



## AGENDA

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**The Columbia Historic Zoning Commission will meet on Thursday, March 10th, 2022 at 4:00 p.m. in the Council Chambers on the basement level of City Hall, 700 N. Garden Street to consider the following:**

1. Roll Call

2. Approval Of Minutes

Documents:

[HZC\\_20220210 MINUTES DRAFT.PDF](#)

3. 21-0290 - 915 S Main Street - New Structure

Request from C. Douglas Johns for new construction of a commercial building at [915 S. MAIN STREET](#).

**DEFERRED FROM PREVIOUS AGENDA**

Documents:

[21-0290\\_915 S MAIN\\_APPLICATION.PDF](#)  
[21-0290\\_915 S MAIN\\_PREAPPLICATION NOTES.PDF](#)  
[21-0290\\_915 S MAIN ST\\_ORIGINAL PROPOSED ELEVATIONS PLANS.PDF](#)  
[21-0290\\_915 S MAIN ST\\_REAPPLICATION.PNG](#)  
[21-0290\\_915 S MAIN ST\\_REAPPLICATION P2.PNG](#)  
[21-0290\\_915 S MAIN ST\\_REVISIED ELEVATIONS.PDF](#)  
[21-0290\\_915 S MAIN\\_STAFF REPORT.PDF](#)

4. 22-0038 - 408 W 6th Street - Revisions To Accessory Structure Design

Request from Paul Varney to revise designs for construction of principal and accessory structures at [408 W 6TH STREET](#), including roof structure, exterior finishes, porch/deck alterations, and other alterations.

Documents:

[22-0038\\_408 W 6TH\\_APPLICATION.PDF](#)  
[22-0038\\_408 W 6TH ST\\_ELEVATIONS.PDF](#)  
[22-0038\\_408 W 6TH\\_GARAGE ELEVATIONS.PDF](#)  
[22-0038\\_408 W 6TH\\_PREVIOUS APPROVED DESIGN 21-0029.PDF](#)  
[22-0038\\_408 W 6TH\\_PREVIOUS APPROVED DESIGN 21-0073.PDF](#)  
[22-0038\\_408 WEST 6TH STREET\\_STAFF REPORT.PDF](#)

5. 22-0039 - 120 W 7th Street - Façade Improvements

Request from James Sloan for exterior alterations in order to restore the façade of a contributing structure located at [120 W 7TH STREET](#).

Documents:

[22-0039 RENOVATION CONCEPT.PDF](#)  
[22-0039 APPLICATION.PDF](#)  
[120 W 7TH STREET STAFF REPORT.PDF](#)

6. 22-0043 - 410 W. 7th Street - New Signage

Request from Larry Hubbell for freestanding signage approval at [410 W 7TH STREET](#).

Documents:

22-0043 APPLICATION.PDF  
22-0043 SUBMITTAL LETTER.PDF  
22-0043 EXISTING SIGNAGE.PDF  
22-0043 PROPOSED SIGNAGE.PDF  
21-0043 REVISED PROPOSAL.PDF  
22-0043\_410 WEST 7TH STREET\_STAFF REPORT.PDF

7. Adjorn

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

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

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

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

**City of Columbia**  
HISTORICAL ZONING COMMISSION  
February 10, 2022

**CALL TO ORDER:**

Chairperson Kim Hayes called the February meeting of the Historical Zoning Commission for the City of Columbia to order at 4:03 p.m. The meeting was held in Council Chambers, City Hall, basement level.

**ROLL CALL:** All present and included the following:

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

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

**APPROVAL OF MINUTES:**

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

**AGENDA ITEM #3**

**Case# 21-0297**

**Request from Jake Hubbell for new commercial signage reface at 410 West 7<sup>th</sup> Street.**

*This item was withdrawn.*

**AGENDA ITEM #4**

**Case# 21-0284**

**Request from Douglas Johns for new commercial building construction located at 915 South Main Street.**

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HISTORICAL ZONING COMMISSION  
February 10, 2022

**Staff Recommendation:**

Mr. Brass presented the details. The applicant requested to defer until March.

**Discussion:**

Ms. Hayes moved to defer until March, and Dr. Hendrickson seconded the motion. Motion to defer passed seven to zero.

**AGENDA ITEM #5**

**Case# 22-0021**

**Request from Development Services to revise section 8.6 (b) of the Columbia Historic Guidelines to allow for the color of black & white in addition to three colors when black and white is used as a signage background.**

**Staff Recommendation:**

Mr. Brass presented the details of staff report. Currently there is a rule stating no more than three colors shall be used on a sign. This Commission has been struggling with the idea if black and white should be considered a color. This change would be to 8.3 (f), and also 8.6 (b). Staff has requested that the language be in addition to three colors black and white may be used as a signage background.

**Discussion:**

Discussion included changing the language to black or white. Mr. Brass stated that the Commission will make sure that is a part of the motion, and staff will make the correction. Further discussion included only using black or white as the background, changing may to must, and if they only use two colors, text, being more specific, another color as the background as long as it doesn't exceed three colors. Mr. Brass stated if there is a request for more than three colors, black or white may be used as the background. Mr. Brass stated that the Commission is not saying black or white is not a color, but black, and white is a color; however, the applicant can only use black or white as a sign background, in addition to three colors. Additional discussion included previous signs. Mr. Nuber asked if an applicant chooses three colors, then they have to do black or white as the background. Mr. Brass stated that they don't have to. Dr. Hendrickson stated limiting it to three colors and black or white background. Further discussed included font, backgrounds, and they wanted three colors, other materials, setting limitations, stud mounted letters, case by case basis, historic preservation, picking colors, and regulating good taste. Dr. Hendrickson stated that he googled historic signs and they all say limit it to two colors and

**City of Columbia**  
HISTORICAL ZONING COMMISSION  
February 10, 2022

black or white background, and this Commission is saying three colors and a black or white background. Three colors are pretty lenient. Further discussion included framing, two colors or less they can choose any background, three colors or less you can do any color background, and branding. Ms. Suzanne Ganser asked what if someone wanted three colors and they wanted the background stripped, and then they wanted their name in black letters. It would have to be solid. Mr. Nuber stated that the Commission could say backgrounds must be solid. Ms. Sherrie Yang, 99 Stoffel Place, Spring Hill, suggested using neutral color. Additional discussion was inclusive of keeping it simplified, limitations, three colors or less you can choose your background, changing the language *may* changing to *must*, generally, making the guidelines more definitive, challenges of case by case basis. Mr. Nuber made the motion to move the paragraph following 8.3 (f. ) that states *Colors should be complementary to the scheme of the building and promote readability. Signs with more than three colors are prohibited. In addition to three colors, solid black or white must be used as a signage background.* Mr. Kilgore second the motion. Further discussion included frame and cabinets, guidelines do not call out frame colors, guideline section 8.6. Motion to approve passed seven to zero. Mr. Kilgore moved to add to 8.6 b. *in addition to three colors, black or white must be used as a signage background,* with Mr. Nuber seconding. The motion passed seven to zero.

**OTHER BUSINESS:**

Mr. Pace stated that it was brought to his attention that the McDowell property is County owned. The City will not have anything to do with what goes on there. Ms. Hayes stated that she read that it will be torn down in about thirty days. Mr. Brass stated if the property is sold to a private entity not under the County, it could come back before this Commission at that point. Mr. Brass stated that in Tennessee, county property is exempt from historical approval. Ms. Hayes stated now is the time to contact your representative. Once it is torn down they can sell it more easily, because someone can develop it. Mr. Brass stated that the property is zoned R-6, by right it could permit a single-family home on a six thousand square foot lot with a fifty-foot lot width. That would come before this Commission for the design of any houses. That's the current zone, any other change would have to go through a rezone process. Any new proposed design would come before this Commission. Further discussion included Townhouses would have to be rezoned, neighborhood awareness, demo the building, fence removal, house on West 6<sup>th</sup> two doors down from the Heffingtons, recourse options, no extra driveway, and shared driveway.

**City of Columbia**  
HISTORICAL ZONING COMMISSION  
February 10, 2022

**ADJOURNMENT:**

Ms. Hayes made the motion to adjourn the meeting with Ms. Potter seconding. Motion to adjourn passed seven to zero. The meeting adjourned at 4:50 p.m.

\_\_\_\_\_  
Historical Zoning Commission Chairperson      Date

DRAFT

CERTIFICATE OF APPROPRIATENESS APPLICATION  
HISTORIC ZONING COMMISSION

APPLICANT

|         |                                         |       |                   |
|---------|-----------------------------------------|-------|-------------------|
| NAME    | C. DOUGLAS JOHNS                        | PHONE | 615-332-4531      |
| ADDRESS | 606 RIVERSIDE DR.<br>COLUMBIA, TN 38401 | EMAIL | dojohns@gmail.com |

PROPERTY OWNER

|         |                                     |       |                            |
|---------|-------------------------------------|-------|----------------------------|
| NAME    | MIKE WEBSTER                        | PHONE | 931-215-1860               |
| ADDRESS | 37 PUBLIC SQ.<br>COLUMBIA, TN 38401 | EMAIL | moewebster@<br>hotmail.com |

PROJECT INFORMATION: WORK SPECIFIC

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

| PROJECT INFORMATION                                                                                                      |  |
|--------------------------------------------------------------------------------------------------------------------------|--|
| ADDRESS:<br>915 S. MAIN STREET COLUMBIA, TN 38401                                                                        |  |
| SQUARE FOOTAGE OF PROPOSED ADDITIONS/NEW CONSTRUCTION:<br>EXISTING: N/A ft <sup>2</sup> PROPOSED: 15,000 ft <sup>2</sup> |  |
| HEIGHT OF STRUCTURE FOR ADDITIONS/NEW CONSTRUCTION:<br>EXISTING: N/A ft PROPOSED: 45 ft                                  |  |
| SQUARE FOOTAGE OF PROPOSED SIGNAGE<br>APX. 3 SIGNS - PROJECTING 4-8 SF/EACH                                              |  |

| PROJECT INFORMATION: DESCRIPTION & SCOPE OF PROJECT                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DESCRIBE PROPOSED PROJECT(S) AND LIST ALL PROPOSED MATERIALS. ATTACH ADDITIONAL SHEETS IF NECESSARY:<br>3 STORY BLDG. 1ST FLOOR MERCANTILE; 2ND & 3RD. OFFICE<br>5,000 SF (GROSS)/FLOOR; 15,000 SF TOTAL. BRICK FRONT FACADE<br>BRICK SIDE & REAR ELEVATIONS; FABRICATED METAL CORNICE,<br>MNF. STONE LINTELS, WINDOWS & DOORS PELLA COMMERCIAL OR EQ<br>METAL AWNINGS W/STEEL SUPPORT RODS PAINTED, MNFP.<br>STONE ACCENTS, BRICK ACCENTS, PAINTED FBR. PANELS<br>& TRIM; PROJECTED METAL SIGNS |

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

C. DOUGL SOHNS                      [Signature]                      12/17/21  
 APPLICANT NAME                      APPLICANT SIGNATURE                      DATE

MIKE WEBSTER                      [Signature]                      12.17.21  
 PROPERTY OWNER NAME                      PROPERTY OWNER SIGNATURE                      DATE

STAFF USE ONLY

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

**From:** dojohns@gmail.com,

**To:** moewebster@hotmail.com, yoyomoocow@aol.com,

**Subject:** meeting notes

**Date:** Thu, Oct 21, 2021 11:14 am

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Im sharing these meeting notes. Please review and let me know what you think, and if anything is incorrect or needs to be changed.

MEETING WITH CITY: 10/20/21 - 2 PM

Attendees: Moe, Doug, Fire Marshall, planner, Johnny McClanahan, and water and sewer rep.

- Project is in the historic district and will have to be submitted to the committee. Dec. 20,2021 will probably be the submission date, for the January meeting.
- Waste water - at this time no restaurant, so no grease trap will be required.
- Storm water - no real storm water issues, except control the water from the site, and protect the neighbors.
- Fire marshall suggested fire sprinklers, Moe agreed.
- Since it is in the historic district, traditional architecture is suggested/required. No alum. storefront windows allowed, Polymer/, or other synthetic materials are allowed as long as it has traditional profiles, divided mullions, etc, to complement other existing architecture.

