



The Columbia Historic Zoning Commission will meet on Wednesday, June 18, 2025 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 Abby Youngblut for exterior alterations approval including awning removal with window, door, and frieze board replacement at [28 Public Square](#), *Downtown Commercial Historic District*.
2. Request from Rick Tillis for exterior alterations approval including window and door replacement and facade materials at [105 West 7th Street](#), *Downtown Commercial Historic District*.
3. Request from Adam York for exterior alterations approval including door replacement at [30 Public Square](#), *Downtown Commercial Historic District*.
4. Request from Jacquelyn Davis for exterior alterations approval including door and window replacement and storefront facade materials at [106 West 7th Street](#), *Downtown Commercial Historic District*.

IV. Other Business

1. Administrative CoAs

V. Adjourn

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

The 2025 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.

City of Columbia
HISTORICAL ZONING COMMISSION
May 21, 2025

TO ORDER:

Chairperson Ms. Autumn Potter called the May meeting of the Historic Zoning Commission for the City of Columbia to order at 4:00 p.m. The meeting was held in Council Chambers, City Hall, basement level. Ms. Potter welcomed everyone to the meeting.

ROLL CALL: Quorum present and included the following:

Present were: Ms. Lorie Fisher
Mr. Michael Lawrence
Ms. Melanie Lucas
Ms. Autumn Potter
Mr. James Shannon

Absent were: Mr. Zach Hooten
Mr. George Nuber

Other attendees: Mr. Robert Archibald, Planner II
Mr. Austin Brass, Principal Planner
Ms. Sandra Richardson, Recording Secretary
Ms. Melissa Sanders, Planner I

2. 1. APPROVAL OF MINUTES:

The January meeting minutes were presented for approval. Mr. Shannon moved for the approval of the minutes, with Ms. Lucas seconding. The minutes were approved five to zero.

3. Old Business

4. New Business

AGENDA ITEM #4.1

Case# 25-0101

Request from Ed Binkley for Site and Settings approval of a proposed Food Truck Court at 421-427 West Seventh Street, being Tax Map 100D Group E Parcel 1, West 7th District.

This item was withdrawn.

City of Columbia
HISTORICAL ZONING COMMISSION
May 21, 2025

AGENDA ITEM #4.2

Case# 25-0108

Request from Window Depot USA for window replacement approval at 108 W 7th Street, being Tax Map 99A Group J Parcel 72, Downtown Commercial Historic District.

Staff Recommendation:

Ms. Potter read the agenda item, and called for the staff report. Mr. Robert Archibald gave the details of the staff report. The request is zoned CD-5. He referenced the Historic Guidelines. This request meets the Historic District Guidelines, and staff support this request.

Discussion: Mr. Clay Harrington was present to answer questions. Discussion included the bay windows, 1934 style windows, the age of the windows now, deterioration, and bay two, window current condition has been painted. Mr. Shannon moved to approve subject to staff technical comments, and Ms. Potter seconded the motion. The motion to approve passed, five to zero.

AGENDA ITEM #4.3

Case# 25-0129

Request from B. Kathryn Hannen, for demolition approval of an accessory structure at 800 Barrow Court, being Tax Map 100D Group F Parcel 2, Barrow Court Historic District.

Staff Recommendation:

Ms. Potter read the agenda item, and called for the staff report. Mr. Robert Archibald gave the details of the staff report. The hedge row no longer exist. He discussed the material. He pointed out structural issues. Staff noted safety risk. Staff recommend demolition with the adjacent property being protection.

Discussion:

Ms. Kathryn Hannen, Nashville, TN, was present to answer questions. Discussion included the process, contractor, and the historic property. Ms. Laurie Peugeitnh discussed her concerns, her fences, her chain length fence, her landscaping, her irrigation system, and possible property damage. Ms. Potter addressed accessibility. Ms. Hannen discussed the process. Further discussion included getting a second opinion, safety issues, the best course of action, demolition permit, conditioning the approval, staff level approval, and having proof of insurance. Ms. Potter stated there are resources in town for good contractors. Additional discussion included multiple properties, and multiple concerns. Mr. Shannon moved to approve the demolition getting the demolition authorization from the city, and in doing so filing the proof of

City of Columbia
HISTORICAL ZONING COMMISSION
May 21, 2025

insurance, demolition plan to be approved at staff level, and Ms. Lucas seconded. The motion to approve with conditions passed five to zero.

AGENDA ITEM #4.4

Case# 25-0143

Request from Doug Johns for approval of an addition to an accessory structure at 715 Academy Heights, being Tax Map 89N Group G Parcel 16, West 7th Historic District.

Staff Recommendation:

Ms. Potter read the agenda item, and called for the staff report.

Mr. Robert Archibald gave the details of the staff report. This is zoned CD-3. Staff recommendation is to approve subject to conditions. The removal of multi glass pane garage doors and replace with a more traditional historical design.

Discussion: Mr. Doug Johns, 606 Riverside Drive, and David Webster, 715 Academy Heights, were present to answer questions. Discussion included the carriage House space, the dwelling space, square footage, the structure of the house, the doors, allowable glass, common type of door with commercial structure, gas station, and atypical garage door. The applicant stated that they worked very hard trying to make it look like it belongs. He also stated that the side lawn needs a variance, it is sitting on a grade. Further discussion included evidence doors being used, residential doors have ½ glass, driving up to the gates, photos, the driveway entrance, the carriage house part is not designed as a continual garage, it will be used as a shop, and petal gravel. Mr. Johns stated that the garage doors face West 7th. The current driveway come from Academy Heights. Mr. Shannon moved to approve subject to technical comments, and conditions of the garage doors being removed and replaced with multi panel that was suggested by city staff. Ms. Potter seconded the motion. The motion to approve with conditions passed five to zero.

Mr. Johns asked for clarity on the doors. Mr. Archibald gave the explanation addressing that it be more traditional, and limiting the glass.

5. Other Business

1. Administrative CoA's

Mr. Archibald stated that there were Administrative CoA's to share with the Commission. He discussed the CoA's for 807 Athenaeum Street, and 410 W 6th street.

2. Mr. Stewart Parker 507 W 7th street discussed food Truck, and stated that he absolutely opposes food truck operation across from his office.

CONTACT INFORMATION

Robert Archibald, Principal Planner, rarchibald@columbiatn.gov, 931-560-1536

DOCKET/CASE/APPLICATION NUMBER

CA 25-0186

APPLICANT/PROPERTY OWNER

Abby Youngblut/Stephen Walker

HEARING DATE

June 18th, 2025

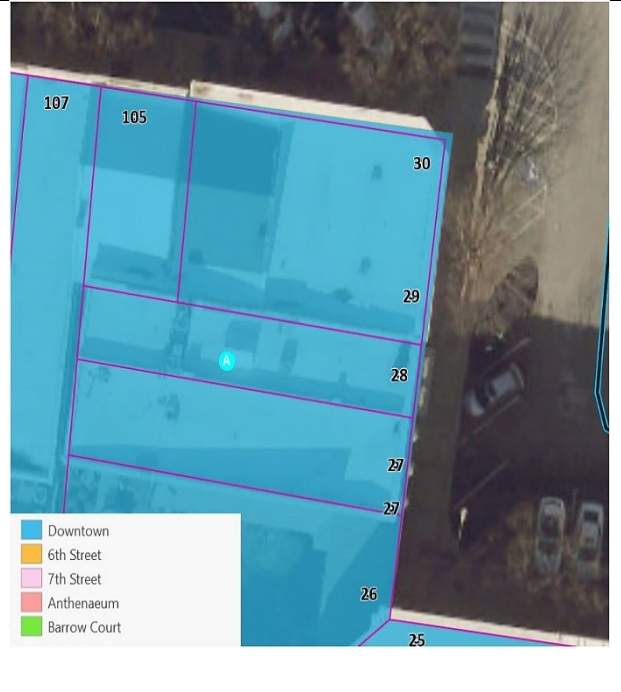
PROPERTY ADDRESS/LOCATION

28 Public Square

PROJECT DESCRIPTION: Exterior Façade Renovation

The applicant requests a Certificate of Appropriateness to renovate the existing facade.

Specifically, the applicant is proposing to remove all exterior awnings, paint the existing and proposed windows and door casement black, install new windows and entrance door on pedestrian level, and remove and install a new frieze board at the mid-point of the front façade.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
CD-5	COMMERCIAL	COMMERCIAL	EXTERIOR FAÇADE RENOVATION	COMMERCIAL DOWNTOWN

STAFF RECOMMENDATION: DEFER TO HISTORIC ZONING COMMISSION

APPROVE	APPROVE WITH CONDITIONS	DENY
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Review Status and History:

<i>Submission Status:</i>	Second request for Certificate of Appropriateness
<i>Previous Approvals:</i>	23-0044: Pulled from agenda, removal of awnings, paint touch-up, & adding window boxes
<i>2024 Historic Inventory:</i>	<i>Hamilton Durg Store; Gray & Allen Drug Store, circa 1895, 19th Century Comm., Contributing Structure</i>



Proposed Alterations

Exterior Door Replacement

Historic District Design Guidelines Referenced:

Staff reviewed the request for consistency with the *City of Columbia Historic Design Guidelines* for the replacement of the exterior door on front façade. Staff comments follow below:

Commercial Storefronts, page 5-8

Objective – Embrace historic precedents in storefront design standards that promote visibility and pedestrian-scaled activity at street level.

5.11 Limit Replacement of Storefront Components to Those Deteriorated Beyond Repair

- a. Replacement of storefront components shall be limited to those elements that are deteriorated beyond repair.

5.14 Retain and Repair Historic Doors and Entry Features on the Facade

- c. **Clear glass shall be used when repairing or replacing damaged glazing. Frosted, tinted, reflective, opaque, and other decorative glass are prohibited unless they were historically present.**
- d. Removing historic lead, art, or prismatic glass is prohibited.

5.15 Maintain Compatibility When Selecting Replacement Doors

- a. Historic doors shall only be replaced when they are deteriorated beyond repair. If deterioration is confined to a specific element or feature, only the damaged component shall be replaced. Total replacement of an entire assembly is prohibited when only localized deterioration is present.
- b. **New doors shall fit the original opening. Visibly enlarging or reducing opening for a new door is prohibited.**
- c. **When replacing existing historic doors, new doors shall be compatible with the size, proportions, glazing, and configuration of the existing door. In-kind materials are strongly encouraged. Alternative materials will be reviewed on a case-by-case basis.**
- d. **When replacing non-original doors, new doors shall be compatible with the character and style of the building as well as traditional precedents in the district. Residential doors are prohibited on commercial buildings unless the building has been converted from residential use.**
- e. Replacement doors should provide a degree of transparency consistent with historic precedents in the district. tinted glass is not appropriate.

6.19 Storefronts

- a. New construction shall employ contemporary interpretations of traditional storefront concepts that promote pedestrian interaction. Taking visual cues from nearby buildings is appropriate, but replicating historic storefronts is prohibited.

- b. Storefront features shall be scaled in reference to comparable features found on historic buildings in the district and the overall massing of the building with which they are associated.
- c. **Storefronts shall have a large percentage of glass, which shall be clear, and be visually compatible with traditional storefront configurations and ratios of transparency. Glazing shall minimize the visibility of displays using large panes of glass rather than many smaller panes.**
- d. **Storefronts shall employ painted wood or aluminum structural components. Baked-on enamel finishes are encouraged on aluminum.**
- f. Encourage pedestrian interaction through the incorporation of awnings and pedestrian-scaled features.
- j. **Doors shall have a high percentage of glass and a minimal frame.**

6.20 Fenestration

- b. **Simplified interpretations of historic window openings shall be used. The width and height of windows and the ratio of opaque to glazed wall surfaces shall be compatible with historical precedents in the district.**
- e. **Clear glass shall be used in all doors and windows.**

6.21 Materials

- a. **Using no more than three primary materials on exterior walls is strongly encouraged.**
- b. Material features shall be compatible with the character of the district in size, shapes, orientation, application, finishes, textures, and profile.
- d. **Windows shall be wood or aluminum-clad with a baked-on enamel finish. Fiberglass, fiberglass-clad, vinyl and vinyl-clad windows are prohibited.**
- f. Finishes compatible with district shall be used. Muted background colors with one or two accents are encouraged. Unfinished and reflective surfaces are prohibited.

Staff Analysis:

The applicant is requesting to remove all exterior awnings, paint the existing and proposed windows and door casement black, install new windows and entrance door on pedestrian level, and remove and install a new frieze board at the midpoint of the front façade.

According to the most recent Historic Survey, 28 Public Square was originally constructed in 1895. The structure was destroyed by the fire of 1981 and subsequently renovated with tax credit funds that same year. As shown in the illustration below, 28 Public Square once housed Hamilton Drug Store. The 19th Century Commercial Architecture style was considered during the renovation and still retains some of the characteristics. The structure is listed as contributing. ¹[Most nineteenth-century commercial buildings are two or three stories in height, with a flat roof and a variety of ornamental detailing. The “textbook” storefront has a recessed central entrance flanked by large display windows with kickplates,](https://www.historycolorado.org/nineteenth-century-commercial#:~:text=Most%20nineteenth%2Dcentury%20commercial%20buildings,kickplates%2C%20window%20and%20door%20transoms.)

¹ <https://www.historycolorado.org/nineteenth-century-commercial#:~:text=Most%20nineteenth%2Dcentury%20commercial%20buildings,kickplates%2C%20window%20and%20door%20transoms.>

window and door transoms. Some common elements to note are a bracketed cornice, door transom, recessed entry, and smaller upper-level windows.

