



# AGENDA

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**The Columbia Historic Zoning Commission will meet on Thursday, July 14, 2022 at 4:00 p.m. in Conference Room A on the basement level of City Hall, 700 N. Garden Street to consider the following:**

1. Roll Call

2. Approval Of Minutes

Documents:

[HZC\\_20220609 MINUTES DRAFT - COPY.DOCX](#)

3. Old Business

3.1. 22-0138 – 1012 S High Street - Accessory Structure

Request from Ben Lapp to demolish and replace an accessory structure in the Athenaeum Historic District at [1012 S HIGH STREET](#).

DEFERRED FROM PREVIOUS AGENDA.

THIS ITEM HAS BEEN WITHDRAWN BY THE APPLICANT.

Documents:

[22-0138\\_STAFF REPORT 1012 S HIGH.PDF](#)  
[22-0138\\_APPLICATION\\_0516.PDF](#)  
[22-0138\\_EXISTING\\_0516.PDF](#)  
[22-0138\\_PROPOSED\\_0516.PDF](#)

4. New Business

4.1. 22-0147 - 425 W. 7th Street - Exterior Alterations, Signage, Lighting

Request from Evers Construction Group for alterations with signage and lighting at 425 W. 7th Street.

Documents:

[22-0147\\_APP\\_0517.PDF](#)  
[22-0147\\_PHOTO 1\\_0517.PDF](#)  
[22-0147\\_PHOTO 2\\_0517.PDF](#)  
[22-0147\\_PHOTO 3\\_0517.PDF](#)  
[22-0147\\_PLAN SET\\_0517.PDF](#)  
[22-0147\\_425 W 7TH\\_STAFF REPORT.PDF](#)

4.2. 22-0165 - 814 W. 7th Street - Addition

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

Documents:

[22-0165\\_APP\\_0614.PDF](#)  
[22-0165\\_ELEVATIONS - PLANS\\_0614.PDF](#)  
[22-0165\\_STAFF REPORT 814 W 7TH STREET.PDF](#)

4.3. 22-0187 - 314 W. 6th St, Lot 8 - New Construction

Request from Hallmark Homes for new construction at Lot 8 in Charles Place, located at 314 W. 6th Street.

Documents:

22-0187\_HZC APPLICATION.PDF  
22-0187\_SCOPE OF WORK CP HOLLADAY.DOCX  
22-0187\_CHARLESPLACEPLAT.PDF  
22-0187\_ENTRANCE TO CHARLES PLACE.JPG  
22-0187\_LOT 8 HOUSE PLANS.PDF  
22-0187\_LOT 8 SITE PLAN.PDF  
22-0187\_SUBJECT LOT 8.JPG  
22-0187\_NEIGHBORING LOT 1 GARAGES.JPG  
22-0187\_NEIGHBORING LOT 1.JPG  
22-0187\_NEIGHBORING LOT 2.JPG  
22-0187\_NEIGHBORING LOT 3 AND 4 GARAGES.JPG  
22-0187\_NEIGHBORING LOT 3.JPG  
22-0187\_NEIGHBORING LOT 4.JPG  
22-0187\_NEIGHBORING LOT 5.JPG  
22-0187\_NEIGHBORING LOT 6.JPG  
22-0187\_NEIGHBORING LOT 7 GARAGE.JPG  
22-0187\_NEIGHBORING LOT 7.JPG  
22-0178\_STAFF REPORT CHARLES PLACE.PDF

4.4. 22-0188 - 106 E. 7th Street - Exterior Alterations

Request from Tyler Crowell for exterior alterations at 106 E. 7th Street including new front elevation, windows, lighting, condenser units, stoop, repainting, repair of retaining wall and removal of overhead garage door on west elevation with upgrading ones on south elevation.

Documents:

22-0188\_APP\_0621.PDF  
22-0188\_ELEVATIONS\_0621.PDF  
22-0188\_106 E 7TH\_STAFF REPORT HATTIE JANES.PDF

4.5. 22-0189 - 808 Walker Street - Signage

Request from Bryson Leach for new freestanding signage at 808 Walker Street.

Documents:

22-0189\_APP\_0621.PDF  
22-0189\_SIGN RENDERING\_0621.PDF  
22-0189\_STAFF REPORT\_808 WALKER.PDF

4.6. 22-0190 - 803 S. Main Street - Signage

Request from Bryson Leach for new window, projecting and wall signage at 803 S. Main Street with removal of some awning flashing.

Documents:

22-0190\_APP\_0621.PDF  
22-0190\_SIGNAGE\_0621.PDF  
22-0190\_STOREFRONT IMAGE\_0621.PDF  
22-0190\_STAFF REPORT\_803 S MAIN.PDF

4.7. 22-0191 - 1007 School Street - Addition And Exterior Alterations

Request from Ben Lapp for new rear addition at 1007 School Street with exterior alterations including new windows, additional foundation, and roof modification.

Documents:

22-0191\_APPLICATION.PDF  
22-0191\_UPDATED PROPOSAL\_0622.PDF  
22-0191\_STAFF REPORT 1007 SCHOOL STREET.PDF

4.8. 22-0192 - Downtown District - Temporary Signage

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

Documents:

VACANT STOREFRONT BEFORE.JPG  
VACANT STOREFRONT COMING SOON GRAPHICS.JPG  
VACANT STOREFRONT ON THE WAY GRAPHICS.JPG

5. Other Business

6. Adjourn

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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  
June 9, 2022

**CALL TO ORDER:**

Chairperson Kim Hayes called the June meeting of the Historical Zoning Commission for the City of Columbia to order at 4:00 p.m. The meeting was held in Council Chambers, City Hall, basement level.

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

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

Absent was: Mr. Ray Pace

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

**2. APPROVAL OF MINUTES:**

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

**3. Old Business**

**AGENDA ITEM #3.1**

**Case# 22-0059**

**Request from Delk Kennedy for freestanding signage approval at 315 West 7<sup>th</sup> Street.**

**Staff Recommendation:**

Mr. McCarthy stated that staff coordinated with the applicant and reviewed the new sign face as directed by the Commission at its May meeting.

**City of Columbia**  
HISTORICAL ZONING COMMISSION  
June 9, 2022

**AGENDA ITEM #3.2**

**Case# 22-0094**

**Request from Bryson Leach for a projecting neon sign in the Downtown Historic District at 21 Public Square.**

**Staff Recommendation:**

Mr. McCarthy stated that there is no additional staff analysis. Staff looked into the twenty-five percent maximum in the downtown Historic District that have neon. Mr. McCarthy also stated that he met with Mr. Stoffel with Columbia Neon, and he has provided him with a list of every neon sign that has ever been on a building in the Historic District. Almost all of them are no longer existing. Staff is confident that fewer than twenty-five percent of the signs in the district have neon signs.

**Discussion:**

Mr. Bryson Leach, was present to answer questions. Discussion included there are no updates, multiple things going on, sign size, building of age that would not allow neon, no evidence, being lit outside of business hours, street light, will neon stand out, using the twenty-five percent rule, precedence public knowledge, limit to neon, guidelines, consistency, scales considering location, questioning the guidelines, not allowed per the guidelines, keeping things true to what they were, embracing the guidelines, and fairness. Mr. Kilgore made the motion that the Commission finds that both signs are not compatible with the Historic District design guidelines, and deny the issuance of a COA, because it is an 1890 building and the guidelines stipulates that no neon should be on buildings built prior to 1920. Ms. Lucas seconded the motion. Motion to deny passed six to zero.

**AGENDA ITEM #3.3**

**Case# 22-0072**

**Request from V. Rachele Rodrigues to revise previously approved designs for exterior alterations of a residence located at 1119 S. High Street.**

**Staff Recommendation:**

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

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**Discussion:**

Mr. Marshall was present to answer questions. Discussion included only looking at the brick on the porch, the brick is slightly different color than the original brick, the brick mason chose the brick and put it up, difficulty matching the brick, reverse the denial, the material is correct, the form is correct, the shade, the skirt of the house is the old brick, there is going to be landscaping, fencing, the mailbox match the columns, roofline changes, the house, columns, condition of the brick was poor, and railing solutions. Ms. Potter moved to approve the brick as built and the motion is in regard to the brick only. Dr. Hendrickson seconded the motion. Motion to approve the brick passed six to zero.

**4. New Business**

**AGENDA ITEM #4.1**

**Case# 22-0138**

**Request from Ben Lapp to demolish and replace an accessory structure in the  
Athenaeum Historic District at 1012 South High Street.**

**Staff Recommendation:**

Mr. McCarthy presented the details of the applicant's request. The applicant is proposing to demolish the garage and carport, and build a new accessory structure, which will be an open pavilion open on three sides, with the brick fireplace, and the architectural shingles. Staff recommend approving with the one condition that the applicant document per guidelines.

**Discussion:**

Mr. Ben Lapp, owner, was present to answer questions. Discussion included it will no longer be a garage, leaking, it will have a solid back wall, the pavilion located far away from the property line, they don't have an accurate survey, knowing where the property line is, zoning CD-4, under new ordinance zero set back, applying for building permit, building accessory structure, Victorian home, painting same color, harmonizing with the house, the house has spindles, no open gables, guidelines, defined gable, roof will match the house, advise getting a survey done, would like to run electricity to it, offset now, would not want to lose any back space, all options will be on the table, it is detached, primary roof line, facial detailing, deeper back yard, matching home architecturally, easement, to many unanswered questions, come back with a revised design, more definition on property location to address, in favor of the concept, and needing more details. Mr. Brass stated one thing to consider Historic Zoning Commission if there is an issue with the setback, the leniency will be from a Historic precedence, ideally the board like to make it clean. A site plan will be

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beneficial if it is a situation where there is normally on the property such as an easement. There is a creek going through the property that might cause a hardship, or sewer easement. These old lots are challenging to rebuild, and the Historic Commission does recognize that. Further discussion included demolishing the concrete, doing concrete or paving underneath it, fitting the area. Mr. Lapp stated that the back section, and the open area is just stones. Under the front section is concrete, the back section where the tree fell is stone under there. Additional discussion included timeline, boundary survey, footprint where the building will be, the precise location, sewer line, and public easement. Ms. Hayes moved to defer with Mr. Nuber seconding. Motion to defer passed six to zero.

**AGENDA ITEM #4.2**

**Case# 22-0141**

**Request from James Sloan for modifications to a commercial façade in the Downtown Historic District at 807 S. Garden Street.**

**Staff Recommendation:**

Mr. Brass presented the details of staff report. The Historic inventory does highlight this building as being noncontributing. From the material prospective the aluminum wood clad windows material would meet the Historic guidelines.

**Discussion:**

Mr. James Sloan, Architect, was present to answer questions. Discussion included replacing where the windows were previously, leaving the brick arches exposed, differentiate where the alley was with a different window system, repaint, and infill between the columns. Mr. Sloan stated that they are proposing two different types of light fixtures above the windows and between the columns. Those are dome shroud so one would not see a light when staring at it, and it is really just accent lighting. Mr. Nuber stated that the code requires on renovation projects that the applicant light the egress path lighting, and with the lights up high he doesn't feel the lights will suffice to meet the code. Mr. Sloan stated that behind the recessed door there is a light in the alcove, and the light on the north side of the elevation should be lit by that. Number seven on the left side of the door shows this. Further discussion included emergency back up lights, canopy, on the north elevation proposing to have an aluminum canopy that would come out two feet in front of the door, a contemporary metal canopy, metal awnings are not allowed, above the transient, inset black canvas, fabric is allowed, removal of the panelized, taken out due to very little depth, EIFS, plaster, panelized trim that comes out, architectural organized elements,

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alleyway, newer renderings are more modern, parking, no designated spots, gentlemen’s agreement without recording, restaurant, courtyard, small kitchen, upstairs, downstairs, boutique, color, and added texture to the front of the building. Mr. Brass stated that this request was approved with conditions previously until the new renderings were received. Staff now recommend approval since the initial request went from a storefront with aluminum to aluminum wood clad in the second submittal which meets the guidelines for material type. Further discussion included the awning and fabric is acceptable, projecting trim work, and submitting the update. Mr. Kilgore moved to approve the plan with the lighting that was presented on June 7<sup>th</sup>, and the addition of the trim materials on the façade, and awning. Ms. Hayes seconded the motion. Motion to approve with conditions passed with a vote of six to zero.

**5. OTHER BUSINESS:**

Dr. Hendrickson inquired about Air B&B, and putting this on the agenda for the next meeting.

Ms. Potter discussed a house on School Street with a large permanent awning attachment.

**6. ADJOURNMENT:**

Ms. Hayes made the motion to adjourn the meeting with Ms. Potter seconding. Motion to adjourn passed five to zero, with Mr. Kilgore leaving early. The meeting adjourned at 5:33 p.m.

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Historical Zoning Commission Chairperson      Date



**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 22-0138**

APPLICANT/PROPERTY OWNER

**Ben Lapp/ Ben Lapp**

HEARING DATE

**N/A**

PROPERTY ADDRESS/LOCATION

**1012 S. High Street**

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

The applicant requests a Certificate of Appropriateness in order to demolish an existing 900 square foot accessory structure and construct a new 600 foot semi-enclosed accessory structure.

The subject property, a Folk Victoria style home constructed in 1915, is located in the Athenaeum Historic District. The structure features a deep porch across the full width of the front façade with distinguishing spindle work. The existing accessory structure is of indeterminate age. It appears to have been constructed in at least two phases and is comprised of both an enclosed garage/storage building and a semi-enclosed car port.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
MRC (Mixed-Use Residential Commercial)	Single-Family Residential Lot (Active Construction)	MRC (Single-Family Residential/Vacant)	Demolition of existing Accessory Structure and Construction of a New Accessory Structure	Athenaeum

STAFF RECOMMENDATION

APPROVE

**APPROVE WITH CONDITIONS**

DENY

**Review Status and History:**

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

*Previous Approvals:* N/A

*1984 Historic Inventory:* N/A.



## Proposed Alterations

### Item 1. Demolition of Existing Accessory Structure

- Demolish existing 580 square foot shed; and
- Remove 320 square foot car port attached to shed.

### Item 2. Construction of a New Accessory Structure

- Construct a semi-enclosed pavilion:
  - Structure will encompass a total of 600 square feet;
  - The structure will be 15 feet tall;
  - A solid wall with tongue and groove wood siding will face the side (south) property line;
  - Roofing material will be either dark metal or black architectural shingles; and
  - A brick fireplace with chimney placed near the center of the back wall.

## Historic District Design Guidelines Referenced:

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

### Item 1. Demolition of Existing Accessory Structure

Note on Non-Contributing Structures (p. 9-2)

These guidelines are intended primarily for contributing resources in the city's historic districts. Noncontributing buildings generally have more lenient thresholds for approval of demolition at the discretion of the HZC.

#### 9.1 Carefully Consider the Effects of Demolition Prior to Pursuing Approval

- Historic properties shall be maintained and preserved. Demolition of contributing resources shall generally be prohibited.
- Evaluating alternatives to demolition and working with Development Services and the HZC prior to seeking approval for demolition is strongly encouraged. Such alternatives may include pursuing adaptive reuse strategies, selling the property to another party, or mothballing (neutral use buildout) of the building until a new use can be identified.
- Efforts to identify alternatives to demolition shall be documented such as professional structural reports, and staff reviews which shall be submitted as part of the request for demolition made to the HZC.

#### 9.1 Carefully Consider the Effects of Demolition Prior to Pursuing Approval

- Salvaging intact and significant architectural materials and features such as windows, doors, hardware, and siding that could be used on other buildings is strongly encouraged.

Staff Report 1012 S High Street

- Protect significant site features such as mature trees and masonry walls from inadvertent damage. Promptly clear the site of all debris following demolition. Property owners shall ensure there is no damage to neighboring properties.
- Redevelopment plans for the site shall be compatible with the existing character of the district. All redevelopment plans within the boundary of the historic district in which the demolition occurs shall be reviewed and approved by the HZC in accordance with the guidelines.
- A permanent record of the property shall be created prior to demolition. This generally includes photographs but also may include documents such as drawings that illustrate the building's character. The HZC will determine on a case-by-case basis the level of documentation required in consideration of the character and significance of the building being demolished.

## Item 2. Construction of a New Accessory Structure

### 6.11 Location

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

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

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

### Staff Analysis:

#### Item 1 Staff Comment:

- The structure to be demolished is non-contributing. Although the Athenaeum District is City designated as a Historic District, it is not listed on the National Register of Historic Places (three structures located within the district are listed on the Register).
- The accessory structure is at the end of its useful life. Due to recent weather events, it has sustained damage. Alternatives to demolition are not viable.
- It is unlikely that there will be salvageable material that can be used on other buildings.
- The applicant has provided photographs of the structure. It may be useful to further document the appearance of the structure while it is extant in order to inform future assessments of the character of the Athenaeum District.

#### Item 2 Staff Comment:

- There is limited visibility of the structure from High Street. The proposed structure has a negligible impact on the character of the District.
- The proposed accessory structure will occupy the same location on the property as the existing structure. It is located in the rear yard of the property near the southern property line. Guideline 6.12.a requires that new accessory structures respect the historic relationships among elements of the built environment.
  - The proposed location generally conforms to these Guidelines.
  - The submitted documents do not clearly show that the accessory structure will meet the standards of the Zoning Ordinance regarding building separation and setbacks from property lines. The total height of the structure will determine the setback. Approval should be conditioned on meeting these standards.
- In contrast to the detailed façade of the principal structure, the proposed pavilion and fireplace employ a simple functional design. The new structure will occupy a smaller footprint than the existing accessory structure. 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 proposed structure generally conforms to these standards.
- It is unclear whether the pavilion will use a roof pitch that is consistent with the principal structure. This may be an item for discussion between the applicant and the HZC.



- **Recommendation**

**Approve Subject to Conditions**

**Recommended Motion:**

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

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

**Alternative Motions:**

**Alternative Motion [Approve]:**

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

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

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

**Alternative Motion [Deny]:**

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

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

**APPLICANT**

<b>NAME</b>	Ben Lapp	<b>PHONE</b>	315-694-0401
<b>ADDRESS</b>	1012 S. High St, Columbia, TN	<b>EMAIL</b>	rachel@aurorainvestments.com

**PROPERTY OWNER**

<b>NAME</b>	Ben Lapp	<b>PHONE</b>	315-694-0401
<b>ADDRESS</b>	1012 S. High St, Columbia, TN	<b>EMAIL</b>	ben@aurorainvestments.com

**PROJECT INFORMATION: WORK SPECIFIC**

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

PROJECT INFORMATION	
ADDRESS:	1012 S. High St, Columbia, TN
SQUARE FOOTAGE OF PROPOSED ADDITIONS/NEW CONSTRUCTION :	EXISTING: 900 ft <sup>2</sup> PROPOSED: 600 ft <sup>2</sup>
HEIGHT OF STRUCTURE FOR ADDITIONS/NEW CONSTRUCTION :	EXISTING: 12 ft PROPOSED: 15-16 ft
SQUARE FOOTAGE OF PROPOSED SIGNAGE	

PROJECT INFORMATION: DESCRIPTION & SCOPE OF PROJECT
DESCRIBE PROPOSED PROJECT(S) AND LIST ALL PROPOSED MATERIALS. ATTACH ADDITIONAL SHEETS IF NECESSARY:
The old garage currently there is 29x20, with a 16x20 lean to behind it.
In Spring of 2022, a tree fell on the back half of the shed and severely damaged the roof.
What we are proposing will be a smaller building in the backyard built within the same footprint of previous garage/shed. Starting at the front / left corner, we would like to build a pavilion that will be open on 3 sides, with a solid wall with wooden siding being the wall that is closest to the property line.
If height is a limitation, we modify our proposal by flattening the roof and lowering the ridge on the pavilion.
See attached documents for examples of current buildings and a rendering of proposed pavilion.

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

Ben Lapp		5/16/22
APPLICANT NAME	APPLICANT SIGNATURE	DATE
Ben Lapp		5/16/22
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

**STAFF USE ONLY**

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

# 1012 S. High St, Columbia

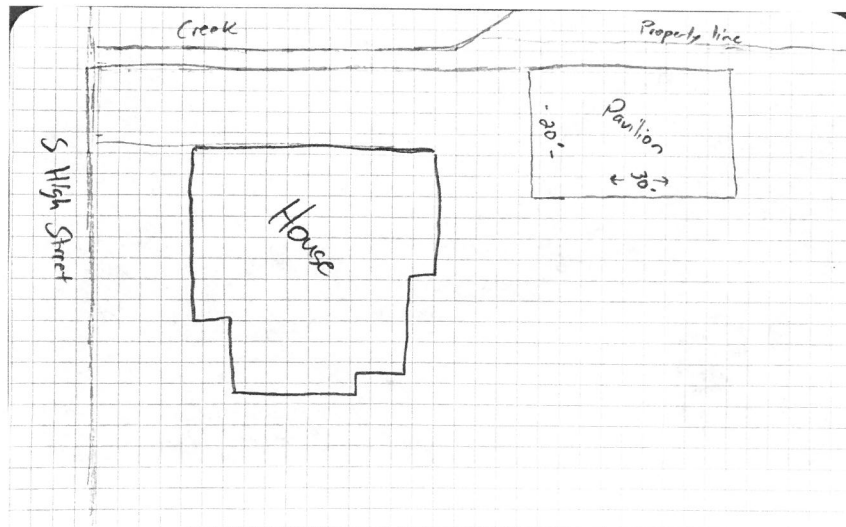
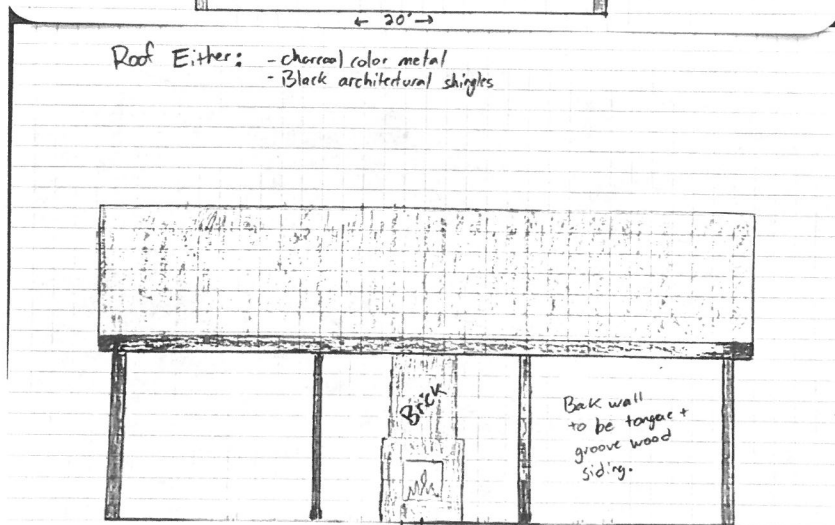
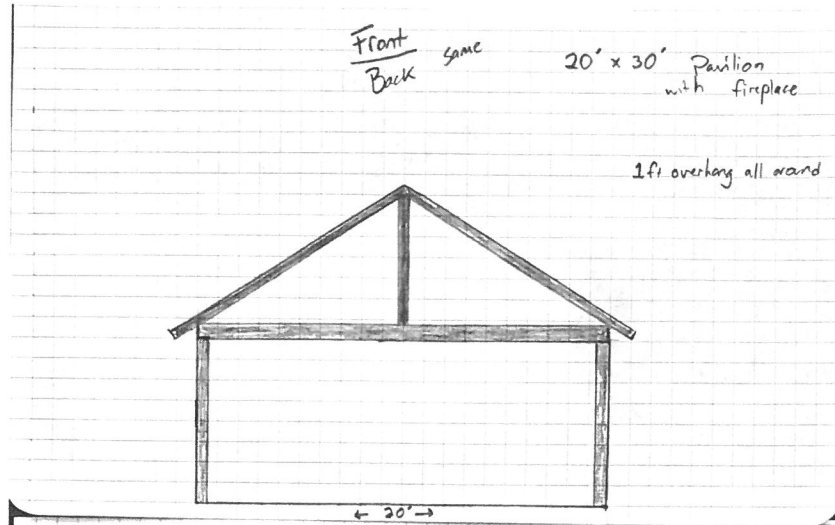
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## Present Structure



# 1012 S. High St, Columbia

## Proposed Structure





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

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

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

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

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

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

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

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

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

**HISTORIC DISTRICT DESIGN GUIDELINES**

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

**REQUIRED APPLICATION SUPPORTING MATERIALS**

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

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

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

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

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

**APPLICANT**

<b>NAME</b>	Evers Construction Co, Inc.	<b>PHONE</b>	(931) 762-3593
<b>ADDRESS</b>	1014 N. Locust Ave, Lawrenceburg, TN 38464	<b>EMAIL</b>	revers@eversconstructionco.com

**PROPERTY OWNER**

<b>NAME</b>	Maybe Holdings LLC	<b>PHONE</b>	931.626.0241
<b>ADDRESS</b>	17A Public Square, Columbia, TN	<b>EMAIL</b>	dan@mcewengroup.com

**PROJECT INFORMATION: WORK SPECIFIC**

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

PROJECT INFORMATION	
ADDRESS:	425 W 7th Street
SQUARE FOOTAGE OF PROPOSED ADDITIONS/NEW CONSTRUCTION :	EXISTING: <u>20,993</u> ft <sup>2</sup> PROPOSED: <u>20,993</u> ft <sup>2</sup>
HEIGHT OF STRUCTURE FOR ADDITIONS/NEW CONSTRUCTION :	EXISTING: <u>20</u> ft      PROPOSED: <u>20</u> ft
SQUARE FOOTAGE OF PROPOSED SIGNAGE	90 sf

PROJECT INFORMATION: DESCRIPTION & SCOPE OF PROJECT
DESCRIBE PROPOSED PROJECT(S) AND LIST ALL PROPOSED MATERIALS. ATTACH ADDITIONAL SHEETS IF NECESSARY:
<p>Renovate existing retail space for a new retail customer. Interior work to consist of painting the ceiling, new drywall to replace old/damaged drywall along exterior walls, a demising wall between sales floor and storage, new restrooms, break room and (2) offices. Sales floor to be open with no demising walls at this time.</p> <p>Exterior work to include repainting the existing exterior, removing existing stucco that is covering original storefront windows, adding pedant lighting under the existing canopy and wrapping the base of existing canopy columns with stucco to match the building exterior.</p> <p>The existing building currently has stucco under the canopy and painted brick above.</p>

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

Ryan Evers		5/16/21
APPLICANT NAME	APPLICANT SIGNATURE	DATE
Dan McEwen	DocuSigned by: 	5/17/2022
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			

Remove Framing and Stucco on Exterior  
to expose existing windows.





Remove Framing and Stucco  
over existing windows

# Untitled Map

Write a description for your map.

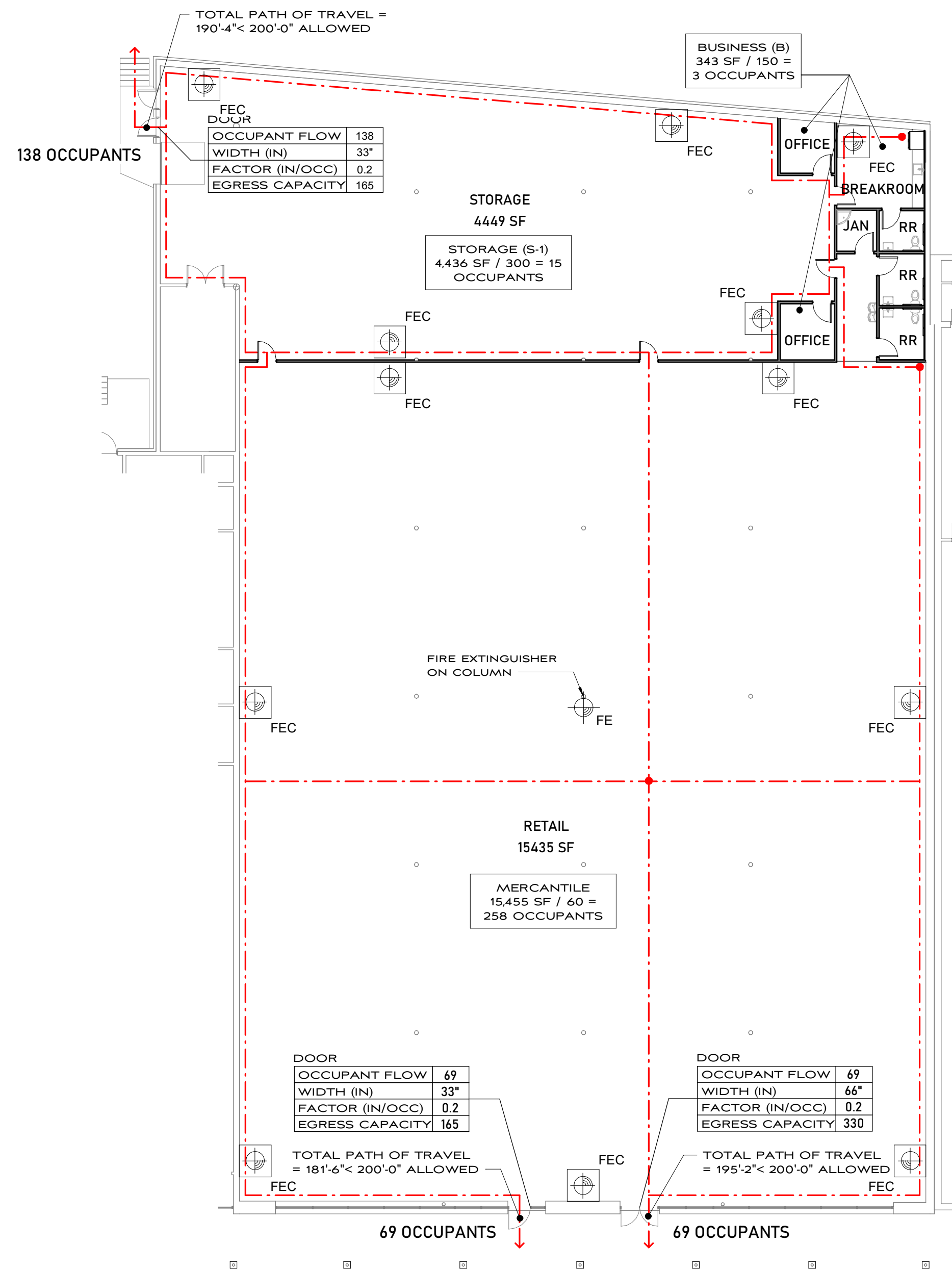
## Legend

 425 W 7th St

Existing Exterior

Existing Stucco over blocked windows to be removed to expose windows.





1 NASHCO TENANT - EGRESS PLAN  
 1/16" = 1'-0"

BUILDING INFORMATION	
OWNER NAME	MAYBE HOLDINGS, LLC
TENANT NAME	NASHCO FURNITURE
SITE ADDRESS	425 W 7TH STREET COLUMBIA, TN 38401

DESCRIPTION	
TENANT FINISH-OUT OF AN EXISTING TENANT SPACE, NEW TENANT, BUT NO CHANGE OF USE.	

SITE INFORMATION	
SITE ZONING	MCD
HISTORIC DISTRICT	7TH STREET
FUTURE LAND USE	URBAN CORRIDOR
BUILDING SIZE (EXISTING)	43500 SF (APPROX)

BUILDING CODES	
TITLE	EDITION
INTERNATIONAL BUILDING CODE	2018
INTERNATIONAL EXISTING BUILDING CODE	2018
INTERNATIONAL ENERGY CONSERVATION CODE	2018
INTERNATIONAL PLUMBING CODE	2018
INTERNATIONAL MECHANICAL CODE	2018
NATIONAL ELECTRICAL CODE	2017
INTERNATIONAL FUEL GAS CODE	2018
INTERNATIONAL FIRE CODE	2018
ACCESSIBLE & USABLE BUILDING & FACILITIES	2009 ICC A117.1

GENERAL BUILDING HEIGHTS AND AREAS		
USE GROUP/OCCUPANCY	REQUIREMENTS	SECTION
MERCANTILE (M)	MERCANTILE (M)	SECTION 309
CONSTRUCTION TYPE	IIB (UNSPRINKLERED)	CHAPTER 6
ALLOWABLE AREA	12500 SF	TABLE 506.2
ALLOWABLE AREA INCREASE DUE TO ROAD FRONTAGE	21500 SF	SECTIONS 506.2.1 & 506.3
ACTUAL FLOOR AREA	20,993 SF (APPROX)	

TYPES OF CONSTRUCTION		
CONSTRUCTION TYPE	REQUIREMENTS	SECTION
EXTERIOR BEARING WALLS	0 HRS	TABLE 601
EXTERIOR NON-BEARING WALLS	0 HRS	
INTERIOR BEARING WALLS	0 HRS	
INTERIOR NON-BEARING WALLS	0 HRS	
EXTERIOR COLUMNS	0 HRS	
INTERIOR COLUMNS	0 HRS	
BEAMS, GIRDERS, TRUSSES	0 HRS	
FLOORS	0 HRS	
ROOF	0 HRS	

FIRE-RESISTIVE-RATED CONSTRUCTION		
REQ'D SEPARATION OF OCCUPANCIES	REQUIREMENTS	SECTION
SEPARATION BTWN M & S (UNSPRINKLERED)	NONE REQUIRED	TABLE 508.4
SEPARATION BTWN M & B (UNSPRINKLERED)	NONE REQUIRED	

INTERIOR FINISHES		
ALLOWABLE COMBUSTIBLE MATERIALS	REQUIREMENTS	SECTION
ROOMS & ENCLOSED SPACES	CLASS C	TABLE 803.13
FLOOR FINISH	CLASS II	804.4.2

FIRE PROTECTION SYSTEMS		
FIRE EXTINGUISHERS	REQUIREMENTS	SECTION
MAX FLOOR AREA	CLASS A	TABLE 906.3(1)
MAX TRAVEL DISTANCE	11,250 SF	
MAX TRAVEL DISTANCE	75 FT	
FIRE ALARM SYSTEMS & SMOKE ALARMS	NOT REQUIRED	907.2.7

MEANS OF EGRESS		
MAX FLOOR AREA ALLOWANCE PER OCCUPANT	REQUIREMENTS	SECTION
MERCANTILE (M)	15,455 SF / 60 GROSS	258
BUSINESS (B)	343 SF / 150 GROSS	3
STORAGE (S-1)	4,436 SF / 300 GROSS	15
TOTAL TENANT OCCUPANCY		276
MINIMUM NUMBER OF EXITS	2 EXITS	TABLE 1006.3.2
TRAVEL DISTANCE LIMITATIONS		
COMMON PATH OF EGRESS - (M)	75 FT	TABLE 1006.2.1
EXIT ACCESS - MERCANTILE (M)	200 FT	TABLE 1017.2
DOOR WIDTH	32 IN CLEAR	1010.1.1
HEADROOM	80 IN. MIN.	1011.3
CORRIDOR WIDTH	36 IN CLEAR	TABLE 1020.2

REQUIRED PLUMBING FIXTURES		
	REQUIREMENTS	SECTION
WATER CLOSETS	276 OCCUPANTS / 2 = 138 M & 138 F	TABLE 2902
LAVATORIES	138 / 500 = 0.28 = 1 PER M & F	
SERVICE SINK	138 / 750 = 0.18 = 1 PER M & F	
DRINKING FOUNTAINS	276 / 1000 = 0.28 = 1	

NOTE: PER FIRE MARSHALL REVIEW, BUILDING IS PERMITTED TO REMAIN UNSPRINKLERED AS LONG AS MATTRESS STORAGE IS LIMITED TO A 6'-0" MAXIMUM HEIGHT.



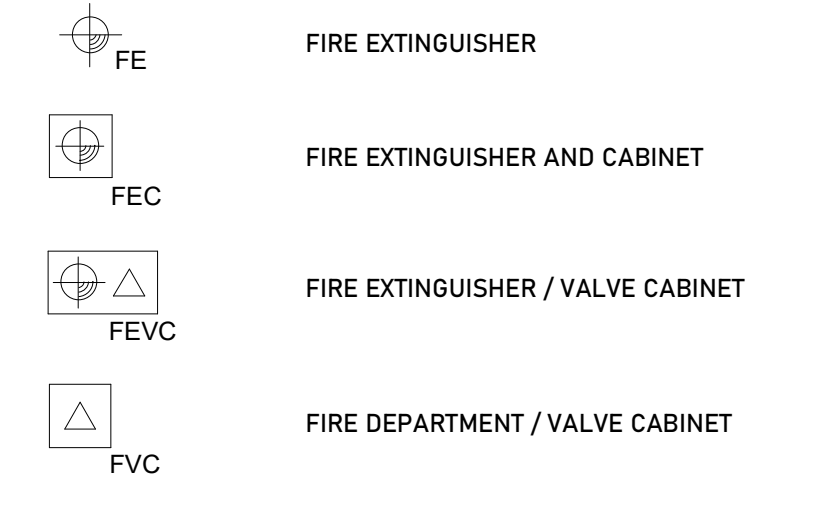
OWNER:  
MAYBE HOLDINGS, LLC  
TENANT:  
NASHCO FURNITURE



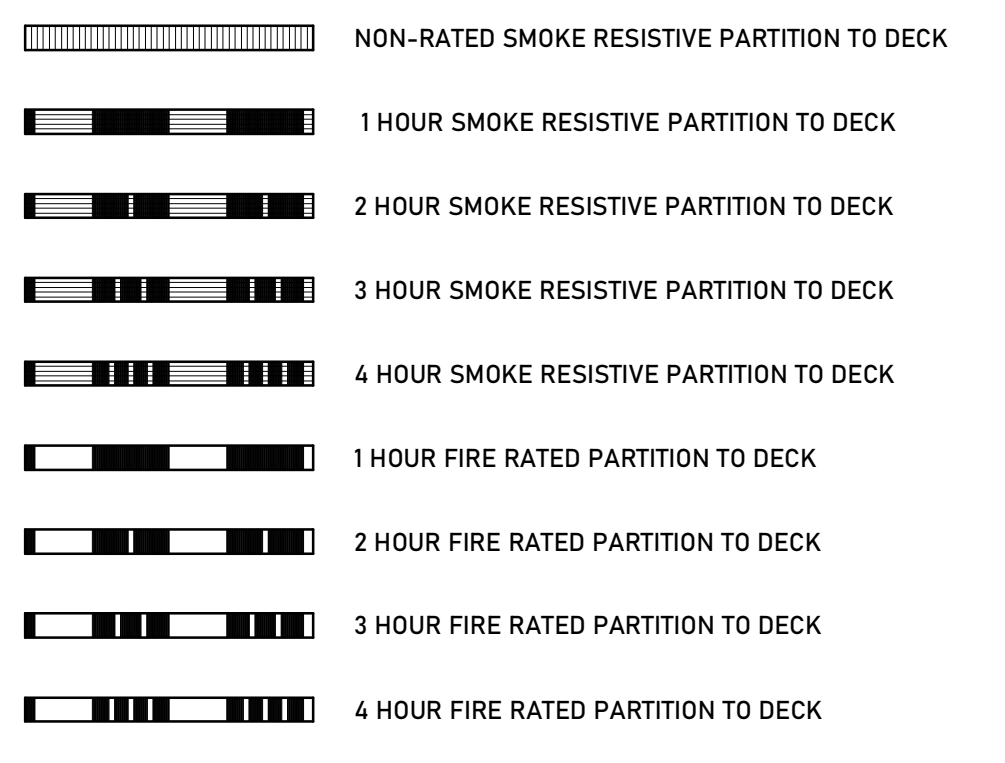
ARCHITECT:  
TKC AGE  
CONTACT:  
2004 CARMACK BLVD, SUITE C  
COLUMBIA, TN 385401  
TEL: 615-617-7477  
EMAIL: KRISTEN@TKC-AE.COM

DRAWING INDEX	
GENERAL	
G001	GENERAL NOTES
G002	GENERAL NOTES
G003	ACCESSIBILITY
ARCHITECTURAL	
A101	NASHCO TENANT - DEMO PLANS
A102	NASHCO TENANT - FLOOR PLAN
A201	NASHCO FRONT EXTERIOR ELEVATION
A401	NASHCO ENLARGED PLAN & INTERIOR ELEVATIONS

FIRE EQUIPMENT LEGEND

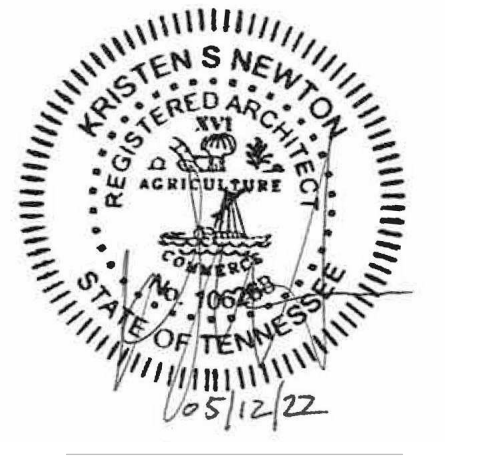


RATED WALL LEGEND



STAIR		DOOR	
OCCUPANT FLOW	0.0	OCCUPANT FLOW	0
WIDTH (IN)	0"	WIDTH (IN)	0"
FACTOR (IN/OCC)	0.20	FACTOR (IN/OCC)	0.2
EGRESS CAPACITY	0.0	EGRESS CAPACITY	0

NAME	
A-1	150 SF
OCC	OCC LOAD



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CONSTRUCTION DOCUMENTS  
 DATE: 05/12/2022  
 DRAWN BY: Author  
 PROJECT NO: 2148

# NASHCO TENANT SPACE CONSTRUCTION DOCUMENTS

05/12/2022

425 W 7TH STREET  
 COLUMBIA, TN 38401

**GENERAL NOTES:**

NOTE: SOME OF THE NOTES BELOW MAY NOT APPLY IF WORK IS NOT BEING PERFORMED IN THOSE AREAS. I.E. NEW DOORS.