Overall I think it was a good meeting.

thanks,

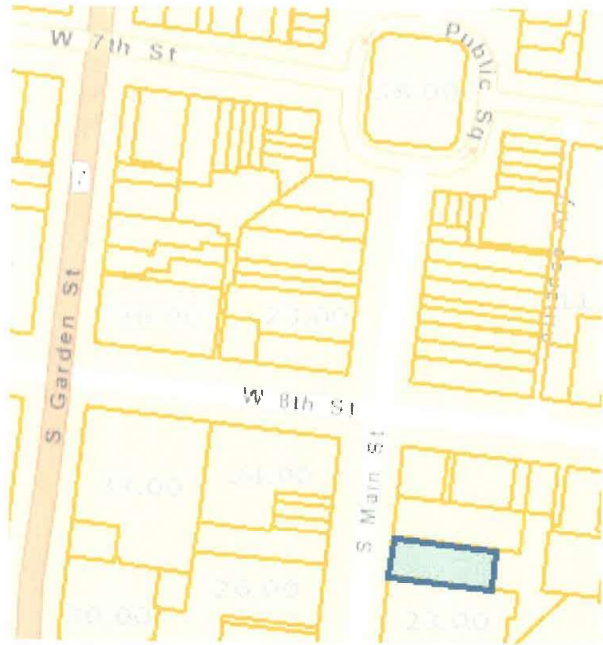
Doug Johns, R.A., CSI

**K04PVS**

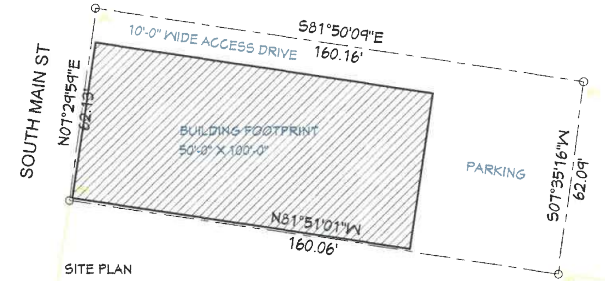
615-332-4531 cell

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 |
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HISTORICAL COMMISSION SUBMITTAL

SHEET TITLE:

Webster Property  
915 S Main Street  
Columbia, TN 38401

C.D. Johns Architect  
606 Riverside Drive, 38401  
615.262.4231 / 615.443.7862

DATE:  
9/6/21

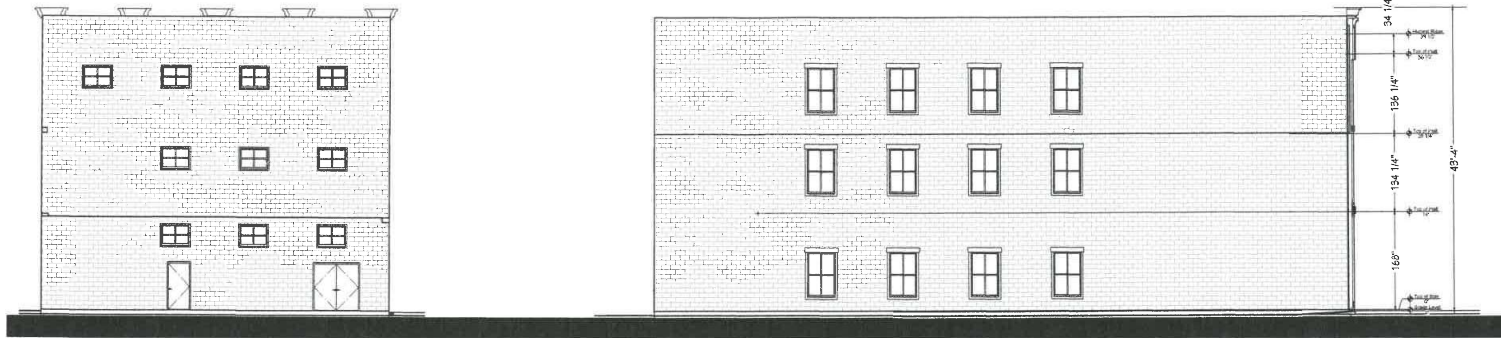
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SHEET:



HISTORICAL COMMISSION SUBMITTAL

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| BY                                                                                              | DATE        |
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|                                                                                                 |             |
| SHEET TITLE:                                                                                    |             |
| Webster Property<br>915 S Main Street<br>Columbia, TN 38401                                     |             |
| C.D. Johns Architect<br>606 Riverside Drive<br>Nashville, TN 37203<br>615-332-4511 615-946-1262 |             |
|            |             |
| 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.

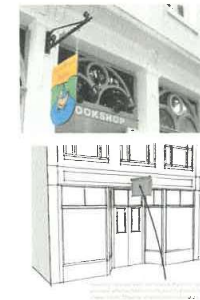
MANUFACTURED STONE LINTEL  
ARRIS CRAFT OR APPROVED EQUAL

METAL AWNINGS WITH STEEL  
SUPPORT RODS PAINTED.

WINDOWS/DOORS TO BE:  
PELLA COMMERCIAL OR EQUAL



**FRONT ELEVATION**



- NOTES:**
1. Existing signs (both signs and awnings) signs to be removed signs that are mounted on facade or a structural member and extend out over the building from over the sidewalk. There are awnings on existing signs that are most appropriate that in accordance with a building code.
  2. Existing signs shall be removed from building exterior.
  3. Existing signs shall be removed from building exterior.
  4. Existing signs shall be removed from building exterior.
  5. Existing signs shall be removed from building exterior.
  6. Existing signs shall be removed from building exterior.
  7. Existing signs shall be removed from building exterior.
  8. Existing signs shall be removed from building exterior.
  9. Existing signs shall be removed from building exterior.
  10. Existing signs shall be removed from building exterior.

**HISTORICAL COMMISSION SUBMITTAL**



| NO. | DESCRIPTION | BY | DATE |
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| SHEET TITLE: |
|--------------|
|              |

Webster Property  
915 S Main Street  
Columbia, TN 38401

C.D. Johns Architects  
646 Riverside Drive  
Columbia, Tennessee 38401  
615.252.4511 or 615.463.1862

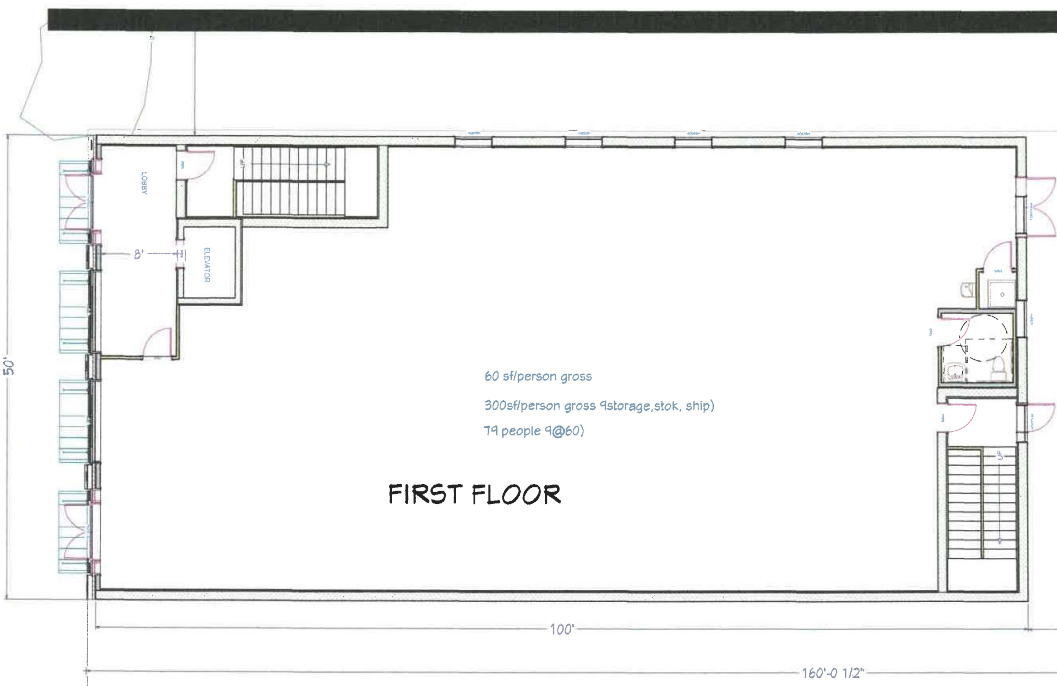


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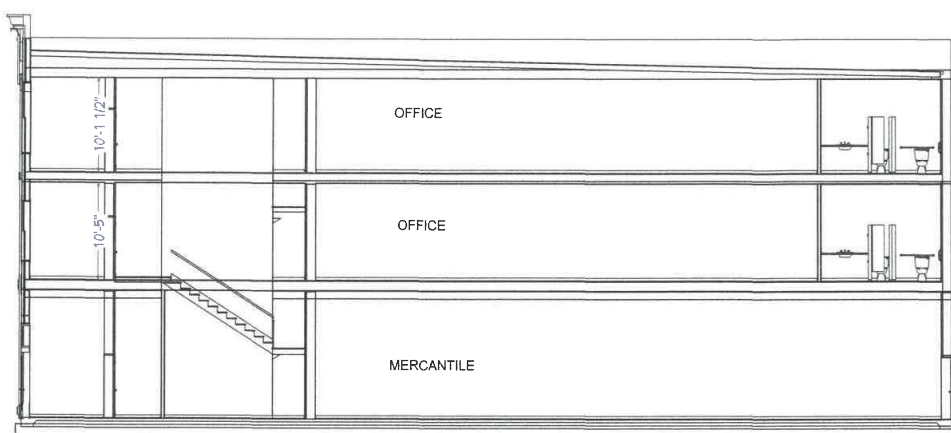
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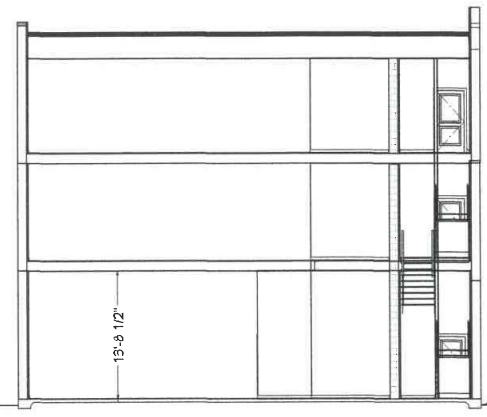
SHEET:



FIRST FLOOR



BUILDING SECTION



BUILDING SECTION

HISTORICAL COMMISSION SUBMITTAL



| NO. | DESCRIPTION | BY | DATE |
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SHEET TITLE:

Webster Property  
 915 S Main Street  
 Columbia, TN 38401

C.D. Johns Architect  
 616 Riverside Drive  
 Columbia, Tennessee 38401  
 615.332.4511 or 615.463.1862

DATE:

9/6/21

SCALE:

SHEET:

CEP

### APPLICANT

|         |            |
|---------|------------|
| NAME    | C. Douglas |
| ADDRESS | 606 River  |

### PROPERTY OWNER

|         |                     |
|---------|---------------------|
| NAME    | Mike                |
| ADDRESS | 37 Publ<br>Columbi: |

ADDRESS:

