



AGENDA

The Columbia Historic Zoning Commission will meet on Thursday, October 13, 2022 at 4:00 p.m. in Conference Room A on the basement level of City Hall, 700 N. Garden Street to consider the following:

I. Roll Call

II. Old Business

III. New Business

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

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

Documents:

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

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

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

Documents:

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

3. 22-0283 12 Public Square - Signage

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

Documents:

[22-0283_DUCK RIVER BOOKS SIGN PROPOSAL.PDF](#)
[22-0283_APPLICATION_HZC-DUCK RIVER BOOKS_ENCRYPTED_.PDF](#)

IV. Other Business

V. Adjourn

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

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

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

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

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

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

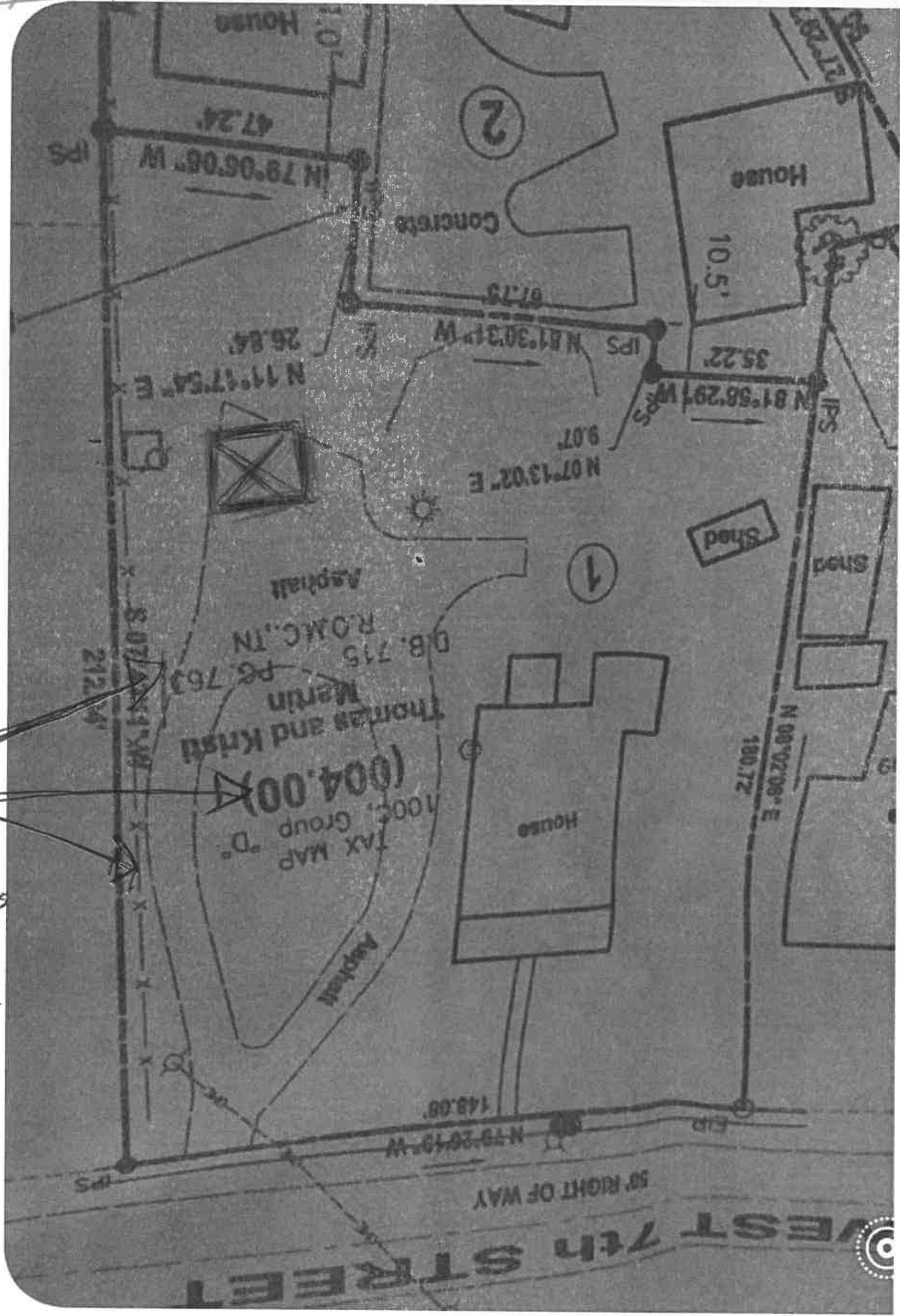
See attached
picture for
post location





211 x 211 x 10 height
cur Port location

6 posts and A line
roof, no walls.



