



The Columbia Historic Zoning Commission will meet on Wednesday, December 18, 2024 at 4:00 PM in Council Chambers on the basement level of City Hall, 700 N. Garden Street, to consider the following:

- I. Roll Call
- II. Approval of Minutes
- III. New Business
 - 1. Request from AJ Klein for exterior alterations approval at [404 West 6th Street](#).
 - 2. Request from Against the Grain Barbers, LLC for approval of an After the Fact Certificate of Appropriateness regarding signage at [924 S. Main Street](#).
- IV. Other Business
 - 1. Administrative CoA's
 - 2. Election of Officers
- V. Adjourn

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

The 2024 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.



HISTORIC ZONING COMMISSION

CERTIFICATE OF APPROPRIATENESS APPLICATION AND CHECKLIST

*Please submit the Application online at [City of Columbia | Permitting \(onlana.com\)](http://City of Columbia | Permitting (onlana.com))
If there is not access to a computer, please submit all pertinent information on a flash drive as well as
provide one hard copy*

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 and 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 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. The applicant will be asked 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 of Columbia. Building or demolition 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 *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 of Columbia website at www.columbiatn.com

REQUIRED APPLICATION SUPPORTING MATERIALS

Please consult the list below for the necessary supporting materials to include within application packets. **Please submit the application and upload supporting documents at [City of Columbia | Permitting \(onlana.com\)](http://City of Columbia | Permitting (onlana.com)).** If there is not access to a computer, a flash drive with all pertinent documentation as well as one hard copy are required for HZC review:

NEW CONSTRUCTION, NEW ADDITIONS	EXTERIOR ALTERATIONS	DEMOLITION, RELOCATION
- o Description of project and proposed materials - o Site plan - o Lot survey - o Architectural elevations or drawings - o Photographs of project site location - o Photographs of existing building.	- o Description of project and proposed materials - o Photographs of project site location - o Architectural elevations or drawings - o Specification information for any proposed materials/architectural features - o Documentation of earlier historic appearance (restoration only) - o Photographs of existing building.	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.

Note: The applicant shall provide any additional information requested 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	A J KLEIN	PHONE	920.202.1259
ADDRESS		EMAIL	ajklein56@gmail.com

PROPERTY OWNER

NAME	A J KLEIN	PHONE	920.202.1259
ADDRESS		EMAIL	ajklein56@gmail.com

DATE OF PRE-APPLICATION MEETING	11.10.29
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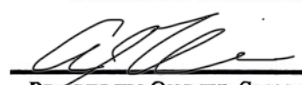
PROJECT INFORMATION: WORK SPECIFIC

