



The Columbia Historic Zoning Commission will meet on Wednesday, July 16, 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. Old Business

IV. New Business

1. Request from Sherron Scott for exterior alterations approval of a new roof material at [417 W. 6th Street](#), *West Sixth/Mayes Place Historic District*.
2. Request from Gunner Martin for exterior alterations approval of storefront elements including window replacement at [421 W. 7th Street](#), *Columbia West End/West Seventh Historic District*.
3. Request from Ron Ganser for exterior alterations of window replacement at [715 N. Garden Street](#), *Columbia Commercial Historic District*.

V. Other Business

1. Request from staff for review of case #25-0186 concerning entrance door at 28 Public Square.
2. Administrative CoAs

VI. 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 TENNESSEE
HISTORIC ZONING COMMISSION
STAFF REPORT

CONTACT INFORMATION

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

DOCKET/CASE/APPLICATION NUMBER

CA 25-0241

APPLICANT/PROPERTY OWNER

Sherron Scott

HEARING DATE

July 16th, 2025

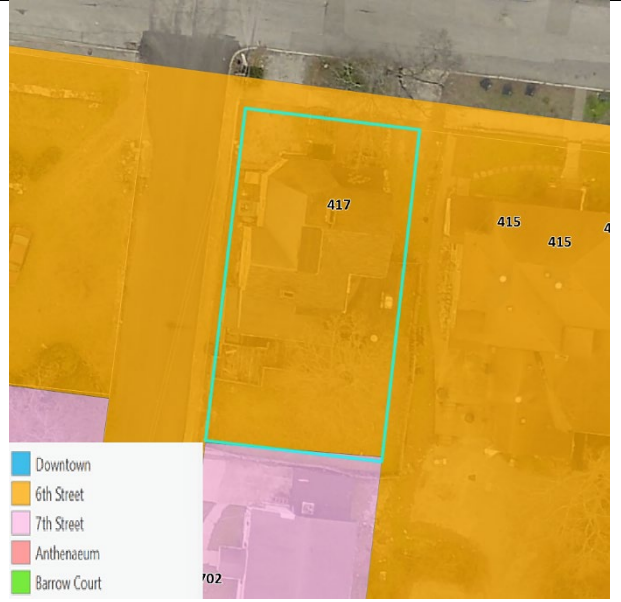
PROPERTY ADDRESS/LOCATION

417 W 6th Street

PROJECT DESCRIPTION: Partial roof replacement

The applicant requests a Certificate of Appropriateness, after-the-fact, to retain a partial metal roof replacement.

Specifically, the applicant is requesting the Historic Commission approve an already installed bronze-colored standing seam metal roof installed on the following portions of the residence: front and side porch roofs, the dome area over the triple windows, and a small area over the stained-glass window. The remainder of the roof covering is dark-colored asphalt shingles.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
CD-3	RESIDENTIAL	RESIDENTIAL	PARTIAL ROOF REPLACEMENT	W 6 th STREET & MAYES PL

STAFF RECOMMENDATION: N/A

APPROVE

APPROVE WITH CONDITIONS

DENY

Review Status and History:

<i>Submission Status:</i>	First request for Certificate of Appropriateness
<i>Previous Approvals:</i>	N/A
<i>2024 Historic Inventory:</i>	<i>Baird Burns House, Queen Anne, circa 1885, contributing resource</i>

Proposed Alterations

Partial roof replacement

Historic District Design Guidelines Referenced:

Staff reviewed the request for consistency with the *City of Columbia Historic Design Guidelines* for the partial replacement of roof covering materials. The Historic Guidelines referenced for review are listed below:

Roof, Chimneys, and Related Features, pg. 4-2

Objective – Preserve original roof shapes, configurations, and associated features while maintaining compatibility in roof materials.

4.2 Maintain Compatibility when Replacing Roofing Materials

- b. In-kind materials shall be used when repairing localized areas of deteriorated roofing. Patching roofing or flashing with tar or asphalt is prohibited.
- d. Replacement roofing materials that are compatible with the age and style of the building and visual qualities of the original material shall be used. Replacing specialty roofing such as slate, tile, and standing seam metal with in-kind materials is strongly encouraged where practical and feasible.
- e. Substitute materials that are compatible with the visual character of the original material as perceived from the right-of-way shall be used. Select colors, textures, patterns, and finishes in consideration of the original materials. Dark asphalt, fiberglass, or composite shingles are most appropriate in the absence of historic roofing materials.
- a. Replacement doors should provide a degree of transparency consistent with historic precedents in the district. tinted glass is not appropriate.

Staff Analysis:

The applicant replaced portions of the existing roof covering (asphalt shingles) with a standing seam metal on the following locations of the property located at 417 W 6th Street situated in the W 6th Street & Mayes Pl Historic District.

