



City of Columbia

Historic Zoning Commission

January 13, 2022

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AGENDA

The Columbia Historic Zoning Commission will hold a meeting on Thursday, January 13th, 2022 at 4:00 P.M., Council Chambers in the basement of City Hall, 700 N. Garden Street, to consider the following items of business:

- 1) Roll Call
- 2) Approval of Minutes
- 3) Request from Kaylan Henson of 409 West 6th Street for exterior modifications and repair.
- 4) Request from Thomas Hannen to install wood fencing at 800 Barrow Court.
- 5) Request from Douglas Johns for new building construction and signage at 915 South Main Street.
- 6) Request from Jake Hubbell for new commercial signage at 410 West 7th Street.
- 7) Request from Lisa Williams for new wall signage located at 808 South Garden Street.
- 8) Request from Bryson Leach for a new projecting signage placed at 40 Public Square

Anyone requesting accommodations due to disabilities should contact Human Resources at 931-560-1570 prior to the meeting.

City of Columbia
HISTORICAL ZONING COMMISSION
December 9, 2021

CALL TO ORDER:

Chairperson Kim Hayes called the December meeting of the Historical Zoning Commission for the City of Columbia to order at 4:00 p.m. The meeting was held in Council Chambers, 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
Mr. Ray Pace
Ms. Autumn Potter

Absent were: Ms. Melanie Lucas

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

APPROVAL OF MINUTES:

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

AGENDA ITEM #3

Case# 21-0252

Request from Carlos Rivera of 701 Bullock Street to install a new street fence.

Staff Recommendation:

Mr. Brass presented the details of staff report. The city has fence requirements, but we don't require permits for them. The codes enforcement officer Ms. Brooks caught this one in the historic district, and put a stop work order on it. She then informed Mr. Rivera that he was in a historic district; therefore, under the historic guidelines. The fence was partially constructed, and five feet tall in the front yard space with what appears to be unfinished lumbar material.

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December 9, 2021

Guidelines specifically state that fences do not exceed 4 feet in height, and unfinished wood panels are prohibited use. Staff recommends denial of the request, because it does not meet the historic guidelines.

Discussion:

Mr. Carlos Rivera, 701 Bullock Street, was present to answer questions. Mr. Rivera stated that the lumbar is treated, and the panel is an exterior panel. He stated that he has a dog, his house is not historic. He asked if his house could be removed from the historic district. Further discussion included guidelines, wall, and wanting to build something taller than is allowed in the front of his house. Mr. Brass stated the options are take the fence down, and or possibility bringing the fence down to four feet tall, with a wood picket fence or something of that nature to meet the historic guidelines. Mr. Rivera inquired about an application to get removed from historic. Mr. Brass stated the Commission does not want to set a precedence of property being removed from the historic district. There is a process for the request. Further discussion included living in front of McDowell School, and if that is going to be torn down. Mr. Brass stated it is in an historic district, therefore demolition will have to come before this commission before any action can be taken. Currently at this time it has not come before this commission. The zoning dictates the use of the property. Additional discussion included seeing the kids in the yard, matching the panel, authority, future use of McDowell School, material, standard guidelines, height, shadowbox, more transparency, front yard space, back wall, the mid-point of the house, hedges, landscaping is an option, processes, the guidelines are on line, fences are done on the staff level, clear up the violation. Mr. Brass stated that his recommendation is to deny the request, and the applicant can clear up the violation, and then work to come up with a fence at the staff level that would meet the guidelines. Dr. Hendrickson moved to deny due to the height standards and guidelines of front yard fencing. Mr. Kilgore seconded the motion. The motion to deny passed six to zero. Additional discussion included time period of four weeks to take the fence down, open violations, and extensions.

AGENDA ITEM #4

Case# 21-0253

Request from Kaylan Henson of 409 West 6th Street for exterior modifications and repair.

Staff Recommendation:

Mr. Brass presented the details of staff report. This request is one that the code enforcement officer caught while out in the field. There was also a lot of other work going on, in meeting with Ms. Henson she was replacing the windows,

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December 9, 2021

front door and retro fitting the concrete steps with new brick steps, and painting of the existing masonry foundation. The existing masonry foundation is painted. Ms. Henson was proposing to paint the entire brick house She was unaware that she was in a historic district. The first item is replacement of the front door, unfortunately the front door had already been replaced at the time of inspection. The material does meet the guidelines. The second item is the replacement of the existing window with wood clad windows. The applicant did include in the submittal renderings of the window. Those would meet the guidelines. The third item was placement of concrete steps with brick veneer steps. It appears that the new steps do have a more tapered type look to them. The applicant is not here, but she did call and staff did let her know that she was to be present.

Discussion:

Discussion included alteration of the door, concrete steps should have been replaced with concrete steps, bay windows, glass, historical replication, the grill is between the glass, 4.10 A of the guidelines, and possible deferral if the applicant does not show up.

This item was moved to the end of the agenda in order to give the applicant time to show up.

With no one present, Ms. Hayes moved to defer the item, with Dr. Hendrickson seconding. Motion to defer passed six to zero.

AGENDA ITEM #5

Case# 21-0261

Request from Bryson Leach for new wall mounted sign at 812 South Main Street.

Staff Recommendation:

Mr. Brass presented the details of staff report. This request meets the guidelines, and it does meet the sizing requirement.

Discussion:

Mr. Bryson Leach, was present to answer questions. Discussion included acrylic letters, paint color, existing logo, letter sizing, flush mounting, and font. Mr. Kilgore moved to approve with Mr. Nuber seconding. Motion to approve passed six to zero.

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AGENDA ITEM #6

Case# 21-0263

Request from Nichole Nace for new wall signs located at 19 and 20 Public Square.

Staff Recommendation:

Mr. Brass presented the details of staff report. This request is for two wall mounted signs. Both signs are for the same business. Staff does not recommend, Item Two, because it will be an off premises sign being at 20 Public Square. The guidelines do state that signage shall be concentrated at the street level closest to a buildings entrance, and shall only be place on the portion of the building occupied by the person, business or entity to which it relates.

Discussion:

Nichole Nace, 19 and 20 Public Square, was present to answer questions. Discussion included there use to be a sign on the corner, white border, lettering is raised, the flower is engraved, the border being black would be raised, guidelines, trees, reach out to Public Works to trim the trees, and approving the large sign not the small sign. Mr. Kilgore moved to approve the larger sign at 19 Public square, and deny the smaller sign at 20 Public Square. The motion was seconded by Ms. Potter. The motion to approve the sign at 19 Public Square, and deny the sign at 20 Public Square passed six to zero.

AGENDA ITEM #7

Case# 21-0266

Request from David Lintan to install wall signage at 803 South Garden Street.

Staff Recommendation:

Mr. Brass presented the details of staff report. This request is meeting our guideline with the lettering. This is a door possibly for multiple tenants, however, a directory is normally done for multiple tenants.

Discussion:

No one was present to answer questions. Discussion included four colors consistency on the sign, the vinyl lettering already on the door, and directory sign. Ms. Hayes moved to deny with Mr. Nuber seconding. Motion to deny passed six to zero.

AGENDA ITEM #8

Case# 21-0267

Request from Maury Alliance to modify front entrance at 106 West 6th Street.

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Staff Recommendation:

Mr. Brass presented the details of staff report. This request has multiple submissions. All of the proposals are of the full wood material which do meet our guidelines. Residential guidelines and Commercial guidelines have a different material type when it comes to doors.

Discussion:

Tri-Nette Casimier, and Terry Prince, Maury Alliance, 106 West 6th Street, were present to answer questions. Discussion included commercial districts allow fiberglass doors, and in the residential districts the guidelines state that wood doors are the most appropriate. Wanting to retain the initial door, door needs significant repairs, and side lights. Mr. Nuber asked if you have a building that predates an architectural element that changes how do you view that architectural element? Does it merit itself to the architecture of the building or because it was built at a later time the interpretation is less strict because it is not original. Additional discussion included the side light have to be replaced, water comes in through the side lights and the door, the top will be able to be saved, retro fit the side light with a fiberglass material that mimics what is conducive, fiberglass would be hard. Mr. Prince stated that it would be all wood, and it would be custom, divider rails, original pilasters, wood floor is deteriorating from the water, door painting, the original door would have been painted, the purple unifies everything being a single color, new branding, and maintenance. Ms. Hayes made a motion to approve the design that matches most closely the original with side lights. Ms. Potter seconded the motion. The motion to approve passed six to zero.

OTHER BUSINESS:

The Commission discussed trees, and going green, mailing packets, or having paper copies at everyone else's desk, and fencing meeting the guidelines going before staff.

Mr. Brass discussed townhouses, and introduced a new staff member, Mr. Kevin McCarthy.

ADJOURNMENT:

Dr. Hendrickson made the motion to adjourn the meeting with Ms. Hayes seconding. Motion to adjourn passed six to zero. The meeting adjourned at 5:14 p.m.

Historical Zoning Commission Chairperson Date

Case Number:

21-0253

Request:

Request from Kaylan Henson of 409 West 6th Street for exterior modifications and repair.



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

CONTACT INFORMATION

Austin Brass, City Planner, abrass@columbiatn.com , 931-560-1560

DOCKET/CASE/APPLICATION NUMBER
CA 21-0253

APPLICANT/PROPERTY OWNER
Kayla Henson

HEARING DATE
N/A

PROPERTY ADDRESS/LOCATION
409 West 6th Street

PROJECT DESCRIPTION:

This Certificate of Appropriateness request is for the replacement of windows/ front door including cracked concrete steps with new brick steps and the painting of the existing masonry foundation.

Staff note:

This item was previously deferred for additional information regarding the window profile to ensure that the dimensional muntins were exposed to the exterior of the glass. The applicant had been made aware of this guideline requirement by staff.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
R-6 (Single-Family Residential)	Single-Family Residential	R-6/ Single-Family Residential	Window Replacement/ Porch Modification.	6th Street

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

Review Status and History:

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

Previous Approvals: N/A

1984 Historic Inventory: **409 West 6th Street (Lamy House). Ca. 1940.** 1 ½ story brick home built on the bungalow lines, featuring brick/frame construction, raised basement, steep gable roof, balanced gable dormers, bay windows and centered entrance in the projecting gable. Built on the old Figures estate.



Proposed Alterations:

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

Item 1. Replacement of windows with wood clad windows.

Item 2: Replacement of front door.

Item 3: Replacement of porch steps.

Historic District Design Guidelines Referenced:

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

Item 1. Replacement of front door.

4.17 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, only the damaged component shall be replaced. Total replacement of an entire entry assembly is prohibited when only localized deterioration is present.

b. New doors shall replicate the size and proportions of the original door as closely as possible. Enlarging or reducing an opening to accommodate a replacement door is prohibited.

c. When a new door on the façade or prominent secondary elevation is needed, select a door that is consistent in character with the original or sympathetic to the building's age and style, including in its configuration and glazing. Wood doors are the most appropriate option. Unglazed slab doors are prohibited.

d. Replacing existing non-compatible doors on the primary façade and highly-visible secondary elevations with designs sympathetic to the character of the building is encouraged.

Item 2 Staff Comment: A replacement door has been added consisting of a full wood material with glass inset windows.



Item 2. Replacement of existing windows with wood clad windows.

f. Traditional materials or alternative materials that are compatible with the original building in scale, profile, finish, and texture shall be used when visible from the right-of-way.

g. Door and window openings shall conform to the proportions, size, and rhythm of openings on the original building.

Using wood or aluminum-clad wood windows with a baked-on or enamel finish is strongly encouraged. Other materials will be considered by the HZC on a case-by-case basis. Vinyl and vinyl clad windows and doors are not appropriate and shall be prohibited.

h. Replacement units on the façade and prominent secondary elevations shall have true divided lights or simulated divided lights with dimensional **muntins permanently affixed to the exterior of the glass in order to maintain traditional profiles**. Snap in grids and removable internal grilles do not appropriately replicate historic profiles and shall be prohibited on these elevations.

Item 2 Staff Comment: The proposal includes the replacement of windows with new Pella wood clad windows. No new openings or extension will be added. As a condition of approval, dimension muntins are required to be exposed to the exterior of the window.

Item 3. Placement of new concrete steps with brick veneered steps.