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

PCR Summer town
Metals

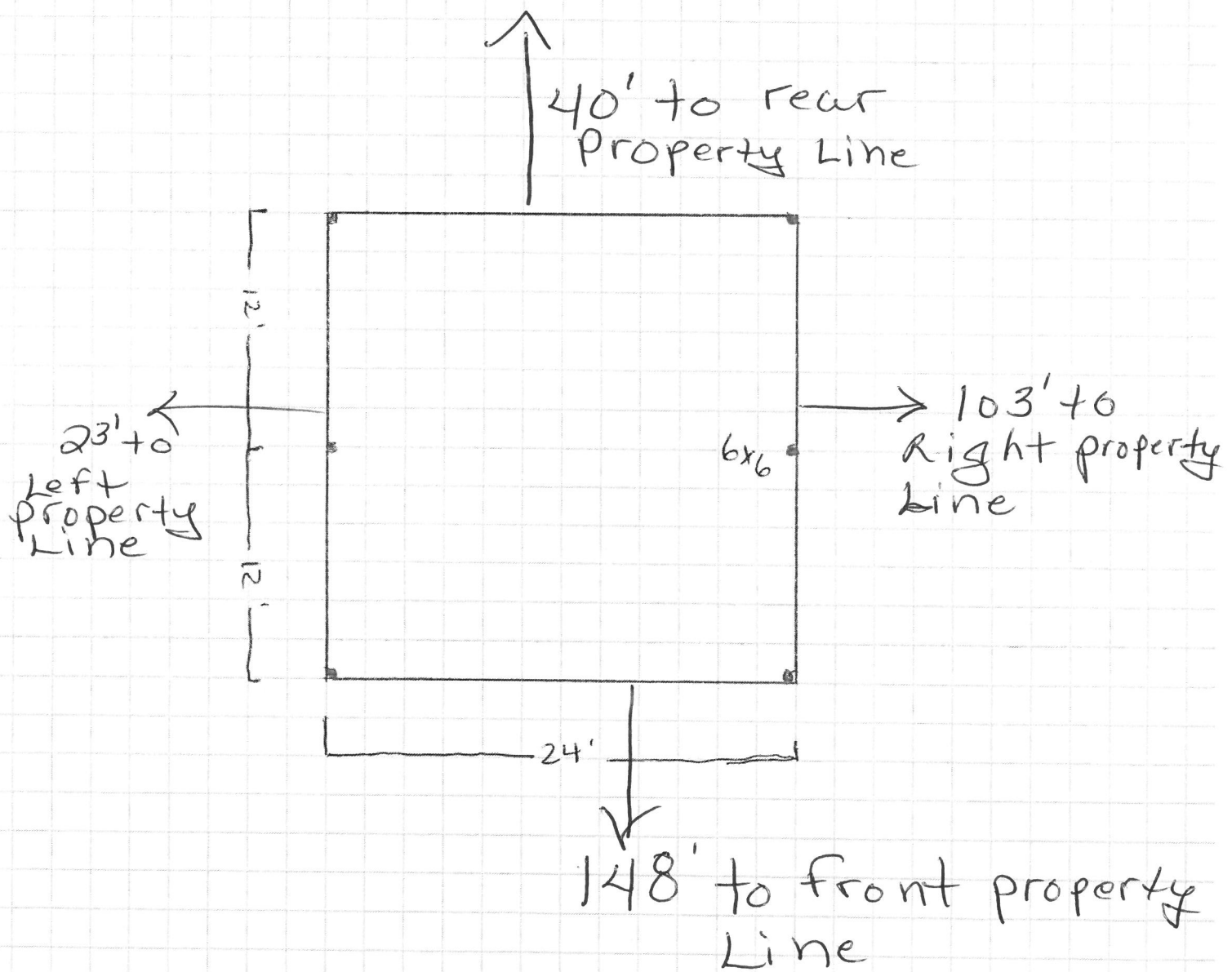
Noel Hanna

24x24x10

Roof & upper Gables

~~2" Skirting~~

24^W X 24^L
X 10 Height



CERTIFICATE OF APPROPRIATENESS APPLICATION
HISTORIC ZONING COMMISSION

APPLICANT

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

PROPERTY OWNER

NAME	SAME	PHONE	SAME
ADDRESS		EMAIL	

PROJECT INFORMATION: WORK SPECIFIC

<input type="checkbox"/> NEW CONSTRUCTION <i>(select type)</i> <input type="checkbox"/> Principle Structure <input type="checkbox"/> Accessory Structure	<input checked="" type="checkbox"/> NEW ADDITION <i>(select type)</i> <input type="checkbox"/> Principle Structure <input checked="" type="checkbox"/> Accessory Structure Freestanding car port
<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 type="checkbox"/> Roofing/Roof Structure (Dormers, Chimneys) <input type="checkbox"/> Exterior Door Replacement/Alterations <input type="checkbox"/> Exterior Window Replacement/Alterations <input type="checkbox"/> Foundation Alterations <input type="checkbox"/> Exterior Siding/Finishes/Masonry <input type="checkbox"/> Porch/Deck Alterations <input type="checkbox"/> Other (explain):

PROJECT INFORMATION	
ADDRESS:	1001 W 7 th St. Columbia, TN 38401
SQUARE FOOTAGE OF PROPOSED ADDITIONS/NEW CONSTRUCTION :	EXISTING: _____ ft ² PROPOSED: 576ft ² carport 24 x 24
HEIGHT OF STRUCTURE FOR ADDITIONS/NEW CONSTRUCTION :	EXISTING: _____ ft PROPOSED: 10 ft
SQUARE FOOTAGE OF PROPOSED SIGNAGE	

PROJECT INFORMATION: DESCRIPTION & SCOPE OF PROJECT

DESCRIBE PROPOSED PROJECT(S) AND LIST ALL PROPOSED MATERIALS. ATTACH ADDITIONAL SHEETS IF NECESSARY:

24' x 24' x 10' H freestanding Carport
 Location - Rear of property, Left of back corner of home on existing asphalt parking.
 Note - Heavy tree & shrubbery coverage conceal visibility from right of way.
 Materials - 6 6"x6" pressure treated posts and pressure treated subroof and metal roof (color bronze) and 6 1'x1' concrete footers, for posts, installed in existing asphalt.