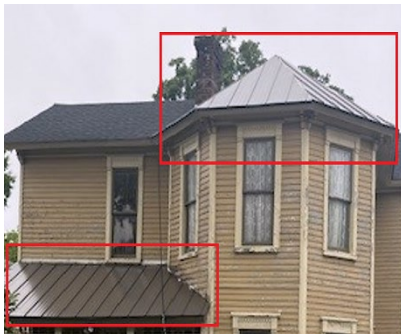


Figure 1 Turret and front porch roof



Figure 2 Side porch Armstrong St side



Figure 3 Over stained-glass window east elevation

According to the most recent Historic Survey, this structure was built in 1885 and is a contributing resource to the district and the time in which it was constructed. Formerly known as the Baird-Burns house, architecturally the structure has retained several architectural elements of the Queen Anne styling. ¹ *The West Sixth and Mayes Place Historic District has a concentration of forty-nine buildings, located in the earliest residential section of the town. Built during various periods, these houses tend to neglect the changing times and changing vogue for styles in the evolution of housing during the first one-hundred-year time span. The majority of these buildings are architecturally significant, from an historical point of view, for they represent well preserved examples of vernacular residential architecture consistent with the styles built from 1820 to 1930.*

The structure exhibits several distinctive elements characteristic of Queen Anne architecture. The front porch features ornate turned spindle supports that connect to a suspended frieze with brackets located beneath the porch roof. Additionally, you'll notice the gingerbread detailing around the window casements at the tops of the windows, which is typical of Queen Anne styling. Finally, the polygonal tower is another common feature associated with this architectural style.



The applicant's request to keep the standing seam metal roof on certain sections of the building is unusual for structures of such historical significance. Although metal standing seam roofs were used in the 19th century, there is no evidence to suggest that different roofing materials were combined. Typically, roofs were covered with slate or wood shingles, often made from cypress or cedar. While asphalt shingles are not historically accurate, they can imitate the appearance of wood or slate, providing a more affordable alternative.

¹ Hammerquist, Gail E., *West Sixth Street and Mayes Place Historic District*. National Register of Historic Places Nomination Form. Prepared by Tennessee Historical Commission for the National Park Service. 1978



In-kind materials must be used when repairing localized areas of deteriorated roofing. The use of tar or asphalt for patching roofing or flashing is prohibited. This indicates that the roof was replaced without using in-kind materials, such as asphalt. Because this replacement did not utilize in-kind materials, staff cannot support this request.

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.











HISTORIC ZONING COMMISSION
CERTIFICATE OF APPROPRIATENESS APPLICATION AND CHECKLIST

*Please submit 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*

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	Sherron Ann Scott	PHONE	931-380-1616
ADDRESS	417 West 6 th St.	EMAIL	thespoolhouse@yahoo.com

PROPERTY OWNER

NAME	Sherron Ann Scott	PHONE	931-380-1616
ADDRESS	417 West 6 th St.	EMAIL	thespoolhouse@yahoo.com

DATE OF PRE-APPLICATION MEETING	
--	--

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"/> 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"/> <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"/> EXTERIOR ALTERATIONS (<i>select type</i>) <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Roofing/Roof Structure (Dormers, Chimneys) <input 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): 	
<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>			

PROJECT INFORMATION	
ADDRESS:	417 West 6 th 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: My roofer installed standing seam metal on my porch roof and side porch roof, and the down area over the triple windows in front of my house - Also a small area over my stained glass window which looks like a small wood awing. It's very beautiful. The Standing Seam metal is brown bronze. All roofing on the top of my house is black tile shingles - just like the old roof.

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

<u>Sherron Ann Scott</u>	<u>Sherron Ann Scott</u>	<u>6-16-2025</u>
APPLICANT NAME	APPLICANT SIGNATURE	DATE
<u>Sherron Ann Scott</u>	<u>Sherron Ann Scott</u>	<u>6-16-2025</u>
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

CONTACT INFORMATION

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

DOCKET/CASE/APPLICATION NUMBER

CA 25-0240

APPLICANT/PROPERTY OWNER

Gunnar Martin/Maybe Holdings, LLC

HEARING DATE

July 16th, 2025

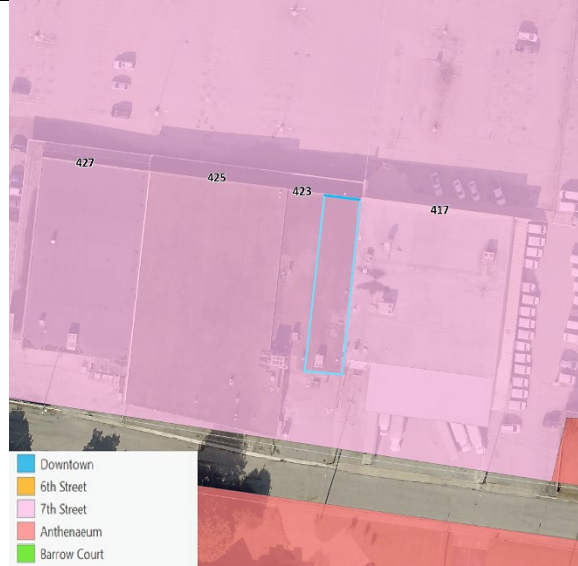
PROPERTY ADDRESS/LOCATION

421 W 7th Street

PROJECT DESCRIPTION: New door(s) installation

The applicant requests a Certificate of Appropriateness installation of two new doors.