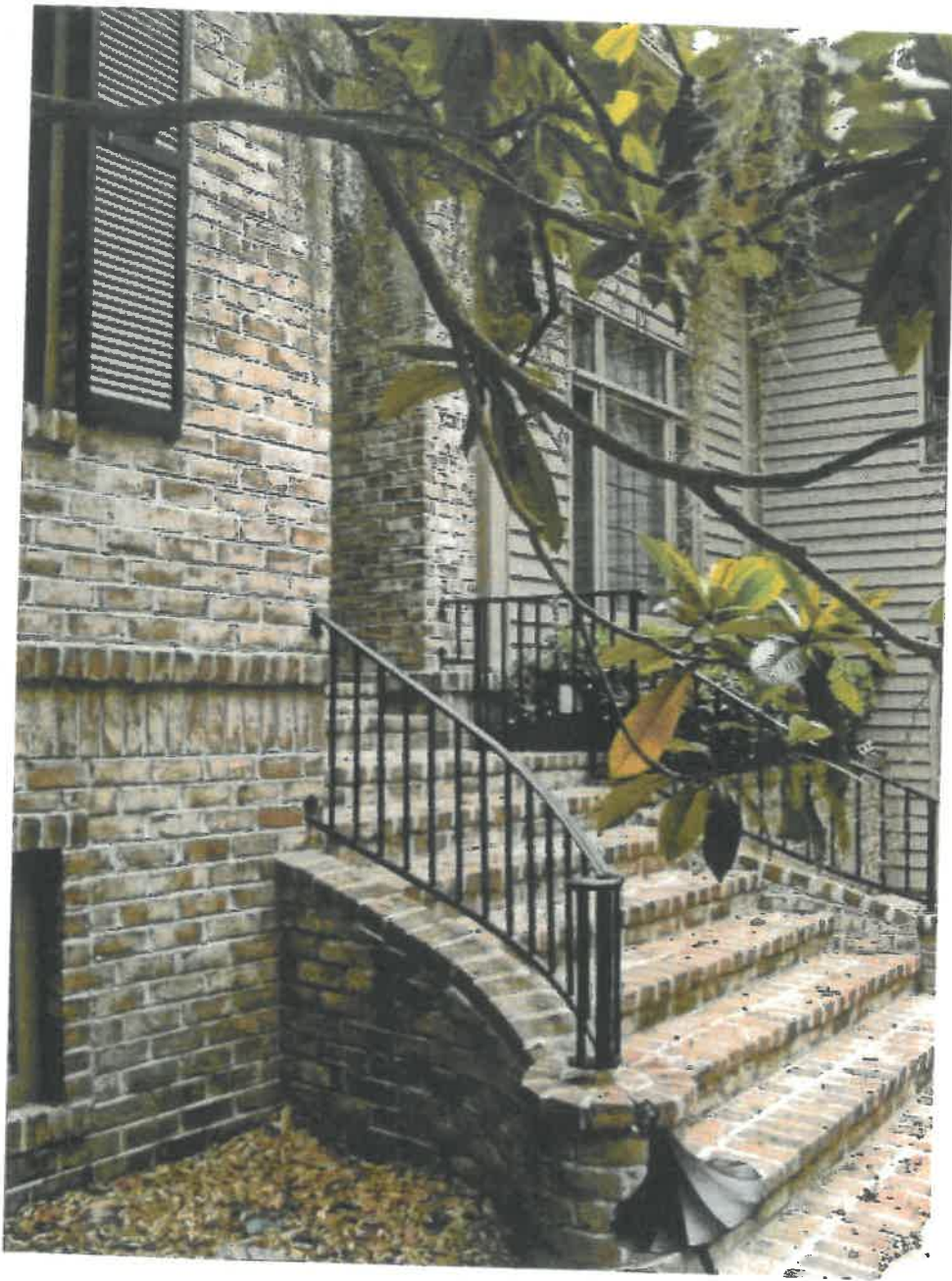
Retain and repair porch steps in their original location. When new wood steps are constructed, use closed risers and maintain a scale appropriate to the porch. Replacing wood steps with masonry counterparts is not appropriate. Using pre-cast concrete as a material for porch steps is not appropriate unless it was historically present.



253








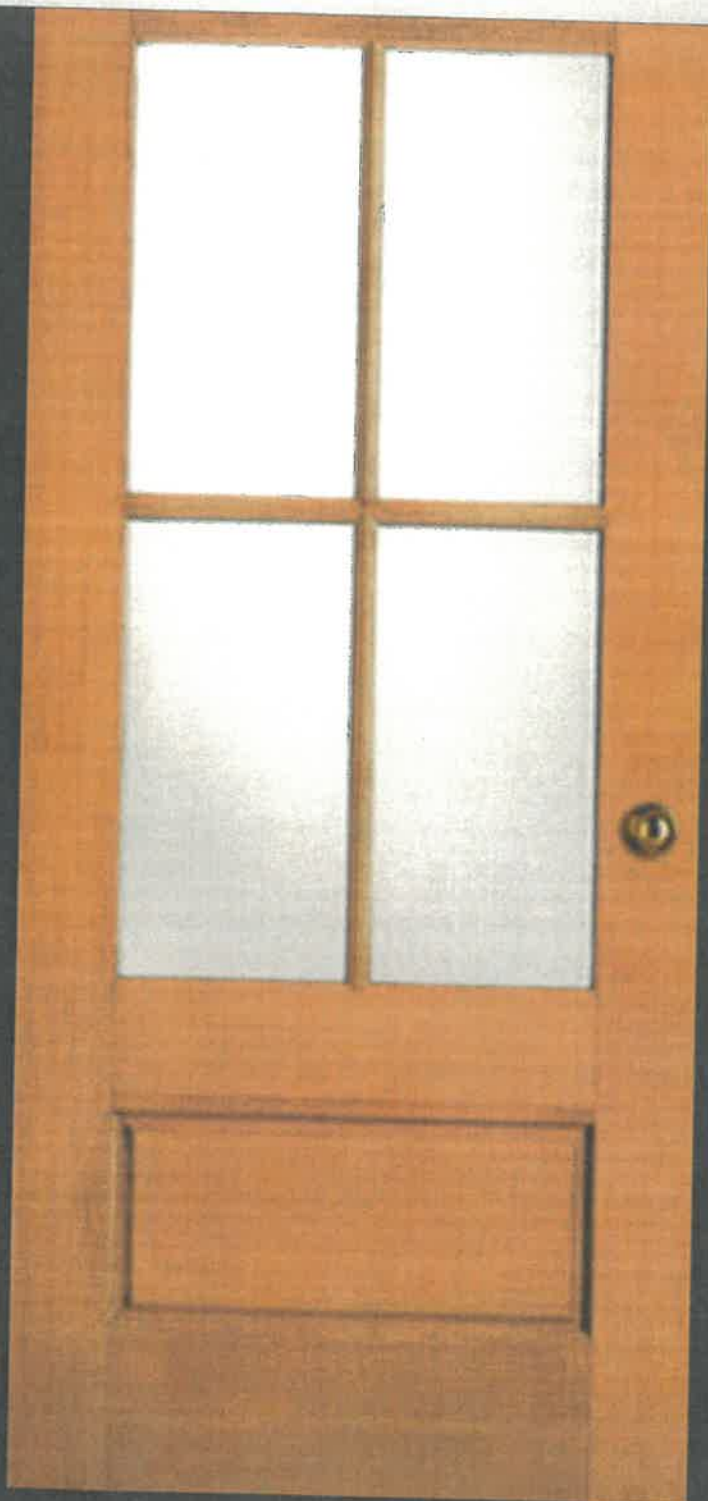




8:56



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7504



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VP, Contractor Programs, GAF

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General Contractor
Jeff Loveless
Project Manager

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Fax 931-388-3153
Cell 931-388-7063





OCT 21 2021



Proposal - Detailed

Sales Rep Name: Smith, Spencer
Sales Rep Phone: 615-708-7280
Sales Rep E-Mail: ssmith@pelladirect.com
Sales Rep Fax:

Phone: **Fax:**

Customer Information	Project/Delivery Address	Order Information
Greywood and Co 413 Lookout Dr Columbia, TN 38401-6146 Primary Phone: (615) 9460020 Mobile Phone: Fax Number: E-Mail: greywoodandco@gmail.com Contact Name: Great Plains #: 1005584688 Customer Number: 1009075130 Customer Account: 1005584688	409 W Sixth Street Lot # County: Owner Name: Owner Phone:	Quote Name: 409 W Sixth Street Order Number: 343140159 Quote Number: 14368239 Order Type: Non-Installed Sales Wall Depth: Payment Terms: Deposit/C.O.D. Tax Code: TNSTATE Cust Delivery Date: None Quoted Date: 7/22/2021 Contracted Date: Booked Date: Customer PO #:
Accessories Managed / Delivery Date		
Window Screens	9/21/2021	Window Hardware 9/21/2021

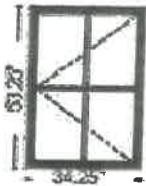
Customer Notes: LIFESTYLE SERIES WINDOWS
 WHITE EXTERIOR
 PREFINISHED WHITE INTERIOR (UNFINISHED WHERE NOTED)
 NO JAMB EXTENSIONS
 WHITE HARDWARE
 NO SCREENS
 GRILLES BETWEEN THE GLASS WHERE SHOWN - WHITE INT/WHITE EXT
 INSTALL NOT INCLUDED

RECEIVED
 OCT 21 2021
 By: *21-0253*

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Line #	Location:	Attributes
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10 None Assigned



Viewed From Exterior
Rough Opening: 35" X 54"

PK #
2096

Lifestyle, Casement Left, 34.25 X 53.25, Without HGP, White

Item Price	Qty	Ext'd Price
\$570.10	9	\$5,130.90

1: 34.2553.25 Left Casement

Frame Size: 34 1/4 X 53 1/4

General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"

Exterior Color / Finish: Standard Enduraclad, White

Interior Color / Finish: Prefinished White Paint Interior

Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

Hardware Options: Wash Hinge Hardware, Fold-Away Crank, White, No Limited Opening Hardware, No Integrated Sensor

Screen: No Screen

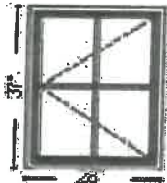
Performance Information: U-Factor 0.29, SHGC 0.25, VLT 0.47, CPD PEL-N-14-00678-00001, Performance Class LC, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, Year Rated 08|11, Clear Opening Width 24.5, Clear Opening Height 49.125, Clear Opening Area 8.358073, Egress Meets Typical 5.7 sqft (E) (United States Only)

Grille: GBG, No Custom Grille, 3/4" Contour, Traditional (2W2H), White, White

Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 175".

Line #	Location:	Attributes
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15 None Assigned



Viewed From Exterior
Rough Opening: 28 - 3/4" X 37 - 3/4"

PK #
2096

Lifestyle, Casement Left, 28 X 37, Without HGP, White

Item Price	Qty	Ext'd Price
\$454.10	1	\$454.10

1: Non-Standard Size Non-Standard Size Left Casement

Frame Size: 28 X 37

General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"

Exterior Color / Finish: Standard Enduraclad, White

Interior Color / Finish: Prefinished White Paint Interior

Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

Hardware Options: Wash Hinge Hardware, Fold-Away Crank, White, No Limited Opening Hardware, No Integrated Sensor

Screen: No Screen

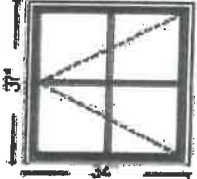
Performance Information: U-Factor 0.29, SHGC 0.25, VLT 0.47, CPD PEL-N-14-00678-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11, Clear Opening Width 18.25, Clear Opening Height 32.875, Clear Opening Area 4.16645, Egress Does not meet typical United States egress, but may comply with local code requirements

Grille: GBG, No Custom Grille, 3/4" Contour, Traditional (2W2H), White, White

Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 130".

Line #	Location:	Attributes
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20 None Assigned



PK #
2096

Viewed From Exterior
Rough Opening: 34 - 3/4" X 37 - 3/4"

Lifestyle, Casement Left, 34 X 37, Without HGP, White

Item Price	Qty	Ext'd Price
\$483.11	1	\$483.11

1: Non-Standard Size Non-Standard Size Left Casement

Frame Size: 34 X 37

General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"

Exterior Color / Finish: Standard Enduraclad, White

Interior Color / Finish: Prefinished White Paint Interior

Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

Hardware Options: Wash Hinge Hardware, Fold-Away Crank, White, No Limited Opening Hardware, No Integrated Sensor

Screen: No Screen

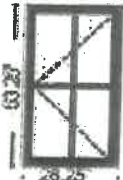
Performance Information: U-Factor 0.29, SHGC 0.25, VLT 0.47, CPD PEL-N-14-00678-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11, Clear Opening Width 24.25, Clear Opening Height 32.875, Clear Opening Area 5.536242, Egress Meets Typical for ground floor 5.0 sqft (E1) (United States Only)

Grille: GBG, No Custom Grille, 3/4" Contour, Traditional (2W2H), White, White

Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 142".

Line #	Location:	Attributes
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25 None Assigned



PK #
2096

Viewed From Exterior
Rough Opening: 29" X 54"

Lifestyle, Casement Left, 28.25 X 53.25, Without HGP, White

Item Price	Qty	Ext'd Price
\$541.11	2	\$1,082.22

1: Non-Standard Size Non-Standard Size Left Casement

Frame Size: 28 1/4 X 53 1/4

General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"

Exterior Color / Finish: Standard Enduraclad, White

Interior Color / Finish: Prefinished White Paint Interior

Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

Hardware Options: Wash Hinge Hardware, Fold-Away Crank, White, No Limited Opening Hardware, No Integrated Sensor

Screen: No Screen

Performance Information: U-Factor 0.29, SHGC 0.25, VLT 0.47, CPD PEL-N-14-00678-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11, Clear Opening Width 18.5, Clear Opening Height 49.125, Clear Opening Area 6.311198, Egress Does not meet typical United States egress, but may comply with local code requirements

Grille: GBG, No Custom Grille, 3/4" Contour, Traditional (2W2H), White, White

Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 163".

Line #	Location:	Attributes
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30 None Assigned



Viewed From Exterior
Rough Opening: 35" X 54"

PK #
2096

Lifestyle, Sash Set, Fixed, 34.25 X 53.25, Without HGP, White

Item Price	Qty	Ext'd Price
\$515.81	7	\$3,610.67

1: Non-Standard Size Non-Standard Size Fixed Sash Set
Frame Size: 34 1/4 X 53 1/4
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Standard Enduraclad, White
Interior Color / Finish: Unfinished Interior
Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Performance Information: U-Factor 0.27, SHGC 0.28, VLT 0.52, CPD PEL-N-229-00862-00001, Performance Class LC, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, Year Rated 08|11
Grille: GBG, No Custom Grille, 3/4" Contour, Traditional (2W2H), White, White
Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 175".