- 1. THE "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION," AIA DOCUMENT A201, 1987 EDITION, GOVERNS THIS WORK, UNLESS OTHERWISE NOTED; MOST STRINGENT REQUIREMENTS PREVAIL.
2. INVESTIGATE FIELD CONDITIONS AND ASCERTAIN THAT WORK IS FEASIBLE AS SHOWN. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY PROBLEMS WITH FIELD CONDITIONS PRIOR TO THE SUBMISSION OF A BID.
3. IMMEDIATELY ANALYZE CONTRACT DOCUMENTS AND REPORT IN WRITING ANY INCONSISTENCIES DISCOVERED THEREIN. CONTRACTOR SHALL BE RESPONSIBLE TO CORRECT ANY DEFECTIVE WORK CAUSED BY PROCEEDING WITH WORK WHERE INCONSISTENCIES OR DISCREPANCIES ON THE DRAWINGS OCCUR AND A CLARIFICATION FROM THE ARCHITECT IS NOT SOUGHT.
4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS AT THE JOB SITE AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES, OMISSIONS, AND/OR CONFLICTS BEFORE PROCEEDING WITH THE JOB.
5. CONTRACTOR SHALL COMPLY WITH RULES AND REGULATIONS OF AGENCIES HAVING JURISDICTION AND SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL CONSTRUCTION, SAFETY, AND SANITARY LAWS, CODES STATUTES, AND ORDINANCES. ALL FEES, TAXES, PERMITS, APPLICATIONS, AND CERTIFICATES OF INSPECTION, AND THE FILING OF ALL WORK WITH GOVERNMENTAL AGENCIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
6. ALL WORK SHALL BE PERFORMED BY SKILLED AND QUALIFIED WORKERS IN ACCORDANCE WITH THE BEST PRACTICES OF THE TRADES INVOLVED, AND IN COMPLIANCE WITH BUILDING REGULATIONS AND/OR GOVERNMENTAL LAWS, STATUTES & ORDINANCES.
7. EACH TRADE WILL PROCEED IN A FASHION THAT WILL NOT DELAY THE TRADES FOLLOWING THEM. ANY TRADE PERFORMING WORK BASED ON SATISFACTORY COMPLETION OF WORK BY A PRIOR TRADE ACCEPTS RESPONSIBILITY FOR THE READINESS OF THE PRIOR WORK. EACH TRADE SHALL BE RESPONSIBLE FOR COORDINATING ANY EXISTING, HIDDEN AND/OR EXPOSED WORK WITH OTHER TRADES.
8. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL OVERTIME COSTS.
9. CONTRACTORS SHALL BE RESPONSIBLE FOR THE DISTRIBUTION OF CURRENT DRAWINGS TO ALL TRADES UNDER THEIR JURISDICTION AND SHALL COORDINATE THE WORK INCLUDED IN THE APPLICABLE ARCHITECTURAL, CIVIL, &/OR LANDSCAPE ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND EQUIPMENT CONSTRUCTION DOCUMENTS WITH THE VARIOUS CONTRACTORS AND SUBCONTRACTORS INVOLVED.
10. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE, TRUE, AND/OR IN PROPER ALIGNMENT WITH EXISTING SURFACES.
11. ALL MATERIALS SHALL BE NEW, UNUSED, AND OF THE HIGHEST QUALITY IN EVERY RESPECT, UNLESS OTHERWISE NOTED. MANUFACTURED MATERIALS AND EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS. ALL PRODUCTS AND EQUIPMENT SHALL BE DELIVERED IN UNDAMAGED CONDITION AND STORED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS TO AVOID DISRUPTION OF THE WORK OR DAMAGE TO THE ITEMS. REPLACE DAMAGED OR UNFIT MATERIALS AT NO COST TO THE OWNER.
12. THE COMPLETED BUILDING ENVELOPE, ROOF, WALLS, FLOORS, DOORS, WINDOWS, AND OTHER BUILDING ENVELOPE PENETRATIONS SHALL BE AIRTIGHT, DRY, AND FREE OF LEAKS. BUILDING ENVELOPE WEATHERPROOFING SYSTEMS SHALL BE INSTALLED IN A "SHINGLED" MANNER SO THAT ANY WATER THAT PENETRATES THE FINISH MATERIAL WILL BE DIRECTED TO AND WILL DRAIN TO THE OUTSIDE. JOINTS AND CRACKS SHALL BE AIR SEALED. IF THE CONTRACTOR HAS ANY QUESTIONS OR CONCERNS REGARDING THE FITNESS OF ANY MATERIAL OR SYSTEM SPECIFIED IN THE CONTRACT DOCUMENTS, THE ARCHITECT SHALL BE NOTIFIED PRIOR TO INSTALLATION OF THE SYSTEMS OR PRODUCTS IN QUESTION.
13. EXAMINE SPECIFIED PRODUCTS AND SUBMIT ANY WRITTEN EXCEPTION OR OBJECTIONS, OR BOTH, WITH ANALYSIS AND RECOMMENDATIONS WITH BID COSTS.
14. PROVIDE SHOP DRAWINGS, PRODUCT DATA, SAMPLES, ETC. FOR FINISHES, LIGHTING & PLUMBING FIXTURES, MILLWORK & HARDWARE ETC. REVIEW STAMP AND SIGN PRIOR TO SUBMISSION; FOR DRAWING SUBMITTALS, SUBMIT ONE LARGE - SCALE REPRODUCIBLE TRANSPARENCY AND TWO PRINTS, CLEARLY SHOWING AND IDENTIFYING COMPONENTS AN THEIR ASSEMBLY; MINIMUM SHEET SIZE 12 X 24 INCHES; MAXIMUM SHEET SIZE 30 X 42 INCHES; ALLOW SPACE FOR ARCHITECTS REVIEW STAMP. ARCHITECT WILL NOT REVIEW SUBMITTALS NOT PREVIOUSLY REVIEWED AND STAMPED BY CONTRACTOR.
15. NO NOTE BY THE ARCHITECT ON A SHOP DRAWING OR SUBMITTAL SHALL BE CONSIDERED AS AN AUTHORIZATION FOR AN INCREASE IN CONTRACT AMOUNT. SHOULD THE CONTRACTOR OR SUPPLIER CONSIDER AN INCREASE WARRANTED, HE SHOULD NOTIFY THE ARCHITECT IN WRITING BEFORE PROCEEDING.
16. DO NOT LOAD STRUCTURES WITH UNUSUAL OR INCREASED LOADS FROM STORAGE OF MATERIALS DURING CONSTRUCTION.
17. CONTRACTOR WILL NOT BE RELIEVED OF RESPONSIBILITY FOR DEVIATIONS FROM REQUIREMENTS OF THE CONTRACT DOCUMENTS OR FOR ERRORS AND OMISSIONS BY ARCHITECTS APPROVAL OF SHOP DRAWINGS AND SUBMITTALS UNLESS THE CONTRACTOR HAS NOTIFIED THE ARCHITECT IN WRITING OF SUCH DEVIATIONS AT THE TIME OF SUBMISSION AND THE ARCHITECT HAS GIVEN WRITTEN APPROVAL TO THE SPECIFIC DEVIATIONS.
18. ANY CHANGE WHICH RESULTS IN EXTRA COST SHALL NOT PROCEED WITHOUT WRITTEN AUTHORIZATION BY OWNER.
19. THE ARCHITECT AND/OR OWNER SHALL BE INCLUDED IN ALL MEETINGS OR CORRESPONDENCE REGARDING COSTS OF THE PROJECT AND SHALL RECEIVE COPIES OF ALL COST PROPOSALS, CONTRACTS, OR CHANGE ORDERS.
20. WHERE A COMPLEX ASSEMBLY INVOLVING SEVERAL TRADES IS CALLED FOR ON THE DRAWINGS, SUBMIT A SHOP DRAWING SHOWING THE PROPOSED INTERACTION OF ALL THE RELATED ELEMENTS FOR THE ARCHITECTS REVIEW, THIS SHOULD INCLUDE REVISIONS TO EXISTING HVAC LAYOUT & EQUIPMENT. CONTRACTOR IS RESPONSIBLE FOR THE PROPER OPERATION OF ALL SYSTEMS.
21. PRICE, PROVIDE AND INSTALL ALL ITEMS AND LABOR ASSEMBLY, SUCH AS REQUIRED STRUCTURE, BRACING, ACCESS PANELS, JUNCTION BOXES, ITEMS CALLED FOR IN MANUFACTURER'S LITERATURE, ETC.
22. THERE SHALL BE NO SUBSTITUTION OF MATERIALS WHERE A MANUFACTURER IS SPECIFIED. WHERE THE TERMS "EQUAL TO" OR "APPROVED EQUAL" ARE USED, THE ARCHITECT SHALL DETERMINE EQUALITY BASED ON INFORMATION SUBMITTED BY THE CONTRACTOR.
23. THE BURDEN OF PROOF FOR THE ADEQUACY OF A PROPOSED SUBSTITUTION FALLS ON THE CONTRACTOR. SHOULD A SUBSTITUTED PRODUCT FAIL TO PERFORM FOR ANY REASON WHERE THE ORIGINALLY SPECIFIED PRODUCT WOULD HAVE SUFFICED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REQUIRED TESTING TO CERTIFY CONFORMANCE WITH PROJECT REQUIREMENTS AND SHALL PERFORM ALL THE NECESSARY WORK TO REINCORPORATE THE ORIGINAL PRODUCT AT NO ADDITIONAL CHARGE.
24. ALL MATERIALS SUCH AS CONCRETE, STEEL, STRUCTURAL WOOD FRAMING, ETC. SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH THEIR RESPECTIVE INDUSTRY QUALITY CONTROL STANDARDS SUCH AS ACI, APA, ETC.
25. CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING AND PATCHING REQUIRED FOR HIS WORK.
26. PROTECT THE BUILDING, ITS SYSTEMS, FINISHES, AND RELATED APPURTENANT ITEMS SO AS NOT TO CAUSE DAMAGE DERIVED FROM THE WORK, INCLUDING PROTECTING ADJACENT INTERIOR AND EXTERIOR AREAS FROM DUST AND DAMAGE.
27. CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE OF ACCUMULATION OF WASTE MATERIALS OR RUBBISH AND SHALL CLEAN UP AT THE END OF EACH WORK DAY. ALL RUBBISH SHALL BE REMOVED FROM THE SITE - COORDINATE WITH LANDLORD. AT THE COMPLETION OF WORK, LEAVE THE JOB SITE FREE OF ALL MATERIALS THEN DUSTED, BROOM SWEEP, VACUUMED AND MOPPED CLEANED, INCLUDING ALL FLOORS, WALLS, CEILINGS, TRIM MILLWORK, GLASS AND MIRRORS.
28. DO NOT SCALE DRAWINGS; DIMENSIONS GOVERN. LARGER SCALE DRAWINGS SHALL GOVERN SMALLER SCALE. WRITTEN WORD SHALL BE COMPLEMENTARY WITH DRAWINGS. CLARIFY ANY QUESTIONS PRIOR TO CONSTRUCTION AS SOON AS THEY BECOME APPARENT.
29. PROGRESS PAYMENTS WILL BE BASED ON MONTHLY VALUATION OF ACCEPTABLE WORK COMPLETED AND ACCEPTABLE MATERIAL SUITABLY STORED AT SITE.
30. NO PROGRESS PAYMENTS WILL BE DUE THE CONTRACTOR AFTER CONTRACT TIME HAS BEEN EXCEEDED UNTIL THE FINAL PAYMENT IS MADE.

**GENERAL NOTES (CONTINUED):**

- 31. INSURANCE SHALL BE MAINTAINED BY THE CONTRACTOR AS REQUIRED BY STATUTE AND BY THE OWNER AND/OR LANDLORD. PROVIDE CERTIFICATE OF INSURANCE SHOWING AT LEAST THE FOLLOWING MINIMUM COVERAGES FOR LIABILITY AND BODILY INJURY: EACH OCCURRENCE-\$1,000,000, AGGREGATE-\$2,000,000, PERSONAL INJURY-\$50,000 AND PROPERTY DAMAGE, FIRE INSURANCE, THEFT AND VANDALISM TO COVER FULL REPLACEMENT VALUE. VERIFY WITH OWNER AND LANDLORD AMOUNTS AN TYPES.
32. CONTRACTOR SHALL INCLUDE IN THE CONTRACT SUM ALL ALLOWANCES ESTABLISHED WITH ARCHITECT. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INDICATE ANY ITEMS NOT SPECIFIED THAT NEED TO BE CONSIDERED WITHIN THE ALLOWANCE SECTION.
33. UPON COMPLETION OF WORK THE CONTRACTOR SHALL WALK THROUGH WITH ARCHITECT AND/OR OWNER AND COMPILE A "PUNCH LIST" OF CORRECTIONS AND UNSATISFACTORY AND/OR INCOMPLETE WORK. FINAL PAYMENT WILL BE CONTINGENT UPON THE COMPLETION OF THESE ITEMS. ANY COSTS FOR ARCHITECTURAL SERVICES REQUIRED FOR ADDITIONAL PUNCH LISTS DUE TO THE FAILURE OF THE CONTRACTOR TO SATISFACTORILY COMPLETE ITEMS ON THE INITIAL LIST SHALL BE DEDUCTED FROM THE CONTRACT AMOUNT.
34. UPON COMPLETION OF CONSTRUCTION SUBMIT THE FOLLOWING CLOSE-OUT DOCUMENTS:
A. MAINTENANCE AND OPERATIONS MANUAL FOR ALL EQUIPMENT, ETC.
B. CONSENT OF SURETY TO FINAL PAYMENT, AIA FORM G707.
C. CONTRACTOR'S AFFIDAVIT OF RELEASE OF LIEN, AIA FORM G706A.
D. CONTRACTORS AFFIDAVIT OF PAYMENTS OF DEBTS AND CLAIMS, AIA FORM G706.
E. RELEASE OF LIENS FROM ALL SUBCONTRACTORS AND SUPPLIERS WITH CONTRACT AMOUNT OF \$1000 OR MORE.
F. ALL WARRANTIES AND GUARANTEES FOR A MINIMUM OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK, EXCEPT IN THE CASE OF LONGER MANUFACTURERS' WARRANTIES.
G. CERTIFICATE OF OCCUPANCY
35. "TYPICAL" MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS, UNLESS OTHERWISE NOTED.
36. "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED: VERIFY DIMENSIONS AND ORIENTATIONS ON PLANS AND ELEVATIONS
37. "ALIGN" MEANS TO ACCURATELY LOCATE FINISHED FACES IN SAME PLANE.
38. CONTRACTOR SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE BUILDING, INCLUDING HOURS OF AVAILABILITY OF LOADING DOCKS AND ELEVATORS FOR THE PURPOSES OF DELIVERY, THE MANNER OF HANDLING MATERIALS, EQUIPMENT, AND DEBRIS TO AVOID CONFLICT AND INTERFERENCE WITH NORMAL BUILDING OPERATIONS AND ANY OTHER GUIDELINES ESTABLISHING LANDLORDS TENANT CRITERIA.
39. FURNISH ALL TEMPORARY FACILITIES AND ALL TEMPORARY UTILITIES NEEDED TO PERFORM THE WORK AND TO MAINTAIN TEMPERATURE AND HUMIDITY LEVELS REQUIRED BY INDUSTRY AND/OR MANUFACTURER'S STANDARDS.
40. VERIFY IF THE OWNER OR THE OWNER'S SUBCONTRACTORS AND THE LANDLORD NEED TO OCCUPY PORTIONS OF THE PROJECT DURING CONSTRUCTION. COORDINATE AND COOPERATE WITH THE OWNER TO MINIMIZE CONFLICT AND FACILITATE THE OWNER'S OPERATION.
41. PROVIDE SECURITY FOR TOOLS AND UNINSTALLED MATERIALS. PROTECT THE WORK, STORED PRODUCTS, CONSTRUCTION EQUIPMENT AND OWNER'S PROPERTY FROM THEFT AND VANDALISM AND THE PREMISES FROM ENTRY BY UNAUTHORIZED PERSONNEL UNTIL FINAL ACCEPTANCE BY OWNER.
42. MAINTAIN ACTIVE FIRE EXTINGUISHERS AT THE PROJECT THROUGHOUT ALL PHASES OF CONSTRUCTION AND THAT WILL MEET SAME SPACING REQUIREMENTS FOR PERMANENT FIRE EXTINGUISHER LOCATIONS - SUCH THAT OCCUPANTS ARE ALWAYS WITHIN 75' OF AN EXTINGUISHER. INCLUDE COST OF RECESSED EXTINGUISHER CABINETS AND EXTINGUISHERS APPROVED BY NFPA FOR THIS OCCUPANCY CLASSIFICATION.
43. THE BUILDING ENVELOPE SHALL BE MAINTAINED IN A WATERTIGHT CONDITION AT ALL TIMES.
44. PRODUCTS MANUFACTURED BY GEORGIA PACIFIC, ANY OF ITS SUB-GROUPS OR SUBSIDIARIES ARE NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY THE ARCHITECT.
45. ALL WORK DURING CONSTRUCTION OR DEMOLITION MUST COMPLY WITH CHAPTER 14 OF THE 2012 INTERNATIONAL FIRE CODE AND NFPA 241 2009 EDITION.
46. APPROVED SET OF PLANS TO BE KEPT ON JOB SITE AT ALL TIMES.
47. ANY CHANGES OR VARIANCES FROM APPROVED PLANS MUST BE SUBMITTED TO CITY OF NASHVILLE OFFICE FOR REVIEW AND APPROVAL, PRIOR TO ANY WORK COMMENCING. AFTER APPROVAL, ALL CHANGES TO BE FORWARD TO GENERAL CONTRACTOR IN FIELD.
48. ALL EMERGENCY LIGHTING, EXIT SIGNS AND OTHER FIRE SAFETY EQUIPMENT SHALL COMPLY WITH REQUIREMENTS OF THE FIRE MARSHAL, 2012 INTERNATIONAL FIRE CODE & 2012 IBC.
49. ALL INTERIOR FINISHES, SMOKE DEVELOPMENT, FLAME SPREAD RATINGS, ETC., SHALL COMPLY WITH CHAPTER 8 OF THE 2012 INTERNATIONAL BUILDING CODE.
50. DOOR HARDWARE SHALL COMPLY WITH 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.
51. ALL CONSTRUCTION ACTIVITIES SHALL BE COMPLETED IN FULL COMPLIANCE WITH AMERICANS WITH DISABILITIES ACT, ARCHITECTURAL AND TRANSPORTATION BARRIERS COMPLIANCE BOARD, FEDERAL REGISTER 36 CFR PARTS 1190 AND 1191 & ICC/ANSI ACCESSIBILITY GUIDELINES
52. ALL PENETRATIONS THROUGH FIRE WALLS MUST BE UL FIRE PROTECTED TO MAINTAIN RATING.
53. ALL BUILDING/PLUMBING/MECHANICAL & ELECTRICAL WORK REQUIRES PERMITS AND ALL PEOPLE DURING WORK, AS WELL AS SUBCONTRACTORS, WILL NEED TO BE PROPERLY LICENSED W/ THE STATE OF TENNESSEE .
54. BEFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED FOR THE PROJECT, ALL FINAL INSPECTIONS MUST BE MADE AND APPROVED INCLUDING BUILDING, PLUMBING, GAS/MECHANICAL & REFRIGERATION, ZONING AND ELECTRICAL.
55. ALL SPRINKLER WORK TO BE PERFORMED BY A LICENSED SPRINKLER CONTRACTOR. ANY MODIFICATIONS TO SPRINKLER SYSTEM REQUIRE SHOP DRAWINGS FOR REVIEW.
56. ALL ELECTRICAL AND LOW VOLTAGE CABLE WORK PERFORMED IN OR ABOVE PLENUM CEILINGS MUST BE PLENUM RATED.
57. CONTRACTORS SHALL BE RESPONSIBLE FOR THE DISTRIBUTION OF CURRENT DRAWINGS TO ALL TRADES UNDER THEIR JURISDICTION AND SHALL COORDINATE THE WORK INCLUDED IN THE APPLICABLE ARCHITECTURAL, CIVIL, &/OR LANDSCAPE ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND EQUIPMENT CONSTRUCTION DOCUMENTS WITH THE VARIOUS CONTRACTORS AND SUBCONTRACTORS INVOLVED.
58. PER IBC SECTION - 1404.2 WATER-RESISTIVE BARRIER

A MINIMUM OF ONE LAYER OF NO.15 ASPHALT FELT, COMPLYING WITH ASTM D 226 FOR TYPE 1 FELT OR OTHER APPROVED MATERIALS, SHALL BE ATTACHED TO THE STUDS OR SHEATHING, WITH FLASHING AS DESCRIBED IN SECTION 1405.4, IN SUCH A MANNER AS TO PROVIDE A CONTINUOUS WATER-RESISTIVE BARRIER BEHIND THE EXTERIOR WALL VENEER.

**GENERAL NOTES (CONTINUED):**

- 59. PER IBC SECTION - 1405.4 FLASHING
FLASHING SHALL BE INSTALLED IN SUCH A MANNER SO AS TO PREVENT MOISTURE FROM ENTERING THE WALL OR TO REDIRECT IT TO THE EXTERIOR. FLASHING SHALL BE INSTALLED AT THE PERIMETERS OF EXTERIOR DOOR AND WINDOW ASSEMBLIES, PENETRATIONS AND TERMINATIONS OF EXTERIOR WALL ASSEMBLIES, EXTERIOR WALL INTERSECTIONS WITH ROOFS, CHIMNEYS, PORCHES, DECKS, BALCONIES AND SIMILAR PROJECTIONS AND AT BUILT-IN GUTTERS AND SIMILAR LOCATIONS WHERE MOISTURE COULD ENTER THE WALL. FLASHING WITH PROJECTING FLANGES SHALL BE INSTALLED ON BOTH SIDES AND THE ENDS OF COPINGS, UNDER SILLS AND CONTINUOUSLY ABOVE PROJECTING TRIM.
DEMO NOTES:
1. REMOVE EXISTING CONSTRUCTION AS NOTED. TYPICAL WALL REMOVAL INCLUDES FINISHES, DOORS, DOOR FRAMES, WINDOWS AND WINDOW FRAMES, CASEWORK AND FIXTURES AS REQUIRED.
2. REPAIR DAMAGE AND REPLACE REMOVED SURFACE MATERIALS TO MATCH ADJACENT SURFACES IN FLOORS, WALLS AND CEILINGS, ETC. TO REMAIN. PATCH ADJOINING WALLS, FLOOR AND DECK, AND PREPARE FOR NEW FINISH PER FINISH SCHEDULE OR PATCH TO MATCH EXISTING CONDITIONS.
3. DURING DEMOLITION, CONTRACTOR SHALL BRACE AND SUPPORT ALL EXISTING STRUCTURES AS NEEDED. JOB SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
4. CONTRACTOR SHALL NOT CUT STRUCTURAL WORK IN ANY MANNER WHICH RESULTS IN A REDUCTION OF LOAD CARRYING CAPACITY. NOTIFY ARCHITECT OF ALL STRUCTURAL CUTS PRIOR TO EXECUTION.
5. DEMOLISHED MATERIAL, NOT OTHERWISE DESIGNATED BY THE DRAWINGS OR OWNER'S REPRESENTATIVE, SHALL BE CONSIDERED PROPERTY OF THE CONTRACTOR AND SHALL BE COMPLETELY REMOVED FROM THE JOB SITE AND DISPOSED OF IN A LAWFUL MANNER.
6. IN THE EVENT OF DEMOLITION OF ITEMS NOT SCHEDULED TO BE DEMOLISHED, PROMPTLY REPLACE SUCH ITEMS AT NO ADDITIONAL COST TO THE OWNER.
7. WHEN REMOVING EXISTING FLOOR MATERIALS, CLEAN FLOOR TO SLAB, REMOVE ALL GLUE ETC. TO SLAB OR SUBFLOOR, EXCEPT AS NOTED. FULFILL MANUFACTURER'S SPECIFICATIONS FOR FLOOR PREP FOR INSTALLATION OF THEIR PRODUCT WHERE NEW MATERIALS ARE BEING INSTALLED.
8. NOTIFY THE ARCHITECT OF ANY UNFORESEEN CONDITIONS THAT ARE EXPOSED OR DISCOVERED AS EXISTING CONDITIONS ARE EXPOSED.
9. THESE DRAWINGS HAVE BEEN DEVELOPED FROM RECORD DRAWINGS AND MAY NOT REFLECT EXISTING FIELD CONDITIONS. THE CONTRACTOR SHALL VERIFY THESE DRAWINGS WITH FIELD CONDITIONS AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY INCONSISTENCIES BETWEEN THE DRAWINGS AND ACTUAL CONDITIONS.
10. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY WORK DESCRIBED IN THE CONTRACT DOCUMENTS WHICH CANNOT BE PERFORMED DUE TO EXISTING FIELD CONDITIONS, EVEN THOUGH THE EXISTING CONDITIONS ARE DRAWN CORRECTLY ON THE PLANS.
11. IF EXISTING FIREPROOFING OR FIRE ASSEMBLIES TO REMAIN ARE DAMAGED DURING DEMOLITION, THEY SHALL BE REPAIRED TO MEET ORIGINAL FIRE PROTECTION REQUIREMENTS.
12. DEMOLITION OF THE WORK SHALL BE EXECUTED IN CONFORMANCE WITH APPLICABLE BUILDING CODES AND REGULATIONS.
13. THE BUILDING ENVELOPE SHALL BE MAINTAINED IN A WATERTIGHT CONDITION AT ALL TIMES.
14. USE MEANS NECESSARY TO PREVENT DUST FROM BECOMING A NUISANCE TO THE PUBLIC, TO NEIGHBORS AND TO OTHER WORK BEING PERFORMED ON OR NEAR THE SITE.
15. CONTRACTOR SHALL COORDINATE THE UNAVOIDABLE DISRUPTION OF PLUMBING SERVICE WITH THE OWNER'S REPRESENTATIVE WHEN THE PIPING TO BE DEMOLISHED IS DISCONNECTED FROM THE EXISTING PLUMBING SERVICE LINES, WHICH SHALL REMAIN.
16. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK.
17. THESE DEMOLITION DOCUMENTS ANTICIPATE THAT NO ASBESTOS WILL BE ENCOUNTERED, IN THE EVENT ASBESTOS IS ENCOUNTERED, NOTIFY THE ARCHITECT IMMEDIATELY.
18. REPAIR DAMAGE AND REPLACE REMOVED SURFACE MATERIALS TO MATCH ADJACENT SURFACES IN FLOORS, WALLS AND CEILINGS, ETC. TO REMAIN. PATCH ADJOINING WALLS, FLOOR AND DECK, AND PREPARE FOR NEW FINISH PER FINISH SCHEDULE OR PATCH TO MATCH EXISTING CONDITIONS. CMU PATCH WORK SHALL MATCH EXISTING TYPE AND IS TO BE TOOTHED IN TO EXISTING CMU.

**FINISH NOTES:**

- 1. CONFIRM DELIVERY DATES OF ALL FINISH MATERIALS AS APPLICABLE; INFORM THE ARCHITECT IN WRITING OF ANY PROBLEM WITH SCHEDULE.
2. SUBMIT TO THE ARCHITECT FOR REVIEW PRIOR TO APPLICATION THREE APPROXIMATELY 8.5 X 11 INCH SAMPLES OF ALL FINISHES. APPLY FINISH SAMPLES TO SAME MATERIALS AS OCCUR IN FIELD.
3. SUBMIT EVIDENCE, WITH FINISH SAMPLES, OF THEIR COMPLIANCE WITH FIRE AND BUILDING CODES AND REGULATIONS IN RESPECT TO FLAME SPREAD, SMOKE AND OTHER RELATED SAFETY ISSUES; CONDUCT MATERIALS AND ASSEMBLIES TESTING AS APPLICABLE AND AS REQUIRED; AND ACQUIRE REGULATORY APPROVALS, AS APPLICABLE AND AS REQUIRED.
4. VERIFY COLORS WITH THE ARCHITECT IN FIELD PRIOR TO PAINT AND OTHER MATERIAL APPLICATION.
5. ALL WALL AND SOFFIT PAINT TO BE SATIN LATEX (OR EGGSHELL) FINISH. TRIM TO BE SEMI-GLOSS, CEILINGS TO BE FLAT FINISH, UNLESS OTHERWISE NOTED ON DRAWINGS.
6. TAPE AND SAND SMOOTH WITH NO VISIBLE JOINTS, EXISTING PARTITIONS AND OTHER VERTICAL AND HORIZONTAL SURFACES, AS APPLICABLE, SURFACES ARE TO BE FREE OF IMPERFECTIONS AND MARKINGS SUBJECT TO BLEED THROUGH.
7. REPAIR AND REFINISH EXISTING SURFACES TO REMAIN AS REQUIRED TO MATCH NEW CONSTRUCTION AND FINISHES; THIS INCLUDES, BUT IS NOT LIMITED TO, PARTITIONS, DOORS, FRAMES AND APPURTENANT AND RELATED ITEMS.
8. REPAIR, REFINISH AND PREPARE, AS APPLICABLE, EXISTING SURFACES TO RECEIVE NEW MATERIALS; THIS INCLUDES, BUT IS NOT LIMITED TO, FLOORING, BASE BUILDING PARTITIONS, FLOOR SLAB, CEILING, AND RELATED AND APPURTENANT ITEMS AS REQUIRED, UNLESS OTHERWISE NOTED.
9. INSTALL FLOORING PURSUANT TO MANUFACTURER'S INSTRUCTIONS. MOST STRINGENT REQUIREMENTS PREVAIL. PREPARE EXISTING FLOORING OR SLAB TO PREVENT TELEGRAPHING OF UNEVEN AREAS.
10. ALL EXPOSED SURFACES SHOULD BE FINISHED. WHERE FINISH IS MISSING OR UNCLEAR, VERIFY FINISH WITH ARCHITECT.
11. ALL SURFACES SHALL BE PROPERLY PREPARED PRIOR TO THE INSTALLATION OF PAINT; GWB WILL BE SPACKLED (MINIMUM THREE COATS) AND SANDED SMOOTH. APPLY USG FIRST COAT AT ALL GWB IN LIEU OF PRIMER.
12. PAINT SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS OVER PROPERLY PREPARED SURFACES, WITH A MINIMUM OF TWO FINISH COATS, UNLESS OTHERWISE RECOMMENDED BY MANUFACTURER'S SPECIFICATIONS. FINISH COAT SHALL ADEQUATELY COVER WITH NO STREAKING OR BLEEDING OF UNDERCOATS.
13. CLEAN ALL SURFACES TO BE PAINTED.
14. INSTALL LAMINATES ONLY WHEN RECEIVING SURFACES ARE IN SATISFACTORY CONDITION FOR INSTALLATION. REMOVE EXCESS ADHESIVE AND THEN CLEAN SURFACES USING MANUFACTURER'S RECOMMENDED SOLVENT AND CLEANING PROCEDURES. FILL IN ALL SEAMS WITH MANUFACTURER'S MATCHING SEAM COMPOUND.
15. USE ADHESIVES RECOMMENDED BY MANUFACTURER'S FOR THE PARTICULAR APPLICATION; INSTALL IN ACCORDANCE WITH MANUFACTURER'S MOST CURRENT PRINTED APPLICATION INSTRUCTION.
16. INSTALL WOODS AND PLASTICS IN CONFORMANCE WITH DETAILS AND MANUFACTURER'S WITH FOLLOWING REQUIREMENTS:
A. INSTALL ALL MATERIAL WITH TIGHT JOINTS.
B. MITRE CASINGS AND MOLDINGS.
C. MAXIMUM RUNNING TRIM TO EXCEED TO 10'-0", MATCH GRAIN AND COLOR ADJACENT PIECES.
D. USE FINISH NAILS EXCEPT WHERE SCREWS ARE SPECIFICALLY CALLED FOR OR WHERE SCREWS ARE CONCEALED.
E. SET FASTENERS IN FINISHED WOOD SURFACES FOR PUTTYING.
F. WHERE VISIBLE, SCREW ATTACHMENT IS REQUIRED, SPACE SCREWS AT EQUAL INTERVALS. SINK AND PUTTY IN FINISHED WOOD SURFACES.
G. SELECT AND CUT MATERIAL TO EXCLUDE DAMAGED AREAS.
H. FINISH EXPOSED SURFACES TO BE SMOOTH, FREE FROM TOOL AND MACHINE MARKS.
17. THINSET TILE ON TILE BACKER APPROVED BY THE TILE MANUFACTURER FOR USE IN ITS SPECIFIC APPLICATION.
18. INSTALL SCHLUTER SCHIENE EDGE AT EXPOSED TILE EDGES. INSTALL SCHLUTER KERDI SHOWER WATERPROOFING SYSTEMS AT SHOWERS INCLUDING SHOWER PAN LINER, PIPE SEALS, CORNER SEALS, KERDI BAND AND ALL OTHER SYSTEM COMPONENTS. APPROVED SUBSTITUTIONS ARE ALLOWED.
19. MAINTAIN MINIMUM TEMPERATURES NOT LESS THAN 50 DEGREES F (OR GREATER IF REQUIRED BY MANUFACTURERS' SPECIFICATIONS) DURING APPLICATION AND CURING PERIODS.
20. ALL INTERIOR FINISHES TO COMPLY WITH THE 2012 NFPA 101 LIFE SAFETY CODE IN REGARD TO SMOKE DEVELOPMENT & FLAME SPREAD RATINGS.

CONSULTANTS:

PROJECT TITLE: NASHCO TENANT SPACE



REVISIONS table with columns: NO., DATE, DESCRIPTION

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SHEET TITLE: GENERAL NOTES

CONSTRUCTION DOCUMENTS
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**REFLECTED CEILING PLAN/HVAC/PLUMBING NOTES:**

1. PROVIDE APPROPRIATE CLEARANCES FOR FIXTURES, DUCTS, CEILING AND RELATED ITEMS NECESSARY TO MAINTAIN THE SPECIFIED FINISHED CEILING HEIGHT ABOVE THE FINISHED FLOOR SLAB.
  2. INSTALL SWITCHES 44" AFF TO BOTTOM OF PLATE; MOUNTED VERTICALLY LENGTHWISE, UNLESS OTHERWISE NOTED; QUANTITY OF SWITCHES AS APPLICABLE AND AS REQUIRED.
  3. ARCHITECTURAL DRAWING DETERMINES LOCATION OF LIGHT SWITCHES, LUMINAIRES AND OTHER CEILING ELEMENTS AS SHOWN ON ARCHITECTURAL DRAWINGS AND SUPERSEDES ALL OTHERS, UNLESS OTHERWISE NOTED.
  4. VERIFY FIELD CONDITIONS AND LOCATIONS OF ALL PLUMBING, MECHANICAL, DUCTS, STRUCTURAL ELEMENTS AND ANY AND ALL OTHER APPLICABLE ITEMS. INSTALL MECHANICAL FANS, DUCTS, CONDUITS AND OTHER RELATED AND APPURTENANT ITEMS SO AS NOT TO CONFLICT WITH LUMINAIRES AND ANY AND ALL FIELD CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF THESE ELEMENTS.
  5. VERIFY SPACE REQUIREMENTS AND COORDINATE INSTALLATION OF MP&E AND FIRE PROTECTION ITEMS WHICH ARE INDICATED, DETAILED OR IMPLIED DIAGRAMMATICALLY ON DRAWINGS.
  6. DO NOT CHANGE LUMINAIRE AND OTHER FIXTURE LOCATIONS AS SPECIFIED ON REFLECTED CEILING PLAN AND RELATED DOCUMENTS WITHOUT APPROVAL OF ARCHITECT; ANY AND ALL COSTS RESULTING FROM CHANGES INCURRED TO INSURE INTEGRITY OF REFLECTED CEILING PLAN LAYOUT SHALL BE BORNE BY CONTRACTOR.
  7. INSTALL UNDERWRITER LABORATORIES (UL) LABELED DEVICES OR EUROPEAN EQUIVALENT.
  8. INSTALL INCANDESCENT LUMINAIRES AND OTHER FIXTURES ON CENTER OF CEILING, UNLESS OTHERWISE NOTED; VERIFY RELATED CONDITIONS. ALL VISIBLE COMPONENTS(CONDUITS, ETC) TO BE INSTALLED IN A NEAT AND ORGANIZED FASHION WITH FULL CONSIDERATION GIVEN TO THEIR VISUAL APPEARANCE.
  9. LIGHTING SHALL COMPLY WITH THE 2012 IECC SECTION 505.21 AND 505.22 FOR CONTROLS.
  10. ALL ELECTRICAL AND LOW VOLTAGE CABLE WORK, PERFORMED IN OR ABOVE PLENUM CEILING MUST BE PLENUM RATED.
  11. ELECTRICIAN TO PROVIDE EXIT SIGNS & EMERGENCY LIGHTING W/BATTERY BACKUP, COORDINATE SELECTION OF FIXTURES W/ARCHITECT & PROVIDE AT LOCATIONS REQUIRED BY CODE. ALL EMERGENCY LIGHTING, EXIT SIGNS AND OTHER FIRE SAFETY EQUIPMENT SHALL COMPLY WITH REQUIREMENTS OF THE FIRE MARSHAL AND 2009 ICG/ANSI A-117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES.
  12. COORDINATE REWORKING OF EXISTING DUCTWORK TO CLEAR FIXTURE LAYOUT, IF APPLICABLE.
  13. VERIFY LOCATIONS OF THERMOSTATS WITH LANDLORD AND/OR TENANT.
  14. CONTRACTOR TO PROVIDE SMOKE DETECTORS, EXIT SIGNS AND EMERGENCY LIGHTING AS REQUIRED BY CODE.
  15. PROVIDE LAMPING FOR ALL LIGHT FIXTURES, UNLESS OTHERWISE NOTED.
  16. PROVIDE DIMMERS AT ALL INCANDESCENT FIXTURES. SIZE TO PREVENT HUM.
  17. COVER PLATES, RECEPTACLES AND RELATED ITEMS ARE TO BE WHITE, EXCEPT AS OTHERWISE NOTED ON DRAWINGS.
  18. SWITCH LIGHTS BY GROUPING WITHIN AN AREA AND LOCATE CONVENIENT TO DOORWAY.
  19. OBTAIN OWNER'S OR ARCHITECT'S APPROVAL IN FIELD OF ALL OUTLET, SWITCH, EMERGENCY LIGHT, FIRE ALARM SYSTEM ITEMS, SPEAKERS, ETC. PRIOR TO INSTALLATION. ARCHITECT'S APPROVAL DOES NOT WAIVE CONTRACTOR'S COMPLIANCE WITH LATER REQUIREMENTS FROM INSPECTIONS BY CODES OFFICIALS.
  20. PROVIDE STAMPED MECHANICAL DRAWINGS AS REQUIRED BY CODE.
  21. PROVIDE 10# ABC MULTIPURPOSE DRY CHEMICAL FIRE EXTINGUISHERS WITH PRESSURE INDICATING GAUGE IN FULLY RECESSED CABINETS. SUBMIT FINISHES FOR SELECTION BY ARCHITECT. VERIFY CONFORMANCE WITH NFPA REQUIREMENTS. 1 PER 3000 SF, NO POINT TO BE MORE THAN 75' FROM AN EXTINGUISHER.
- FEC FIRE EXTINGUISHER AND SEMI-RECESSED CABINET EQUAL TO LARSEN SOLID SS DOOR WITH VERT. ENGRAVED LETTERING AND SQUARE TRIM.
- FE BRACKET MOUNTED FIRE EXTINGUISHER
- SEE ACCESSIBILITY STANDARDS SHEET FOR MOUNTING HEIGHTS.

**PARTITION, MILLWORK AND DOOR PLAN NOTES:**

1. ALL WALLS TO BE METAL STUDS @ 16" O.C. W/ 5/8" GWB EACH SIDE. PROVIDE TYPE "X" AT RATED WALLS AS SHOWN IN DETAILS AND/OR WALL TYPES.
2. INSTALL DRYWALL WORK IN ACCORDANCE WITH THE CURRENT VERSION OF UNITED STATES GYPSUM - GYPSUM CONSTRUCTION HANDBOOK, ASTM C645, ASTM C754, AND ASTM C840, MOST STRINGENT REQUIREMENTS PREVAIL. USE METAL FOR CORNER BEADS AND OTHER TYP EDGE DETAILS. DOUBLE CHECK THAT GWB FINISH IS COMPLETE AT ALL SWITCH PLATE AND ELECTRICAL OUTLET LOCATIONS, ETC.
3. INSTALL WATER-RESISTANT GYPSUM BOARD IN AREAS EXPOSED TO MOISTURE.
4. FABRICATE AND INSTALL MILLWORK PURSUANT TO THE AMERICAN WOODWORK INSTITUTE STANDARDS, CUSTOM GRADE, FLUSH OVERLAY CONSTRUCTION WITH EUROPEAN STYLE (INVISIBLE) SELF-CLOSING, 170-DEGREE OPENING, HEAVY DUTY HINGES, AND 100 POUND-RATED FULL-EXTENSION SIDE MOUNTED DRAWER SLIDES UNLESS OTHERWISE NOTED. 1/8" BETWEEN ALL DOOR/DOOR, DOOR/DRAWER, DRAWER/COUNTER, DRAWER/WALL ADJACENCIES (IE. NO MORE THAN 1/8" EXPOSED STILES, RAILS, LIGHT FASCIAS). CABINET PULLS TO BE FORMS + SURFACES HC225 3" NEOPRENE PULL, UNO. IF PROVIDED BY OTHERS, CONTRACTOR TO COORDINATE INSTALLATION.
5. PROVIDE MANUFACTURER'S REPRESENTATIVE TO SUPERVISE INSTALLATION OF MILLWORK ITEMS AND CERTIFY THAT MANUFACTURER'S SPECIFICATIONS WERE MET.
6. MILLWORK MUST CONFORM TO AWI STANDARDS FOR PREMIUM MILLWORK. DRAWINGS INDICATE MILL WORK DESIGN INTENT ONLY. ALL PARTICLE BOARD USED SHALL BE WOODSTALK BRAND FIBERBOARD BY DOW. BIOPRODUCTS, OR APPROVED EQUAL FABRICATOR IS RESPONSIBLE FOR PROPER EXECUTION AND SHALL SUBMIT SHOP DRAWING FOR DESIGN APPROVAL.
7. VERIFY PARTITION THICKNESS FOR INTERNAL INCLUSIONS, SUCH AS PLUMBING, FOR CORRECT INSTALLATION OF PANELS, BOXES, ETC. VERIFY WITH THE ARCHITECT.
8. TO ENSURE PROPER AND ADEQUATE BLOCKING, ALL BLOCKING FOR CABINETS WILL BE THE RESPONSIBILITY OF THE CABINET CONTRACTOR. GENERAL CONTRACTOR SHALL PROVIDE BLOCKING REQUIREMENTS AS REQUIRED, FOR SECURE ATTACHMENT OF ANY WALL OR CEILING MOUNTED ITEMS, ACCESSORIES, EQUIPMENT AND FIXTURES, INCLUDING DOOR STOPS.
9. PARTITIONS ARE DIMENSIONED TO FACE OF STUDS.
10. DIMENSIONS TO EXTERIOR PERIMETER WALLS ARE TO INSIDE FACE OF FINISHED WALL, UNLESS OTHERWISE NOTED.
11. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT.
12. HEIGHTS ARE DIMENSIONED FROM TOP OF THE FINISHED FLOOR, UNLESS OTHERWISE NOTED.
13. VERIFY SIZE OF DOORS TO CLEAR TOP OF FINISHED FLOOR, INCLUDING BUT NOT LIMITED TO, CARPET, TILE, ETC. AS APPLICABLE BY 1/4" MAXIMUM, UNLESS OTHERWISE NOTED.
14. DOORS AND FRAMES SHALL BE SIZE AND TYPE AS INDICATED ON THE DOOR SCHEDULE. FIRE RATED DOORS SHALL BE PROVIDED AT RATED OPENINGS TO MAINTAIN THE ASSEMBLY RATING REQUIRED.
15. HOLLOW METAL DOORS TO BE FABRICATED WITH THE FOLLOWING MATERIALS:
  - MIN. 18" GA. FOR FACE SHEETS OF INTERIOR DOORS
  - 16 GA. FOR EDGE CHANNELS
  - MIN. 22 GA. FOR FACE STIFFENERS
  - MIN. 16 GA. FOR INTERIOR FRAMES
16. HARDWARE REINFORCEMENT AND ANCHORS SHALL BE AS NEEDED FOR A SECURE INSTALLATION AND SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS FOR THE SPECIFIED HARDWARE AND INTENDED USE.
17. AFTER INSTALLATION, DRESS, FILL AND SAND EXPOSED SURFACES. APPLY UNIFORM COAT OF MANUFACTURER'S RECOMMENDED PRIME COAT TO ALL EXPOSED SURFACES. LEAVE READY FOR FINISH PAINTING.
18. SECURE FLOOR ANCHORS TO FLOOR WITH APPROVED TYPE MECHANICAL FASTENINGS; ANCHOR FRAMES TO ADJOINING WALLS. BRACE FRAMES TO RETAIN POSITION AND CHECK ALIGNMENT DURING CONSTRUCTION OF ADJACENT WALLS. ADJUST FRAMES AS NEEDED WITH SHIMS BEFORE FINAL FASTENING.
19. ALL FINISH HARDWARE FOR COMPLETE WORK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. PROVIDE ANY ITEMS NOT SPECIFICALLY MENTIONED BUT NECESSARY TO COMPLETE THE WORK, MATCHING IN QUALITY AND FINISH WITH THE ITEMS SPECIFIED.
20. PROVIDE HARDWARE FOR FIRE-RATED OPENINGS IN COMPLIANCE WITH NFPA REQUIREMENTS. THIS REQUIREMENT TAKES PRECEDENCE OVER OTHER REQUIREMENTS FOR SUCH HARDWARE.
21. HARDWARE SUPPLIER TO PROVIDE APPROVED SCHEDULE AND TEMPLATES TO VARIOUS OTHER SUPPLIERS FOR DOOR AND FRAME PREPARATION.
22. MAKE FINAL ADJUSTMENT AND CHECK OF HARDWARE DURING THE WEEK PRIOR TO OCCUPANCY. CLEAN AND LUBRICATE OPERATING ITEMS AS NECESSARY TO RESTORE PROPER FUNCTIONING AND FINISH OF HARDWARE AND DOORS. MAKE FINAL ADJUSTMENT OF LOCKSETS AND CLOSURES UNDER THE SUPERVISION OF MANUFACTURER'S REPRESENTATIVE.
23. TEST AND ADJUST DOORS FOR SMOOTH, QUIET OPERATION.
24. GLAZING TONG MARKS SHALL NOT BE VISIBLE.
25. CLEAN AND POLISH ALL GLASS AND MIRROR PRIOR TO PROJECT DELIVERY.
26. FINISH BUILDING SURFACES AS REQUIRED SO THEY MATCH ADJACENT OR ABUTTING SURFACES WHEN INTERSECTING EXISTING SURFACES. IN ALL OTHER CONDITIONS ALLOWABLE TOLERANCES - UNLESS OTHERWISE NOTED OR INDICATED. THE FOLLOWING TOLERANCES SHALL APPLY TO ALL WORK:
  - A. ALL VERTICAL SURFACES SHALL BE PLUMB OR CONSTRUCTED TO THE EXACT SLOPES OR ANGLES INDICATED.
  - B. THE MAXIMUM DEVIATION FROM THE TRUE PLANE FOR VERTICAL AND HORIZONTAL SURFACES SHALL NOT BE GREATER THAN 1/8" IN 10'-0" AS MEASURED BY A STRAIGHT EDGE PLACED ANYWHERE ON THE SURFACE.
  - C. ALL HORIZONTAL SURFACES SHALL BE LEVEL OR CONSTRUCTED TO THE EXACT ANGLE INDICATED OR INTENDED.
  - D. WALL AND SOFFIT INTERSECTIONS SHALL BE 90 OR THE EXACT ANGLE INDICATED OR INTENDED.
  - E. ALL CORNERS AND EDGES SHALL BE STRAIGHT AND TRUE WITHOUT DENTS, WAVES OR BULGES OR OTHER BLEMISHES.
  - F. ALL JOINTS SHALL BE TIGHT, STRAIGHT, EVEN AND SMOOTH.
  - G. ALL OPERABLE ITEMS SHALL OPERATE SMOOTHLY WITHOUT STICKING OR BINDING AND WITHOUT EXCESSIVE "PLAY" OR LOOSENESS.
  - H. SECURE ATTACHMENT OF ANY WALL OR CEILING MOUNTED ITEMS, ACCESSORIES, EQUIPMENT AND FIXTURES.
27. CAULK GAPS WHERE INTERSECTION OF CONSTRUCTION ELEMENTS IS NOT CRISP AND CONSISTENT, UNLESS OTHERWISE NOTED. PROVIDE NON-SAG SEALANT COMPLYING WITH REQUIREMENTS OF FEDERAL SPECIFICATIONS TTS-1543 OR FS TT-S-230 TYPE "11", CLASS "A".
28. PROVIDE ACOUSTICAL SEALANT WHICH SHALL BE NON-HARDENING, NONDRYING SYNTHETIC RUBBER SEALING COMPOUND WITH MINIMUM 90% SOLIDS AT ALL INTERIOR JOINTS BETWEEN PLANES. AROUND DOOR AND WINDOW FRAMES PRIMER SHALL BE AS RECOMMENDED BY SEALANT MANUFACTURER FOR THE SPECIFIC CONDITIONS AND SUBSTRATES.
29. PROVIDE BACKING MATERIAL BY DOW "ETHAFOAM" OR APPROVED EQUAL. INSTALL SEALANT OVER BACKING TO UNIFORM THICKNESS CONTINUOUSLY FILLING ALL JOINTS AN VOIDS SOLID.
30. ALL SURFACES SHALL BE ADEQUATELY CLEANED AND PREPARED PER MANUFACTURER'S WRITTEN INSTRUCTIONS PRIOR TO INSTALLATION.
31. PROVIDE PROPER CLEARANCE FOR ALL MOVING PARTS OR FIXTURES.
32. VERIFY READINESS OF DOORS FOR NEW HARDWARE.
33. MOUNT DOOR HARDWARE PER ADA HEIGHT REQUIREMENTS.
34. PROVIDE TWO KEYS PER LOCK SET.
35. USE FINISH NAILS FOR EXPOSED WORK; USE TYPE "S" TRIM HEAD SCREWS FOR ATTACHMENT OR WOOD TRIM TO METAL STUDS, RUNNERS, OR FURRING.
36. AT WOOD TRIM; BACK KERF TRIM MORE THAN 5" WIDE AND BACK PRIME. EASE ALL EXTERNAL CORNERS WITH 1/8" MAXIMUM RADIUS.
37. PROTECT SURFACES FROM DAMAGE BY OTHER TRADES WORKING ADJACENT TO THE INSTALLATION. REPLACE DAMAGED SURFACES.
38. HOLLOW METAL DOORS TO BE FULLY WELDED, SEAMLESS CONSTRUCTION WITH VISIBLE SEAMS OR JOINTS ON FACES OR VERTICAL EDGES.
39. WALL MOUNTED DOORSTOPS TO BE FORMS + SURFACES HC280 NEOPRENE BUMP (3 1/16" LENGTH).
40. PROVIDE BATT INSULATION LAID ON TOP OF CEILING TILES TO 2'-0" EITHER SIDE OF PARTITIONS THAT DO NOT EXTEND TO DECK.
41. CLOSET RODS TO BE KNOPE & VOGT STAINLESS STEEL TUBING WITH #223, 224 AND/OR 225 SUPPORTS, OR APPROVED EQUAL.

