



CITY OF COLUMBIA TENNESSEE
 HISTORIC ZONING COMMISSION
 STAFF REPORT

CONTACT INFORMATION

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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.



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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].