→ see picture provided

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

Noel Hanna
 APPLICANT NAME

[Signature]
 APPLICANT SIGNATURE

8/25/2022
 DATE

Noel Hanna
 PROPERTY OWNER NAME

[Signature]
 PROPERTY OWNER SIGNATURE

8/25/2022
 DATE

STAFF USE ONLY

DOCKET NO.	22-0265
RECEIPT NO.	—

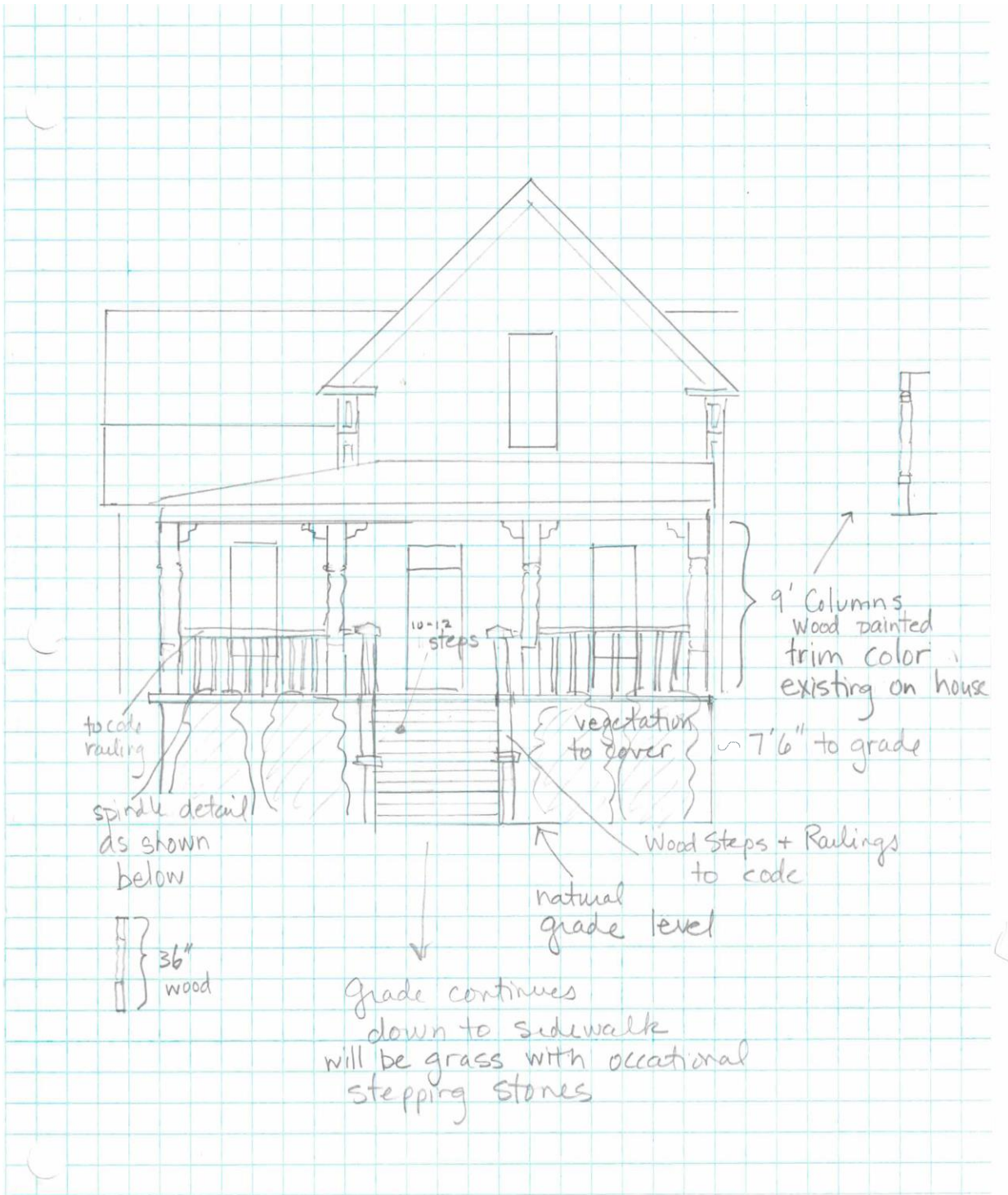
