



# AGENDA

---

**The Columbia Historic Zoning Commission will meet on Thursday, October 13, 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. Old Business

III. New Business

1. 22-0265 1001 W. 7th Street - Accessory Structure

Request from Noel Hanna for new construction of an accessory structure at [1001 W. 7TH STREET](#).

Documents:

[22-0265\\_EXAMPLE.PDF](#)  
[22-0265\\_PLOT PLAN 1.PDF](#)  
[22-0265\\_PLOT PLAN 2.PDF](#)  
[22-0265\\_HZC APP.PDF](#)

22-0265 Staff Report

Documents:

[22-0265\\_STAFF REPORT 1001 W 7TH STREET ACCESSORY STRUCTURE.PDF](#)

2. 22-0277 408 W. 6th Street - Exterior Alterations

Request from Brandy Wells for exterior alterations concerning new construction at [408 W. 6TH STREET](#).

Documents:

[22-0277\\_HZC9-19-22WELLS.PDF](#)  
[22-0277\\_HZC APPLICATION WELLS 408W 6TH.PDF](#)

22-0277 Staff Report

Documents:

[22-0277\\_STAFF REPORT 408 W 6TH STREET.PDF](#)

3. 22-0283 12 Public Square - Signage

Request from Bryson Leach for new blade signage at [12 PUBLIC SQUARE](#).

Documents:

[22-0283\\_DUCK RIVER BOOKS SIGN PROPOSAL.PDF](#)  
[22-0283\\_APPLICATION\\_HZC-DUCK RIVER BOOKS\\_ENCRYPTED\\_.PDF](#)

22-0283 Staff Report

Documents:

[22-0283 STAFF REPORT 12 PUBLIC SQUARE.PDF](#)

IV. Other Business

V. 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.

Picture is  
This is an  
example of  
a 12'x12'  
carport with  
4 post and  
A Line roof

Actual will  
be 24'x24'  
with A Line  
roof and  
6 posts

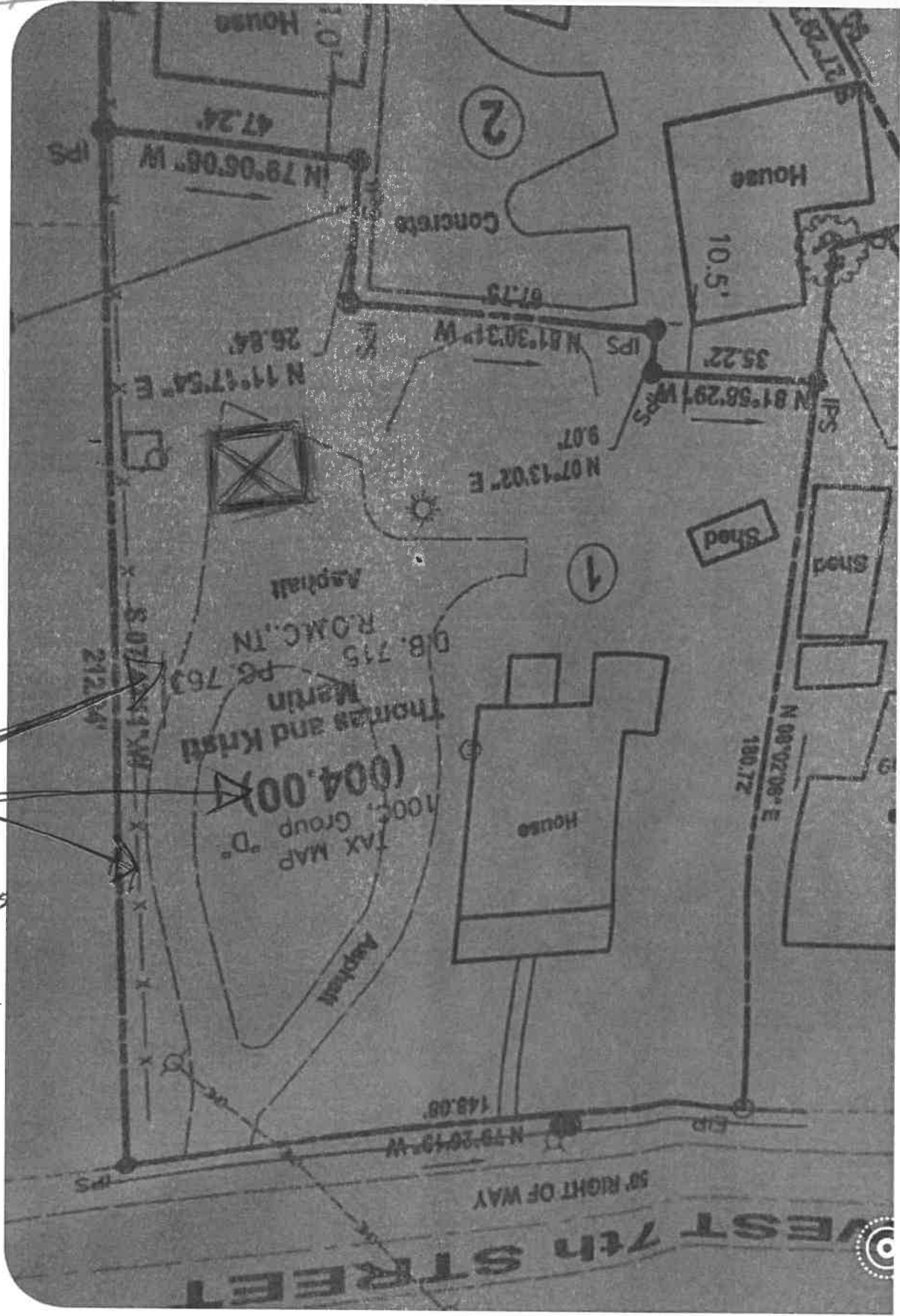
see attached  
picture for  
post location