**POWER AND COMMUNICATION NOTES:**

1. SURVEY FIELD CONDITIONS AND VERIFY THAT WORK IS FEASIBLE AS SHOWN; VERIFY LOCATION OF OUTLETS IN RELATION TO STRUCTURAL AND OTHER ELEMENTS. VERIFY THAT ELECTRICAL SERVICE IS ADEQUATE FOR LOADS.
2. ARCHITECTURAL DRAWING DETERMINES LOCATION OF OUTLETS AND OTHER RELATED POWER AND COMMUNICATIONS ELEMENTS, AND SUPERSEDES ALL OTHERS, UNLESS OTHERWISE NOTED.
3. COVER PLATES, RECEPTACLES AND RELATED ITEMS ARE TO BE WHITE, EXCEPT AS OTHERWISE NOTED ON DRAWINGS.
4. SUBMIT SAMPLE OF ALL VISIBLE ELECTRICAL, MECHANICAL, LIFE SAFETY, FIRE PROTECTION AND MISCELLANEOUS OTHER CEILING ELEMENTS FOR ARCHITECT'S REVIEW. ALL VISIBLE COMPONENTS TO BE INSTALLED IN A NEAT AND ORGANIZED FASHION WITH FULL CONSIDERATION GIVEN TO THEIR VISUAL APPEARANCE.
5. PROVIDE AND INSTALL CONDUITS AND BOXES FOR TELEPHONES AND DATA CABLE. PULLING OF CABLE AND INSTALLATION OF COVER PLATES BY CONTRACTOR. PROVIDE DEDUCT ALTERNATE PRICE FOR INSTALLATION BY TENANT.
6. ELECTRICAL MATERIALS, EQUIPMENT, DEVICES, OR APPLICATIONS SHALL BEAR A LABEL, SYMBOL OR OTHER IDENTIFYING MARK FROM INDEPENDENT TESTING LABORATORIES. CERTIFICATION BY INDEPENDENT TESTING AGENCY OR LABORATORY SHALL MEET A STANDARD WHICH PROVIDES AN ADEQUATE LEVEL OF SAFETY IF THE LABEL OR SYMBOLS IS APPROVED AS A CLASSIFIED IDENTIFYING MARK. PLEASE PROVIDE AN ENGINEERING DESIGN SHOWING HOW THIS PRODUCT IS TO BE INSTALLED PER IT'S CLASSIFICATION.
7. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR LABELING ALL AFFECTED CIRCUIT BREAKERS IN THE FUSE BOX WITH CIRCUIT LOCATION.
8. PROVIDE ALL NEW WORK INDICATED, SPECIFIED OR REQUIRED TO PRODUCE A FINISHED, OPERABLE AND LEGAL ELECTRICAL SYSTEM CONFORMING TO THE BEST STANDARD OF WORKMANSHIP AND CONFORMING TO ALL REGULATIONS HAVING JURISDICTION.
9. CONTRACTOR SHALL NOTIFY OWNER WHEN TELEPHONE AND DATA INSTALLERS ARE REQUIRED AT JOB SITE FOR WIRING OF TENANT EQUIPMENT.
10. DIMENSIONS ARE TO THE CENTER OF THE COVER PLATE; CLUSTERS OF OUTLETS ARE DIMENSIONED TO THE CENTER OF THE CLUSTER, UNLESS OTHERWISE NOTED. WHERE GANGING IN A SINGLE PLATE IS NOT POSSIBLE, MOUNT THE OUTLETS OR SWITCHES SIDE BY SIDE WITH EDGES TOUCHING.
11. INSTALL WALL MOUNTED OUTLETS PER ADA. MATCH EXISTING TYP.
12. ABOVE COUNTER OUTLETS TO BE 1 INCH ABOVE COUNTER OR BACK SPLASH MEASURED FROM BOTTOM EDGE OF OUTLET FACE PLATE TO TOP OF CABINETS, UNLESS OTHERWISE NOTED; WHERE A CLUSTER OF OUTLETS OCCURS, MOUNT ALL OUTLETS IN CLUSTER ABOVE COUNTER, UNLESS OTHERWISE NOTED. OUTLETS AT WORKSTATIONS TO BE AT 20" AFF TO CENTERLINE.
13. BELOW COUNTER OUTLETS TO BE 1 1/2" BELOW LOWEST ELEMENT OF CABINETS MEASURED FROM TOP EDGE OF FACE PLATE TO BOTTOM OF CABINETS, UNLESS OTHERWISE NOTED; WHERE A CLUSTER OF OUTLETS OCCURS, MOUNT ALL OUTLETS IN CLUSTER BELOW COUNTER, UNLESS OTHERWISE NOTED. THE INTENT IS FOR OUTLETS NOT TO BE SEEN FROM THE SPACE WHERE EXCEPTIONS OCCUR AND OUTLETS WILL BE VISIBLE, VERIFY WITH ARCHITECT PRIOR TO INSTALLATION.
14. OUTLETS WITHIN 48 INCHES OF WATER SOURCES OR AS REQUIRED BY ELECTRICAL CODE, SHALL BE GROUND FAULT INTERRUPT (GFI).
15. PROVIDE NO MORE THAN THREE OUTLETS WITH DATA CONNECTION ADJACENT PER CIRCUIT.
16. SEPARATE OUTLETS IN BACK TO BACK SITUATION BY 1 STUD CAVITY.
17. COORDINATE AND PROVIDE POWER CONNECTION AND COORDINATE AND OR PROVIDE (TBD) DATA & COMMUNICATIONS CONNECTIONS WITH ANY FURNITURE SYSTEM.
18. COORDINATE INSTALLATION OF OWNER FURNISHED TELEPHONE, DATA AND SECURITY SYSTEMS, IF OWNER FURNISHED IN LIEU OF CONTRACTOR FURNISHED.
19. SEPARATE DATA CONDUIT FROM ELECTRICAL CONDUIT BY 18" MINIMUM.
20. ELECTRICAL CONTRACTOR SHALL SUBMIT CIRCUITRY DRAWINGS, STAMPED BY AN ELECTRICAL ENGINEER (IF REQUIRED FOR PERMIT) TO THE ARCHITECT FOR APPROVAL PRIOR TO COMMENCING WORK.

CONSULTANTS:

**TKC**

2004 CARRIAGE BLVD, SUITE C, COLUMBIA, TN 38401 | 415.417.7471 | WWW.TKC-AE.COM

ARCHITECTURE  
INTERIORS  
CIVIL SITE

PROJECT TITLE:

NASHCO TENANT  
SPACE

425 W. 7TH STREET  
COLUMBIA, TN 38401

REVISIONS:

NO.	DATE	DESCRIPTION

SHEET TITLE:

GENERAL  
NOTES

CONSTRUCTION DOCUMENTS

DATE: 05/12/2022

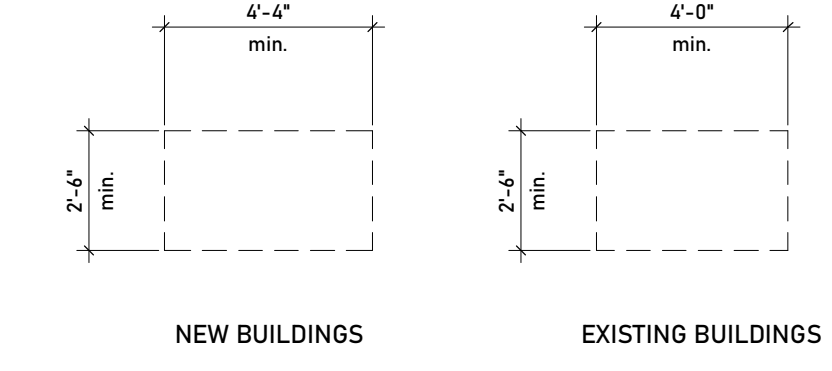
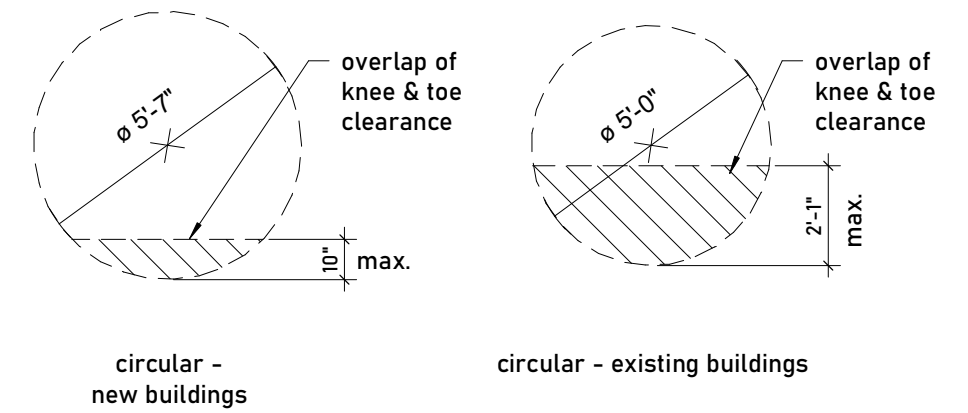
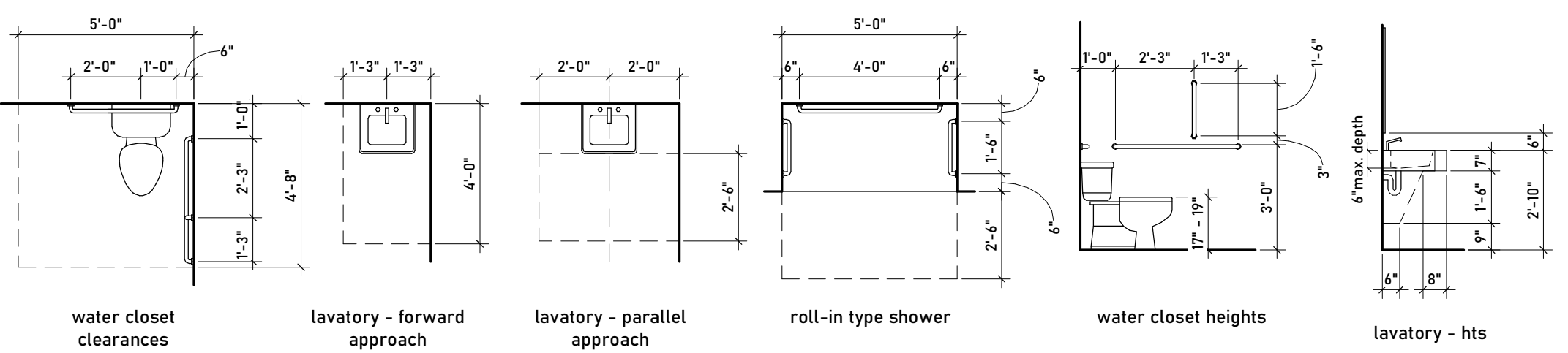
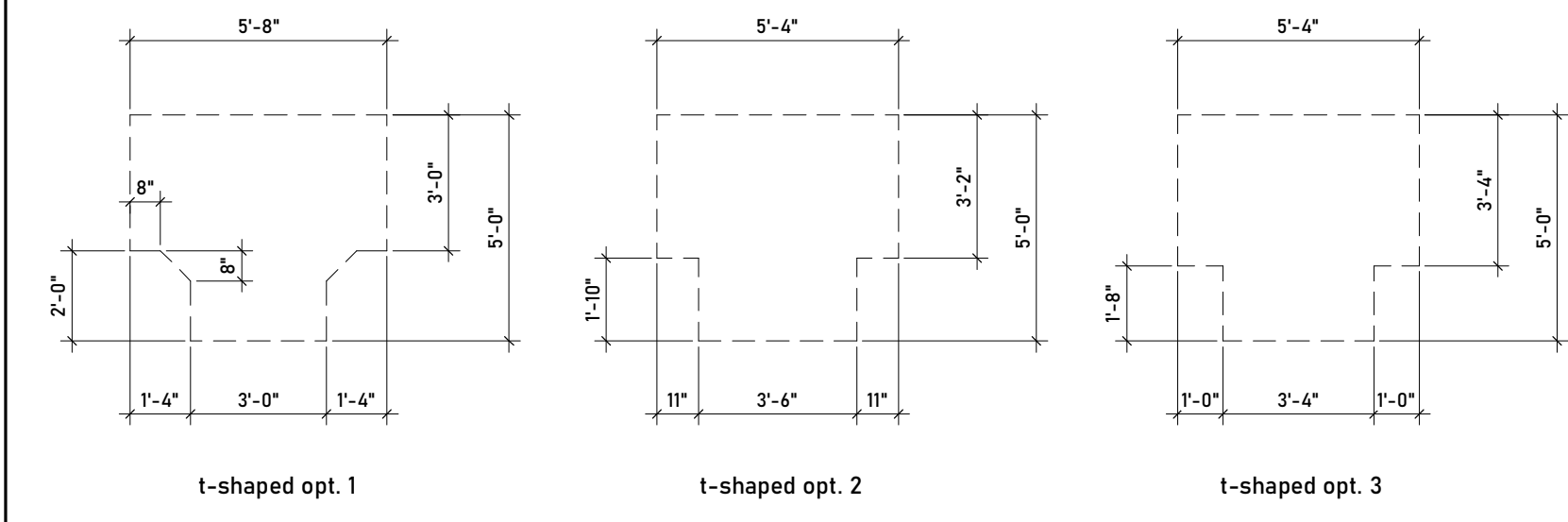
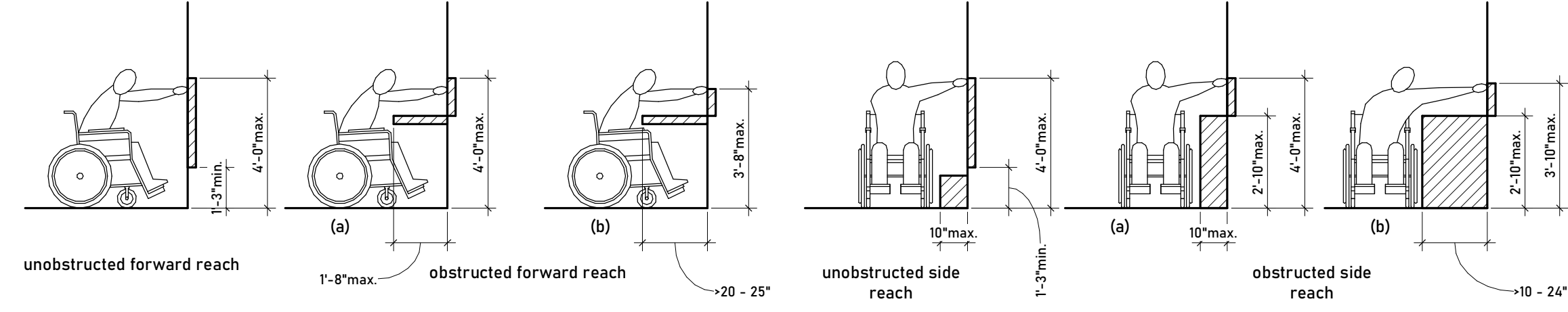
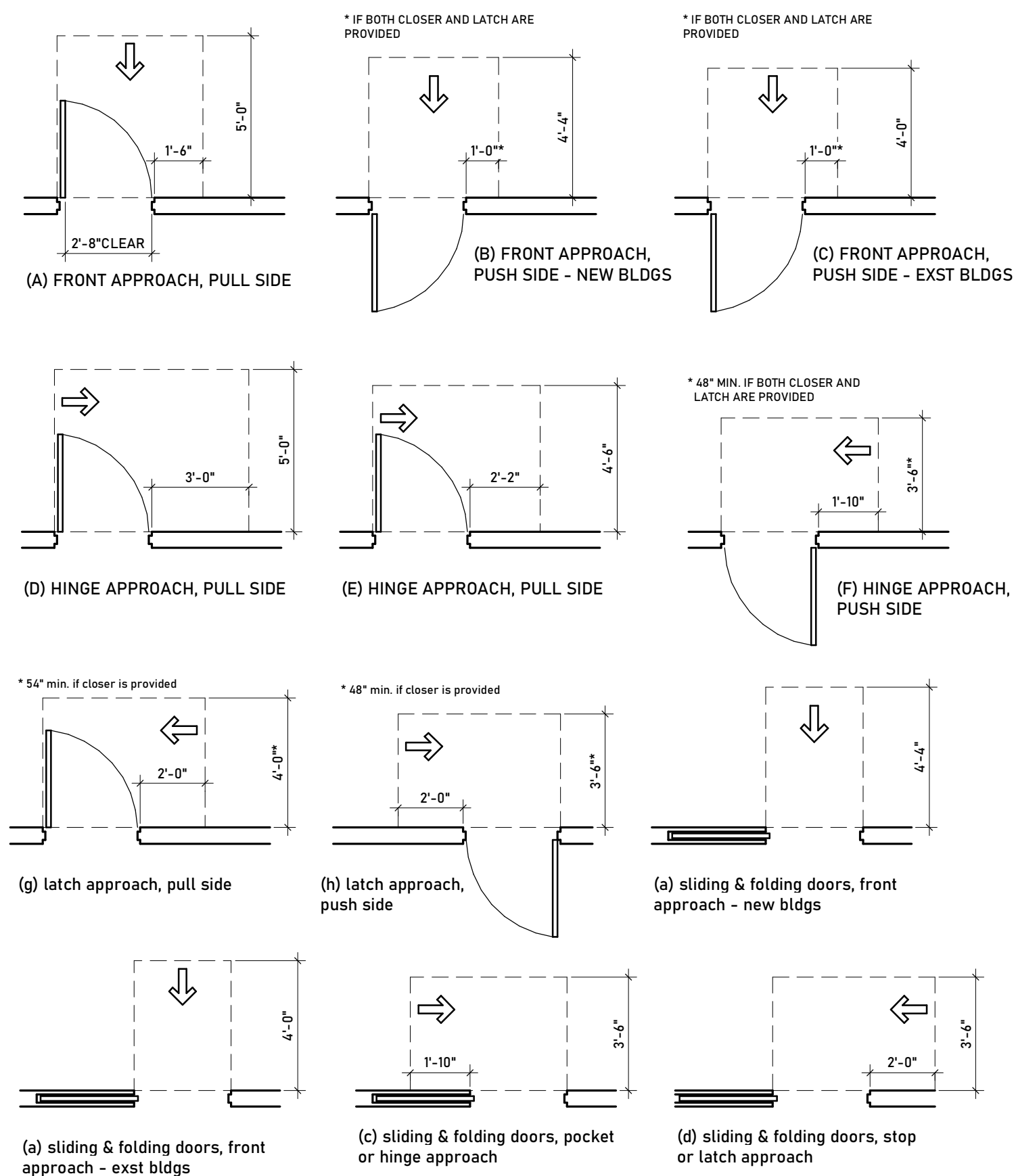
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PROJECT NO.: 2148

SHEET NO.:

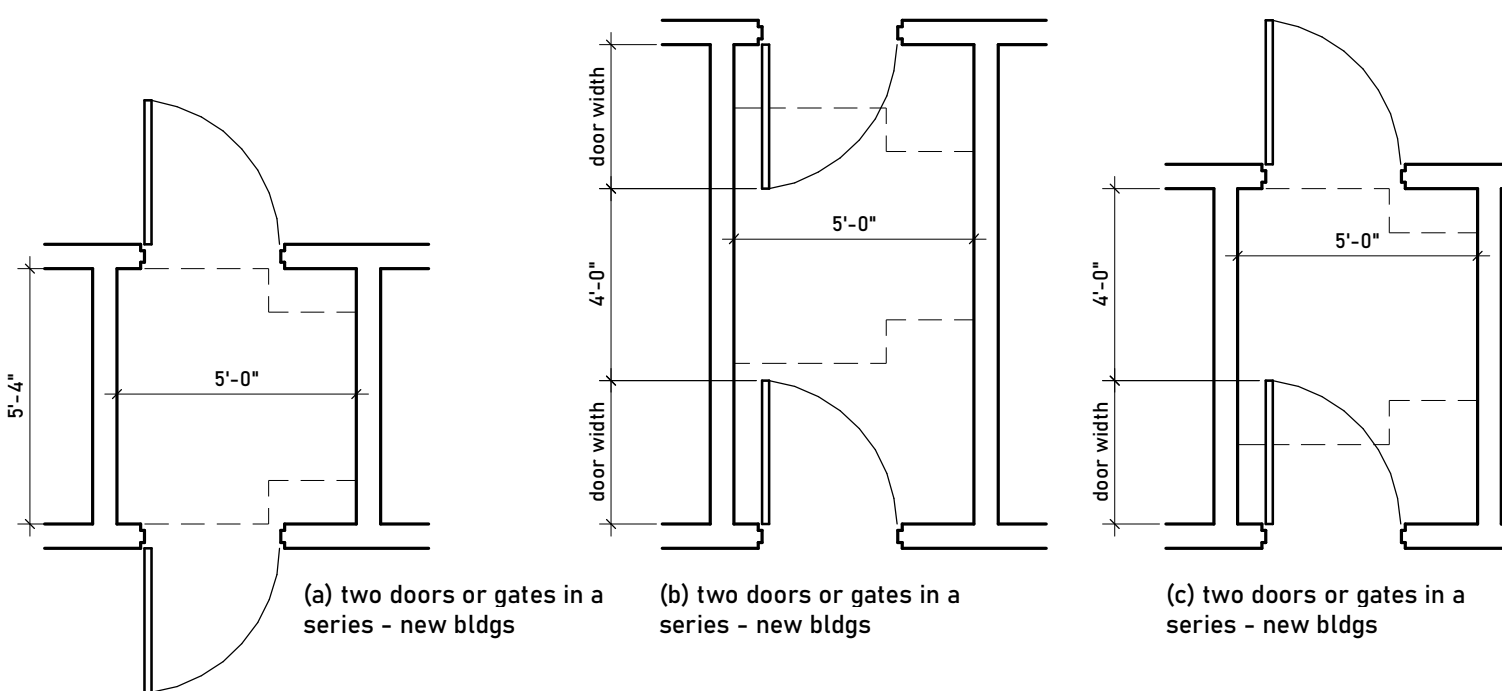
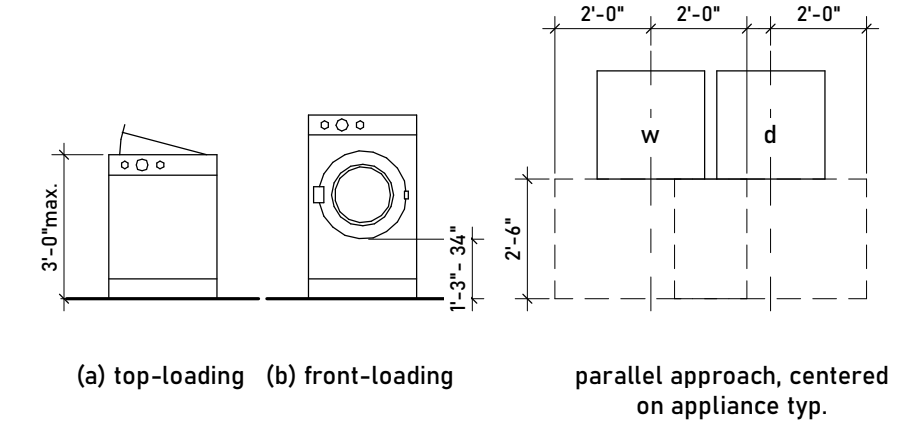
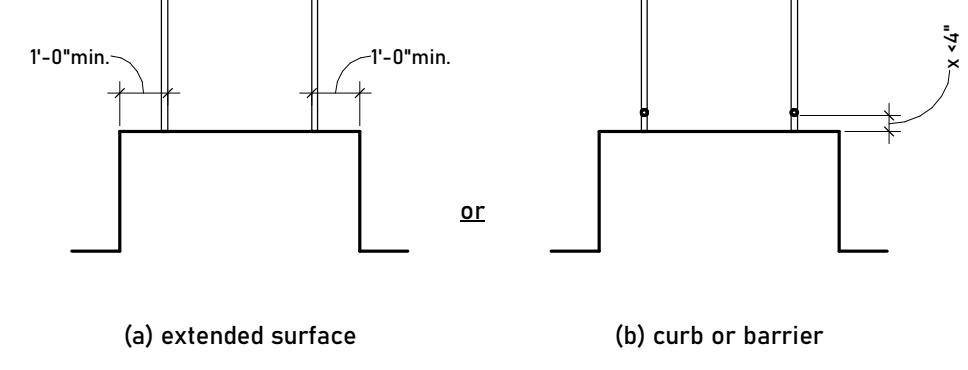
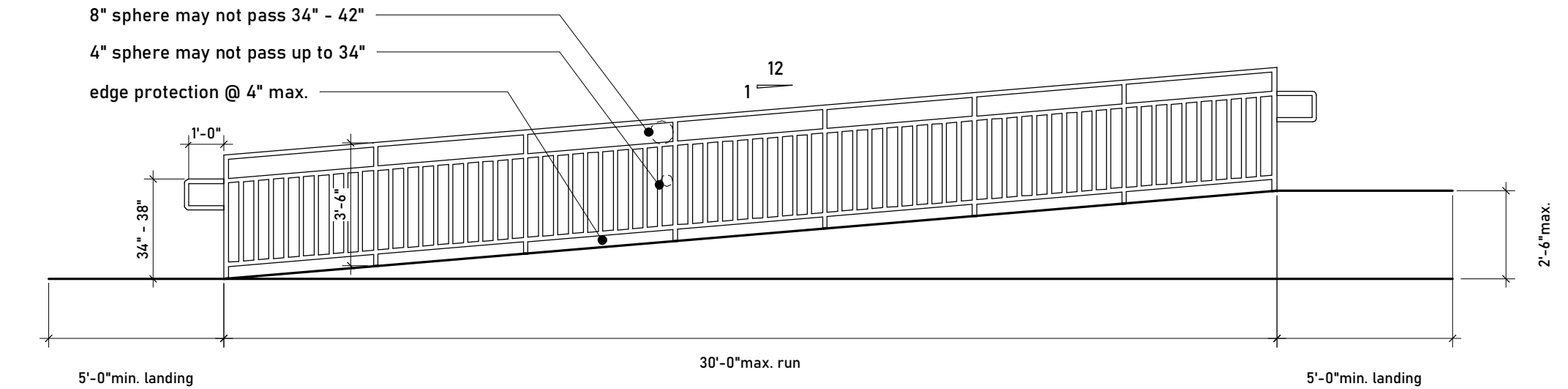
G002

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**restroom clearances**

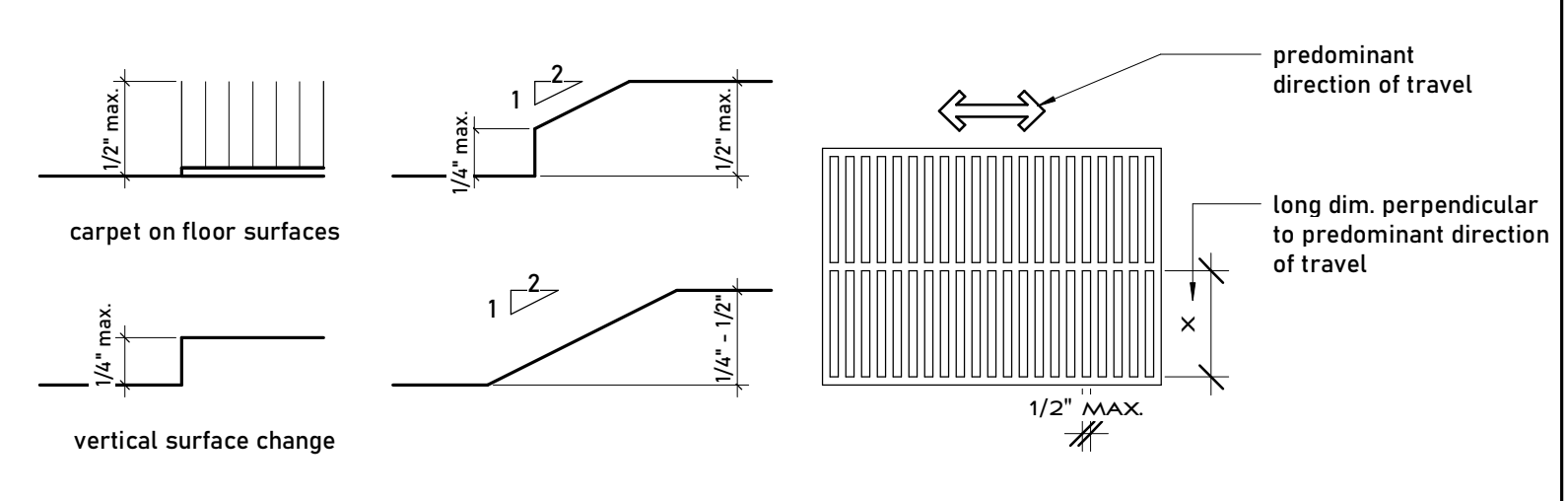
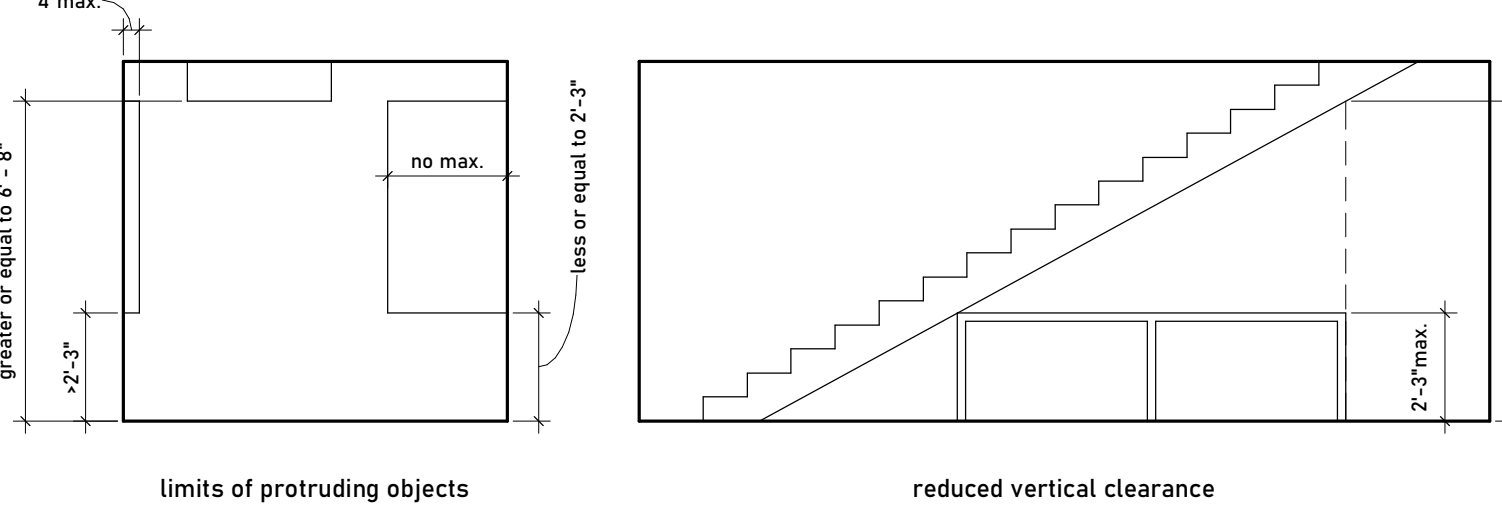
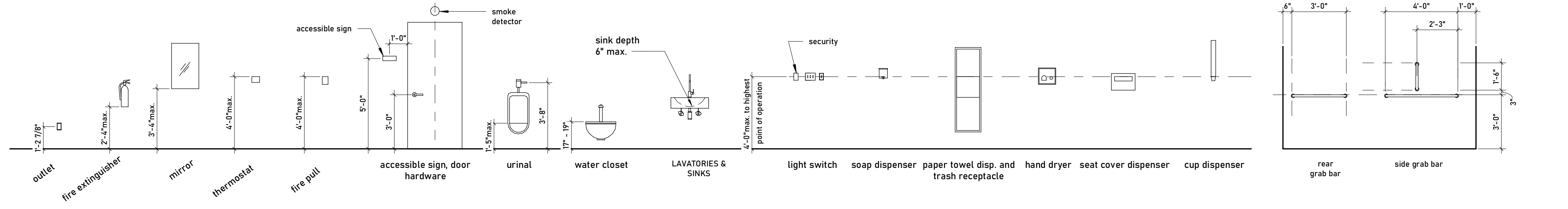
- grab bars shall be 1-1/4" to 1-1/2" in outside diameter.
- allow 1-1/2" between grab bar and finish face of adjacent wall/partition.
- provide grab bar blocking to support 250lb load applied in any direction along its length.



**typical ramp & guardrail requirements**

**ramp edge protection**

**laundry equipment**



**sales and service counters:**  
 2017 ansi a-117.1, 904.3.2 parallel approach: "a portion of the public use side of counter surface 36 inches minimum in length and 26 inches minimum to 36 inches maximum in height above the floor shall be provided where the counter surface is less than 36 inches in length, the entire counter surface shall be 36 inches maximum in height above the floor - a clear floor space positioned for a parallel approach adjacent to the accessible counter shall be provided, the space between the accessible counter surface and any projecting objects above the accessible counter shall be 12 inches minimum"  
 2017 ansi a-117.1, 904.3.3 forward approach: "a portion of the public use side of the counter surface 30 inches minimum in length and 36 inches maximum in height above the floor shall be provided - a clear floor space positioned for a forward approach to the accessible counter shall be provided, knee and toe clearance complying with section 305 shall be provided under the accessible counter, the space between the accessible counter surface and any projecting objects above the accessible counter shall be 12 inches minimum"  
 design and construction activities shall be completed in compliance with icc/ansi a-117.1 "accessible and usable buildings and facilities" as adopted by metro nashville building code administration.

**general note:**  
 the drawings on this sheet are for general reference only. these drawings should be used as diagrams for general accessibility standards only and may not necessarily apply to this specific project.