FEE PAID	✓
REQUESTED AGENDA	

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

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

HZC Committee,

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

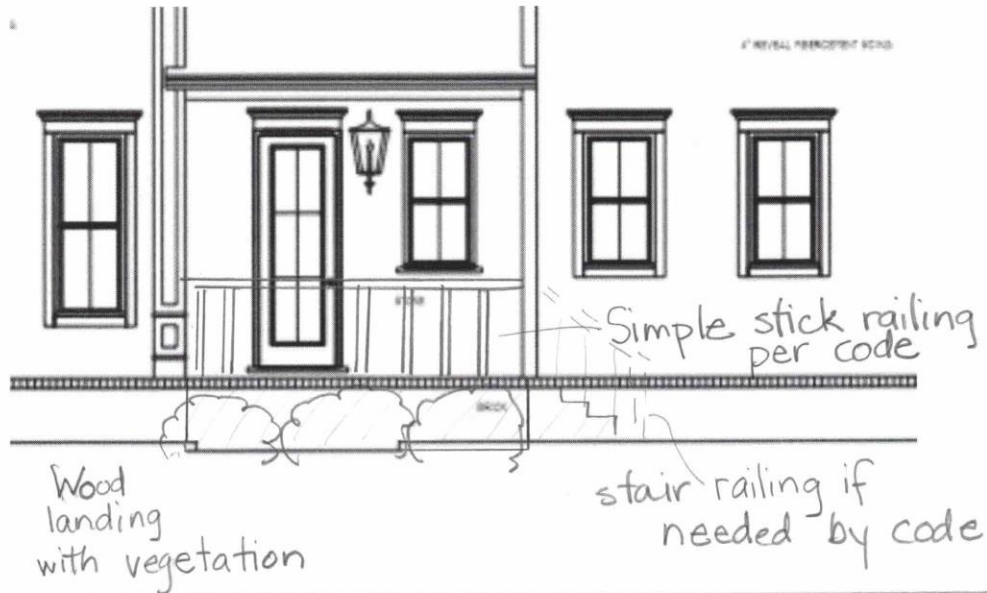


Style of wood columns and spindles for front porch will be similar to that shown below:

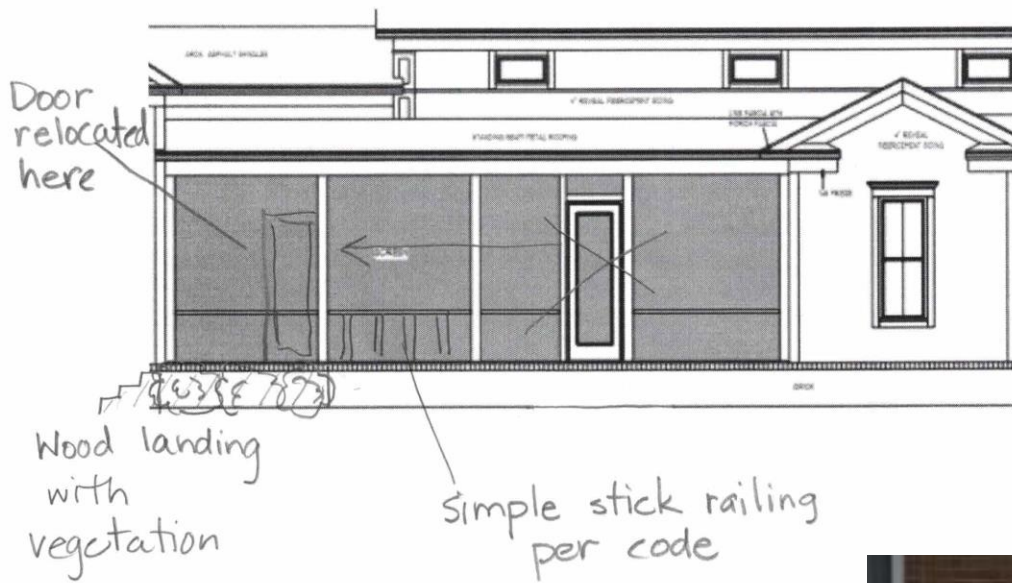


8" X 8" Posts

East side > 100' back from sidewalk



West side > 100' back from sidewalk



Front of House



East Side of House



West Hide of House



CERTIFICATE OF APPROPRIATENESS APPLICATION
HISTORIC ZONING COMMISSION

APPLICANT

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

PROPERTY OWNER

NAME	same	PHONE	
ADDRESS		EMAIL	

PROJECT INFORMATION: WORK SPECIFIC

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

PROJECT INFORMATION	
ADDRESS:	408 W. 6th Street
SQUARE FOOTAGE OF PROPOSED ADDITIONS/NEW CONSTRUCTION:	n/a
EXISTING: _____ ft ²	PROPOSED: _____ ft ²
HEIGHT OF STRUCTURE FOR ADDITIONS/NEW CONSTRUCTION:	n/a
EXISTING: _____ ft	PROPOSED: _____ ft
SQUARE FOOTAGE OF PROPOSED SIGNAGE	n/a

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

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

Brandy Wells
APPLICANT NAME

[Signature]
APPLICANT SIGNATURE

9/19/22
DATE

Brandy Wells
PROPERTY OWNER NAME

[Signature]
PROPERTY OWNER SIGNATURE

9/19/22
DATE

STAFF USE ONLY

DOCKET NO.	
RECEIPT NO.	