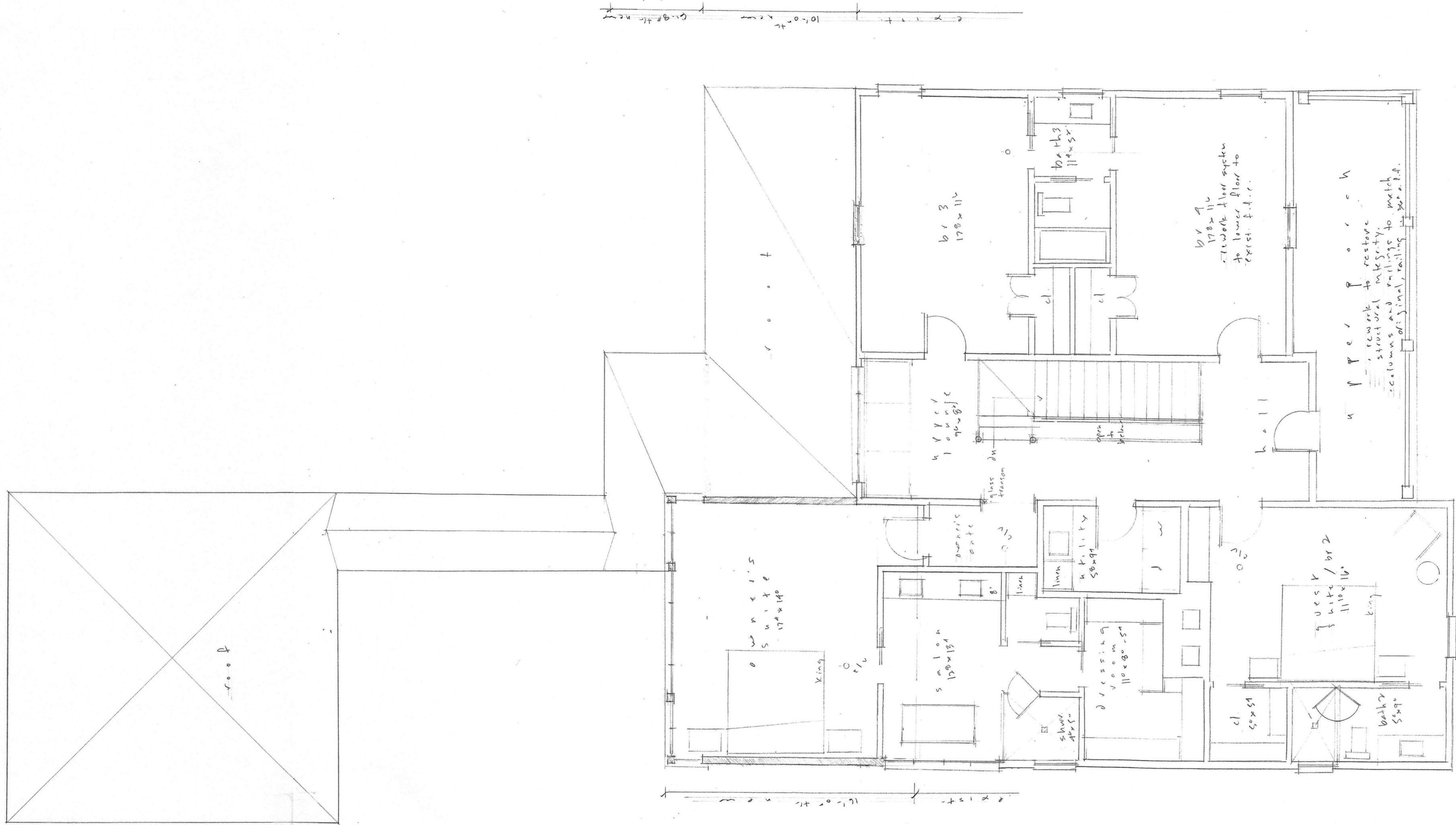
☐ NEW CONSTRUCTION (<i>select type</i>) ☐ Principle Structure ☐ Accessory Structure	☒ NEW ADDITION (<i>select type</i>) ☒ Principle Structure ☐ Accessory Structure
☐ DEMOLITION (<i>select type</i>) ☐ Principle Structure ☐ Accessory Structure ☐ Site Features ☐ <i>Loss of architectural and historical integrity and its removal will not adversely affect the district's historic character</i> ☐ <i>Denial of demolition will result in unreasonable economic hardship of the applicant</i> ☐ <i>Public safety and welfare requires the removal of the structure(s)</i> ☐ <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>	☐ SIGNAGE (<i>select type</i>) ☐ Wall ☐ Freestanding ☐ Window ☐ Temporary ☐ Other ☐ EXTERIOR ALTERATIONS (<i>select type</i>) ☒ Roofing/Roof Structure (Dormers, Chimneys) ☒ Exterior Door Replacement/Alterations ☒ Exterior Window Replacement/Alterations ☒ Foundation Alterations ☒ Exterior Siding/Finishes/Masonry ☒ Porch/Deck Alterations ☐ Other (explain):

PROJECT INFORMATION	
ADDRESS: 404 W 6th street, Columbia In 38401	
SQUARE FOOTAGE OF PROPOSED ADDITIONS/NEW CONSTRUCTION:	
EXISTING: 3,088 ft ²	PROPOSED: 980 ft ² + 65 patio + 100 breezeway + 494 car port
HEIGHT OF STRUCTURE FOR ADDITIONS/NEW CONSTRUCTION:	
EXISTING: _____ ft	PROPOSED: Same 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: Light expansion within existing width. Reworking of porches and area of dining room to restore structural integrity. Changing one shed roof to low hip. Removal of deck to allow expansion. New roof, window sashes to match existing. Restore exterior materials or replace to match existing. Addition of non-heated patio, breezeway, carport.