915 S. M

SQUARE FOOTAGE OF PROPOSED

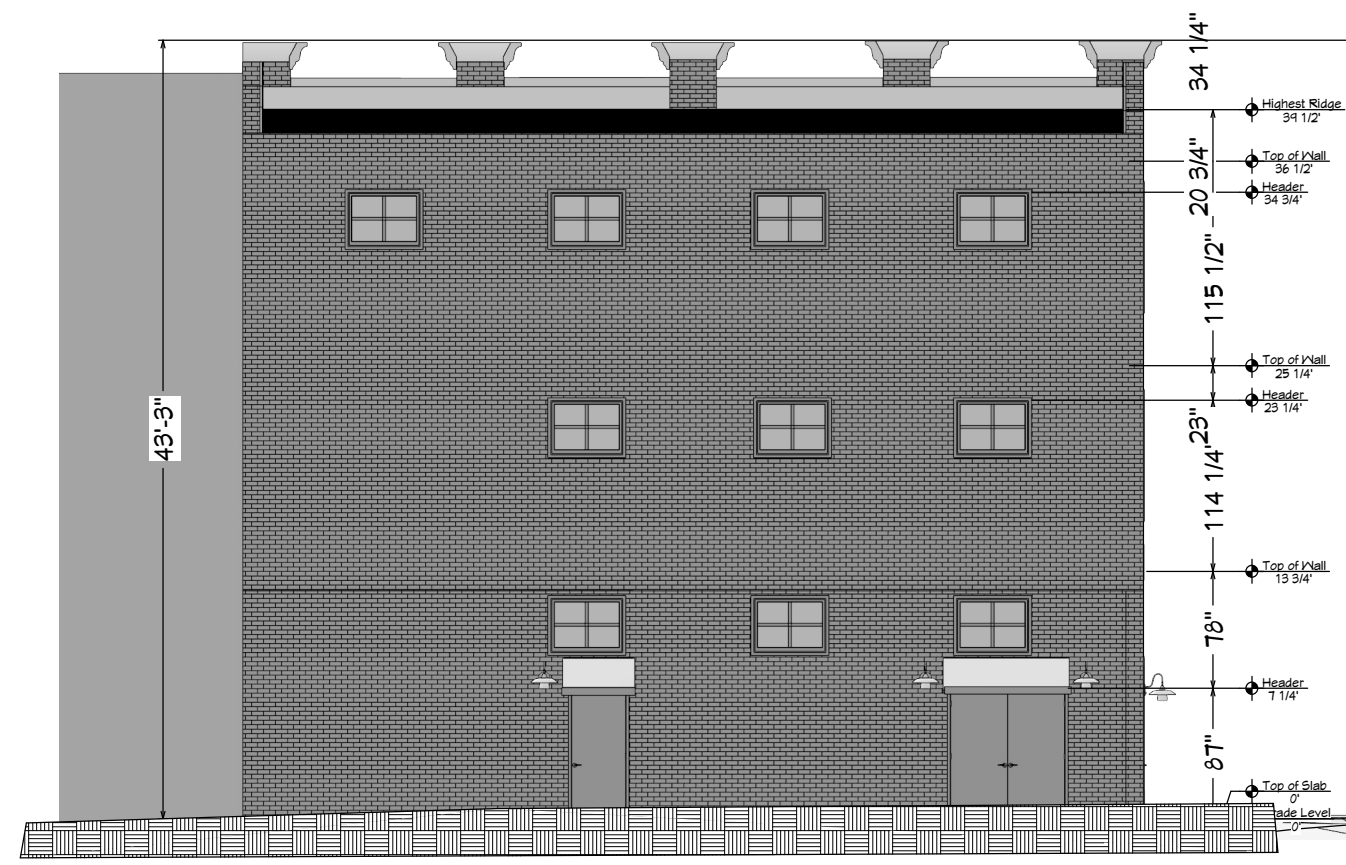
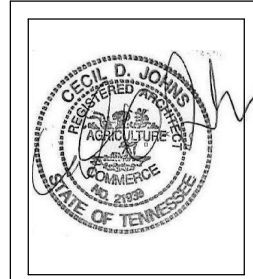
HEIGHT OF STRUCTURE FOR ADI

SQUARE FOOTAGE OF PROPOSED

Will select

PROJECT

DESCRIBE PROPOSED PROJECT(S)



**BACK ELEVATION**



**SIDE ELEVATION**

Elevation 14

CORNICE WORK TO BE:  
FABRICATED METAL COPING

WINDOWS/DOORS TO BE:  
PELLA COMMERCIAL ALUM CLAD  
W/ PERMANENT SIMULATED DIVIDED  
LIGHT GRILLS OR EQUAL

BRICK MASONRY TYP.

MANUFACTURED STONE LINTELS  
& DECORATIVE BLOCKS TO BE  
ARRISCAT OR APPROVED EQUAL

CANVAS AWNINGS

WINDOWS/DOORS TO BE:  
PELLA COMMERCIAL OR EQUAL



**FRONT ELEVATION**

**HISTORICAL COMMISSION SUBMITTAL**

| NO. | DESCRIPTION | BY | DATE |
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SHEET TITLE:  
**Elevations**

**Webster Property**  
915 S Main Street  
Columbia, TN 38401

C.D. Johns Architect  
606 Riverside Drive  
Columbia, Tennessee 38401  
615.332.4531 615.943.7562



DATE:  
9/6/21

SCALE:

SHEET:  
**2**



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

**CONTACT INFORMATION**

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

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

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

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

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

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

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

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

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

**HISTORIC DISTRICT DESIGN GUIDELINES**

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

**REQUIRED APPLICATION SUPPORTING MATERIALS**

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

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

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

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

CERTIFICATE OF APPROPRIATENESS APPLICATION  
HISTORIC ZONING COMMISSION

APPLICANT

|         |                                        |       |                    |
|---------|----------------------------------------|-------|--------------------|
| NAME    | Paul Varney                            | PHONE | 931/286-1513       |
| ADDRESS | 124 Kedron Pkwy, Spring Hill, TN 37174 | EMAIL | Varney64@gmail.com |

PROPERTY OWNER

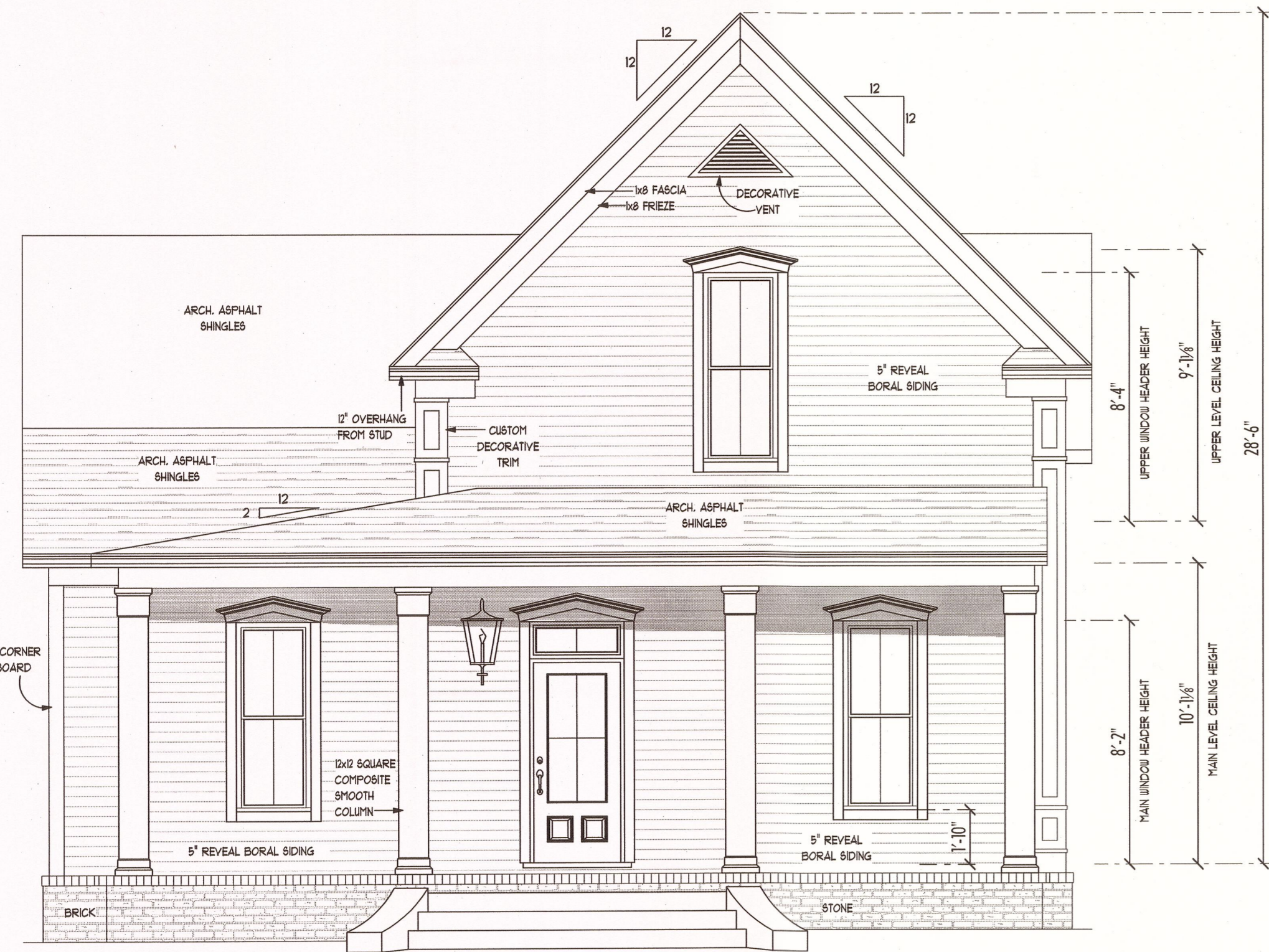
|         |                      |       |                    |
|---------|----------------------|-------|--------------------|
| NAME    | Geoff & Brandy Wells | PHONE | 805/895-5365       |
| ADDRESS | 408 West 6th Street  | EMAIL | geoffohg@gmail.com |

PROJECT INFORMATION: WORK SPECIFIC

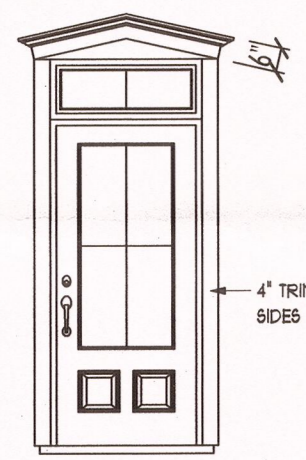
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|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------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



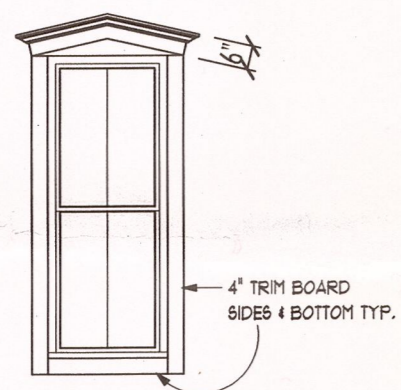
RELATED ITEMS ARE AND WILL REMAIN THE PROPERTY OF J. TAYLOR DESIGNS. THE CLIENT'S RIGHT IS CONDITIONAL AND LIMITED TO A ONE TIME USE. PLANS MAY NOT BE SOLD, LOANED, OR GIVEN TO OTHERS FOR THE PURPOSE OF CONSTRUCTING ANOTHER PROJECT. POSSESSION OF PLANS DOES NOT AUTHORIZE CONTINUED USE FOR CONSTRUCTION OF OTHER PROJECTS. REPRODUCTION IN ANY MANNER IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE ORIGINAL DESIGNER. CONTRACTOR SHALL VERIFY ALL LOCAL CODES, CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO JAMIE TAYLOR FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED. J. TAYLOR DESIGNS ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED.



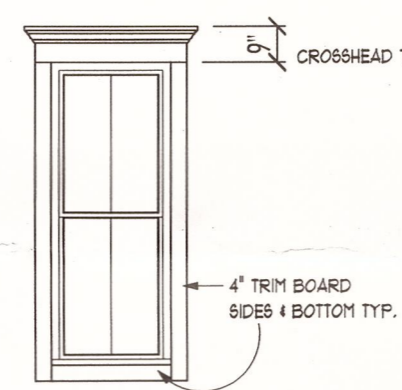
RIGHT ELEVATION



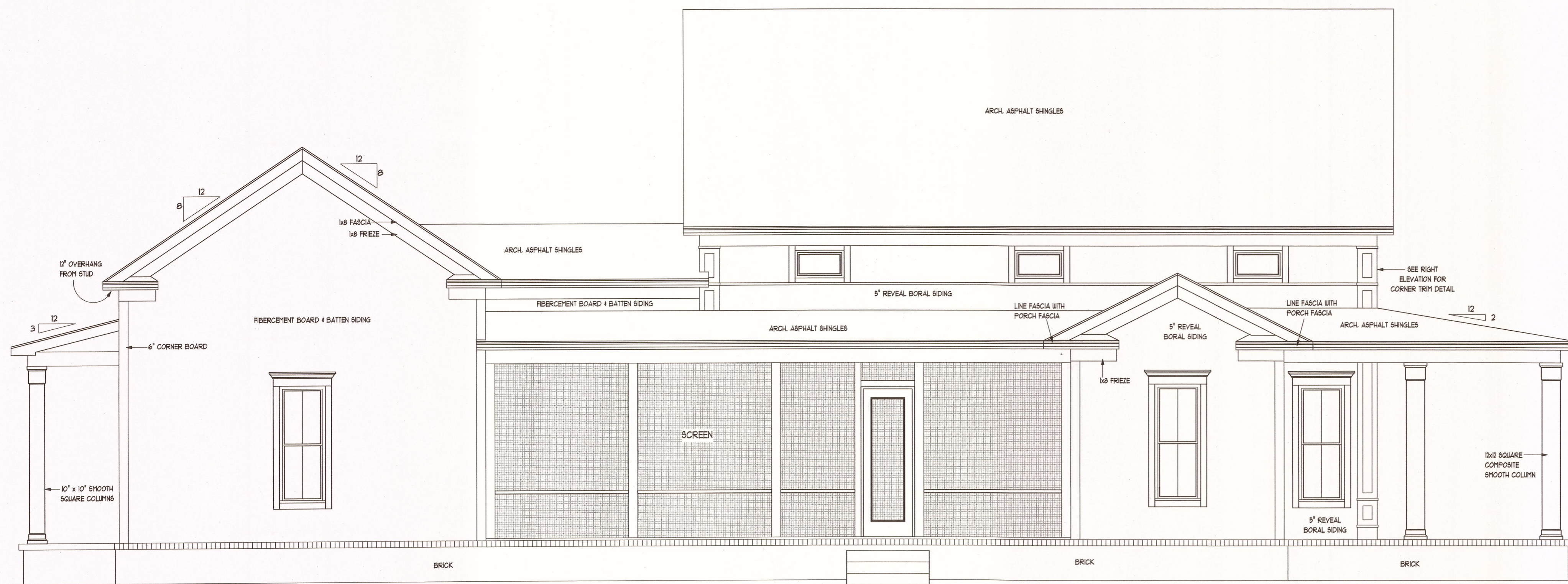
CUSTOM DOOR PEDIMENT TYP.



