUMBIA, TENNESSEE 38401
 TEL: 615-252-9224 FAX: 615-252-9224
 DARREN@MACHULSKY.COM

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

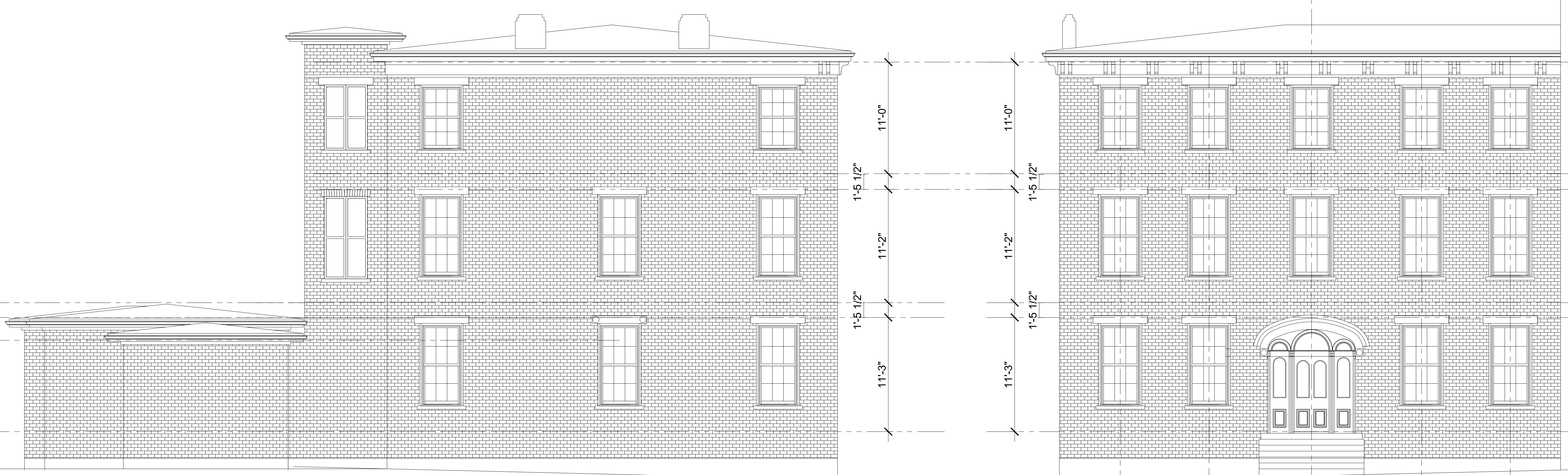
California
 New Jersey
 Pennsylvania
 Arizona
 Texas
 Delaware
 Iowa
 Ohio
 Florida
 New York
 Massachusetts
 Illinois
 Colorado
 Minnesota
 Nevada
 Indiana
 Oklahoma
 Hawaii
 Montana
 Georgia
 New Mexico
 Tennessee
 Washington
 Oregon
 Maryland

darren machulsky
 architect
 3108 BRIDGEMAN ROAD
 COLUMBIA, TENNESSEE 38401
 TEL: 615-252-9224 FAX: 615-252-9224
 DARREN@MACHULSKY.COM

NO.	DATE	REVISIONS:

Permit 7-5-2022

FLOOR PLAN
 DWG TITLE:
A1.3
 PROJ #:



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

Copyright © 2022
Darren Machulsky Architect Inc.
ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DARREN MACHULSKY ARCHITECT INC.

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
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

3088 BRIDGEMAN WAY
COLUMBIA TENNESSEE 38401

31 Leiper Road
Columbia Tennessee 38401

PHONE 609-462-4234 FAX 762-725-9699 DARREN@MACHULSKY.COM

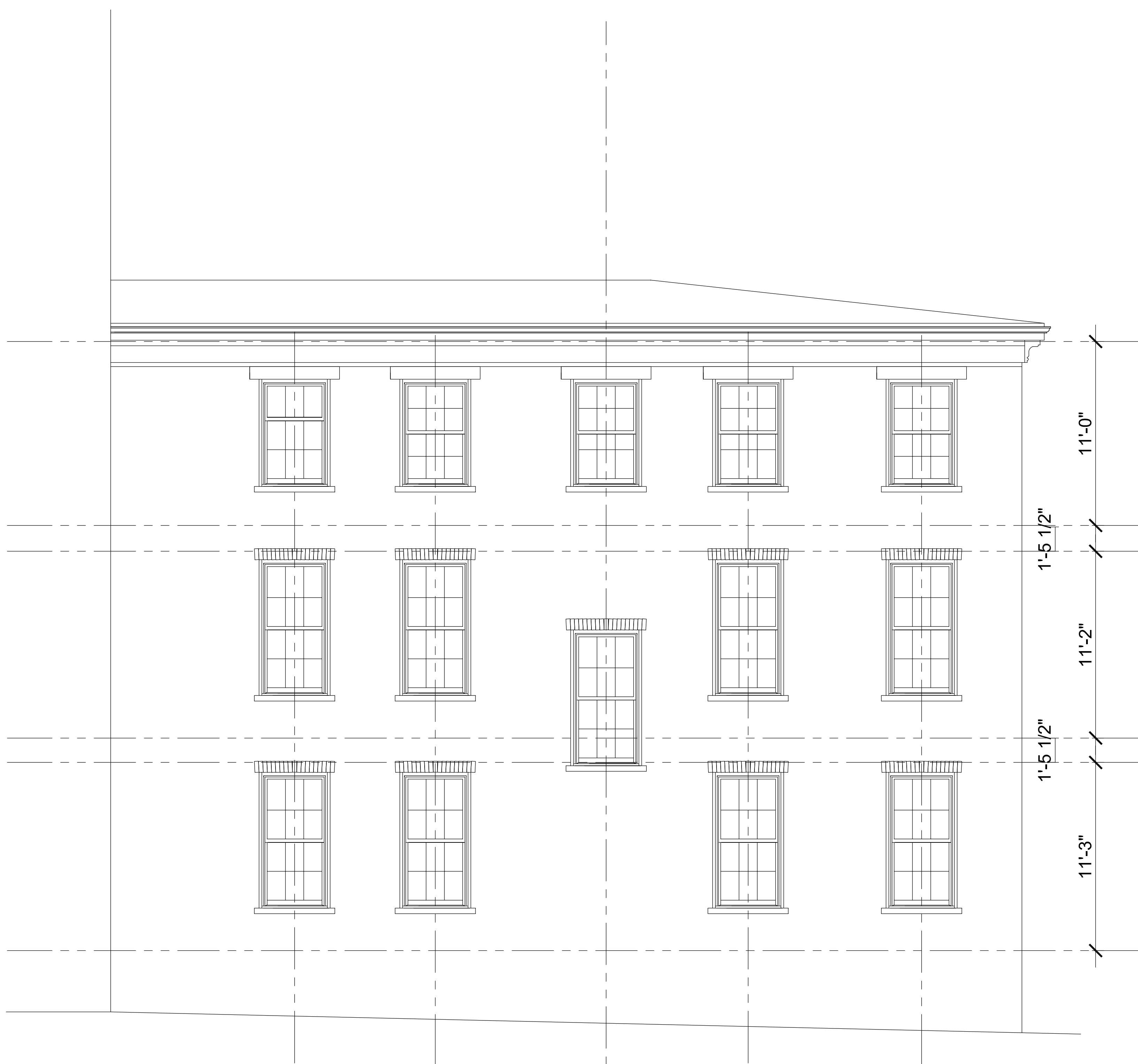


REVISIONS:

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

Copyright © 2022
 Darren Machulsky Architect Inc.
 ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DARREN MACHULSKY ARCHITECT INC.