21 x 21 x 10 height  
cur Port location

6 posts and A line  
roof, no walls.



Multiple  
Trees  
and shrubs  
in center  
island and  
along drive  
Conceal  
Structure  
from  
right of  
way.

PCR Summer town  
Metals  

---

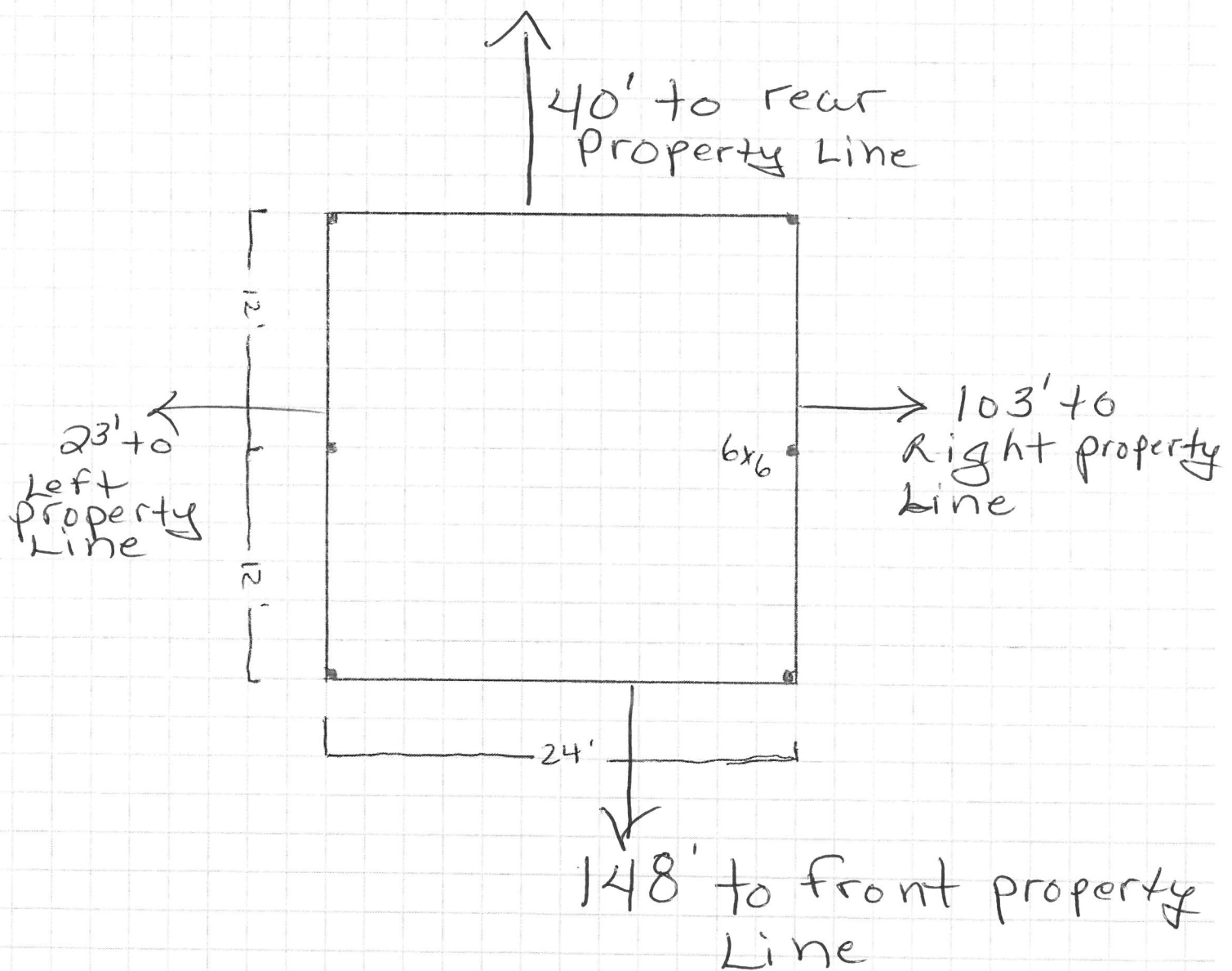
Noel Hanna

24x24x10

Roof & upper Gables

~~2" Skirting~~

24<sup>W</sup> X 24<sup>L</sup>  
X 10 Height



CERTIFICATE OF APPROPRIATENESS APPLICATION  
HISTORIC ZONING COMMISSION

APPLICANT

NAME	Noel Hanna	PHONE	901-417-4439
ADDRESS	1001 W. 7 <sup>th</sup> street Columbia, TN 38401	EMAIL	noelhanna68@yahoo.com

PROPERTY OWNER

NAME	SAME	PHONE	SAME
ADDRESS		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 checked="" type="checkbox"/> NEW ADDITION <i>(select type)</i> <input type="checkbox"/> Principle Structure <input checked="" type="checkbox"/> Accessory Structure <b>Freestanding Car port</b>
<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 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:	1001 W 7 <sup>th</sup> St. Columbia, TN 38401
SQUARE FOOTAGE OF PROPOSED ADDITIONS/NEW CONSTRUCTION :	EXISTING: _____ ft <sup>2</sup> PROPOSED: 576ft <sup>2</sup> carport 24 x 24
HEIGHT OF STRUCTURE FOR ADDITIONS/NEW CONSTRUCTION :	EXISTING: _____ ft PROPOSED: 10 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:  
 24' x 24' x 10' H freestanding Carport  
 Location - Rear of property, Left of back corner of home on existing asphalt parking.  
 Note - Heavy tree & shrubbery coverage conceal visibility from right of way.  
 Materials - 6 6"x6" pressure treated posts and pressure treated subroof and metal roof (color bronze) and 6 1'x1' concrete footers, for posts, installed in existing asphalt.

→ see picture provided

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

Noel Hanna  
 APPLICANT NAME

[Signature]  
 APPLICANT SIGNATURE

8/25/2022  
 DATE

Noel Hanna  
 PROPERTY OWNER NAME

[Signature]  
 PROPERTY OWNER SIGNATURE

8/25/2022  
 DATE

**STAFF USE ONLY**

DOCKET NO.	22-0265
RECEIPT NO.	—

FEE PAID	✓
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

Austin Brass, City Planner, [abrass@columbiant.com](mailto:abrass@columbiant.com) 931-560-1531