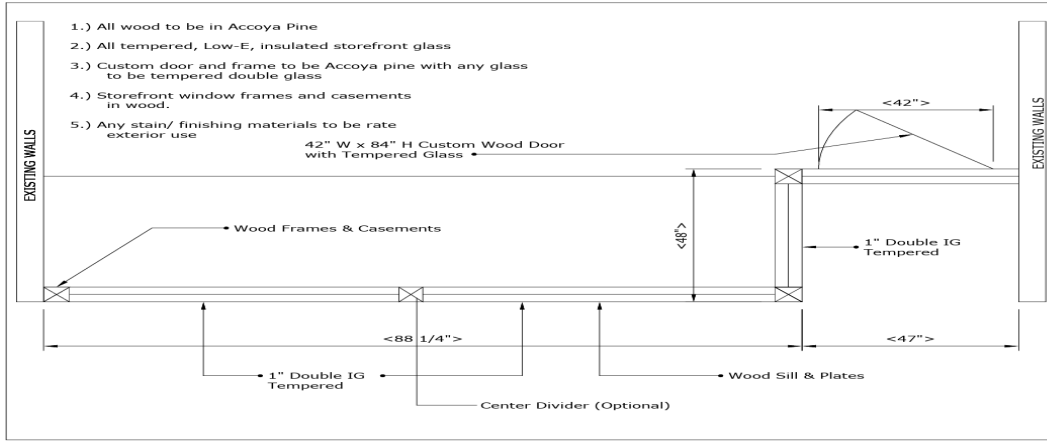


The applicant proposes a significant façade renovation that includes the following:

1. Removal of all awnings on the front façade.
2. Replacing all glass for windows, transom, and door to a Low-E tempered insulated glass.
3. Replacing the window casements with Accoya Pine and staining with exterior rated stain and replacing the dual-paned storefront window with a single-pane storefront window.
4. Removal of existing wood-cased single-pane entrance door and installation of custom Accoya Pine wood door using a tri-paned horizontal glazing configuration.
5. Installation of an exterior entryway light fixture.
6. Removal of existing Frieze, due to deterioration, and installation of a new Frieze using a bracketed dentil design highlighting the existing bracketed cornice at the top of the structure.
7. Painting the upper story window frames black to match the proposed update to the storefront window.



CITY OF COLUMBIA TENNESSEE HISTORIC ZONING COMMISSION STAFF REPORT



PEARL & SONS
 57 HUNTINGTON TRL
 MOUNTAIN VIEW, TN 38174

CLIENT
 Wilson

PROJECT
 Facade Update

DATE
 03/20/25

DESIGNED BY
 PEARL & SONS

A.0:



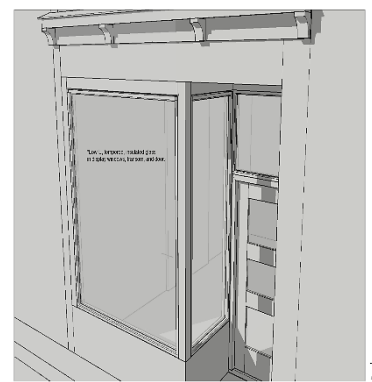
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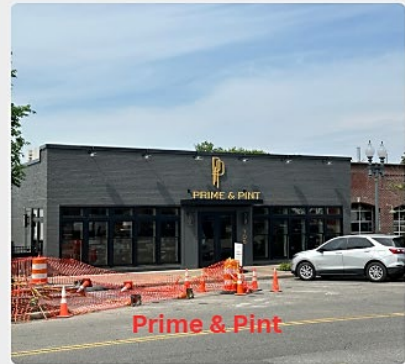


A.0:



CITY OF COLUMBIA TENNESSEE
HISTORIC ZONING COMMISSION
STAFF REPORT

To justify the contemporary styling of the proposed door glazing, the applicant has also submitted several character district examples to be considered as part of the request as seen in the illustration below.



Character District Examples

The proposal submitted by the applicant has been reviewed and staff comments are as follows:

1. The proposed removal of the awnings would not affect the structure nor the character of the district, as they were not historic to the structure. Therefore, staff can support this request.
2. The replacement of glass with Low-E tempered insulated glazing the applicant has requested is a typical request brought to the Commission that addresses additional energy efficiency concerns. Staff support this request as well, subject to being clear glazing as required per the Historic Guidelines.
3. Replacement of the window casements with new wood window casements meets the criteria as submitted by the applicant.
 - a. Additionally, the submittal request to replace the existing dual-pane configuration of the storefront window with a single-pane. Staff are supportive of this addition, subject to the glazing being clear, as it more closely mimics the original design of a single-pane storefront traditional to the character of the district.
4. The removal of the existing storefront entrance door and installation of a new door with a different window glazing configuration, as submitted by the applicant, is one that staff cannot support. The existing wooden entrance door has a single pane cased opening more traditional to the historic era of construction and a typical application in a downtown commercial storefront setting. The proposed contemporary design, wood casement with a horizontal tri-pane configuration presented by the applicant, does not meet the requirements of the Guidelines.
 - a. Specifically, **§6.20 Storefronts: c. Storefronts shall have a large percentage of glass, which shall be clear, and be visually compatible with traditional storefront configurations and ratios of transparency. Glazing shall minimize the visibility of displays using large panes of glass rather than many smaller panes, and j. Doors shall have a high percentage of glass and a minimal frame.**
5. The applicant has not submitted a proposed light fixture for placement on ceiling of alcove at the entrance. Therefore, staff cannot speak about this matter.
6. The removal and replacement of the Frieze submitted by the applicant is supported by staff. Deterioration is evident of the existing. The proposal to add dentil detailing will not create a false sense of history as it was a typical application to construction during the period of construction. Additionally, Italianate architectural details were utilized in the 19th Century Commercial construction and creating dentil detailing would highlight the existing cornice at the roofline of the existing structure.

Staff are supportive of many of the requested changes, excluding **Item #4** listed above. As such, staff will defer to the expertise of the Historic Commission for a ruling on this matter and not make a recommendation.



Recommendation: Defer to Historic Zoning Commission

MOTIONS

Motion [Approve].

Move to find that the proposed restoration/addition conforms to the Historic District Design Guidelines and approve issuance of a Certificate of Appropriateness.

Motion [Deny].

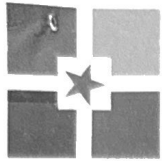
Move to find that the proposed restoration/addition is not compatible with the Historic Guidelines and deny issuance of a Certificate of Appropriateness [list reasons for denial].

Alternative Motion [Approve Subject to Conditions]:

Move to approve issuance of a Certificate of Appropriateness and find that the proposed renovation/addition conforms to the Historic District Design Guidelines subject to the following conditions: [list conditions of approval].

Alternative Motion [Defer for Future Consideration].

Move to find that there is insufficient information to make a decision, defer action on the application, and request that the applicant provide: [list additional information] for review at a future meeting.



HISTORIC ZONING COMMISSION
CERTIFICATE OF APPROPRIATENESS APPLICATION AND CHECKLIST

*Please submit scanned copy of the Application online at [City of Columbia | Permitting \(onlama.com\)](http://City of Columbia | Permitting (onlama.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. Additional fee may apply.*

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 \(onlama.com\)](http://City of Columbia | Permitting (onlama.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
<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 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	Abby Youngblut	PHONE	319-296-5471
ADDRESS	28 Public Square	EMAIL	abby@wearwoven.co

PROPERTY OWNER

NAME	Stephen Walker	PHONE	931-388-2937
ADDRESS	22 Public Square	EMAIL	stephenfw@aim.com

DATE OF PRE-APPLICATION MEETING	5/15/25
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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 <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>) <ul style="list-style-type: none"> <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>) <ul style="list-style-type: none"> <input type="checkbox"/> Roofing/Roof Structure (Dormers, Chimneys) <input checked="" type="checkbox"/> Exterior Door Replacement/Alterations <input checked="" 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 checked="" type="checkbox"/> Other (explain): freezeboard/cornice

PROJECT INFORMATION	
ADDRESS:	28 Public Square Columbia, TN 38401
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:	

PROJECT INFORMATION: DESCRIPTION & SCOPE OF PROJECT
DESCRIBE PROPOSED PROJECT(S) AND LIST ALL PROPOSED MATERIALS. ATTACH ADDITIONAL SHEETS IF NECESSARY:
See letter for a description of project and proposed materials.

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

<u>Abby Youngblut</u> APPLICANT NAME	<u></u> APPLICANT SIGNATURE	<u>5/16/25</u> DATE
<u>Walker Family Limited Partnership</u> PROPERTY OWNER NAME	<u></u> PROPERTY OWNER SIGNATURE	<u>5/16/25</u> DATE

Proposed Project and Materials

Location of project: 28 Public Square Columbia, TN 38401

Project: Update façade

Our goal for 28 Public Square is to update windows, doors, and the frieze board all while maintaining and enhancing its historic charm.

Storefront Windows: contractor gave us a bid for MGM vinyl clad double hung windows with low-e argon filled glass. These materials can be changed to meet the historic requirements. We would also like to change to single grid window instead of the 2 grid we currently have. Other examples downtown of a single storefront window would be Lily Jane & Gallery 48. (Pictures are included in application)

Entryway Door: Mahogany wood door from Central Woodworks. We are flexible with our door design being as it is more modern, however the design has already been used in the historic commercial district at The Mulehouse. (Pictures are included in application)

Second Floor Windows: We would simply like to paint the current window frames black to match our proposed update of the storefront window.

Frieze Board: Our current frieze board is starting to lift from the building. We would like to update this to a frieze board that has a dental design mold to match the masonry work at the top of our building. This would be painted black to match the rest of our exterior. The materials given in our bid were for MiraTEC Original Tec Trim.

Woven

To whom it may concern,

We would like to update our C.O.A. application. We have made a final decision on the company who will be completing the project, Pearl and Sons Furniture Design LLC. I have uploaded diagrams that the company provided showing materials and overall design elements that will be used if approved. I'm also going to list materials below.

All glass for windows, transom, and door will be low-e tempered insulated glass.

The storefront window casements will be wood, all framing and trim work will be in accoya pine. Stain used will be rated for exterior use.

The custom front door and door frame will be in accoya pine. Door frame and window framing will all be in stained the same.

We will also be having a light installed on the ceiling of the exterior entryway, light fixture not yet selected.

If you have any questions please reach out to myself by email or phone.

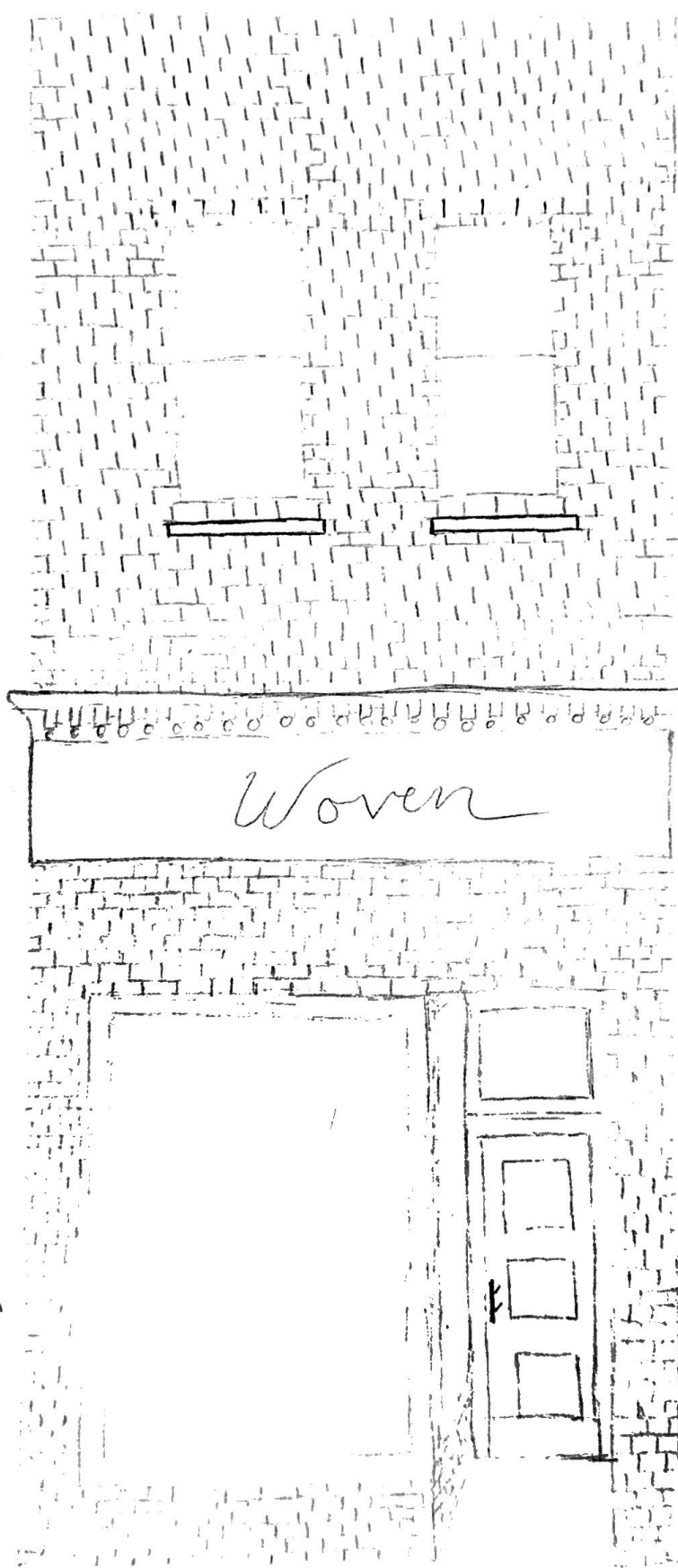
Email: abby@wearwoven.co

Phone: (319)-296-5471

You can also reach out to Judah Pearl for project related questions.