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

Phillips Development
Group LLC.
Columbia, Tennessee

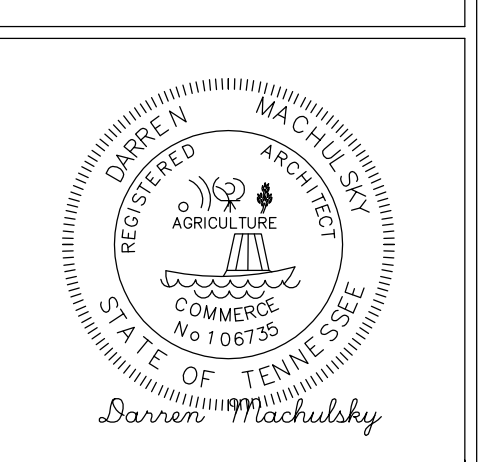
California
 New Jersey
 Pennsylvania
 Arizona
 Texas
 Delaware
 Iowa
 Ohio
 Florida
 New York
 Massachusetts
 Illinois
 Colorado
 Minnesota
 Nevada
 Indiana
 Oklahoma
 Hawaii
 Montana
 Georgia
 New Mexico
 Tennessee
 Washington
 Oregon
 Maryland

darren machulsky
 architect

3108 BRIDGEMAN WAY
 COLUMBIA TENNESSEE 38401
 731.252.9699

31 Leiper Road
 Nashville, Tennessee 37203
 615.252.1111

PHONE 609-462-4234 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, 931-560-1531

DOCKET/CASE/APPLICATION NUMBER

22-0223

APPLICANT/PROPERTY OWNER

Ben Black/New Nelson Hotel Ventures, LLC

HEARING DATE

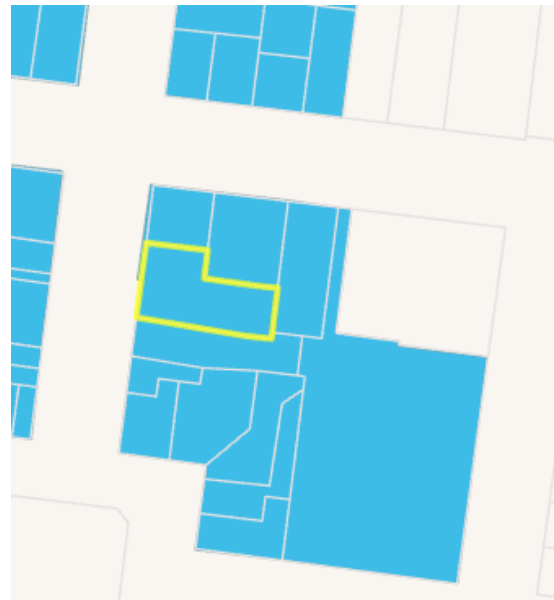
N/A

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 19th 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.¹ 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

¹ 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

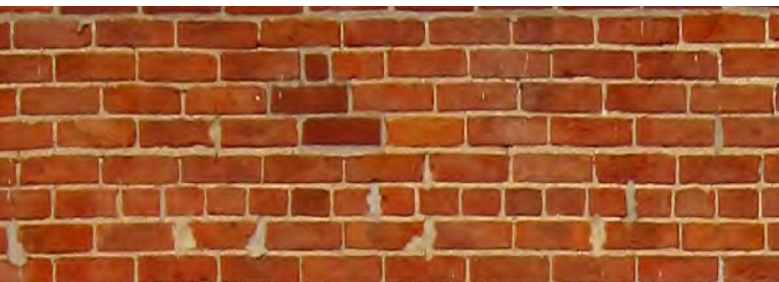
water penetration through the masonry. When sealants are approved, only the affected area shall be treated and only after the masonry is dry.

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.

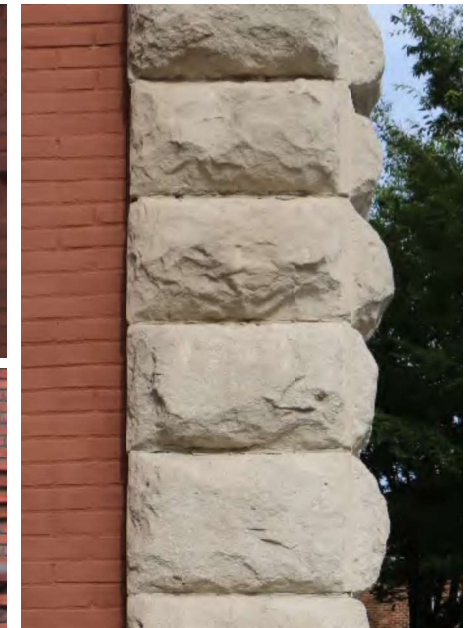
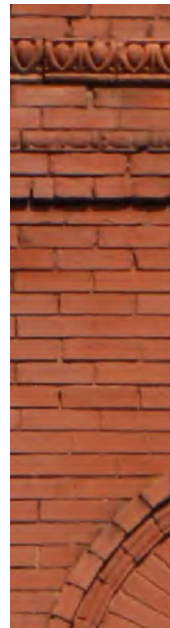
EXTERIOR WALLS AND EXPOSED FOUNDATIONS

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

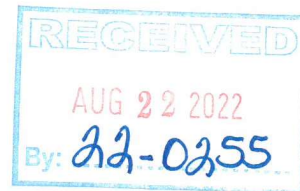
NAME	DAMON DESJARDIS	PHONE	629-395-5246
ADDRESS	700 WESTMINSTER DR. FRANKLIN TN 37067	EMAIL	damon@detailsdesign.us

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 <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 type="checkbox"/> DEMOLITION <i>(select type)</i> <input type="checkbox"/> Principle Structure <input type="checkbox"/> Accessory Structure <input type="checkbox"/> Site Features <input type="checkbox"/> Loss of architectural and historical integrity and its removal will not adversely affect the district's historic character <input type="checkbox"/> Denial of demolition will result in unreasonable economic hardship of the applicant <input type="checkbox"/> Public safety and welfare requires the removal of the structure(s) <input type="checkbox"/> Structural instability or deterioration of structure(s) as demonstrated through report by structural engineer or architect. Report clearly details physical condition of structure(s), reasons why rehabilitation is not feasible, and cost estimates for rehabilitation versus demolition. Additional report details proposed future action on site.	<input type="checkbox"/> SIGNAGE <i>(select type)</i> <input type="checkbox"/> Wall <input type="checkbox"/> Freestanding <input type="checkbox"/> Window <input type="checkbox"/> Temporary <input type="checkbox"/> Other <input checked="" 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 checked="" type="checkbox"/> Other (explain): NEW STONE WALL AND GATES IN BACKYARD




PROJECT INFORMATION	
ADDRESS:	305 W. 6 TH ST. COLUMBIA TN 38401
SQUARE FOOTAGE OF PROPOSED ADDITIONS/NEW CONSTRUCTION :	N/A EXISTING: _____ ft ² PROPOSED: _____ ft ²
HEIGHT OF STRUCTURE FOR ADDITIONS/NEW CONSTRUCTION :	EXISTING: <u>4</u> ft PROPOSED: <u>4</u> ft
SQUARE FOOTAGE OF PROPOSED SIGNAGE	N/A

PROJECT INFORMATION: DESCRIPTION & SCOPE OF PROJECT
DESCRIBE PROPOSED PROJECT(S) AND LIST ALL PROPOSED MATERIALS. ATTACH ADDITIONAL SHEETS IF NECESSARY:

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

DAMON DESJARDIS
 APPLICANT NAME


 APPLICANT SIGNATURE

8-22-22
 DATE


 PROPERTY OWNER NAME

Bertrand Porter
 PROPERTY OWNER SIGNATURE

8.22.22
 DATE

STAFF USE ONLY

DOCKET NO.	<u>22-0255</u>
RECEIPT NO.	<u> </u>

FEE PAID	<u> </u>
REQUESTED AGENDA	<u> </u>

DATE NOTICES SENT TO ADJACENT PROPERTY OWNERS	<u> </u>
DATE OF PUBLIC NOTICES IN DAILY HERALD	<u> </u>

COMMISSION ACTION	<u> </u>
-------------------	---------------

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

Owner:
Bernard Portcer

Date:
Aug. 20, 2022

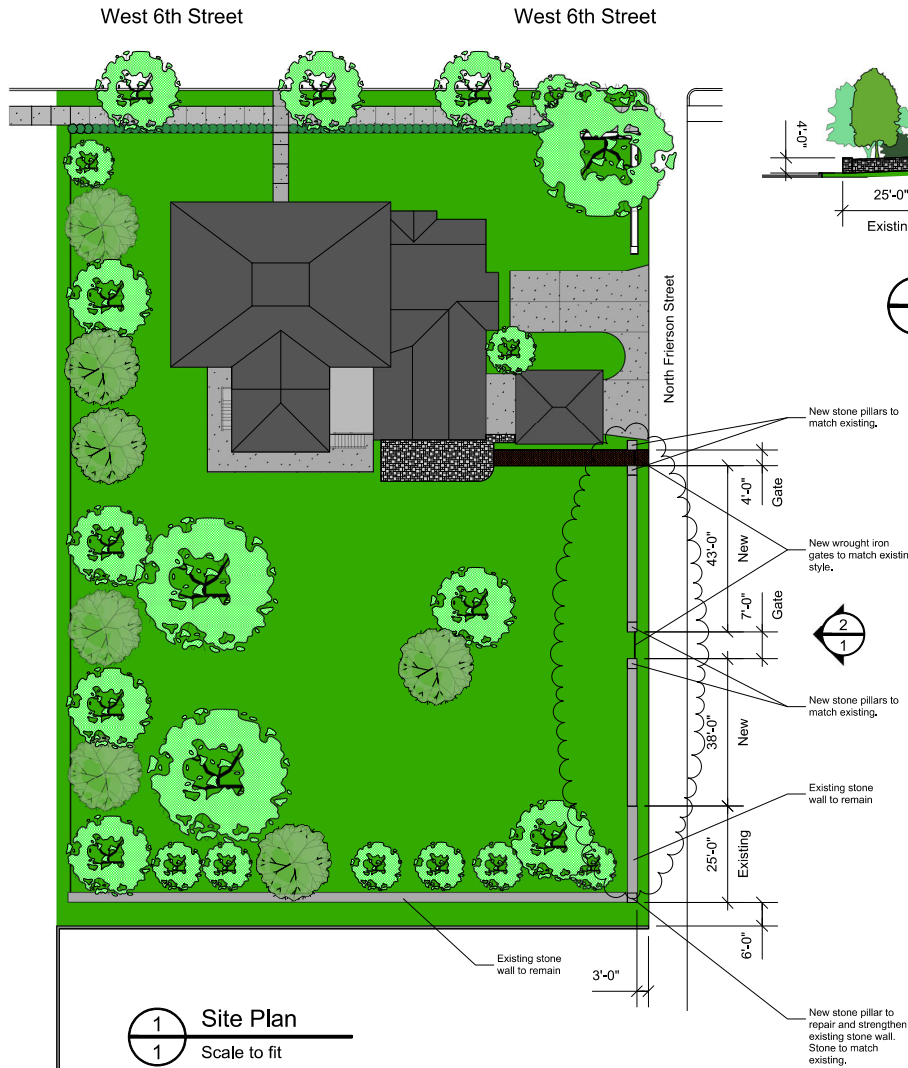
Scale:
Fit to page

Sheet name:
Site Plan

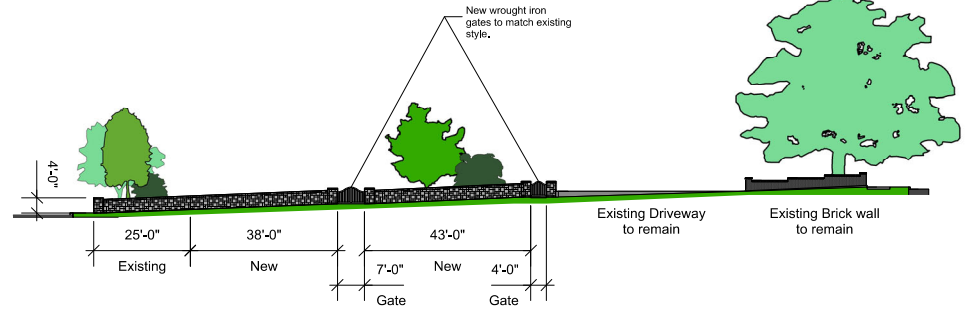
Sheet number:

1

1 of 1



1
1 Site Plan
Scale to fit



2
1 Elevation
Scale to fit

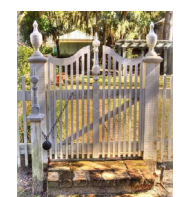
DESCRIPTION OF WORK:
This project entails the repair of an existing stone wall by adding a corner pillar to strengthen the walls structural integrity. A new stone wall will be built connected to the existing wall using materials that match the existing structure. New stone pillars and wrought iron gates 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
1 Example of existing stone wall
N/A



4
1 Photos of existing stone wall
N/A

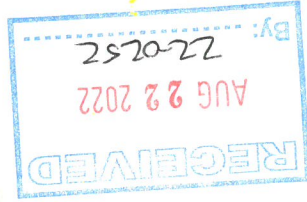
5
1 Gate inspiration
N/A



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.

Application Deadlines: Applications and support materials must be submitted according to the published Deadline Schedule. Application deadlines are the 3rd 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

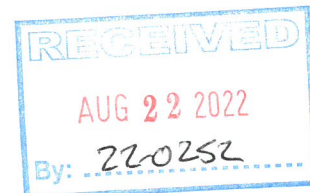
REQUIRED APPLICATION SUPPORTING MATERIALS

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 like 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 ² PROPOSED: _____ ft ²
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	
-------------------	--



CITY OF COLUMBIA TENNESSEE
 HISTORIC ZONING COMMISSION
 STAFF REPORT

CONTACT INFORMATION

Kevin C. McCarthy, Planning Associate II, kmccarthy@columbiatn.com, 931-560-1531

DOCKET/CASE/APPLICATION NUMBER

22-0252

APPLICANT/PROPERTY OWNER

Bryson Leach/Rachel Hughes

HEARING DATE

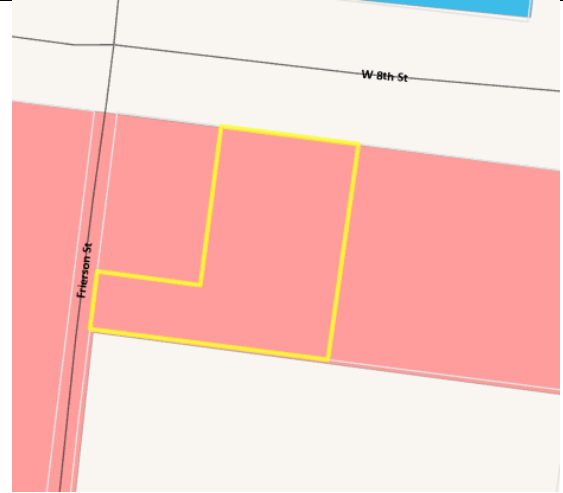
N/A

PROPERTY ADDRESS/LOCATION

307 West 8th Street

PROJECT DESCRIPTION: Certificate of Appropriateness

The applicant requests a Certificate of Appropriateness to place a wall mounted sign on a structure in the Athenaeum Historic District. The subject property, 307 West 8th Street, was erected in 1930. Originally constructed as a residence, the property has most recently been used as a retail space.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
CD-4	Retail	CD-4/CD-5	Wall Mounted Signage	Athenaeum

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

DEFER

Review Status and History:

Submission First request for a CoA.

Status:

Previous N/A

Approvals:

1984 Historic N/A

Inventory:



Proposed Alterations

- The applicant proposes to install a wall mounted sign composed of hand painted letters in a gold color.
- The total area of the sign will be 24.85 square feet.
- The applicant proposes to located the sign just above the window on the elevation closest to, and parallel with, West 8th Street.

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

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

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



P. 8-4 Guidelines for Signage in Primarily Residential Areas

- Wall-mounted signs should be placed near a publicly accessible entrance and shall be on the façade. On converted residential buildings, **signs generally should be attached to the first floor, suspended from a porch cornice, or centered between porch columns.**

Staff Comment:

Design Guidelines

- The specific standards for wall signs at P. 8-11 of the Guidelines direct signage to locations above the first-floor windows. The proposed signage conforms to these guidelines.
- When a commercial use is located in a primarily residential area, the standards at P. 8-4 of the Guidelines encourage locating signs on porch columns. The subject property does not have porch columns. The proposed location is unobtrusive and faces a higher intensity commercial use. The proposed sign location above the ground floor windows is consistent with the spirit of the Guidelines and does not disrupt the character of a residential area.
- The Guidelines limit wall signs to 40 square feet. The proposed sign conforms to this criterion.

Recommendation

Approve

Recommended Motion:

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

Alternative Motions:

Alternative Motion [Approve Subject to Conditions]:

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

Alternative Motion [Defer for Future Consideration]:

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

Alternative Motion [Deny]:

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

HISTORIC ZONING COMMISSION
CERTIFICATE OF APPROPRIATENESS APPLICATION AND CHECKLIST
DEADLINE: 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) 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 3rd 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

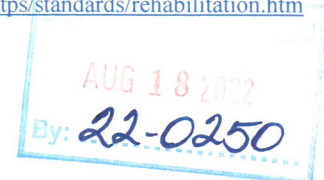
REQUIRED APPLICATION SUPPORTING MATERIALS

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"> ○ Description of project and proposed materials ○ Site plan ○ Lot survey ○ Architectural elevations or drawings ○ Photographs of project site location ○ Photographs of existing building. 	<ul style="list-style-type: none"> ○ Description of project and proposed materials ○ Photographs of project site location ○ Architectural elevations or drawings ○ Specification information for any proposed materials/architectural features ○ Documentation of earlier historic appearance (restoration only) ○ Photographs of existing building. 	<ul style="list-style-type: none"> ○ Please consult the <i>Historic District Design Guidelines</i>. Pre-application meeting with the City Staff is required for proposed principal structure demolitions and relocations.