DOCKET/CASE/APPLICATION NUMBER

**CA 22-0265**

APPLICANT/PROPERTY OWNER

**Noel Hanna**

HEARING DATE

**N/A**

PROPERTY ADDRESS/LOCATION

**1001 W 7th Street**

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

The applicant requests a Certificate of Appropriateness for the construction of a 24 X 24 freestanding carport constructed with 6 X 6 cedar posts.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
CD-3	Single-Family Residential	CD-3 (Single Family Residential)	24 X 24 Freestanding Carpet	7th Street

STAFF RECOMMENDATION

**APPROVE**

APPROVE WITH CONDITIONS

DENY

**Review Status and History:**

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

*Previous Approvals:* N/A

*1984 Historic Inventory:* 1001 West Seventh Street. Early 1930s, vernacular, one and half stories, stretcher bond brick, hip rock, three bays by four, gable roof dormers, bay windows on north and east, corbeled brick chimney, hip roof front porch with pergolas, **Contributing**.

## Proposed Alterations

### Item 1. Construction of a New Accessory Structure

- Construct a 24 x 24 carport.
  - Structure will be located at the rear of the property on an existing asphalt parking area.
  - The proposed accessory structure will have a height of 10 feet.
  - 6 x 6 pressure treated wood post
  - Roofing material will be a bronze metal roof.

## Historic District Design Guidelines Referenced:

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

### Item 1. Construction of a New Accessory Structure

#### 6.11 Location

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

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

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



## Staff Analysis:

### Item 1 Staff Comment:

The accessory structure will be located at the rear of the property minimizing the visibility from 7th street. With a 10' height, the proposed accessory structure does not visually compete with the scale and massing of the principle structure. The structure utilizes a gable pitch similar to other structures within the historic district.