Email: pearlandsons@gmail.com

Phone: (615)-477-1788



Building remains black
• fresh paint

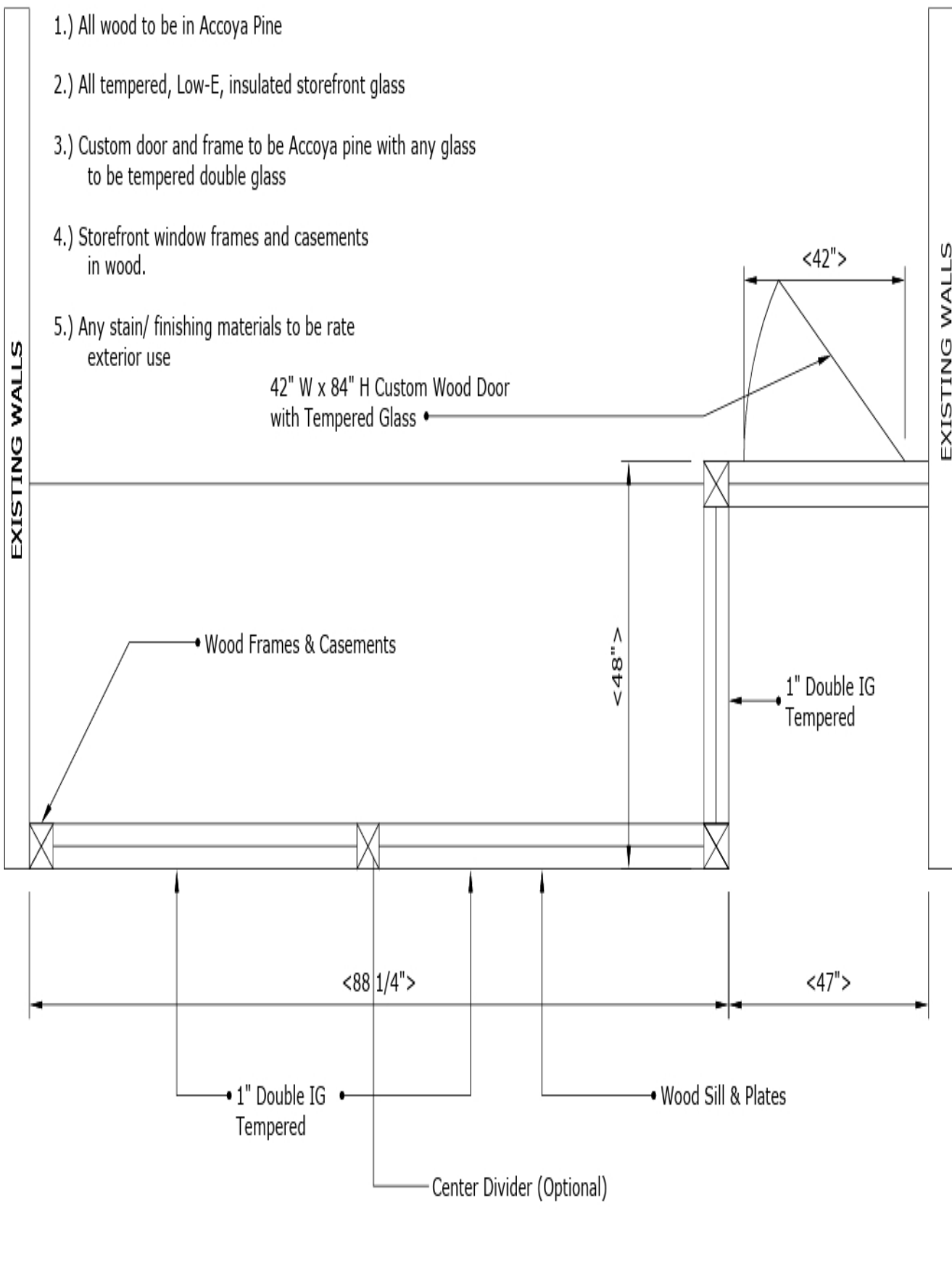
- 2nd floor windows stay the same
- Paint trim black

- new freezeboard/cornice with historic texture
- Brass/gold logo script

- Wood door
- wood frame around door and windows or black metal frame depending on cost
- New energy efficient window
- Brass/gold kick plate; door handle

Window may remain double grid depending on historic approval

- 1.) All wood to be in Accoya Pine
- 2.) All tempered, Low-E, insulated storefront glass
- 3.) Custom door and frame to be Accoya pine with any glass to be tempered double glass
- 4.) Storefront window frames and casements in wood.
- 5.) Any stain/ finishing materials to be rate exterior use



Pearl & Sons
 93 Hummingbird Trail
 Mount Pleasant TN 38474

CLIENT
 Woven
 28 Public Square
 Columbia TN 38304

PROJECT
 Facade Update

ISSUE
 05/30/25

PROJECT NO.
 PROJECT NO.

A.01



Cornice constructed of wood and metal roof

Pearl & Sons
93 Hummingbird Trail
Mount Pleasant TN 38474

CLIENT
Woven
28 Public Square
Columbus TN 38404

PROJECT
Facade Update
PROJECT NO.

ISSUE
05/30/25
DRAWN BY

North Street

A.0



Casment constructed with Accoya pine over wood framing

Sash constructed with Accoya pine

Sill plate in Accoya pine with 15 deg bevel



Custom wood Door
in accoya pine

Pearl & Sons
93 Hummingbird Trail
Mount Pleasant TN 38474

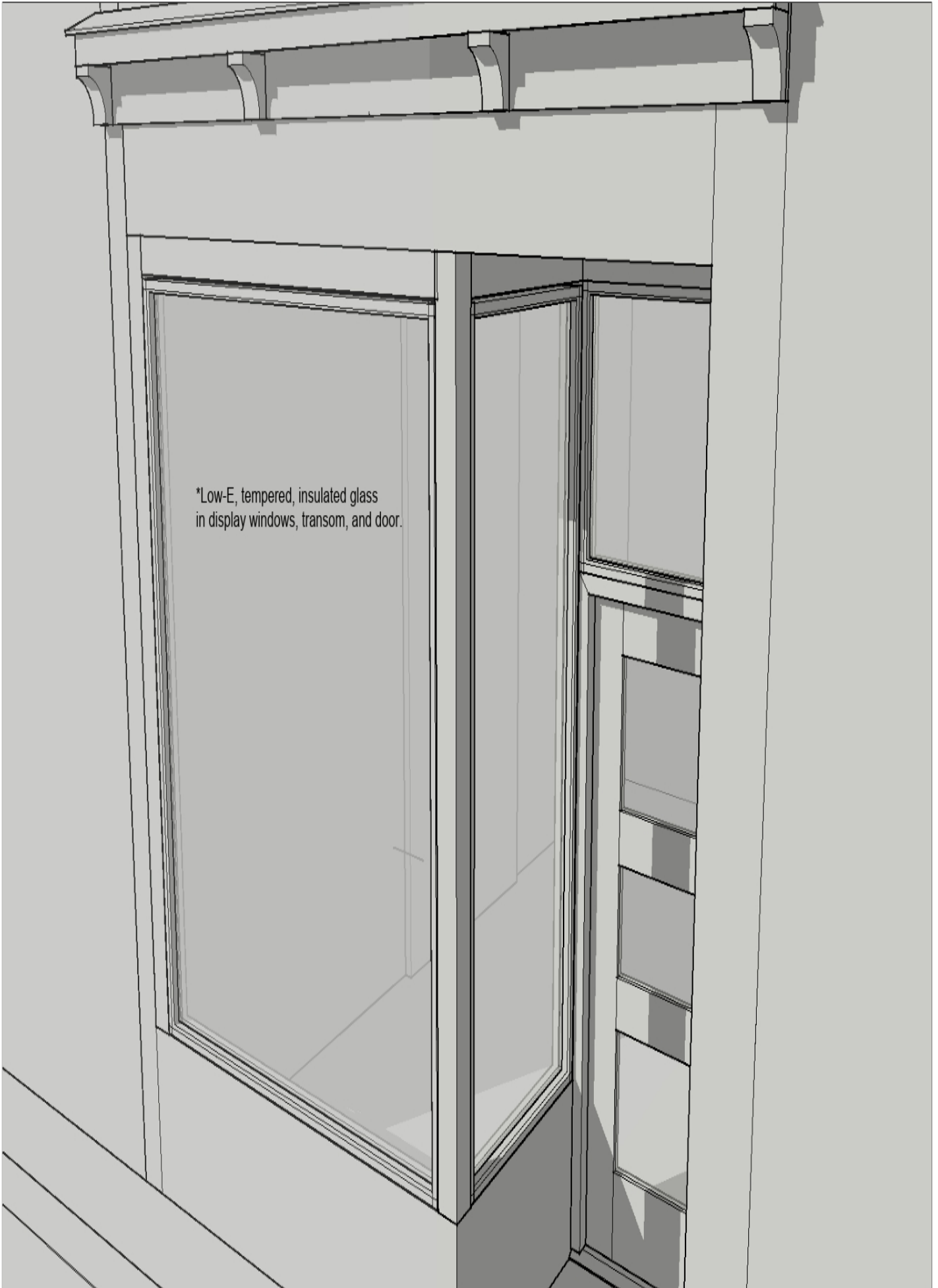
CLIENT
Woven
28 Public Square
Columbia TN 38404

PROJECT
Facade Update

ISSUE
05/30/25

DRAWN BY

A.05



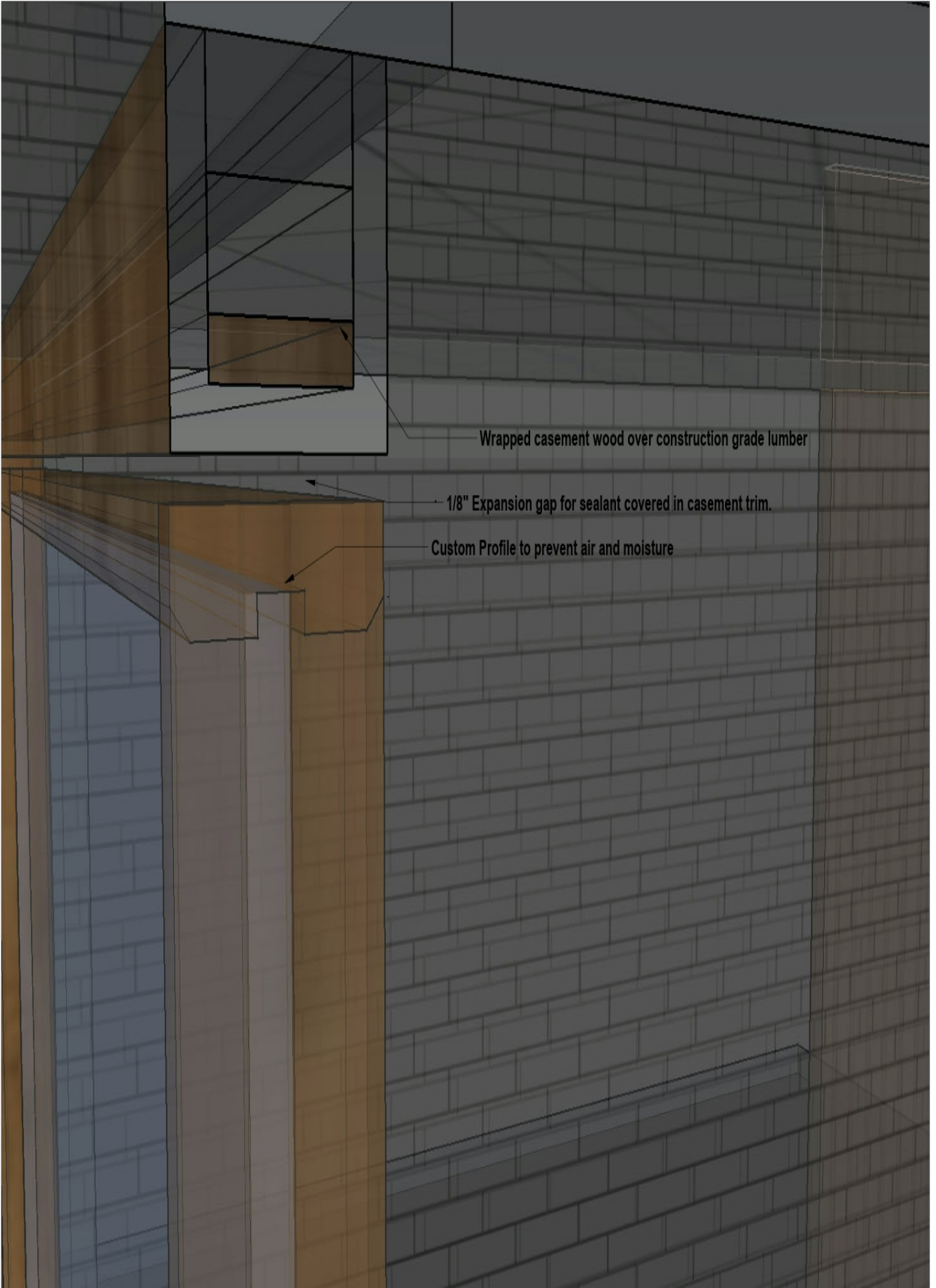
Pearl & Sons
93 Hummingbird Trail
Mount Pleasant TN 38474

CLIENT
Woven
28 Public Square
Columbia TN 38404

PROJECT
Facade Update
PROJECT NO.

ISSUE
05/30/25
DRAWN BY

A.01



Features

- Constructed from aluminum
- Includes a hand blown water glass shade
- Sloped ceiling compatible
- (3) 60 watt maximum candelabra (E12) bulbs required
- 36" of adjustable chain included
- Intended for outdoor use
- Rated for damp locations
- Covered under a 1 year manufacturer warranty

Dimensions

- Fixture Height: 20-1/2"
- Width: 11"
- Depth: 11"
- Product Weight: 8 lbs
- Chain Length: 36"
- Wire Length: 120"
- Canopy Width: 4-1/4"

Electrical Specifications

- Number of Bulbs: 3
- Max Watts Per Bulb: 60 watts
- Bulb Base: Candelabra (E12)
- Bulbs Included: No

Manufacturer Resources



Dimensions and Measurements

Canopy Width ⓘ 4.25 in.

Chain Length ⓘ 36 in.

Depth ⓘ 11 in.

Height ⓘ 20.5 in.

Nominal Width ⓘ 11 in.

Pendant Size ⓘ Full Sized

Product Weight ⓘ 8 lbs.

Width ⓘ 11 in.

Wire Length ⓘ 120 in.