Customer Notes: UNFINISHED

Line #	Location:	Attributes
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35 None Assigned



Viewed From Exterior
Rough Opening: 31" X 39"

PK #
2096

Lifestyle, Sash Set, Fixed, 30.25 X 38.25, Without HGP, White

Item Price	Qty	Ext'd Price
\$422.78	2	\$845.56

1: Non-Standard Size Non-Standard Size Fixed Sash Set
Frame Size: 30 1/4 X 38 1/4
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Standard Enduraclad, White
Interior Color / Finish: Unfinished Interior
Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Performance Information: U-Factor 0.27, SHGC 0.28, VLT 0.52, CPD PEL-N-229-00862-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08|11
Grille: GBG, No Custom Grille, 3/4" Contour, Traditional (2W2H), White, White
Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 137".

Customer Notes: CLOSEST PATTERN TO THE H PATTERN NOTED
UNFINISHED

Line #	Location:	Attributes
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45 None Assigned



PK #
2096

Viewed From Exterior
Rough Opening: 25 - 3/4" X 62"

Lifestyle, Sash Set, Fixed, 25 X 61.25, Without HGP, White

Item Price	Qty	Ext'd Price
\$476.46	4	\$1,905.84

1: Non-Standard SizeNon-Standard Size Fixed Sash Set
Frame Size: 25 X 61 1/4
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Standard Enduraclad, White
Interior Color / Finish: Unfinished Interior
Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Performance Information: U-Factor 0.27, SHGC 0.31, VLT 0.58, CPD PEL-N-229-00861-00001, Performance Class LC, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, Year Rated 08|11
Grille: No Grille,
Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 173".

Customer Notes: UNFINISHED

Line #	Location:	Attributes
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50 None Assigned



PK #
2096

Viewed From Exterior
Rough Opening: 35" X 62"

Lifestyle, Sash Set, Fixed, 34.25 X 61.25, Without HGP, White

Item Price	Qty	Ext'd Price
\$554.98	2	\$1,109.96

1: Non-Standard SizeNon-Standard Size Fixed Sash Set
Frame Size: 34 1/4 X 61 1/4
General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Standard Enduraclad, White
Interior Color / Finish: Unfinished Interior
Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Performance Information: U-Factor 0.27, SHGC 0.28, VLT 0.51, CPD PEL-N-229-00950-00001, Performance Class LC, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, Year Rated 08|11
Grille: GBG, No Custom Grille, 3/4" Contour, Traditional (2W2H), White, White
Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 191".

Customer Notes: GRILLES?
UNFINISHED

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
--------	-----------	------------	------------	-----	-------------

55 None Assigned

12" wide Aluminum Coil, Length: 600, White

			\$122.96	1	\$122.96

PK #
2096

1: Accessory
Frame Size: -1 X -1
General Information: 12" wide Aluminum Coil
Exterior Color / Finish: Painted, Standard Enduraclad, White
Wrapping Information: Perimeter Length = 0".

Viewed From Exterior
Rough Opening:

Thank You For Your Interest In Pella® Products

PELLA WARRANTY:

Pella products are covered by Pella's limited warranties in effect at the time of sale. All applicable product warranties are incorporated into and become a part of this contract. Please see the warranties for complete details, taking special note of the two important notice sections regarding installation of Pella products and proper management of moisture within the wall system. Neither Pella Corporation nor the Seller will be bound by any other warranty unless specifically set out in this contract. However, Pella Corporation will not be liable for branch warranties which create obligations in addition to or obligations which are inconsistent with Pella written warranties.

Clear opening (egress) information does not take into consideration the addition of a Rolscreen [or any other accessory] to the product. You should consult your local building code to ensure your Pella products meet local egress requirements.

Per the manufacturer's limited warranty, unfinished mahogany exterior windows and doors must be finished upon receipt prior to installing and refinished annually, thereafter. Variations in wood grain, color, texture or natural characteristics are not covered under the limited warranty.

INSYNCTIVE PRODUCTS: In addition, Pella Insynctive Products are covered by the Pella Insynctive Products Software License Agreement and Pella Insynctive Products Privacy Policy in effect at the time of sale, which can be found at [Insynctive.pella.com](https://www.pella.com). By installing or using Your Insynctive Products you are acknowledging the Insynctive Software Agreement and Privacy Policy are part of the terms of sale.

Notice of Collection of Personal Information: We may collect your personal information when you interact with us. Under the California Consumer Privacy Act (CCPA), California residents have specific rights to request this information, request to delete this information, and opt out of the sharing or sale of this information to third parties. To learn more about our collection practices and your rights under the CCPA please visit our link <https://www.pella.com/california-rights-policy/> at [pella.com](https://www.pella.com).

ARBITRATION AND CLASS ACTION WAIVER ("ARBITRATION AGREEMENT")

YOU and Pella and its subsidiaries and the Pella Branded Distributor AGREE TO ARBITRATE DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS (INCLUDES PELLA GOODS AND PELLA SERVICES) AND WAIVE THE RIGHT TO HAVE A COURT OR JURY DECIDE DISPUTES. YOU WAIVE ALL RIGHTS TO PROCEED AS A MEMBER OR REPRESENTATIVE OF A CLASS ACTION, INCLUDING CLASS ARBITRATION, REGARDING DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS. You may opt out of this Arbitration Agreement by providing notice to Pella no later than ninety (90) calendar days from the date You purchased or otherwise took ownership of Your Pella Goods. To opt out, You must send notice by e-mail to pellawebsupport@pella.com, with the subject line: "Arbitration Opt Out" or by calling (877) 473-5527. Opting out of the Arbitration Agreement will not affect the coverage provided by any applicable limited warranty pertaining to Your Pella Products. For complete information, including the full terms and conditions of this Arbitration Agreement, which are incorporated herein by reference, please visit www.pella.com/arbitration or e-mail to pellawebsupport@pella.com, with the subject line: "Arbitration Details" or call (877) 473-5527. D'ARBITRAGE ET RENONCIATION AU RECOURS COLLECTIF ("convention d'arbitrage") EN FRANÇAIS SEE PELLA.COM/ARBITRATION. DE ARBITRAJE Y RENUNCIA COLECTIVA ("acuerdo de arbitraje") EN ESPAÑOL VER PELLA.COM/ARBITRATION.

Seller shall not be held liable for failure or delay in the performance of its obligations under this Agreement, if such performance is hindered or delayed by the occurrence of an act or event beyond the Seller's reasonable control (force majeure event), including but not limited to earthquakes, unusually severe weather and other Acts of God, fire, strikes and labor unrest, epidemics, riots, war, civil unrest, and government interventions. Seller shall give timely notice of a force majeure event and take such reasonable action to mitigate the impacts of such an event.

Product Performance Information:

U-Factor, Solar Heat Gain Coefficient (SHGC), and Visible Light Transmittance (VLT) are certified by the National Fenestration Rating Council (NFRC).

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com

Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any products and does not warrant the suitability of any product for any specific use.

Design Pressure (DP), Performance Class, and Performance Grade (PG) are certified by a third party organization, in many cases the Window and Door Manufacturers Association (WDMA). The certification requires the performance of at least one product of the product line to be tested in accordance with the applicable performance standards and verified by an independent party. The certification indicates that the product(s) of the product line passed the applicable tests. The certification does not apply to mulled and/or product combinations unless noted. Actual product results will vary and change over the products life.

For more performance information along with information on Florida Product Approval System (FPAS) Number and Texas Dept. of Insurance (TDI) number go to www.pella.com/performance.

TERMS & CONDITIONS:

These Terms and Conditions of Sale apply to and are part of the Contract. The terms "Customer" and "PWD" throughout this Agreement shall refer to the Customer signing the Contract and to Pella Window & Door Company (a.k.a. Pella Tennessee LLC.).

ARTICLE 1-SCOPE OF THE WORK: PWD agrees to provide the products and/or services described in the Contract to premises of the Customer (the "Project Ship To") identified in the Contract. Customer warrants that it holds valid legal title to the Property. Customer agrees to provide access to the Property as is necessary to complete the delivery and/or services described in the contract.

ARTICLE 2-PRICE AND PAYMENT TERMS: The Customer agrees to pay PWD the amount set forth in the Contract. The products that are the subject of this Agreement are to be custom manufactured to the Customer's specifications and cannot be easily resold, therefore once you have signed this agreement, the products included in this Agreement are **Non-Returnable and Not Subject to Cancellation or Change**. The Customer shall pay the Contract Price per the payment terms in this agreement, upon PWD's completion of its responsibility as described in the Contract. If the Customer fails to pay all amounts when due, the Customer agrees to pay a finance charge on the unpaid balance of 1½% per month, equal to an ANNUAL PERCENTAGE RATE of 18%. The finance charge shall begin to accrue as of the earliest date of substantial delivery or installation and continue to accrue both before and after judgement until paid

ARTICLE 3-COLLECTION: In the event that any portion of the contract price is not paid when due, PWD shall be entitled to refer the account to an attorney for collection, in which event the Customer shall be liable for the payment of the contract balance, together with PWD's reasonable costs of collection, attorneys' fees and costs.

ARTICLE 4-SUBSTITUTIONS: PWD may request to substitute material, equipment, components, or products listed in the Contract if the originally specified item becomes unavailable or impractical to procure. The proposed substitute shall be of similar quality and value. Prior to furnishing a proposed substitute, PWD shall obtain Customer's approval through the Change Order procedure described herein, which approval shall not be unreasonably withheld.

ARTICLE 5-CODE COMPLIANCE: Code compliance is the sole responsibility of the Customer, and/or the Customers' agents, and PWD will **NOT** be responsible for non-compliance or unsuitability of the products under local codes and regulations.

ARTICLE 6-FINISHING: Finishing instructions pertaining to Pella® products are as stated in the brochure entitled "Pella Owners Manual" (www.pella.com/support-center/), are the sole responsibility of the Customer unless specified in the contract as a Responsibility of PWD.

ARTICLE 7-PRODUCT: The Customer affirms having had an ample opportunity to examine models or samples of the goods to the extent that Customer desires to do so, and Customer affirms that the choice to purchase the specific type or model of goods described in this Agreement was made by Customer. Customer shall inspect all materials immediately upon delivery and notify PWD within 5 business days of any defective or non-complying materials, fully specifying any and all defects or discrepancies in writing. If PWD is not so notified, all such materials shall be deemed to be satisfactory and shall constitute final and irrevocable acceptance of the goods in compliance with this Contract.

ARTICLE 8-DELIVERY: PWD agrees to transport goods to the "Ship To" address on the contract and unload product from the tailgate to an easily accessible location and place products in this one location of the jobsite. PWD shall make every effort to deliver the Product in a timely manner but does NOT guarantee delivery by any date. PWD shall not, in any event, be responsible for delays not foreseen by PWD and beyond the control of PWD. Customer shall provide PWD with all reasonable access to the Property, on the scheduled delivery date, between the hours of 7 a.m. and 7 p.m. PWD is under no obligation to hold products purchased under this Contract any longer or beyond fifteen (15) days from the NEED DATE chosen by Customer. After such time PWD may, in its sole discretion, deliver the purchased products to the location designated in this Contract or to some other location Customer provides in writing to PWD.

ARTICLE 9-INSTALLATION: Unless specified in this contract, PWD does **NOT** agree to perform any installation work, nor does it agree to supervise or guarantee the installation work of others. PWD expressly assumes no liability for damage resulting from glazing or installation work undertaken by persons, corporations, or other entities not employed by PWD.

ARTICLE 10-CHANGES ORDERS: All products are **Non-Returnable and Not Subject to Cancellation or Change**. Should the Customer, or Customer's agent, request any additions to the product covered by this Contract, the Customer and PWD shall, in advance of such addition, execute a Change Order in a form to be provided by PWD, which will memorialize the parties' agreement regarding the additions to be made in this Agreement, including changes to the Contract Price.

ARTICLE 11-WARRANTY: Pella® products are covered by Pella's limited warranties in effect at the time of sale. All applicable product warranties are incorporated into and become a part of this contract. Please see the warranties for complete details (www.pella.com/support-center/). Neither Pella Corporation nor **PELLA WINDOW AND DOOR COMPANY (PWD)** will be bound by any other warranty. Warranties pertaining to products manufactured by any other

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com

manufacturer are extended by that manufacturer and no other.

ARTICLE 12-LIMITATIONS OF REMEDIES: Should PWD elect to replace any product or part thereof referred to in this Agreement, whether as the result of a breach of warranty or otherwise, the replacement product or part will be a comparable or suitable substitute if a like unit is not readily and reasonably available. The warranty period on the replacement product or part will be the balance of the warranty on the original product purchased. **IN NO EVENT SHALL THE RESPONSIBILITY OF PWD EXCEED THE CONTRACT PRICE.**

ARTICLE 13-SECURITY AGREEMENT: Nothing in this Agreement shall be deemed a waiver of PWD's right to file a claim of lien under applicable state or local laws. Customer grants PWD a security interest in the products and/or services described to secure payment of the Contract price and any applicable fees. In the event that PWD exercises its right and a lien is filed, a judgment of foreclosure based upon the lien may be entered against the Property in a court of appropriate jurisdiction.

ARTICLE 14-COMPLETE AND FINAL CONTRACT: The "Terms and Conditions", "Clarification Questions", and Contract contains the entire understanding of the parties concerning the subject matter hereof and supersedes all previous understandings relating thereto, whether oral or written, and shall be binding upon and shall be applied to the benefit of the heirs, administrators, executors, successors, and assigns of the parties hereto. No statement, representation, or agreement, written or verbal, not appearing on this Contract shall be enforceable, except for Change Orders prepared on a form furnished by PWD and signed by PWD and Customer or their duly authorized agents in accordance with Article 10 hereof.

ARTICLE 15-SEVERABILITY: If any one or more of the provisions of this Agreement shall be held to be invalid, illegal or unenforceable, the validity, legality, and enforceability of the remaining provisions of this Agreement shall not be affected.