FEE PAID	
REQUESTED AGENDA	

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

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



Good Sign Design Co
802 S Main St
Columbia, TN

931.797.4348
bryson@thatsagoodsign.co

Project Location:
Duck River Books

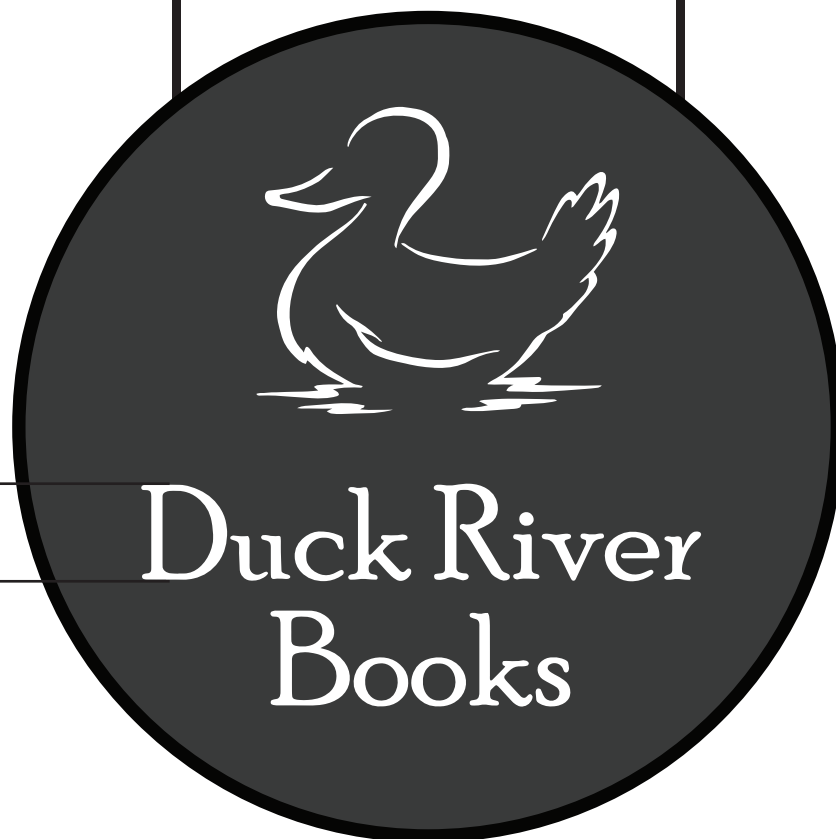
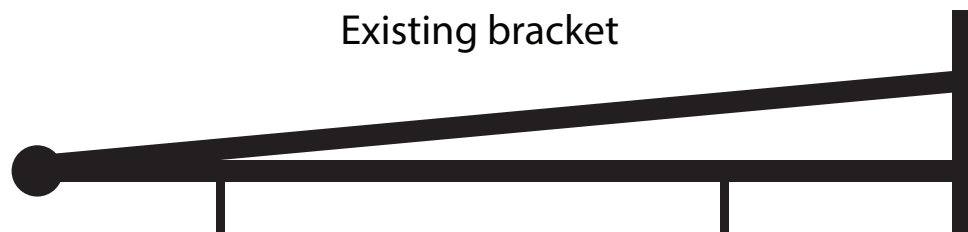
Project Notes

Dark gray metal Panel

White Gloss Lettering
1/4" acrylic

1" thick

Existing bracket



3" letter height

25" Circle



Good Sign Design Co
802 S Main St
Columbia, TN

931.797.4348
bryson@thatsagoodsign.co

Project Location:
Duck River Books

Project Notes

Dark gray metal Panel

White Gloss Lettering
1/4" acrylic

1" thick

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

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

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

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

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

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

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

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

HISTORIC DISTRICT DESIGN GUIDELINES

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

REQUIRED APPLICATION SUPPORTING MATERIALS

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

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

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

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

CERTIFICATE OF APPROPRIATENESS APPLICATION
HISTORIC ZONING COMMISSION

APPLICANT

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

PROPERTY OWNER

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

PROJECT INFORMATION: WORK SPECIFIC

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

PROJECT INFORMATION	
ADDRESS:	12 Public Square
SQUARE FOOTAGE OF PROPOSED ADDITIONS/NEW CONSTRUCTION :	EXISTING: _____ ft ² PROPOSED: _____ ft ²
HEIGHT OF STRUCTURE FOR ADDITIONS/NEW CONSTRUCTION :	EXISTING: _____ ft PROPOSED: _____ ft
SQUARE FOOTAGE OF PROPOSED SIGNAGE	4.34 sq/ft

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

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

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

STAFF USE ONLY

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