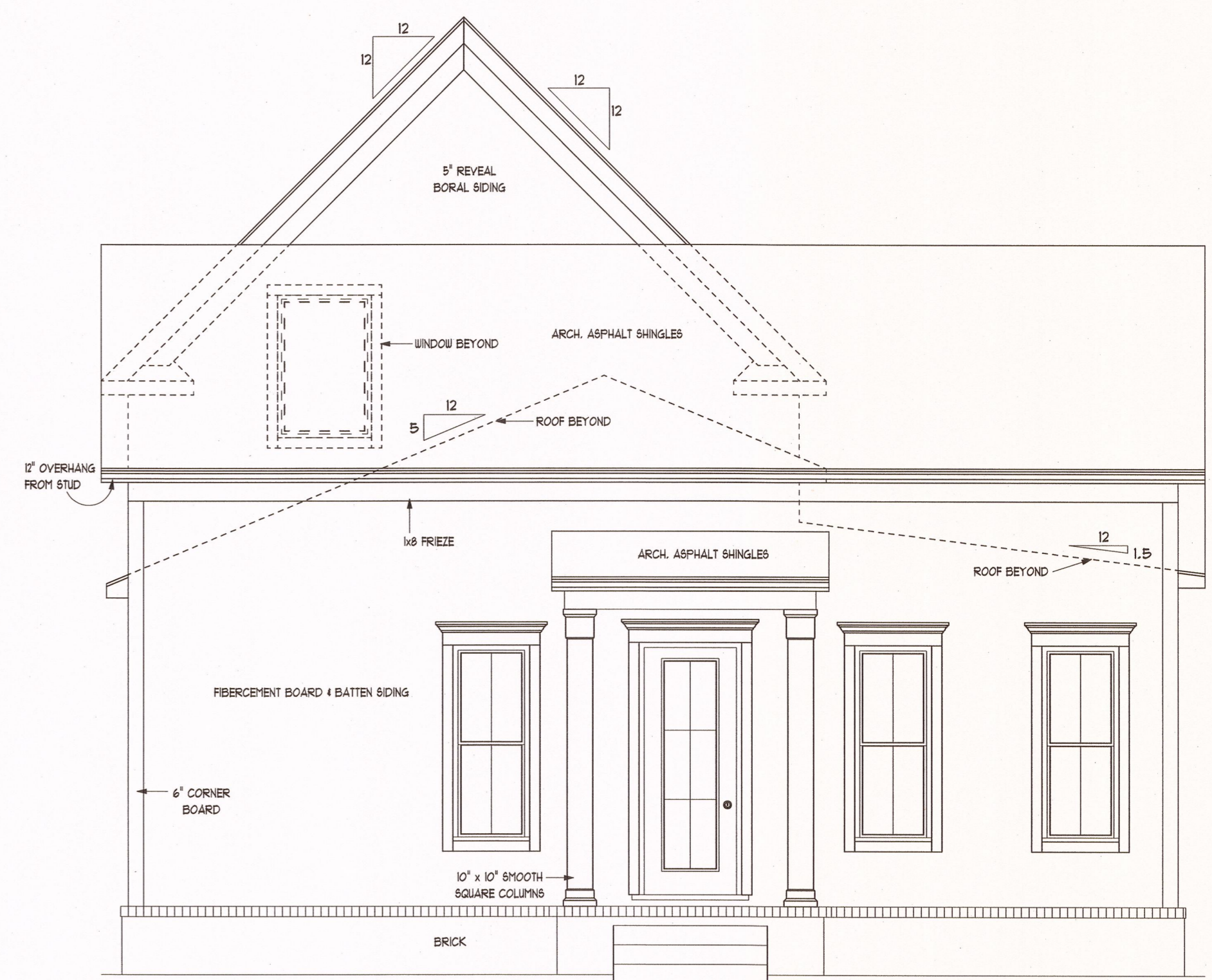
CUSTOM WINDOW PEDIMENT TYP.



WINDOW TRIM DETAIL TYP.



LEFT ELEVATION



REAR ELEVATION

| REVISION | DATE      | CHANGES MADE TO MATCH IN FIELD CHANGES. CHANGES LISTED ON FILE |
|----------|-----------|----------------------------------------------------------------|
|          | 2/14/2022 |                                                                |

EXTERIOR ELEVATIONS

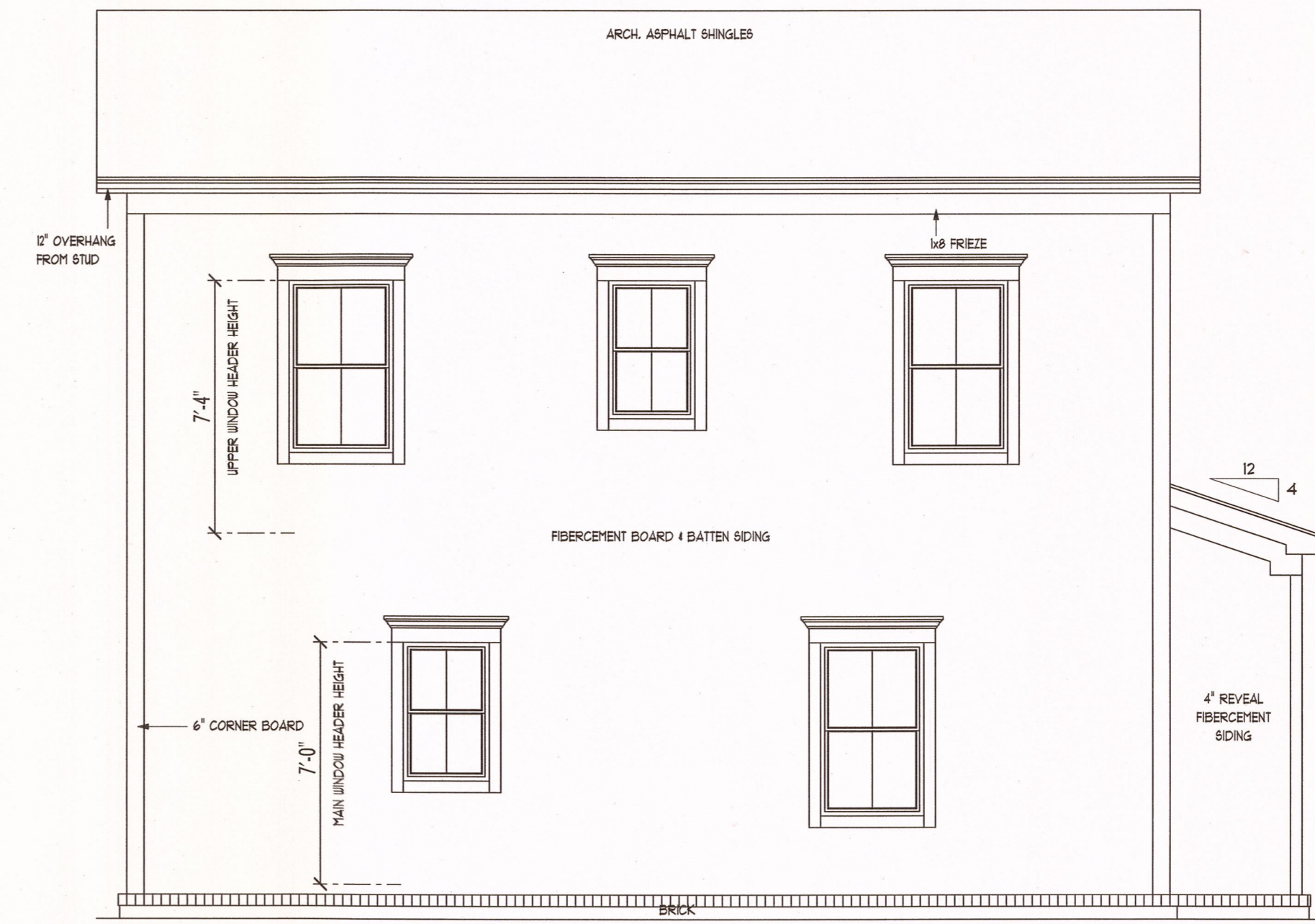
Wells Residence

PROJECT:  
 DATE APPROVED: MAY 2021  
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 SCALE: 1/4" = 1'-0"  
 (UNLESS NOTED)