Specifically, the applicant is requesting the Historic Commission approve a Certificate of Appropriateness request to remove one (1) glass storefront panel and replace it with a new storefront frame and egress door on the front facade. Additionally, the applicant requested approval to create an opening at the rear elevation for a new frame and egress door for tenet buildout.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
CD-4C	COMMERCIAL	COMMERCIAL	NEW FRAME & DOOR INSTALLATION	WEST 7 th STREET

STAFF RECOMMENDATION: N/A

APPROVE

APPROVE WITH CONDITIONS

DENY

Review Status and History:

<i>Submission Status:</i>	Second request for Certificate of Appropriateness
<i>Previous Approvals:</i>	25-0089: Site area for Food Truck Plaza, withdrawn
<i>2024 Historic Inventory:</i>	<i>Wilson Quick Pharmacy, 20th-Century Commercial, circa 1960, recommended eligible</i>

Proposed Alterations

New Frame and Door Installation

Historic District Design Guidelines Referenced:

Staff reviewed the request for consistency with the *City of Columbia Historic Design Guidelines* for new frame and door installation. The Historic Guidelines referenced for review are listed below:

Commercial Storefronts

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

Secondary Windows and Doors

Objective – Maintain historic secondary windows (including upper-story openings) and doors as features that provide a human scale and visual depth to commercial buildings.

5.13 Retain the Location and Character of Historic Storefront Entry Assemblies

- f. Cutting new entry openings into the storefront or façade disrupts the historic relationship of the building to the street and shall be avoided.

5.16 Retain the Character and Arrangement of Historic Storefront Windows

- 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.
- h. Storefront windows shall not be reduced, enlarged, or infilled. Restoring previously altered storefront windows is encouraged.

5.22 Design New Openings to be as Inconspicuous as Possible

- a. New openings shall be limited to minimally visible side elevations and rear elevations.
- b. New openings shall be compatible with the rhythm, size, and proportions of existing openings.
- c. Simple designs shall be used for new openings. Elaborate decorative details are prohibited.

Staff Analysis:



The applicant is seeking approval for a Certificate of Appropriateness for a façade renovation of both the front and rear elevations of 421 W 7th Street, known as The Columbia Plaza Shopping Center. This site features a large commercial building divided into several suites, catering to various commercial uses.

Originally constructed around 1960, the building exemplifies 20th Century Commercial architectural style and occupies the site where the Columbia Institute for Girls (previously the Columbia Female Institute) once stood before it was destroyed by a fire in 1958.



Although the ownership of the property has changed multiple times over the years, the building has largely maintained its integrity, except for the Kroger Grocery Company building (currently functioning as the Post Office), which underwent alterations to its storefront and façade in 2020.

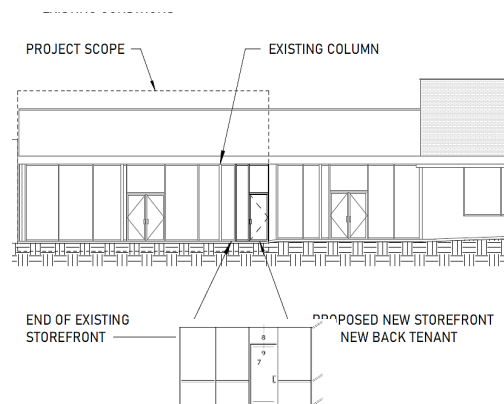
The changes the applicant has proposed to the front elevation is one that staff cannot support. I have included below the cited Historic Design Guidelines reference as well as additional staff comments as needed for consideration:

5.13f: Cutting new entry openings to the storefront or façade disrupts the historic relationship of the building to the street and shall be avoided.

- The existing front storefront façade provides a glazing configuration that has established a continuous rhythm, aesthetically, that would be disrupted with the installation of a new opening. To the benefit of the applicant, the code context cited is concerned with disruption of the historic relationship of the building to the street, and the building is currently situated approximately 286 feet from the street.

5.16a: 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.

- The applicant has proposed the installation of a tube-lite storefront door that incorporates a large percentage of glazing that helps to offset the configuration but does introduce the casement element that would be discernible from the exterior.





5.16h: Storefront windows shall not be reduced, enlarged, or infilled. Restoring previously altered storefront windows is encouraged.

- Staff notes that this citation is prohibitive of reducing storefront windows. However; staff can support the new opening that is being proposed at the rear (secondary) elevation subject to the new opening being compatible with the rhythm, size, and proportions of existing openings. In addition to using the simple design of the door as submitted following the Historic Design Guidelines.

Staff does not make a recommendation regarding this request, but instead would defer to the Commission because the functionality of the new opening proposed at the rear (secondary) elevation depends wholly on the Commission's determination on the proposed front façade renovation and installation of the entrance door.

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].