- **Recommendation**

Approve

### Recommended Motion:

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

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

### Alternative Motions:

#### Alternative Motion [Approve]:

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

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

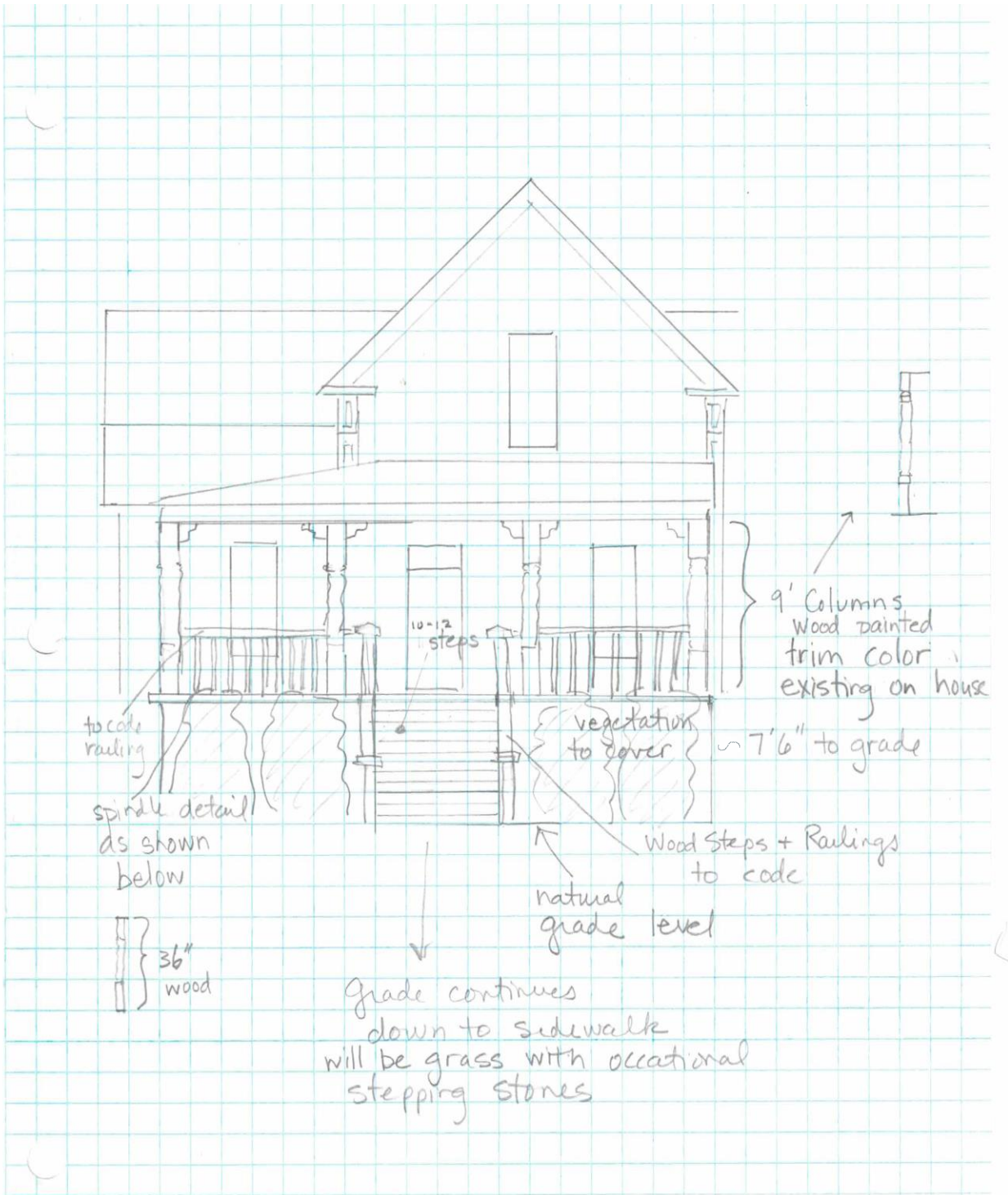
Move to find that there is insufficient information to make a decision, table the application, and request that the applicant provide: [list additional information] for review at a future meeting.

#### Alternative Motion [Deny]:

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

HZC Committee,

The natural grade of our lot necessitates the porch have railings per code. We are, therefore, submitting these specifications in order to receive a certification of appropriateness. We have reviewed the historic guidelines and have attempted to follow them by using wood posts, spindles, and steps in order to give access to the front porch, the west side porch, and the east side porch.