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

<u>AS KLEIN</u> APPLICANT NAME	 APPLICANT SIGNATURE	<u>10/3/24</u> DATE
<u>AS KLEIN</u> PROPERTY OWNER NAME	 PROPERTY OWNER SIGNATURE	<u>10/3/24</u> DATE



RENOVATED SECOND LEVEL PLAN

310 new heated sf

1/4"=1'-0"

GREG PERRY
DESIGN

601 S. CEDAR STREET, #205D CHARLOTTE, NC 28202
704.363.1483 WWW.GREGPERRYDESIGN.COM

AJ & TAYLOR KLEIN
RESIDENCE
404 W. 6th STREET
COLUMBIA, TN 38401

Date: October 29, 2024
Revisions:

RENOVATED FLOOR
PLANS

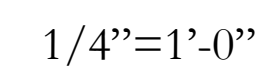
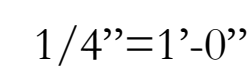
PRELIMINARY
NOT FOR CONSTRUCTION
HISTORICAL DISTRICT
PLAN REVIEW
A102

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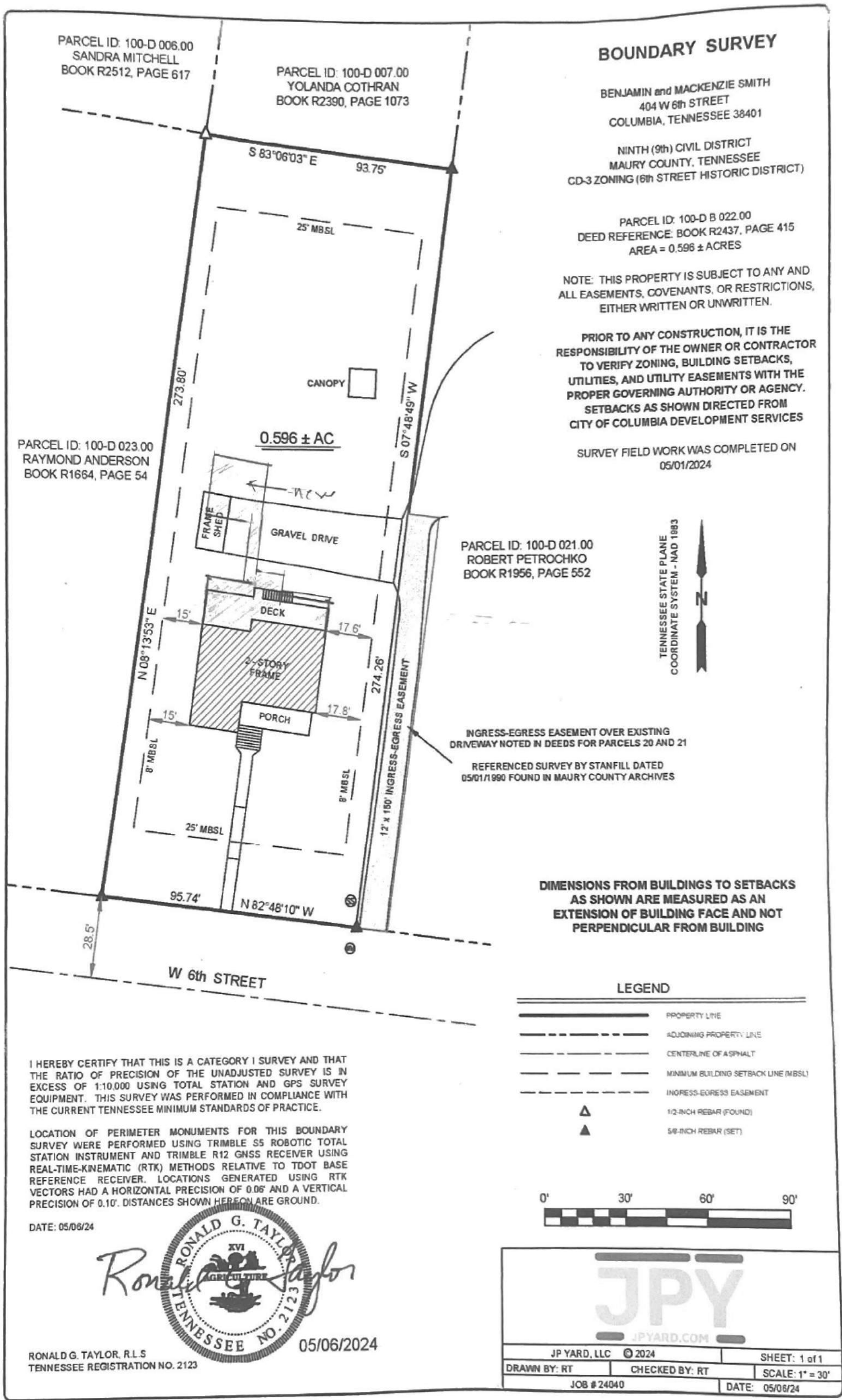
The Contractor is responsible for verifying all field measurements, quantities, dimensions, and related field conditions. Any discrepancies or inconsistencies found between drawings, specifications, and site conditions shall be immediately reported to Greg Perry Design. Centerline identification on drawings shall take precedence over any dimension discrepancies or field - construction errors. Greg Perry Design shall address any drawing issue(s) found.