NOTE: DIAGRAMS TAKEN FROM ICC/ANSI A117.1-2017 AND 2018 IBC

CONSULTANTS:

PROJECT TITLE:  
**NASHCO TENANT SPACE**

425 W. 7TH STREET  
 COLUMBIA, TN 38401



REVISIONS:

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SHEET TITLE:  
**ACCESSIBILITY**

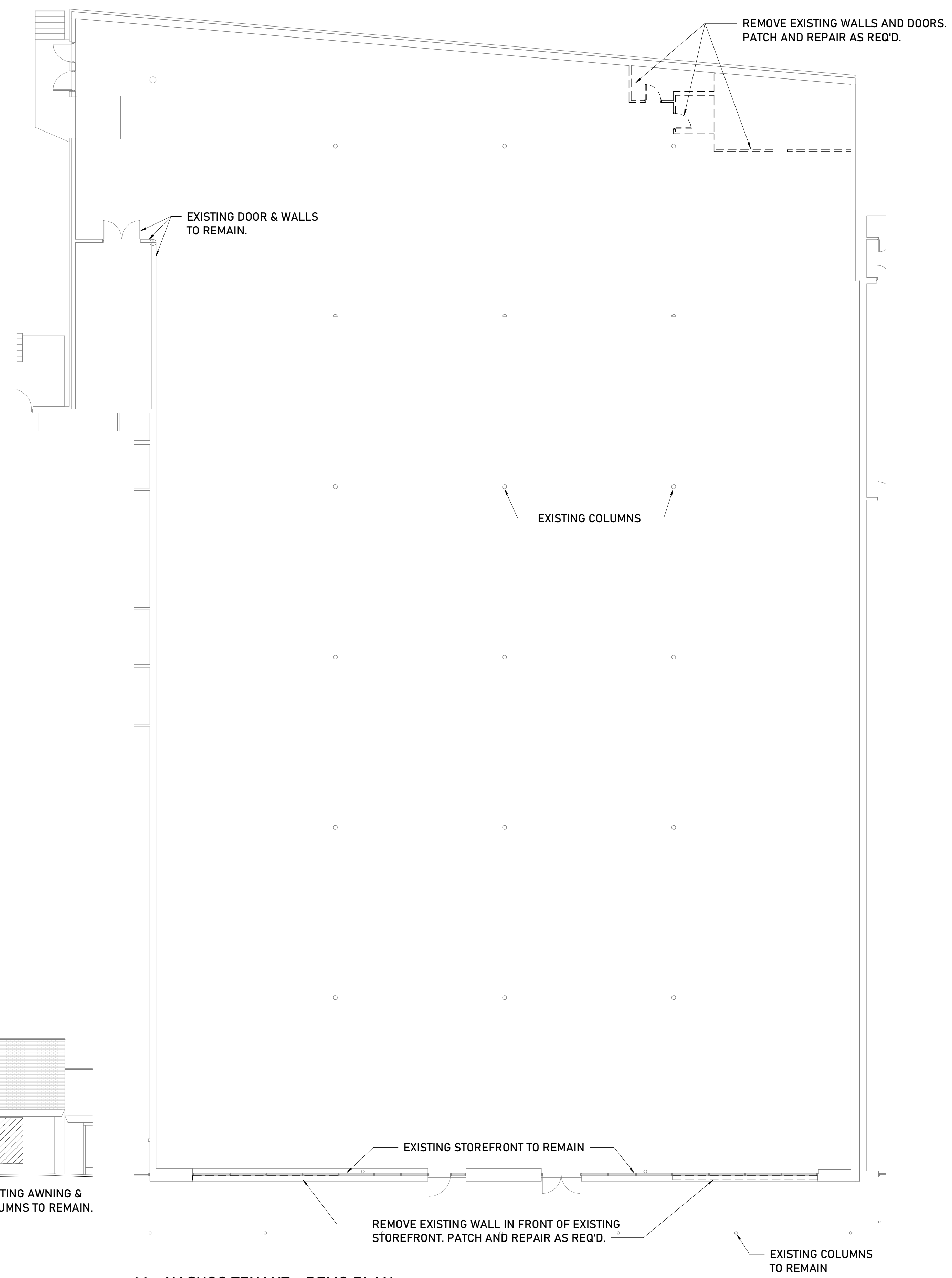
CONSTRUCTION DOCUMENTS  
 DATE: 05/12/2022  
 DRAWN BY: Author  
 PROJECT NO.: 2148

SHEET NO.:

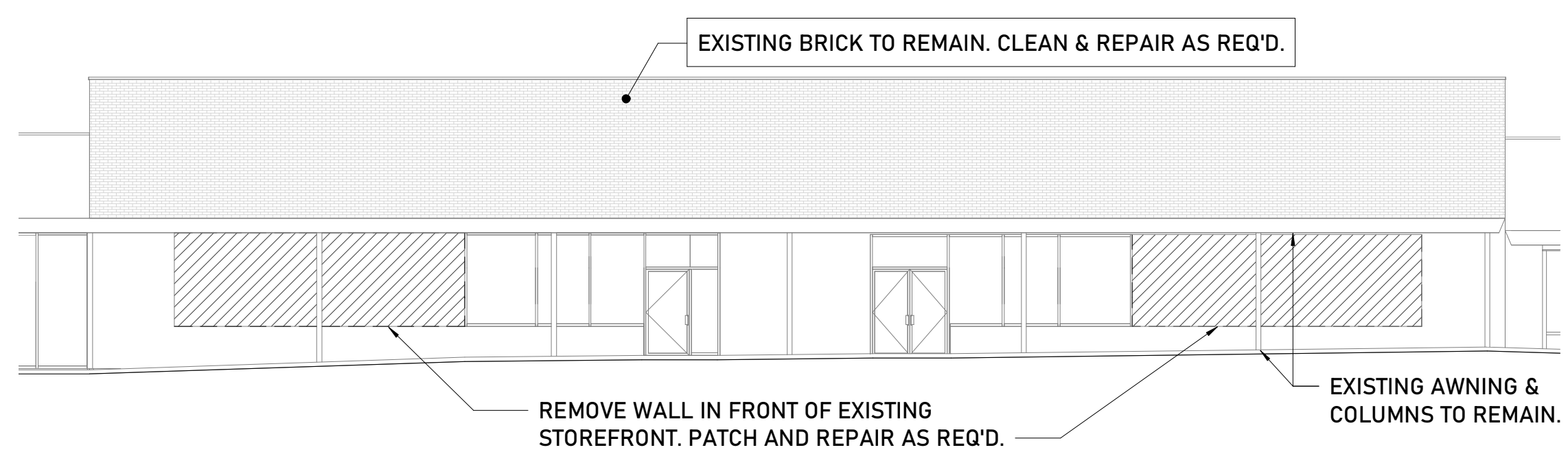
**G003**

**GENERAL NOTES - DEMOLITION**

1. THESE DRAWINGS HAVE BEEN DEVELOPED FROM RECORD DRAWINGS AND SITE VISITS. THE CONTRACTOR SHALL VERIFY THESE DRAWINGS WITH FIELD CONDITIONS AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY INCONSISTENCIES BETWEEN THE DRAWINGS AND ACTUAL CONDITIONS.
2. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY WORK DESCRIBED IN THE CONTRACT DOCUMENTS WHICH CANNOT BE PERFORMED DUE TO EXISTING FIELD CONDITIONS, EVEN THOUGH THE EXISTING CONDITIONS ARE DRAWN CORRECTLY ON THE PLANS.
3. IF EXISTING FIREPROOFING OR FIRE ASSEMBLIES TO REMAIN ARE DAMAGED DURING DEMOLITION, THEY SHALL BE REPAIRED TO MEET ORIGINAL FIRE PROTECTION REQUIREMENTS.
4. REMOVE EXISTING CONSTRUCTION AS SHOWN. TYPICAL WALL REMOVAL INCLUDES FINISHES, DOORS, DOOR FRAMES, WINDOWS AND WINDOW FRAMES, CASEWORK AND FIXTURES AS REQUIRED. REPAIR HOLES IN FLOORS OR EXISTING WALLS TO REMAIN. PATCH ADJOINING WALLS, FLOOR, AND DECK, AND PREPARE TO RECEIVE NEW FINISH PER SCHEDULE OR PATCH TO MATCH EXISTING CONDITIONS. CMU PATCH WORK SHALL MATCH EXISTING TYPE AND IS TO BE TOOTHED IN TO EXISTING CMU.
5. DEMOLITION OF THE WORK SHALL BE EXECUTED IN CONFORMANCE WITH APPLICABLE BUILDING CODES AND REGULATIONS.
6. DURING DEMOLITION, THE CONTRACTOR SHALL BRACE AND SUPPORT ALL EXISTING STRUCTURES AS NEEDED. JOB SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
7. CONTRACTOR SHALL NOT CUT STRUCTURAL WORK IN A MANNER RESULTING IN A REDUCTION OF LOAD CARRYING CAPACITY. NOTIFY ARCHITECT OF ALL STRUCTURAL CUTS PRIOR TO EXECUTION.
8. THE BUILDING ENVELOPE SHALL BE MAINTAINED IN A WATERTIGHT CONDITION AT ALL TIMES.
9. USE MEANS NECESSARY TO PREVENT DUST FROM BECOMING A NUISANCE TO THE PUBLIC, TO NEIGHBORS AND TO OTHER WORK BEING PERFORMED ON OR NEAR THE SITE.
10. IN THE EVENT OF DEMOLITION OF ITEMS NOT SCHEDULED TO BE DEMOLISHED, PROMPTLY REPLACE SUCH ITEMS TO THE APPROVAL OF THE ARCHITECT AND AT NO ADDITIONAL COST TO THE OWNER.
11. CONTRACTOR SHALL COORDINATE THE UNAVOIDABLE DISRUPTION OF PLUMBING SERVICE WITH THE OWNER'S REPRESENTATIVE WHEN THE PIPING TO BE DEMOLISHED IS DISCONNECTED FROM THE EXISTING PLUMBING SERVICE LINES, WHICH SHALL REMAIN.
12. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK.
13. THESE DEMOLITION DOCUMENTS ANTICIPATE THAT NO ASBESTOS WILL BE ENCOUNTERED. IN THE EVENT ASBESTOS IS ENCOUNTERED, NOTIFY THE ARCHITECT IMMEDIATELY.
14. REPAIR DAMAGE AND REPLACE REMOVED SURFACE MATERIALS TO MATCH ADJACENT SURFACES IN FLOORS, WALLS AND CEILINGS, ETC. TO REMAIN. PATCH ADJOINING WALLS, FLOOR AND DECK, AND PREPARE FOR NEW FINISH PER FINISH SCHEDULE OR PATCH TO MATCH EXISTING CONDITIONS. CMU PATCH WORK SHALL MATCH EXISTING TYPE AND IS TO BE TOOTHED IN TO EXISTING CMU.
15. DEMOLISHED MATERIAL, NOT OTHERWISE DESIGNATED BY THE DRAWINGS OR OWNER'S REPRESENTATIVE, SHALL BE CONSIDERED PROPERTY OF THE CONTRACTOR AND SHALL BE COMPLETELY REMOVED FROM THE JOB SITE AND DISPOSED OF IN A LAWFUL MANNER. CONTRACTOR SHALL COORDINATE WITH OWNER'S REPRESENTATIVE.
16. WHEN REMOVING EXISTING FLOOR MATERIALS, CLEAN FLOOR TO SLAB, REMOVE ALL GLUE ETC. TO SLAB OR SUBFLOOR, EXCEPT AS NOTED. FULFILL MANUFACTURER'S SPECIFICATIONS FOR FLOOR PREP FOR INSTALLATION OF THEIR PRODUCT WHERE NEW MATERIALS ARE BEING INSTALLED.
17. NOTIFY THE ARCHITECT OF ANY UNFORSEEN CONDITIONS THAT ARE EXPOSED OR DISCOVERED AS EXISTING CONDITIONS ARE EXPOSED.
18. RECYCLE OR DONATE CONSTRUCTION MATERIAL, EQUIPMENT, OR CASEWORK BEING REMOVED FROM SITE AS MUCH AS IS REASONABLY POSSIBLE.



**1 NASHCO TENANT - DEMO PLAN**  
3/32" = 1'-0"



**2 NASHCO TENANT - FRONT DEMO ELEVATION**  
3/32" = 1'-0"

CONSULTANTS:

PROJECT TITLE:  
**NASHCO TENANT  
SPACE**

425 W. 7TH STREET  
COLUMBIA, TN 38401



REVISIONS:

NO.	DATE	DESCRIPTION

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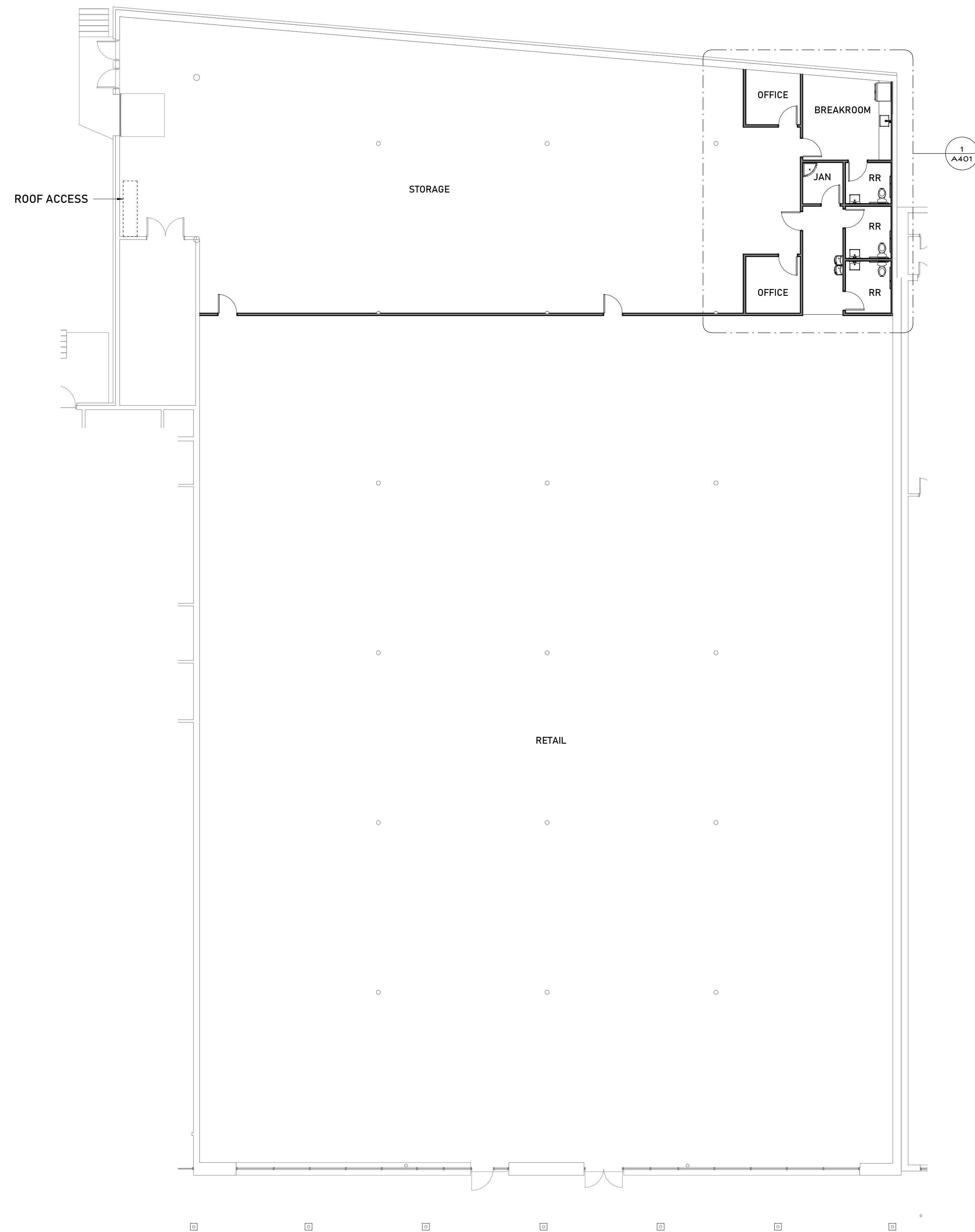
SHEET TITLE:  
**NASHCO  
TENANT - DEMO  
PLANS**

CONSTRUCTION DOCUMENTS

DATE: 05/12/2022  
DRAWN BY: Author  
PROJECT NO.: 2148

SHEET NO.:

**A101**



**FLOOR PLAN GENERAL NOTES**

- CONTRACTOR SHALL VERIFY AND/OR OBSERVE ALL DIMENSIONS AND EXISTING CONDITIONS AND EVALUATE OVERALL STRUCTURAL INTEGRITY PRIOR TO DEMOLITION OR NEW CONSTRUCTION. ALL WORK SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS (IF PROVIDED). THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY VARIANCES, INACCURACIES, DISCREPANCIES, INCONSISTENCIES, OR CONFLICTS. TOLERANCES SHALL BE ASSUMED TO APPLY TO ALL DIMENSIONS RELATING TO EXISTING CONDITIONS. ALL OTHER DIMENSIONS AND THE OVERALL DESIGN INTENT SHALL BE EVALUATED AND CONFIRMED BASED ON THE EXISTING STRUCTURE.
- ALL DIMENSIONS ARE TO FACE OF STUD FOR NEW WALLS. ALL DIMENSIONS OFF OF EXISTING WALLS ARE FROM FACE OF FINISHED WALL (UNLESS NOTED OTHERWISE).
- USE 5/8" WATER RESISTANT GYP. BD. ON ALL WET WALLS, UNO.
- COORDINATE ALL WINDOW AND DOOR SELECTIONS W/ OWNER AND/OR ARCHITECT INCLUDING, BUT NOT LIMITED TO: MANUFACTURER, TYPE, STYLE, MATERIAL(S), FINISH, ENERGY EFFICIENCY, MUNTIN/LITE PATTERN, AND HARDWARE. VERIFY AND COORDINATE ALL UNIT SIZES, HEAD AND SILL HEIGHTS, AND ROUGH OPENING DIMENSIONS. COORDINATE AND INSTALL BRICK MOLD, EXTERIOR CASING, INTERIOR TRIM, SHUTTERS, DECORATIVE ELEMENTS, ETC. AS APPLICABLE. SEE ELEVATIONS. COORDINATE REPLACEMENT AND/OR REFURBISHMENT OF EXISTING WINDOWS IN EXISTING OPENINGS AS APPLICABLE. VERIFY ALL SIZES. INSTALL AS PER MANUFACTURER'S REQUIREMENTS.
- PER FIRE MARSHALL REVIEW, BUILDING IS PERMITTED TO REMAIN UNSPRINKLERED AS LONG AS MATTRESS STORAGE IS LIMITED TO A 6'-0" MAXIMUM HEIGHT.

**1** NASHCO TENANT - FLOOR PLAN  
3/32" = 1'-0"

CONSULTANTS:

PROJECT TITLE:  
**NASHCO TENANT  
SPACE**

425 W. 7TH STREET  
COLUMBIA, TN 38401



REVISIONS:

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SHEET TITLE:

**NASHCO  
TENANT -  
FLOOR PLAN**

CONSTRUCTION DOCUMENTS

DATE: 05/12/2022

DRAWN BY: Author

PROJECT NO.: 2148

SHEET NO.:

**A102**

CONSULTANTS:

PROJECT TITLE:  
**NASHCO TENANT  
SPACE**

435 W. 7TH STREET  
COLUMBIA, TN 38401



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SHEET TITLE:  
**NASHCO FRONT  
EXTERIOR  
ELEVATION**

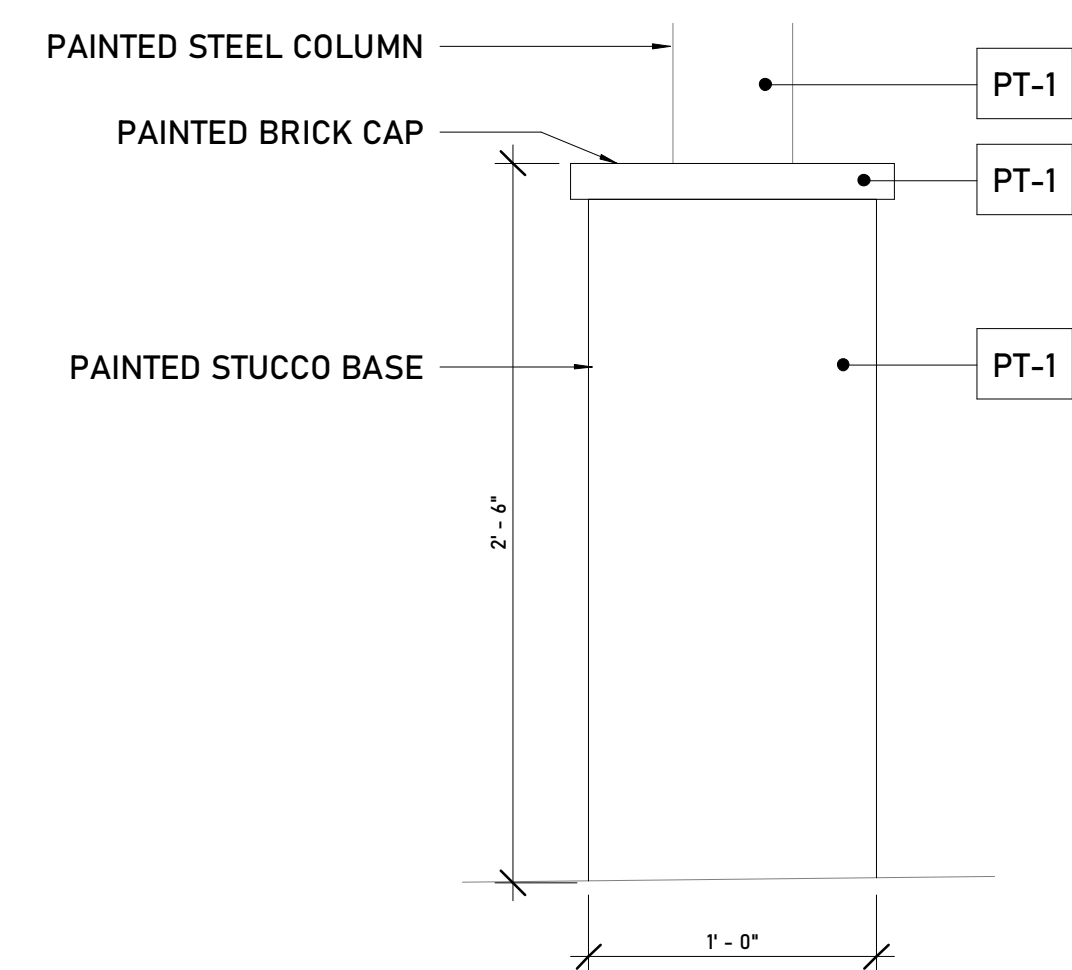
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DATE: 05/12/2022  
DRAWN BY: Author  
PROJECT NO.: 2148

SHEET NO.:  
**A201**

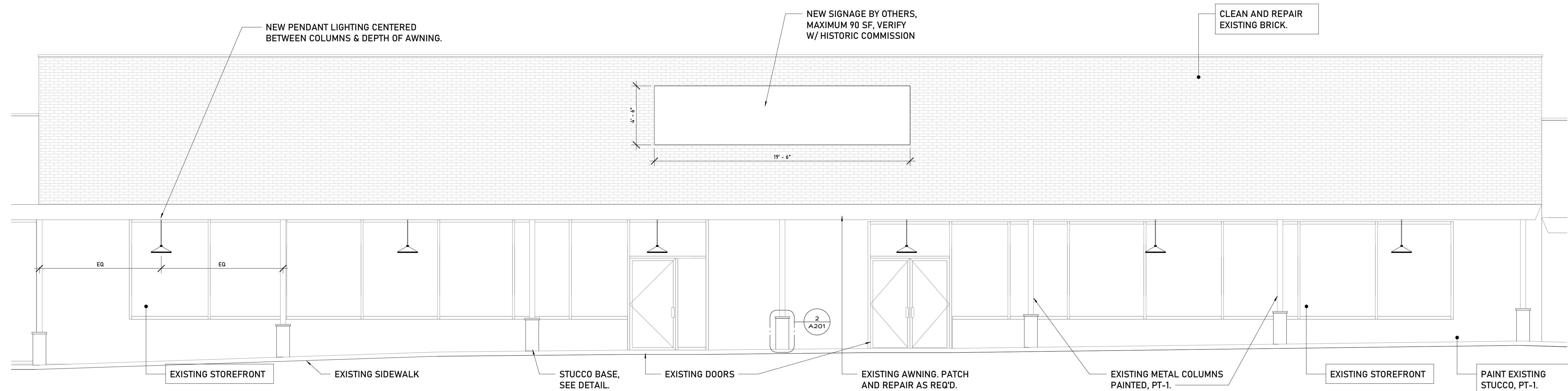
**GENERAL NOTES - EXT ELVES**

- EXTERIOR ELEVATIONS MAY NOT BE VISUALLY REPRESENTATIVE OF ACTUAL SITE CONDITIONS. VERIFY AND COORDINATE ALL DRAWINGS W/ GRADING IN FIELD.
- CONTRACTOR SHALL VERIFY AND/OR OBSERVE ALL DIMENSIONS AND EXISTING CONDITIONS AND EVALUATE OVERALL STRUCTURAL INTEGRITY PRIOR TO DEMOLITION OR NEW CONSTRUCTION. ALL WORK SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS (IF PROVIDED). THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY VARIANCES, INACCURACIES, DISCREPANCIES, INCONSISTENCIES, OR CONFLICTS. TOLERANCES SHALL BE ASSUMED TO APPLY TO ALL DIMENSIONS RELATING TO EXISTING CONDITIONS. ALL OTHER DIMENSIONS AND THE OVERALL DESIGN INTENT SHALL BE EVALUATED AND CONFIRMED BASED ON THE EXISTING STRUCTURE.
- ALL EAVES, FASCIA BOARDS, AND GUTTERS ARE TO ALIGN AS ILLUSTRATED ON EXTERIOR ELEVATIONS. OBSERVE AND COORDINATE FRAMING CONDITIONS PRIOR TO CONSTRUCTION. BEARING HEIGHTS AND FRAMING CONNECTIONS SHOULD BE COORDINATED TO FACILITATE EAVE ALIGNMENTS, ETC. STRUCTURAL ROOF FRAMING IS ASSUMED TO BE 2X DIMENSIONAL LUMBER UNLESS NOTED OTHERWISE OR DETAILS. ACTUAL CONDITIONS MAY DEVIATE SLIGHTLY FROM THE CALCULATED, ASSUMED, AND EXPRESSED EXTERIOR REPRESENTATIONS BASED ON ACTUAL FRAMING METHODS, LUMBER DIMENSIONS, AND BEARING HEIGHTS. EVALUATE CONDITIONS AT CRITICAL LOCATIONS PRIOR TO COMPLETION OF FRAMING. COORDINATE W/ OWNER AND/OR ARCHITECT.
- COORDINATE ALL WINDOW AND DOOR SELECTIONS W/ OWNER AND/OR ARCHITECT INCLUDING, BUT NOT LIMITED TO: MANUFACTURER, TYPE, STYLE, MATERIAL(S), FINISH, ENERGY EFFICIENCY, MUNTIN/LITE PATTERN AND HARDWARE. VERIFY AND COORDINATE ALL UNIT SIZES, HEAD AND SILL HEIGHTS, AND ROUGH OPENING DIMENSIONS. COORDINATE AND INSTALL BRICK MOLD, EXTERIOR CASING, INTERIOR TRIM, SHUTTERS, DECORATIVE ELEMENTS, ETC. AS APPLICABLE. SEE ELEVATIONS. COORDINATE REPLACEMENT AND/OR REFURBISHMENT OF EXISTING WINDOWS IN EXISTING OPENINGS AS APPLICABLE. VERIFY ALL SIZES. INSTALL AS PER MANUFACTURER'S REQUIREMENTS. COORDINATE REQUIRED WINDOW SIZES IN FIELD BASED ON WINDOW MANUFACTURER, ETC. ALL SPECIFIED SIZES CORRESPOND TO STANDARD WINDOW UNITS AND ARE PROVIDED SOLELY FOR PLANNING, CLARITY, AND UNIFORMITY.
- COORDINATE DRIVEWAY, SIDEWALKS, REQUIRED RETAINING WALLS, ALL LANDSCAPE AND HARDSCAPE ELEMENTS, AND ALL OTHER SITE IMPROVEMENTS W/ OWNER AND ARCHITECT. OBSERVE AND VERIFY ALL EXISTING SITE CONDITIONS AND COORDINATE GRADING IN FIELD BASED ON EXISTING AND PROPOSED ELEVATIONS. GRADES AND ALL SITE ELEMENTS ON ARCHITECTURAL PLANS ARE ONLY REPRESENTATIONAL.

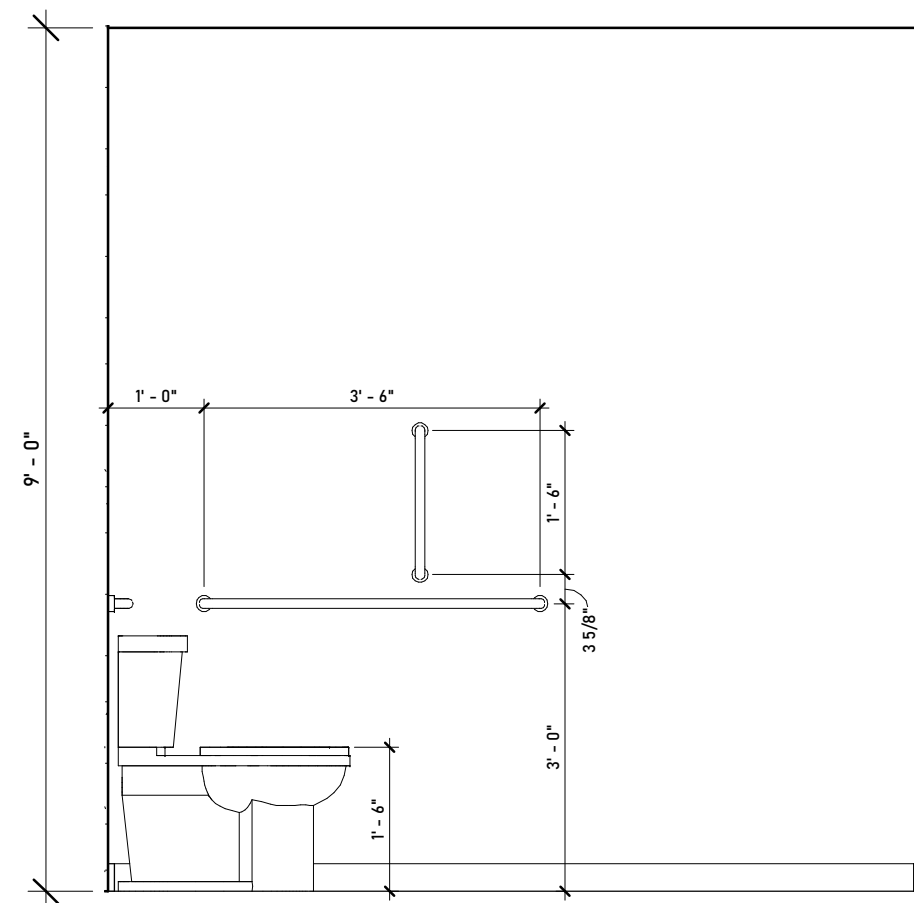
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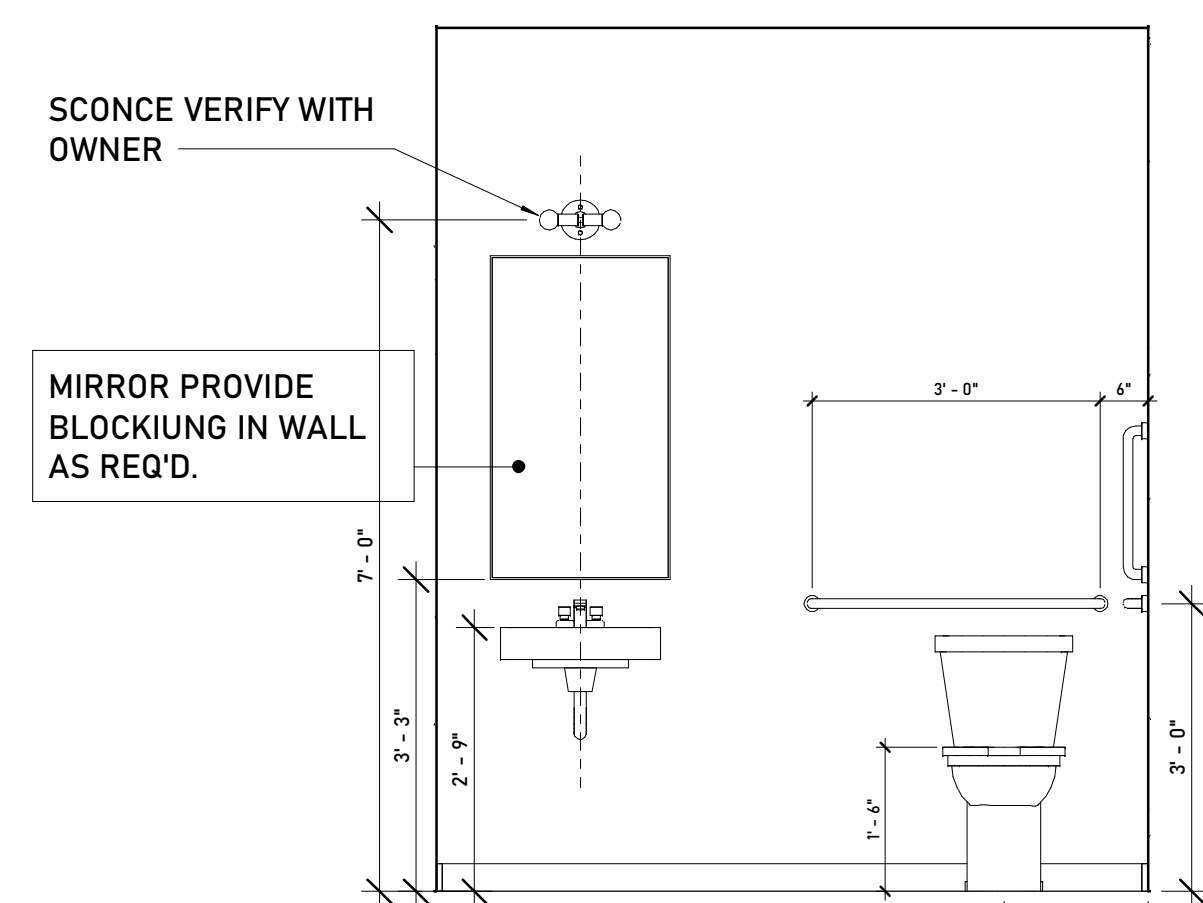
**2** STUCCO BASE - DETAIL VIEW  
1 1/2" = 1'-0"



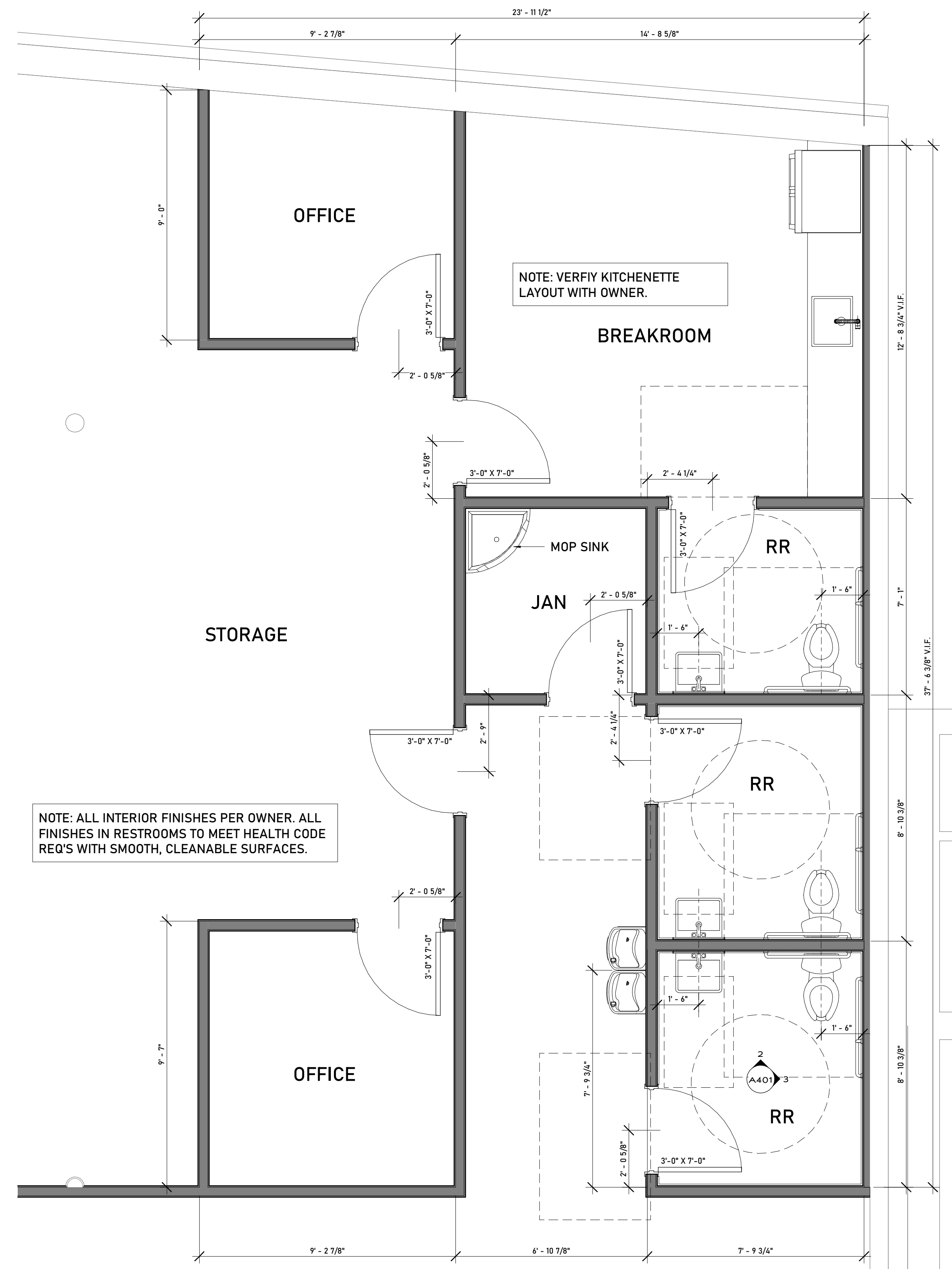
**1** NASHCO TENANT - FRONT ELEVATION  
1/4" = 1'-0"



3 INT ELEV - TYP. ADA RR B  
1/2" = 1'-0"



2 INT ELEV - TYP. ADA RR A  
1/2" = 1'-0"



1 NASHCO TENANT - ENLARGED PLAN  
3/8" = 1'-0"

CONSULTANTS:

PROJECT TITLE:  
**NASHCO TENANT  
SPACE**

425 W. 7TH STREET  
COLUMBIA, TN 38401



REVISIONS:

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SHEET TITLE:  
**NASHCO ENLARGED  
PLAN &  
INTERIOR  
ELEVATIONS**

CONSTRUCTION DOCUMENTS

DATE: 05/12/2022

DRAWN BY: Author

PROJECT NO.: 2148

SHEET NO.:

**A401**



CITY OF COLUMBIA TENNESSEE  
 HISTORIC ZONING COMMISSION  
 STAFF REPORT

CONTACT INFORMATION

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

DOCKET/CASE/APPLICATION  
 NUMBER

**22-0147**

APPLICANT/PROPERTY OWNER

**Evers Construction/Maybe Holdings**

HEARING DATE

**N/A**

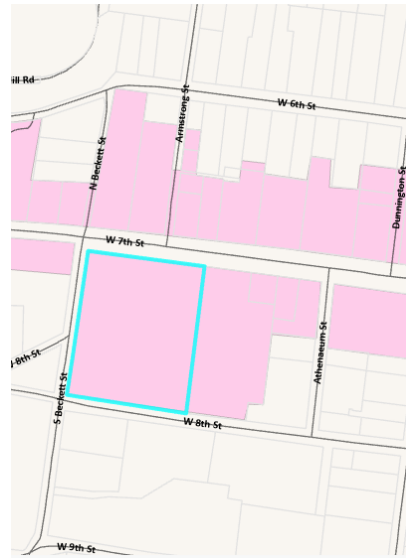
PROPERTY ADDRESS/LOCATION

**425 W 7<sup>th</sup> Street**

**PROJECT DESCRIPTION: Certificate of Appropriateness**

The applicant requests a Certificate of Appropriateness to remove framing and exterior stucco in order to reopen storefront windows on the building façade. The structure is non-contributing commercial building built in 1960 as a the Columbia Shopping Center. The property is a classic mid-century shopping center that originally housed a Kroger, W.T Grant, and the HG Hill Store. The building is now partially vacant with the Columbia Foodland grocery store as anchor tenant.

The proposed façade modification is the first part of a larger renovation of the property.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
MCD (Mixed Use Commercial District)	Retail Sales & Services	MCD/R-6 Retail/Residential	Renovation of Existing Façade	West 7 <sup>th</sup>

STAFF RECOMMENDATION

**APPROVE**

APPROVE WITH CONDITIONS

DENY

DEFER

**Review Status and History:**

*Submission Status:* First request for a CoA associated with this space.

*Previous Approvals:* N/A

*1984 Historic Inventory:* N/A



## Proposed Alterations

The applicant proposes to renovate the existing commercial building in order to accommodate a new retail tenant.

- Repaint the existing exterior.
- Remove stucco covering original storefront windows.
- Add pedant lighting under the existing canopy.
- Wrap the base of existing canopy columns with stucco to match the building exterior.

## Historic District Design Guidelines Referenced:

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

5.12 When Necessary due to absence, total loss, or advanced deterioration, reconstruct storefronts to be compatible with the building and district.

- a. Where a historic storefront is deteriorated beyond repair, new storefronts compatible with the original in scale, profile, composition, transparency, and visual character shall be used.
- b. Where a historic storefront is missing, compatible new designs shall be based on physical or documentary evidence. In the absence of sufficient evidence, a design with simple detailing and traditional storefront elements shall be used. Designs shall employ a predominately glass storefront to maintain a degree of transparency compatible with historic precedents in the district, and storefront entrances shall be placed in traditional locations.
- c. Reconstructed or new storefronts shall be comprised of materials that are visually and structurally compatible with traditional storefronts in the district. Unpainted wood surfaces and bright metallic finishes are not appropriate unless historically present or consistent with the visual character and age of the building.

## Staff Comment:

- The proposed renovation is limited to reopening the storefront façade and making minor cosmetic improvements. This will reduce the level of nonconformity with the Guidelines and prepare the property for more extensive improvements.
- Staff has held pre-application meetings with architects who are preparing a more extensive renovation proposal. The Commission will have the opportunity to review any additional scope of work when the property owner requests a CoA.
- The materials submitted by the applicant show spaces reserved on the façade for signage. Any signage will require a separate CoA.



## Recommendation

### Approve

#### Recommended Motion:

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

#### Alternative Motions:

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

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

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

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

##### Alternative Motion [Deny]:

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

CERTIFICATE OF APPROPRIATENESS APPLICATION  
HISTORIC ZONING COMMISSION

APPLICANT

NAME	Ben Sanders	PHONE	931-797-7561
ADDRESS	814 W. 7 <sup>th</sup> Street	EMAIL	BenjaminPaul.Sanders@gmail.com

PROPERTY OWNER - Same

NAME		PHONE	
ADDRESS		EMAIL	

PROJECT INFORMATION: WORK SPECIFIC

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

PROJECT INFORMATION	
ADDRESS:	814 W. 7 <sup>th</sup> Street
SQUARE FOOTAGE OF PROPOSED ADDITIONS/NEW CONSTRUCTION :	EXISTING: <u>0</u> ft <sup>2</sup> PROPOSED: <u>432</u> ft <sup>2</sup>
HEIGHT OF STRUCTURE FOR ADDITIONS/NEW CONSTRUCTION :	EXISTING: <u>0</u> ft PROPOSED: <u>12</u> ft
SQUARE FOOTAGE OF PROPOSED SIGNAGE	

PROJECT INFORMATION: DESCRIPTION & SCOPE OF PROJECT
DESCRIBE PROPOSED PROJECT(S) AND LIST ALL PROPOSED MATERIALS. ATTACH ADDITIONAL SHEETS IF NECESSARY: - Addition of gabled roof to create covered patio /carport. - Concrete base addition for footprint of patio /carport - Materials will be commensurate with existing structure [This was previously approved by the HZC but the COA expired]

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

Ben Sanders  
APPLICANT NAME

[Signature]  
APPLICANT SIGNATURE

6-13-2022  
DATE

Ben Sanders  
PROPERTY OWNER NAME

[Signature]  
PROPERTY OWNER SIGNATURE

6-13-2022  
DATE

STAFF USE ONLY

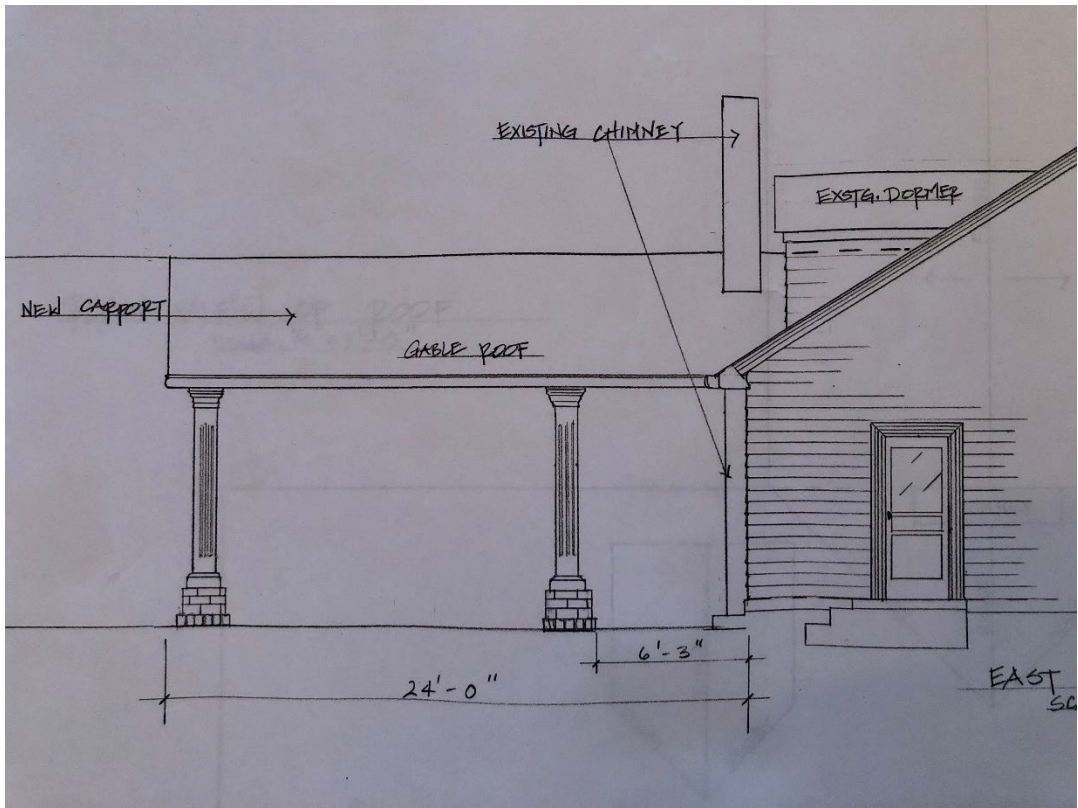
DOCKET NO.	
RECEIPT NO.	