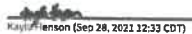



ARTICLE 16-BUYERS RIGHT TO CANCEL: If this agreement is made at a location other than a place of business of PWD and is "A HOME SOLICITATION SALE", and you do not want the goods or services, you may cancel this agreement by providing written notice to PWD in person, by telegram or by mail. This notice must indicate that you do not want the goods or services, and must be delivered or postmarked before midnight of the **THIRD BUSINESS DAY** after you sign this agreement. If you cancel this agreement, on or prior to the **THIRD BUSINESS DAY**, PWD may not keep all or part of any cash down payment.

ARTICLE 17- PHOTO/VIDEO RELEASE: Customer hereby authorize PWD, its affiliates and/or subsidiaries to use, reproduce, and/or publish photographs and/or video that may pertain to me and my project, including products purchased under this Contract. Customer and PWD agree customer is not entitled to compensation for such use, reproduction or publication. Customer understands PWD may use this material in any way including without limitation in promotional materials, newsletters, on websites, etc.

Notices: All written notices required under this Agreement shall be deemed to have been duly given if delivered personally to the proper party, sent by certified mail, or sent by first-class mail, postage prepaid, to the party's address reflected on the Contract.

PWD is an independently owned and operated member of the Pella Direct Sales Network.

Thank you for taking the time to complete this form, which helps us to ensure the accurate and efficient processing of your order.

	Customer	
	Initials	Comments:
1. Reviewed, understand, and agree to the attached "Terms & Conditions".	Yes	 Kayla Jensen (Sep 28, 2021 12:33 CDT)
2. The NEED DATE I have chosen is _____.		
3. Names, Addresses, Phone Numbers, and other contact information is correct.	Yes	 Kayla Jensen (Sep 28, 2021 12:33 CDT)
4. Understand that all products are Non-Returnable and Not Subject to Cancellation or Change after Last Revision Date (LRD).	Yes	 Kayla Jensen (Sep 28, 2021 12:33 CDT)
5. Reviewed each line item to verify that Sizes, Hinging and Grille Patterns are Correct.	Yes	 Kayla Jensen (Sep 28, 2021 12:33 CDT)

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com


6. Lead-time as of, _____ is showing _____ weeks. Times may vary due to changes in Supply Chain and/or Manufacturing. Please note that time for certain units may also vary due to specific attributes.

Yes


Kayla Henson (Sep 28, 2021 12:33 CDT)

7. All Deposit/COD payments are due the day of delivery prior to offloading at site and can be paid at our pay portal (www.e-billexpress.com/ebpp/PellaTN/Login/index)

Yes


Kayla Henson (Sep 28, 2021 12:33 CDT)

8. Deposit/COD with Pella Install - All product will follow the above criteria for payment. Install payment will be due upon completion of installation and paid at the above pay portal.

Yes


Kayla Henson (Sep 28, 2021 12:33 CDT)

9. Please Verify that ALL of the Attributes listed below are CORRECT.

Pella Product	LIFESTYLE					YES _____		
Non-Pella Product:						YES _____		
Glass Type:	LOWE-E WITH ARGON					YES _____		
Finishes	Ext Color: WHITE		Interior Finish: WHITE/UNFINISHED WHERE NOTED			YES _____		
Grilles:	Type: GBG WHITE/WHITE		Design: PER LINE ITEM IMAGES			YES _____		
Jamb Depth:	Windows: Bsmt	1 st	2 nd	NO JAMB EXTENSIONS	Doors: Bsmt	1 st	2 nd	YES _____
Hardware:	Windows: WHITE		Doors:			YES _____		
Screens:	Windows: WHITE		Doors:			YES _____		
Other:	Strades:		SIZES PROVIDED BY KAYLA			YES _____		

10. Exceptions to Above Attributes:

CONFIRM THE ABOVE ATTRIBUTES


Kayla Henson (Sep 28, 2021 12:33 CDT)

Customer Name (Please print)


Kayla Henson (Sep 28, 2021 12:33 CDT)

Customer Signature

Date

Pella Sales Rep Name (Please print)

Pella Sales Rep Signature

Date

Order Totals

Taxable Subtotal	\$14,745.32
Sales Tax @ 9.75%	\$1,437.67
Non-taxable Subtotal	\$0.00
Total	\$16,182.99
Deposit Received	\$0.00
Amount Due	\$16,182.99






409 West Sixth St. - Updated Pricing

Final Audit Report

2021-09-28

Created:	2021-09-28
By:	Spencer Smith (ssmith@pelladirect.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAiHoBdaxfkNxWaWgRgCGWdHHTAZvGIYPN

"409 West Sixth St. - Updated Pricing" History

-  Document created by Spencer Smith (ssmith@pelladirect.com)
2021-09-28 - 5:28:14 PM GMT- IP address: 108.197.67.196
-  Document emailed to Kayla Henson (greywoodandco@gmail.com) for signature
2021-09-28 - 5:29:06 PM GMT
-  Email viewed by Kayla Henson (greywoodandco@gmail.com)
2021-09-28 - 5:32:28 PM GMT- IP address: 66.249.88.243
-  Document e-signed by Kayla Henson (greywoodandco@gmail.com)
Signature Date: 2021-09-28 - 5:33:21 PM GMT - Time Source: server- IP address: 75.41.74.166
-  Agreement completed.
2021-09-28 - 5:33:21 PM GMT

Case Number:

21-0284

Request:

Request from Thomas Hannen to install wood fencing at 800 Barrow Court.



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

CONTACT INFORMATION

Austin Brass, City Planner, abrass@columbiatn.com , 931-560-1560

DOCKET/CASE/APPLICATION NUMBER

CA 21-0284

APPLICANT/PROPERTY OWNER

Thomas Hannen

HEARING DATE

N/A

PROPERTY ADDRESS/LOCATION

800 Barrow Court

PROJECT DESCRIPTION:

This Certificate of Appropriateness request is for the placement of a 6' tall wood privacy fence located to the rear of the primary structure along the property line adjacent to Trotwood Ave.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
R-10 (Single-Family Residential)	Single-Family Residential	R-10 Single-Family Residential	6' Wood Privacy Fence	Barrow Court

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

Review Status and History:

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

Previous Approvals: December 19th, 2020. 20-0260. Certificate of Appropriateness for asphalt shingle roof, approved.

1984 Historic Inventory: None Listed.



Proposed Alterations:

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

Item 1. Placement of a 6' tall wood privacy fence.

Historic District Design Guidelines Referenced:

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

Item 1. Placement of a 6' tall wood privacy fence.

guideline section 7.8, walls and fences.

- a. New fences and walls shall be compatible in scale and materials to those historically present in the area and to the building with which they are associated.
- b. Traditional materials such as brick, stone, cast iron, and wood shall be used for new fences, gates, and walls visible along the street wall in front and side yards to maintain the continuity of the area. Textured block may be appropriate in some areas. Railroad ties, unfinished lumber, and poured concrete are not appropriate and shall be avoided.
- c. Front yard fences shall promote a sense of transparency, allowing view between vertical members.
- d. Opaque fences and walls, including privacy fences, shall be used only at the rear yard.
- f. Existing chain link and woven fences in the front and side yard can be retained and maintained. If a chain link or woven fence is to be replaced, a new fence complying with the guidelines must be installed. New chain link and woven fences are prohibited in these areas.
- g. While new fences may take visual cues from historic counterparts, replicating historic designs is not appropriate as it conveys a false sense of history. Simplified contemporary interpretations of traditional fence designs are encouraged.
- h. New privacy fences shall be located in a rear yard only and are to comply with local code. Plastic and vinyl fences are strongly discouraged. Employing screening such as hedges or plantings to minimize the appearance of such fences from the right-of way is encouraged. Opaque fences and walls, including privacy fences, shall be used only at the rear yard.

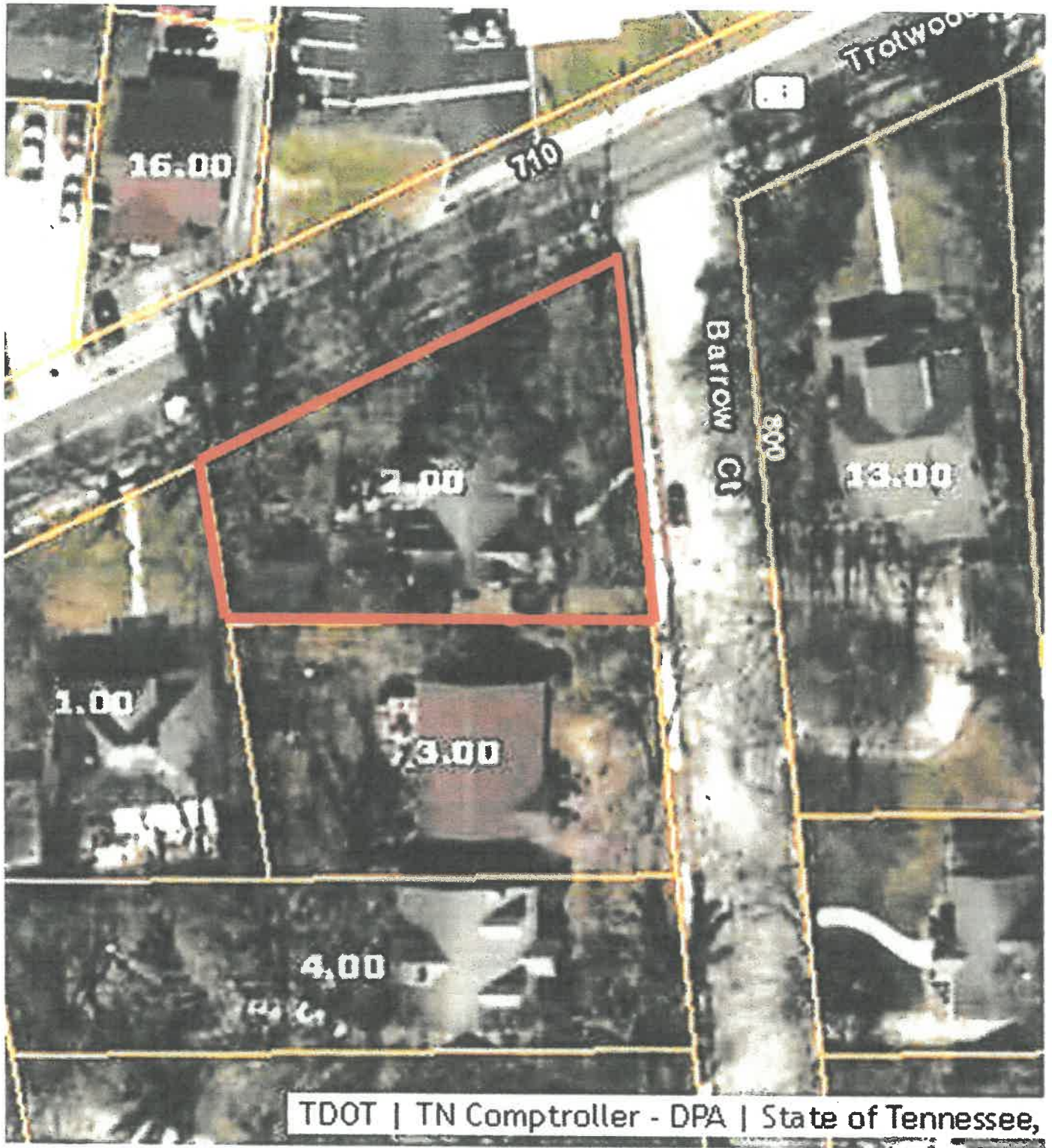
e. Fences shall not exceed 4 feet in height along street-facing yards and 6 feet in height in all other yards. **On corner lots, a fence may exceed 4 feet in height at the side yard if it is placed at or behind the midpoint of the house but shall not be higher than 6 feet at any point.**

f. Existing chain link and woven fences in the front and side yard can be retained and maintained. If a chain link or woven fence is to be replaced, a new fence complying with the guidelines must be installed. New chain link and woven fences are prohibited in these areas.