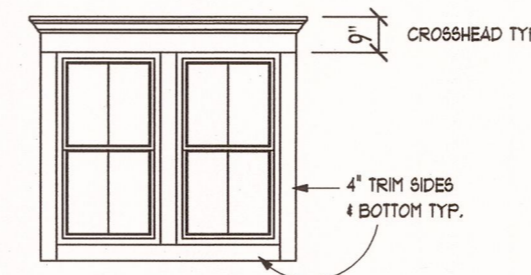
SHEET: **1** OF 8

MEMBER  
**A I  
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 AMERICAN INSTITUTE OF  
 BUILDING DESIGNERS  
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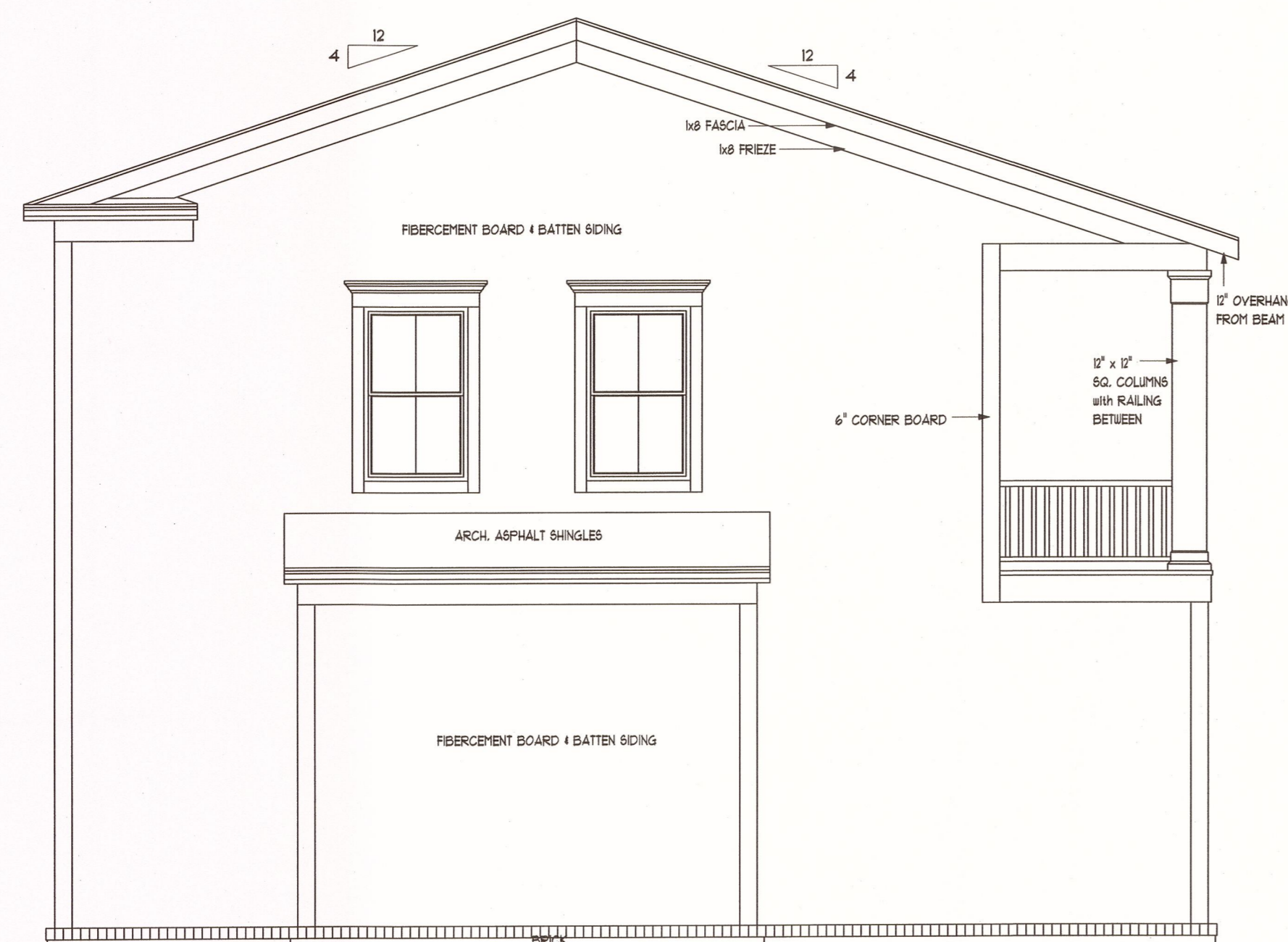
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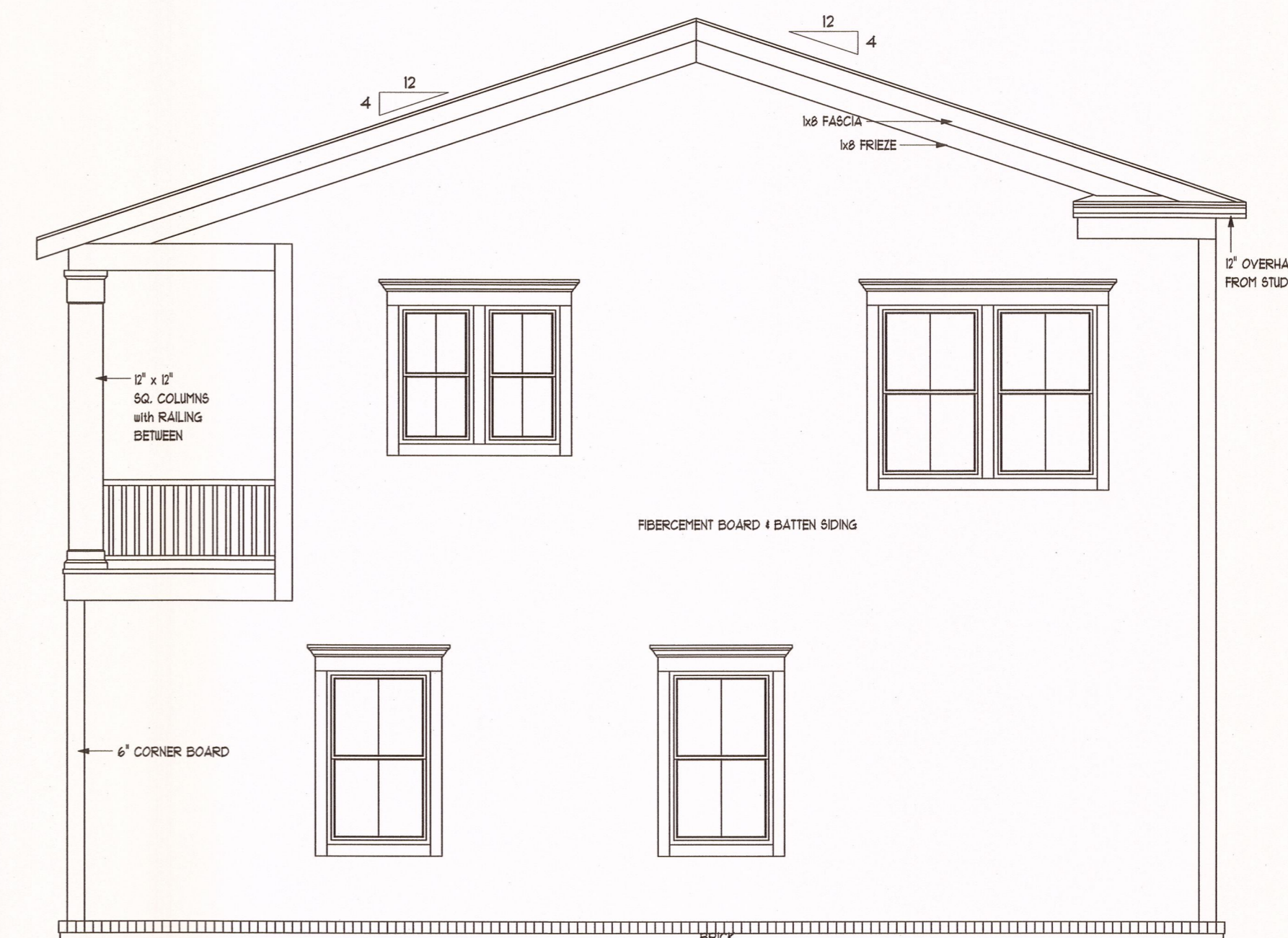
REAR ELEVATION



WINDOW TRIM DETAIL TYP.



LEFT ELEVATION



RIGHT ELEVATION

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| DATE  | REVISION                                               |
|-------|--------------------------------------------------------|
| 11/23 | RANGE ADDED TO LEFT OF SINK                            |
| 12/20 | RANGE REMOVED                                          |
| 2021  | CHANGES MADE TO MATCH IN FIELD. CHANGES LISTED ON FILE |
| 2/14  |                                                        |
| 2022  |                                                        |

DETACHED GARAGE EXTERIOR ELEVATIONS  
 PROJECT:  
**Wells Residence**

DATE APPROVED: MAY 2021  
 SHEET SIZE: 24 X 36  
 SCALE: 1/4" = 1'-0"  
 (UNLESS NOTED)

SHEET:  
**6** OF 8

MEMBER  
**A I  
 B D**  
 AMERICAN INSTITUTE OF  
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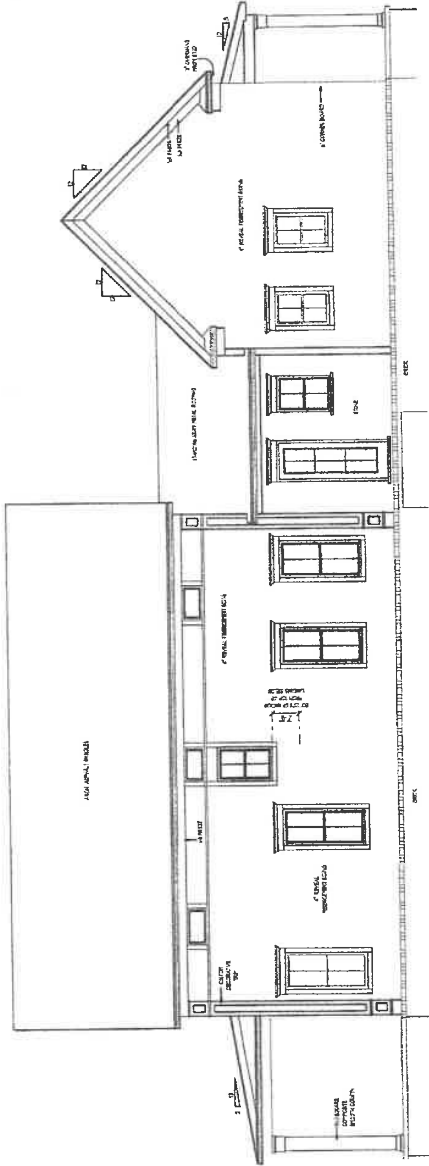
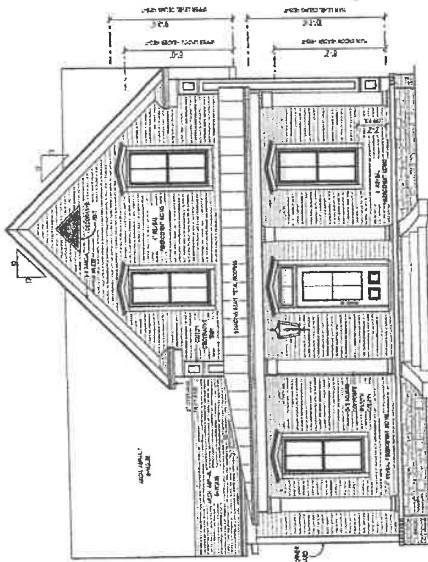
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Wells Residence  
EXTERIOR ELEVATIONS

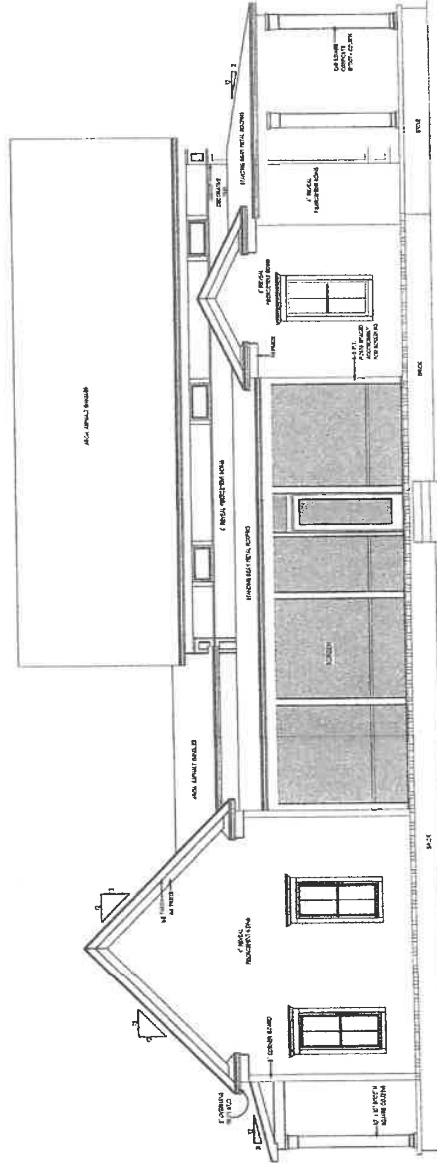
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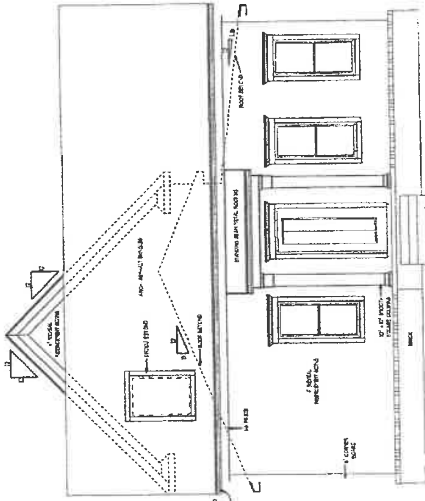
DATE: 02/09/2021  
DRAWN BY: J. TAYLOR  
CHECKED BY: J. TAYLOR



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION

RECEIVED FEB 09 2021



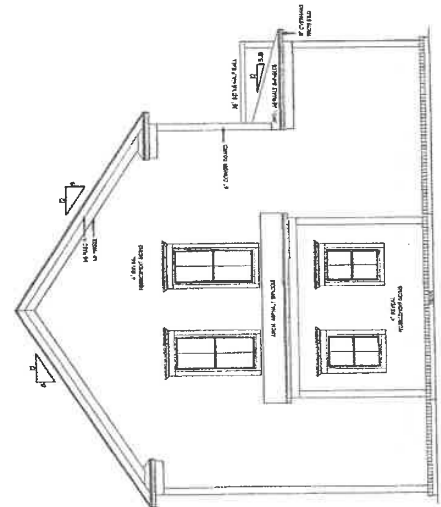
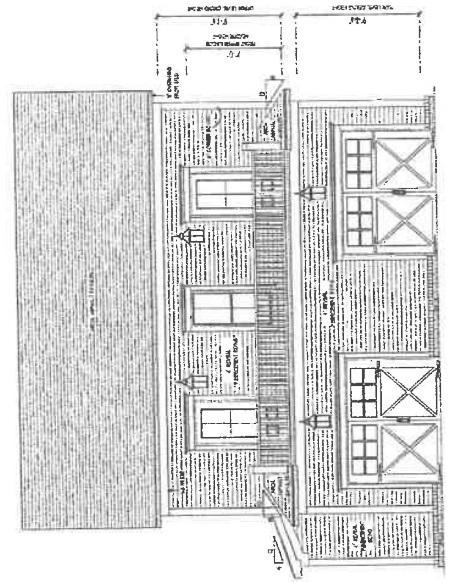
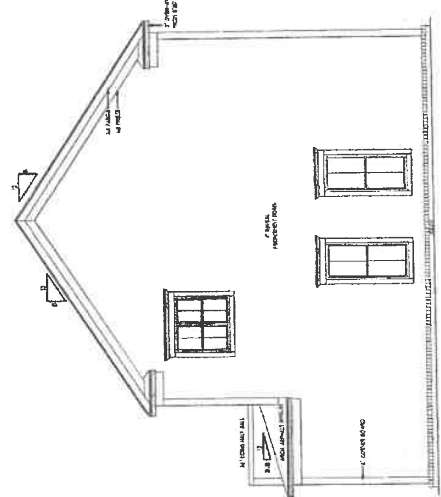
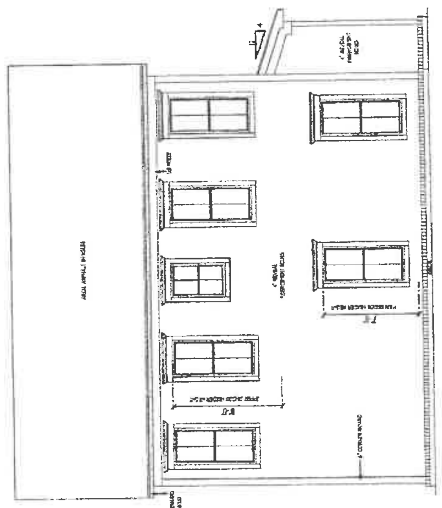