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NEW CONSTRUCTION, NEW ADDITIONS	EXTERIOR ALTERATIONS	DEMOLITION, RELOCATION
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CERTIFICATE OF APPROPRIATENESS APPLICATION
HISTORIC ZONING COMMISSION

APPLICANT

NAME	Gunner Martin	PHONE	615-617-7477
ADDRESS	818 S Main St, Columbia, TN 38401	EMAIL	gmartin@tkc-ae.com

PROPERTY OWNER

NAME	Maybe Holdings LLC	PHONE	(931) 626-0241
ADDRESS	808 S High St, Columbia, TN 38401	EMAIL	dan@mcewengroup.com

DATE OF PRE-APPLICATION MEETING	Emailed regarding meeting
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PROJECT INFORMATION: WORK SPECIFIC

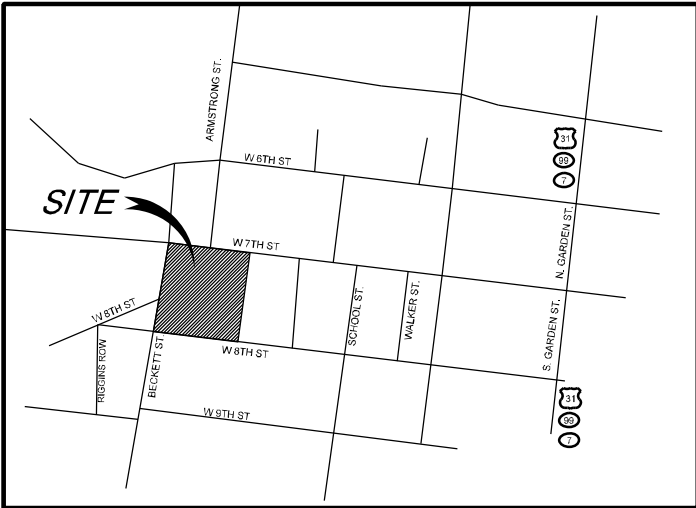
<input type="checkbox"/> NEW CONSTRUCTION (<i>select type</i>) <input type="checkbox"/> Principle Structure <input type="checkbox"/> Accessory Structure	<input type="checkbox"/> NEW ADDITION (<i>select type</i>) <input type="checkbox"/> Principle Structure <input type="checkbox"/> Accessory Structure
<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 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 type="checkbox"/> Other (explain):

PROJECT INFORMATION	
ADDRESS:	421 W 7TH STREET, COLUMBIA, TN 38401
SQUARE FOOTAGE OF PROPOSED ADDITIONS/NEW CONSTRUCTION :	EXISTING: 2.15__ ft ² PROPOSED: __0__ ft ²
HEIGHT OF STRUCTURE FOR ADDITIONS/NEW CONSTRUCTION :	EXISTING: __11' 4"__ ft PROPOSED: __0__ 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:
<p>This project consists of removing one (1) panel from an existing storefront system and replacing it with a new storefront frame and egress door. The existing door and portion of the existing wall at the back of the building will be removed and replaced with a new storefront system and swing door. The new storefront systems will match the existing system on the front of the building in finish and color (clear anodized aluminum).</p>

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

<u>Gunner Martin</u>	<u><i>Gunner Martin</i></u>	<u>06/16/2025</u>
APPLICANT NAME	APPLICANT SIGNATURE	DATE
MayBe Holdings, LLC	<u><i>Charles Molder</i></u>	<u>06/16/2025</u>
By: Charles Molder, Member	PROPERTY OWNER SIGNATURE	DATE
PROPERTY OWNER NAME		