Note: The applicant shall provide any additional information 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	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: ? ft ² PROPOSED: 6 ft ²
HEIGHT OF STRUCTURE FOR ADDITIONS/NEW CONSTRUCTION:	EXISTING: High! ft PROPOSED: 10.8 ft
SQUARE FOOTAGE OF PROPOSED SIGNAGE	6 ft.

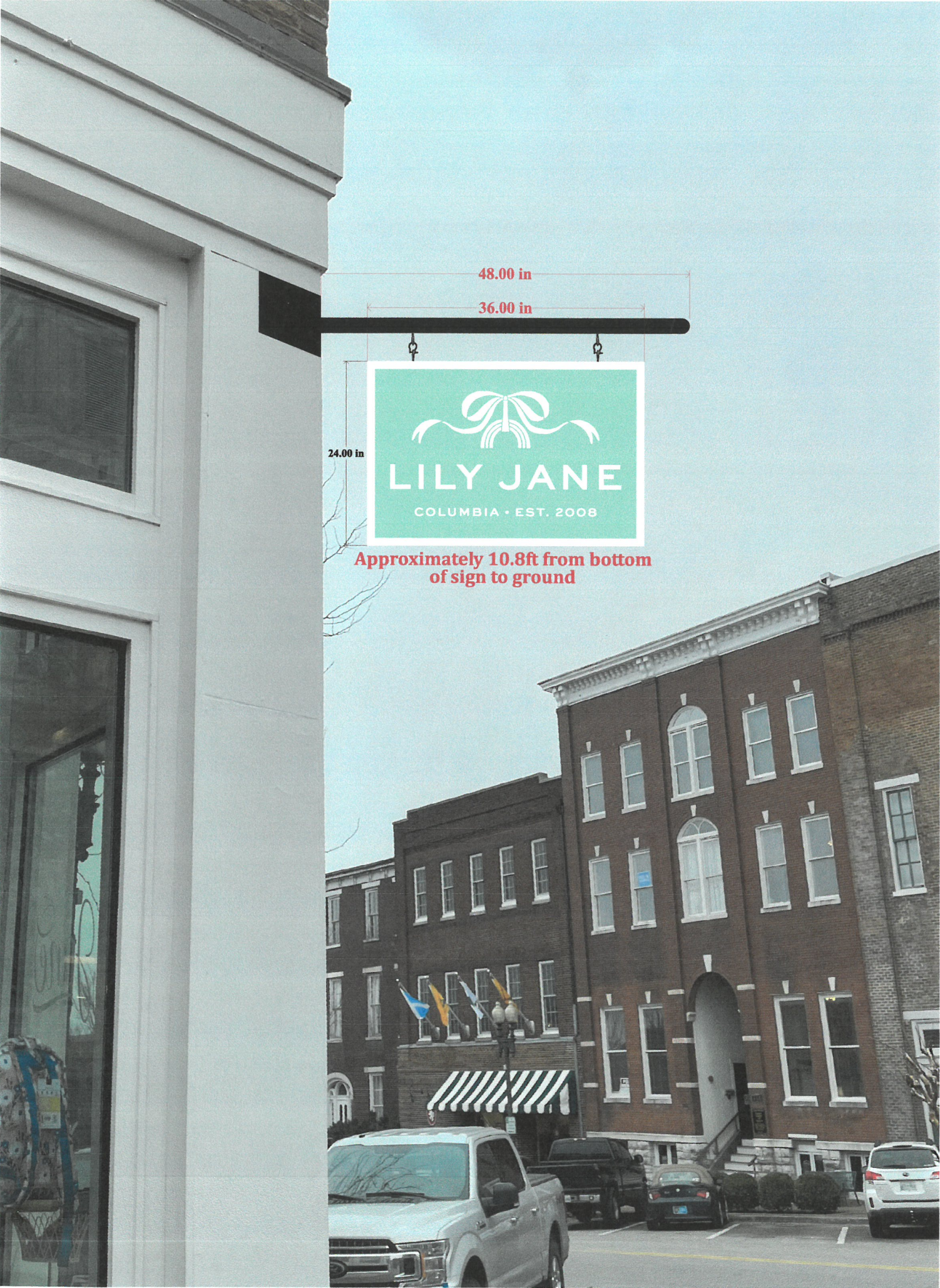
PROJECT INFORMATION: DESCRIPTION & SCOPE OF PROJECT
DESCRIBE PROPOSED PROJECT(S) AND LIST ALL PROPOSED MATERIALS. ATTACH ADDITIONAL SHEETS IF NECESSARY:
removal of old sign - sign is mounted way too high and has faded. Replacing of old sign with new logo and lower hanging sign.

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 —





CITY OF COLUMBIA TENNESSEE
 HISTORIC ZONING COMMISSION
 STAFF REPORT

CONTACT INFORMATION

Kevin C. McCarthy, Planning Associate II, kmccarthy@columbiatn.com, 931-560-1531

DOCKET/CASE/APPLICATION NUMBER

22-0250

HEARING DATE

N/A

APPLICANT/PROPERTY OWNER

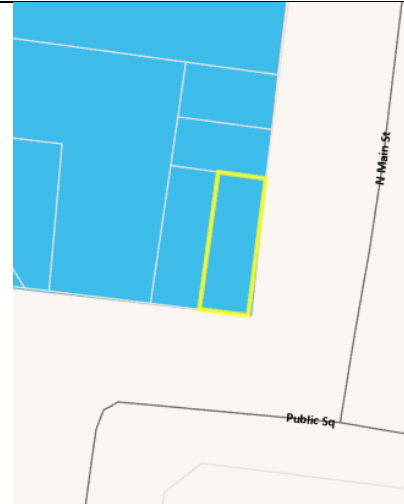
Lucy McEwen/Dan McEwen

PROPERTY ADDRESS/LOCATION

40 Public Square

PROJECT DESCRIPTION: Certificate of Appropriateness

The applicant requests a Certificate of Appropriateness to remove the existing projecting sign and replace it with an updated sign located lower on the building. The subject property, 40 Public Square, was erected prior to 1900. The Commission approved the existing signage in January 2022.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
CD-5	Retail	CD-5	Projecting Sign	Downtown

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

DEFER

Review Status and History:

Submission Status: Third request for a CoA associated with this structure.

Previous Approvals: CoA #20-0166 – Request from Dan and Lucy McEwen to add an awning to the façade.

CoA #21-0300 – Request from Bryson Leach for approval of signage.

1984 Historic Inventory: This address was not listed in the 1984 inventory. (The 1917 Sanborn map indicates that 39 and 40 Public Square were combined at that time. The space housed the Maury Democrat. The McNaron’s men’s clothing store was located in the building in the 1930s through the 1950s. The 1984 inventory lists 39 Public Square as a noncontributing building that was heavily altered in the 1960s).



Proposed Alterations

- The applicant proposes to remove the existing projecting sign and replace it with an updated projecting sign. The existing sign is of an oval shape. The proposed sign is rectangular.
- The proposed sign will have an area of 6 sq ft (36" x 24").
- The proposed sign will be located on the corner with a sidewalk clearance of at least 10.8 feet.

Historic District Design Guidelines Referenced:

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

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

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

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



Staff Comment:

Design Guidelines

- The specific standards for projecting signs direct signage to locations on building corners, below the second story windows, with a sidewalk clearance of 7.5 feet. The proposed sign meets each of these criteria.
- The specific standards for projecting signs encourage signs within the range of 4-6 sq. ft. per sign face. The proposed sign meets this criterion.