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|      |          |
|------|----------|
| DATE | REVISION |
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Wells Residence  
CARRIAGE HOUSE EXTERIOR ELEVATIONS

8000  
ALL  
BID  
ATTN: J. TAYLOR DESIGNS  
1000 N. W. 10th St.  
Fort Lauderdale, FL 33304  
Phone: 954-561-1111  
Fax: 954-561-1112  
www.jtaylor.com



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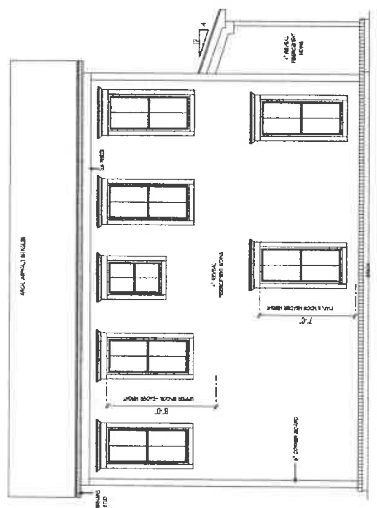


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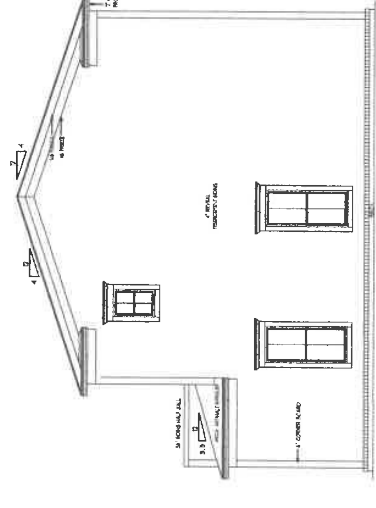
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Wells Residence  
CARRIAGE HOUSE EXTERIOR ELEVATIONS

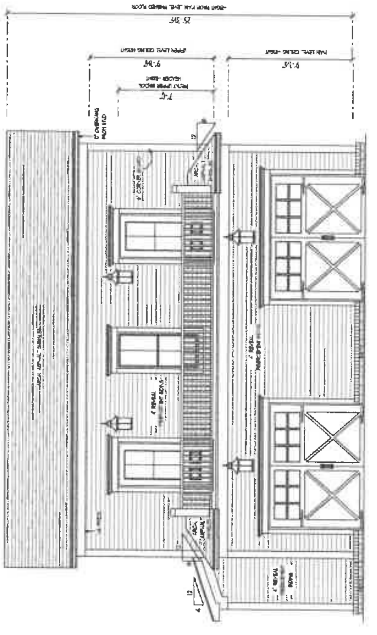
6 OF 8  
AL  
BD  
J-TAYLOR DESIGNS, INC.  
11111 W. 11th Ave., Suite 100  
Denver, CO 80233  
Phone: 415.544.4675  
www.jtdesigns.net



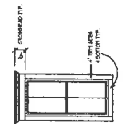
REAR ELEVATION



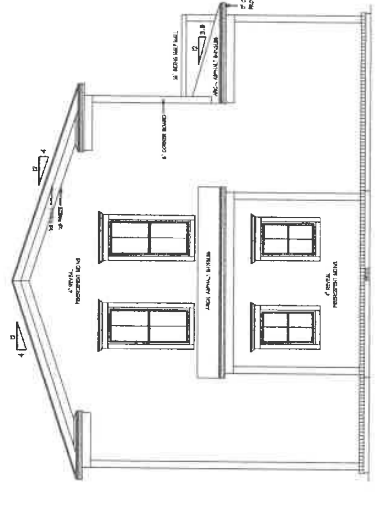
RIGHT ELEVATION



LEFT ELEVATION



WINDOW TRIM DETAIL



FRONT ELEVATION

RECEIVED MAR 22 2021



### 408 West 6<sup>th</sup> Street Proposed Wells Home



On March 11 the Historic Committee approved the main house shown above, however, there was not enough information regarding placement/size of the Carriage House for the committee to approve the back structure. We are providing the following information to remedy that.

Below is the site plan so the committee can see the proposed placement of structures in relation to the surrounding structures. The lighter boxes show the position and size of neighboring structures.

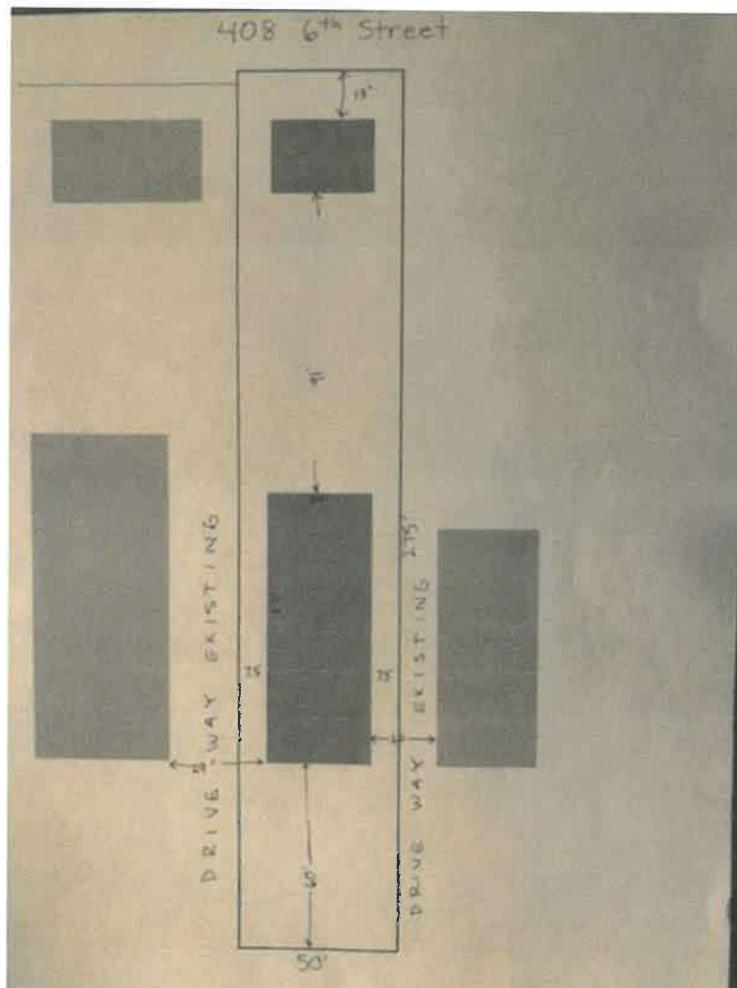


Figure A

RECEIVED MAR 22 2021

The image below shows the garage which currently exists on the property.



Figure B

The image below shows the proposed improvements to the existing garage. Please note the garage to the left is 22' high. The proposed garage will be 3'3" taller than that at 25.3' high. It will include two garage bays and storage on the bottom, with an office, home gym, and powder room on the top.



Figure C

RECEIVED MAR 22 2021

The following image shows how the back structure will appear from the street. As you can see most of the structure is blocked by the house due to the slope of the lot and the fact that the garage is set back more than 90 feet from the house.

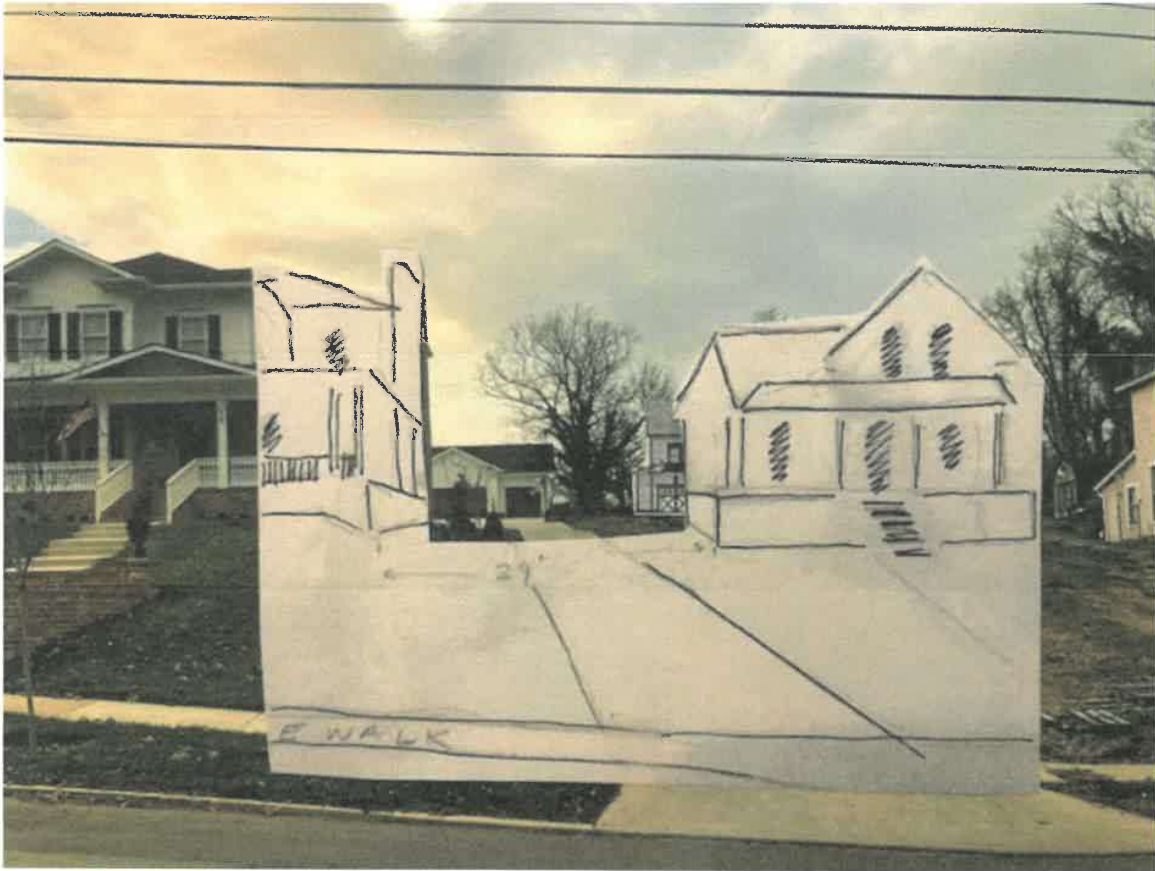


Figure D

Dear Committee,

Thank you for your consideration of our project. Unfortunately we were not able to fly out again for this month's meeting, but are very appreciative that Julie Heffington has agreed to stand in for us to present this project. We look forward to becoming part of the historic neighborhood of West 6<sup>th</sup>.

Blessings,

Geoff & Brandy Wells



CITY OF COLUMBIA TENNESSEE  
 HISTORIC ZONING COMMISSION  
 STAFF REPORT

CONTACT INFORMATION

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

DOCKET/CASE/APPLICATION NUMBER

CA 22-0038

APPLICANT/PROPERTY OWNER

Paul Varney/Wells Trust (Geoff & Brady Wells)

HEARING DATE

N/A

PROPERTY ADDRESS/LOCATION

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

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

The applicant requests approval of design revisions for a previously approved home and accessory structure. That approval was itself a revision of the original Certificate of Appropriateness (CoA Case #21-0073; #21-0029). The Commission previously approved a 3,362 SF dwelling with a contemporary interpretation of the Folk Victorian style characteristic of several contributing structures along the 6th Street corridor. The Commission also approved the renovation and expansion of an accessory structure with designs that mimicked the principal residence.

