



CITY OF COLUMBIA TENNESSEE  
 ARCHITECTURAL DESIGN REVIEW  
 STAFF REPORT

CONTACT INFORMATION

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DOCKET/CASE/APPLICATION NUMBER

**ART 22-0060**

APPLICANT/OWNER

**Mabry Construction/ Naga Chaganti**

MEETING DATE

**N/A**

PROPERTY ADDRESS/LOCATION

**1512 Hatcher Lane / Tax Map 100J Parcel 06.**

**PROJECT DESCRIPTION:**

This request is for an exterior façade modification of an existing 3,955 SF commercial building. Alterations include the addition of five 48 X 46 storefront windows with the addition of a wood door replacing a storefront style door. The placement of cedar clad siding is proposed where vinyl siding had previously existed nearest to the buildings entrance area.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
GCS (General Commercial Services)	Commercial Office	GCS / Shopping Center & Office Uses.	Façade Modification	N/A

**Building Façade Design Standards Referenced:**

Sec. 6.1 General 6.1.6 Building façade Design Standards

**B. Standards**

1. All facades shall be constructed of one or a combination of the following materials: concrete aggregate, stucco, brick, stone, glass or wood, faced concrete block.
2. No portion of building constructed of unadorned (un-faced) concrete masonry units or corrugated and/or sheet metal shall be used.
3. Monolithic buildings are prohibited and no single façade extending unbroken more than approximately 35 feet in a horizontal plane may be visible from a public roadway. Compliance may be obtained through the following:
  - a. The use of projections or recesses (articulation).
  - b. The use of architectural detail to provide visual interest including but not limited to: columns, large windows, entry ways, beams, poles, or glass.

**C. Alternative Compliance**

Alternative Compliance may be obtained using the Design Review process. In such cases, the Architectural Design Review Team shall have the authority to approve the following:

1. Materials of construction not listed, provided the materials used are implemented in a manner that enhances the surrounding area and complies with the intent of the code.

**PLANNING STAFF EVALUATION:**

This request is for the exterior modification of a 3,955 SF building constructed in 1965. Alterations of the façade including the placement of five 48 X 46 storefront windows on the front elevation. In addition, an existing storefront style front door is being replaced by a wood door. The vinyl siding around entrance area is being proposed to be replaced with wood cedar siding; an accepted material per the guidelines cited.