Item 1. Staff Comment:

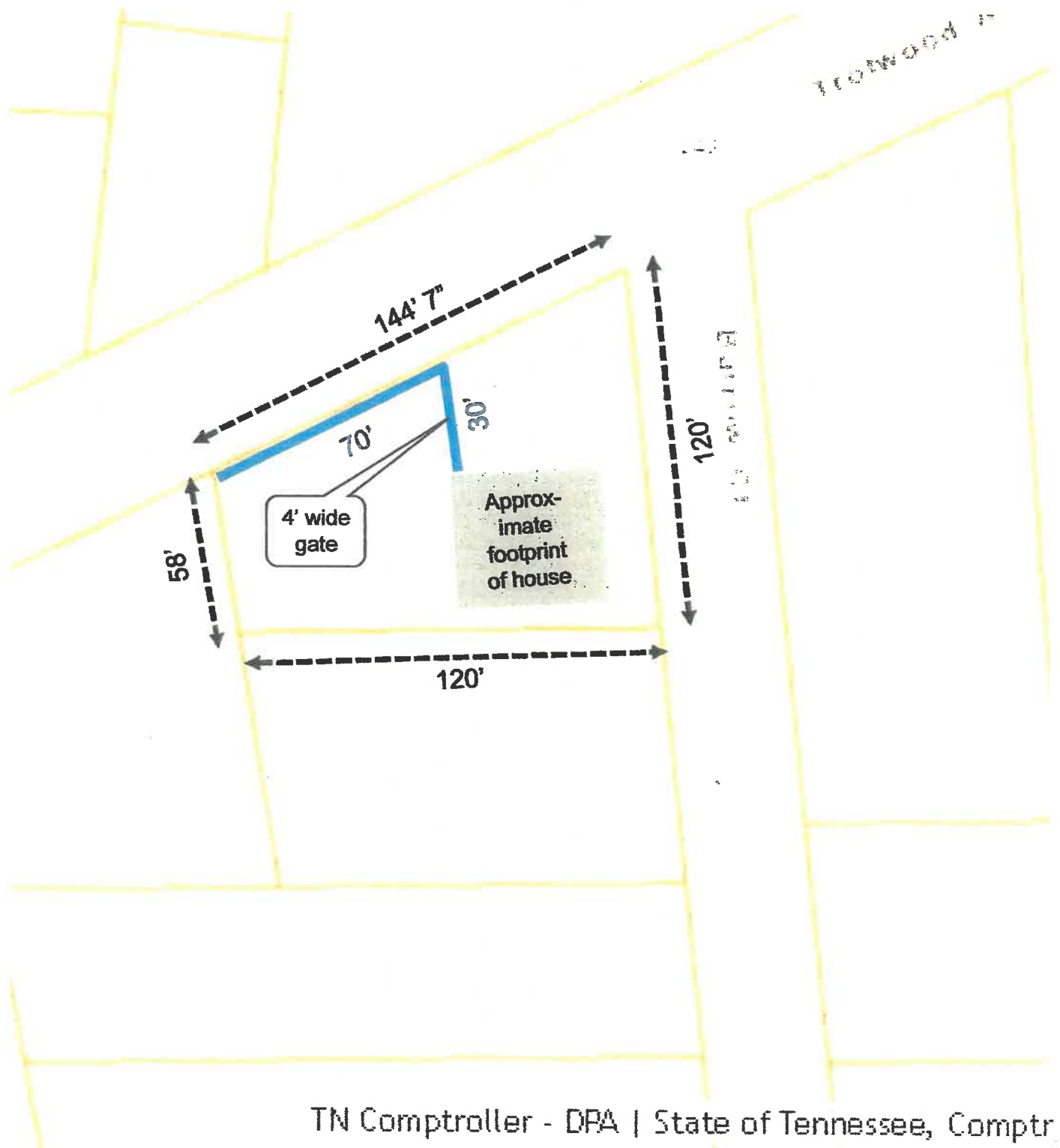
This request is to place a 6' tall wood privacy fence adjacent to a lot line on a corner lot fronting Trotwood Ave. As noted in guideline reference above, (e). "privacy fences may exceed 4 feet in height at the side yard when the fence is placed at or behind the midpoint of the house and not to exceed 6 feet in height". Guideline h. states, "employing screening such as hedges or plantings to minimize the appearance of such fences from the right-of-way is encouraged". A condition of approval may be proposed that existing hedgerow remain in place with privacy fence placed beyond the hedgerow section.

Aerial photo map of subject site



RECEIVED
DEC 16 2021
By: 21-0284

Map of proposed fence



Photos of subject property



Barrow Ct.
frontage
(front yard)
as viewed
from the
east.



Trotwood
frontage
(side yard)
as viewed
from the
northeast.



Trotwood
frontage
(side yard)
as viewed
from the
northwest.



Case Number:

21-0290

Request:

Request from Douglas Johns for new building construction and signage at 915 South Main Street.

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

CONTACT INFORMATION

Austin Brass, City Planner, abrass@columbiatn.com , 931-560-1560

**DOCKET/CASE/APPLICATION NUMBER
CA 21-0290**

**APPLICANT/ PROPERTY OWNER
C. Douglas Johns/ Mike Webster**

**HEARING DATE
N/A**

**PROPERTY ADDRESS/LOCATION
915 South Main Street**

PROJECT DESCRIPTION:

This Certificate of Appropriateness request is for the new construction of a three story (15,000 SF) commercial building. Overall façade material will consist of brick on all elevations including a traditional storefront design with transom windows.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
Central Business District	Commercial	Central Business District/ Commercial	New Construction/ Three-Story Building	Local – Downtown commercial
STAFF RECOMMENDATION				
APPROVE	APPROVE WITH CONDITIONS			DENY

Review Status and History

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

Previous Approvals:

*1984 Historic Properties
Inventory Details:*



CITY OF COLUMBIA TENNESSEE
HISTORIC ZONING COMMISSION
STAFF REPORT

Proposed Alterations

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

Item 1. New construction of a 50 X 100 three-story building.

Item 2. Install a hanging sign.

Historic District Design Guidelines Referenced

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

Item 1. New construction of a 50 X 100 three-story building

As new construction, this 50 X 100 building will consist of three stories with a height of 43'. Overall façade material will consist of brick on all elevations including a traditional storefront design with composite trim and transom windows.

6.15 & 16.16 Location, Alignment and Rhythm.

The proposed building maintains a cohesive street wall with no setback based on an historical precedent in the district with orientation that aligns with the street.

6.17 Form, Massing and Scale:

As a three-story building with a height of 43', the proposed building will have a massing and scale that is consistent with other buildings along the Main Street corridor. It shall be noted that there is an elevation change in topography resulting in variations of height among buildings from the street level. The building utilizes a flat roof similar to other buildings with a human scale storefront design at the street level.

6.18 Design and Architectural Features

This proposed building represents similar architectural precedents in the commercial district. For example, this building has design elements similar to neighboring buildings as constructed with brick with arched window designs accented by an upper window pediment. The building is finished with a defined cornice emphasized by raised arched insets in the parapet in aligning with the arched window shapes.

6.19 Storefronts:

A traditional storefront design takes visual cues from other storefronts in the commercial district by utilizing a defined bulkhead with transom windows. Doorway entries include sidelights with transom windows that encourage pedestrian interaction compatible with historic precedents in the district.



CITY OF COLUMBIA TENNESSEE
HISTORIC ZONING COMMISSION
STAFF REPORT

6.29 Fenstation:

This proposal utilizes three to four windows every 25' on the primary façade elevation creating rhythm with the street wall. Arched window openings create horizontal expression in aligning with the character of similar constructed buildings nearby. Window openings maintain vertical alignment with clear glass utilized on all windows and doors.

6.21: Materials:

Brick is the primary façade material of the building in meeting the required brick material guideline. Windows shall be wood or aluminum wood clad. This proposal does include metal awnings that would be prohibited under our current guidelines.

Item 2. Install hanging sign. *Projecting Signs (8-13)*

- a. 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.
- b. 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.
- c. Signs shall be scaled to the height and mass of the building.
- d. Signs shall be colorfast and resistant to corrosion.
- e. Signs shall not obscure or intrude upon character-defining features, other signs, windows, doors, or emergency exits.
- f. 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.
- g. Using styles, shapes, colors, and materials that are complementary to the building is encouraged.
- h. Mounting brackets and horizontal members shall be simple in character and complementary to the sign design.
- i. In general, designing signs so that lettering is no more than 12 inches in height is encouraged.
- j. 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.

Item 2 Staff Comment: Details were not submitted on hanging sign design. It would be required that a detailed sign request come before the Historic Commission when a proposed business was to locate within a storefront space.

- f. Masonry facings shall be used on street-facing additions in the downtown core. Other traditional cladding materials and compatible alternative materials may be appropriate on additions on arterial streets in consideration of the character, style, and materials of the original building.
- g. Door and window openings shall conform to the proportions, size, and rhythm of openings on the original building. Contemporary interpretation of historic door and window openings is encouraged. Replication conveys a false sense of history and is prohibited.
- h. Wood, wood-clad, and aluminum-clad windows with a baked-on enamel finish are generally appropriate. Other materials will be reviewed by the HZC on a case-by-case basis. Fiberglass, fiberglass-clad, vinyl, and vinyl-clad windows are prohibited.
- i. Simple detailing is encouraged. Additions shall be identifiable as a product of their own time. It should be clear what is historic and what is new.
- j. Finishes and details shall be compatible with the original building in scale, profile, and texture.

B NEW CONSTRUCTION

6.15 LOCATION

- a. Designs shall be compatible with the existing organization of space along the street edge. In general, new construction shall maintain a cohesive street wall with no setback based on historical precedent in the district.

- b. The façade of a new building in the commercial core shall span the entire width of a lot. Leaving vacant lot space on the sides of a building is not appropriate in consideration of historic design trends in the district.
- c. Corner buildings shall be set at the street wall on all street-facing elevations.
- d. Buildings shall be oriented parallel to the street.

6.16 ALIGNMENT AND RHYTHM

- a. Designs shall be compatible with the rhythm of the block face.
- b. New buildings shall be compatible in directional expression—either vertical or horizontal emphasis—with nearby buildings.

SETBACK. Setting a commercial building back from the property line to create a front-facing courtyard or other such feature (top) is not appropriate. New buildings in the commercial core are to follow established precedents of setback and maintain the historic street wall (bottom) as a consistent element of the district.



- c. Floor-to-ceiling heights on buildings shall be (or give the visual impression of being) compatible with those found on nearby buildings, varying no more than 10% from average heights.

6.17 FORM, MASSING, AND SCALE

- a. The size, scale, and massing of a new building shall be visually compatible with surrounding buildings and the overall district.
- b. New construction shall be within the average range of heights and widths traditionally found on nearby buildings. In general, all forms and massing shall relate to the street and pedestrian.
- c. The street wall of large structural shall be reduced or visually broken up into distinct vertical bays that are compatible with the width and scale of traditional pedestrian-oriented commercial architecture, which provides visual depth and articulation. Using varying architectural features, contrasting materials, window designs, and other such detailing to divide the building into individual bays is encouraged.
- d. New buildings in the commercial core shall use flat or sloped roofs obscured from view. Buildings on

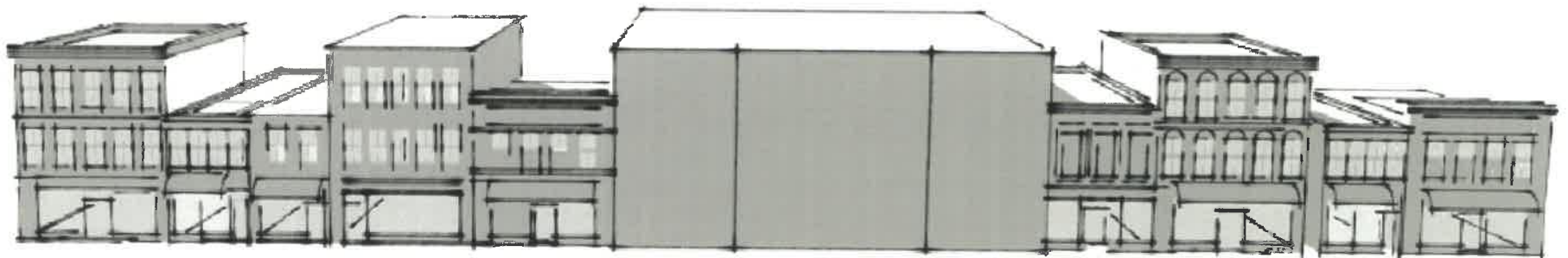
arterial streets outside the core may use gable or hip forms if they are consistent with the design of the building and surrounding architecture in the location where a building is being constructed.

- e. Human-scale storefront features shall be incorporated into the design to maintain the pedestrian-friendly nature of the district.

6.18 DESIGN AND ARCHITECTURAL FEATURES

- a. Designs that echo or reinterpret historic architectural precedents in the commercial district are encouraged. However, replication of a particular building conveys a false sense of history and is prohibited.
- b. Finishing a building's edge with a simplified cornice or parapet that takes visual cues from historical precedents is strongly encouraged.
- c. Architectural features shall be dimensional in character, employ appropriate proportions, and be finished in a manner compatible with similar features found on historic buildings to introduce texture and visual depth to a building.
- d. Exaggerated or oversized features are prohibited.

ARTICULATED FACADES. Large undivided street façades (are not appropriate on blocks defined by smaller masses. If constructing a large building on such a block, articulate or divide the street face by using slight variations in setbacks, material treatment, or decorative features to maintain compatibility with smaller divisions.



PLANNING NEW CONSTRUCTION

The guidelines for new construction are not intended to define a specific style or set of features required for new buildings within historic districts. Rather, the guidelines are intended to promote an understanding of the general characteristics that are important to consider in designing a new building that is broadly compatible with established precedents. The goal is to promote construction of high-quality buildings that enhance the architectural character of the area. The following may be considered by the HZC when reviewing new construction:

- Does the building appropriately maintain the street wall?
- Do the building and storefront configuration fall within the established rhythm along the street?
- Is the building horizontal or vertical emphasis compatible with existing buildings?
- Is the entrance sufficiently articulated and oriented to the street?
- Does the building's proportions fall within the established range in the district? If a large building, is the façade appropriately broken into various smaller bays to maintain compatibility with historical precedents in the district?
- Does the façade incorporate contemporary interpretations of features like cornices, parapets, and storefronts to promote visual interest?
- Is the ratio of solid wall to openings consistent with that of surrounding buildings?
- Is the complexity of the building appropriate within its context?
- Is the roof shape and pitch consistent with those existing in the district?
- Are features of an appropriate scale and comprised of traditional materials or modern counterparts with proven durability?

- e. Foundation heights shall be consistent with those on surrounding buildings.
- f. Use designs that generally conform to the traditional three-part arrangement (storefront, upper façade, and cornice) of historic commercial buildings to maintain compatibility with the district.

6.19 STOREFRONTS

- a. New construction shall employ contemporary interpretations of traditional storefront concepts that promote pedestrian interaction. Taking visual cues from nearby buildings is appropriate, but replicating historic storefronts is prohibited.
- b. Storefront features shall be scaled in reference to comparable features found on historic buildings in the district and the overall massing of the building with which they are associated.
- c. Storefronts shall have a large percentage of glass, which shall be clear, and be visually compatible with traditional storefront configurations and ratios of transparency. Glazing shall maximize the visibility of displays through the use of large panes of glass rather than many smaller panes.
- d. Storefronts shall employ painted wood or aluminum structural components. Baked-on enamel finishes are encouraged on aluminum.