Recommendation

Approve

Recommended Motion:

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

Alternative Motions:

Alternative Motion [Approve Subject to Conditions]:

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

Alternative Motion [Defer for Future Consideration]:

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

Alternative Motion [Deny]:

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

RIGHT SIDE OF BUILDING

H = 1 FT

PRIVACY FENCE

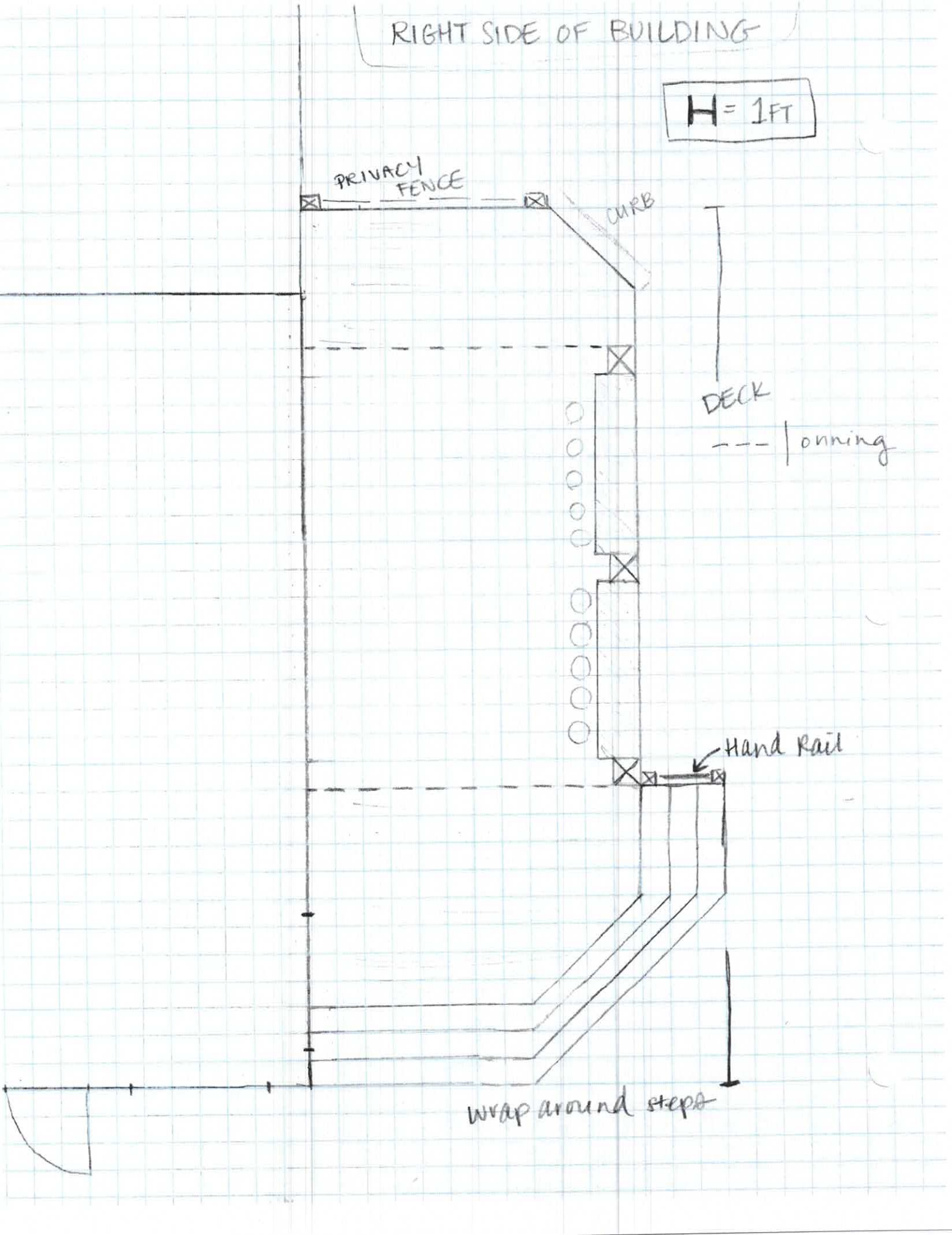
CURB

DECK

--- | onning

Hand Rail

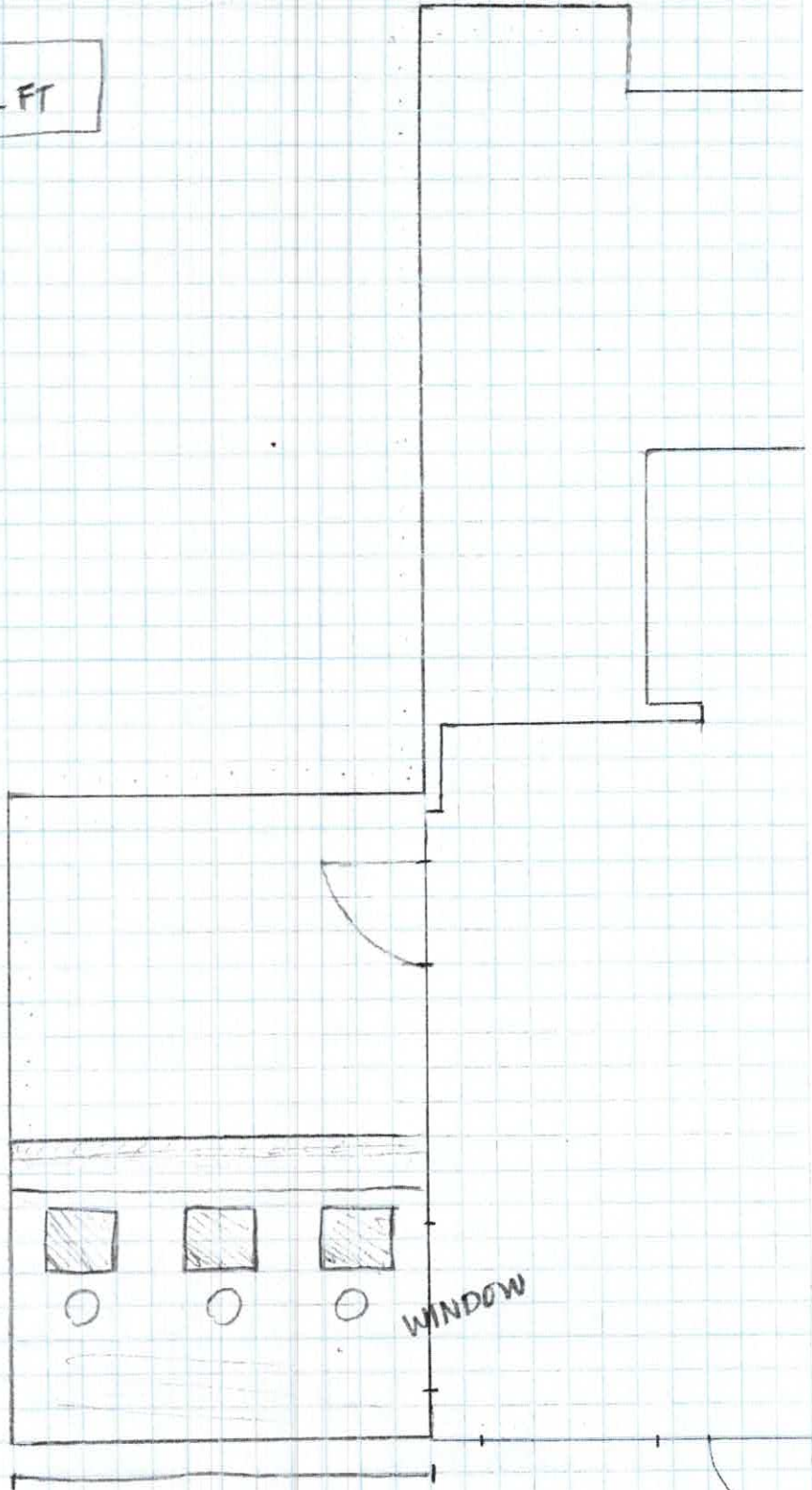
wrap around steps



LEFT SIDE OF BUILDING

H = 1 FT

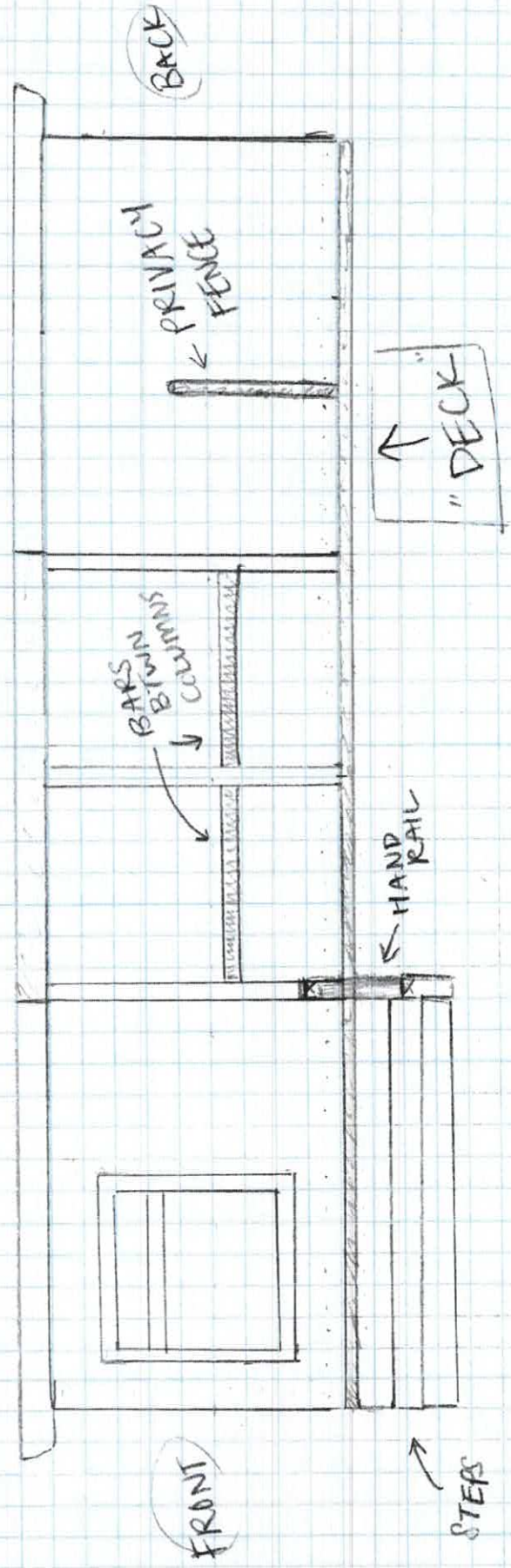
DECK
12' x 9'