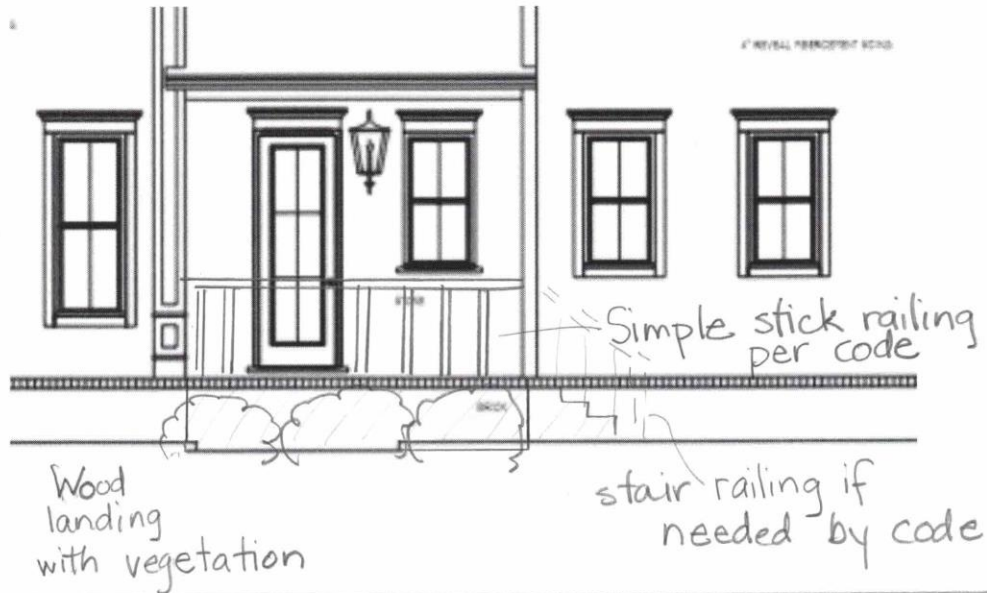


Style of wood columns and spindles for front porch will be similar to that shown below:

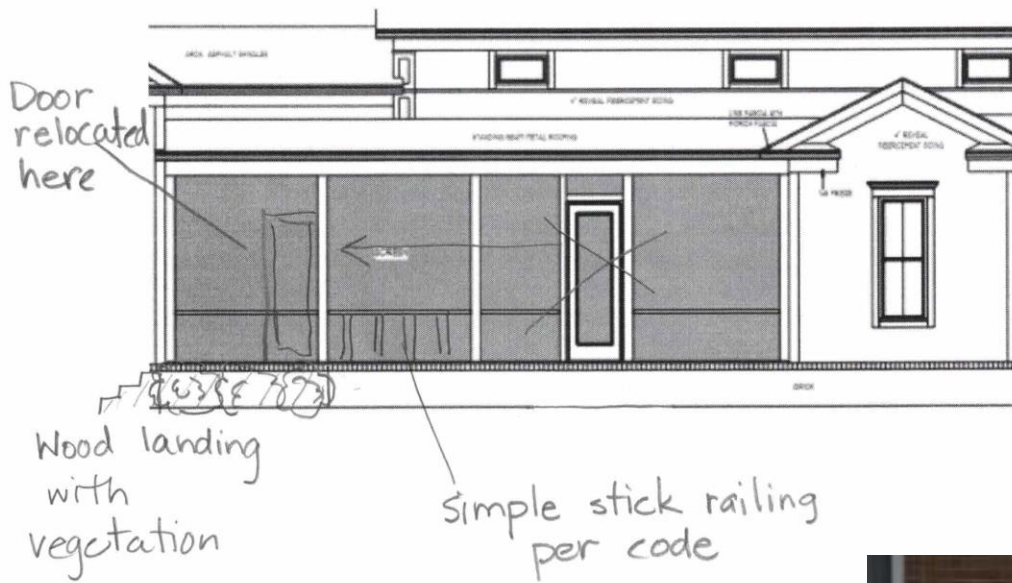


8" X 8" Posts

East side > 100' back from sidewalk



West side > 100' back from sidewalk



Front of House



East Side of House



West Hide of House



CERTIFICATE OF APPROPRIATENESS APPLICATION  
HISTORIC ZONING COMMISSION

APPLICANT

NAME	Brandy Wells	PHONE	805 469-4647
ADDRESS	408 West 6 <sup>th</sup> St	EMAIL	we2r1wells@gmail.com