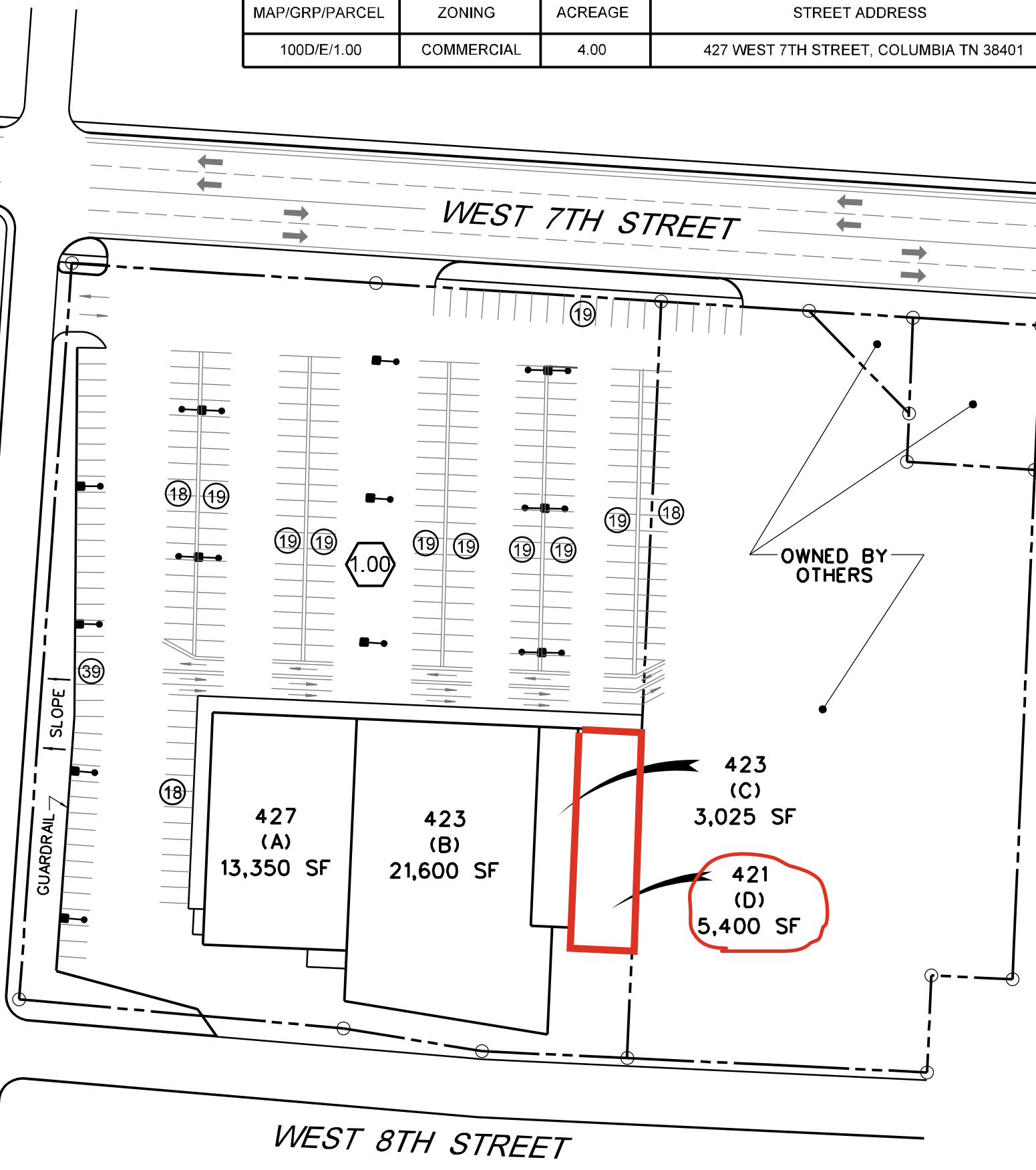


VICINITY MAP
N.T.S.

STREET ADDRESS	SQUARE FT.
(A) 427	13,350 SF
(B) 425	21,600 SF
(C) 423	3,025 SF
(D) 421	5,400 SF

MAP/GRP/PARCEL	ZONING	ACREAGE	STREET ADDRESS
100D/E/1.00	COMMERCIAL	4.00	427 WEST 7TH STREET, COLUMBIA TN 38401

BECKETT STREET



NOTE:
INFORMATION SHOWN ON THIS EXHIBIT
HAS BEEN TAKEN FROM MAURY COUNTY
GENERAL INFORMATION SERVICE WEBSITE.
INFORMATION HAS NOT BEEN FIELD
CERTIFIED.

SITE PLAN
LOT NO. 237

Civil Engineers | Architects | Planners | Landscape Architects
Barge Cauthen & ASSOCIATES
6066 CHARLOTTE PINE, STE 210
NASHVILLE, TENNESSEE 37205
615.358.9911 PHONE
615.352.0737 F A X

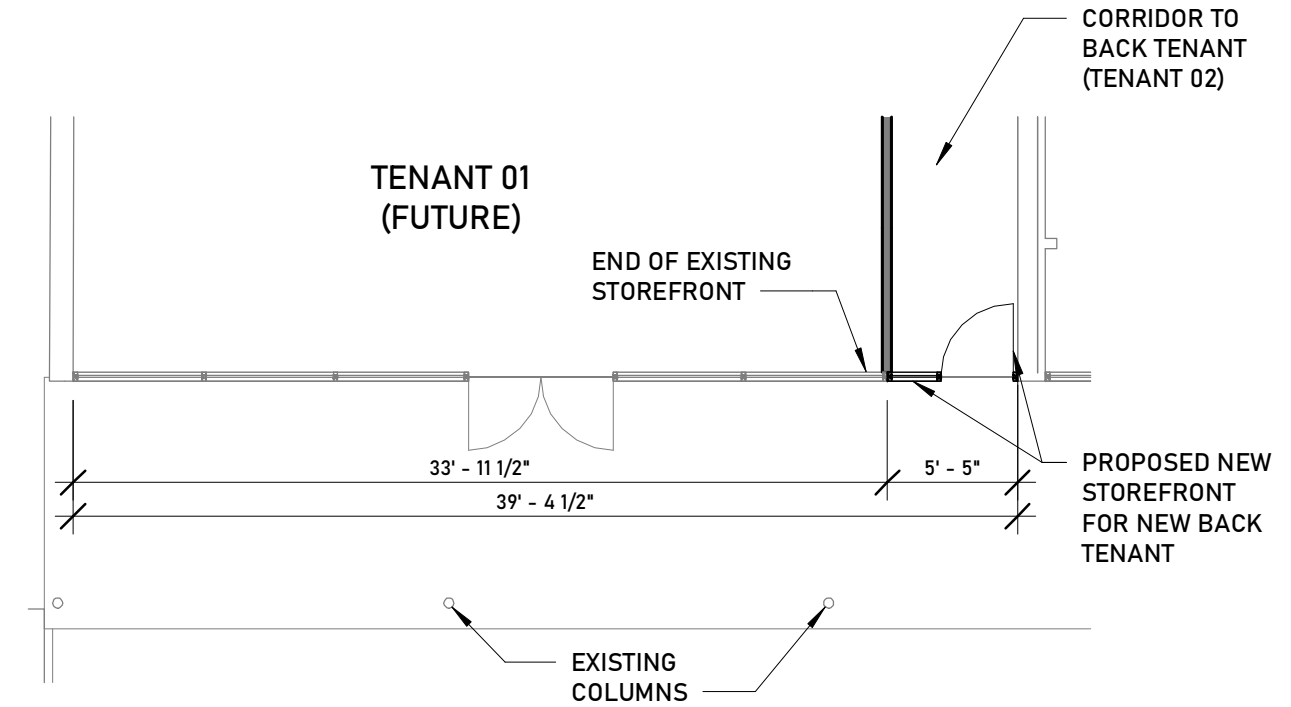
H.G. HILL
REALTY COMPANY
NASHVILLE, TENNESSEE