WINDOW

FRONT

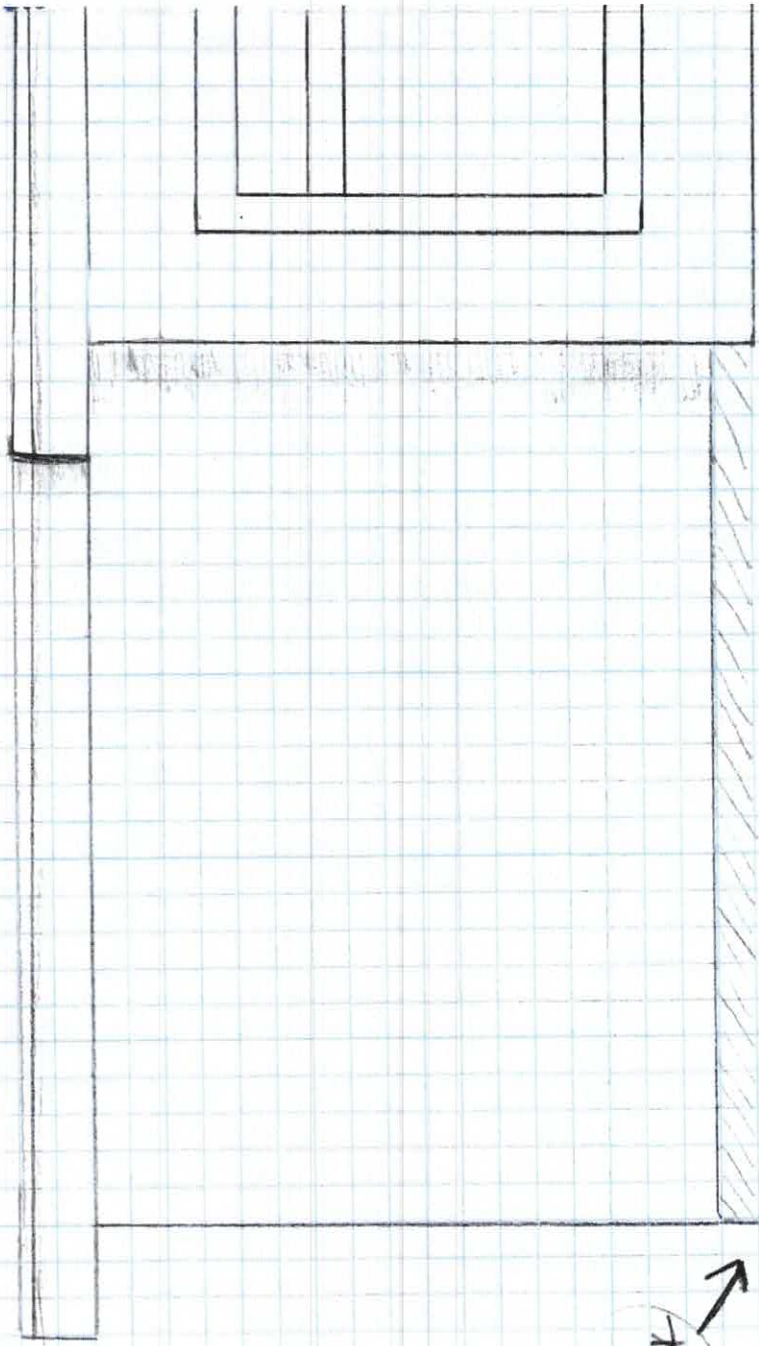
LOOKING AT
RIGHT SIDE OF BUILDING



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 th Street
SQUARE FOOTAGE OF PROPOSED ADDITIONS/NEW CONSTRUCTION :	EXISTING: _____ ft ² PROPOSED: _____ ft ²
HEIGHT OF STRUCTURE FOR ADDITIONS/NEW CONSTRUCTION :	EXISTING: _____ ft PROPOSED: _____ ft
SQUARE FOOTAGE OF PROPOSED SIGNAGE	

PROJECT INFORMATION: DESCRIPTION & SCOPE OF PROJECT
DESCRIBE PROPOSED PROJECT(S) AND LIST ALL PROPOSED MATERIALS. ATTACH ADDITIONAL SHEETS IF NECESSARY:
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

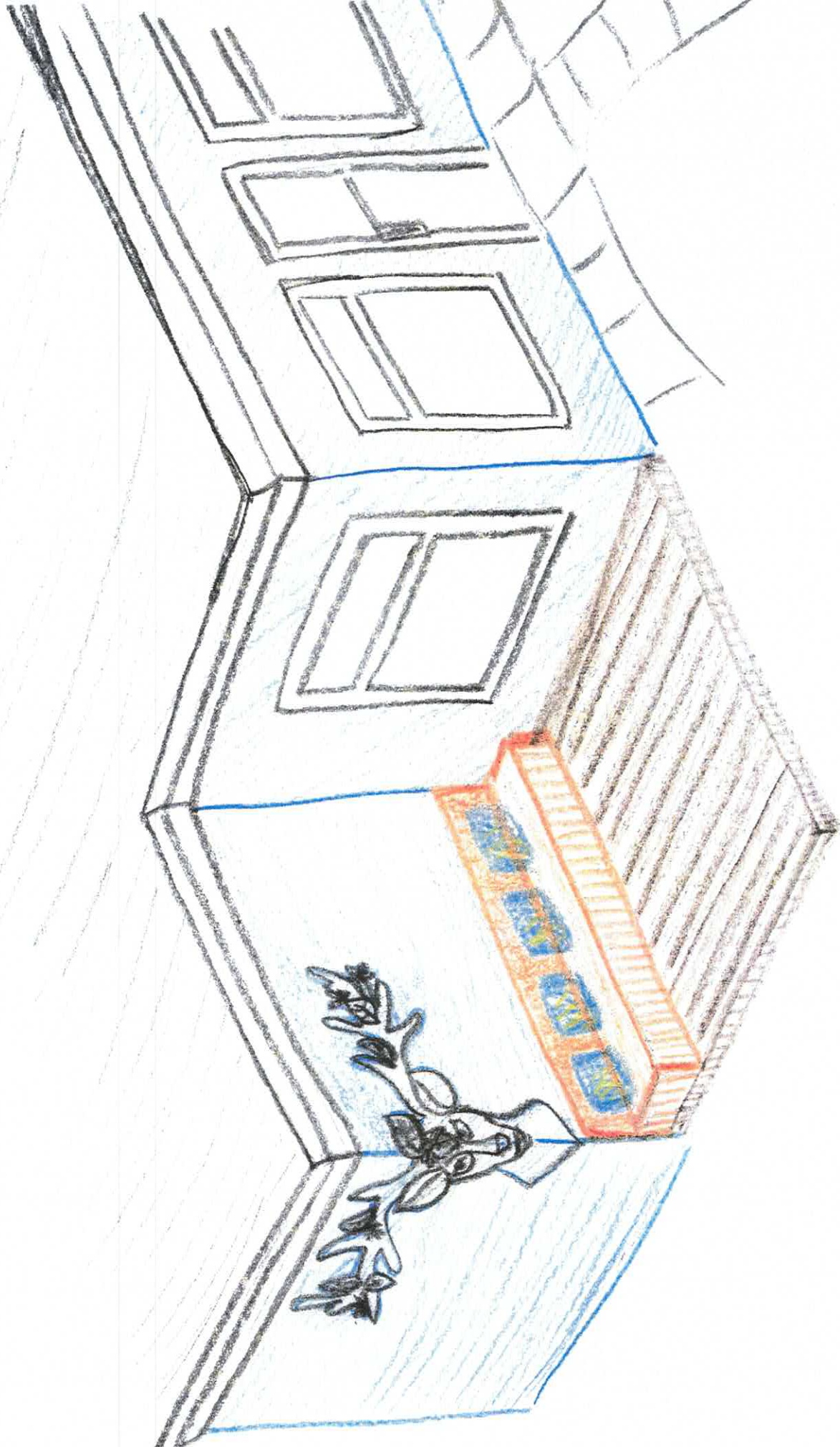
DOCKET NO.		FEE PAID	
RECEIPT NO.		REQUESTED AGENDA	
DATE NOTICES SENT TO ADJACENT PROPERTY OWNERS			
DATE OF PUBLIC NOTICES IN DAILY HERALD			
COMMISSION ACTION			