PROPERTY OWNER

NAME	same	PHONE	
ADDRESS		EMAIL	

PROJECT INFORMATION: WORK SPECIFIC

<input checked="" type="checkbox"/> <b>NEW CONSTRUCTION</b> <i>(select type)</i> <input type="checkbox"/> Principle Structure <input type="checkbox"/> Accessory Structure		<input type="checkbox"/> <b>NEW ADDITION</b> <i>(select type)</i> <input type="checkbox"/> Principle Structure <input type="checkbox"/> Accessory Structure	
<input type="checkbox"/> <b>DEMOLITION</b> <i>(select type)</i> <input type="checkbox"/> Principle Structure <input type="checkbox"/> Accessory Structure <input type="checkbox"/> Site Features  <input type="checkbox"/> <i>Loss of architectural and historical integrity and its removal will not adversely affect the district's historic character</i>  <input type="checkbox"/> <i>Denial of demolition will result in unreasonable economic hardship of the applicant</i>  <input type="checkbox"/> <i>Public safety and welfare requires the removal of the structure(s)</i>  <input type="checkbox"/> <i>Structural instability or deterioration of structure(s) as demonstrated through report by structural engineer or architect. Report clearly details physical condition of structure(s), reasons why rehabilitation is not feasible, and cost estimates for rehabilitation versus demolition. Additional report details proposed future action on site.</i>		<input type="checkbox"/> <b>SIGNAGE</b> <i>(select type)</i> <input type="checkbox"/> Wall <input type="checkbox"/> Freestanding <input type="checkbox"/> Window <input type="checkbox"/> Temporary <input type="checkbox"/> Other	
		<input type="checkbox"/> <b>EXTERIOR ALTERATIONS</b> <i>(select type)</i> <input 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:	408 W. 6th Street
SQUARE FOOTAGE OF PROPOSED ADDITIONS/NEW CONSTRUCTION:	n/a
EXISTING: _____ ft <sup>2</sup>	PROPOSED: _____ ft <sup>2</sup>
HEIGHT OF STRUCTURE FOR ADDITIONS/NEW CONSTRUCTION:	n/a
EXISTING: _____ ft	PROPOSED: _____ ft
SQUARE FOOTAGE OF PROPOSED SIGNAGE	n/a

PROJECT INFORMATION: DESCRIPTION & SCOPE OF PROJECT
<small>DESCRIBE PROPOSED PROJECT(S) AND LIST ALL PROPOSED MATERIALS. ATTACH ADDITIONAL SHEETS IF NECESSARY:</small> Exterior of new build has previously been approved by H2C. Approved exterior did not include porch details. We are submitting this information in order to let H2C determine the "appropriateness" of porch details being selected. Due to grade of lot, railing are required by code.

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

Brandy Wells  
 APPLICANT NAME

*Brandy Wells*  
 APPLICANT SIGNATURE

9/19/22  
 DATE

Brandy Wells  
 PROPERTY OWNER NAME

*Brandy Wells*  
 PROPERTY OWNER SIGNATURE

9/19/22  
 DATE

**STAFF USE ONLY**

DOCKET NO.	
RECEIPT NO.	

FEE PAID	
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

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

DOCKET/CASE/APPLICATION NUMBER

**CA 22-0038**

APPLICANT/PROPERTY OWNER

**Geoff & Brady Wells**

HEARING DATE

**N/A**

PROPERTY ADDRESS/LOCATION

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

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

The applicant requests approval for the addition of porch rails and posts to be added to the front façade in addition to porch rails for front steps for a previously approved new construction for a single-family home.

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



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

**APPROVE**

STAFF RECOMMENDATION

APPROVE WITH CONDITIONS

DENY

**Proposed Alterations:**

**Review Status and History:**

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

*Previous Approvals:* HZC #2018-39 – Request for Demolition of 408 and 410 West 6<sup>th</sup> Street, approved.

CoA #21-0073 – Request for Certificate of Appropriateness for revised designs of new residence and accessory structure.

CoA #21-0029 – Request for Certificate of Appropriateness for new residence and accessory structure.

CoA #22-0038 – Request for Certificate of Appropriateness for design revisions for exterior material changes including foundation cladding and window placement, approved.



1984 Historic Inventory: N/A.

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

**Item 1. Addition of porch rails and columns including stair rails to previously approved certificate of appropriateness.**

**Historic District Design Guidelines Referenced:**

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

**Item 1. Addition of porch rails and columns including stair rails to previously approved certificate of appropriateness**

**A** CORNICES AND CEILINGS

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

**B** COLUMNS, POSTS, AND PIERS

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

**C** BALUSTRADES AND HANDRAILS

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

**D** DECKING/FLOOR AND STEPS

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



**Item 1 Staff Comment:**

- The proposed changes would be consistent with the guidelines described above in the construction of (4) 8 x8 turned spindle style columns that are most appropriate for the design of a Folk Victorian architectural vernacular.
- The addition of porch handrails and balusters may be appropriate when using wood with spindle style posts that are most appropriate for the design of Folk Victorian architectural vernacular.
- The proposed balustrades and rails will continue along the side elevations where there is a grade drop off from the screened-in porch. The material type will be wood stick railing.