FEE PAID	
REQUESTED AGENDA	

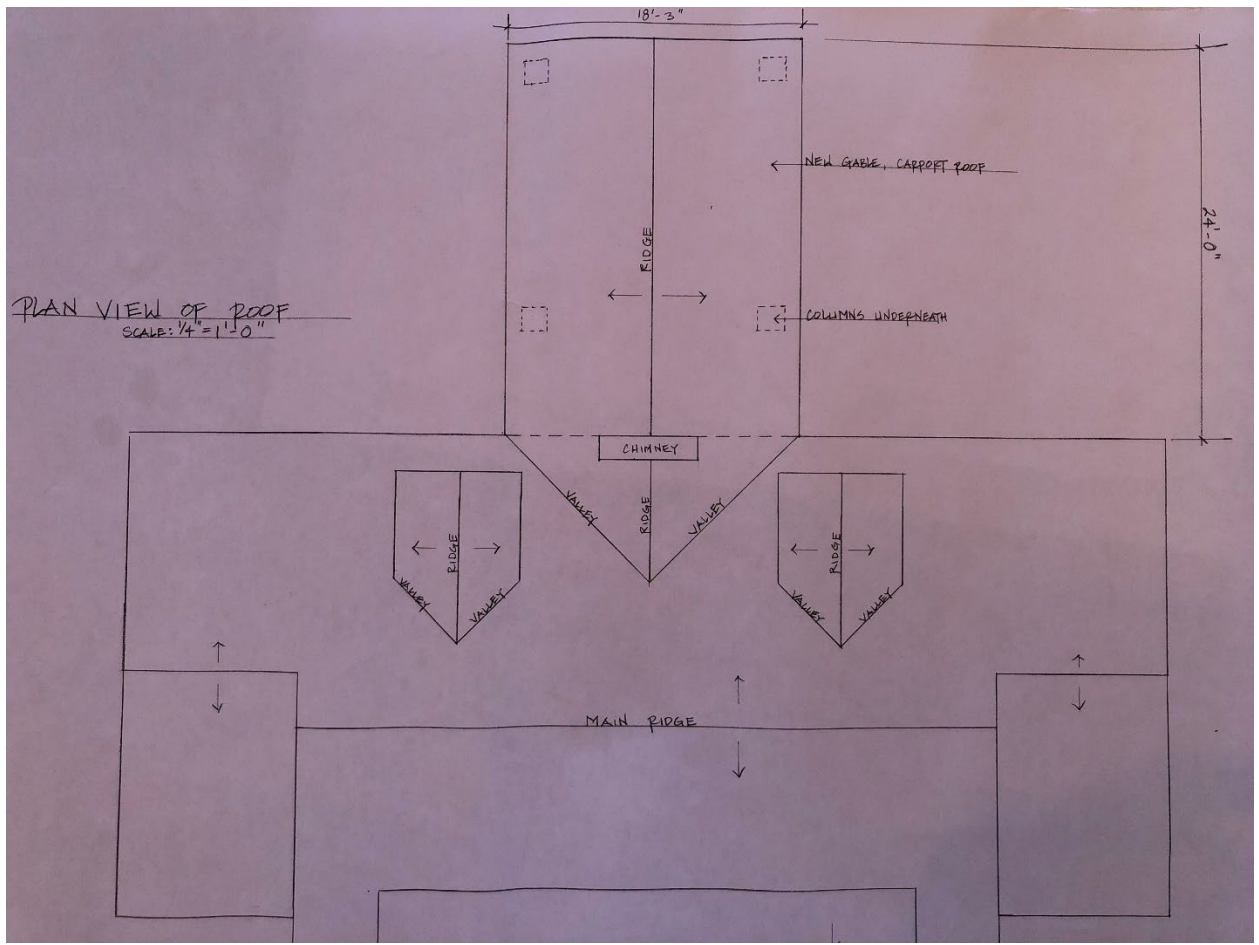
DATE NOTICES SENT TO ADJACENT PROPERTY OWNERS	
DATE OF PUBLIC NOTICES IN DAILY HERALD	

COMMISSION ACTION	
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PLAN VIEW OF ROOF  
SCALE: 1/4" = 1'-0"



**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 22-0165**

APPLICANT/PROPERTY OWNER

**Ben Sanders**

HEARING DATE

**N/A**

PROPERTY ADDRESS/LOCATION

**814 W 7th Street**

**PROJECT DESCRIPTION:**

This Certificate of Appropriateness request is for the placement of a rear 24 X 18 gable style carport accented by squared composite columns with a stone base. The gable will be clad in a fiber cement board in closely matching the primary materials of the structure.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
R-6	Single-Family Residential	Single-Family Residential	Exterior Modifications (Rear Carport Addition)	Columbia West End (7th Street)

STAFF RECOMMENDATION

**APPROVE**

APPROVE WITH CONDITIONS

DENY

**Review Status and History:**

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

*Previous Approvals:* This request was previously approved, however has an expired COA.

*1984 Historic Inventory:* **814 West 7th Street.** Not Listed in Inventory. Maury County tax records indicates this home as being built in 1948. **Non-Contributing Status.**



## 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. Construction of 24 X 18 rear carport addition.**

## Historic District Design Guidelines Referenced:

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

### **Item 1. Construction of rear 24 X 18 carport addition.**

Additions shall be located on the rear elevation or at the rear of secondary elevations to minimize their appearance from the right-of-way.

*Proposed addition is located at a rear elevation and has a minimized appearance from the primary right-of-way (7th Street).*

b. Additions shall be located so that they do not damage, obscure, or require removal of character defining features of the original building.

*Proposed addition does not obscure character defining features of the original building.*

c. Additions shall be located to maintain a setback consistent with the character of the district. Additions shall not substantially alter the relationship of open to occupied space on a lot. Original buildings shall be maintained as the primary dwelling. Reorienting a building to use the addition as the primary entry is not appropriate.

*Proposed addition conforms to setbacks and will not be reoriented to be the primary entry of the building. This addition will be an attached open-air carport.*

b. Additions shall be compatible with the size, scale, setback, and massing of the original building. Additions shall be visually compatible with and subordinate to the original building.

*The addition is built with a compatible scale and size to the original home utilizing a gable roof design with fiber cement board cladding and squared composite columns.*

Additions shall be scaled so that they do not visually diminish the original building. Additions that exceed 1/3 of a building's existing square footage shall be avoided.



CITY OF COLUMBIA TENNESSEE  
HISTORIC ZONING COMMISSION  
STAFF REPORT

*This proposed addition does not exceed 1/3 of the building's square footage.*

d. Additions shall have a roof shape, pitch, and complexity compatible with that of the original building.

*The proposed addition utilized a similar roof pitch with a gable end cap and hipped style roof.*

e. Simplified designs that take visual cues from the character of the original building are most appropriate. Excessive ornamentation and duplicating original details shall be avoided.

*The proposed rear addition does not have excessive ornamentation or duplicate original designs.*

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

*The proposed addition utilizes a fiber cement board cladding and will be painted white to match the cladding of the existing structure.*

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

*This proposed addition is open and does not utilized window openings or doors. This proposed addition utilizes squared composite columns that mimic the style of columns on the front elevation in a classic design with a defined cornice.*

**Alternative Motions:**

**Alternative Motion [Approve]:**

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

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

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

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

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

**Alternative Motion [Deny]:**

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



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

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

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

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

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

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

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

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

**HISTORIC DISTRICT DESIGN GUIDELINES**

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

**REQUIRED APPLICATION SUPPORTING MATERIALS**

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

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

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

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

CERTIFICATE OF APPROPRIATENESS APPLICATION  
HISTORIC ZONING COMMISSION

APPLICANT

NAME	Hallmark Homes, LLC	PHONE	615 613 5352
ADDRESS	840 Cranford Hollow Rd	EMAIL	Earwood6995@gmail.com

PROPERTY OWNER

NAME	Wm & Rebecca Holladay	PHONE	615-947-0757
ADDRESS	513 Antebellum Ct Franklin	EMAIL	docholladaymusi.c@outlook.com

PROJECT INFORMATION: WORK SPECIFIC

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

PROJECT INFORMATION	
ADDRESS:	Charles Place lot 8
SQUARE FOOTAGE OF PROPOSED ADDITIONS/NEW CONSTRUCTION :	EXISTING: _____ ft <sup>2</sup> PROPOSED: <u>2353</u> ft <sup>2</sup>
HEIGHT OF STRUCTURE FOR ADDITIONS/NEW CONSTRUCTION :	EXISTING: _____ ft      PROPOSED: <u>30</u> ft
SQUARE FOOTAGE OF PROPOSED SIGNAGE	

PROJECT INFORMATION: DESCRIPTION & SCOPE OF PROJECT
DESCRIBE PROPOSED PROJECT(S) AND LIST ALL PROPOSED MATERIALS. ATTACH ADDITIONAL SHEETS IF NECESSARY:
<p>Single family home      2 story</p> <p>Brick &amp; concrete composition siding (Hardie Board)</p> <p>MiraTEC trim, wood windows</p> <p>Aluminum gutters</p> <p>Wood front doors &amp; handrails</p>

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

Hallmark Homes, LLC      Linda Edward Manker      6/17/2022

APPLICANT NAME                                  APPLICANT SIGNATURE                                  DATE

William D Holladay      [Signature]      6-17-22

PROPERTY OWNER NAME                                  PROPERTY OWNER SIGNATURE                                  DATE

**STAFF USE ONLY**

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



840 Cranford Hollow Road \* Columbia, TN \* Jerry Earwood \* 615-613-5352

## Scope of Work – Charles Place Lot #8

This home will be constructed by Jerry Earwood of Hallmark Homes, LLC, a 40+ year veteran to the residential construction industry. The home will be located in Columbia, TN . The home will be a ranch style, 2353 total heated square feet, with partial 2<sup>nd</sup> floor with a bonus room, bath and 4<sup>th</sup> bedroom.

The homes exterior will be brick and concrete composite siding (hardie board) with a composition shingle roof (architectural design style). MiraTEC trim, wood windows, aluminum gutters and wood front door and handrails.

The interior will be engineered flooring with tile flooring in the ‘wet’ areas (bathrooms/laundry). The large kitchen will have granite tops, stainless steel appliances (stove/oven, microwave and dishwasher) and cabinets. The home has a great room, kitchen with walk in pantry and a dining room that is open space design. There is a laundry room and coat closet. The home is a split floorplan with the master suite having a master bath and large walk-in closet on one side and the two secondary bedrooms on the main floor sharing a hall bath on the other side of the house. The upstairs has a large bonus room, bath and bedroom

The home will have an attached two car garage.

Square Footage Main floor: 1724 SF

Second floor: 629 SF

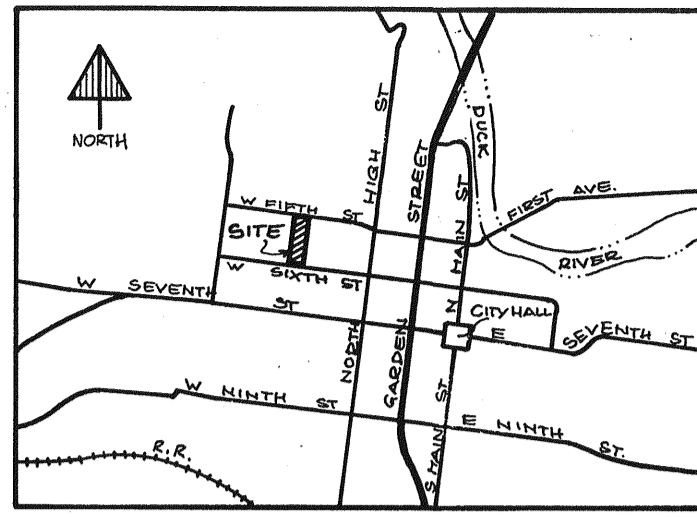
Garage: 573 SF

Front Porch: 60 SF

4 bedroom

3 baths

2 car garage



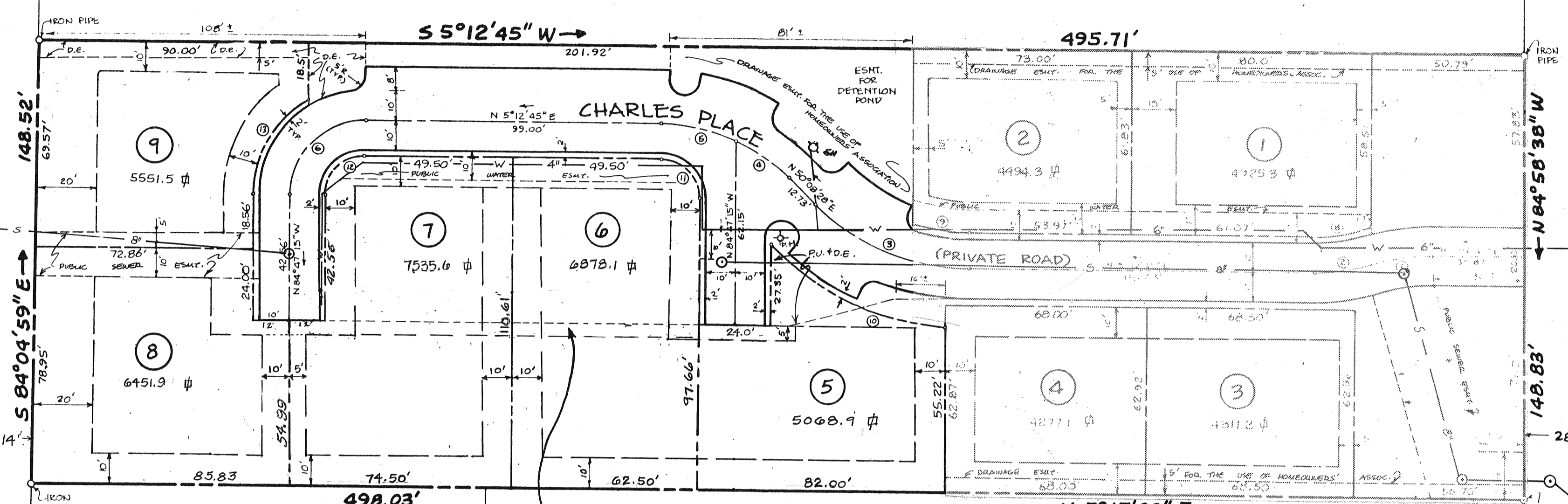
VICINITY MAP  
1" = 2000'

LAND USAGE

TOTAL LOT AREA	1.132 AC.
COMMON AREA	
ROADWAY	0.284 AC.
OPEN SPACE	0.280 AC.
TOTAL AREA	1.696 AC.

WEST 5th. STREET

WEST 6th. STREET



DEDICATED EASEMENT TO BE ABANDONED. GAS LINE WITH IN EASEMENT TO BE RELOCATED.

CURVE DATA

No.	Δ	R	A	T	CH.	CH. BRG.
①	17°27'27"	65.13'	19.85'	10.00'	19.77'	N 3°30'58"W
②	17°27'27"	65.13'	19.85'	10.00'	19.77'	N 3°30'58"W
③	44°55'43"	72.55'	56.89'	30.00'	55.45'	N 27°40'37"E
④	20°30'17"	60.46'	21.64'	10.94'	21.52'	N 39°53'19"E
⑤	24°25'25"	60.46'	25.77'	13.09'	25.58'	N 17°25'29"E
⑥	90°00'00"	25.00'	39.27'	25.00'	35.36'	N 39°47'15"W
⑦	2°19'03"	77.13'	3.12'	1.56'	3.12'	N 11°04'50"W
⑧	17°27'27"	53.13'	16.19'	8.16'	16.13'	N 3°30'58"W
⑨	18°19'10"	60.55'	19.36'	9.76'	19.28'	N 14°22'20"E
⑩	40°31'00"	92.55'	65.45'	34.16'	64.09'	N 30°24'02"E
⑪	90°00'00"	13.00'	20.42'	13.00'	18.38'	N 50°12'45"E
⑫	90°00'00"	13.00'	20.42'	13.00'	18.38'	N 39°47'15"W
⑬	59°06'07"	37.00'	38.17'	20.98'	36.50'	S 55°14'11"E

NOTES:

- BUILDING ENVELOPES INDICATE SETBACK LINES
- D.E. = DRAINAGE ESMT. FOR THE USE OF HOMEOWNERS' ASSOC.
- PARKING SPACES SHOWN ARE 8' x 25' WITH A 5' RADIUS AT THE RETURNS
- PRIVATE ROAD SHOWN ON THIS PLAN CONSTITUTES A PUBLIC UTILITY EASEMENT
- THE RECORDING OF THIS PLAT VOID, VACATES, AND SUPERSEDES THE RECORDING OF LOTS 5 THROUGH 11 OF CHARLES PLACE AS RECORDED IN BOOK 7 PAGE 8, ROMO, TN.
- LOTS 1 THROUGH 4 ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE NOT A PART OF THIS PLAT.
- Lot 5 is being amended by adding 12' of width to the Lot. No change is being made which could create an encroachment by the existing house on Lot #5.

CERTIFICATE OF COMPLIANCE

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE COLUMBIA SUBDIVISION REGULATIONS AND OTHER ADOPTED ORDINANCES AND POLICIES.

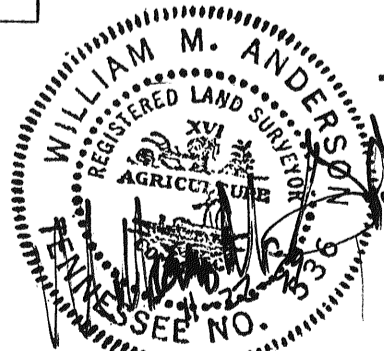
DATE 11/24/99  
JOHN C. MODZELEWSKI, P.E.  
Enforcing Officer for the Subdivision Regulations

CERTIFICATION OF COMMON AREAS DEDICATION

COLUMBIA Prop. in recording this plat has designated certain areas of land shown hereon as common areas intended for use by the homeowners within CHARLES PLACE (Name of Subdivision)

for recreation and related activities. The above described areas are not dedicated for use by the general public, but are dedicated to the common use of the homeowners within the named subdivision. Declaration of Covenants and Restrictions applicable to the above named subdivision, is hereby incorporated and made a part of this plat.

11-23-99  
PRESIDENT, COLUMBIA PROPERTIES, INC.



CERTIFICATE OF SURVEY ACCURACY

I (we) hereby certify that to the best of my (our) knowledge and belief this is a true and accurate survey of the property shown hereon, that this is a class "B" SUBURBAN Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1:5000

11-23-99  
Registered Land Surveyor

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled CHARLES PLACE has/have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

11-23-99  
Name, Title and Agency of Authorized Approving Agent

CERTIFICATE OF APPROVAL OF PUBLIC SEWER SYSTEM

I hereby certify that the sewer system(s) outlined or indicated on the final subdivision plat entitled CHARLES PLACE installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

11-23-99  
Name, Title and Agency of Authorized Approving Agent

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the COLUMBIA Subdivision Regulations, with the exception of such variances, if any, as are noted in the minutes of the planning commission, and that it has been approved for recording in the office of the County Register.

11-24-99  
Secretary Planning Commission  
City of Columbia

Charles Place

11/24/1999-10:32 AM  
99028907

1 PGS : AL - PLAT	
6117 BATCH: -99028907	
11/24/1999 - 10:32 AM	
PLAT BOOK : P12	
PAGE : 191	
RECORDING FEE	10.00
DP FEE	2.00
TOTAL AMOUNT	12.00

JOHN FLEMING  
REGISTER OF DEEDS

REVISED 10-20-99 (4105-9)  
REVISED 7-27-87

REVISED 7-15-86  
REVISED 4-24-86

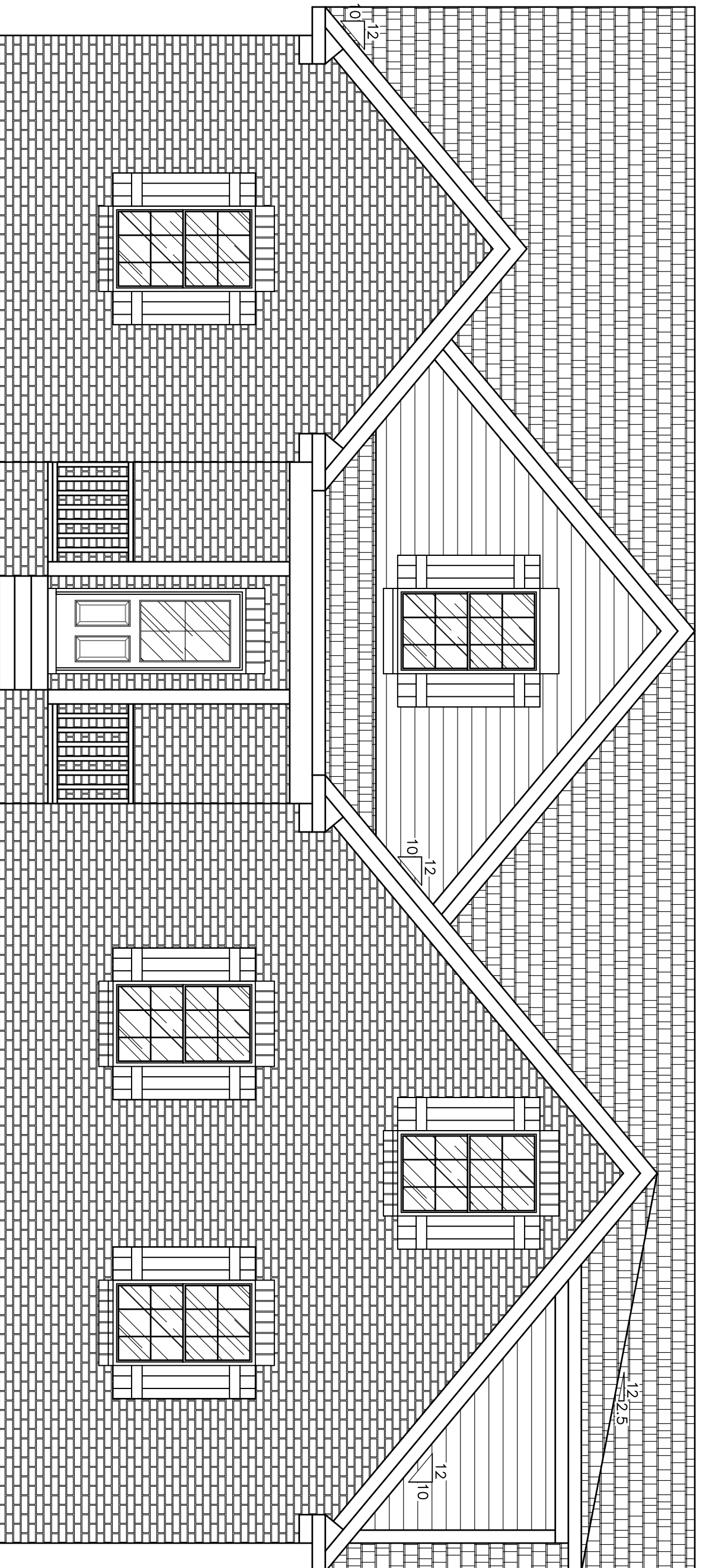
CITY of COLUMBIA, TENNESSEE

PLANNING COMMISSION

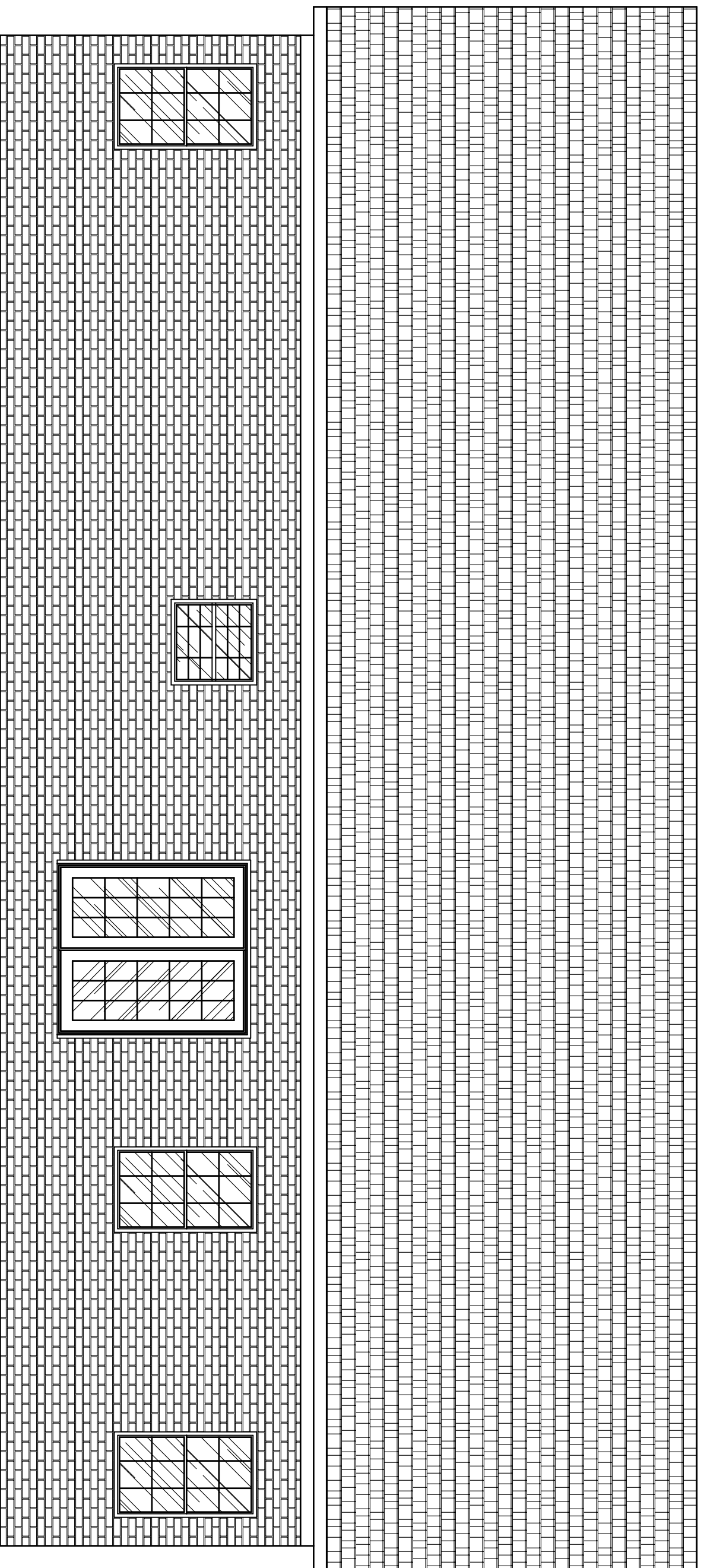
OWNER DAVID RAWLINGS TOTAL ACREAGE 1.696 AC.  
SURVEYOR ANDERSON-DELIK & ASSOC., INC. ZONING R-1/RESIDENTIAL PUD

DATE: 11-24-99  
SCALE: 1" = 30'





**FRONT ELEVATION**  
**SCALE: 1/4" = 1'**

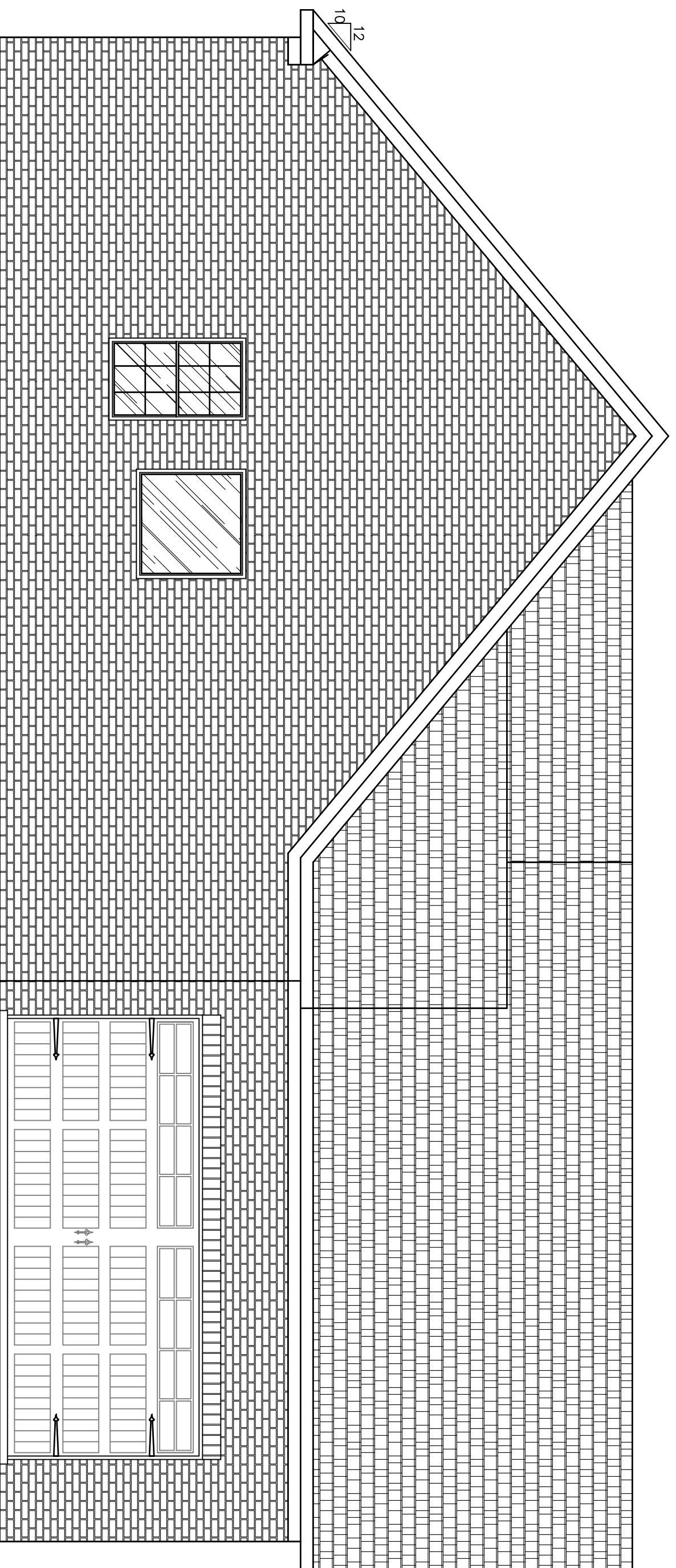


**REAR ELEVATION**  
**SCALE: 1/4" = 1'**

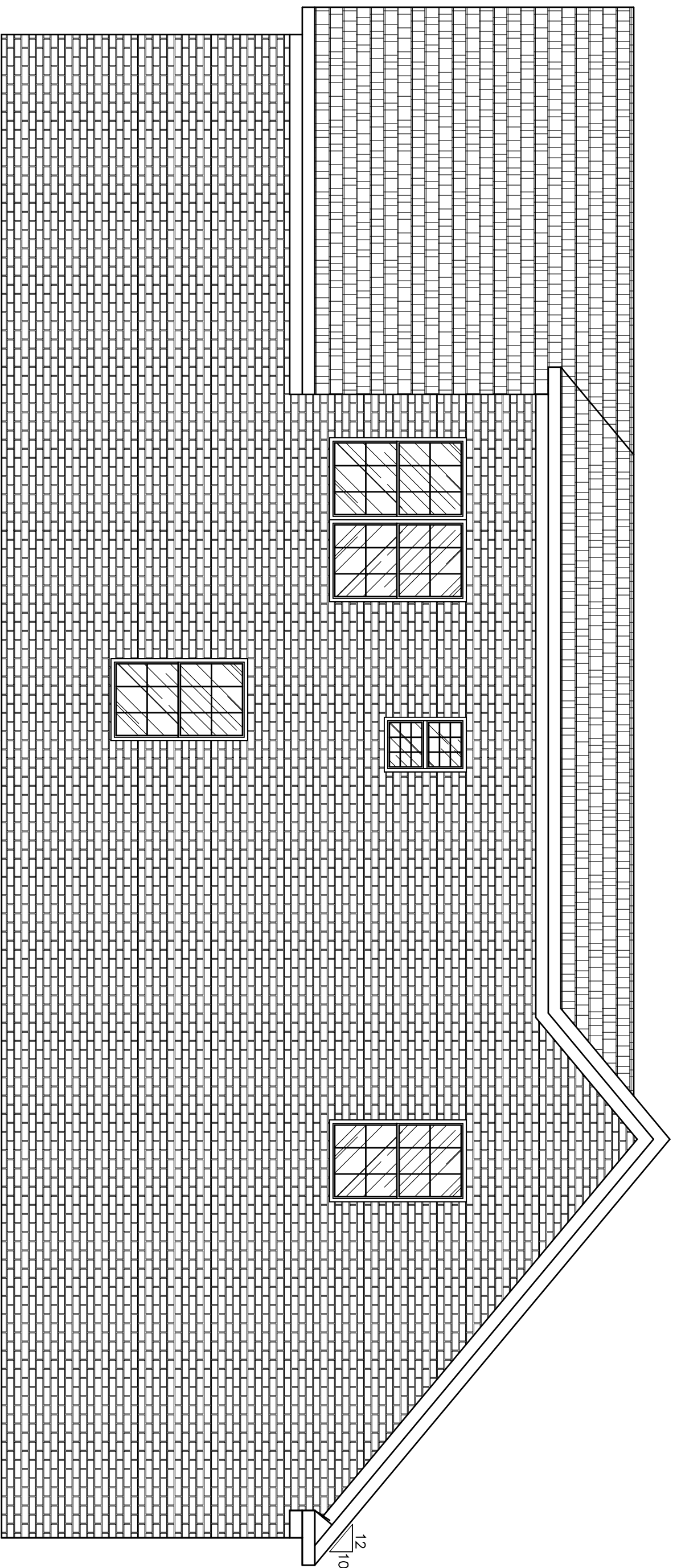
ISSUE DATE	4-20-22
REVISIONS	
1	
2	
3	
PLAN NAME	HOLIDAY

**Hallmark Homes LLC**

WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID ERRORS, OMISSIONS, AND MISTAKES, THE DESIGNER AND OR CLIENT SHALL VERIFY ALL CONDITIONS, DIMENSIONS, DETAILS AND OR CLIENT SHALL VERIFY ALL CONDITIONS, DIMENSIONS, DETAILS AND SPECIFICATIONS AND BE RESPONSIBLE FOR SAME. THE DESIGNER WILL NOT BE LIABLE FOR ERROR AFTER CONSTRUCTION BEGINS.



**SIDE ELEVATION**  
**SCALE: 1/4" = 1'**



**SIDE ELEVATION**  
**SCALE: 1/4" = 1'**

ISSUE DATE	4-20-22
REVISIONS	
1	
2	
3	
PLAN NAME	HOLIDAY

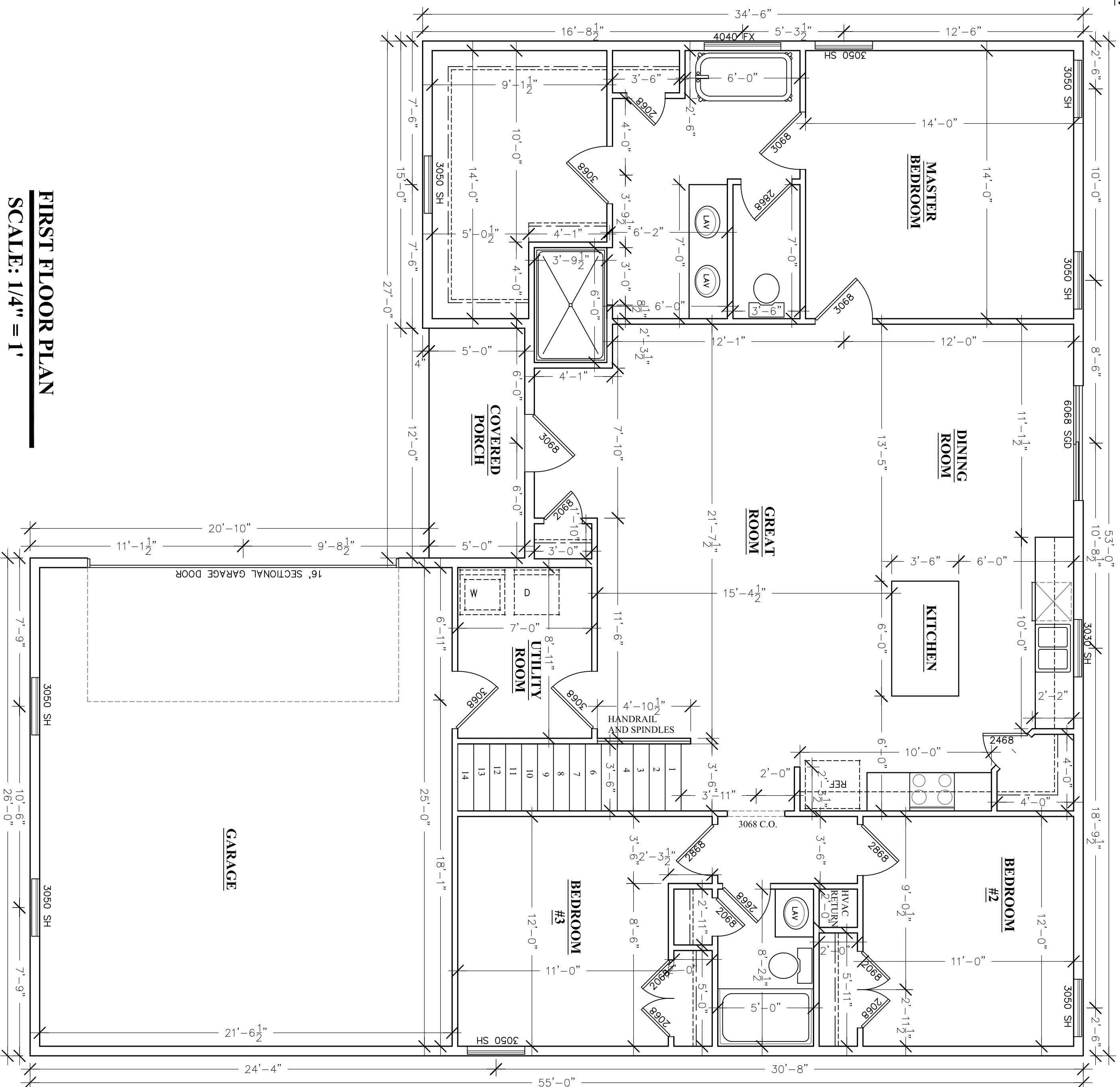
**Hallmark Homes LLC**

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FIRST FLOOR 1724 SQ.FT.  
 SECOND FLOOR 629 SQ.FT.

**TOTAL HEATED 2353 SQ.FT.**

FRONT PORCH 60 SQ.FT.  
 GARAGE 573 SQ.FT.



**FIRST FLOOR PLAN**  
**SCALE: 1/4" = 1'**

ISSUE DATE	4-20-22
REVISIONS	
1	
2	
3	
PLAN NAME	HOLIDAY

**Hallmark Homes LLC**

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ISSUE DATE  
4-20-22

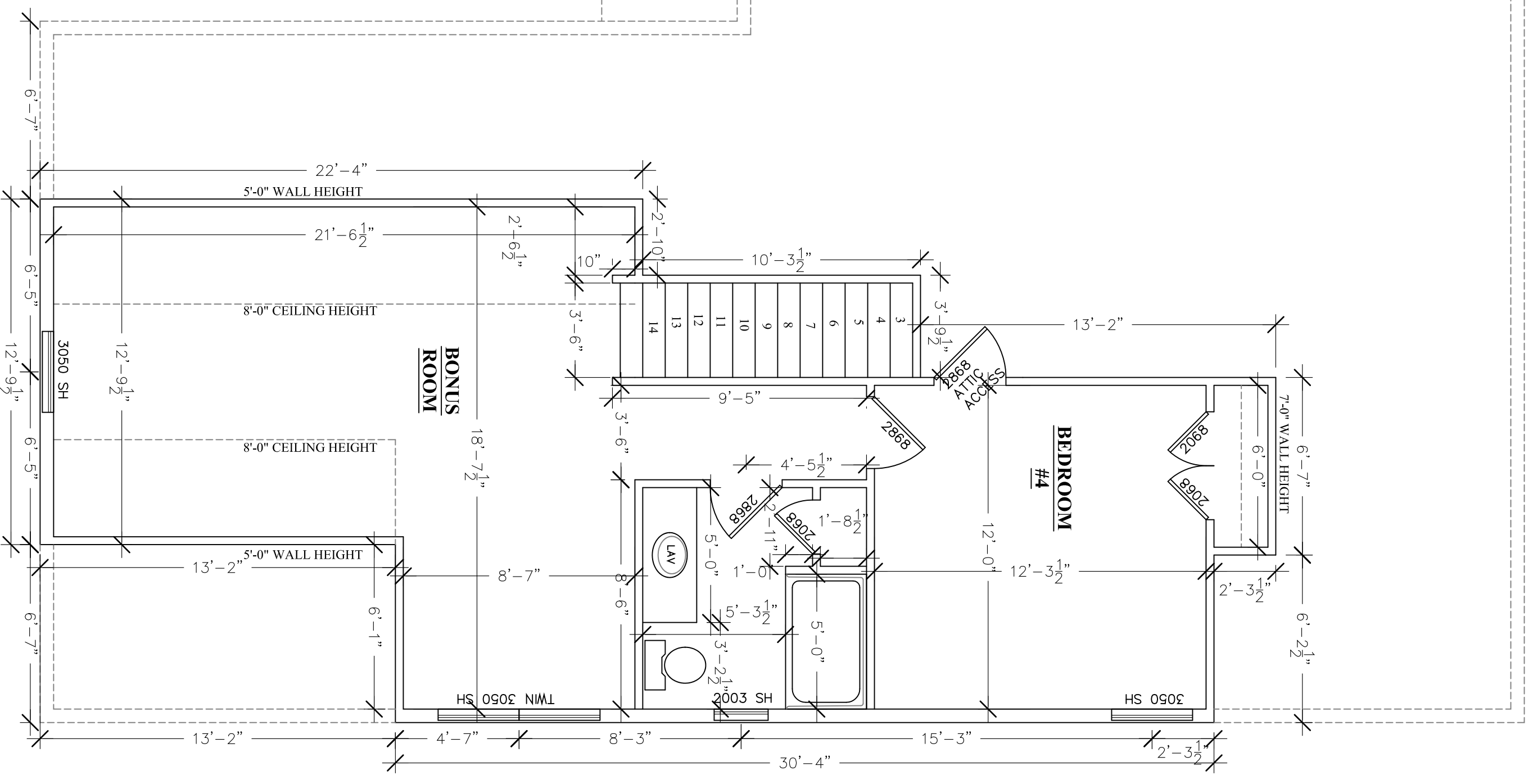
REVISIONS  
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3

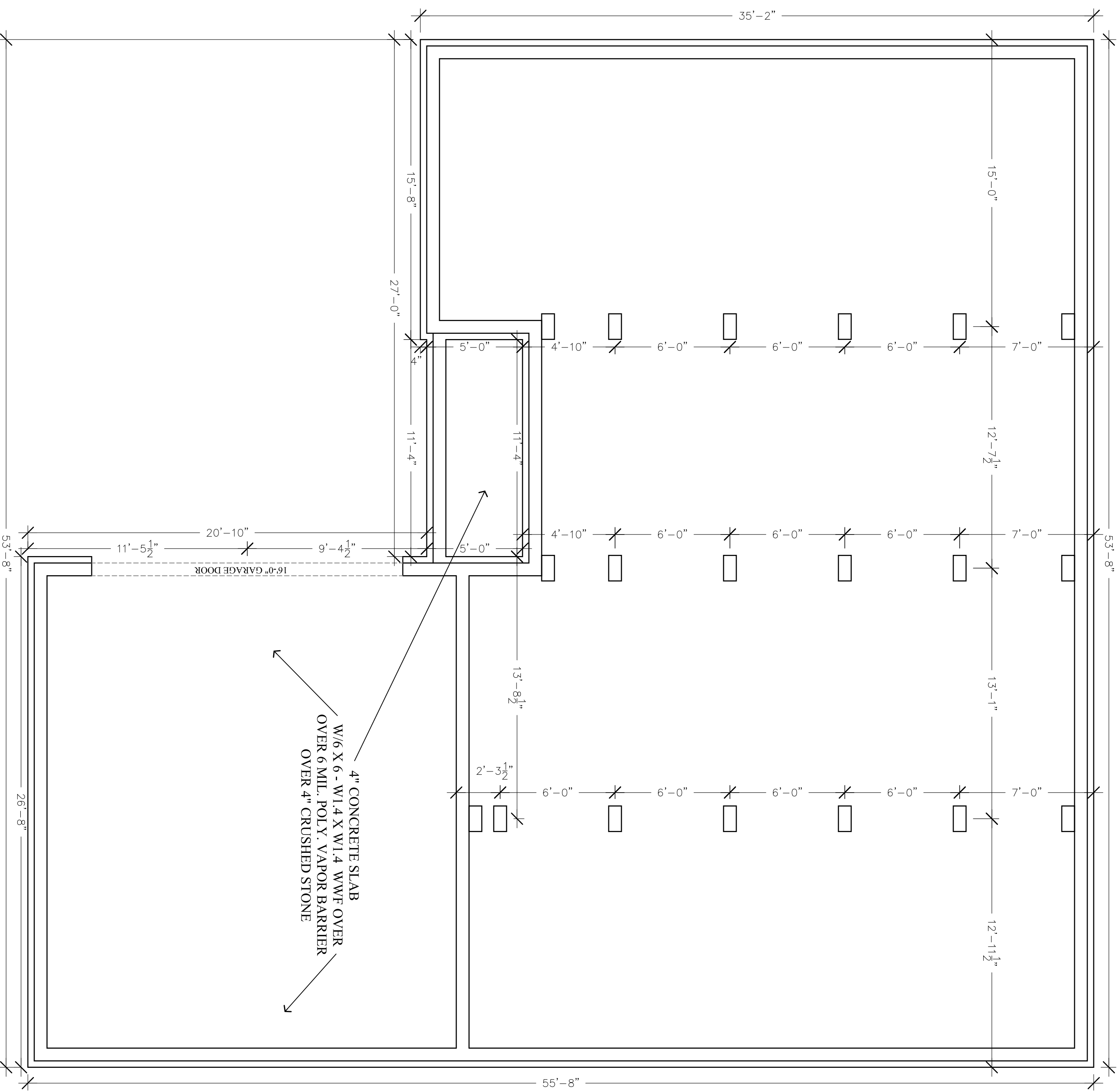
PLAN NAME  
HOLIDAY

Hallmark Homes LLC



**SECOND FLOOR PLAN**  
**SCALE: 1/4" = 1'**

WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID ERRORS, OMISSIONS, AND MISTAKES, THE DESIGNER AND OR CLIENT SHALL VERIFY ALL CONDITIONS, DIMENSIONS, DETAILS AND OR CLIENT SHALL VERIFY ALL CONDITIONS, DIMENSIONS, DETAILS AND SPECIFICATIONS AND BE RESPONSIBLE FOR SAME. THE DESIGNER WILL NOT BE LIABLE FOR ERROR AFTER CONSTRUCTION BEGINS.