- e. Where present, display windows shall be framed by bulkheads no lower than 18 inches and no higher than 36 inches.
- f. Encourage pedestrian interaction through the incorporation of awnings and pedestrian-scaled features.
- g. Primary entries shall be placed in traditional locations that are easy for the pedestrian to identify.
- h. Primary entries shall be compatible in size and pattern with historical precedents in the district.
- i. Distinguishing an entry through shallow recesses, lintels, pilasters, transoms, and interpretations of other traditional features is appropriate and encouraged to avoid bland design.
- j. Doors shall have a high percentage of glass and a minimal frame.

6.20 FENESTRATION

- a. New buildings shall employ fenestration patterns consistent with historical precedents on the façade and prominent secondary elevations in order to maintain the rhythm of the street wall. In general, three to four window openings shall be used for every 25 feet of street frontage.
- b. Simplified interpretations of historic window openings shall be used. The width and height of windows and the ratio of opaque to glazed wall surfaces shall be compatible with historical precedents in the district.
- c. Window openings shall employ a vertical or horizontal expression consistent with the historic

character of surrounding buildings. In general, windows shall be vertically oriented.

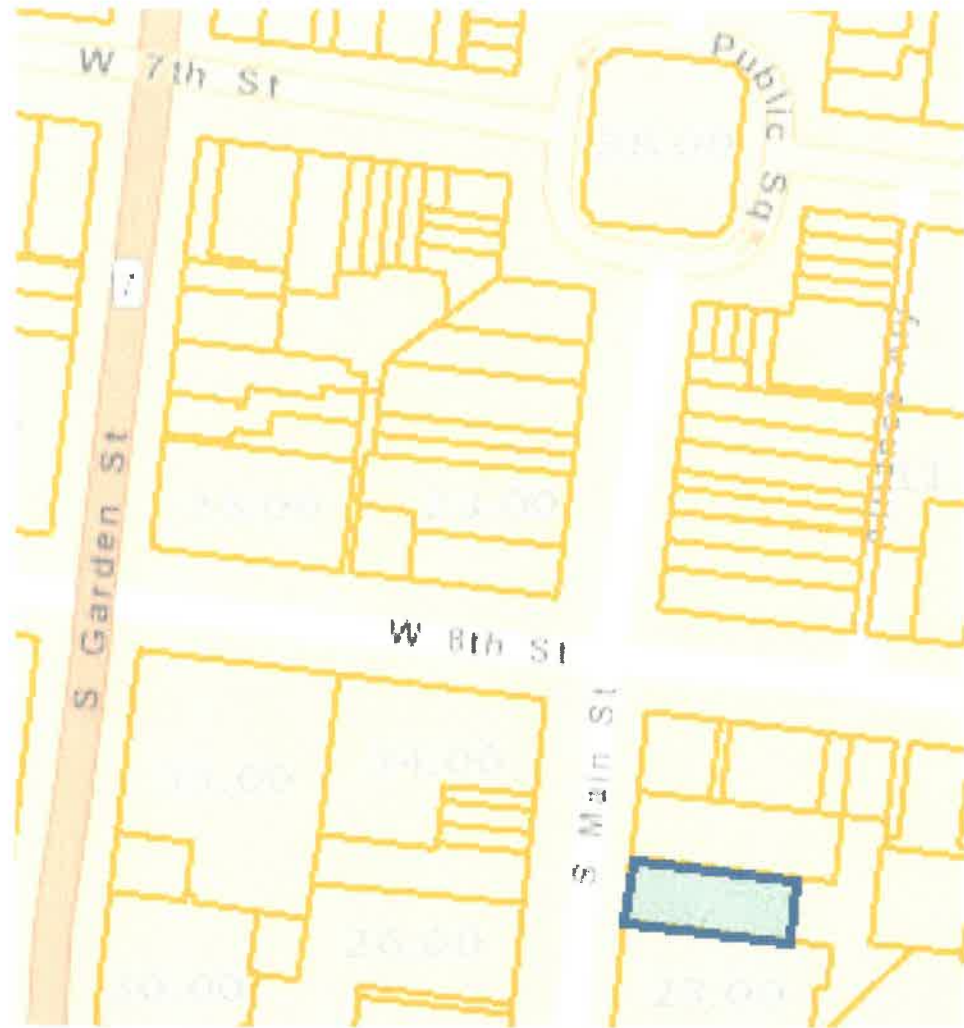
- d. Window openings shall maintain vertical alignment between floors for a cohesive aesthetic.
- e. Clear glass shall be used in all doors and windows.
- f. Blank walls and singular openings on primary elevations are prohibited.

6.21 MATERIALS

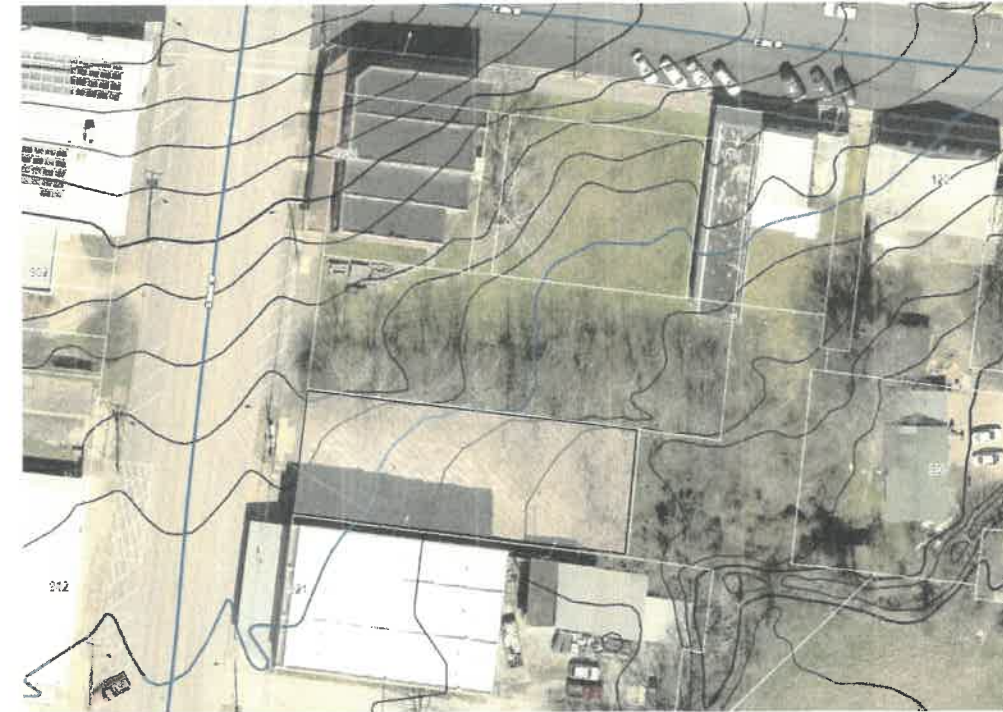
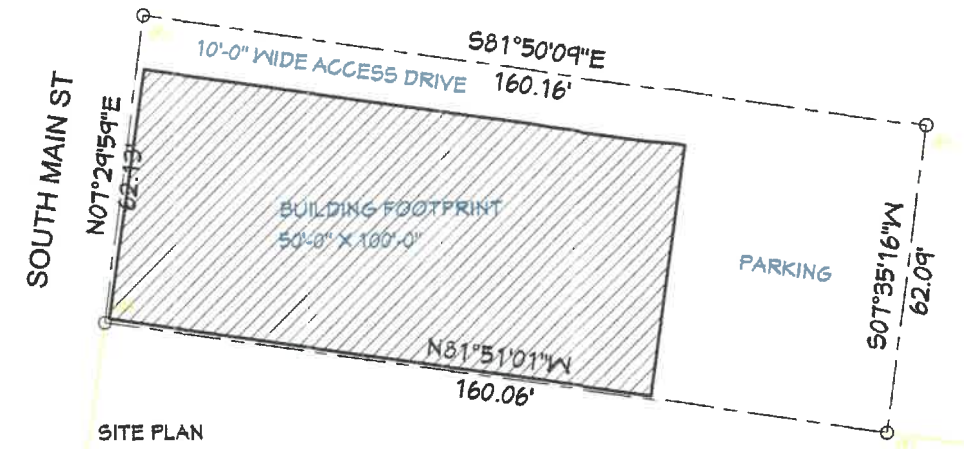
- a. Using no more than three primary materials on exterior walls is strongly encouraged.
- b. Material features shall be compatible with the character of the district in size, shapes, orientation, application, finishes, textures, and profile.
- c. Major exterior wall surfaces in the commercial core shall be brick. Secondary materials may include brick, cast stone, natural stone, terra cotta, metal, cast iron, other traditional materials and compatible synthetic materials.
- d. Windows shall be wood or aluminum-clad with a baked-on enamel finish. Fiberglass, fiberglass-clad, vinyl and vinyl-clad windows are prohibited.
- e. High-quality durable materials shall be used.
- f. Finishes compatible with district shall be used. Muted background colors with one or two accents are encouraged. Unfinished and reflective surfaces are prohibited.
- g. Articulating facades and enhancing visual interest through mixture of complementary materials is encouraged.

915 S Main Street
Columbia, TN 38401

+/- 15,000 SF 3 STORY BUILDING
FIRST FLOOR RETAIL
SECOND AND THIRD FLOOR BUSINESS



BUILDING AND LOT TO THE LEFT OF PROPOSED.



ADJACENT BUILDING TO THE RIGHT OF PROPOSED.



NO.	DESCRIPTION	BY	DATE

HISTORICAL COMMISSION SUBMITTAL

SHEET TITLE:

Webster Property
915 S Main Street
Columbia, TN 38401

C.D. Johns Architect
606 Riverside Drive
Columbia, Tennessee 38401
615.592.4331 615.943.1362

DATE:

9/6/21

SCALE:

SHEET:

DEC 20 2021

By:

21-0290




NO.	DESCRIPTION	BY	DATE

SHEET TITLE:

HISTORICAL COMMISSION SUBMITTAL

Webster Property
 915 S Main Street
 Columbia, TN 38401

C.D. Johns Architect
 606 Riverside Drive
 Columbia, Tennessee 38401
 615-352-4551 615-493-7562

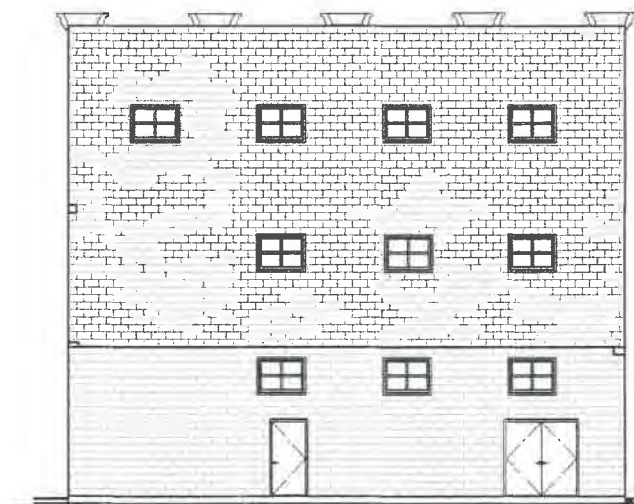


DATE:

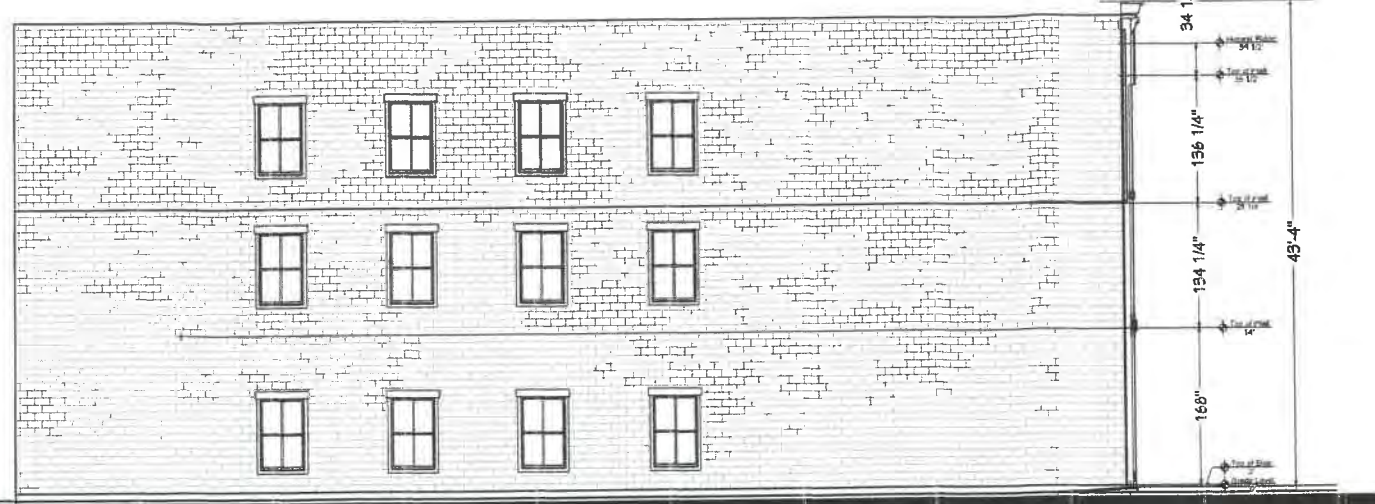
9/6/21

SCALE:

SHEET:



BACK ELEVATION



SIDE ELEVATION

CORNICE WORK TO BE:
FABRICATED METAL COPING

WINDOWS/DOORS TO BE:
PELLA COMMERCIAL OR EQUAL

BRICK MASONRY TYP.

