

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

CONTACT INFORMATION

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DOCKET/CASE/APPLICATION NUMBER

CA 22-0221

APPLICANT/PROPERTY OWNER

Hallmark Homes/ WM & Rebecca Holladay

HEARING DATE

N/A

PROPERTY ADDRESS/LOCATION

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

PROJECT DESCRIPTION:

This certificate of appropriateness request is for the construction of a two story 2,827 single-family home with a front-loaded 513 SF attached garage located within the existing Charles Place subdivision. Primary construction material of the home will consist of brick with fiber cement board trim. Additional materials include wood clad windows, wood front door, and iron handrails that would comply with the standards referenced from the historic guidelines for material types.



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: 22-0187. A similar request for adjacent lot was approved with conditions by the HZC on July 14th, 2022.

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.

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.

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 clad 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].