At the time of the original request, staff provided analysis of the residential standards in Article 6 of the City of Columbia Historic District Design Guidelines and found the design generally consistent with the Guidelines related to massing, scale, and materials. Staff recommended, and the Commission adopted, the following conditions of approval: 1) windows must be aluminum clad-wood material; and 2) the door must be wood.

The proposed deviations from the previously approved design consist of a partial substitution of materials used for siding and skirting. In addition, the applicant proposes to relocate windows on the primary structure, and to significantly modify the appearance of the accessory structure.

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



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

**Proposed Alterations:**

**Review Status and History:**

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

*Previous Approvals:* HZC 2018-39 – Request for Demolition of 408 and 410 West 6<sup>th</sup> Street, approved.  
 CoA #21-0073 – Request for Certificate of Appropriateness for revised designs of new residence and accessory structure.  
 CoA #21-0029 – Request for Certificate of Appropriateness for new residence and accessory structure.

*1984 Historic Inventory:* N/A.

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

**Item 1. Change in materials and alteration of façade from previously approved designs for Principal Structure, a new single-family home currently under construction.**

- Change stone skirting to brick on all elevations;
- Relocate vertical window from Right elevation to Left elevation;
- Add light fixture to Right elevation;
- Substitute lap siding with board and batten on part of the Right and Left elevations in order to create the appearance of an addition to an existing historic home;
- Substitute lap siding with board and batten on the Rear elevation to extend appearance of an older home with additions; and
- Addition of a horizontal window on Right elevation.

**Item 2. Change in materials and modification of design to accessory structure.**

- Extend balcony to full length of the front elevation;
- Remove partial secondary roofline with asphalt shingles;
- Add columns and extend roof to cover the porch;

- Replace lap siding with board and batten;
- Remove windows from Left elevation ground floor;
- Add window to Right elevation second floor;
- Modify windows on Right elevation; and
- Remove windows from second floor Rear elevation and modify placement.

#### Historic District Design Guidelines Referenced:

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

#### Item 1. Change in materials and alteration of façade for Principal Structure, a new single-family home currently under construction.

##### 6.8 Design and Architectural Features (for New Residential Construction)

- Employing contemporary interpretations of historic designs and using simple contemporary forms that conform to established precedents of massing, scale, and character are encouraged. Replicating historic styles conveys a false sense of history and is prohibited.**
- Referencing traditional scales for features such as porches, windows, and doors that help define the rhythm of the streetscape is encouraged.
- New buildings shall incorporate architectural details that provide articulation and visual distinction. Details shall complement the architectural fabric of the district, not compete visually with existing buildings.
- Floor-to-ceiling heights shall fall within the range of those found on historic buildings in the district.
- Roof features such as chimneys shall be appropriately scaled to the building.

##### 6.9 Fenestration (for New Residential Construction)

- Maintain compatibility with traditional precedents of solid to transparent space on the façade.
- Windows and doors shall be compatible in proportion, shape, locations, and size as those traditionally found in the district.**
- Windows and doors shall be stylistically compatible with the building and district. Duplicating historical designs is not appropriate.

##### 6.10 Materials (for New Residential Construction)

- New construction shall reflect traditional materials, textures, and colors compatible with the district. Using no more than two primary materials for exterior walls is encouraged.**
- Materials and features shall have traditional dimensions, promote a human scale, and have proven durability. Exaggerated and oversized materials are not appropriate and shall be avoided.
- Materials shall be visually compatible in scale, profile, proportions, and finish to those historically found in the district. Alternative materials such as fiber cement board and cast concrete are

appropriate for maintaining material compatibility with traditional materials. Faux masonry and vinyl and aluminum sidings are prohibited.

- d. 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.

**Item 1 Staff Comment:**

- The proposed changes incorporate mixed siding materials in order to create a sense of history on the site. The applicant communicated to staff that the change in siding should create the impression that the home has existed on the site with additions over time. It is at the discretion of the Commission to determine whether the proposal conforms to the language in guideline 6.8.a.
- The changes to the fenestration alter the window configuration but generally conform to the guidelines and previous conditions of approval.
- The proposed changes would result in multiple materials and textures on exterior walls (brick, boar and batten, and lap siding). It is at the discretion of the Commission to determine whether the proposed changes conform to standard 6.10.a.

**Item 2. Change in materials and modification of design to accessory structure.**

6.12 Character (for Garages and Accessory Structures)

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

**Item 2 Staff Comment:**

- Guideline 6.1.2.b encourages simplified designs for accessory structures. Specifically, the guidelines prohibit secondary buildings which visually compete with the primary building. This guideline is consistent with the standards of the base zoning which require that accessory structures “be clearly subordinate to the primary structure” (Section 8.4.1.A of the City of Columbia Zoning Ordinance).
  - The widening of the second floor balcony changes the visual character of the structure.

- The addition of columns and the extension of the roof over the balcony increases the visual prominence of the structure and makes it less clearly subordinate to the principal structure.
- The distinct siding, combined with the other alterations, may cause the structure to visually compete with the primary structure.
- It is at the discretion of the Commission to determine whether these changes have the cumulative effect of making the accessory structure visually compete with the primary residence.
- Note: Previous submittals included a second story carriage house unit (i.e. an accessory dwelling unit), which is prohibited in single-family zoning districts by the City of Columbia Zoning Ordinance.
  - At the time of building permit, Mr. Brass required the applicant to revise their plans to remove features which indicate the intent to create an additional dwelling unit.
  - The increased prominence of the balcony and façade may be indicative of an intent to use the space as more than accessory to the principal residence.
  - Regardless of the determination of the Commission regarding the appearance of the structure, building permit conditions will apply and the applicant may not establish a dwelling unit within the accessory structure.

# EXTERIOR RENOVATION CONCEPTS

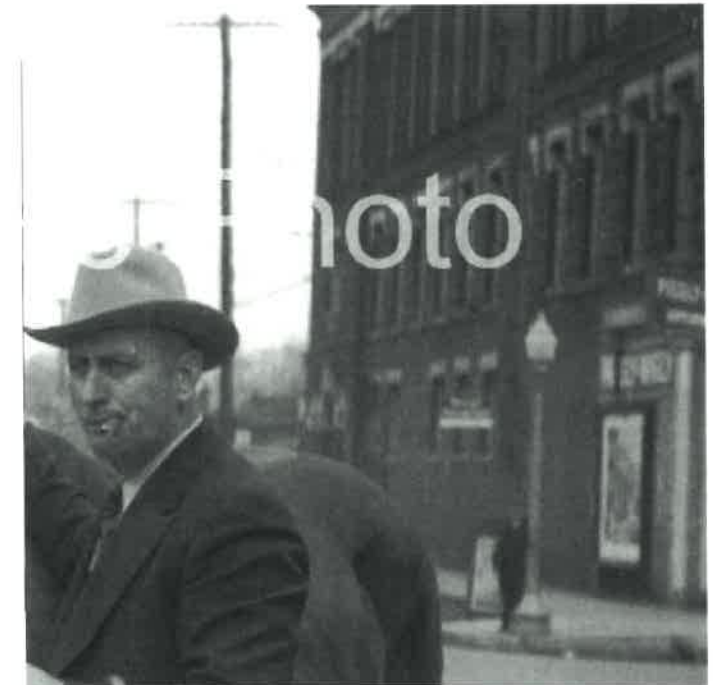
## COLUMBIA TENANT BUILD-OUT

120 W 7th STREET  
Columbia, TN 38401



### SOUTH ELEVATION

1/8" = 1' - 0"



Historic Facade- photo courtesy of West 7th Co. Gallery



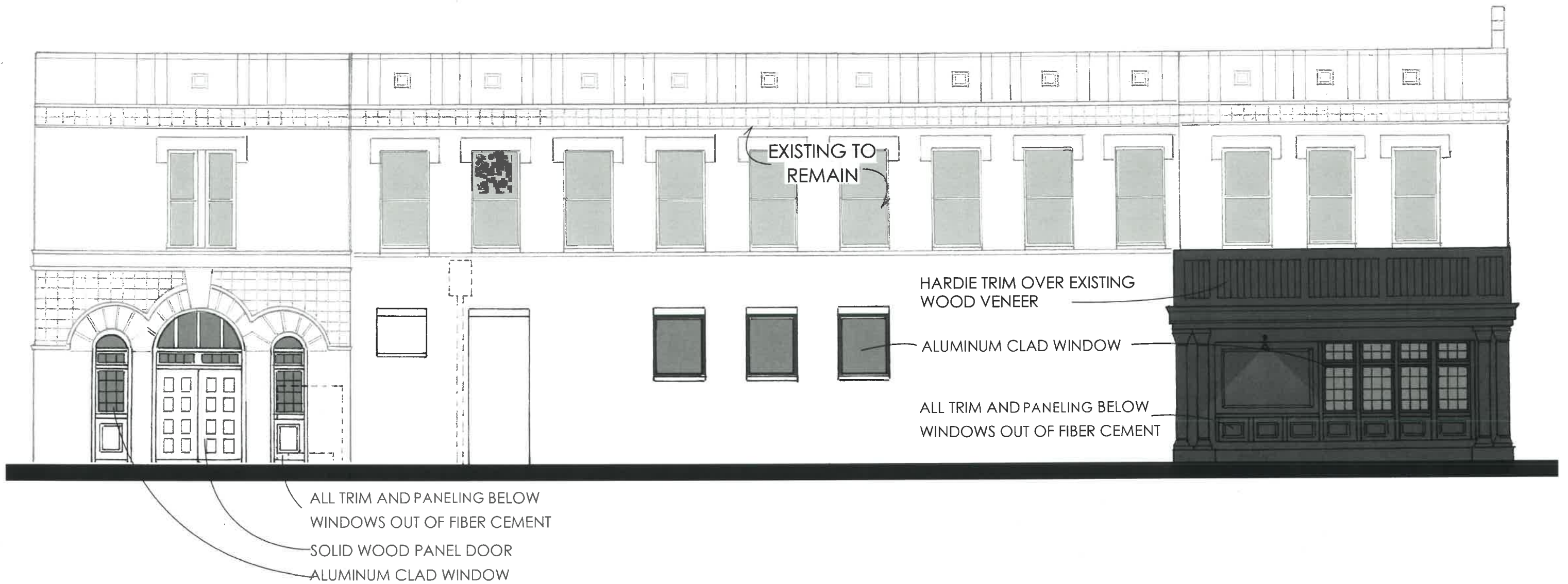
Proposed precedent

FEB 14 2022  
By: 22-0039

# EXTERIOR RENOVATION CONCEPTS

COLUMBIA TENANT BUILD-OUT

120 W 7th STREET  
Columbia, TN 38401



CERTIFICATE OF APPROPRIATENESS APPLICATION  
HISTORIC ZONING COMMISSION

APPLICANT

|         |                                    |       |                           |
|---------|------------------------------------|-------|---------------------------|
| NAME    | James Sloan- 906 Studio Architects | PHONE | (615) 721- 6016           |
| ADDRESS | 143 5th Ave. S., Franklin          | EMAIL | james.sloan@906studio.com |

PROPERTY OWNER

|         |                                    |       |                             |
|---------|------------------------------------|-------|-----------------------------|
| NAME    | Eric Elmquist- Covalent Properties | PHONE | (615) 236- 9099             |
| ADDRESS | 134 2nd Ave. N., Franklin          | EMAIL | eric@covalentproperties.com |

PROJECT INFORMATION: WORK SPECIFIC

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

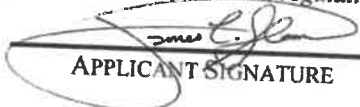
22-0039

| PROJECT INFORMATION                                     |                                                                    |
|---------------------------------------------------------|--------------------------------------------------------------------|
| ADDRESS:                                                | 120 W. 7th Street, Columbia, TN 38401                              |
| SQUARE FOOTAGE OF PROPOSED ADDITIONS/NEW CONSTRUCTION : | EXISTING: ~2,530 ft <sup>2</sup> PROPOSED: - _____ ft <sup>2</sup> |
| HEIGHT OF STRUCTURE FOR ADDITIONS/NEW CONSTRUCTION :    | EXISTING: ~ 35 ft      PROPOSED: - _____ ft                        |
| SQUARE FOOTAGE OF PROPOSED SIGNAGE                      |                                                                    |

| PROJECT INFORMATION: DESCRIPTION & SCOPE OF PROJECT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Using West 7th Co Gallery images to continue referencing historic photos of our downtown, we are proposing to bring back this facade along West 7th and Garden Street to its more original design/proportions-This would have been before the wood siding/trim and were added (before the fire, circa 1946, that destroyed the third floor). On the first floor entry space, we are proposing to change the display case front (that we believe to have been added after the fire) and use a more traditional looking front entry to the space with windows, transom glazing and hardie panel trim to recreate the same layout and proportions as what we believe to be closer to the original facade. |