Included Components

Bulb Included ⓘ No

Electrical and Operational Information

Power Source ⓘ Hardwired

Voltage ⓘ 120

Voltage Type ⓘ Line Voltage (110-120V)

Wattage ⓘ 180

Watts Per Bulb ⓘ 60

Warranty and Product Information

Collection ⓘ Oxford

Country Of Origin ⓘ China

Location Rating ⓘ Damp Location

**Manufacturer
Warranty** ⓘ 1 Year

Outdoor Approved ⓘ Yes

LIVEX

LIGHTING



Characteristics and Features

Bulb Base	?	Candelabra (E12)
Bulb Visible	?	Yes
Dimmable	?	No
Fixture Shape	?	Lantern
Glass Features	?	Hand Blown Glass, Water Glass
Hanging Options	?	Chains
LED	?	No
Light Direction	?	Ambient Lighting
Material	?	Brass
Number of Bulbs	?	3
Number of Light Source(s)	?	1
Pendant Type	?	Single Pendant
Shade Color	?	Clear
Shade Material	?	Glass
Shade Shape	?	Lantern
Sloped Ceiling Compatible	?	Yes
Theme	?	Victorian, Traditional



A1333-2018

85



7

BRYARS & BRYARS

7

BOOKS
MAPS
&
PRINTS





28 Public Square



American Barrel



Prime & Pint



Variety Records



Mulehouse



Lily Jane



Gather

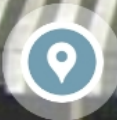


Gallery 48



Matthews Firm


Character District Examples



© 2025 Google







NOTICE:
City of Columbia
Historic Zoning Commission
Public Hearing

CONTACT:
CITY OF COLUMBIA
DEVELOPMENT SERVICES
(931) 560-1560

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

CONTACT INFORMATION

Robert Archibald, Principal Planner, rarchibald@columbiatn.gov, 931-560-1536

DOCKET/CASE/APPLICATION NUMBER

CA 25-0190

APPLICANT/PROPERTY OWNER

Rick Tillis/Don Herron

HEARING DATE

June 18th, 2025

PROPERTY ADDRESS/LOCATION

105 W 7th Street

PROJECT DESCRIPTION:	Exterior Façade Renovation	
<p>The applicant requests a Certificate of Appropriateness to renovate the existing facade.</p> <p>Specifically, the applicant is seeking to remove the exterior Multi-Density Fiberboard façade materials and re-clad with “Hardie-Board” materials, removal of existing windows and replace with Pella Double-Pane Insulated glass and repaint to match adjacent building color scheme.</p>		

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
CD-5	COMMERCIAL	COMMERCIAL	EXTERIOR FAÇADE RENOVATION	COMMERCIAL DOWNTOWN

STAFF RECOMMENDATION:

APPROVE	APPROVE WITH CONDITIONS	DENY
----------------	--------------------------------	-------------

Review Status and History:	
<i>Submission Status:</i>	Fifth request for Certificate of Appropriateness
<i>Previous Approvals:</i>	18-006: Approval; Façade renovation, ext. signage & lighting 20-0224: Approval; Projecting Signage 22-0056: Approval; Sandwich Board Signage 22-0307: Approval; Upper story Window Replacement



Project Request

The applicant requests a Certificate of Appropriateness (COA) to renovate the façade and install replacement windows at pedestrian story on an existing two-story masonry commercial building at 105 W 7th Street, located within the Columbia Commercial Historic District.

Project Description

The proposal involves:

- Removal of existing storefront MDF;
- Use of fiber-cement siding “Hardie-plank” materials for replacement cladding.
- Removal of existing windows at pedestrian story, replacing with Pella Double-Pane Insulated windows;
- Repaint new materials to match adjacent building color scheme, caulk, and finish exterior.



Historical Context:

According to the most recent Historic Survey, 106 W 7th Street was originally constructed in 1895 and is a contributing structure to the Downtown Commercial Historic District. The architectural styling is that of 19th-Century Commercial and Federal as are the adjoining buildings. As shown in the illustrations below, the exterior façade has changed over time due to updates and minor façade changes, but has still maintained the architectural features of the 19th-Century era and similarly in the adjoining properties of the District.



Figure 1 Current Photo



Figure 2 Historic Photo, c. 1984

Design Guidelines Review

Staff reviewed the request for consistency with the *City of Columbia Historic Design Guidelines* for the proposed renovation of the exterior façade. Staff comments follow below:

Commercial Storefronts, page 5-8

Objective – Embrace historic precedents in storefront design standards that promote visibility and pedestrian-scaled activity at street level.

Request	Referenced Guidelines
Demolition of exterior MDF storefront materials and removal of existing windows.	- 5.11-a
Install “Hardie-plank” materials for material cladding. Paint all exterior materials.	- 6.19-a & b - 6.19-d - 6.21-b & f
Install Pella Double-Pane Insulated Replacement Windows	- 5.16-a, b, c, d - 5.17-c & d - 6.20-b & c - 6.21-d

Staff Analysis

The applicant is proposing a façade renovation that includes removal of existing MDF façade materials and removal of existing windows. The proposed “Hardie-Plank” materials the applicant has submitted for replacement cladding are a superior product to the existing and adds paneling that was typical to that of 19th-Century material. Additionally, the replacement windows submitted by the applicant will not change the configuration, size, or glazing of the existing storefront.

Staff is supportive of the request as it meets the standards outlined in the Historic Guidelines and does not change the character of the Downtown Commercial Historic District nor the structural elements of the building.

Recommendation: Approval

MOTIONS

Motion [Approve].

Move to find that the proposed restoration/addition conforms to the Historic District Design Guidelines and approve issuance of a Certificate of Appropriateness.

Motion [Deny].

Move to find that the proposed restoration/addition is not compatible with the Historic Guidelines and deny issuance of a Certificate of Appropriateness [list reasons for denial].

Alternative Motion [Approve Subject to Conditions]:

Move to approve issuance of a Certificate of Appropriateness and find that the proposed renovation/addition conforms to the Historic District Design Guidelines subject to the following conditions: [list conditions of approval].

Alternative Motion [Defer for Future Consideration].

Move to find that there is insufficient information to make a decision, defer action on the application, and request that the applicant provide: [list additional information] for review at a future meeting.

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	Rick Tillis	PHONE	615-962-5080
ADDRESS	105 West 7th St	EMAIL	Rick@Jeweler13.com

PROPERTY OWNER

NAME	Don Herron	PHONE	615-500-7373
ADDRESS	105 West 7th St	EMAIL	DonHerron@gmail.com

DATE OF PRE-APPLICATION MEETING	5-19-2025
---------------------------------	-----------

PROJECT INFORMATION: WORK SPECIFIC

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

PROJECT INFORMATION	
ADDRESS:	105 West 7th St Columbia TN 38401
SQUARE FOOTAGE OF PROPOSED ADDITIONS/NEW CONSTRUCTION:	
EXISTING: 0 ft ²	PROPOSED: 0 ft ²

HEIGHT OF STRUCTURE FOR ADDITIONS/NEW CONSTRUCTION :
 EXISTING: 0 ft PROPOSED: 0 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:

*Removing Facade materials, windows.
 Replacing with Hardy Board materials and
 replace windows with Pella double pane windows
 New paint. Colors in grant proposal.*

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

Thomas R Tillis Thomas R Tillis 5-19-25
 APPLICANT NAME APPLICANT SIGNATURE DATE

Letter provided By owner in Grant Proposal
 PROPERTY OWNER NAME PROPERTY OWNER SIGNATURE DATE



TILLIS
JEWELRY

105

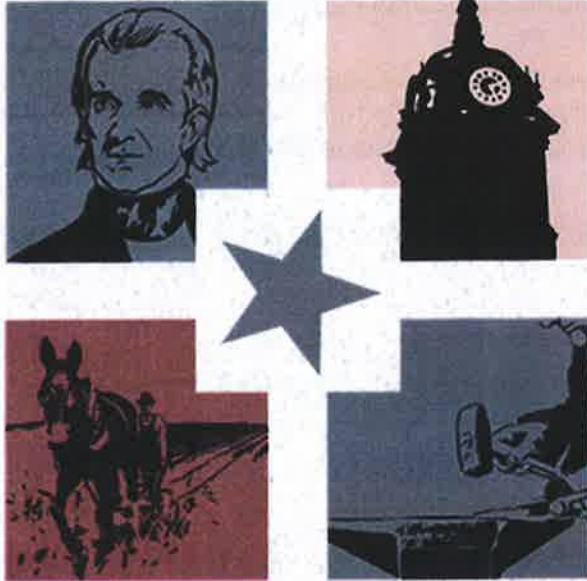
ESTATE
JEWELRY

ESTATE
JEWELRY

RINGS
AUJ
SUD
WARRANTY



CITY OF COLUMBIA



T E N N E S S E E

Something good around every corner.

Downtown Columbia Commercial Historic District

Downtown Improvement Grant Program

Application Package 2025

This project is funded through a grant contract with the State of Tennessee.

Commercial Façade Downtown Improvement Grant Information

Eligible Applicants: Buildings must be located within the Downtown Columbia Commercial Historic District in the boundaries of the map on Page 3. Tenants are eligible for grant funds by including a letter of approval for proposed improvements from the building owner with their application. .

Potential Grant Applicants that have gone before the Columbia Historic Zoning Commission and have received a Certificate of Appropriateness (COA) for their proposed project but have not started construction are encouraged to apply for this program. If you fall into this category please provide a copy of the COA in your application package.

Eligible Improvements: This grant only applies to work done on the front facade of the building. Building sides excluding some rear sides that sit on and face a street are eligible. No more than 50% of the improvements to the back or side of the building visible from the street. PLEASE NOTE: Work must be completed by December 31st, 2025 or six months from notice to proceed.

Examples of **eligible** improvements for Façade Grant funding include:

- Repainting of a facade if already painted; historic brick that hasn't been previously painted should not be painted in order to retain historic integrity and appearance.
- Canvas or vinyl awnings (New or Replacement)
- Removal of vinyl or aluminum siding
- Brick Repairs (Tuck-Pointing mortar)
- Windows & Doors (Within the historic design guidelines)
- Safety improvements
- Sign and exterior lighting on the building
- Improving visible back and side entrances (up to 50% of total work).

Please note all color, materials, and design choices will be approved by a selection committee then go before the Columbia Historic Zoning Commission for final approval.

Examples of **ineligible** improvements

- Do not harm the building; respect the historic character of the building and the district
- No roof repairs
- No sidewalks or parking space improvements, buildings only
- No interior improvements, only the façade of the building is eligible
- No murals

Important Information & Dates

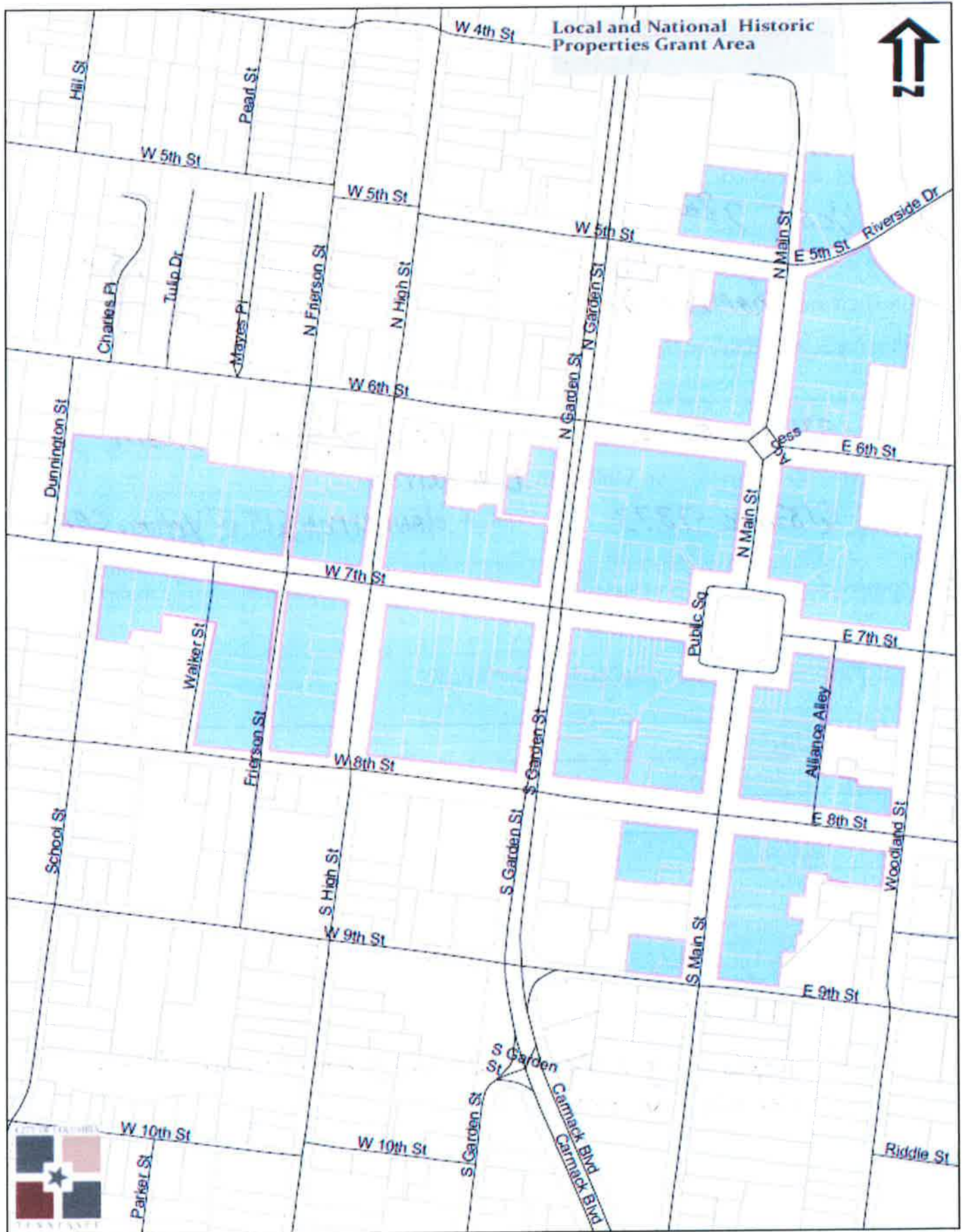
A Downtown Improvement Grant Workshop will be held on March 18, 2025 at 8:30 a.m. in the meeting room at Southern Tre to discuss the grant and application process. The grant administrators, Lorie Fisher and Amanda Smith of the South Central Tennessee Development District, will be conducting the orientation and be able to answer questions.