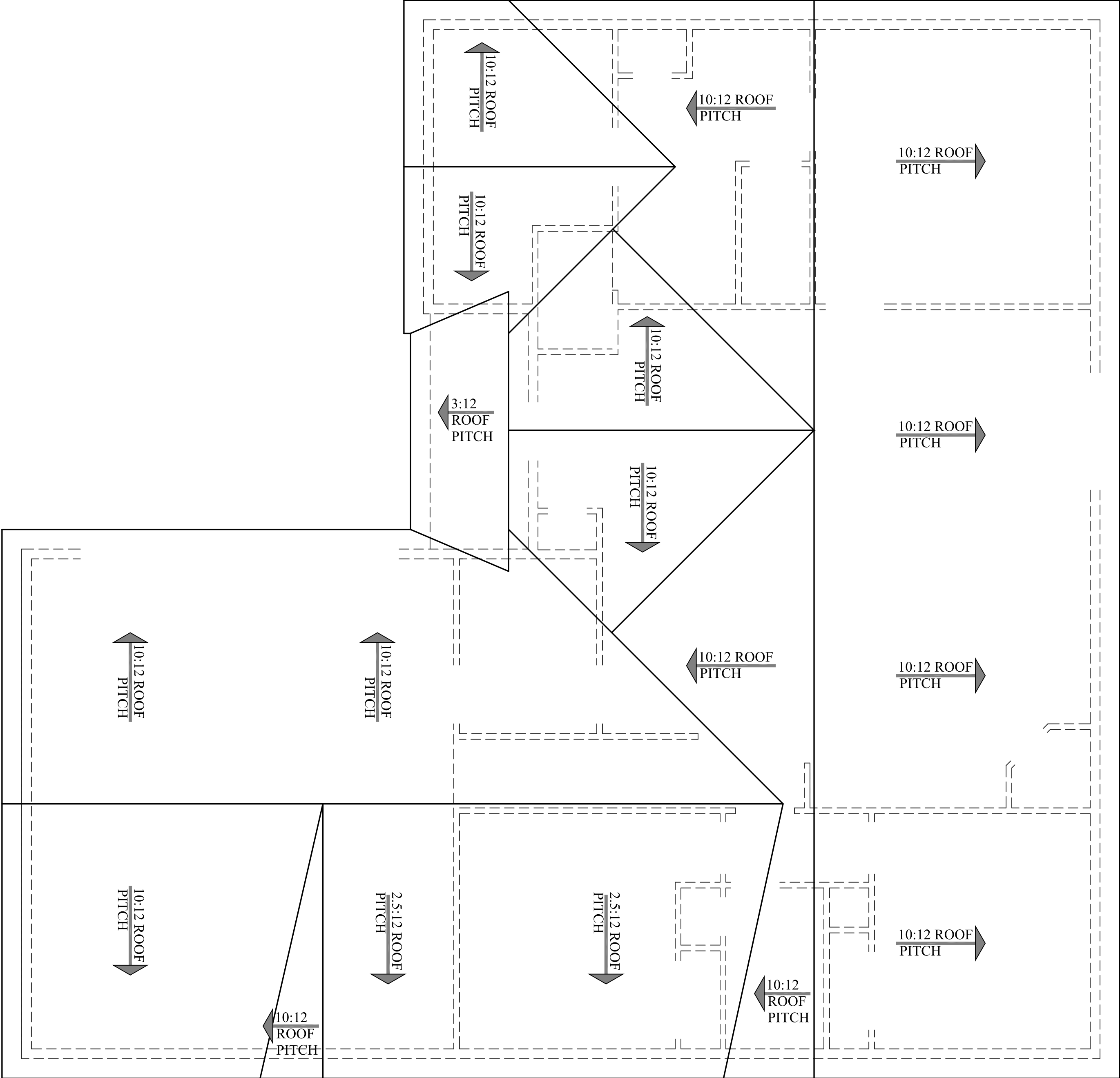
1. DO NOT SCALE DRAWING. VERIFY ALL DIMENSIONS WITH CONTRACTOR BEFORE STARTING CONSTRUCTION.
2. 8" BLOCK TYPICAL AT EXTERIOR WALLS. 8"X16" BLOCK PIERS.
3. LOCATE A FOUNDATION VENT WITHIN 3' FROM CORNERS WHERE SPECIFIED.
4. EXTERIOR FOOTING TO BE 24"X12" MIN. REFER TO FLOOR FRAMING PLAN FOR JOIST PLACEMENT.
6. SEE ELEVATIONS FOR BRICK/STONE DETAILS.
7. REINFORCE BLOCK WALLS W/ 9 GA. GALVANIZED TRUSS TYPE HORIZONTAL JOINT REINFORCEMENT AT 16" O.C. VERTICAL SPACING.
8. CONCRETE TO HAVE 3,000 PSI, 28 DAY COMPRESSIVE STRENGTH.
9. FOOTINGS TO BEAR ON UNDISTURBED SOIL, HAVING A 2,000 PSF SAFE BEARING CAPACITY. NOTIFY CONTRACTOR IF POOR SOIL CONDITIONS EXIST. FOOTING TO BE 18" BELOW GRADE.

ISSUE DATE	4-20-22
REVISIONS	1
	2
	3
PLAN NAME	HOLIDAY

**Hallmark Homes LLC**

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**FOUNDATION PLAN**  
**SCALE: 1/4" = 1'**



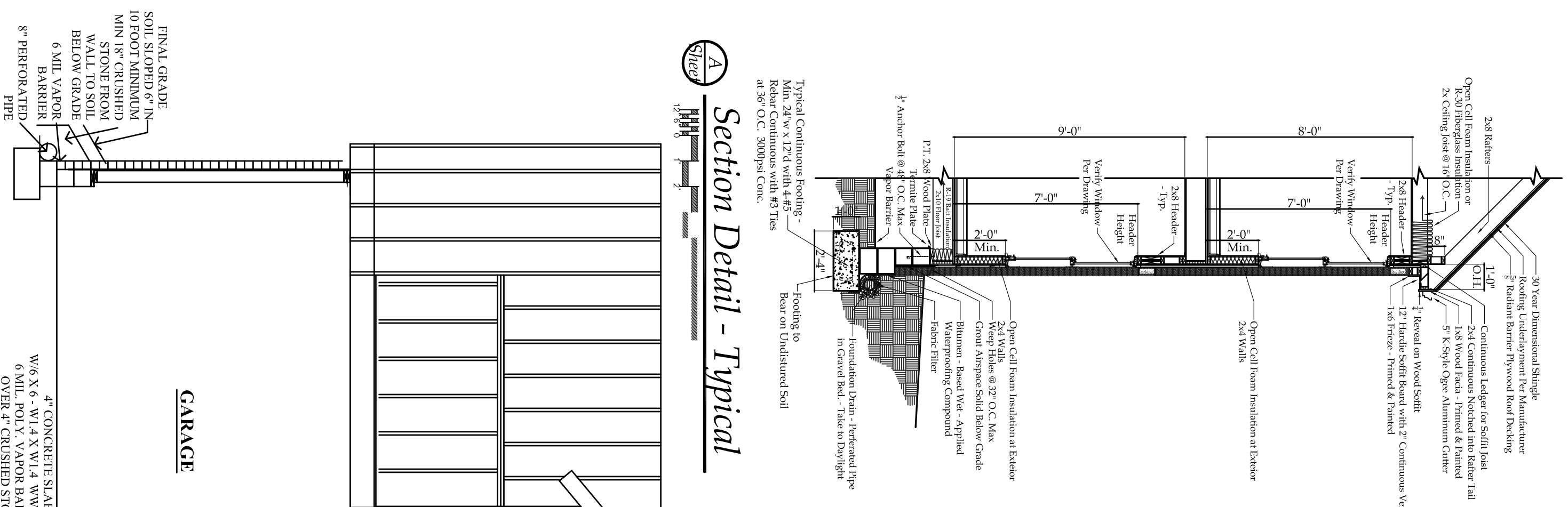
**ROOF PLAN**

**SCALE: 1/4" = 1'**

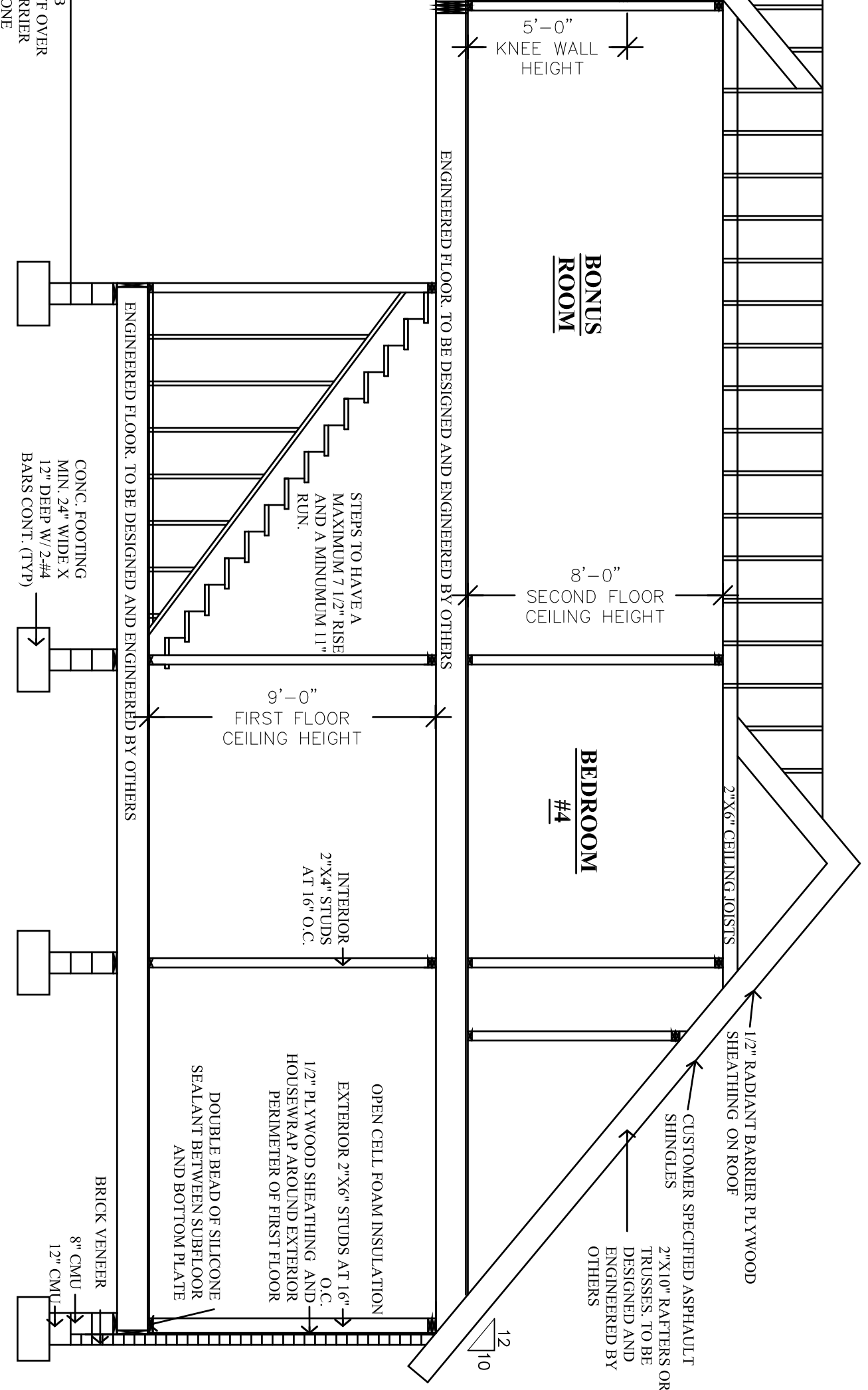
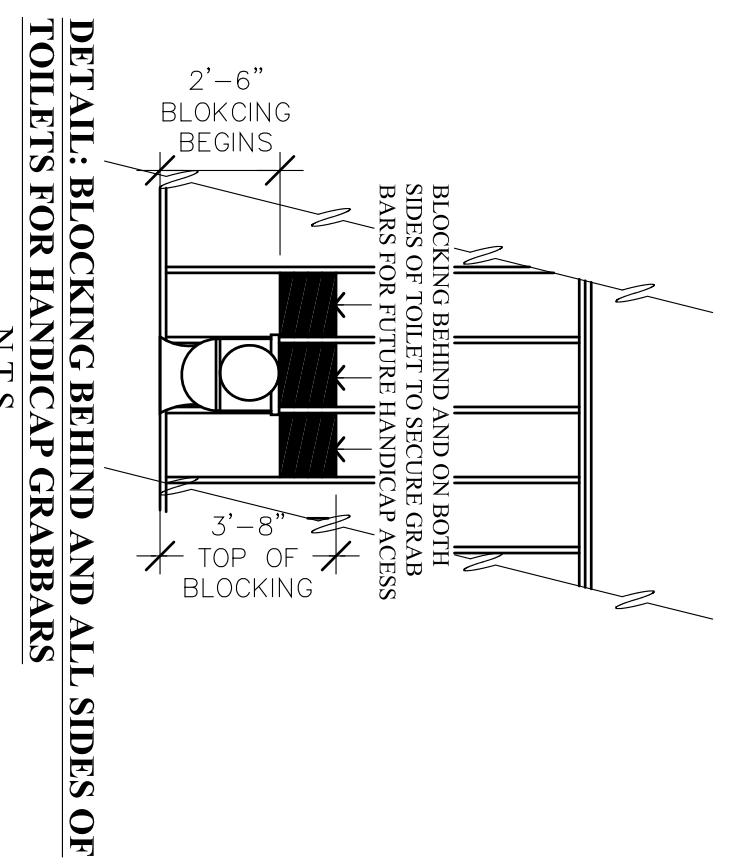
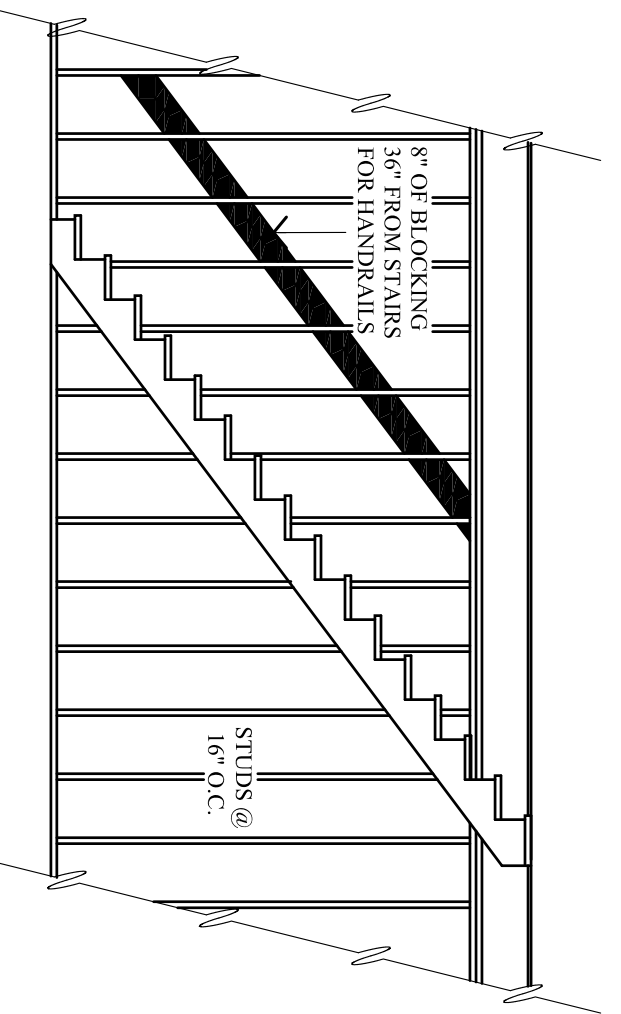
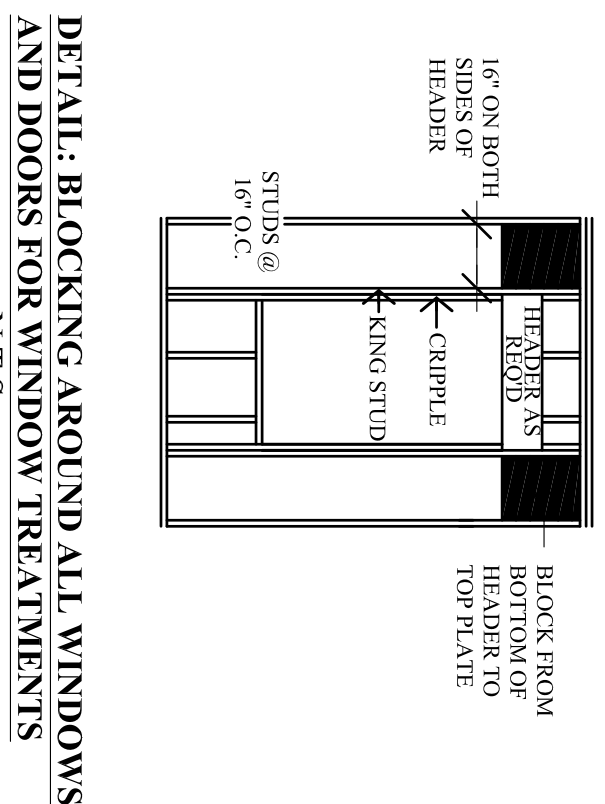
ISSUE DATE	4-20-22
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	2
	3
PLAN NAME	HOLIDAY

**Hallmark Homes LLC**

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**Section Detail - Typical**



**CROSS SECTION**

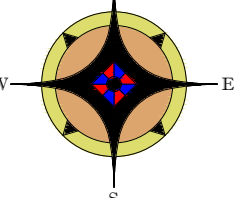
SCALE: 1/4" = 1'

ISSUE DATE	4-20-22
REVISIONS	
1	
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3	
PLAN NAME	HOLIDAY

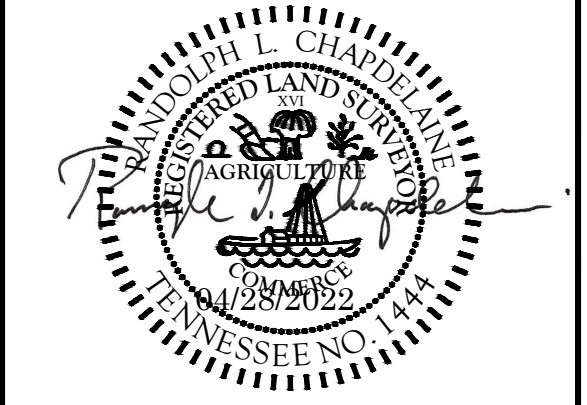
Hallmark Homes LLC

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**CHAPDELAINÉ & ASSOCIATES  
LAND SURVEYING**



7376 WALKER ROAD,  
FAIRVIEW, TENNESSEE 37062  
(615) 799-8104  
chapsurveyors@msn.com  
Randolph L. Chapdelaine  
TN R.L.S. #1444



**CERTIFICATE OF ACCURACY**

I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY AND THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION, THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE, AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

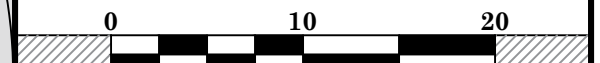
- a. REAL TIME KINEMATIC & BASE SOKKIA GRX 3
- b. POSITIONAL ACCURACY: 0.05 FEET
- c. DATE OF SURVEY: 2/26/2022
- d. DATUM / EPOCH: NAD83 (2011) EPOCH
- e. PUBLISHED / FIXED CONTROL: TDOT CORS NETWORK
- f. GEOID MODEL: GEOID 12B
- g. COMBINED GRID FACTOR: 0.99992575

*Randolph L. Chapdelaine* 04/28/2022  
RANDOLPH L. CHAPDELAINÉ, R.L.S. # 1444 DATE

MARK CRAFT  
KAY CRAFT  
DEED BOOK R2387 PAGE 936 R.O.M.C.  
LOT 8 CHARLES PLACE  
PLAT BOOK P12 PAGE 191 R.O.M.C.  
9TH CIVIL DISTRICT OF MAURY COUNTY,  
TENNESSEE  
PROPERTY MAP 100-D GROUP "B" PARCEL  
10.10

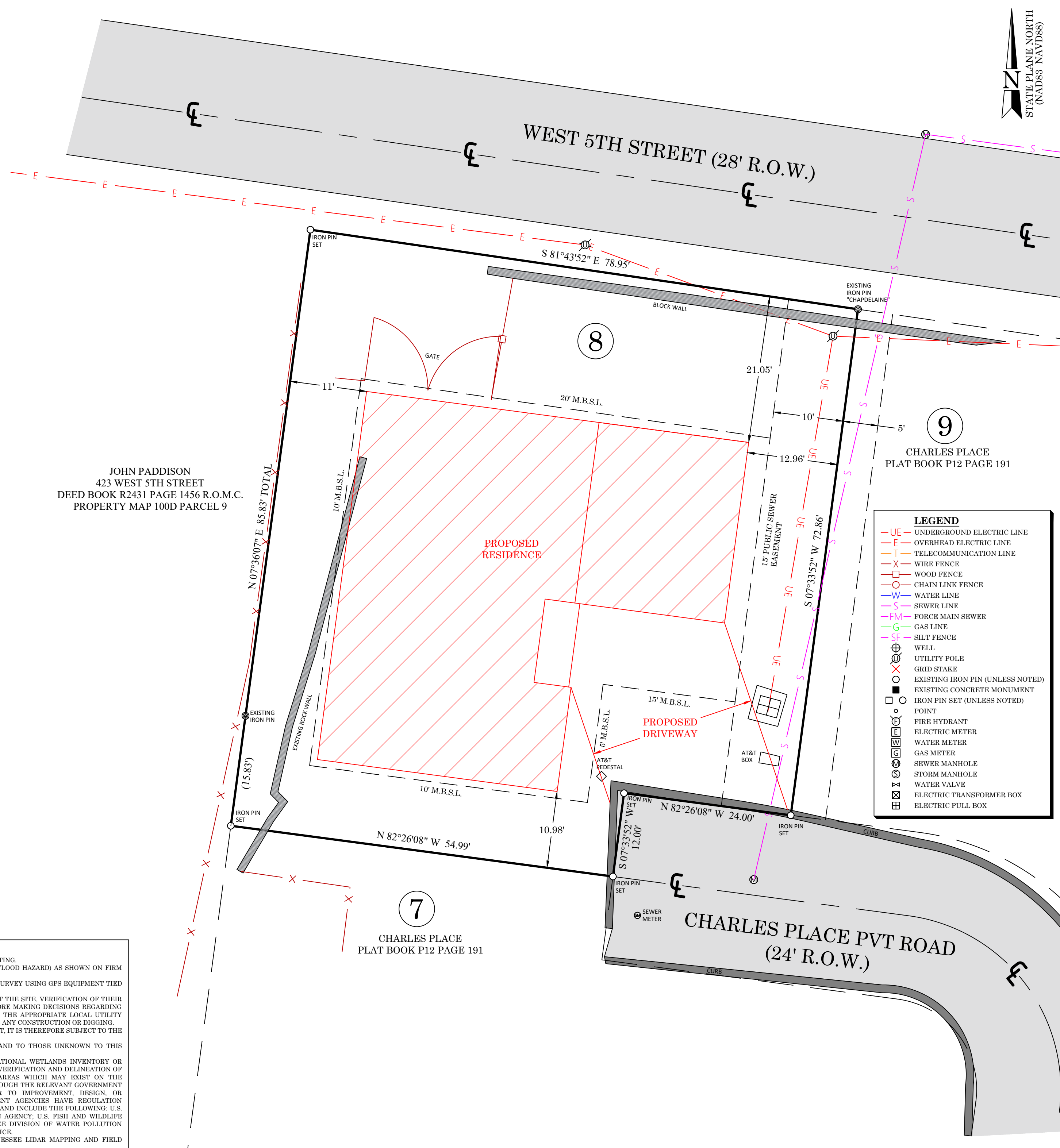
REVISION #	DATE

DATE: APRIL 28, 2022  
DRAWN BY: WBD  
JOB #: 6840  
SCALE: 1" = 10'



**V-1.1**

SITE PLAN FOR MARK & KAY CRAFT



JOHN PADDISON  
423 WEST 5TH STREET  
DEED BOOK R2431 PAGE 1456 R.O.M.C.  
PROPERTY MAP 100D PARCEL 9

**LEGEND**

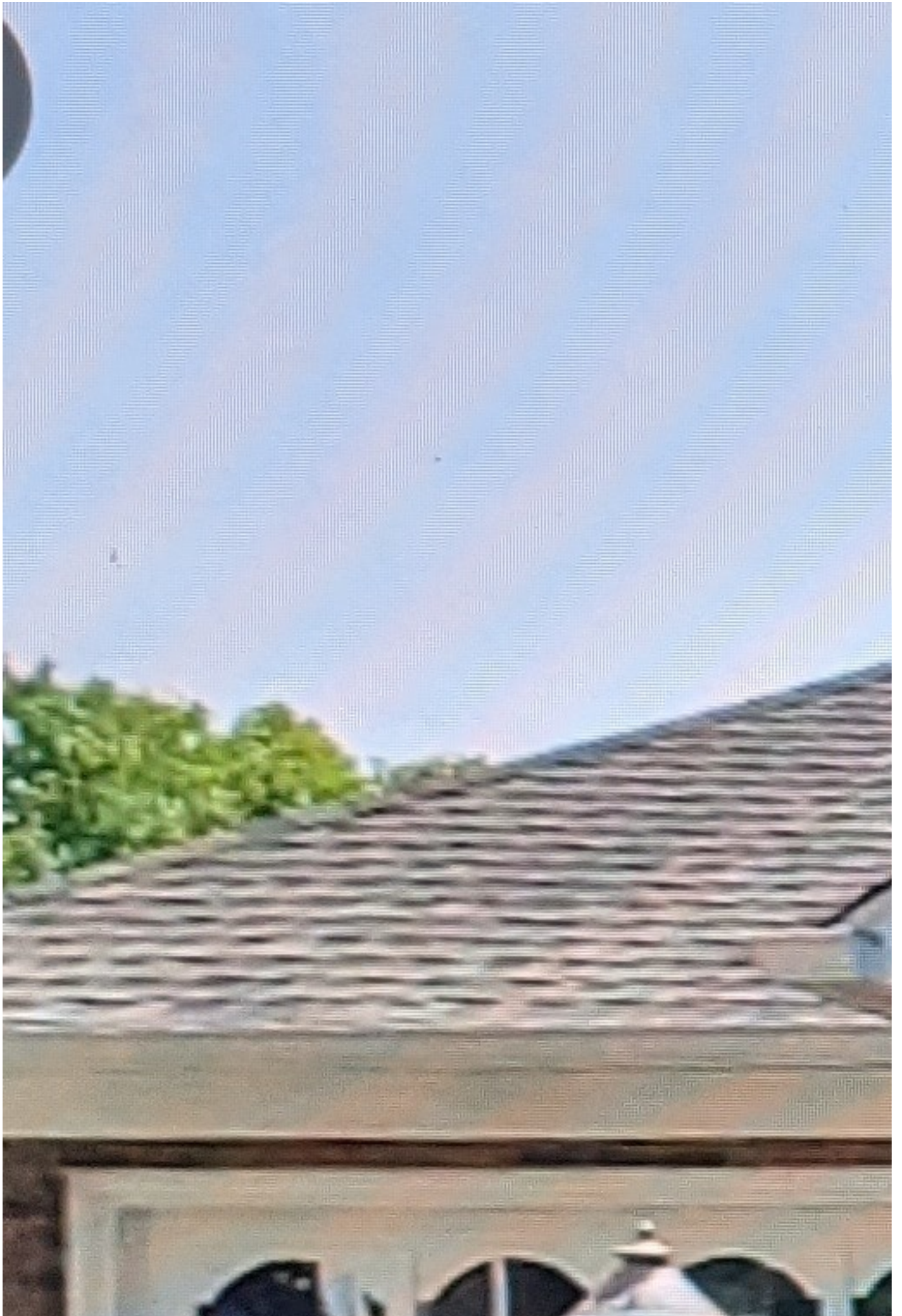
- UE- UNDERGROUND ELECTRIC LINE
- E- OVERHEAD ELECTRIC LINE
- T- TELECOMMUNICATION LINE
- X- WIRE FENCE
- WOOD FENCE
- CHAIN LINK FENCE
- W- WATER LINE
- S- SEWER LINE
- FM- FORCE MAIN SEWER
- G- GAS LINE
- SF- SILT FENCE
- ⊕ WELL
- ⊙ UTILITY POLE
- ⊙ GRID STAKE
- ⊙ EXISTING IRON PIN (UNLESS NOTED)
- ⊙ EXISTING CONCRETE MONUMENT
- ⊙ IRON PIN SET (UNLESS NOTED)
- ⊙ POINT
- ⊙ FIRE HYDRANT
- ⊙ ELECTRIC METER
- ⊙ WATER METER
- ⊙ GAS METER
- ⊙ SEWER MANHOLE
- ⊙ STORM MANHOLE
- ⊙ WATER VALVE
- ⊙ ELECTRIC TRANSFORMER BOX
- ⊙ ELECTRIC PULL BOX

- GENERAL NOTES**
- THE PURPOSE OF THIS MAP IS TO CREATE A SITE PLAN FOR PERMITTING.
  - THE SUBJECT PROPERTY LIES IN A ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON FIRM MAP 47119C0285E DATED 4/16/2007.
  - ALL DISTANCES SHOWN HEREON ARE BASED UPON A FIELD-RUN SURVEY USING GPS EQUIPMENT TIED TO TDOT CORNS.
  - UTILITIES, IF SHOWN, WERE TAKEN FROM VISIBLE STRUCTURES AT THE SITE. VERIFICATION OF THEIR EXISTENCE, LOCATION, SIZE, AND DEPTH, SHOULD BE MADE BEFORE MAKING DECISIONS REGARDING THEM. AVAILABILITY OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE LOCAL UTILITY COMPANY. TENNESSEE ONE CALL (811) SHOULD BE CALLED BEFORE ANY CONSTRUCTION OR DIGGING.
  - THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT, IT IS THEREFORE SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE REPORT.
  - THIS PROPERTY IS SUBJECT TO BOTH RECORDED EASEMENTS, AND TO THOSE UNKNOWN TO THIS SURVEYOR.
  - PROBABLE WETLAND AREAS, AS IDENTIFIED EITHER BY THE NATIONAL WETLANDS INVENTORY OR FOUND AT THE TIME OF THE SURVEY, ARE SHOWN ON THIS PLAT. VERIFICATION AND DELINEATION OF THE PERIMETER LOCATION OF THESE OR ANY OTHER SUCH AREAS WHICH MAY EXIST ON THE PROPERTY SHOULD BE MADE BY THE OWNER OR DEVELOPER THROUGH THE RELEVANT GOVERNMENT AGENCY AND A WETLAND DELINEATION CONSULTANT PRIOR TO IMPROVEMENT, DESIGN, OR DEVELOPMENT OF THE PROPERTY. AT LEAST SIX GOVERNMENT AGENCIES HAVE REGULATION AUTHORITY OVER THE USE OR ALTERATION OF WETLAND AREAS, AND INCLUDE THE FOLLOWING: U.S. ARMY CORPS OF ENGINEERS; U.S. ENVIRONMENTAL PROTECTION AGENCY; U.S. FISH AND WILDLIFE SERVICE; TENNESSEE WILDLIFE RESOURCES AGENCY; TENNESSEE DIVISION OF WATER POLLUTION CONTROL; TENNESSEE NATURAL RESOURCES CONSERVATION SERVICE.
  - TOPOGRAPHY DATUM BASED ON NAVD 1988 TAKEN FROM TENNESSEE LIDAR MAPPING AND FIELD CHECKED.



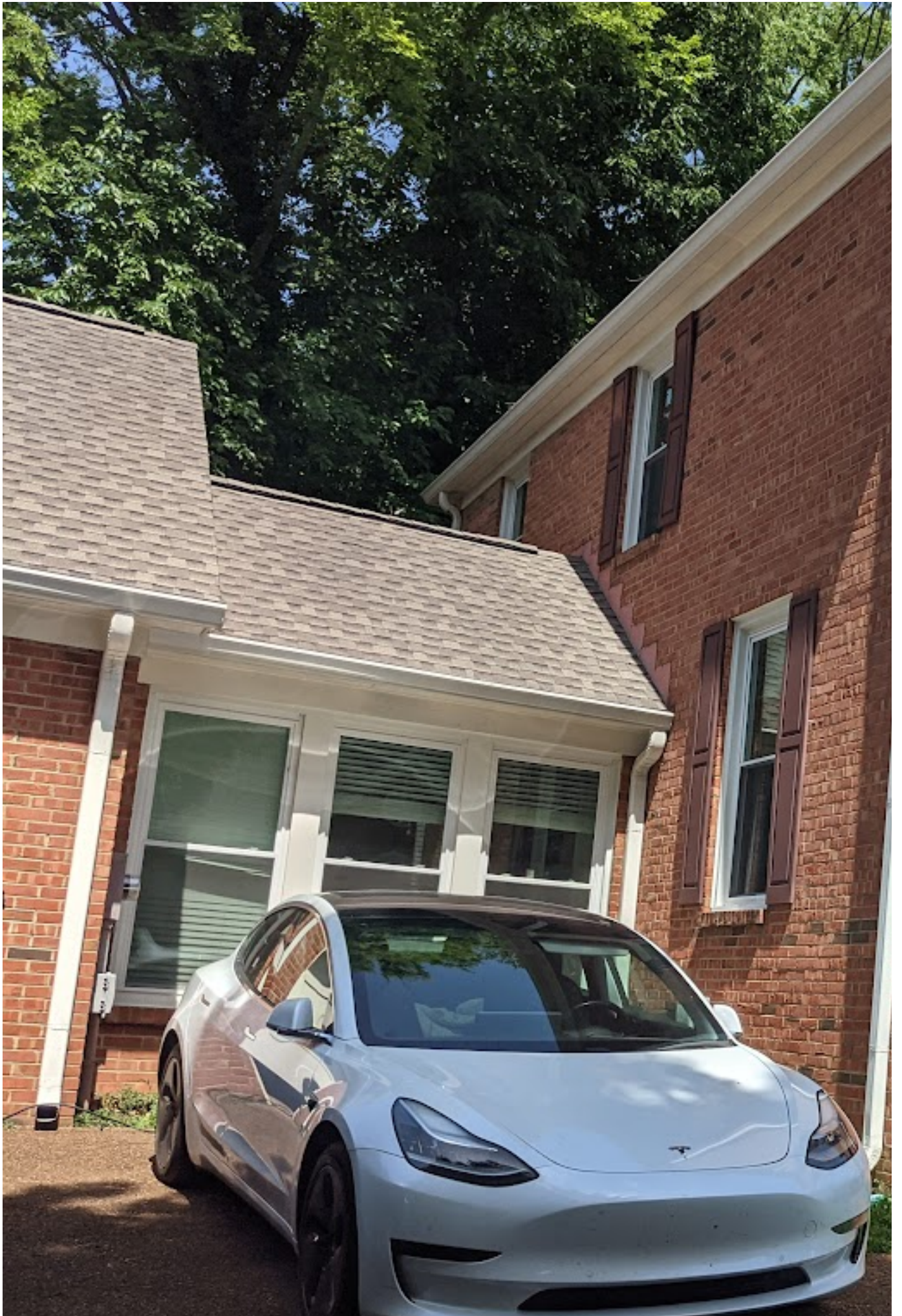




















**CITY OF COLUMBIA TENNESSEE  
HISTORIC ZONING COMMISSION  
STAFF REPORT**

CONTACT INFORMATION

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

DOCKET/CASE/APPLICATION NUMBER

**CA 22-0187**

APPLICANT/PROPERTY OWNER

**Hallmark Homes/ WM & Rebecca Holladay**

HEARING DATE

**N/A**

PROPERTY ADDRESS/LOCATION

**314-9 W 6th Street/ Charles Place Lot 8**

**PROJECT DESCRIPTION:**

This certificate of appropriateness request is for the construction of a 2,353 single-family home located within the existing Charles Places subdivision. Primary construction material of the home will consist of brick with fiber cement board trim.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
R-1 (Single-Family Residential)	Single-Family Residential	Single-Family Residential	New Home Construction	6th Street

STAFF RECOMMENDATION

**APPROVE**

APPROVE WITH CONDITIONS

DENY

**Review Status and History:**

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

*Previous Approvals:*

*1984 Historic Inventory:* N/A.

### 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 single-family home.

### Historic District Design Guidelines Referenced:

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

#### Item 1. New construction of single-family home.

New Construction 6.4 Location

**SETBACK.** New construction in a residential area should conform to established precedents in a neighborhood. Where there is a generally established regularity to setback, buildings that are set too close to the right-of-way or too far back from the right-of-way can disrupt the rhythm of the streetscape.

- a. Historic spatial relationships shall be maintained by locating new construction within the range of established front and side yard setbacks of properties on the same block.

*The proposed home is located within a vacant lot of record that has similar characteristics and form to adjacent homes.*

- b. Landscape elements, features such as walls and fences, and building components such as porches shall be at compatible setbacks similar to those of properties on the same block.

*The porch elements are similar in nature to other proprieties within the Charles Place subdivision.*

- c. Precedents of open to occupied space in the district shall be maintained.

*With the proposed setback, the area of occupied space is similar to adjacent properties.*

- d. Configuring the massing of a new building to maintain visual compatibility with historical precedents in lot coverage is encouraged. The façade of a new building shall generally be compatible with the alignment of adjacent buildings unless there is historical precedent for substantial variation in the district.

*The massing of this single-family home is similar to adjacent homes.*

- e. The placement of a new building on a lot shall maintain historical precedents of spacing between primary buildings on adjacent lots.

*The original plat has setbacks lines that this new construction must conform with in keeping in alignment and rhythm with neighboring properties.*

- f. New construction shall be oriented so that it is parallel to lot lines.

*The proposed home is parallel to lot lines.*

- g. Primary entrances shall be oriented toward the street.

*The primary entrance of the dwelling will be oriented the street.*

- h. Sidewalks, steps, porches, and other such features shall be compatible with the rhythm of existing features in the district. New buildings shall employ forms, massing, and scales consistent with those traditionally found in the district.

*The massing and scale of this proposed single-family home is similar to other homes within the Charles Place subdivision.*

- i. Buildings shall have a footprint and roof form with a similar complexity to buildings within the same block. Hip and gable roofs are typically appropriate. New buildings shall employ forms, massing, and scales consistent with those traditionally found in the district.

*The applicant has provided documented evidence of adjacent homes within the block in indicating that this new home will have similar form and massing to adjacent homes within the character district.*

- j. New buildings shall be designed to be within the established range of building heights within the same block and adjacent streets, not varying more than 10% from the average height.

*As a two-story dwelling unit, the height and scale of proposed home is similar to homes within the Charles Place subdivision.*

- k. The proportions of the façade shall be compatible with historical precedents in the district. Large masses shall be broken up through vertical and horizontal articulation in order to reduce visual dominance along the street.

*The proportions of the façade are similar to others within the Charles Place subdivision.*

- l. Designs shall be of a human scale, incorporating pedestrian-oriented features such as façade porches where appropriate for the area. Façade features shall be scaled to be compatible with those historically found in the area. 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.



CITY OF COLUMBIA TENNESSEE  
HISTORIC ZONING COMMISSION  
STAFF REPORT

*The proposed dwelling unit utilizes a front façade features that are similar to others within the district.*

- a. Referencing traditional scales for features such as porches, windows, and doors that help define the rhythm of the streetscape is encouraged.

*The applicant has provided photographic evidence in referencing features from existing homes in the Charles Place subdivision.*

- b. 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.

*Architectural features such as a hipped gable roof, brick façade, and window orientations are similar to others within the Charles Place subdivision.*

- c. Floor-to-ceiling heights shall fall within the range of those found on historic buildings in the district.
- d. Roof features such as chimneys shall be appropriately scaled to the building. Maintain compatibility with traditional precedents of solid to transparent space on the façade.

*This proposed new construction utilized a gable style roof with architectural shingles that are similar to other roof pitches within the Charles Place subdivision.*

- e. Windows and doors shall be compatible in proportion, shape, locations, and size as those traditionally found in the district.

*The proposed new construction utilizes a wood door and wood clad windows in meeting the guidelines as described.*

- f. Windows and doors shall be stylistically compatible with the building and district. Duplicating historical designs is not appropriate.

*Windows and doors are similar in nature to other dwelling units within the Charles Place subdivision.*

- g. 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.

*This proposed home utilizes brick on all elevations in reflecting traditional materials and the character pattern of other homes within the Charles Place subdivision.*

- h. 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.



CITY OF COLUMBIA TENNESSEE  
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STAFF REPORT

*The proposed scale of the home is similar in nature to other homes within the Charles Place subdivision.*

- a. 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.

*This new construction utilizes brick on all elevations with a fiber cement board cladding.*

- b. 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.

*This new construction utilizes wood windows and a wood door.*

- c. Historic relationships among the primary building, open lawn, and landscape features shall be retained when locating a new accessory building.