LEGEND:
 PARCEL NO.
 PARKING SPACE

DATE ISSUED:
6-10-85
REVISED:
9-15-87
8-15-95
5-11-10

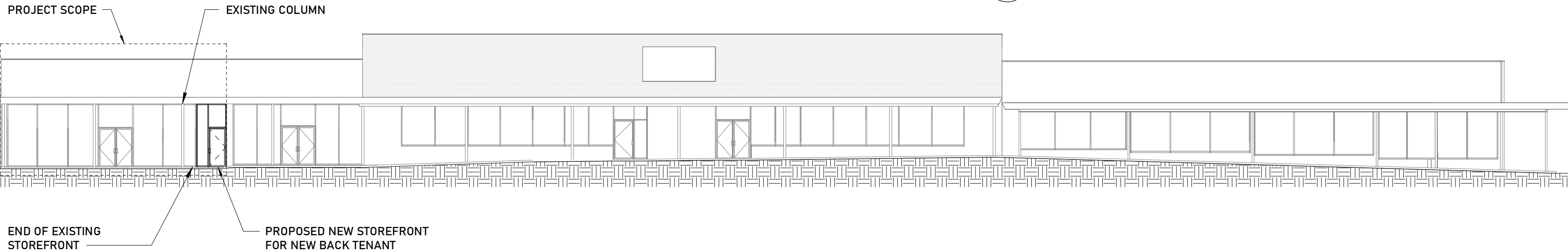


PROPOSED EXISTING STOREFRONT PANEL TO BE REPLACED W/ NEW STOREFRONT & DOOR TO MATCH EXISTING



1 FRONT FACADE FLOOR PLAN
1/8" = 1'-0"

EXISTING CONDITIONS



2 OVERALL FRONT ELEVATION
1/16" = 1'-0"



ARCHITECTURE
INTERIORS
CIVIL SITE

818 SOUTH MAIN ST, COLUMBIA, TN 38401 TEL: 615.617.7477 TKC-AE.COM

COLUMBIA PLAZA - 421 W 7TH TENANT SPACE

421 W 7TH STREET
COLUMBIA, TN 38401

TA-H01

OVERALL FRONT ELEVATION



ARCHITECTURE