Work performed by the contractor before or after discovery of such discrepancies or inconsistencies shall be done at contractors risk.

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EXISTING SURVEY

1"=30'-0"

GREG PERRY
DESIGN

601 S. CEDAR STREET, #205D CHARLOTTE, NC 28202
704.363.1483 WWW.GREGPERRYDESIGN.COM

AJ & TAYLOR KLEIN
RESIDENCE
404 W. 6th STREET
COLUMBIA, TN 38401

Date: October 29, 2024
Revisions:

EXISTING SURVEY

PRELIMINARY
NOT FOR CONSTRUCTION
HISTORICAL DISTRICT
PLAN REVIEW
A104

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LEFT ELEVATION

1/4"=1'-0"



RIGHT ELEVATION

1/4"=1'-0"

GREG PERRY
DESIGN

601 S. CEDAR STREET, #205D CHARLOTTE, NC 28202
704.363.1483 WWW.GREGPERRYDESIGN.COM

AJ & TAYLOR KLEIN
RESIDENCE
404 W. 6th STREET
COLUMBIA, TN 38401

Date: October 29, 2024
Revisions:

RENOVATED
ELEVATIONS

PRELIMINARY
NOT FOR CONSTRUCTION
HISTORICAL DISTRICT
PLAN REVIEW
A201

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REAR ELEVATION

$$1/4''=1'-0''$$


FRONT ELEVATION

$$1/4''=1'-0''$$

G R E G P E R R Y
D E S I G N

601 S. CEDAR STREET, #205D CHARLOTTE, NC 28202
704.363.1483 WWW.GREGPERRYDESIGN.COM

AJ & TAYLOR KLEIN
RESIDENCE
404 W. 6th STREET
COLUMBIA, TN 38401

Date: October 29, 2024
Revisions:

RENOVATED
ELEVATIONS

PRELIMINARY
NOT FOR CONSTRUCTION
HISTORICAL DISTRICT
PLAN REVIEW
A202

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AGAINST
THE GRAIN
BARBERS

924

B
A
R
B
E
R



931.505.8123

AGAINSTTHEGRAINBARBERS413.COM

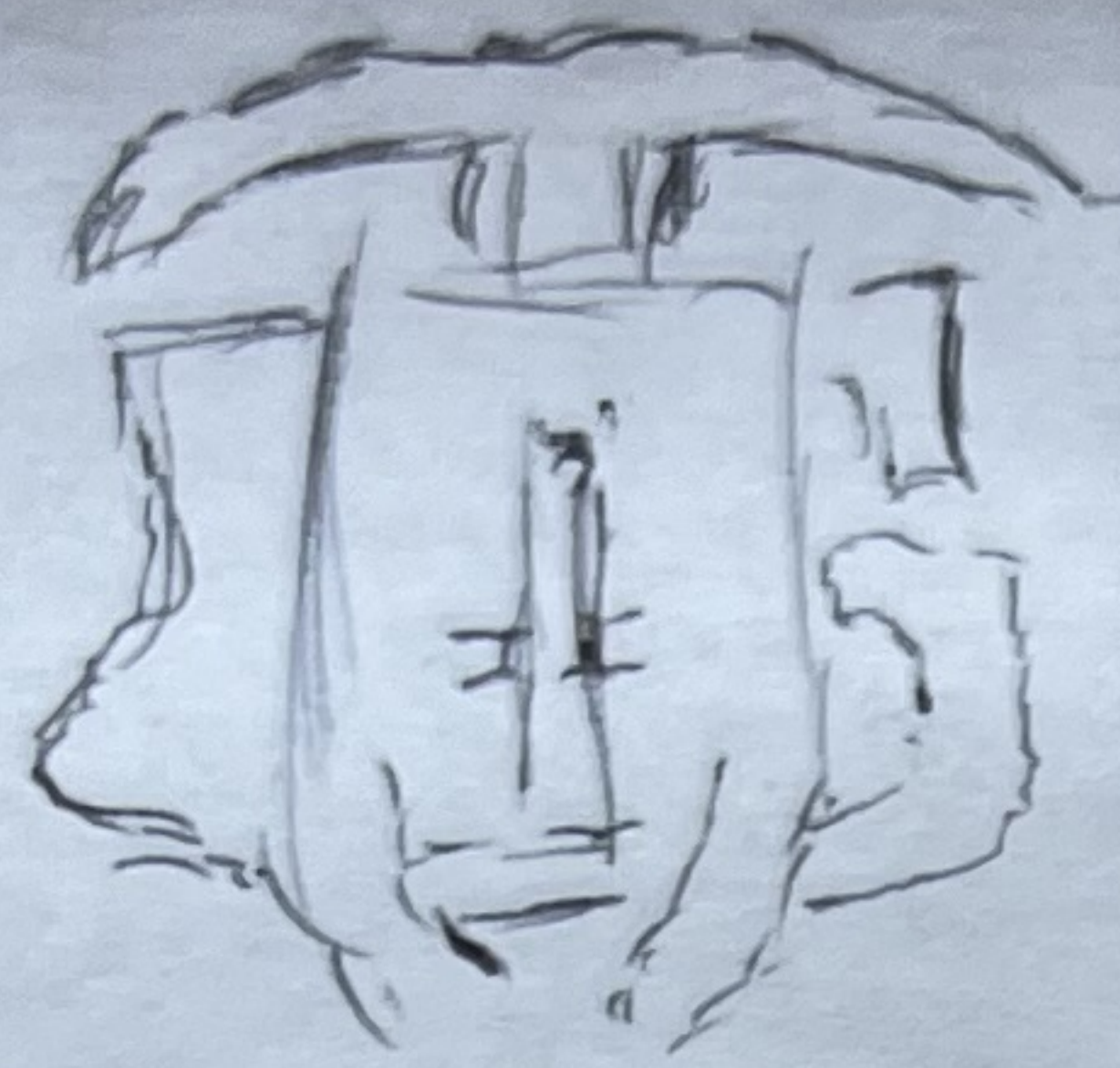
S
H
O
P

PLEASE NOTE:

CUSTOMER: AGAINST THE GRAIN BARBERS
PROJECT: WINDOW + BRICK GRAPHICS
DATE: 10.8.24 MATERIAL: Printed and UV Laminated
TOTAL SQFT: 45

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14 ft



AGAINST
THE GRAIN
BARBERS

40x114 (3259 ft)

16 ft
↑
↓

B
A
R
B
E
R

↑ 59' ↓

↑ 67' ↓

104' 5 1/8" ↑
↓

42' 3/8"



18'

18'