MANUFACTURED STONE LINTEL
ARRISCRAFT OR APPROVED EQUAL

METAL AWNINGS WITH STEEL
SUPPORT RODS PAINTED.

WINDOWS/DOORS TO BE:
PELLA COMMERCIAL OR EQUAL



FRONT ELEVATION



- Projecting signs (2-side 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 sign 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 oxidized and resistant to corrosion.
- Signs shall not obscure or invade upon character-defining features, other signs, windows, doors or emergency exits.
- Signs shall provide sufficient space between the sign and wall lining not less than 2 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, types, 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.
- For the sign or sign face, 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.

HISTORICAL COMMISSION SUBMITTAL

SHEET TITLE:

Webster Property
915 S Main Street
Columbia, TN 38401

C.D. Johns Architect
606 Riverside Drive
Columbia, Tennessee 38401
615.352.4531 615.443.7362

DATE:

9/6/21

SCALE:

SHEET:

NO. DESCRIPTION BY DATE




NO.	DESCRIPTION	BY	DATE

SHEET TITLE:

Webster Property
 915 S Main Street
 Columbia, TN 38401

C.D. Johns Architect
 606 Riverside Drive
 Columbia, Tennessee 38401
 615.332.4331 615.445.7562



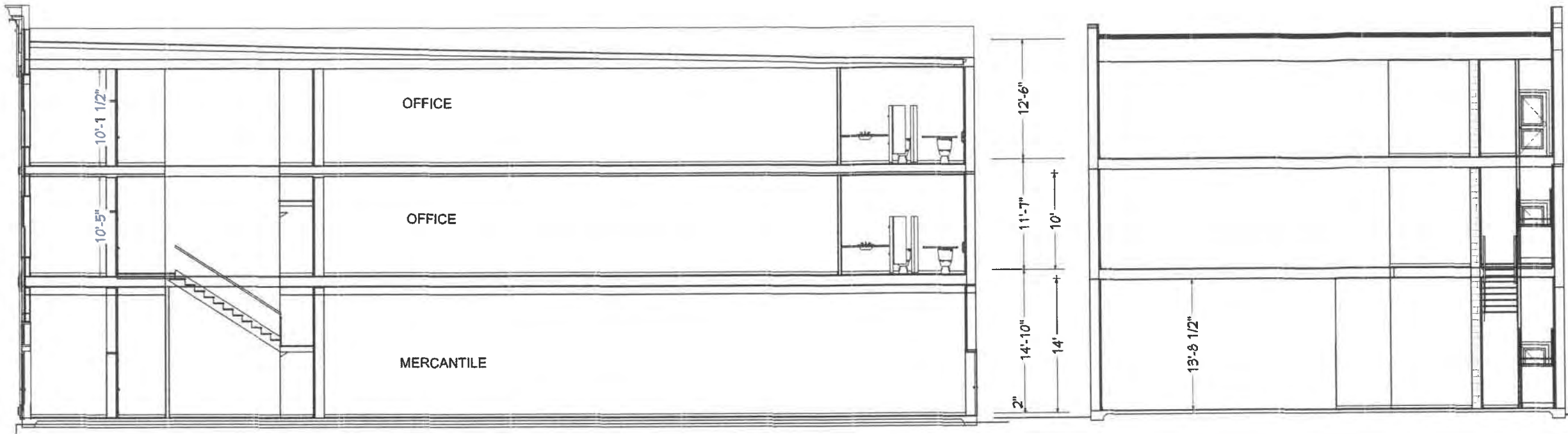
DATE:

9/6/21

SCALE:

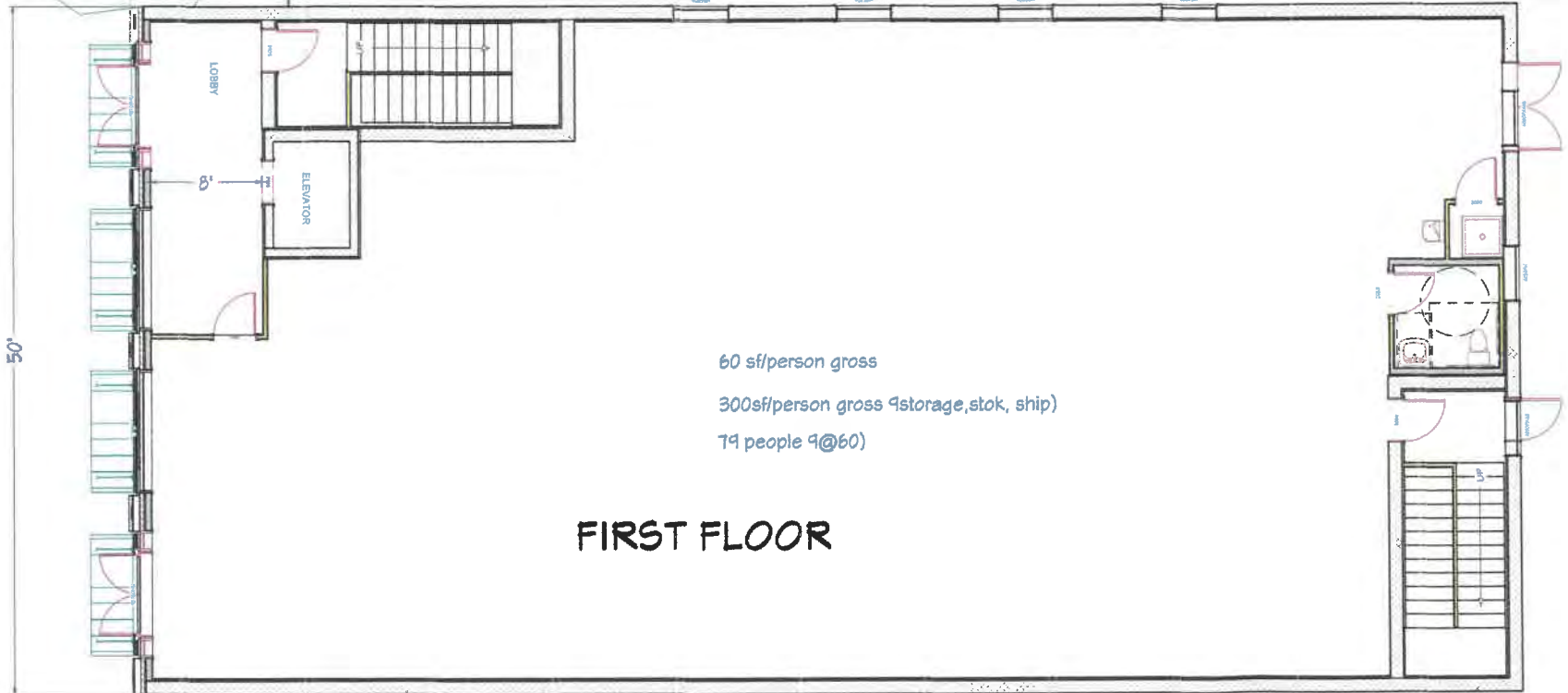
SHEET:

HISTORICAL COMMISSION SUBMITTAL



BUILDING SECTION

BUILDING SECTION



FIRST FLOOR

60 sft/person gross
 300sft/person gross (storage, stok, ship)
 79 people @60)

100' 59'-1 1/2" 160'-0 1/2"

Case Number:

21-0297

Request:

Request from Jake Hubbell for new commercial signage at 410 West 7th Street.



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

CONTACT INFORMATION

Austin Brass, City Planner, abrass@columbiatn.com, 931-560-1560

DOCKET/CASE/APPLICATION NUMBER
CA 21-0297

APPLICANT/PROPERTY OWNER
Jake & Larry Hubbell/ Jake & Tessa Hubbell

HEARING DATE
N/A

PROPERTY ADDRESS/LOCATION
410 West 7th Street

PROJECT DESCRIPTION:

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



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

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

Review Status and History:

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

Previous Approvals: N/A

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



Proposed Alterations:

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

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

Historic District Design Guidelines Referenced:

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

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

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

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

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

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

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

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

b. Signs shall have visual consistency in fonts and imagery. Overly complex signs that use more than two or three colors or typefaces are prohibited.

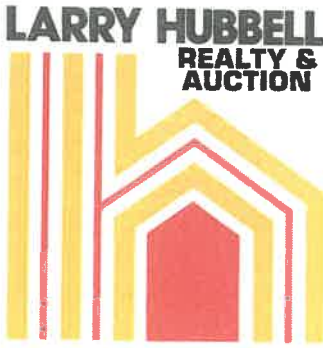
Item 1 Staff Comment: This request is to reface the existing pylon on a non-conforming sign with an expansion of the sign not to exceed 32 SF. As highlighted in guideline section above, non-conforming signs shall not be enlarged. Additional discussion may be given regarding the shades of orange within the sign logo as this may be considered three or more colors when including black and white. As a condition of approval, sign may be refaced; however, not expanded or enlarged if requesting to keep non-conformity status.



NON-CONFORMING SIGNS

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

- The guidelines do not preclude keeping a non-conforming signs in good repair. Property owners are still required to appropriately maintain non-conforming signs in accordance with property maintenance standards.
- Non-conforming signs shall not be structurally altered or reconstructed.
- Non-conforming signs shall not be enlarged nor shall illumination of an non-conforming sign be increased.
- Internally-illuminated signs shall only be refaced with an opaque or non-illuminated background that allows for illumination of text and/or a logo. Such signs shall be constructed to eliminate all light spillage from the top, bottom, sides, and back of the sign. White outlines around letters are appropriate provided they are in proportion with the remainder of the letter.
- In the event that a property is no longer used for the purpose associated with a non-conforming sign, the sign shall be removed by the owner or lessee of the property within 1 year.



LARRY HUBBELL
Broker/G.R.I
Auctioneer

JAKE HUBBELL
Broker/Auctioneer
Attorney

December 19, 2021

To: Historic Zoning Commission

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

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

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

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

Sincerely,

Larry Hubbell

931-797-2297



①



①

2

8/8/2021



8/8/2021



8/8/2021



8/8/2021



2

3



Drawing # J120721C

3

Case Number:

21-0298

Request:

Request from Lisa Williams for new signage at 808 South Garden Street.



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

CONTACT INFORMATION

Austin Brass, City Planner, abrass@columbiatn.com , 931-560-1560

DOCKET/CASE/APPLICATION NUMBER

CA 21-0298

APPLICANT/ PROPERTY OWNER

Lisa Williams/ Kerry Harris

HEARING DATE

N/A

PROPERTY ADDRESS/LOCATION

808 S Garden Street

PROJECT DESCRIPTION

This Certificate of Appropriateness request is for the placement of acrylic stud mounted letters on an existing 25 SF wall mounted panel. In addition, this request includes the placement of four gooseneck style lights at front façade of building.



Staff Note, * Applicant has stated that existing sign backer board will remain on building. Request is for placement of stud mounted letters on backer board.

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
Central Business District	Commercial	Central Business District/ Commercial	Signage/ Lighting	Local – Downtown commercial

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

Review Status and History:

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

Previous Approvals: N/A

1984 Historic Inventory: **808 S Garden Street.**, (Dale Building), ca. 1940s, two-story brick, three paired 2/2 windows, two entrances. Non-Contributing.



Proposed Alterations:

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

Item 1. Install 3/8-inch stud mounted acrylic letters on an existing backer board.

Item 2. Installation of 4 gooseneck lights on front façade of building.

Historic District Design Guidelines Referenced:

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

Item 1. Install 3/8-inch stud mounted acrylic letters on an existing backer board Wall Signs (8-11). 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.

- a. 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, walls 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.
- b. 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.
- c. Vertical wall signs may be considered only on storefront piers in the absence of another appropriate location.
- d. Well-crafted artful signs are encouraged. Select one or two durable materials, subdued colors, and clear typefaces.
- e. Wall signs shall maintain a shallow depth. Design signage to sit within rather than forward of a building's architectural features.
- f. Wall signs shall respect fenestration patterns and not obscure or cover character-defining feature.
- g. Per the sign ordinance, wall signs shall be limited to 2 SF per linear foot of a building façade or tenant space, not to exceed 40 SF on any one façade of 90 SF total per building. In general, it is recommended that a wall sign not exceed 1 sq. ft per linear foot of tenant space.
- h. In general, lettering should not exceed 80% of the total sign height to allow for distinction of the sign edge or border.

Signs shall have visual consistency in fonts and imagery. Overly complex signs that use more than two or three colors or typefaces are prohibited. Sign lettering shall be legible but not out of scale with the specific

sign, building, or district. Lettering should generally not exceed 18 inches in height on any sign unless the characteristics of a building warrant a larger typeface.

Item 1 Staff Comment: This proposed sign includes that addition of 3/8" laser cut acrylic letters placed upon an existing 25 SF backer board. A proposed rendering indicates the backer board painted white with a black outline.

Item 2. Install (4) metal gooseneck sign lights at front façade of building.

Building Lighting page (7-13)

Historic light fixtures shall be retained, maintained, and repaired. Retaining historic features in their original location is strongly encouraged but relocation along the same building elevation may be considered.

Fixtures shall be compatible with the character of individual properties in scale, placement, color, profile, and style.

Fixtures shall be non-intrusive to the character of the building, adjacent properties, and the broader districts. Fixtures shall be shielded and directed downward to minimize light spillage.