INTERIORS
CIVIL SITE

818 SOUTH MAIN ST, COLUMBIA, TN 38401 TEL: 615.617.7477 TKC-AE.COM

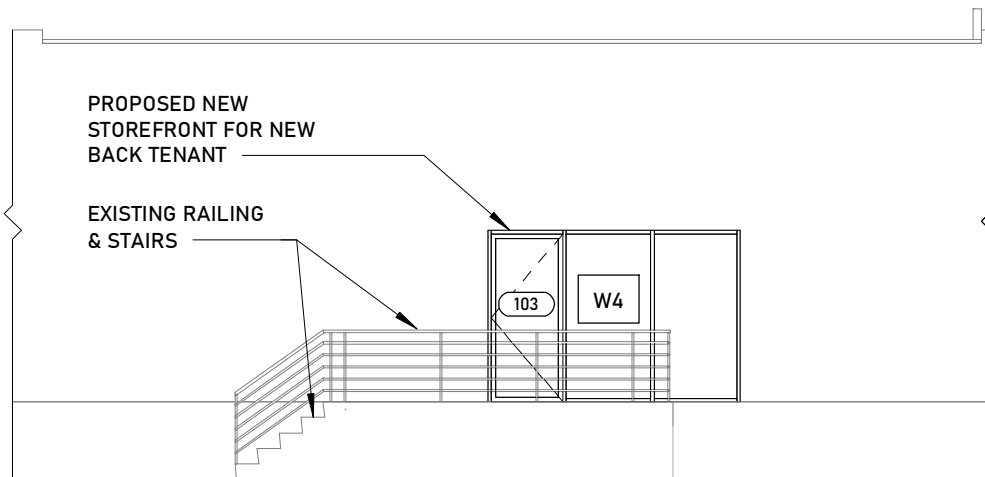
COLUMBIA PLAZA - 421 W 7TH TENANT SPACE

421 W 7TH STREET
COLUMBIA, TN 38401

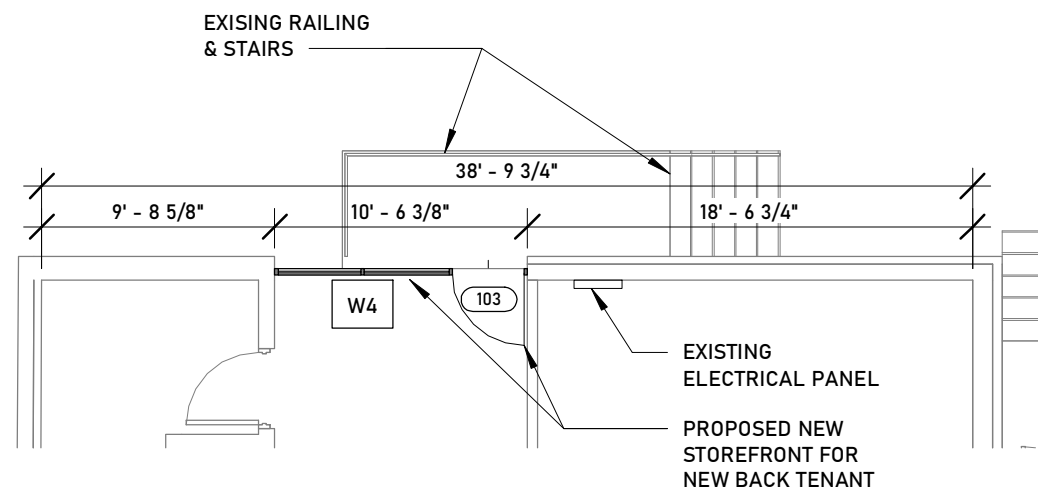
TA-H02

SITE PHOTOS

06/16/25
Page 24 of 57



1 OVERALL BACK ELEVATION
1/8" = 1'-0"



2 BACK FACADE FLOOR PLAN
1/8" = 1'-0"



NEW PROPOSED STOREFRONT FOR NEW BACK TENANT



ARCHITECTURE
INTERIORS
CIVIL SITE

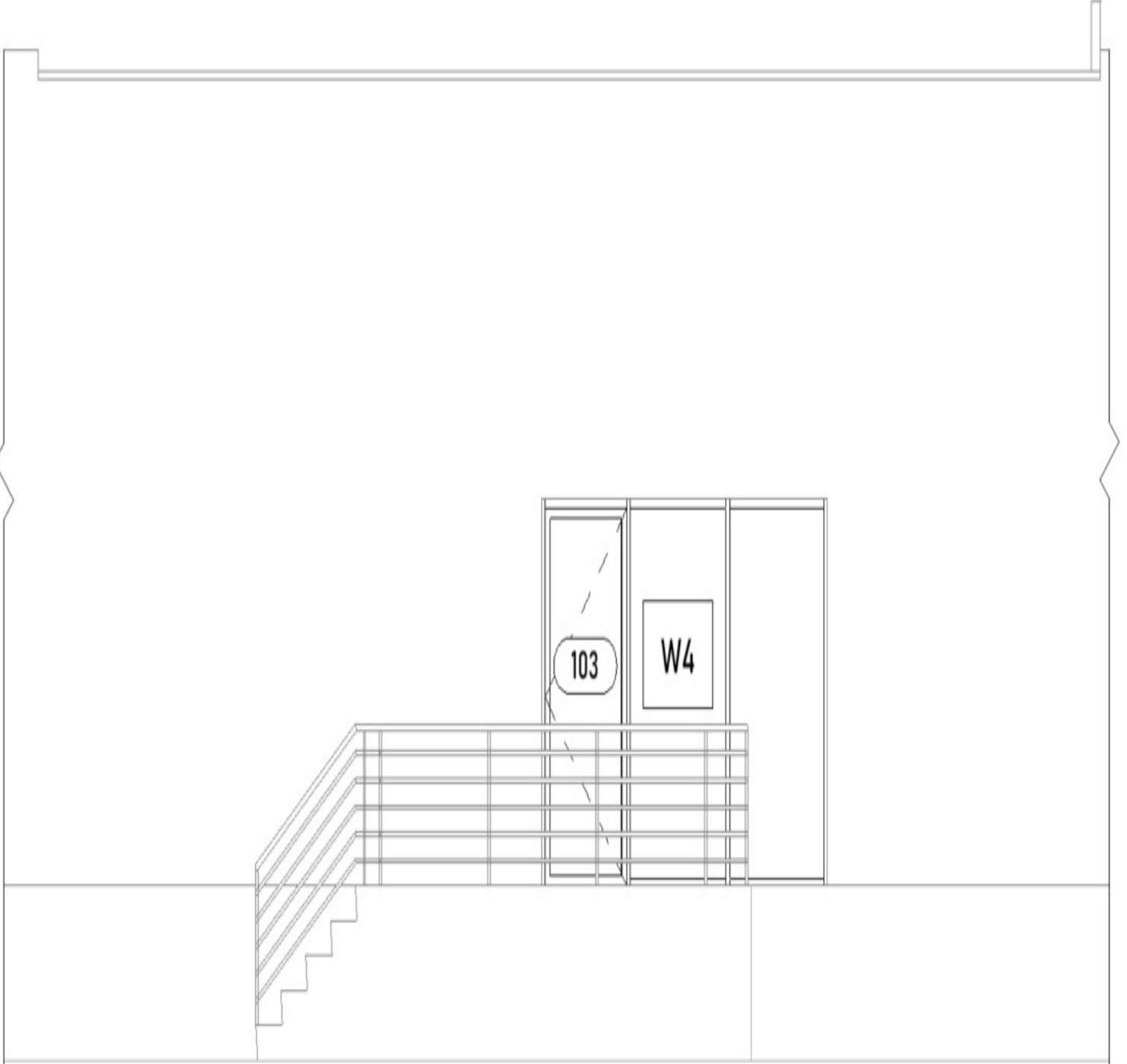
818 SOUTH MAIN ST, COLUMBIA, TN 38401 TEL: 615.617.7477 TKC-AE.COM