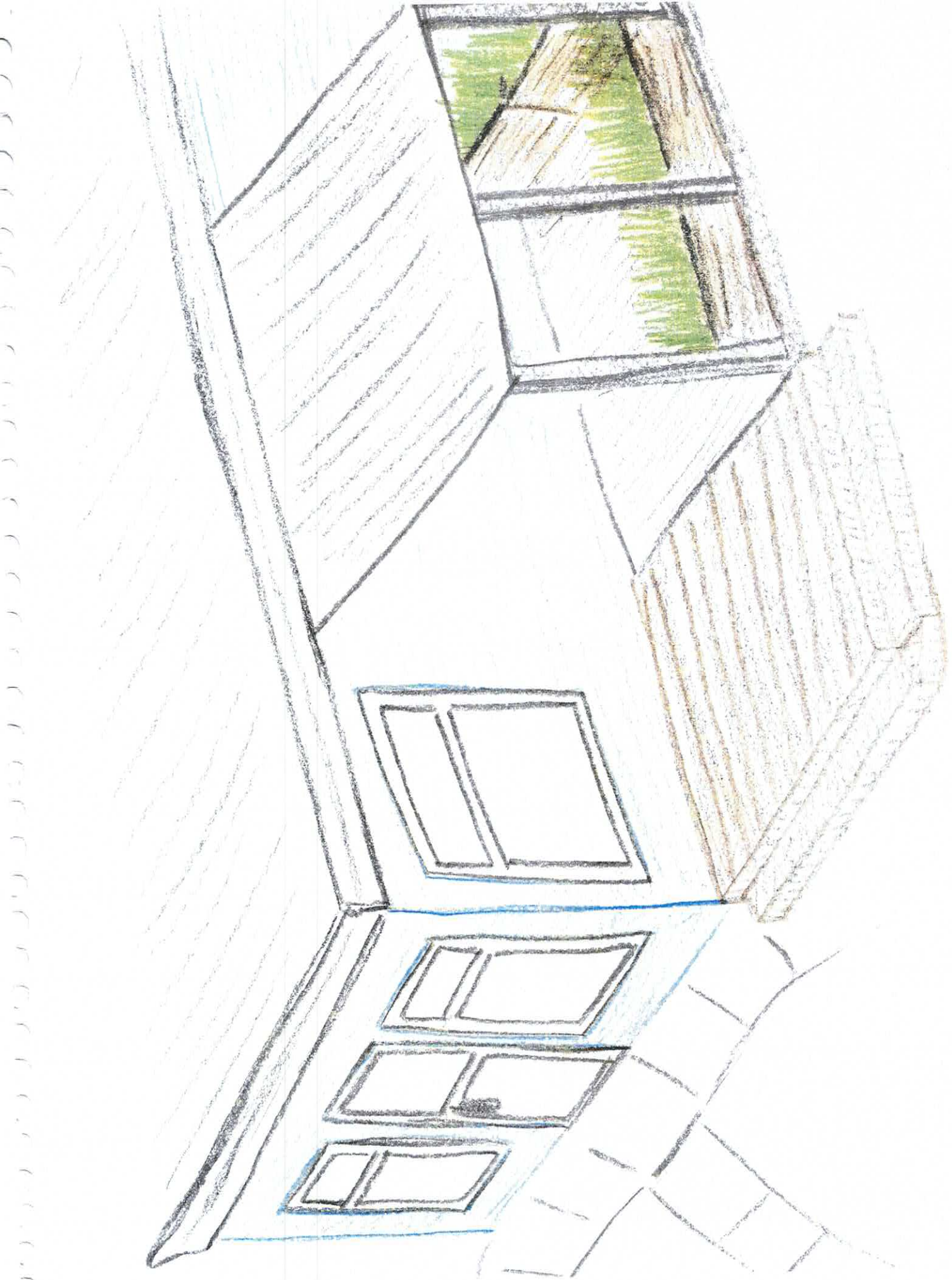
BUCK & BOARD RESTAURANT
100 WEST 5TH STREET
(former location of The Cranky Yankee)

DIRECTION AND SCOPE OF PROJECT:

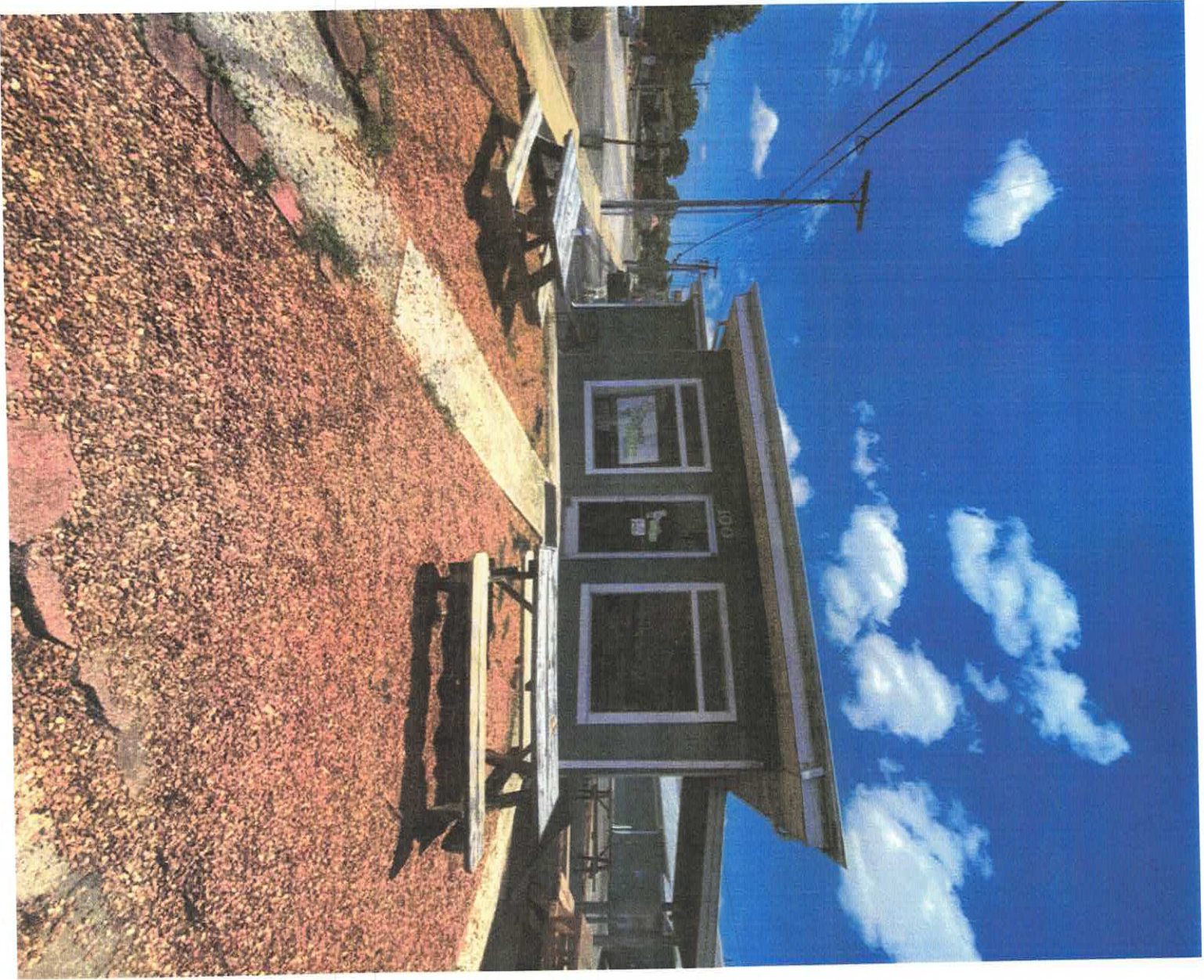
Debbie Cooper, d.b.a., Buck & Board Restaurant, desires to make certain aesthetic improvements to the outdoor area, both in front of the building and to the left and right sides of the building and proposes the following:

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. 6th 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 5th 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.