All documentation is required to be submitted by April 30th, 2025 at 4:00p.m. to Kelli Johnson at Columbia Main Street in the Welcome Center via email at KJohnson@Columbiatn.gov When submitting in the subject line of the email please have Columbia Downtown Improvement Grant Round 1 : (Address of Building) as the subject line and combine all application materials into one .pdf file. Applications may also be submitted by mail to City of Columbia, Columbia Main Street, Attn.: Kelli Johnson, 713 North Main Street, Columbia Tn. 38401.

Applications will then be reviewed and scored by the Selection Committee on May 1st, 2025. Approved DIG applications have to submit an Historic Zoning Commission online application by May 20, 2025. Construction projects will be presented at the June 18, 2025 HZC meeting. You will need to plan to attend this meeting in case the Historic Zoning Commission has specific questions about your project. Notification of Award will occur after approval by the HZC, via email. Please make sure to have an updated email on your application.

Pre-Construction Meeting with Business Owners and Contractors will be held at City Hall on June 24, 2025.

No work is to begin until after the Pre-Construction Meeting and after approval by the Historic Zoning Commission. Any work started prior to the award notification will not be eligible for this grant.



City of Columbia Commercial Façade Improvement Grant Program Application for Round 1

The max grant request cannot exceed \$20,000. Each approved applicant is required to make a 25% match toward the total project cost to refurbish, upgrade, and beautify downtown building exteriors. The match between the grant and applicant is Grant 75% & Applicant 25%.

1. Applicant & Property Information (Street Address for proposed façade improvements)

105 West 7th Street Columbia TN 38401

Property Tax Map Number: 099A Group: J Parcel: 012.00 Year Built: 1830's

Applicant Name: Thomas R Tillis Business Name: Tillis Jewelry LLC

Mailing Address: (if different from Street Address): _____

Telephone: 931-901-0242 Email: Tick@jewelry.com

Property Owner (if different from Applicant): Don Herron

Telephone: 615-500-7373 Email: donherron615@yahoo.com

If the Applicant is different from the Property Owner, a letter from the owner expressing approval of the proposed project is required as well as the commitment of who will be providing the matching funds.

2. Type of Improvements Proposed (Check All that Apply)

<input type="checkbox"/>	Repainting
<input type="checkbox"/>	Paint Removal
<input type="checkbox"/>	Awning Replacement
<input type="checkbox"/>	Signage
<input type="checkbox"/>	Lighting
<input checked="" type="checkbox"/>	Windows/Doors Replacement
<input type="checkbox"/>	Vinyl or Aluminum Removal
<input type="checkbox"/>	Brick Repair
<input checked="" type="checkbox"/>	Other: (please be specific and make sure it falls under eligible projects) <u>Replacing inferior building materials in last renovation project.</u>

3. Improvement Costs

Total Cost	Requested Grant Funds (75%)	Reimbursement Request(25%)
\$ 18,120.00	\$ 13,590	\$ 4530

4. Reimbursement Process

- At the completion of the work, the contractor shall deliver an invoice to the grantee.
- The grantee shall pay the contractor.
- City of Columbia / Grant Administrator will verify that the work has been completed in accordance with the approved Facade Grant Application.
- Once satisfactory completion of the work is verified, the grantee shall submit proof of payment to the City of Columbia.
- Acceptable Proof of Payments (must have all of these)
 - Invoices from contractors, signed and dated
 - Billing Statements accompanied by cancelled check
 - Itemized receipts with purchase detail and dates
- Unacceptable Proof of Payments
 - Credit Card Receipts
 - Purchase Orders
 - Check Stubs without Invoice
- City of Columbia will submit payment requests to TNECD for reimbursement.
- Reimbursement to grantee should be expected after 8-10 weeks of submission to TNECD

5. Grantee Expectations

In order to continue the revitalization and continuously improve the aesthetics of Historic Downtown Columbia, we ask that you be mindful of good citizenship practices, by accepting this grant, you agree to work towards the betterment of Historic Downtown Columbia by utilizing parking other than in front your building during business hours. This includes employees and residential occupants as well. Also, to keep your area in front of your storefront clear and pick-up.

Initials: TRT / Date: 4-22-2025

6. Attachments/Enclosures Required:

- 3 Bids for each proposed application amount
- Color photos of the existing façade
- Design plan/renderings /drawings *No changes. Same Design & Look.*
- Proposed color/material samples
- Contractor Bid Tab (page 7 of application)
- Property owner approval letter (if applicable)
- Copy of Certificate of Appropriateness (COA) (if applicable)

7. Statement of Understanding

- I understand that I must provide a 25% match of the funds that I am requesting.
- I understand I have to complete the façade projects by December 31, 2025.
- I understand the grantee expectations and will abide by them unless extraordinary circumstances take place.
- I understand that I have to send a monthly update of my project on the 15th of every month until complete to the grant administrator via email.
- I understand that reimbursement is granted upon completion of the project as outlined in this application. This applicant must submit evidence of payment for services and/or materials for reimbursement.
- I understand no work can be started until the application has been approved and I have attended along with my contractor the Pre-Construction Meeting on June 24, 2025.
- I understand changes made to the approved design will disqualify the project for any available grant funding from the City of Columbia.
- I understand that I must provide 3 competitive bids from licensed contractors.
- I understand that I must acquire the appropriate permitting from the City of Columbia. Building permits cannot be issued without an approved COA from structures within the Commercial Historical District.
- I understand all work that must be completed as presented and approved by the Review Committee and the Historic Zoning Commission.
- I understand to the fullest extent permissible under Tennessee Law, the applicant and contractor will hold harmless and indemnify the City of Columbia against all costs, damages, claims, liabilities, expensed, losses and court costs in the event of property damage or physical injury as a result of working on the project.
- I understand that it is not the intent of the program to allow the selling of property and profiting from the CDBG funded improvements. A deed restriction will be placed on the property at the completion of the project summarizing the total of CDBG funds expended on the property. The owner(s) shall repay the program if property is sold within five (5) years. The grant forgiveness period is a rate of 20% per year over a five-year period.
- I agree to comply with the Historic Zoning Guidelines of the City of Columbia and Historic Downtown Columbia Façade Grant Program.
- I understand this is a voluntary program, under which the City of Columbia has the right to approve or deny any project or proposal or portions thereof.

Applicant Signature: Thomas R. Ellis Date: 4-29-2025

Property Owner Signature: _____ Date: _____

If you have any questions, please contact the grant administrator, at the South Central Tennessee Development District

For Office Use:
Date Application Received: _____
Received By: _____

Contractor Bid Tab

Applicant Name: Thomas R Tillis (Rick)
 Building Address: 195 West 7th St Columbia

- Additional copies of this page can be made and included in your application package.
- Please include copies of Bids from the Contractors in your bid package.

EXAMPLE - Item: AWNING with frame and canvas with lettering (EXACT DETAIL OF PROJECT)	
Contractor #1 Awnings-R-US	Quote Amount \$ 4,000.00
Contractor #2 AWNINGS, INC	Quote Amount \$ 5,000.00
Contractor #3 AWNING2DAY	Quote Amount \$ 6,500.00

Item <u>DEMO</u>	
Contractor #1 <u>MFS Contracting</u>	Quote Amount \$ 18,120 <u>\$1,500.00</u>
Contractor #2	Quote Amount \$
Contractor #3	Quote Amount \$

Item <u>Windows</u>	
Contractor #1	Quote Amount \$ <u>4500</u>
Contractor #2	Quote Amount \$
Contractor #3	Quote Amount \$

Item <u>CARPENTRY</u>	
Contractor #1	Quote Amount \$ <u>6500</u>
Contractor #2	Quote Amount \$
Contractor #3	Quote Amount \$

Item <u>PAINT</u>	
Contractor #1	Quote Amount \$ <u>1400</u>
Contractor #2	Quote Amount \$
Contractor #3	Quote Amount \$

Item <u>DUMPSITER - ELECTRICAL - General CONTRACTOR FEES</u>	
Contractor #1	Quote Amount \$ <u>3020</u>
Contractor #2	Quote Amount \$
Contractor #3	Quote Amount \$

Scoring & Eligibility Worksheet

FOR OFFICE USE ONLY

Applicant Name: _____

Historic Zoning Commission

Building Address: _____

Application Submitted: _____

Grant Amount Requested: _____

COA Approved: _____

Grant Reimbursement: _____

Misc HZC Notes: _____

Completed Application	1	0
Will the project foster the use of the ground-floor storefront space as retail-dining-service-entertainment space which encourages pedestrians to look inside through the windows?	3	1
Will the project preserve any original architectural features which remain? <i>Optional 3 points for significant architectural feature</i>	2 or 3	1
Will the project eliminate/correct previous remodeling which has covered up original architectural features?	3	0
Will the project improve the entire building frontage on the street?	3	1
Will the materials used in the improvement have lasting durability?	2	1
Will the project substantially leverage more property investments than the required matching amount of the grant? <i>Optional 4 points for full remodel of building.</i>	3 or 4	1
Will the grant result in an improvement that would not be made otherwise?	1	0
Does the project comply with the eligible improvements?	2	0
Has the property had exterior improvements made in the last 3 years?	3	0
Did the grantee attend orientation?	1	0
Total Points		

After Grant Awarded:

Notification of Award Date: _____

Attended Pre-Construction Meeting with Contractor: YES OR NO

Date Project Completed: _____

Date of Inspection: _____

Date Reimbursement Request Submitted to TECD: _____

Notes: _____

Donald J Herron, Jr.
c/o Tillis Jewelry
105 West 7th Street
Columbia, TN 38401

I hereby express my approval of the proposed project, and I will provide the remaining 25% reimbursement request.

We appreciate this opportunity. Thank you .

Sincerely,

A handwritten signature in cursive script, appearing to read "Donald J. Herron, Jr.", with a large flourish at the end.

Donald J. Herron, Jr.











Matching
color s out
of brick
veneer of
2nd story.



We will be using the same colors to match the adjoining buildings.

ESTIMATE

M & S Contracting, LLC

davismusgrave@yahoo.com

+1 (931) 993-1151

Tillis Jewelry

Bill to

Rick Tillis

Estimate details

Estimate no.: 1496

Estimate date: 04/03/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Demolition	Removal of existing storefront mdf and windows	1	\$1,500.00	\$1,500.00
2.		Windows	Price Includes Materials And installation of Pella Storefront Windows	1	\$4,500.00	\$4,500.00
3.		Carpentry	this is price for material and installation of hardie board storefront	1	\$6,500.00	\$6,500.00
4.		Paint	Includes material cost and labor to paint replaced storefront	1	\$1,400.00	\$1,400.00
5.		Dumpster Rental		1	\$700.00	\$700.00
6.		Electrical	Removing and replacing 2 existing exterior lights and 2 security cameras	1	\$500.00	\$500.00
7.		Overhead & Profit	Price for overseeing work done by subcontractors	15100	\$0.20	\$3,020.00
					Total	\$18,120.00

Accepted date

Accepted by

I have tried to get quotes from 3 or 4 different contractors. I only had one contractor submit a formal bid which frankly I think is quite fair. I was thinking this was going to be between 25 and \$35,000. I am including screenshots of text messages between myself and three other contractors.

Rick Tillis

04/29/2025

3:43



Mark >

Wed, Apr 2 at 2:45 PM

Mark , did you ever ask Brandon about coming down and doing a bid on the façade of the store?

Wed, Apr 2 at 4:45 PM

Hello Ricky I did talk to him we were trying to finish up a job before he left for vacation. We can come by next week, he will be back this Sunday.

OK, I just need a bid by April 30.

Okay thanks, will touch base.



Tue, Apr 22 at 11:36 AM

So I'm guessing the chance of a bid on this job is out of the question at this point?

So sorry bud let me get back to you this evening when we get

+ iMessage



3:43



Mark



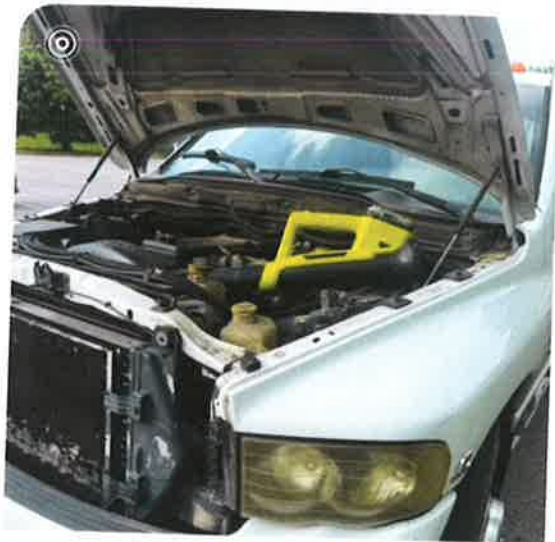
So I'm guessing the chance of a bid on this job is out of the question at this point?

So sorry bud let me get back to you this evening when we get back in.

Ok

Tue, Apr 22 at 5:15 PM

Not a good evening bud truck overheating Brandon's going to get my other truck so we can hook the trailer up to it and try to get this one home.



+ iMessage



3:45



devenmcrec@yahoo.com

Text Message - SMS
Tue, Apr 22 at 3:03 PM

Deven, this is Rick Tillis, Adam from gathered and Smith & York gave me your contact information. We are looking at doing a project as well and I was wondering if you could come out and take a look and give us a quote on our project?



Text Message - SMS



3:47



+1 (931) 619-3111

Text Message • RCS
Tue, Mar 18 at 10:36 AM

105 W. 7th St., Columbia, TN
38401

Fri, Apr 4 at 6:44 PM

Did you get the front repaired yet?
I have been pretty busy

Tue, Apr 8 at 10:27 AM

No, not yet. I have only had one
bid so far.