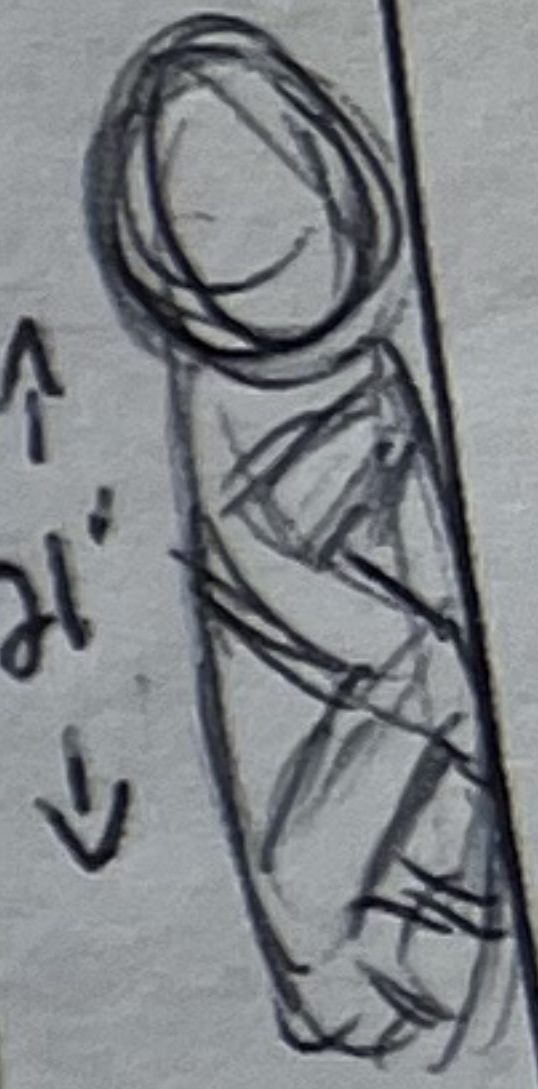
12' (931-505-8123)
← 13' →

↑ 84' 1/2" ↓

↑ 46' 1/2" ↓

104' 7 1/8" ↑
↓

S
↑ 38' H
↓
O
P



↑ 67' ↓

← 24' →

20' 1/2" ↑
↓

← 24' →



Graphix Garage

111 9th St
Columbia, TN 38401 US
+1 9316986305
graphixgaragetn@gmail.com
https://graphixgaragetn.com/

SALES RECEIPT

BILL TO
Jesus
Against the Grain Barbers

SALES 10388
DATE 10/28/2024

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Services	building logo	1	550.00	550.00
SUBTOTAL				550.00
TAX				0.00
TOTAL				550.00
AMOUNT RECEIVED				550.00
BALANCE DUE				\$0.00

Note: The applicant shall provide any additional information requested 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.

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CERTIFICATE OF APPROPRIATENESS APPLICATION

HISTORIC ZONING COMMISSION

APPLICANT

NAME	Jesus Espinoza	PHONE	(931) 698-7033
ADDRESS	408 Autumnwood Circle	EMAIL	espinoza.aldaire@gmail.com

PROPERTY OWNER

NAME	Jessica Totty Sweeney	PHONE	931.334.5294
ADDRESS	1401 Crown St	EMAIL	jtotty@gmail.com

DATE OF PRE-APPLICATION MEETING	
---------------------------------	--

PROJECT INFORMATION: WORK SPECIFIC

☐ NEW CONSTRUCTION <i>(select type)</i> ☐ Principle Structure ☐ Accessory Structure	☒ NEW ADDITION <i>(select type)</i> ☐ Principle Structure ☐ Accessory Structure
☐ DEMOLITION <i>(select type)</i> ☐ Principle Structure ☐ Accessory Structure ☐ Site Features ☐ <i>Loss of architectural and historical integrity and its removal will not adversely affect the district's historic character</i> ☐ <i>Denial of demolition will result in unreasonable economic hardship of the applicant</i> ☐ <i>Public safety and welfare requires the removal of the structure(s)</i> ☐ <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>	☒ SIGNAGE <i>(select type)</i> ☒ Wall ☐ Freestanding ☒ Window ☐ Temporary ☐ Other ☐ EXTERIOR ALTERATIONS <i>(select type)</i> ☐ Roofing/Roof Structure (Dormers, Chimneys) ☐ Exterior Door Replacement/Alterations ☐ Exterior Window Replacement/Alterations ☐ Foundation Alterations ☐ Exterior Siding/Finishes/Masonry ☐ Porch/Deck Alterations ☐ Other (explain):

PROJECT INFORMATION	
ADDRESS: 924 South Main St Columbia TN	
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: EXPOSED BRICK 36 sq ft (Temporary Vinyl) Windows 6.5 sq ft (Temporary Vinyl)	

PROJECT INFORMATION: DESCRIPTION & SCOPE OF PROJECT
DESCRIBE PROPOSED PROJECT(S) AND LIST ALL PROPOSED MATERIALS. ATTACH ADDITIONAL SHEETS IF NECESSARY: External exposed Brick • 4636 total sq ft of EXTERIOR VINYL (TEMPORARY) • Logo • COMPANY NAME • installation of Temporary Vinyl • window vinyl installation (Temporary) (1) 4 sq ft (2) 2.5 sq ft

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

Jesus Espinoza
 APPLICANT NAME
Jessica T. Sweeney
 PROPERTY OWNER NAME

[Signature]
 APPLICANT SIGNATURE
[Signature]
 PROPERTY OWNER SIGNATURE

11-25-24
 DATE
11/25/24
 DATE