Good Sign Design Co  
802 S Main St  
Columbia, TN

931.797.4348  
bryson@thatsagoodsign.co

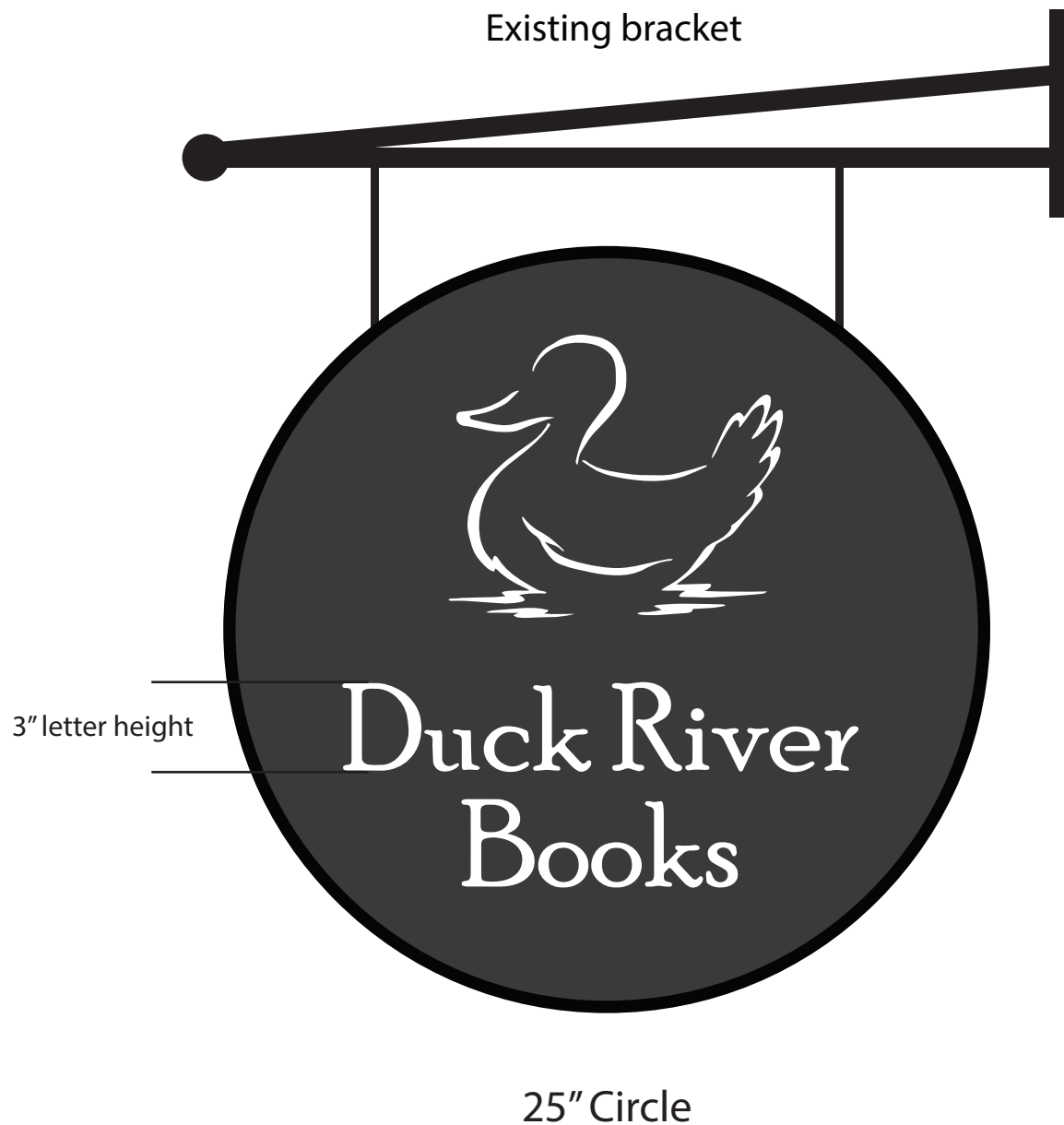
Project Location:  
Duck River Books

**Project Notes**

Dark gray metal Panel

White Gloss Lettering  
1/4" acrylic

1" thick





Good Sign Design Co  
802 S Main St  
Columbia, TN

931.797.4348  
bryson@thatsagoodsign.co

Project Location:  
Duck River Books

**Project Notes**

Dark gray metal Panel

White Gloss Lettering  
1/4" acrylic

1" thick

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

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

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

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

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

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

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

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

**HISTORIC DISTRICT DESIGN GUIDELINES**

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

**REQUIRED APPLICATION SUPPORTING MATERIALS**

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

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

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

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

CERTIFICATE OF APPROPRIATENESS APPLICATION  
HISTORIC ZONING COMMISSION

APPLICANT

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

PROPERTY OWNER

NAME	GM Management, LLC	PHONE	931-381-2640
ADDRESS	108 Alliance Alley	EMAIL	Gmartin1@edge.net