*No accessory building is proposed. An attached front-loaded garage is included within the plan that is similar in character to other garages within the Charles Place subdivision.*

- d. New secondary buildings shall be located in rear yards or at the terminus of a driveway.

*Secondary buildings shall not be placed in front or side yards.  
A secondary building is not proposed within this submittal.*

- e. Locating garages so that they do not require new curb cuts is recommended.

*This proposal does include a garage that would require a curb cut in similar nature to adjacent forms and garages.*

**Alternative Motions:**

**Alternative Motion [Approve]:**

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

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

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

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

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

**Alternative Motion [Deny]:**

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



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

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

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

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

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

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

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

**HISTORIC DISTRICT DESIGN GUIDELINES**

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

**REQUIRED APPLICATION SUPPORTING MATERIALS**

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

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



PROJECT INFORMATION	
ADDRESS:	106 East 7th Street Columbia, Tennessee 38401
SQUARE FOOTAGE OF PROPOSED ADDITIONS/NEW CONSTRUCTION :	EXISTING: <u>4,048</u> ft <sup>2</sup> PROPOSED: <u>4,048</u> ft <sup>2</sup>
HEIGHT OF STRUCTURE FOR ADDITIONS/NEW CONSTRUCTION :	EXISTING: <u>15'-8"</u> ft      PROPOSED: <u>15'-8"</u> ft
SQUARE FOOTAGE OF PROPOSED SIGNAGE	Signage submitted at a future date

PROJECT INFORMATION: DESCRIPTION & SCOPE OF PROJECT
<p>DESCRIBE PROPOSED PROJECT(S) AND LIST ALL PROPOSED MATERIALS. ATTACH ADDITIONAL SHEETS IF NECESSARY:</p> <p>This project will constitute renovating an existing single story pre-engineered building. We would like to request that the front metal siding and structure be removed and replaced with a more architecturally sensitive conventionally framed design that fits the revised use of the facility (ice cream manufacturing facility and office support to our operation for Hattie Janes Ice Cream at 16 Public Square). For the east, west, and south building elevations, we plan to repaint the existing metal siding to remain and upgrade the garage doors on the south side of the facility. No other foreseen exterior changes, other than those depicted in the drawings are proposed.</p>

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

<u>TYLER CROWELL</u> APPLICANT NAME	<u>[Signature]</u> APPLICANT SIGNATURE	<u>6/20/22</u> DATE
<u>TYLER CROWELL / TJ CROWELL PROPERTIES LLC</u> PROPERTY OWNER NAME	<u>[Signature]</u> PROPERTY OWNER SIGNATURE	<u>6/20/22</u> DATE

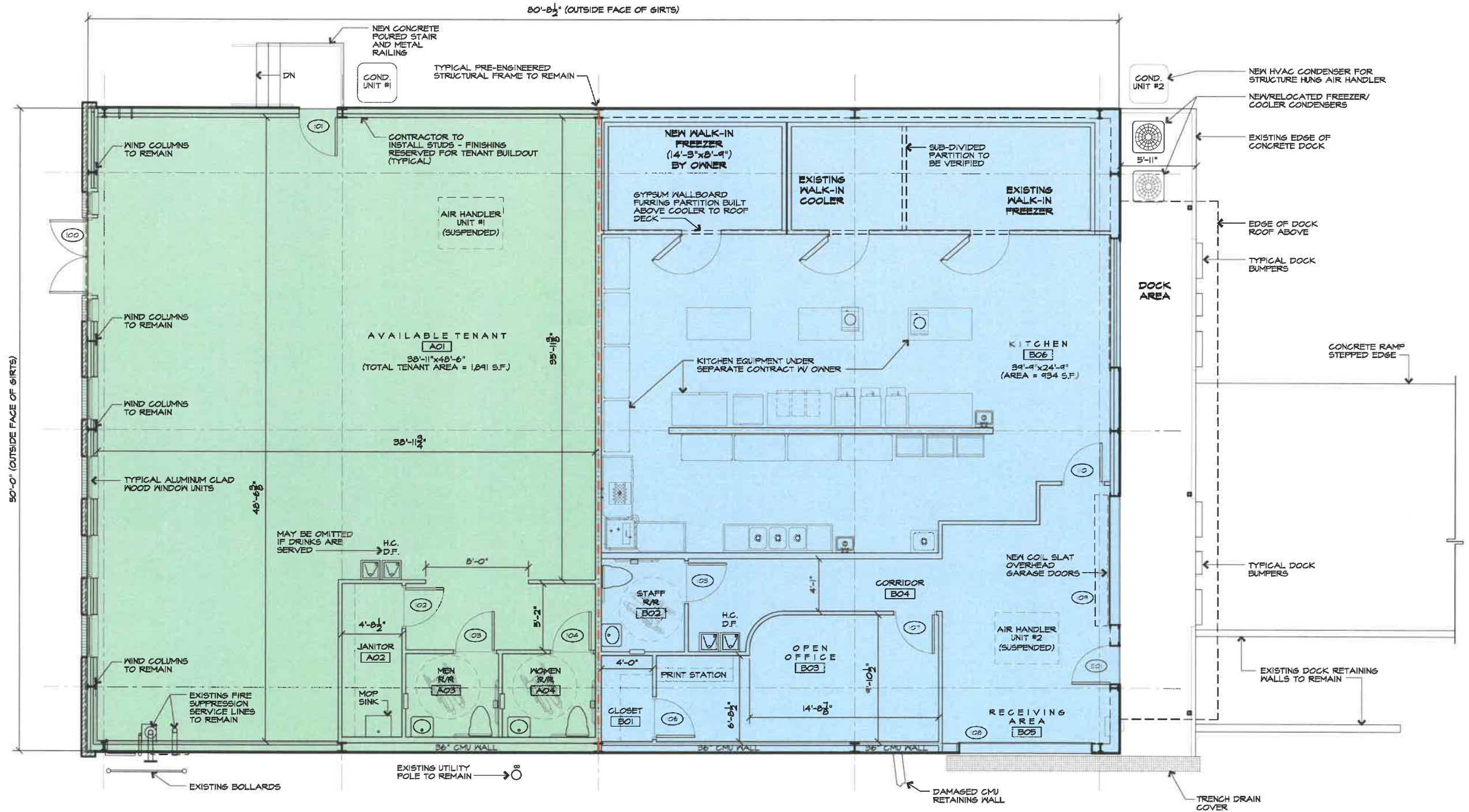
**STAFF USE ONLY**

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

# Proposed Facility Renovation for Hattie Janes Creamery

106 East 7th Street  
Columbia, Tennessee

**Nuber Architecture**  
ECCLESIASTICAL PLANNING / DESIGN  
COMMERCIAL ARCHITECTURE  
1069 Rolling Fields Circle, Columbia, Tennessee 38401  
Phone: (931) 540-8045 Mobile: (931) 446-1741  
E-mail: nuber@nuberarchitecture.com



### WALL PARTITION LEGEND

- EXISTING CMU (MASONRY BLOCK)
- EXISTING BRICK VENEER
- NEW BRICK VENEER
- CONSTRUCTION TO BE DEMOLISHED
- NEW MASONRY CONSTRUCTION
- PROPOSED WOOD STUD CONSTRUCTION
- EXISTING WOOD STUD CONSTRUCTION

### PARTITION FIRE RATING LEGEND (WHERE APPLICABLE)

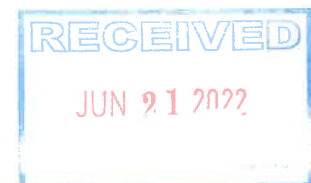
- ONE HOUR PARTITION
- TWO HOUR PARTITION
- FOUR HOUR FIREWALL
- SMOKE WALL PARTITION (30 MINUTE)

### CONSTRUCTION LEGEND

- PROPOSED HATTIE JANES DEVELOPMENT
- AVAILABLE TENANT BUILDOUT AREA

## PROPOSED FLOOR LAYOUT PLAN

SCALE: FIT TO SHEET

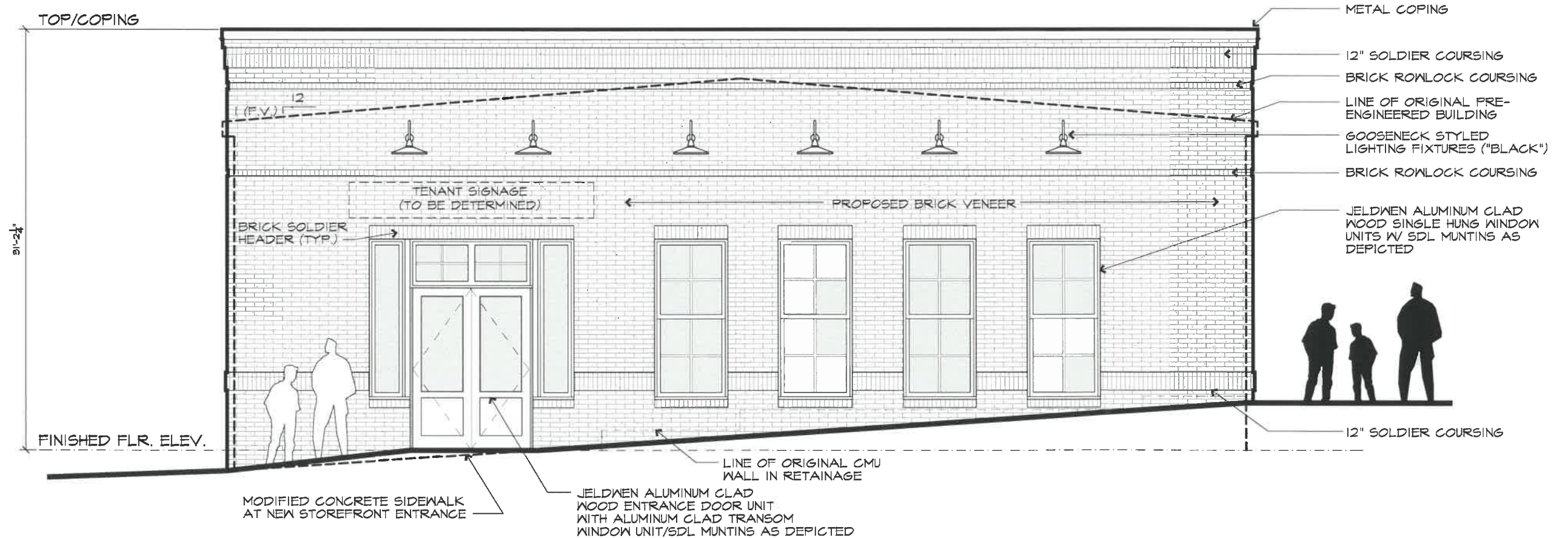


1

# Proposed Facility Renovation for Hattie Janes Creamery

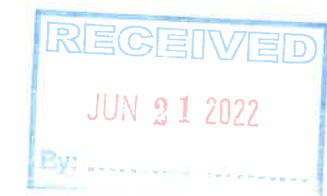
106 East 7th Street  
Columbia, Tennessee

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COMMERCIAL ARCHITECTURE  
1069 Rolling Fields Circle, Columbia, Tennessee 38401  
Phone: (931) 540-8045 Mobile: (931) 446-1741  
E-mail: gnuber@nuberarchitecture.com



## PROPOSED NORTH BUILDING ELEVATION

SCALE : FIT TO SHEET

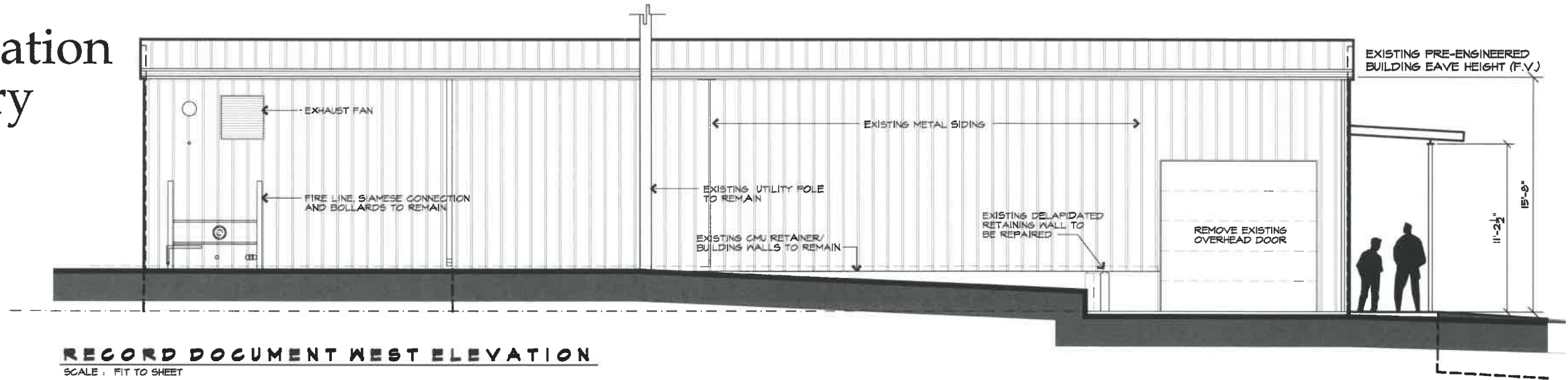


# Proposed Facility Renovation for Hattie Janes Creamery

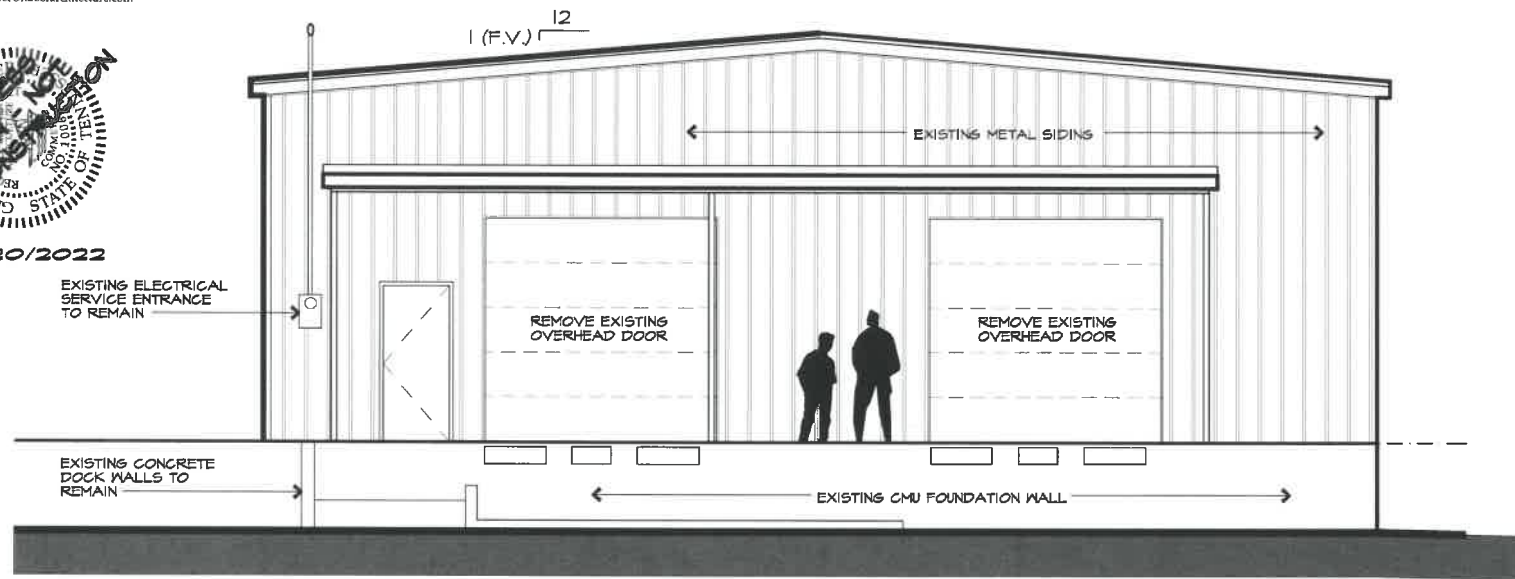
106 East 7th Street  
Columbia, Tennessee

**Nuber  
Architecture**

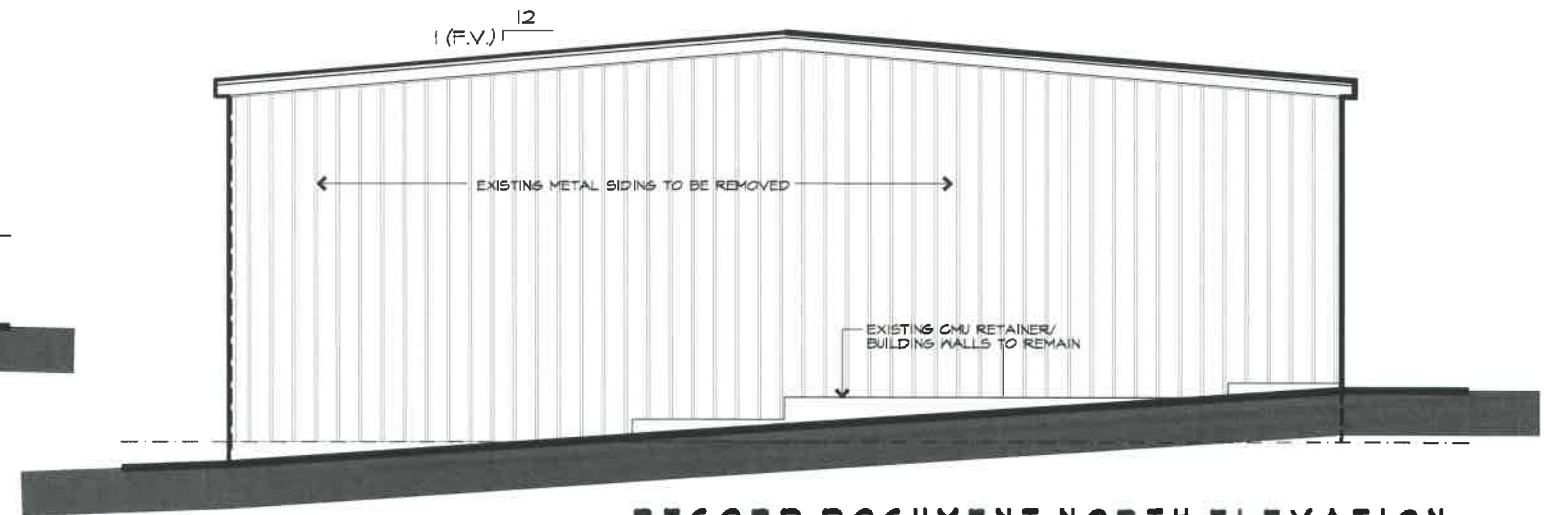
ECCLESIASTICAL PLANNING / DESIGN  
COMMERCIAL ARCHITECTURE  
1069 Rolling Fields Circle, Columbia, Tennessee 38401  
Phone: (931) 540-8845 Mobile: (931) 446-1741  
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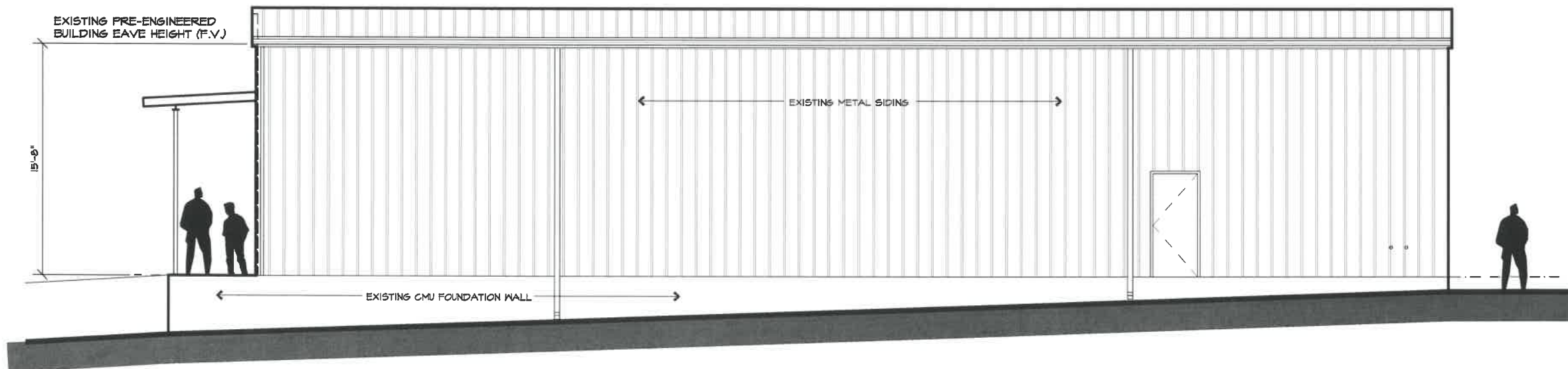
**RECORD DOCUMENT WEST ELEVATION**  
SCALE: FIT TO SHEET



**RECORD DOCUMENT SOUTH ELEVATION**  
SCALE: FIT TO SHEET



**RECORD DOCUMENT NORTH ELEVATION**  
SCALE: FIT TO SHEET



**RECORD DOCUMENT EAST ELEVATION**  
SCALE: FIT TO SHEET

RECEIVED  
JUN 21 2022  
By: .....



CITY OF COLUMBIA TENNESSEE  
 HISTORIC ZONING COMMISSION  
 STAFF REPORT

CONTACT INFORMATION

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

DOCKET/CASE/APPLICATION NUMBER

**22-0188**

APPLICANT/PROPERTY OWNER

**Tyler Crowell/TJ Crowell Properties**

HEARING DATE

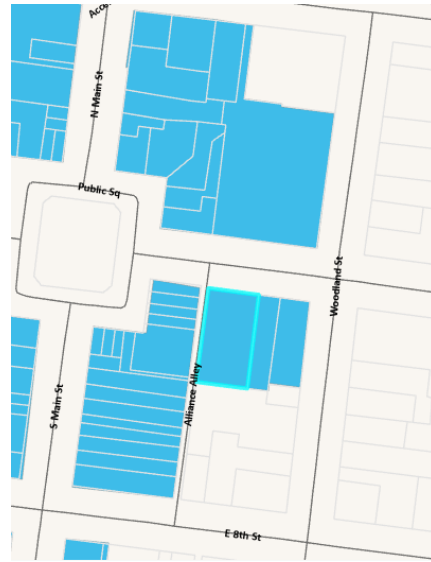
**N/A**

PROPERTY ADDRESS/LOCATION

**106 E 7<sup>th</sup> Street**

**PROJECT DESCRIPTION: Certificate of Appropriateness**

The applicant requests a Certificate of Appropriateness to renovate the front façade of an existing metal building located on East 7<sup>th</sup> Street. The structure is a non-contributing pre-fabricated metal building built in 1974.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
CBD (Central Business District)	Non-Conforming Light Industrial	CBD (Central Business District)	Renovation of Existing Façade with Associated Interior Buildout	Downtown

STAFF RECOMMENDATION

**APPROVE**

APPROVE WITH CONDITIONS

DENY

DEFER

**Review Status and History:**

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

*Previous Approvals:* CoA #20-0185 – Request for façade modifications.

*1984 Historic Inventory:* N/A



## Proposed Alterations

The applicant proposes to renovate the existing metal building in order to accommodate an ice-cream production facility and office.

- On the north elevation, the applicant proposes to install a brick veneer.
  - The facade will be topped with brick soldier course across the top.
  - Black gooseneck lighting fixtures will illuminate the façade.
  - A row of four vertically aligned aluminum clad windows.
  - Aluminum clad wood entrance doors with side light and transom windows, also topped with brick soldier course.
- Remaining elevations will retain metal siding.
- The applicant proposes to replace the overhead doors on the southern elevation.

## Historic District Design Guidelines Referenced:

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

5.12 When Necessary due to absence, total loss, or advanced deterioration, reconstruct storefronts to be compatible with the building and district.

- a. Where a historic storefront is deteriorated beyond repair, new storefronts compatible with the original in scale, profile, composition, transparency, and visual character shall be used.
- b. Where a historic storefront is missing, compatible new designs shall be based on physical or documentary evidence. In the absence of sufficient evidence, a design with simple detailing and traditional storefront elements shall be used. Designs shall employ a predominately glass storefront to maintain a degree of transparency compatible with historic precedents in the district, and storefront entrances shall be placed in traditional locations.
- c. **Reconstructed or new storefronts shall be comprised of materials that are visually and structurally compatible with traditional storefronts in the district.** Unpainted wood surfaces and bright metallic finishes are not appropriate unless historically present or consistent with the visual character and age of the building



**Staff Comment:**

Design Guidelines

- The proposed renovation of the northern elevation generally conforms to the Historic Design Guidelines.
- The proposed brick veneers, windows, and lighting features comply with the guidelines.
- The remaining elevations are less visible. The Commission may have suggestions for improvements to the secondary facades, especially the eastern side of the building which will be visible from East 7<sup>th</sup> Street.

**Recommendation**

**Approve**

**Recommended Motion:**

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

**Alternative Motions:**

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

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

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

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

**Alternative Motion [Deny]:**

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

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

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

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

**HISTORIC DISTRICT DESIGN GUIDELINES**

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

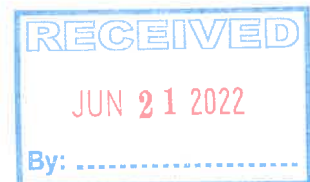
**REQUIRED APPLICATION SUPPORTING MATERIALS**

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

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

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

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



CERTIFICATE OF APPROPRIATENESS APPLICATION  
HISTORIC ZONING COMMISSION

APPLICANT

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

PROPERTY OWNER

NAME	Amy Montgomery Gibbons	PHONE	6153000864
ADDRESS	811 School st	EMAIL	Amymontgomerygibbons@icloud.com

PROJECT INFORMATION: WORK SPECIFIC

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











# HZC Application 808 walker Street

Final Audit Report

2022-06-20

Created:	2022-06-20
By:	Bryson Leach (hello@needleandgrain.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAP_yPsOziNTCvhPWCoszrhmgub4XC4FZk

## "HZC Application 808 walker Street" History

-  Document created by Bryson Leach (hello@needleandgrain.com)  
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-  Document emailed to brysonleach@gmail.com for signature  
2022-06-20 - 1:23:30 PM GMT
-  Email viewed by brysonleach@gmail.com  
2022-06-20 - 1:25:02 PM GMT- IP address: 69.225.49.53
-  Document e-signed by Bryson Leach (brysonleach@gmail.com)  
Signature Date: 2022-06-20 - 1:26:06 PM GMT - Time Source: server- IP address: 69.225.49.53- Signature captured from device with phone number XXXXXXX4348
-  Document emailed to amymontgomerygibbons@icloud.com for signature  
2022-06-20 - 1:26:08 PM GMT
-  Email viewed by amymontgomerygibbons@icloud.com  
2022-06-20 - 1:26:17 PM GMT- IP address: 104.28.104.30
-  Document e-signed by Amy Montgomery Gibbons (amymontgomerygibbons@icloud.com)  
Signature Date: 2022-06-20 - 11:06:49 PM GMT - Time Source: server- IP address: 174.212.100.93
-  Agreement completed.  
2022-06-20 - 11:06:49 PM GMT

50"



*Amy Montgomery* | HOME

TABLETOP • GIFTS • PAPER

2 C  
Blu

60"

*aubree p.*  
BOUTIQUE

2 C  
Tea

36 x 18"

Tallest letter 7





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 22-0189**

APPLICANT/PROPERTY OWNER

**Bryson Leach/Amy Gibbons**

HEARING DATE

**N/A**

PROPERTY ADDRESS/LOCATION

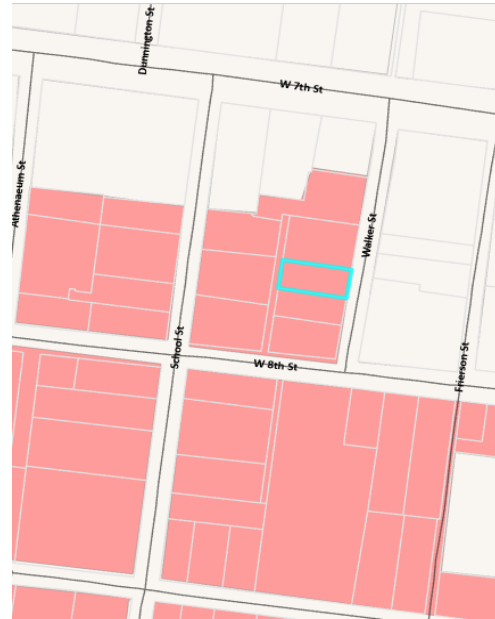
**808 Walker Street**

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

The applicant requests after-the-fact approval of two new sign faces on a previously approved ground mounted sign in the Athenaeum Historic District. The subject property was built in 1900. It was originally a residence but has been converted to a multi-tenant commercial space with office and retail uses.

One of the sign faces features white writing in two fonts on a dark blue background. The proposal is a modification of a sign face approved by the Commission in April 2022. The current proposal has different dimensions and reverses the text and background colors.

The second sign panel features white lettering in two fonts on a teal background. Each sign panel will be 4.5 square feet.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
CBD (Central Business District)	Office/Retail	CBD (Central Business District)	Freestanding Signage	Athenaeum

STAFF RECOMMENDATION

**APPROVE**

APPROVE WITH CONDITIONS

DENY

DEFER

**Review Status and History:**

*Submission Status:* Second request related to this signage. Fifth request for a CoA associated with this property.

*Previous Approvals:* CoA #22-0082 – Request from Bryson Leach for CoA to replace erect freestanding sign.

CoA #19-0035 – Request from property owner for CoA to replace windows and doors.

HZC 2019-06 – Request from Kristin Sweeting for a CoA to modify an accessory structure in order to accommodate a photography studio.



HZC 2017-41 – Request from Kristin Sweeting for a CoA to construct a fence around the property

HZC 2016-14 – Request from Laura Nutt with Book Nook Café for CoA to construct a non-illuminated freestanding sign.<sup>1</sup>

1984 Historic Inventory: N/A.

### Proposed Alterations

The applicant requests approval of two sign panels hung from a (previously approved) painted wood arm and post topped with a painted aluminum logo.

- Sign Panel One
  - The design was approved in April 2022.
  - The approved design features light blue text in two fonts on a white background.
  - The approved dimensions were 30 inches by 12 inches (2.5 square feet).
  - The proposed sign consists of white lettering in two fonts on a dark blue background.
  - The proposed sign dimensions are 36 inches by 18 inches (4.5 square feet).
- Sign Panel Two
  - The second sign panel features teal lettering in two fonts on a white background.
  - The proposed sign dimensions are 36 inches by 18 inches (4.5 square feet).

### Historic District Design Guidelines Referenced:

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

#### 8.6 Use Sign Lettering and Colors that Promote Readability

- a. Sign lettering shall not detract from the visual character of the building or district. Lettering should generally be kept simple and the number of words or symbols limited to maintain the sign as easily legible, graphically clear, and free of clutter.
- 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. **Signs with more than three colors are prohibited.** In addition to three colors, solid black or white must be used as a signage background.<sup>2</sup>
- c. The use of symbols, logos, and other graphics are encouraged to reduce the need for excessive text. Such elements also contribute to the unique identity of a business or entity.

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<sup>1</sup> Staff believes that there were subsequent sign face changes which did not receive Historic Zoning Commission approval. The sign is no longer extant.

<sup>2</sup> The Historic Zoning Commission added this sentence at its February 2022 meeting.



- d. Sign lettering shall be legible but not out of scale with the specific sign, building, or district. Lettering should generally not exceed 18 inches in height on any sign unless the characteristics of a building warrant a larger typeface.
- e. Signs shall have sufficient color differentiation and contrast between lettering/symbols and backgrounds to make the content legible.
- f. Colors that complement a building's façade materials and trim colors are encouraged.
- g. Mounting brackets shall complement the sign color or be a darker color authentic to the material.

#### P. 8-16 Guidelines for Specific Signs (Ground-Mounted Signs)

Ground-mounted signs are typically associated with residential buildings converted for commercial purposes or commercial buildings located along automobile-oriented corridors. Such signs are typically located in front of a building at a driveway or parking lot entry. As such signs are oriented to motorists and not pedestrians, ground-mounted signs are only allowed in arterial areas and are prohibited along the blocks facing Main Street, Public Square, and 7th Street between Garden Street, and Woodland Street, plus 6th Street, and 8th Street

- Signs shall be limited to **one per location**.
- Signs shall be placed so that they do not impede traffic or pedestrians. In general, all parts of the sign should be setback at least 2 ft. from a property line or sidewalk whichever is greater.
- Signs shall be scaled to the building, site, and adjacent properties. Signs shall not block lines of sight along a corridor.
- Signs shall be oriented perpendicular to the sidewalk so that they are easily viewed by passing pedestrians and motorist. Additional orientations request shall be reviewed on a case-by-case basis.
- Traditional materials are strongly encouraged. Painted wood or stone, **rock**-faced block, brick, are most appropriate for ground-mounted signs. Plastics are prohibited.
- Locating such signs in landscaping to soften their appearance is strongly encouraged.
- Elaborate signs that compete with the surrounding architecture or streetscape shall be prohibited.
- Internally illuminated signs are prohibited.
- Sign dimensions shall be no more than **8'ft in height and 32 square feet in sign face area** for commercial and no more than 5'ft in height and 20 square feet in sign face area for residential.
- Buildings along arterial streets oriented in part toward automobile traffic and certain types of facilities (such as theaters, strip centers, and public buildings) may provide an appropriate setting for larger and multiple sign applications per site. Requests will be considered by the HZC and Development Services staff on a case-by-case basis.
- [From graphic note on p. 8-16] Because pole-mounted and ground-mounted signs require vacant lot space and are designed primarily to attract the attention of passing motorists, they are not compatible with property at the core of the commercial district. Such signs should



only be considered on fringe properties along arterial streets and only if they are designed and located to minimize visual impacts on the [street.]<sup>3</sup>

#### Staff Comment:

- Guideline 8.6 prescribes the use of elegant and visually consistent signage in the historic district. The proposed signage meets this requirement.
- Guideline 8.6.f encourages signage that complements the appearance of the building's façade. The sign serves a building with a façade comprised of white siding with white accents and trim as well as gray shingle. The previously approved signage was generally consistent with the façade. It is within the discretion of the Commission to determine whether the proposed signage remains consistent with the building.
- It is within the Commission's discretion to determine whether the proposed signage meets the specific standards at P. 8-16 of the Guidelines as they pertain to number of ground mounted signs. Previously, the proposed sign was evaluated as a single multi-tenant sign with two panels. Although the second sign panel was unknown in April, it appeared that the style and color scheme would be consistent across both panels. The Guidelines do not permit more than one freestanding sign per location and do not provide clear direction on how to regulate free standing signs which serve multi-tenant structures. Staff considers the proposed signage to be a single sign as long as all panels cumulatively do not exceed the maximum sign area, colors, and other design guidelines. However, it is within the discretion of the Commission to determine whether 1) each panel constitutes a separate sign which would exceed the maximum allowable number; or 2) the proposed signage is sufficiently consistent in style and design to comprise a single multi-tenant sign.
- The proposed sign conforms to the dimensional requirements of a ground mounted sign at P. 8-16.

#### Recommendation

**Approve**

#### Recommended Motion:

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

#### Alternative Motions:

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

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

---

<sup>3</sup> Sentence is incomplete in the Guidelines.



**Alternative Motion [Deny]:**

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

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

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

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

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Columbia Development Services Department (931) 560-1560.*

**HISTORIC DISTRICT DESIGN GUIDELINES**

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

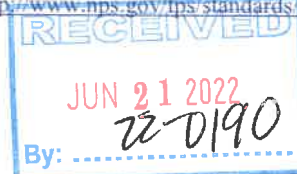
**REQUIRED APPLICATION SUPPORTING MATERIALS**

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

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

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

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



CERTIFICATE OF APPROPRIATENESS APPLICATION  
HISTORIC ZONING COMMISSION

APPLICANT

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

PROPERTY OWNER

NAME	Grand beach trust	PHONE	1-310-282-5151
ADDRESS	3130 wilshire blvd #600, Santa Monica CA 90403	EMAIL	Ccoorts@me.com

PROJECT INFORMATION: WORK SPECIFIC

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



Sign 10.5" x 112.8" = 8.22 sq/ft

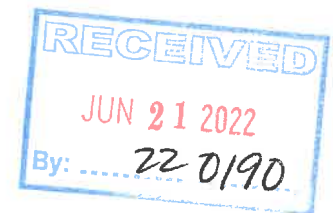
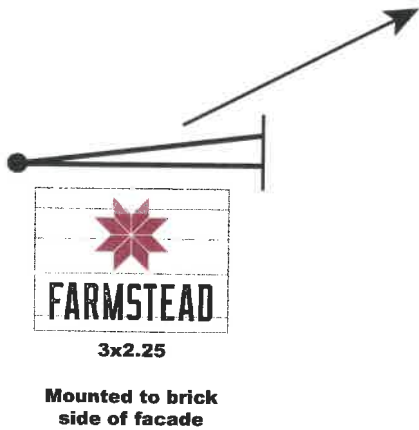
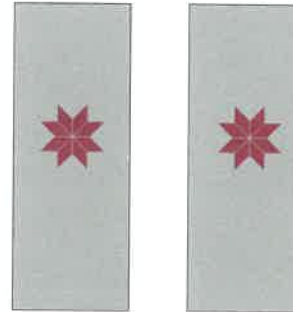
288L" x 14H" header

Black Acrylic - 1/2" thick

# FARMSTEAD MARKET



Left Window 70 x 105  
10 sq/ft allowable window use



# FARMSTEAD MARKET

FARMSTEAD



1213



JUN 21 2022  
25 0190



CITY OF COLUMBIA TENNESSEE  
 HISTORIC ZONING COMMISSION  
 STAFF REPORT

CONTACT INFORMATION

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

DOCKET/CASE/APPLICATION NUMBER

**22-0190**

APPLICANT/PROPERTY OWNER

**Bryson Leach/Grand Beach Trust**

HEARING DATE

**N/A**

PROPERTY ADDRESS/LOCATION

**803 S Main Street**

**PROJECT DESCRIPTION: Certificate of Appropriateness**

The applicant requests a Certificate of Appropriateness to place a wall mounted sign, a projecting sign, and window signs, on a contributing structure in the Downtown Historic District. The subject property, 803 S Main Street, was erected in the 1870s. It has at times been known as the “Reagan Building.” The 1984 inventory notes the proportioned windows with brick arches (“voussoirs”) and cornice still visible on the building’s façade. At the time of the National Register nomination, the space was used by Stofel Shoes. For many years it served as the headquarters of a local political party. That organization utilized a wall mounted sign located on a metal sign board between the first and second floors.



The proposed signage conforms to the Historic District Design Guidelines.

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
CBD (Central Business District)	Retail Sales & Services	CBD (Central Business District)	Wall Mounted Signage/ Projecting Sign/ Window Signs	Downtown

STAFF RECOMMENDATION

**APPROVE**

APPROVE WITH CONDITIONS

DENY

DEFER



### Review Status and History:

<i>Submission Status:</i>	First request related to this signage. Fourth request for a CoA associated with this space.
<i>Previous Approvals:</i>	CoA #20-0074 – Request from Marianne DeMeyers to install a wall sign and projecting sign.  HZC #2018-30 – Request from Ben Black to install a new roof, new windows, new door, and other façade improvements.  HZC 2018-33 – Request from Alex Bourdon to install a projecting sign
<i>1984 Historic Inventory:</i>	“1870s, three-story brick, three-bay, rectangular 1/1 windows with segmental arched surrounds and radiating brick voussoirs, brick corbeling, large wood cornice, older storefront with double-leaf offset central entrance and cast iron columns.”



803 S. Main Street as it appeared in March 1984



## Proposed Alterations

The applicant proposes to install two wall mounted signs.

- The first sign is comprised of flush mounted black acrylic letters.
  - The letters will measure 10.5 inches tall.
  - The length of the sign is 112.8 inches.
  - The total sign area is approximately 8.23 square feet.
  - The sign will be mounted on the sign band above the primary entrance between the first and second floors of the structure.
- The second sign is a projecting sign.
  - The sign will be fabricated from 1-inch-thick wood with a painted logo.
  - The sign will be mounted from an aluminum bracket at least 8 feet above the sidewalk.
  - The sign will be rectangular measuring 3 feet in length and 2.25 feet high.
  - The area of the second sign is 6.75 square feet.
- The combined area of the two signs is a little less than 15 square feet.

The applicant also proposes to place vinyl decals and lettering on the windows and doors. The total area of the window signage is approximately 10 square feet.

## Historic District Design Guidelines Referenced:

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

### 8.5 Design New Signage to be Compatible with a Building's Character

- Designs shall be compatible with a building's character and non-intrusive to adjacent buildings.
- Traditional locations such as signboards, storefront windows, and awnings shall be used. Pole signs, rooftop signs, billboards, animated signs, and outdoor advertising used for highway traffic are prohibited in the commercial district.
- Consider sign designs as an integral part of the building. Signs shall be compatible with the overall treatment and composition of the building.
- Signs shall be scaled to be subordinate to the building. Signage should generally be consistent with the prevailing size of comparable signage in the district. Overly large and ornamental signs contribute to visual clutter in the district and shall be avoided.
- Signs shall fit within the profile of the building. Signs that fall within the existing progression of a building's vertical and horizontal lines and utilize shapes consistent with traditional features are encouraged.
- Durable, exterior-grade materials that complement the palette of the building and district shall be used. **Traditional materials (such as painted wood and metal) that reflect a sense of**



**permanence are encouraged** as are contemporary materials such as urethane board that are similar in appearance to historic materials. Rough and unfinished surfaces, reflective materials, plastics, and pressure-treated wood are not appropriate and are prohibited.

- **Signs shall be installed so that they do not cover, obscure, or cause damage to character-defining features.**
- Signs shall be installed so that they do not block or obscure doors, windows, or emergency exits or impair pedestrian traffic.
- Using existing mounting holes and sign positions wherever possible is encouraged so as to limit the creation of new holes in building materials. On masonry buildings, signage shall be attached through mortar joints (not the masonry face) or materials such as wood that are easily repairable.

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

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

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



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

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

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

#### Staff Comment:

##### Design Guidelines

- The specific standards for wall signs at P. 8-16 of the Guidelines direct signage to locations above the storefront. The proposed signage conforms to these guidelines.
- Guideline 8.5 also encourages traditional materials that reflect a sense of permanence. The painted wood projecting sign proposed by the applicant conforms to this standard.
- The guidelines discourage installation of signage that obscures or damages character-defining features. The proposed sign locations conform to this standard.
- The specific standards for wall signs at P. 8-16 of the Guidelines encourage shallow rectangular signs with an area of less than 1 square foot per linear foot of frontage. The proposed signage meets each of these criteria.
- The Guidelines limit window decals and lettering to 20% of glazing. The proposed window decals conform to this standard.

#### Recommendation

**Approve.**

#### Recommended Motion:

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



**Alternative Motions:**

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

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

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

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

**Alternative Motion [Deny]:**

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

CERTIFICATE OF APPROPRIATENESS APPLICATION  
HISTORIC ZONING COMMISSION

APPLICANT

NAME	BEN LAPP/AURORA INVESTMENTS	PHONE	615-589-3178
ADDRESS	1010 S. High St, Columbia	EMAIL	rachel@aurorainvestments.com

PROPERTY OWNER

NAME	AURORA INVESTMENTS	PHONE	
ADDRESS	1010 S. High St, Columbia	EMAIL	ben@aurorainvestments.com

PROJECT INFORMATION: WORK SPECIFIC

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

PROJECT INFORMATION	
ADDRESS:	<b>1007 School St, Columbia</b>
SQUARE FOOTAGE OF PROPOSED ADDITIONS/NEW CONSTRUCTION :	EXISTING: <b>1240</b> ft <sup>2</sup> PROPOSED: <b>294</b> ft <sup>2</sup>
HEIGHT OF STRUCTURE FOR ADDITIONS/NEW CONSTRUCTION :	EXISTING: _____ ft      PROPOSED: _____ ft
SQUARE FOOTAGE OF PROPOSED SIGNAGE	

PROJECT INFORMATION: DESCRIPTION & SCOPE OF PROJECT
DESCRIBE PROPOSED PROJECT(S) AND LIST ALL PROPOSED MATERIALS. ATTACH ADDITIONAL SHEETS IF NECESSARY:
<b>See attached for all supporting documents.</b>
<b>Proposed changes:</b>
- addition in back right of property where previous cement porch had been
- replacing windows with all new aluminum clad windows with like framing
- reinforcing previous foundation and adding additional foundation to support addition
- modifying the roof line in the back half of the house

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

Ben Lapp  
APPLICANT NAME

[Signature]  
APPLICANT SIGNATURE

6/21/22  
DATE

Ben Lapp  
PROPERTY OWNER NAME

[Signature]  
PROPERTY OWNER SIGNATURE

6/21/22  
DATE

**STAFF USE ONLY**

DOCKET NO.	
RECEIPT NO.	