I'm going by tomorrow
Or maybe this afternoon



Read 4/8/25



Text Message • RCS







NOTICE:
City of Columbia
Historic Zoning Commission
Public Hearing

CONTACT:
CITY OF COLUMBIA
DEVELOPMENT SERVICES
(931) 560-1560

CONTACT INFORMATION

Robert Archibald, Principal Planner, rarchibald@columbiatn.gov, 931-560-1536

DOCKET/CASE/APPLICATION NUMBER

CA 25-0195

APPLICANT/PROPERTY OWNER

Adam York/Stephen Walker

HEARING DATE

June 18th, 2025

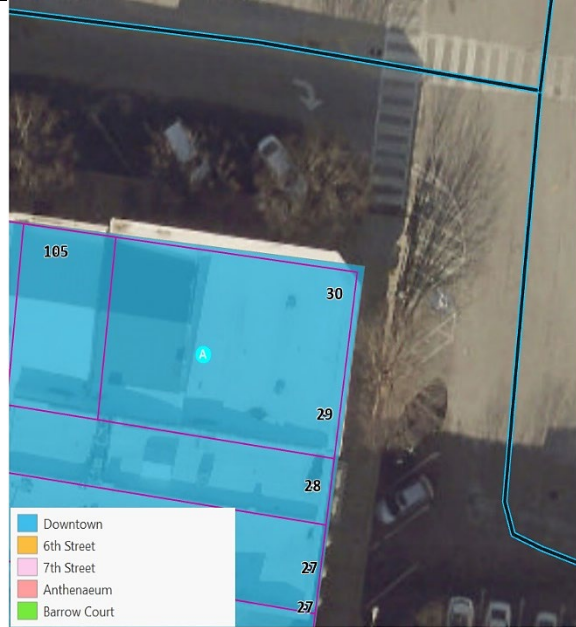
PROPERTY ADDRESS/LOCATION

30 Public Square

PROJECT DESCRIPTION: Exterior Door Replacement

The applicant requests a Certificate of Appropriateness to replace the existing front door due to deterioration.

Specifically, the applicant is proposing to replace the front door of the structure due to deterioration and to provide safety and weatherproofing and enhance energy efficiency. The submittal proposes to replace the existing door with a new wood door while retaining the character of the existing; except for changing the two-panel window configuration to a one-paneled glass.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
CD-5	COMMERCIAL	COMMERCIAL	DOOR REPLACEMENT	COMMERCIAL DOWNTOWN

STAFF RECOMMENDATION:

APPROVE

APPROVE WITH CONDITIONS

DENY

Review Status and History:

<i>Submission Status:</i>	Third request for Certificate of Appropriateness
<i>Previous Approvals:</i>	22-0050, signage approved, March 2022 24-0355, signage approved, August 2024
<i>2024 Historic Inventory:</i>	<i>Middle Tennessee Bank Building, c. 1895. Renovated after the 1981 fire. Contributing Structure</i>



Proposed Alterations

Exterior Door Replacement

Historic District Design Guidelines Referenced:

Staff reviewed the request for consistency with the *City of Columbia Historic Design Guidelines* for the replacement of the exterior door on front façade. Staff comments are listed below:

Commercial Storefronts, page 5-8

Objective – Embrace historic precedents in storefront design standards that promote visibility and pedestrian-scaled activity at street level.

5.11 Limit Replacement of Storefront Components to Those Deteriorated Beyond Repair

- a. Replacement of storefront components shall be limited to those elements that are deteriorated beyond repair.

5.14 Retain and Repair Historic Doors and Entry Features on the Facade

- c. **Clear glass shall be used when repairing or replacing damaged glazing. Frosted, tinted, reflective, opaque, and other decorative glass are prohibited unless they were historically present.**
- d. Removing historic lead, art, or prismatic glass is prohibited.

5.15 Maintain Compatibility When Selecting Replacement Doors

- a. Historic doors shall only be replaced when they are deteriorated beyond repair. If deterioration is confined to a specific element or feature, only the damaged component shall be replaced. Total replacement of an entire assembly is prohibited when only localized deterioration is present.
- b. **New doors shall fit the original opening. Visibly enlarging or reducing opening for a new door is prohibited.**
- c. **When replacing existing historic doors, new doors shall be compatible with the size, proportions, glazing, and configuration of the existing door. In-kind materials are strongly encouraged. Alternative materials will be reviewed on a case-by-case basis.**
- d. **When replacing non-original doors, new doors shall be compatible with the character and style of the building as well as traditional precedents in the district. Residential doors are prohibited on commercial buildings unless the building has been converted from residential use.**
- e. Replacement doors should provide a degree of transparency consistent with historic precedents in the district. tinted glass is not appropriate.



Staff Analysis:

The applicant is requesting to replace the existing entrance door of the structure located at 30 Public Square (currently identified as local business, York & Co). The reason for replacement, per the applicant, is because the door is deteriorated and poses a safety concern. Additionally, a new door would be more energy efficient.

According to the most recent Historic Survey, the structure was formerly addressed as 29-31 Public Square and was constructed in 1895. The structure sustained damage from a fire in 1981 and was renovated as a result, still retaining the characteristics of 20th-Century Commercial/Federal architectural style commonplace in downtown areas.

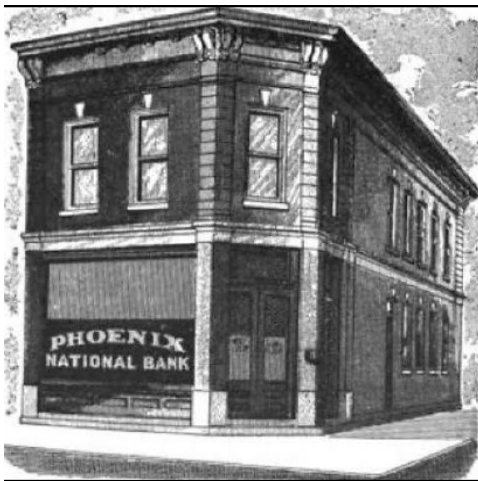


Figure 1 Circa 1905



Figure 2 Circa 1934



Figure 3 Current Illustration

The applicant has proposed replacing the existing wooden door with a replicated wooden door retaining the distinct characteristics apart from replacing the multi-pane opening at the upper portion with that of a single-pane window allowing improved visibility from a pedestrian level and creating an area more suitable for window signage. As shown in the above illustrations, the current door is one that replaced the original entrance circa 1905 & 1934. Staff believe the change occurred around the renovation time after the fire of 1981. The proposed door the applicant has offered as a replacement will not change in design other than the configuration of the upper glazing.



Smith & York Co.

30 Public Square, Columbia, TN 38401

Proposed Project & Materials:

As a part of the 2025 Downtown Improvement Grant, Smith & York Co. hopes to replace our current front door to upgrade it with energy-efficient glass and weatherproofed wood material. The goal is to retain the same historic character as the current door by replacing it with an exact replica, except with the top portion changing to a solid glass panel instead of the current two glass panels. This will allow us to feature a gold logo decal on the glass to help customers better see what the business is while walking past the shop (as there's often a lot of confusion or curiosity about what's inside due to the current door glass being hard for customers to see inside). We also desire to restore and refinish the entire doors framing and trim to match with the stain on the new door. New hardware would also be installed.

Materials:

Wood (stained the same as the current door color)

New, energy-efficient glass panes with a beveled edge to retain the beauty of the historic charm and character.

Staff supports this request as the proposed changes will not be intrusive to the character of the district, and the window glazing is more akin to the original design.



Recommendation:

MOTIONS

Motion [Approve].

Move to find that the proposed restoration/addition conforms to the Historic District Design Guidelines and approve issuance of a Certificate of Appropriateness.

Motion [Deny].

Move to find that the proposed restoration/addition is not compatible with the Historic Guidelines, and deny issuance of a Certificate of Appropriateness [list reasons for denial].

Alternative Motion [Approve Subject to Conditions]:

Move to approve issuance of a Certificate of Appropriateness and find that the proposed renovation/addition conforms to the Historic District Design Guidelines subject to the following conditions: [list conditions of approval].

Alternative Motion [Defer for Future Consideration].

Move to find that there is insufficient information to make a decision, defer action on the application, and request that the applicant provide: [list additional information] for review at a future meeting.

CERTIFICATE OF APPROPRIATENESS APPLICATION
HISTORIC ZONING COMMISSION

APPLICANT *Smith & York Co.*

NAME	<i>Adam York</i>	PHONE	<i>615-879-7618</i>
ADDRESS	<i>30 Public Square</i>	EMAIL	<i>adam@smithandyork.co</i> ←

(yes, .co instead of .com)

PROPERTY OWNER

NAME	<i>Stephen Walker</i>	PHONE	<i>931-619-3635</i>
ADDRESS	<i>P.O. Box 647, Columbia TN 38402</i>	EMAIL	<i>stephenfw69@icloud.com</i>

PROJECT INFORMATION: WORK SPECIFIC

<input 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 checked="" 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):

Smith & York Co. | 30 Public Square



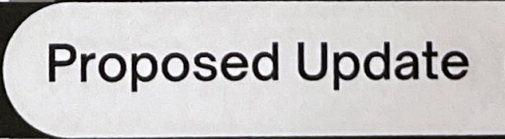
<—Current door is heavily weathered with air and water cracks. The two panel glass prevents customers from seeing inside easily and prevents a signage opportunity.



<—New door will have a solid glass instead of two panes with a gold Smith & York logo. New door will also have new brass hardware to retain character.



Current



No major aesthetic changes. Just replacing old and deteriorated door with updated wood door and fresh stain on new door and around current casing/trim. New door will have a solid glass panel up top with gold business logo instead of two panels and new hardware.



30

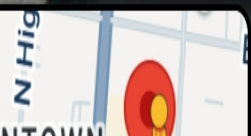


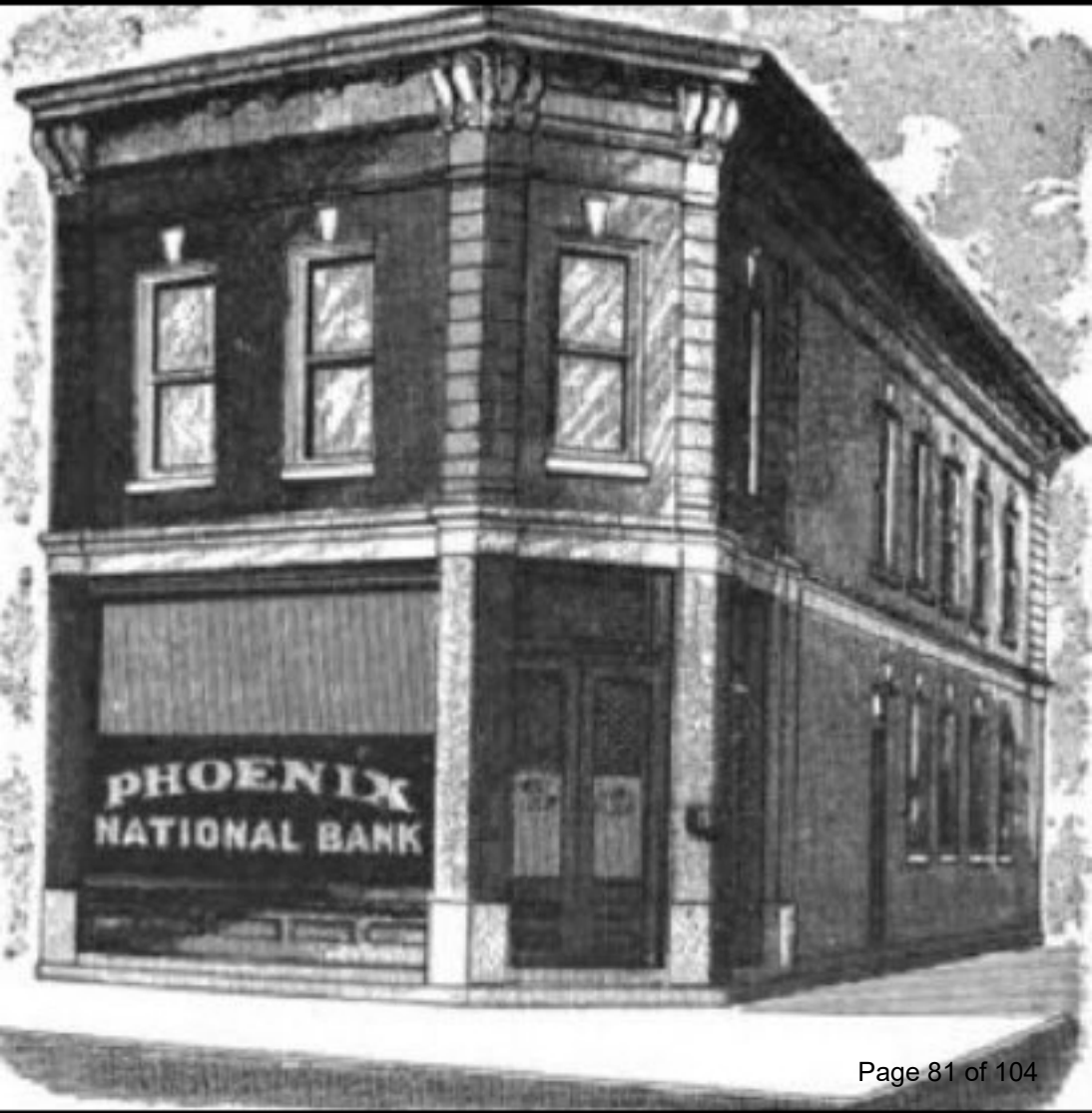
OPEN



Example of proposed newly-altered door style with one-glass panel and business logo on glass.

© 2025 Google







BLUE-RIBBON-344340

Thousands of school children dressed in white parade on W 7th St. around Public Square for Blue Ribbon Day c. 1934.