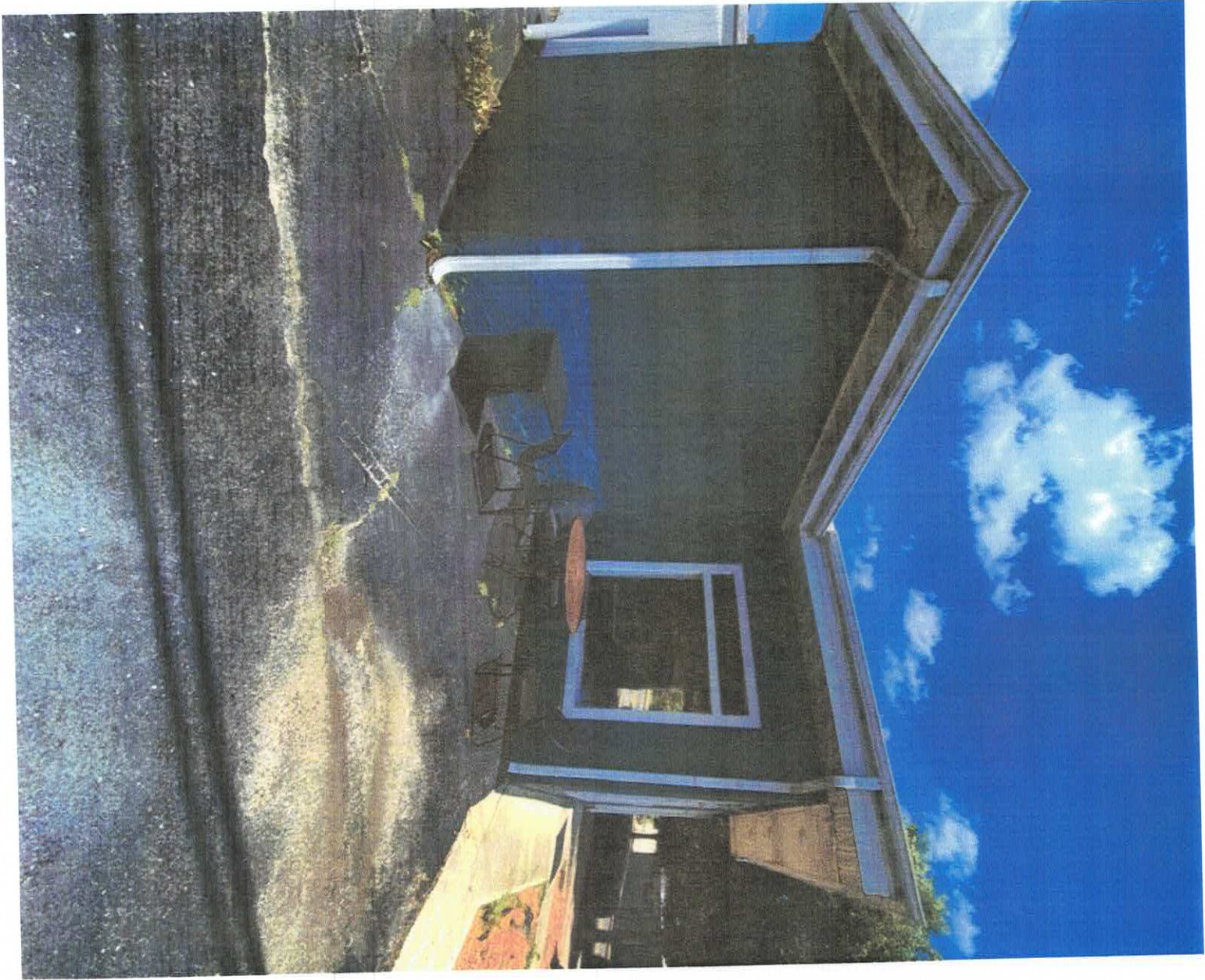












CERTIFICATE OF APPROPRIATENESS APPLICATION
HISTORIC ZONING COMMISSION

APPLICANT

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

PROPERTY OWNER

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

PROJECT INFORMATION: WORK SPECIFIC

<input type="checkbox"/> NEW CONSTRUCTION (<i>select type</i>)		<input type="checkbox"/> NEW ADDITION (<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"/> DEMOLITION (<i>select type</i>)		<input type="checkbox"/> SIGNAGE (<i>select type</i>)	
<input type="checkbox"/> Principle Structure <input type="checkbox"/> Accessory Structure <input type="checkbox"/> Site Features		<input 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"/> 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:	125 W. 7th St, Columbia TN 38401
SQUARE FOOTAGE OF PROPOSED ADDITIONS/NEW CONSTRUCTION :	EXISTING: _____ ft ² PROPOSED: _____ ft ²
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
APPLICANT NAME

Marianne DeMeyers
APPLICANT SIGNATURE

6-24-22
DATE

Eric Elmquist
PROPERTY OWNER NAME

C. Eric Elmquist
PROPERTY OWNER SIGNATURE

6-24-22
DATE

STAFF USE ONLY

DOCKET NO.	<u>22-0234</u>
RECEIPT NO.	<u> </u>

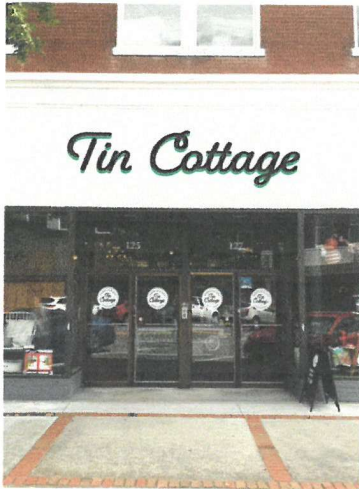
FEE PAID	<u>N/A</u>
REQUESTED AGENDA	

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

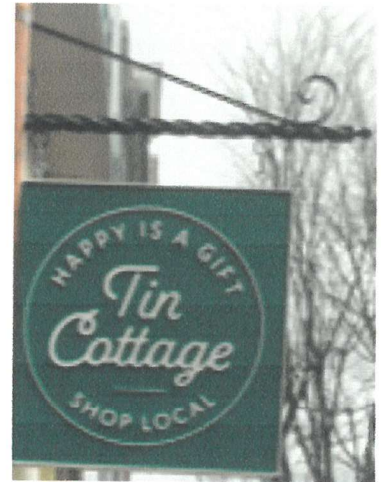
COMMISSION ACTION	
-------------------	--



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



CITY OF COLUMBIA TENNESSEE
 HISTORIC ZONING COMMISSION
 STAFF REPORT

CONTACT INFORMATION

Kevin C. McCarthy, Planning Associate II, kmccarthy@columbiatn.com, 931-560-1531

DOCKET/CASE/APPLICATION NUMBER

22-0234

APPLICANT/PROPERTY OWNER

Marianne DeMeyers/DanMark Co.

HEARING DATE

N/A

PROPERTY ADDRESS/LOCATION

125 W 7th Street

PROJECT DESCRIPTION: Certificate of Appropriateness

The applicant requests a Certificate of Appropriateness to place a wall sign on a contributing structure in the Downtown Historic District. The subject property, 125 West 7th Street, was erected in 1899. The proposed sign will replace the existing aluminum letter sign.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
CD-5	Retail	CD-5	Wall Mounted Signage	Downtown

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

DEFER

Review Status and History:

<i>Submission Status:</i>	Second request for signage associated with this business in this structure.
<i>Previous Approvals:</i>	CoA #21-0234 – Request from Marianne DeMeyers for approval of a wall sign, window signage, and a projecting sign.
<i>1984 Historic Inventory:</i>	125-129 West Seventh St., (Sullivans/Woldridge Building), ca. 1899, three-story brick, nine-bay, paired windows with transoms, corbeling, detailed cornice, stone pilasters on ground floor, altered storefronts and third bay window groupings.

Proposed Alterations



- The applicant proposes to install a wall mounted sign comprised of hand-painted letters. The letters will be black with green shadowing on a white background. The green will match the previously approved blade sign as well as the business's logo and branding.
- The area of the sign will be 27.5 square feet.

Historic District Design Guidelines Referenced:

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

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

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

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



Staff Comment:

Design Guidelines

- The specific standards for wall signs at P. 8-11 of the Guidelines direct signage to locations above the storefront. The proposed signage conforms to these guidelines.
- The specific standards for wall signs at P. 8-11 of the Guidelines encourage signs with an area of less than 1 square foot per linear foot of frontage. The proposed signage meets this criterion.
- The Guidelines limit sign to three colors. The proposed signage meets this criterion.

Recommendation

Approve

Recommended Motion:

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

Alternative Motions:

Alternative Motion [Approve Subject to Conditions]:

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

Alternative Motion [Defer for Future Consideration]:

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

Alternative Motion [Deny]:

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