FEE PAID	
REQUESTED AGENDA	

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

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

PROPOSED ADDITION

# Historic Commission Application

1007 SCHOOL ST, COLUMBIA  
JUNE 2022



AURORA  
INVESTMENTS

RECEIVED  
JUN 21 2022  
By: 22-0191

# PROPOSED ADDITION

In the rear of the home, we would like to build out an additional 294 sq ft to back right side of the house that would be flush with the current exterior wall.

This area was previously a concrete back patio that had been added to the property sometime after it was originally built.

Siding materials would be hardiboard siding, painted a matching white.



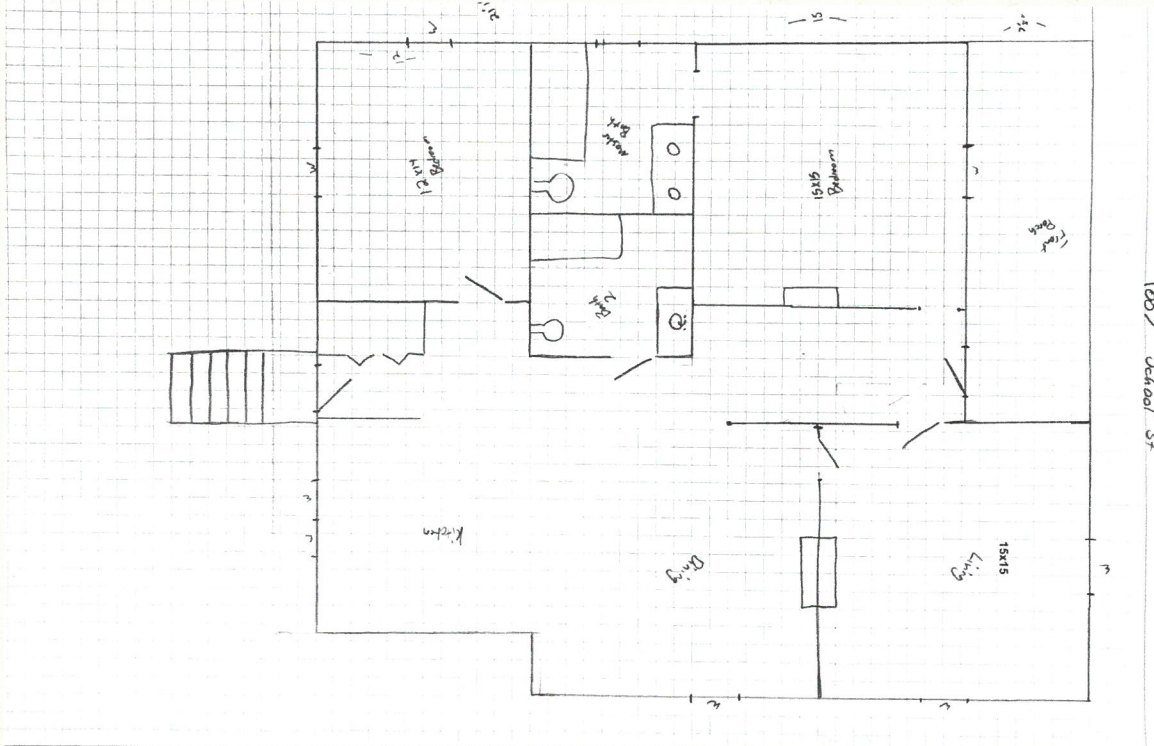
The back concrete patio where the proposed addition would be.

# PROPOSED ADDITION

Current Floor Plan



Proposed Addition



Attached are a licensed structural engineer's notes on supporting the foundation of this addition and reinforcing the deteriorating foundation of current structure.

**GENERAL**

1. THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL BUILDING CODE AS ADOPTED BY FRANKLIN, TN
2. LIVE LOADS USED IN DESIGN MEET OR EXCEED THOSE PRESCRIBED BY TABLE R301.5 (INCLUDING FOOTNOTES) OF THE IRC
 

SLEEPING AREAS	30PSF
LIVING AREAS	40PSF
ATTICS WITH STORAGE	20PSF
ATTICS WITHOUT STORAGE	10PSF
EXTERIOR DECKS & BALCONIES	40PSF
ROOF	20PSF
SNOW LOAD	10PSF
4. DEAD LOAD FOR FINISHED INTERIORS EXCLUDING TILE FLOOR 12PSF  
 DEAD LOAD FOR TILE FLOORS 15 PSF  
 TILE FLOOR DEFLECTION CALCULATED AT L/360  
 DEFLECTION CRITERIA FOR BEAMS AND FLOORING L/360
5. CONTRACTOR IS RESPONSIBLE FOR METHODS, PROCEDURES AND SEQUENCES OF CONSTRUCTION AND SHALL INSTALL LATERAL BRACING AS NEEDED TO ENSURE THE STRUCTURAL INTEGRITY OF THE HOUSE IS MAINTAINED THROUGHOUT CONSTRUCTION.
6. CONTRACTOR TO VERIFY ALL DROPS, OFFSETS, BLOCK-OUTS, EMBEDDED MATERIAL, MASONRY LEDGES, MATERIAL REQUIREMENTS AND DIMENSIONS PRIOR TO THE PROCUREMENT OF MATERIALS AND PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
7. THESE PLANS ASSUME THE CONTRACTOR IS EXPERIENCED AND WILL EMPLOY STANDARD CONSTRUCTION PRACTICES COMMON TO THE AREA IN WHICH THE STRUCTURE IS BEING BUILT OR MODIFIED. IF INSPECTIONS ARE TO BE PERFORMED, THE CONSTRUCTION WILL BE REVIEWED FOR COMPLIANCE TO THE STRUCTURAL DESIGN DRAWINGS. IT IS RECOMMENDED THAT THE CONTRACTOR REVIEW THE DESIGN DRAWINGS AND CONSULT THE ENGINEER OF RECORD FOR ANY CLARIFICATION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
8. NO ARCHITECTURAL PLAN WAS USED FOR BASIS OF THIS DESIGN

THIS PLAN WAS DESIGNED SPECIFICALLY FOR THE ADDRESS SHOWN ON THE TITLE BLOCK. THIS PLAN SHALL NOT BE CONSTRUCTED AT A DIFFERENT ADDRESS UTILIZING THESE STRUCTURAL DRAWINGS UNLESS APPROVED IN WRITING BY BASSETT ENGINEERING SERVICES & DESIGN

CONTRACTOR SHALL REVIEW ALL STRUCTURAL DRAWINGS AND DETAILS PRIOR TO PROCUREMENT OF MATERIAL AND COMMENCEMENT OF CONSTRUCTION. BASSETT ENGINEERING SERVICES WILL ANSWER ANY QUESTIONS TO ENSURE THE DRAWINGS ARE INTERPRETED CORRECTLY.

A MINIMUM OF 3/4" BEARING IS REQUIRED OF ALL BEAMS SUPPORTED BY WALL FRAMING

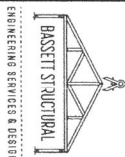
ALL PROPRIETARY PRODUCTS (ENGINEERED WOOD PRODUCTS, BEAMJOIST HANGERS, HOLD DOWNS ETC.) SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS INSTALLATION INSTRUCTIONS

ANALYSIS OF THE EXISTING STRUCTURE AND EXISTING STRUCTURAL COMPONENTS IS OUTSIDE THE SCOPE OF BASSETT ENGINEERING

CONTRACTOR MUST VERIFY REFERENCED DIMENSIONS PRIOR TO ORDERING MATERIALS. **DIMENSIONS SHOWN ARE NOT FOR CONSTRUCTION.**

DO NOT SCALE DRAWINGS

**GENERAL NOTES**



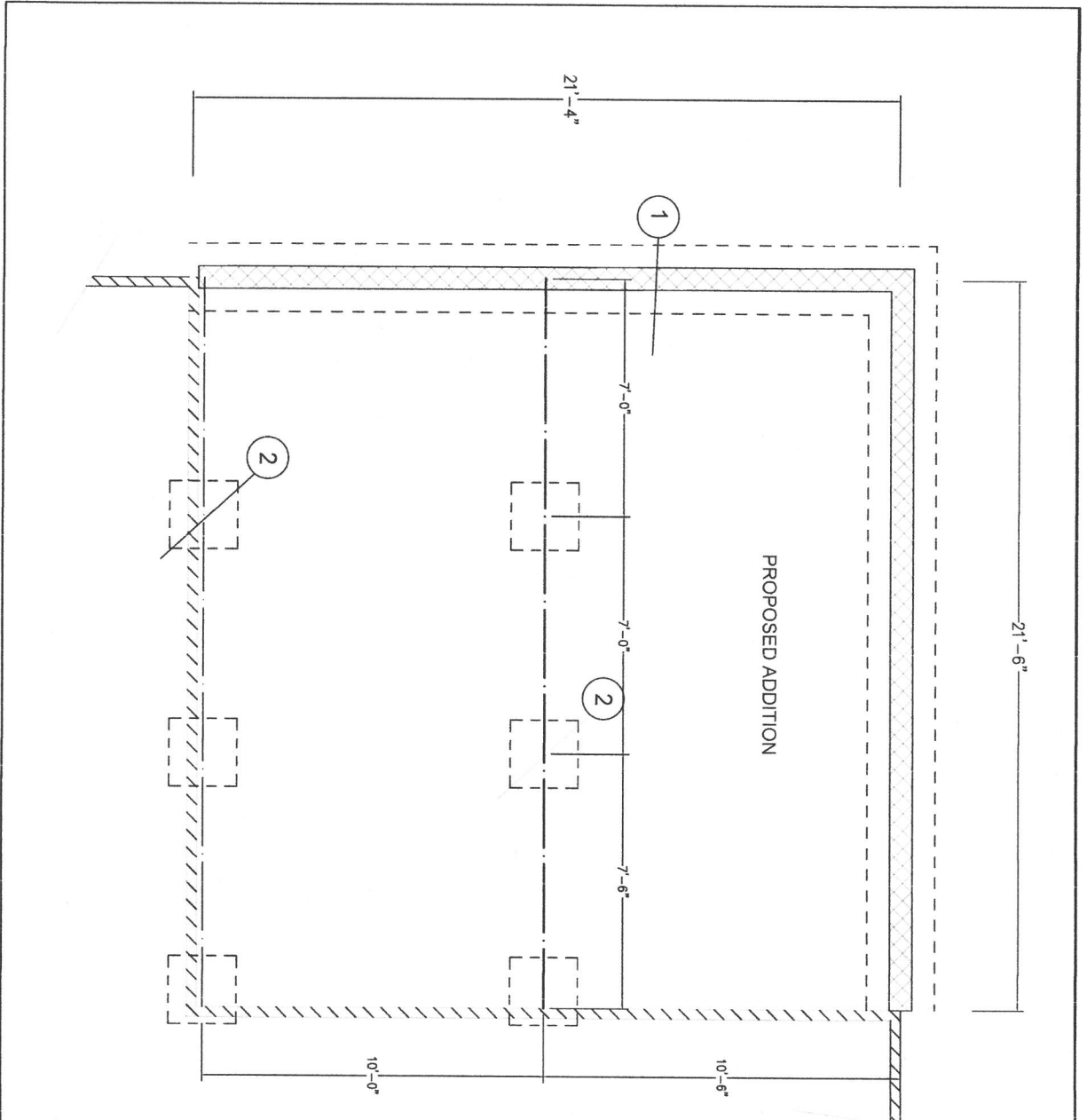
DRAWN BY. **MLB**  
 FILE. **060-2022**  
 REVISION  
 DATE. **5/16/2022**  
 SCALE. **NTS**

STAGE **CONST**  
 CLIENT. **Aurora Investments**  
 PROJECT. **1007 School St  
 1007 School St.  
 Columbia, TN**

SHEET.

**50**

5/19/2022



PROPOSED ADDITION

EXISTING STRUCTURE

21'-6"

21'-4"

1

2

2

7'-0"

7'-0"

7'-6"

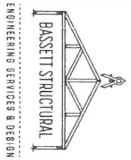
10'-0"

10'-6"

NOTES:

- 1- PERIMETER CONCRETE STRIP FOOTINGS SHALL BE 24" WIDE AND 12" DEEP WITH MIN (3) #4 REBAR CONT.
  - 2- ISOLATED FOOTINGS SHALL BE A MINIMUM OF 24"x24"x12" DEEP
  - 3- IF BRICK IS USED, 12" CMU BLOCK SHALL BE USED FOR A BRICK LEDGE
  - 4- PROVIDE CRAWLSPACE ACCESS AND VENTILATION
  - 5- ASSUMED BEARING CAPACITIES  
ISOLATED SPREAD FTG. 1500PSF  
CONTINUOUS FOOTINGS 1500PSF  
SLAB ON GRADE 2000 PSF
- SEE DETAILS ON S1.1

FOUNDATION PLAN



SHEET. <b>S1</b>	STAGE	<b>CONST</b>	DRAWN BY.	<b>MLB</b>
	CLIENT.	<b>Aurora Investments</b>	FILE.	<b>060-2022</b>
	PROJECT.	1007 School St 1007 School St Columbia, TN	REVISION.	<b>5/16/2022</b>
			DATE.	<b>NTS</b>
			SCALE.	

**DESIGN**

1. THIS DESIGN IS APPLICABLE ONLY TO THE ADDRESS NOTED IN THE TITLEBLOCK. CONSTRUCTION OF THIS FOUNDATION AT ANY OTHER ADDRESS IS PROHIBITED
2. THIS DESIGN IS BASED ON AN ASSUMED SOIL BEARING PRESSURE OF 1500 PSF AND MUST BE VERIFIED PRIOR TO PLACEMENT OF CONCRETE

**CONCRETE**

1. CONCRETE SHALL BE MIXED, SUPPLIED, PLACED, CONSOLIDATED AND FINISHED IN ACCORDANCE WITH ACI 318 (LATEST EDITION) AND SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI IN 28 DAYS
2. CONCRETE SHALL BE TYPE I OR TYPE II. SLUMP SHALL NOT EXCEED 6 INCHES UNLESS HIGH RANGE WATER REDUCERS ARE ADDED
3. WATER SHALL NOT BE ADDED TO CONCRETE AT THE JOBSITE UNLESS APPROVED BY ENGINEER
4. CONCRETE SHALL NOT BE PLACED AT TEMPERATURES UNDER 40 DEGREES FAHRENHEIT. IN RAINY WEATHER OR IN OTHER ADVERSE CONDITIONS
5. CONCRETE SHALL BE PROPERLY CONSOLIDATED, ESPECIALLY IN VERTICAL FORMS
6. FORMS SHALL BE STRIPPED NOT LESS THAN 24 HOURS AND NOT MORE THAN 6 DAYS AFTER CONCRETE PLACEMENT
7. BUILDER TO VERIFY ALL DIMENSIONS, DROP OFFSETS, BRICK LEDGES, INSERTS, OPENINGS, AND CONNECTION LOCATIONS WITH ARCHITECTURAL DRAWINGS & NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK
8. THE WOOD SOLE PLATE OR WOOD SILL PLATE AT EXTERIOR WALLS SHALL BE ANCHORED TO THE FOUNDATIONS WITH 1/2" DIA. BY 10" LONG ANCHOR BOLTS WITH MINIMUM 7" EMBEDDED OR SIMPSON MASA OR MASAP MUDSILL ANCHORS INSTALLED PER MFG S SPECIFICATIONS. ANCHOR BOLTS SHALL BE PLACED AT A MAXIMUM OF 6'-0" O.C. WITH A MINIMUM OF 2 BOLTS PER PLATE SECTION WITH 1 BOLT LOCATED NOT MORE THAN 12" OR LESS THAN 7 BOLT DIAMETERS FROM EACH END OF PLATE SECTION.

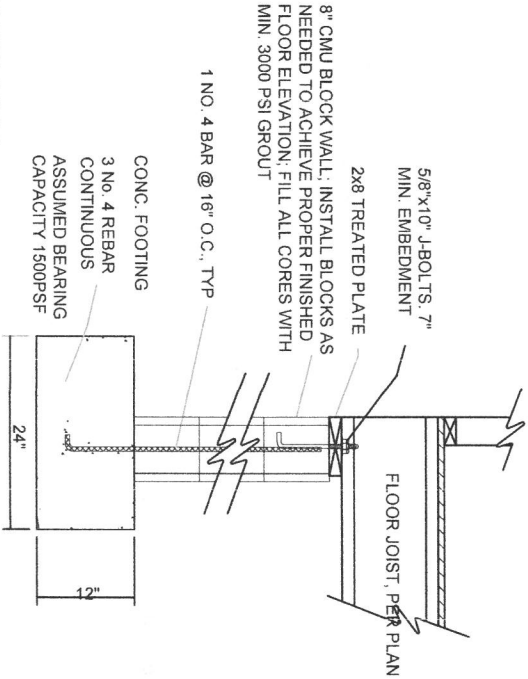
**REINFORCING STEEL**

1. REINFORCING STEEL SHALL BE 60KSI MINIMUM, BE IN ACCORDANCE WITH ASTM A615, HAVE DEFORMATIONS IN ACCORDANCE WITH ASTM A505, AND SHALL BE DETAILED IN ACCORDANCE WITH ACI-318 (APPLICABLE EDITION)
2. WELDED WIRE FABRIC SHALL BE IN ACCORDANCE WITH ASTM A185 AND PLACED IN ACCORDANCE WITH PLANS AND DETAILS
3. IF SPlicing IS NECESSARY, CONTINUOUS REINFORCING BARS SHALL BE LAPPED A MINIMUM OF 30 TIMES THE DIAMETER OF THE BAR
4. PROVIDE 2- #5 @ 5'-0" AT ALL REINFRANT CORNERS OF THE FOUNDATION (DIAGONAL)
5. ALL REBAR REINFORCEMENT MUST BE SUPPORTED BY CHAIR OR BRICK ONLY.

**MASONRY**

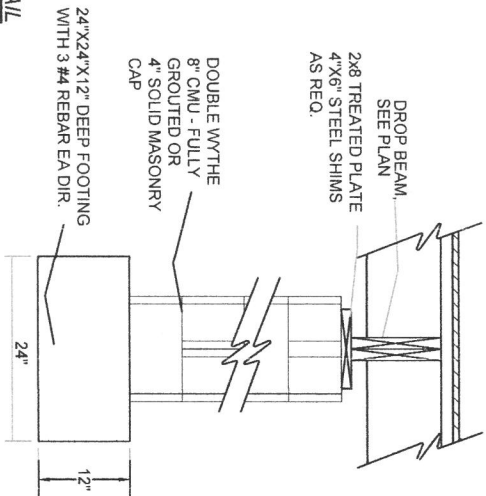
1. MASONRY SHALL CONFORM TO THIS 402ACI305M/ASCE 5-11
2. PROVIDE FOLLOWING LOAD BEARING CONCRETE MASONRY UNITS (CMU) WITH NET STRENGTH OF 1500 PSI AND A NET STRENGTH OF 2000 PSI ON THE NET CROSS SECTIONAL AREA OF CMU AS DETERMINED BY ASTM C140
3. PROVIDE MORTAR CONFORMING TO ASTM C270, TYPE S, STANDARD MORTAR BED JOINT IS 3/8" AND SHALL NOT VARY OUTSIDE A RANGE OF 1/4" TO 1/2". DO NOT USE AIR-ENTRAINED MORTAR
4. PROVIDE GROUT FOR REINFORCED MASONRY CONFORMING TO ASTM C478 WITH A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AND A MINIMUM SLUMP OF 2"
5. PROVIDE LADDER TYPE JOINT REINFORCING CONFORMING TO ASTM A951 IN ALL MASONRY WALLS, UNLESS NOTED OTHERWISE. PLACE 3 GAUGE ZINC COATED REINFORCING A MINIMUM OF 12". USE PREFABRICATED "1" AND "1/2" AT CORNERS AND T INTERSECTIONS.
6. LAY ALL MASONRY IN A RUNNING BOND.
7. PROVIDE ONE VERTICAL NO. 5 BAR @ 16" O.C. IN ALL MASONRY WALLS UNLESS NOTED OTHERWISE
8. PROVIDE ONE HORIZONTAL NO. 5 BAR @ 16" O.C. IN ALL MASONRY WALLS UNLESS NOTED OTHERWISE
9. PROVIDE ONE HORIZONTAL NO. 5 BAR @ 16" O.C. IN ALL MASONRY WALLS UNLESS NOTED OTHERWISE
10. PROVIDE ONE HORIZONTAL NO. 5 BAR @ 16" O.C. IN ALL MASONRY WALLS UNLESS NOTED OTHERWISE
- (2) #4 REBAR, UNLESS NOTED OTHERWISE

**1- FOOTING DETAIL**



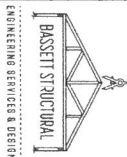
FLOOR JOIST, PER PLAN

**2- FOOTING DETAIL**



FLOOR JOIST, PER PLAN

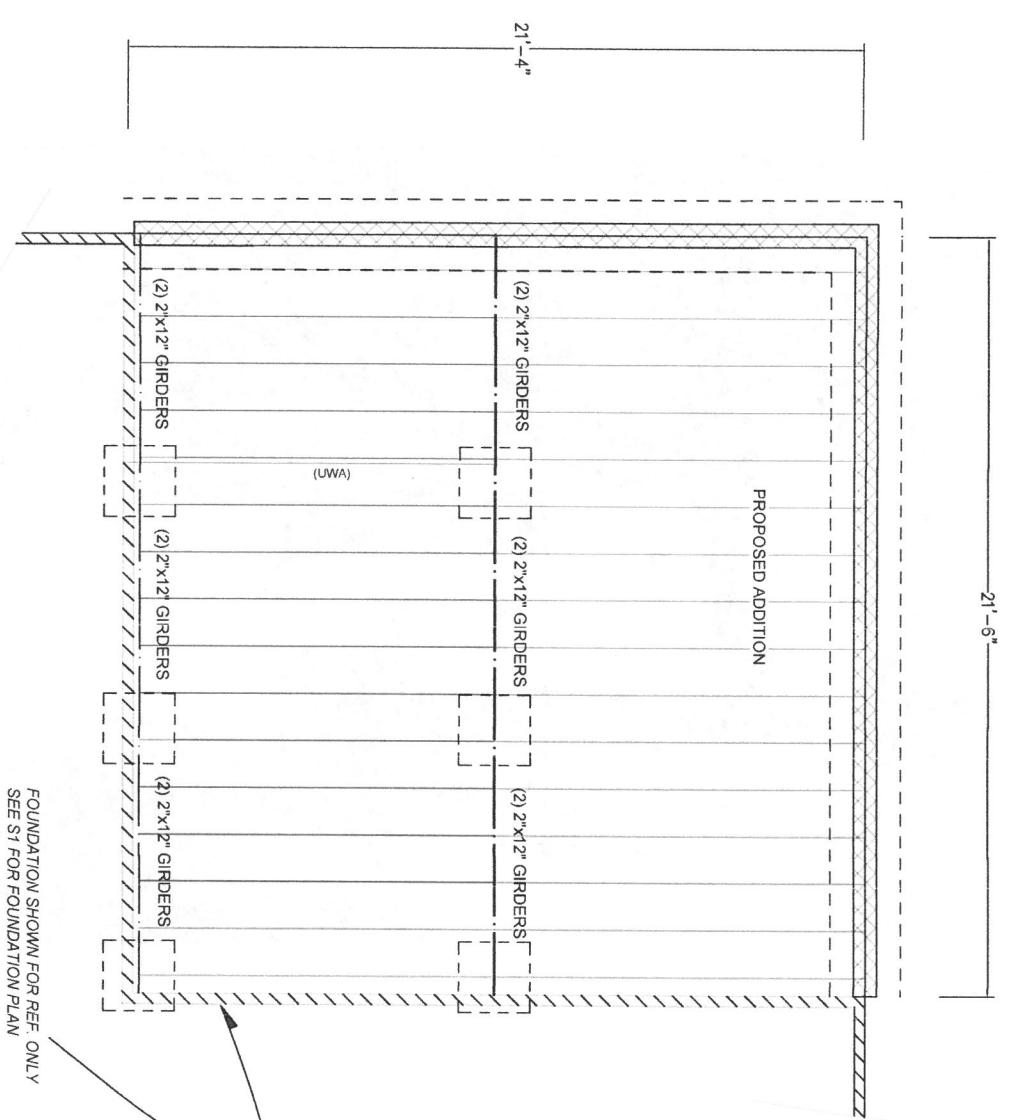
**FOOTING DETAILS**



DRAWN BY.	MLB
FILE.	060-2022
REVISION.	
DATE.	5/16/2022
SCALE.	NTS

STAGE	CONST
CLIENT.	Aurora Investments
PROJECT.	1007 SCHOOL ST 1007 School St. Columbia, TN

SHEET: S1.1



ALL JOISTS ARE 2"x10" UNLESS NOTED OTHERWISE  
 ALL STANDARD LUMBER IS SOUTHERN YELLOW PINE #2  
 JOISTS ARE PLACED AT 16" ON CENTER

FOUNDATION SHOWN FOR REF. ONLY  
 SEE S1 FOR FOUNDATION PLAN

- LEGEND**
- PURLIN
  - BEAM OR HEADER
  - SINGLE JOIST OR RAFTER
  - DOUBLE JOIST OR RAFTER
  - WOOD STRUCTURAL PANEL (UNO)
  - (UWA) UNDER WALL ABOVE
  - (FWA) FRAME INTO WALL ABOVE
  - ROOF STRUT
  - JOIST HANGER

**EXISTING STRUCTURE**

THIS PLAN WAS DESIGNED SPECIFICALLY FOR THE ADDRESS SHOWN ON THE TITLE BLOCK. THIS PLAN SHALL NOT BE CONSTRUCTED AT A DIFFERENT ADDRESS UTILIZING THESE STRUCTURAL DRAWINGS UNLESS APPROVED IN WRITING BY BASSETT ENGINEERING SERVICES & DESIGN.

CONTRACTOR SHALL REVIEW ALL STRUCTURAL DRAWINGS AND DETAILS PRIOR TO PROCUREMENT OF MATERIAL AND COMMENCEMENT OF CONSTRUCTION. BASSETT ENGINEERING SERVICES WILL ANSWER ANY QUESTIONS TO ENSURE THE DRAWINGS ARE INTERPRETED CORRECTLY.

A MINIMUM OF 3/4" BEARING IS REQUIRED OF ALL BEAMS SUPPORTED BY WALL FRAMING.

ALL PROPRIETARY PRODUCTS (ENGINEERED WOOD PRODUCTS, BEAM JOIST HANGERS, HOLD DOWNS ETC.) SHALL BE USED IN STRICT ACCORDANCE WITH THE MANUFACTURERS INSTALLATION INSTRUCTIONS.

ANALYSIS OF THE EXISTING STRUCTURE AND EXISTING STRUCTURAL COMPONENTS IS OUTSIDE THE SCOPE OF BASSETT ENGINEERING.

CONTRACTOR MUST VERIFY REFERENCED DIMENSIONS PRIOR TO ORDERING MATERIALS. DIMENSIONS SHOWN ARE NOT FOR CONSTRUCTION. DO NOT SCALE DRAWINGS.

**CRAWLSPACE PLAN**



DRAWN BY.	MLB
FILE.	060-2022
REVISION.	
DATE.	5/16/2022
SCALE.	NTS

STAGE	CONST
CLIENT.	Aurora Investments
PROJECT.	1007 School St 1007 School St. Columbia, TN

SHEET.  
**S1.2**

# PROPOSED ROOFLINE CHANGES

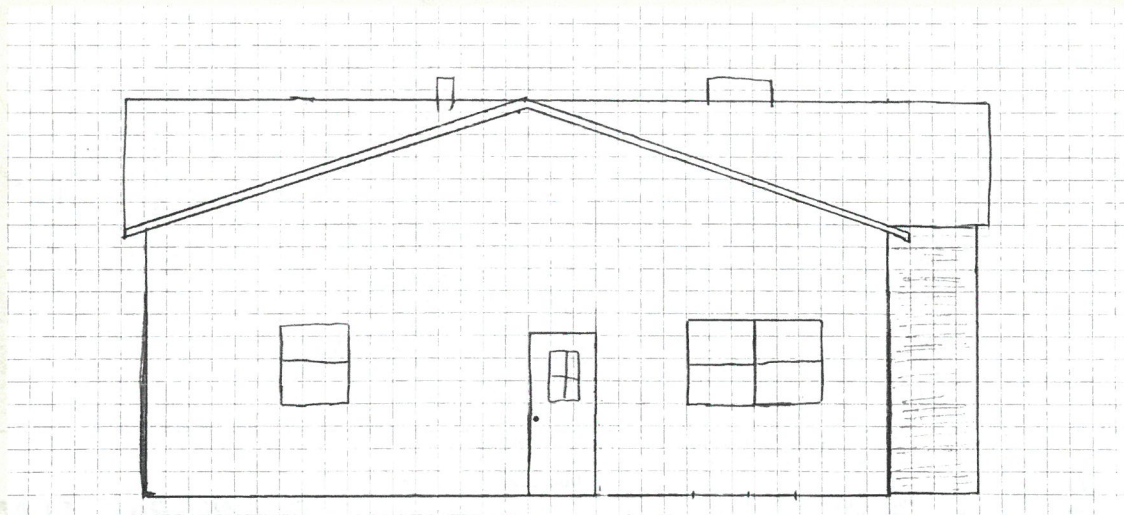
## CURRENT FRONT + BACK



With the proposed updates, we would like to extend the back roof line in the following way - with one continuous line from the left to the right side, matching the style as seen by the front of the house.  
The front roof of the house would remain the same.

Shingles: Black 30 Year Architectural

PROPOSED BACK ALTERATION



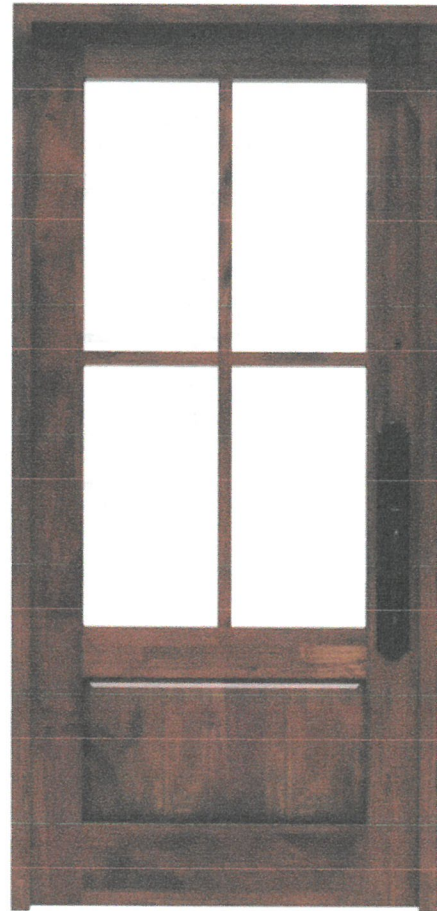
# FRONT DOOR

Since the original front door will need replaced, we would also like to propose the following modification to the front door. The grids would match the style of the original windows.

## CURRENT



## PROPOSED



# WINDOWS

For nearly all of the windows, we will be replacing like-for-like and upgrading to aluminum clad for durability and maintenance.

## Measurements:

31x76 (all windows except for the kitchen)

44x72 (kitchen)

Frames: White

The following renderings would apply:

<p><b>Rough Opening:</b> 31.75 x 76.75</p> <p><b>Actual Size:</b> 31 x 76</p> <p><b>Room:</b> None Assigned <i>Unit is viewed from the outside looking in.</i></p>	<p>Double Hung,</p> <p>31 x 76</p> <p>ProductTileBackendName = JELD-WEN W-3500 Clad Double Hung</p> <p>Assembly = Full Unit,</p> <p>Sash Model = Traditional - Wide Rails - Top &amp; Bottom,</p> <p>Exterior Trim Type = Nailing Flange removed (Black frame),</p> <p>Exterior Trim Options = No,</p> <p>Country Where Unit Will Be Installed = USA (Certified)</p> <p>Sash Split = Even Divide,</p> <p>Measurement Type = Actual Size,</p> <p>Frame Width = Custom Size,</p> <p>Custom Frame Width = 31,</p> <p>Frame Height = 76"</p> <p>Interior Material Type = Auralast Pine,</p> <p>Interior Finish Type = Natural,</p> <p>Interior Finish = Unfinished,</p> <p>Exterior Finish = Brilliant White,</p> <p>Sash to Match Exterior Frame Finish = Yes,</p> <p>Exterior Sash Finish = Brilliant White</p> <p>Extension Jamb = 4 9/16"</p> <p>Performance Grade Rating = PG 35</p> <p>Hardware Finish - Interior = White,</p> <p>Number of Locks = 1,</p> <p>Screen Options = BetterVue Mesh (Standard),</p> <p>Screen Frame Finish = Brilliant White</p> <p>Glass Energy Efficiency = Energy Star,</p> <p>Installation Zip Code = 38401,</p> <p>Energy Star Zone = Energy Star - North-Central,</p> <p>Energy Star Low-E Options = SunStable with HeatSave,</p> <p>Glass Type = Standard,</p> <p>Neat Glass = No,</p> <p>Glass Thickness = Standard Default Thickness,</p> <p>Protective Film = No Protective Film,</p> <p>Glass Spacer Color = Black Spacer,</p> <p>Air Space Options = Argon</p> <p>Grille Type = 7/8" Bead SDL w/Perm Wood,</p> <p>Interior Bar Profile = Traditional Bead Bar,</p> <p>Grille Location in Glass = All Lite(s),</p> <p>Grille Finish = Silver Shadow Bar,</p> <p>Simulated Divided Lite (SDL) Finish = Brilliant White,</p> <p>Grille Pattern = Colonial,</p> <p>Number of Squares Wide - Top = 2,</p> <p>Number of Squares Wide - Bottom = 2,</p> <p>Number of Squares High - Top = 2,</p> <p>Number of Squares High - Bottom = 2</p> <p>Jamb Liner = White Jamb Liner,</p> <p>Secondary Vent Stop / Sash Limiter = No Window Opening Control Device,</p> <p>Finger Plows = Plow in Top &amp; Bottom Rail</p> <p>U-Factor = 0.26,</p> <p>Solar Heat Gain Coefficient = 0.24,</p> <p>Visible Light Transmittance = 0.45,</p> <p>Condensation Resistance = 46,</p> <p>CPD# = JEL-N-850-01802-00002,</p> <p>Energy Star Qualified = Northern; North-Central; South-Central; Southern</p> <p>Is this a Reorder? = No</p> <p>Manufacturer = JELD-WEN, Rantoul(IL),</p> <p>Catalog Version Date = 05/06/2022,</p> <p>Catalog Version = 22.1.11.6</p> <p>7/8" Bead SDL w/Perm Wood,</p> <p>Colonial,</p> <p>2W2H</p>
--	--

The diagram shows a double-hung window with two sashes. The overall height is labeled as 'HO - 76.75"'. The overall width is labeled as 'RO - 31.75"'. The actual window unit height is labeled as 'Actual Size - 76"'. The actual window unit width is labeled as 'Actual Size - 31"'. The window is shown from the outside looking in.

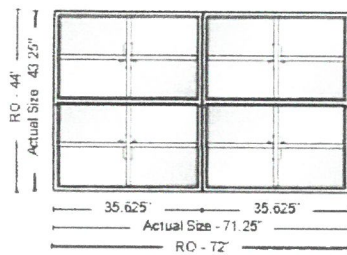
## KITCHEN WINDOW

**Rough Opening:** 72 x 44

**Actual Size:** 71.25 x 43.25

**Room:** 64"x75.75"

*Unit is viewed from the outside looking in.*



Double Hung,

71.25 x 43.25

ProductTileBackendName = JELD-WEN W-3500 Clad Double Hung

Unit Grille Pattern = Colonial,

Unit Number of Squares Wide - Top = 2,

Unit Number of Squares Wide - Bottom = 2,

Unit Number of Squares High - Top = 2,

Unit Number of Squares High - Bottom = 2

Unit U-Factor = 0.26,

Unit Solar Heat Gain Coefficient = 0.18,

Unit Visible Light Transmittance = 0.41,

Unit Condensation Resistance = 46,

Unit CPD# = JEL-N-850-01804-00002,

Unit Energy Star Qualified = Northern; North-Central; South-Central; Southern  
Is this a Reorder? = No

Manufacturer = JELD-WEN, Rantoul(IL),

Catalog Version Date = 05/06/2022,

Catalog Version = 22.1.11.6

7/8" Bead SDL w/Perm Wood,

Colonial,

2W2H

Assembly = Full Unit,

Sash Model = Traditional - Wide Rails - Top & Bottom,

Exterior Trim Type = Nail Fin (Standard),

Exterior Trim Options = No,

Country Where Unit Will Be Installed = USA (Certified)

Overall Sash Split = Even Divide,

Overall Measurement Type = Rough Opening Size,

Overall Rough Opening Width = Custom Size,

Overall Custom Rough Opening Width = 72,

Overall Rough Opening Height = Custom Size,

Overall Custom Rough Opening Height = 44

Interior Material Type = Auralast Pine,

Interior Finish Type = Natural,

Interior Finish = Unfinished,

Exterior Finish = Brilliant White,

Sash to Match Exterior Frame Finish = Yes,

Exterior Sash Finish = Brilliant White

Extension Jamb = 4 9/16"

Performance Grade Rating = DP 35,

Drip Cap = Color Match Metal

Hardware Finish - Interior = White,

Screen Options = BetterVue Mesh (Standard),

Screen Frame Finish = Brilliant White

Glass Energy Efficiency = Energy Star,

Installation Zip Code = 38401,

Energy Star Zone = Energy Star - North-Central,

Energy Star Low-E Options = SunResist with HeatSave,

Glass Type = Standard,

Neat Glass = No,

Glass Thickness = Standard Default Thickness,

Protective Film = No Protective Film,

Glass Spacer Color = Black Spacer,

Air Space Options = Argon

Grille Type = 7/8" Bead SDL w/Perm Wood,

Interior Bar Profile = Traditional Bead Bar,

Grille Location in Glass = All Lite(s),

Grille Finish = Silver Shadow Bar,

Simulated Divided Lite (SDL) Finish = Brilliant White,

Grille Pattern = Define Pattern Separately

Mull Assembly = Flat Mull,

Jamb Liner = White Jamb Liner,

Jamb Liner Covers = No,

Secondary Vent Stop / Sash Limiter = No Window Opening Control Device,

Finger Plows = Plow in Top & Bottom Rail

Vertical,

Factory,  
0" thick. 43.25" length





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 22-0191**

APPLICANT/PROPERTY OWNER

**Ben Lapp/ Aurora Investments**

HEARING DATE

**N/A**

PROPERTY ADDRESS/LOCATION

**1007 School Street**

**PROJECT DESCRIPTION:**

This certificate of appropriateness request is for a 294 SF rear addition. This item also includes replacing windows with aluminum clad windows and modifying a rear roof line as included with the rear addition.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
MRC (Mixed Residential Commercial)	Single-Family Residential	Single-Family Residential	Exterior Modifications	Athenaeum

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:* **1007 School Street. address not listed in inventory.** Maury County tax records indicate this home as being built in 1910. This structure appears to be of a one-story gable front and wing vernacular style that was common in the southeastern US in the late 19th and early 20th centuries.



### 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 rear addition.**

**Item 2. Placement of aluminum clad windows with new wood front door.**

### Historic District Design Guidelines Referenced:

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

#### **Item 1. New construction of rear addition (294 SF)**

Additions shall be located on the rear elevation or at the rear of secondary elevations to minimize their appearance from the right-of-way.

*Proposed addition is located at a rear elevation and has a minimized appearance from the right-of-way.*

b. Additions shall be located so that they do not damage, obscure, or require removal of character defining features of the original building.

*Proposed addition does not obscure character defining features of the original building.*

c. Additions shall be located to maintain a setback consistent with the character of the district. Additions shall not substantially alter the relationship of open to occupied space on a lot. Original buildings shall be maintained as the primary dwelling. Reorienting a building to use the addition as the primary entry is not appropriate.

*Proposed addition conforms to setbacks and will not be reoriented to be the primary entry of the building. As noted, proposed addition will be in area where an existing open-air rear porch was located.*

b. Additions shall be compatible with the size, scale, setback, and massing of the original building. Additions shall be visually compatible with and subordinate to the original building.

*The addition is built with a compatible scale and size to the original home.*

Additions shall be scaled so that they do not visually diminish the original building. Additions that exceed 1/3 of a building's existing square footage shall be avoided.

*This proposed addition will be 294 SF that does not exceed 1/3 of the building's square footage.*

d. Additions shall have a roof shape, pitch, and complexity compatible with that of the original building.

*The proposed addition does slightly alter the design of the roof pitch at the rear elevation. Currently there is a rear elevation roof form in a gable design. A revised roof line is proposed to a more pronounced hip style design at the rear elevation and a revised hipped pitch to dominate the full elevation. As noted, the current front elevation of the home has a combination hipped and gable roof design.*

e. Simplified designs that take visual cues from the character of the original building are most appropriate. Excessive ornamentation and duplicating original details shall be avoided.

*The proposed rear addition does not have excessive ornamentation or duplicate original designs.*

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

*The proposed addition utilizes a fiber cement board cladding and will be painted white to match the cladding of the existing structure.*

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

*Window openings similar to the primary structure. Details shall be given on the rear door to ensure consistency.*

## **Item 2. Placement of aluminum clad windows with new wood front door.**

Replacement windows shall match the original in size, proportions, configuration (i.e., number of panes), and operation (e.g., double-hung).

d. Wood windows on the façade shall be replaced with wood windows. Alternative materials will be reviewed by the HZC on a case-by-case basis. Anodized aluminum with a baked-on enamel finish and aluminum-clad wood may be considered on visible secondary elevations in lieu of wood.

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

*Applicant has stated that materials of windows will be aluminum clad meeting the guidelines for windows described above. Proposed front door will be wood.*

**Alternative Motions:**

**Alternative Motion [Approve]:**

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

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

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

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

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

**Alternative Motion [Deny]:**

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









**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 22-0082**

**APPLICANT/PROPERTY OWNER**

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

**HEARING DATE**

**N/A**

**PROPERTY ADDRESS/LOCATION**

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

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

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

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

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

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



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

**STAFF RECOMMENDATION**

APPROVE

APPROVE WITH CONDITIONS

DENY



### Review Status and History:

*Submission Status:* N/A

*Previous Approvals:* N/A

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

### Proposed Alterations

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

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



Current Vacant Storefront



On the Way Alternative



Coming Soon Alternative

#### Historic District Design Guidelines Referenced:

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

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

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

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



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

**Staff Comment:**

Design Guidelines

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



## Recommendation

### Recommended Motion:

None.

### Alternative Motions:

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

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

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

Move to approve issuance of a Certificate of Appropriateness and find that the proposed signage conforms to the Historic District Design Guidelines and direct staff to issue Certificates of Appropriateness on a case-by-case basis as requested by the Tourism & Marketing Department subject to the following conditions: [list conditions of approval].

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

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

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

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