Project Invoice

Date:	5/19/2025
Project Name	30 Public Sq
Permit Type:	Certificate of Appropriateness
Project Number	25-0195
Address:	30 Public Sq, Columbia, TN 38401
Parcel Number:	099A J 013.00

Case Description:

As a part of the 2025 Downtown Improvement Grant, Smith & York Co. hopes to replace our current front door to upgrade it with energy-efficient glass and weatherproofed wood material. The goal is to retain the same historic character as the current door by replacing it with an exact replica, except with the top portion changing to a solid glass panel instead of the current two glass panels. This will allow us to feature a gold logo decal on the glass to help customers better see what the business is while walking past the shop (as there's often a lot of confusion or curiosity about what's inside due to the current door glass being hard for customers to see inside). We also desire to restore and refinish the entire doors framing and trim to match with the stain on the new door. New hardware would also be installed. For reference, several other doors in the historic district have the same type of door we're proposing, such as Southern Tre Steakhouse, Buff City Soaps, Needle & Grain, the Columbia Visitor's Center, Lily Jane, as well as a couple of law offices and businesses that lead upstairs.

Applicant:
Gather Kitchen Mercantile
23 Public Square, Columbia, TN 38401
(931) 223-8115

Fees Owed	Amount
CoA - HZC [206]	\$150.00
Advertising and Processing Fee [206]	\$70.00
Total:	\$220.00

Generated by: Robert Archibald

Receipt Date: 5/23/2025

City Of Columbia
700 North Garden Street
Columbia, TN 38401
(931) 560-1500
Receipt Number: 10128134

Miscellaneous Receipt

Name: SMITH AND YORK CO LLC

Code: 206-ZONING PERMITS AND FEES

Amt: \$220.00

MR #: 10104017

Description: 25-0195, 30 PUBLIC SQ

Reference: APPLICANT: GATHER KITCHEN MERCANTILE

Notes:

GL Account	Description	Amount
110-32660-	Zoning Permits & Fees	220.00

Payment Information

Check 1494 \$220.00 Paid By: SMITH AND YORK CO LLC

Amount Tendered: \$220.00

Total Paid: \$220.00


Change: \$0.00

Voided

Batch: RC - 5/23/2025

6/6/2025 10:56 Page 1 of 1

Collecting Official, City Of Columbia



NOTICE:
City of Columbia
Historic Zoning Commission
Public Hearing

CONTACT:
CITY OF COLUMBIA
DEVELOPMENT SERVICES
(931) 560-1560



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

CONTACT INFORMATION

Robert Archibald, Principal Planner, rarchibald@columbiatn.gov, 931-560-1536

DOCKET/CASE/APPLICATION NUMBER

CA 25-0202

HEARING DATE

June 18th, 2025

APPLICANT/PROPERTY OWNER

Jacquelyn Davis

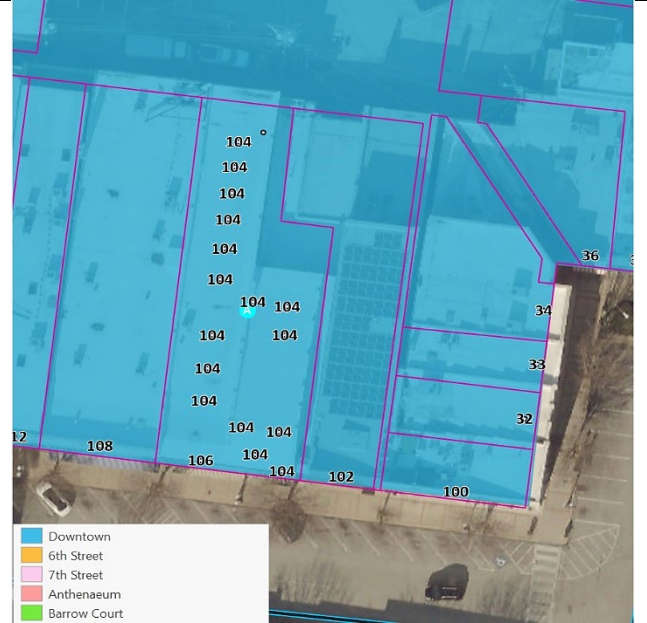
PROPERTY ADDRESS/LOCATION

106 W 7th Street

PROJECT DESCRIPTION: Exterior Façade Renovation

The applicant requests a Certificate of Appropriateness to renovate the existing facade.

Specifically, the applicant is proposing to install temporary interior construction wall, install construction fencing on sidewalk; demo existing storefront, frame in new façade, install hardie-plank materials to achieve panel look on new storefront, install double-hung composite windows that achieve historic appearance, install new exterior entrance door with transom, install new hardy-plank soffit and LED lighting under soffit, and install hardi-plank panels in area above window system.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
CD-5	COMMERCIAL	COMMERCIAL	EXTERIOR FAÇADE RENOVATION	COMMERCIAL DOWNTOWN

STAFF RECOMMENDATION: APPROVE SUBJECT TO CONDITIONS

APPROVE	APPROVE WITH CONDITIONS	DENY
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Review Status and History:

<i>Submission Status:</i>	Fifth request for Certificate of Appropriateness
<i>Previous Approvals:</i>	2016-36: denied 12/15/16; lit neon window signage 2018-27: approved 6/14/18; painting, awning at rear of bldg.; signage on front façade; replacing windows and doors on front of the building; moving one door flush with bldg. 2018-36: approved 9/13/18; metal sign on rear of bldg. 23-0146: approved 5/11/23; addition of an accessible ramp & handrails; not installed



Project Request

The applicant requests a Certificate of Appropriateness (COA) to construct a new storefront on an existing two-story masonry commercial building at 106 W 7th Street, located within the Columbia Commercial Historic District.

Project Description

The proposal involves:

- Installation of new recessed storefront within the original masonry opening;
- Use of fiber-cement siding “hardie-plank” materials to achieve a panel look on new storefront;
- Use of double-hung composite windows that achieve an historic look
- Installation of double entrance door with single-panel glazing in upper section of door frames and transom.



Historical Context:

According to the most recent Historic Survey, 106 W 7th Street was originally constructed in 1895 as three separate buildings (102 ½, 104, and 106 W 7th Street). The structure was renovated in 1950 and refaced with beige brick. Additionally, the interior of the building was connected to become Woolworth Company now considered one building. As shown in the illustrations below, the exterior façade has changed due to renovation and in c. 1978 was considered non-contributing. The most recent updated Historic Survey recommends that the structure be considered contributing to being 50-plus years old since the last significant update.





Design Guidelines Review

Staff reviewed the request for consistency with the *City of Columbia Historic Design Guidelines* for the proposed renovation of the exterior façade. Staff comments follow below:

Commercial Storefronts, page 5-8

Objective – Embrace historic precedents in storefront design standards that promote visibility and pedestrian-scaled activity at street level.

Request	Referenced Guidelines
Install temp fencing @ sidewalk	NA; will require right-of-way encroachment permit
Install temp interior construction wall & demo existing façade	- 5.11-a
Install 2x4 wood framing for new façade; Install “hardi-plank” materials to achieve panel look on new storefront system; Wrap existing exterior column with “hardi-plank” materials; Install “hardi-plank” on soffit and in area above window system and below existing awning, and; Paint all exterior materials.	- 5.12-c - 6.19-a & b - 6.19-d - 6.21-b & f
Install double-hung composite windows, tempered where required	- 5.16-a, b, c, d - 5.17-c & d - 6.20-b & c - 6.21-d
Install exterior wood entrance door dual-glazed with transom	- 5.15-a, b, c, d, e - 6.19-j

Staff Analysis

The applicant has proposed an extensive renovation of the facade at 106 W 7th Street. The submitted plans include a rendering featuring single-pane storefront windows with decorative insets in the bulkhead section below the windows. Additionally, the illustration shows a double entrance door with large panel glazing in the upper frame and a transom window above the new door. This rendering demonstrates compliance with the Historic Guidelines.



The window proposal submission by the applicant does not meet the standards of the Historic Guidelines, specifically the sections as follows:

5.12 When Necessary due to Absence, Total Loss, or Advanced Deterioration, Reconstruct Storefronts to be Compatible with the Building and the District

- c. Reconstructed or new storefronts shall be comprised of materials that are visually and structurally compatible with traditional storefronts in the district. Unpainted wood surfaces and bright metallic finishes are not appropriate unless historically present or consistent with the visual character and age of the building.

5.16 Retain the Character and Arrangement of Historic Storefronts

- a. The configuration and size of historic storefront windows shall be retained. Where alterations are necessary for security or functionality, changes shall not be discernible from the exterior.

6.20 Fenestration

- b. Simplified interpretations of historic window openings shall be used. The width and height of windows and the ratio of opaque to glazed wall surfaces shall be compatible with historical precedents in the district.
- c. Window openings shall employ a vertical or horizontal expression consistent with the historic character of surrounding buildings. In general, windows shall be vertically oriented.

6.21 Materials

- d. Windows shall be wood or aluminum-clad with a baked-on enamel finish. Fiberglass, fiberglass-clad, vinyl and vinyl-clad windows are prohibited.

Staff is supportive of the submission presented for the exterior façade rebuild, with the exception of the replacement windows. The composite double-hung windows proposed for replacement of the single-pane storefront windows is not a representation of 19th-Century Storefront design and is not historically accurate.



A STOREFRONT CORNICE/SIGN BAND

A simple cornice and/or sign band typically frames the top of the storefront and marks the transition between the public first story space and private upper story space. The traditional character of this space shall be retained by maintaining visibility of decorative cornices and sign bands. Covering and obscuring decorative features in this space are prohibited, as is installation of vents and other such equipment and utilities in this area. See Section 8 for guidelines on wall signs in the sign band.

B TRANSOM WINDOWS

Transoms are windows located above an entrance and display windows. They were intended to provide ventilation and allow daylight to pierce deep into the building's interior. Transoms were sometimes fitted with stained, leaded, or texture glass, and many transoms were covered over in the past. Transoms shall be retained, maintained, repaired, and replaced in accordance with the window guidelines. Covering over, infilling, and blacking out transoms are prohibited.

C DISPLAY WINDOWS

Large display windows were nearly universal on traditional storefronts, serving as the primary mechanism for business owners to attract the attention of passing pedestrians with views of merchandise or view inward to a store or restaurant. The individual composition, size, division, and shape of display windows shall be retained. Storefront transparency shall be retained as a character defining feature that is critical to the pedestrian experience of the district.

D ENTRANCES

Storefront entrances are the first point of interaction with the public and shall be maintained as part of well configured storefront systems that capture the historic character of the area. Historic entries shall be retained at the building face unless a historic exterior alcove exists, and doors shall be retained, maintained, and repaired in accordance with the guidelines. Balancing compatibility with historical precedents and code requirements is critical when replacing deteriorated doors that are no longer serviceable.

E STRUCTURAL SUPPORTS

Structural supports flank the storefront and carry the weight of the building above, allowing for large areas of glass. Typically masonry and occasionally faced with cast iron storefront elements, the integrity of structural supports shall be maintained so as not to introduce the potential for failure of the storefront. Historic facing materials and adornments shall be retained, maintained, repaired, and replaced in accordance with the guidelines.

F BULKHEAD/KICKPLATE

The bulkhead is the base that provides a footing for glass display windows. Bulkheads are typically of frame construction but may also be brick or concrete. They may be faced with a variety of elements, including panels and tiles. Bulkheads shall be maintained in their historic configuration. Removing, lowering, or raising a bulkhead disrupts the spatial organization of the storefront and shall be avoided.



Staff can support the Certificate of Appropriateness request for the installation of the new storefront with the condition that the applicant revise plans to maintain the original single-pane storefront glazing as represented in the original design because of the historic integrity that currently exists, the age of the contributing structure, and the correlation with the character of the district and 19th-Century historic storefront construction.

Recommendation: Approve Subject to Conditions

MOTIONS

Motion [Approve].

Move to find that the proposed restoration/addition conforms to the Historic District Design Guidelines and approve issuance of a Certificate of Appropriateness.

Motion [Deny].

Move to find that the proposed restoration/addition is not compatible with the Historic Guidelines and deny issuance of a Certificate of Appropriateness [list reasons for denial].

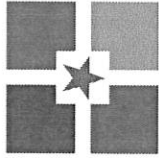
Alternative Motion [Approve Subject to Conditions]:

Move to approve issuance of a Certificate of Appropriateness and find that the proposed renovation/addition conforms to the Historic District Design Guidelines subject to the following conditions: [list conditions of approval].

- Revise plans to maintain original single-pane glazing using approved historic materials for casement.

Alternative Motion [Defer for Future Consideration].

Move to find that there is insufficient information to make a decision, defer action on the application, and request that the applicant provide: [list additional information] for review at a future meeting.