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 checked="" type="checkbox"/> SIGNAGE ( <i>select type</i> ) <input type="checkbox"/> Wall <input type="checkbox"/> Freestanding <input type="checkbox"/> Window <input type="checkbox"/> Temporary <input checked="" type="checkbox"/> Other  <p style="text-align: center;">Blade Sign</p> <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:	12 Public Square
SQUARE FOOTAGE OF PROPOSED ADDITIONS/NEW CONSTRUCTION :	EXISTING: _____ ft <sup>2</sup> PROPOSED: _____ ft <sup>2</sup>
HEIGHT OF STRUCTURE FOR ADDITIONS/NEW CONSTRUCTION :	EXISTING: _____ ft      PROPOSED: _____ ft
SQUARE FOOTAGE OF PROPOSED SIGNAGE	4.34 sq/ft

PROJECT INFORMATION: DESCRIPTION & SCOPE OF PROJECT
DESCRIBE PROPOSED PROJECT(S) AND LIST ALL PROPOSED MATERIALS. ATTACH ADDITIONAL SHEETS IF NECESSARY:
Sign is made of 1"+ metal with 1/4" thick acrylic lettering
Sign will be 25" round and hang from existing sign bracket
Tallest letter will be 3"
bottom Will hang greater than 7" from the ground

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

<u>Bryson Leach</u> APPLICANT NAME	<u><i>Bryson Leach</i></u> <small>Bryson Leach (Sep 19, 2022 10:24 CDT)</small> APPLICANT SIGNATURE	<u>Sep 19, 2022</u> DATE
<u>GM Management by Greg Martin</u> PROPERTY OWNER NAME	<u><i>GM Management by Greg Martin</i></u> <small>GM Management by Greg Martin (Sep 16, 2022 16:52 CDT)</small> PROPERTY OWNER SIGNATURE	<u>Sep 16, 2022</u> 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

Austin Brass, City Planner, [abrass@columbiath.com](mailto:abrass@columbiath.com) 931-560-1531

DOCKET/CASE/APPLICATION NUMBER

**22-0283**

APPLICANT/PROPERTY OWNER

**Bryson Leach/ GM Management, LLC**

HEARING DATE

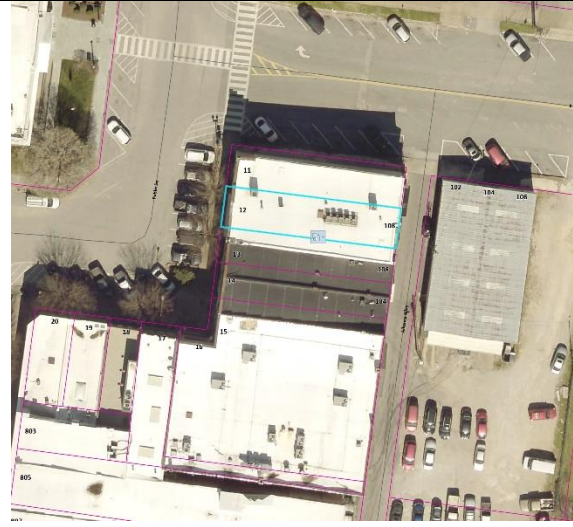
**N/A**

PROPERTY ADDRESS/LOCATION

**12 Public Square**

**PROJECT DESCRIPTION: Certificate of Appropriateness**

The applicant requests a Certificate of Appropriateness to remove the existing projecting sign for Duck River Books and replace it with an updated projecting sign that will be 4.34 SF ft made of 1” metal and ¼” acrylic lettering.



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

STAFF RECOMMENDATION

**APPROVE**

APPROVE WITH CONDITIONS

DENY

DEFER

**Review Status and History:**

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

*Status:*

*Previous Approvals:* CoA #20-20-0180 – Request from GM properties for 4 exterior up-lighting fixtures, approved.

*1984 Historic Inventory:* **41.11 and 12 Public Square., (Martin & Vaughn Building) CA 1870**, Italianate, two-story brick, six-bay, round-arched windows, recessed panels and corbeling, paneled and pedimented parapet, altered storefronts, dentils on side elevation. (Contributing)



## Proposed Alterations

**Item 1:** The applicant proposes to remove the existing projecting sign and replace it with an updated projecting sign not to exceed 4.34 SF with the tallest letter not exceeding 3". The proposed sign will be located nearest to the building entrance in the same location as the previous sign with a sidewalk clearance that is required to be at least 7.5'.

## 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:

Item 1. Staff Comment:



- The specific standards for projecting signs direct signage to location nearest to the buildings entrance below the second story windows, with a sidewalk clearance of 7.5 feet. The proposed sign meets each of these criteria noted that sign is required to be 7.5' above the sidewalk.
- The specific standards for projecting signs encourage signs within the range of 4-6 sq. ft. per sign face. The proposed sign is 4.34 SF that is within this criterion for signage.
- The proposed sign utilizes a hanging mounting bracket that is appropriate to the guidelines and utilizes the adequate number of colors with three colors or less with gray and white.
- The proposed sign is overall in scale with the building and pedestrian scale environment.

## 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].