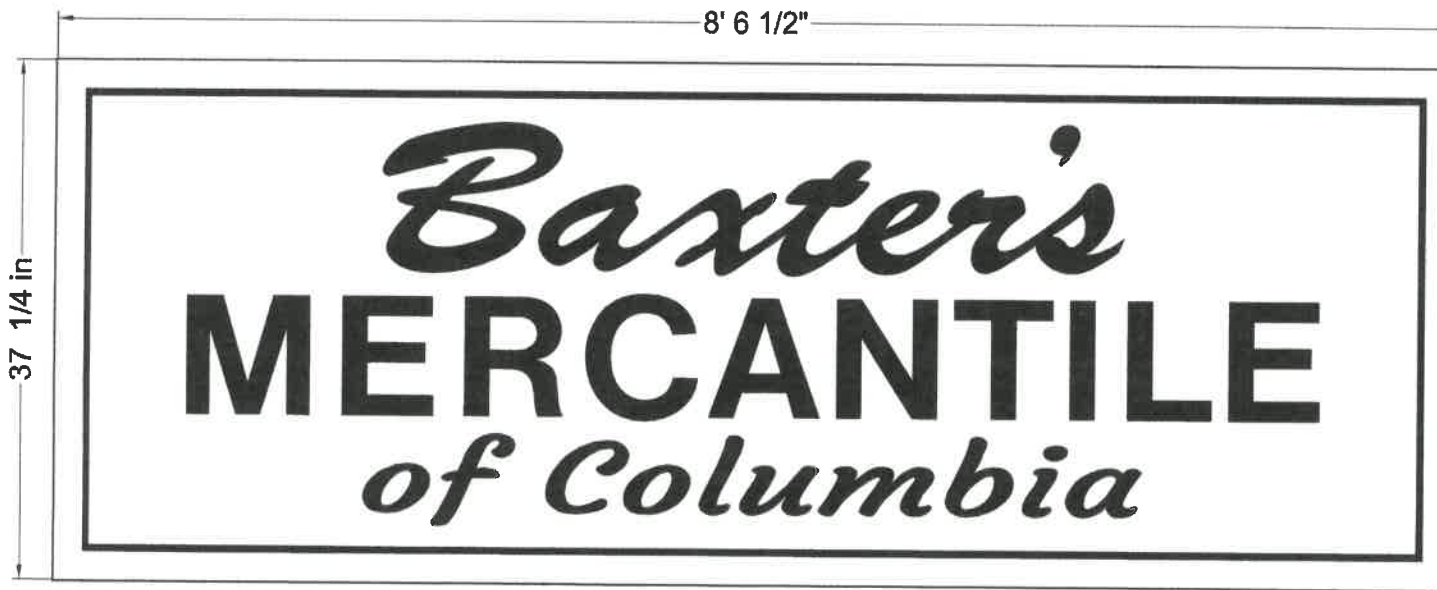
Fixtures shall be of metal. Fixtures shall **have a dark matte finish unless** they are of copper or bronze.

The use of colored lamps in light fixtures is not appropriate and is discouraged. Using warm bulbs to minimize harsh lighting in the district is encouraged.

Exposed conduit, wiring, and junction boxes are prohibited.

Fluorescent tube lighting and flood lights shall not be placed on a street-facing elevation

Item 2 Staff Comment: The proposed gooseneck lighting would be consistent with the guidelines described above in that they are fixtures made of metal, and are shielded downward to minimize spillage; however, two additional gooseneck lights above the second story windows may not be an appropriate location on the building regarding compatibility with scale and placement on the building among gooseneck light fixtures placed below. As noted, fixtures are to have a matte finish.



Remove existing frame
Manufacture and install one 37 1/4" x 8' 6 1/2" (SF) alum. cabinet w/3" depth and 3/8"
Laser cut acrylic, stud mounted letters
Drawing #C12072021

12/20/21
21-0298

**Baxter's Mercantile of Columbia
Outdoor Lighting for 808 South Garden.**

Dimensions of Lights are:

15.5 inch x 12 inch x 12 inch

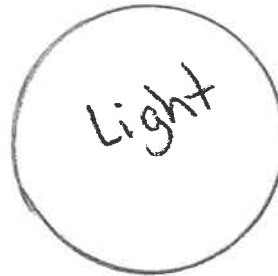
Color is Black

LED Outdoor Lighting.

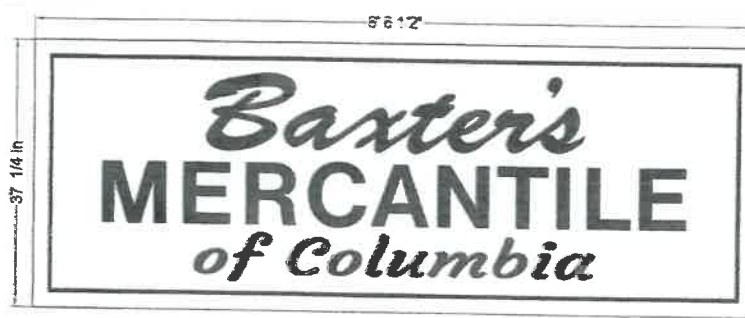
Two Lights placed above the Embellishment at the top of the building attached to the brick.

Two lights to be placed one each on both ends of the new signage attached to the brick.

All installed by a Licensed Electrician.



Embellishment at Top of Building



Case Number:

21-0300

Request:

Request from Bryson Leach for a new projecting signage placed at 40 Public Square.



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

CONTACT INFORMATION

Austin Brass, City Planner, abrass@columbiatn.com , 931-560-1560

DOCKET/CASE/APPLICATION NUMBER

CA 21-0300

APPLICANT/ PROPERTY OWNER

Bryson Leach/ McEwen Thornton LLC

HEARING DATE

N/A

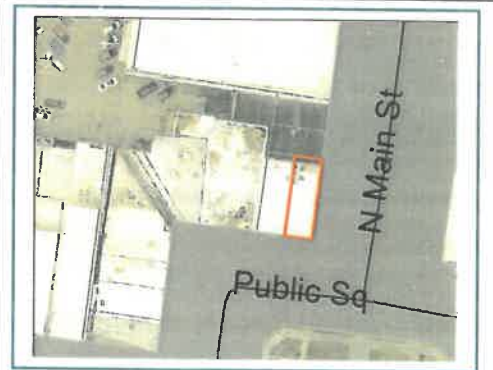
PROPERTY ADDRESS/LOCATION

40 Public Square

PROJECT DESCRIPTION:

This Certificate of Appropriateness request is for the placement of a 5.34 square foot hanging sign with painted text. This sign will be attached to a black steel bracket with downward lighting.

Condition of Approval; that sign be at least 7.5 ft above sidewalk for clearance.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
Central Business District	Commercial	Central Business District/ Commercial	Exterior Alterations/ Hanging Sign	Local – Downtown commercial

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

Review Status and History

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

Previous Approvals:
 HZC 2017-40, request for 20 X 36 projecting sign, approved.
 HZC 2015-14, request for entrance door/ hanging sign, approved.
 HZC 2015-1, request for storefront alterations, approved.

1984 Historic Properties Inventory Details: None Listed.



Proposed Alterations

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

Item 1. Install 5.34 sq. ft hanging sign with painted lettering.

Item 2. Install downward sign lighting on hanging sign.

Historic District Design Guidelines Referenced

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

Item 1. Install 5.34 sq. ft hanging sign with painted lettering. *Projecting Signs (8-13)*

Projecting signs (blade signs and pendant signs) are two-sided signs that are mounted on brackets or 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.

- a. 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.
- b. 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.
- c. Signs shall be scaled to the height and mass of the building.
- d. Signs shall be colorfast and resistant to corrosion.
- e. Signs shall not obscure or intrude upon character-defining features, other signs, windows, doors, or emergency exits.
- f. 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.
- g. Using styles, shapes, colors, and materials that are complementary to the building is encouraged.
- h. Mounting brackets and horizontal members shall be simple in character and complementary to the sign design.
- i. In general, designing signs so that lettering is no more than 12inches in height is encouraged.
- j. 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.



CITY OF COLUMBIA TENNESSEE
HISTORIC ZONING COMMISSION
STAFF REPORT

Item 1 Staff Comment: The proposed 5.34 sq./ft hanging sign is consistent with the guidelines described above specifically, being mounted near the buildings primary entrance, being scaled to the mass and height of the building, and being in the range of 4-6 sq. ft for sizing. This sign face material will consist of an MDO face with painted text in a black and white color scheme. Specifics regarding the clearance above the sidewalk were given at 7'; however, guideline b. states that hanging signs shall have a minimum clearance of 7.5' above the sidewalk.

Item 2. Install downward sign lighting on hanging sign.

Building Lighting page (7-13)

Historic light fixtures shall be retained, maintained, and repaired. Retaining historic features in their original location is strongly encouraged but relocation along the same building elevation may be considered.

Fixtures shall be compatible with the character of individual properties in scale, placement, color, profile, and style.

Fixtures shall be non-intrusive to the character of the building, adjacent properties, and the broader districts. Fixtures shall be shielded and directed downward to minimize light spillage. Fixtures shall be of metal. Fixtures shall *have a dark matte finish unless they are of copper or bronze.*

The use of colored lamps in light fixtures is not appropriate and is discouraged. Using warm bulbs to minimize harsh lighting in the district is encouraged.

Exposed conduit, wiring, and junction boxes are prohibited.

Fluorescent tube lighting and flood lights shall not be placed on a street-facing elevation

Item 2 Staff Comment: The proposed external sign lighting would be consistent with the guidelines described above in that they are fixtures made of metal, and are shielded downward to minimize spillage. As noted, fixtures shall be a matte finish and use a warm bulb type to minimize harsh lighting.

30" Sign Bracket

25.5" Circle
1.5" Thick
Matte White
Painted MDO

Gloss black
steel

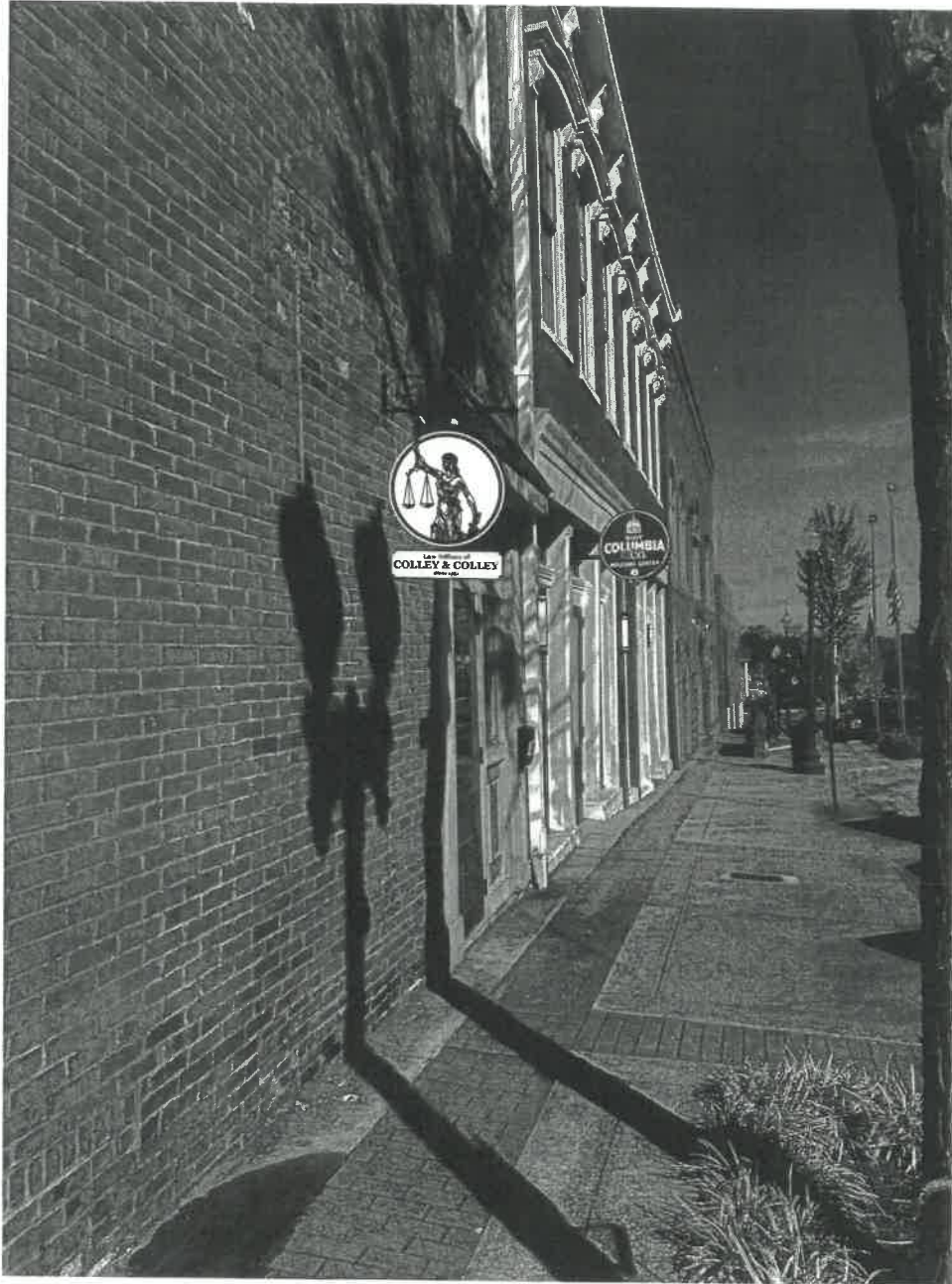
6"

Law Offices of
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24"

Matte White Panel
Equal thickness • Painted lettering

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