HISTORIC ZONING COMMISSION
CERTIFICATE OF APPROPRIATENESS APPLICATION AND CHECKLIST

*Please submit scanned copy of the Application online at [City of Columbia | Permitting \(onlama.com\)](http://City of Columbia | Permitting (onlama.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. Additional fee may apply.*

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 \(onlama.com\)](http://City of Columbia | Permitting (onlama.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
<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 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	Jacquelyn Davis	PHONE	931-619-1050
ADDRESS		EMAIL	columbiahealthfoods@gmail.com

PROPERTY OWNER

NAME	Same as above	PHONE	
ADDRESS		EMAIL	

DATE OF PRE-APPLICATION MEETING	May 16, 2025
---------------------------------	--------------

PROJECT INFORMATION: WORK SPECIFIC

<input 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"/> 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 checked="" type="checkbox"/> EXTERIOR ALTERATIONS <i>(select type)</i> <input checked="" type="checkbox"/> Roofing/Roof Structure (Dormers, Chimneys) <input checked="" type="checkbox"/> Exterior Door Replacement/Alterations <input checked="" type="checkbox"/> Exterior Window Replacement/Alterations <input type="checkbox"/> Foundation Alterations <input checked="" type="checkbox"/> Exterior Siding/Finishes/Masonry <input type="checkbox"/> Porch/Deck Alterations <input type="checkbox"/> Other (explain):

PROJECT INFORMATION	
ADDRESS:	106 West 7th St, Columbia TN 38401
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:		

PROJECT INFORMATION: DESCRIPTION & SCOPE OF PROJECT
DESCRIBE PROPOSED PROJECT(S) AND LIST ALL PROPOSED MATERIALS. ATTACH ADDITIONAL SHEETS IF NECESSARY: <i>List of work & photos attached</i>

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

Jacquelyn Davis
 APPLICANT NAME

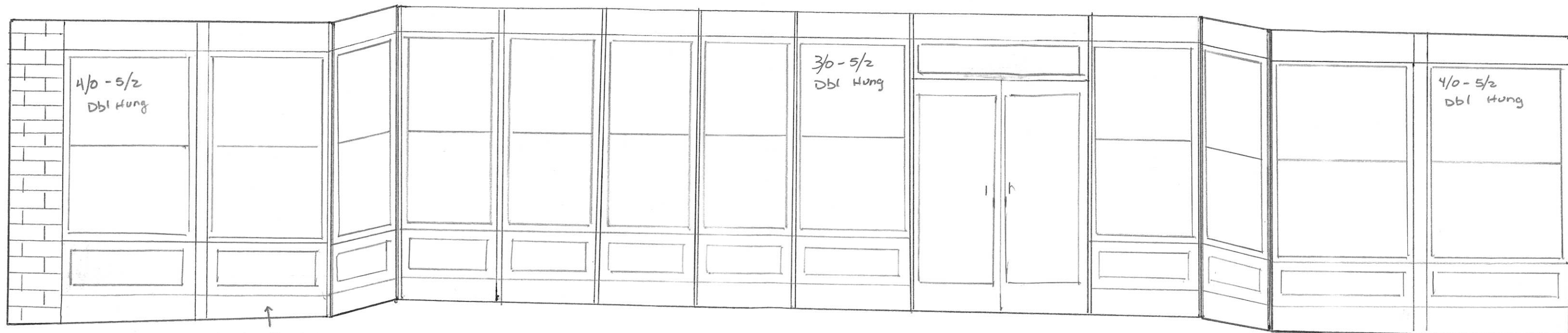
Jacquelyn Davis
 APPLICANT SIGNATURE

5/19/2025
 DATE

Jacquelyn Davis
 PROPERTY OWNER NAME

Jacquelyn Davis
 PROPERTY OWNER SIGNATURE

5/19/2025
 DATE



4/0 - 5/2
Dbl Hung

3/0 - 5/2
Dbl Hung

4/0 - 5/2
Dbl Hung

↑
hardi-plate
panel

↑
Existing
Brick



CONTRACT AGREEMENT

AGREEMENT made as of the 19th day of May in the year 2025:

Between the Owner:

Columbia Health Foods
106 W 7th St.
Columbia, TN 38401

And Between the Contractor:

KCS Building Group LLC.
1985 Ridgecrest Drive
Columbia, TN 38401

The Contractor and the Owner agree as follows:

Project: Rebuild the front facade of the current building located at 106 W. 7th Street, Columbia, TN.

SOW: Provide labor, material, and equipment to remove and replace the existing storefront wall and glass to achieve a similar look as attached drawings.

- **Install temporary interior construction wall**
- **Install exterior construction fencing on sidewalk**
- **Demo existing storefront**
- **Provide and install new 2x4 wood framing**
- **Provide and install hardi-plank materials to achieve panel look on new storefront system**
- **Wrap existing exterior column with hardi-plank materials**
- **Provide and install Dbl. hung composite windows that achieve an historic look. 3/0-5/2 and 4/0-5/2 sizes, tempered where required**
- **Provide and install 6/0-7/0 exterior door with glass per drawing. (no transom)**
- **Provide and install standard entry lockset**
- **Provide and install new hardi-plank soffit**
- **Provide and install new LED lighting under soffit**
- **Provide and install ½" sheetrock material on new interior side of wall**
- **Provide and install 1x4 baseboard and window trim (inside)**
- **Provide and install hardi-plank panels in area above window system and below existing awning**

P.O. Box 1939 Columbia, TN 38402 Office 931.490.9782 Fax 931.840.4917
www.kcsllc.com



- **Paint new exterior materials**
- **Paint all new interior materials**
- **Provide architectural drawings for Historic and permitting documentation (additional cost estimate of \$1,500, subject to City of Columbia requirements)**

Original Contract cost: \$68,714.00

Additional cost for Architectural drawings: \$1,500.00

Additional cost for panel system below awning \$800.00

Total adjusted cost: \$71,014.00 (Seventy-One Thousand Fourteen dollars and zero cents)

Payment Terms: Progressive payments to be made as project is completed based on either time or percentage of completion.

Deposit amount to begin project: A ten percent (10%) deposit (\$7,101.00) is required to secure this project cost and is due at the time of signing this contract agreement.

Progressive payments are due at the time of billing. Final payment due upon completion of the scope of work. The estimated time to complete the project is within 60-80 days of the start date. Start date will be dependent on weather conditions and availability of equipment and resources and space to perform the work and owner's consent to start date.

1. If KCS defaults or neglects to carry out work in accordance with this agreement and fails to commence work within 2 weeks after receipt of written or verbal notice from the Owner to commence or continue correction of such default remedies the Owner may remedy such default or neglect and withhold the reasonable cost thereof from current or future payments due to KCS' failure to perform.
2. KCS agrees that the Owner has the authority to reject work that does not conform to the prime contract scope of work.
3. Payment terms will be as listed above.
4. Substantial completion shall be achieved within 10 working days from commencing work.
5. KCS shall purchase and maintain the following types of insurance, from a company or companies lawfully authorized to issue insurance in the jurisdiction where the project is located, as will protect the owner from claims that may arise out of, or result from, the Contractor's operations and completed operations under the Subcontract.
6. Type of insurance limits and other pertinent requirements.

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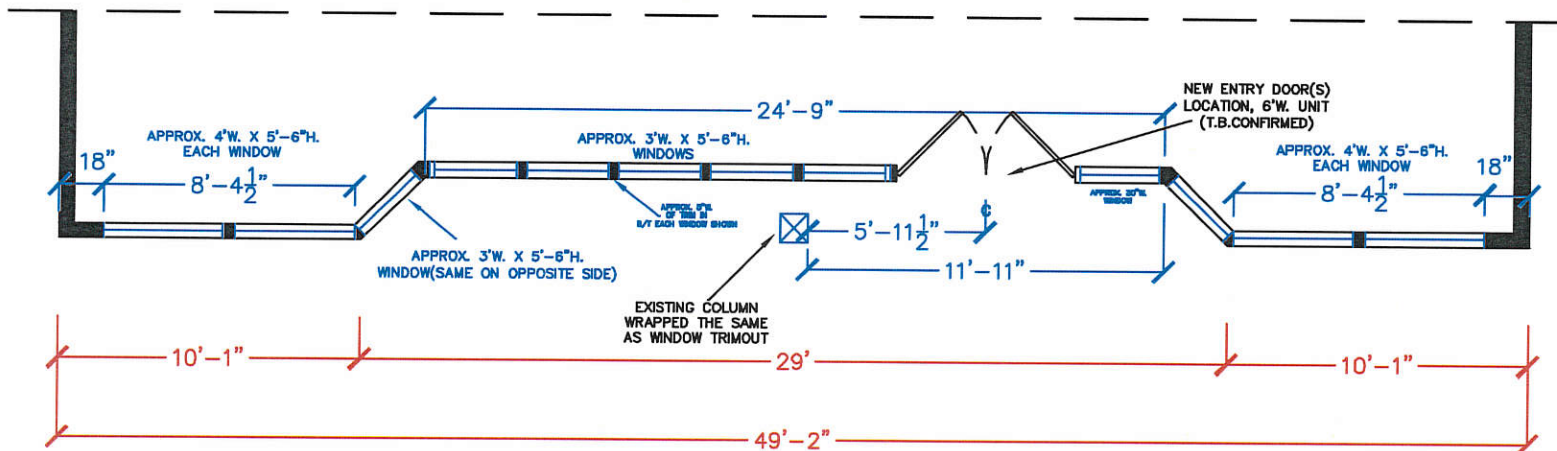
- a. Commercial General Liability Each occurrence:
\$1,000,000.00
- b. Personal injury:
\$1,000,000.00
- c. Per project/general aggregate:
\$2,000,000.00
- d. Products/completed operations aggregate:
\$2,000,000.00

KCS Building Group, LLC
1985 Ridgecrest Dr.
Columbia, TN 38401
Joe Krueger
931-981-0041

Columbia Health Foods
106 W. 7th Street
Columbia, TN 38401

name

date



*ALL DIMENSIONS/NOTES IN "BLUE" ARE TO BE VERIFIED**

COLUMBIA HEALTH FOODS

PARTIAL PLAN FOR FRONT FACADE SUBMISSION

SCALE: 1/4" = 1'-0"



**COLUMBIA
HEALTH FOODS**

104
WEST SEVENTH
ST

COLUMBIA
Health Foods
Wellness Center
EST. 1983

106 West 7th Street

COLUMBIA
Health Foods
Wellness Center
EST. 1983



W7thCo Vintage Photo Gallery



 **COLUMBIA**
HEALTH FOODS

COLUMBIA
Health Foods
Wellness Center
EST. 1983



NOTICE
City of Columbia
Historic Landmark Commission
Public Hearing

NOTICE
CITY OF COLUMBIA
HISTORIC LANDMARK COMMISSION
PUBLIC HEARING



Historic Zoning Commission Certificate of Appropriateness

700 NORTH GARDEN STREET, COLUMBIA, TN 38401
PHONE: (931) 560-1560 FAX: (931) 560-1541

PROJECT LOCATION: 23 Public Sq.

HISTORIC DISTRICT: Downtown

	OWNER INFORMATION:	APPLICANT INFORMATION:
NAME	Walker Family Limited Partnership	Gather Kitchen Mercantile
ADDRESS	P O Box 647 Columbia, TN 38402	23 Public Square Columbia, TN 38401
PHONE		(931) 223-8115
EMAIL		ADAM@GATHERKITCHENMERCANTILE.COM

NEW CONSTRUCTION:	EXTERIOR ALTERATION:	DEMOLITION:
<input type="checkbox"/> Primary Structure/Addition	<input type="checkbox"/> Facade	<input type="checkbox"/> Primary Structure
<input type="checkbox"/> Accessory Structure	<input type="checkbox"/> Accessory Structure	<input type="checkbox"/> Accessory Structure
<input type="checkbox"/> Garage/Carport	<input type="checkbox"/> Garage/Carport	<input type="checkbox"/> Garage/Carport
<input type="checkbox"/> New Sign	<input type="checkbox"/> Revision to Existing Sign	<input type="checkbox"/> Sign
<input type="checkbox"/> _____	<input checked="" type="checkbox"/> Exterior Window Replacement	<input type="checkbox"/> _____

CONDITIONS OF APPROVAL: Approved as submitted.

- Removal of existing multi-pane window at pedestrian level and replacing with new energy-efficient glass and new wooden frame and window grid.
- Like for like replacement exact replica and paint color as existing.

UNAPPROVED/SPECIFICALLY EXCLUDED WORK:

DATE OF HISTORIC ZONING COMMISSION ADMINISTRATIVE **APPROVAL**/DENIAL: 5/20/2021

Autumn Potter

HISTORIC ZONING COMMISSION CHAIR

Robert Archibald

ZONING ADMINISTRATOR

Per §13-7-409 of the Tennessee Code Annotated: Anyone who may be aggrieved by any final order or judgment of the Historic Zoning Commission may have such order or judgment reviewed by the courts by the procedure of statutory certiorari, as provided in Tennessee Code Annotated Title 27. Chapter 8.



Historic Zoning Commission Certificate of Appropriateness

700 NORTH GARDEN STREET, COLUMBIA, TN 38401
PHONE: (931) 560-1560 FAX: (931) 560-1541

PROJECT LOCATION: 26 Public Sq.

HISTORIC DISTRICT: Downtown

	OWNER INFORMATION:	APPLICANT INFORMATION:
NAME	Walker Family Limited Partnership	Pie Sensations, LLC
ADDRESS	P O Box 647	26 PUBLIC SQ
	Columbia, TN 38402	COLUMBIA, TN 38401
PHONE		(931) 223-5846
EMAIL		PIESENSATIONS@YAHOO.COM

NEW CONSTRUCTION:	EXTERIOR ALTERATION:	DEMOLITION:
<input type="checkbox"/> Primary Structure/Addition	<input type="checkbox"/> Facade	<input type="checkbox"/> Primary Structure
<input type="checkbox"/> Accessory Structure	<input type="checkbox"/> Accessory Structure	<input type="checkbox"/> Accessory Structure
<input type="checkbox"/> Garage/Carport	<input type="checkbox"/> Garage/Carport	<input type="checkbox"/> Garage/Carport
<input checked="" type="checkbox"/> New Sign	<input type="checkbox"/> Revision to Existing Sign	<input type="checkbox"/> Sign
<input type="checkbox"/> _____	<input type="checkbox"/> _____	<input type="checkbox"/> _____

CONDITIONS OF APPROVAL: Approved as submitted.

- Removal of sign from brick above entrance, repair of holes in masonry
- Application of flush stud mounted 1/4 & 3/8 thick aluminum lettering signage on Frieze above entrance. Tallest letter: 5.4", and total square footage of sign limited to 3.49 sf as presented. Signage is white.
- Application of 40" steel bracket above Frieze to right side of entrance for new Projecting sign. 1" thick painted MDO Plywood with carved lettering for name of business (Pie Sensations). Minimum height above sidewalk is 7.5', tallest lettering is 15", total square footage of sign is 6.25 sf. Colors allowed are blue and white as presented.

UNAPPROVED/SPECIFICALLY EXCLUDED WORK:

DATE OF HISTORIC ZONING COMMISSION **ADMINISTRATIVE APPROVAL**/DENIAL: 5/20/2025

Autumn Potter

HISTORIC ZONING COMMISSION CHAIR

Robert Quibald

ZONING ADMINISTRATOR

Per §13-7-409 of the Tennessee Code Annotated: Anyone who may be aggrieved by any final order or judgment of the Historic Zoning Commission may have such order or judgment reviewed by the courts by the procedure of statutory certiorari, as provided in Tennessee Code Annotated Title 27, Chapter 8.