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

James Sloan  
906 Studio Architects, LLC  
APPLICANT NAME

  
APPLICANT SIGNATURE

2/14/2022  
DATE

Eric Elmquist  
Covalent Properties  
PROPERTY OWNER NAME

  
PROPERTY OWNER SIGNATURE

2/14/2022  
DATE

**STAFF USE ONLY**

|             |         |
|-------------|---------|
| DOCKET NO.  | 22-0039 |
| RECEIPT NO. |         |

|                  |           |
|------------------|-----------|
| FEE PAID         | NA        |
| REQUESTED AGENDA | 3-10-2022 |

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

|                   |  |
|-------------------|--|
| COMMISSION ACTION |  |
|-------------------|--|



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

CONTACT INFORMATION

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

DOCKET/CASE/APPLICATION NUMBER

**CA 22-0039**

APPLICANT/PROPERTY OWNER

**James Sloan, 906 Studio/Eric Elmquist,  
Covalent Properties**

HEARING DATE

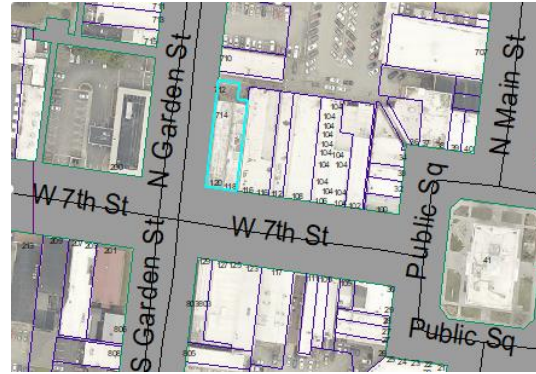
**N/A**

PROPERTY ADDRESS/LOCATION

**120 West 7<sup>th</sup> Street**

**PROJECT DESCRIPTION**

The applicant requests a Certificate of Appropriateness to restore the façade of a contributing structure located at the corner of West 7<sup>th</sup> and North Garden Street. The proposed modifications are limited to the ground floor façade. Alterations include the addition of Hardie Trim installed over the existing wood veneer. The proposed scope of work also includes replacement of glazing and entryway with aluminum clad windows and a wooden aluminum-clad recessed entry door. All trim and paneling below the windows will be composed of fiber cement. The applicant’s designs are informed by photographic evidence of the building’s appearance prior to 1946.



| EXISTING ZONING                 | EXISTING LAND USE | SURROUNDING ZONING & LAND USE         | SITE IMPROVEMENTS    | Historic District                                            |
|---------------------------------|-------------------|---------------------------------------|----------------------|--------------------------------------------------------------|
| Central Business District (CBD) | Commercial        | Central Business District/ Commercial | Exterior Alterations | Local – Downtown Commercial<br>National- Columbia 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:*
- 21-0104 Request to approve a mural associated with previous tenant, approved.
  - 21-0187 Installation of wall mounted signage, approved.
  - 19-0091 Installation of wall mounted signage, approved.

HZC 2016-07 Installation of wall mounted sign.

1984 Historic Properties  
 Inventory Details:

76. 118-120 West Seventh St., Old Masonic Hall, (Carson, Ltd./Emmitt Clothiers), 1850s, large two-story brick, six bays wide, thirteen bays deep, elaborate brickwork, terra cotta frieze, rectangular 1/1 windows with flat hood molds, paneled parapet, two altered storefronts with fluted Corinthian pilasters on corner storefront, Carrara glass on other storefront.

### Proposed Alterations

#### Renovation of façade to include:

- Addition of HardieTrim® installed over the existing wood veneer;
- Replacement of glazing with aluminum clad windows;
- Replacement of entryway with a wooden aluminum-clad recessed entry door; and
- Installation of fiber cement trim paneling below the windows

### Historic District Design Guidelines Referenced

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

#### 5.8 Retain Character and Finish of Historic Wall Surfaces

- b. The visibility of historic wall surfaces shall be maintained. **Covering or replacing historic surfaces with synthetic sidings, stucco, veneers, or other materials where they did not historically exist is not appropriate.** Chemical applications that alter the color or texture of historic surfaces are prohibited.
- c. The character of wall surfaces shall be maintained by **retaining and preserving claddings**, corbelling, quoins, cornices, and other distinguishing features.
- f. Where present, historic exterior claddings shall be replaced only when original materials are deteriorated beyond repair. **New claddings shall match the original in scale, profile, and finish as closely as possible so as to minimize impacts to the building's character.**

#### P. 5-10, 5-11 Commercial Storefront Guidelines

- d. [Regarding Entrances] Storefront entrances are the first point of interaction with the public and shall be maintained as part of well-configured storefront systems that capture the historic character of the area. **Historic entries shall be retained at the building face unless a historic exterior alcove exists, and doors shall be retained, maintained, and repaired in accordance with the guidelines.** Balancing compatibility with historical precedents and code requirements is critical when replacing deteriorated doors that are no longer serviceable.
- f. [Regarding Bulkhead and Kickplate] The bulkhead is the base that provides a footing for glass display windows. **Bulkheads are typically of frame construction but may also be brick or**



**concrete. They may be faced with a variety of elements, including panels and tiles.** Bulkheads shall be maintained in their historic configuration. Removing, lowering, or raising a bulkhead disrupts the spatial organization of the storefront and shall be avoided

#### 5.15 Maintain Compatibility When Selecting Replacement Doors

- a. Historic doors shall only be replaced when they are deteriorated beyond repair. If deterioration is confined to a specific element or feature, only the damaged component shall be replaced. Total replacement of an entire assembly is prohibited when only localized deterioration is present.
- b. New doors shall fit the original opening. Visibly enlarging or reducing an opening for a new door is prohibited.
- c. **When replacing existing historic doors, new doors shall be compatible with the size, proportions, glazing, and configuration of the existing door. In kind materials are strongly encouraged. Alternative materials will be reviewed on a case-by-case basis.**
- d. **When replacing non-original doors, new doors shall be compatible with the character and style of the building as well as traditional precedents in the district. Residential doors are prohibited on commercial buildings unless the building has been converted from residential use.**

#### 5.16 Maintain Compatibility When Storefront Windows Require Replacement

- e. Deteriorated but serviceable elements such as framing members, piers, transoms, and bulkheads shall be repaired.
- f. Damaged historic glass shall be replaced with new glass that matches the clarity of the original and fits the original opening.
- g. When replacement of a window unit is necessary, new units shall match the original in size, proportions, character, and finish as closely as possible. Replaced framing members shall be visually compatible with the scale, spacing, texture, and profile of the storefront.
- h. **Painted wood or anodized aluminum with a baked on enamel finish shall be used unless another material can be demonstrated to have been historically present. Exposed aluminum will be reviewed by the HZC on a case-by-case basis.**

### Historic District Design Guidelines Referenced

#### Staff Comment:

- The applicant proposes to install HardieTrim® over the existing wood veneer. As shown in the applicant's renderings, the new material would extend above a transitional cornice that provides visual separation between the storefront and the building's upper stories. The HardieTrim would also cover the surface currently utilized as a sign band.
  - The applicant proposes to conceal existing wall surfaces. At p.5-11, the Guidelines direct that "in instances where later storefronts are removed, facades shall be returned to a design consistent with their historical character." Although James Hardie products and other fiber cement technology was not available at the time of original construction, the applicant has

provided photographic evidence that the proposed façade will resemble the building's aesthetic appearance prior to the mid-twentieth century. For that reason, the use of non-historical materials to cover existing wall surfaces may conform to the intent of the Guidelines.

- It is at the discretion of the Commission to determine whether the proposed material conforms to Guideline 5.8.
- The proposed replacement of existing glazing with aluminum clad windows conforms to guideline 5.16.h.
- The proposed installation of a wooden aluminum-clad recessed entry door generally conforms to guideline 5.15. It is at the discretion of the Commission to determine whether the door conforms to the historical precedents in the district.
- The applicant proposes to cover the bulkhead and kickplate with fiber cement trim paneling. It is at the discretion of the Commission to determine whether this material conforms to the guideline listed in paragraph F on p. 5-11 of the Guidelines that surfaces below storefront windows should be “faced with a variety of elements, including panels and tiles.”

CERTIFICATE OF APPROPRIATENESS APPLICATION  
HISTORIC ZONING COMMISSION

APPLICANT

|         |                                          |       |                        |
|---------|------------------------------------------|-------|------------------------|
| NAME    | LARRY HUBBELL                            | PHONE | 931-797-2297           |
| ADDRESS | 410 West 7 <sup>th</sup> St. Columbia TN | EMAIL | larry@larryhubbell.com |

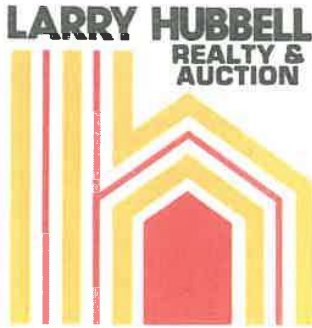
PROPERTY OWNER

|         |                              |       |                     |
|---------|------------------------------|-------|---------------------|
| NAME    | Jake + Tessa Hubbell         | PHONE | 931-797-3149        |
| ADDRESS | 410 West 7 <sup>th</sup> St. | EMAIL | jake@thehubbell.com |

PROJECT INFORMATION: WORK SPECIFIC

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





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 7<sup>th</sup> 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 7<sup>th</sup> St.. It is our understanding that the existing lighted sign at West 7<sup>th</sup> 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

②



21-296

2

8/8/2021



8/8/2021



8/8/2021



8/8/2021



2

21-0296

3



Drawing # J120721

21-0296

2

2



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8

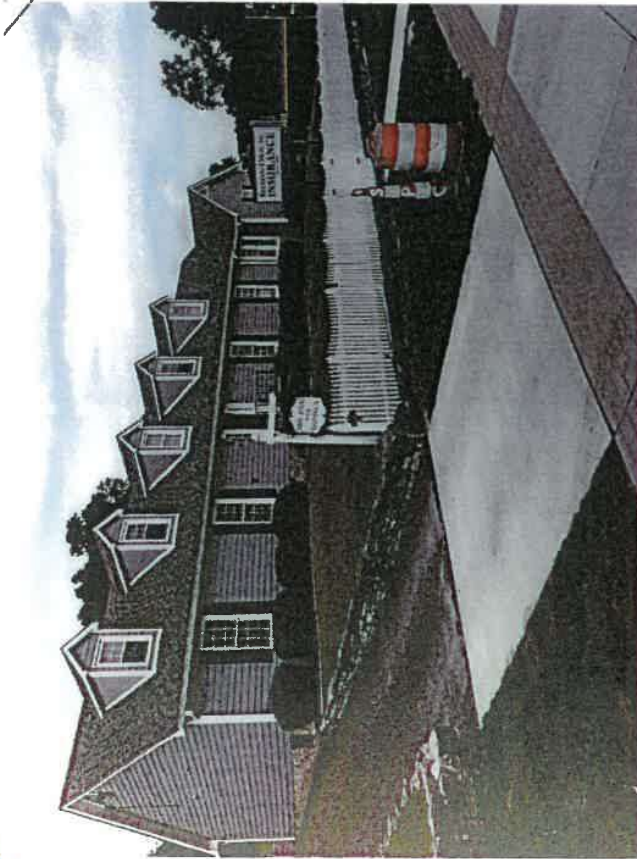


8/8/2021

9



8/8/2021



8/8/2021

8



8/8/2021

3



3

Drawing # J120721C

CONTACT INFORMATION

Austin Brass, City Planner, [abrass@columbiatn.com](mailto:abrass@columbiatn.com) , 931-560-1560

DOCKET/CASE/APPLICATION NUMBER

**CA 22-0043**

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 <sup>th</sup> 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. **As a condition of approval, sign may be refaced; however, not expanded or enlarged if requesting to keep non-conformity status.**



CITY OF COLUMBIA TENNESSEE  
HISTORIC ZONING COMMISSION  
STAFF REPORT