COLUMBIA PLAZA - 421 W 7TH TENANT SPACE

421 W 7TH STREET
COLUMBIA, TN 38401

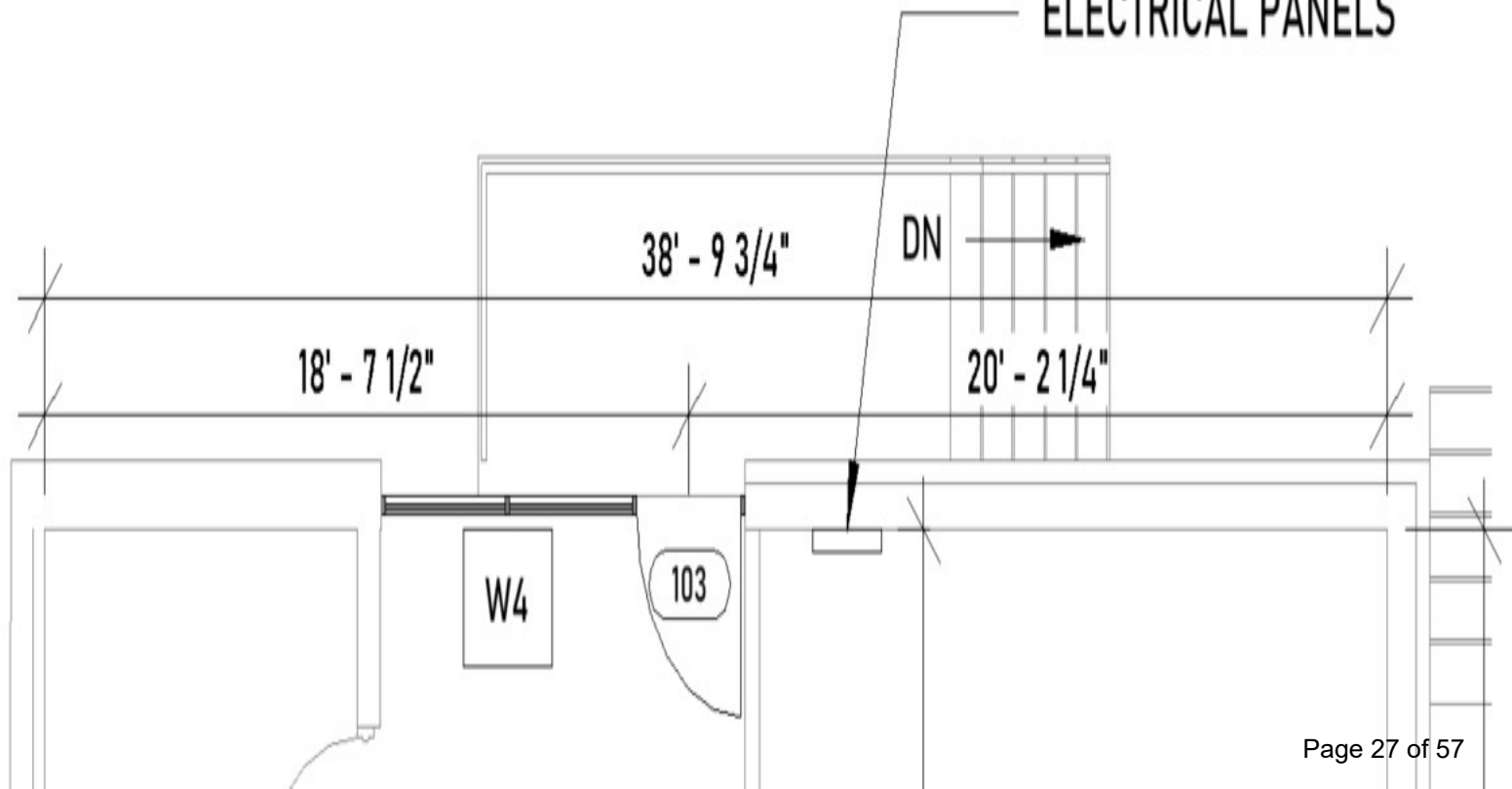
TA-H03

OVERALL BACK ELEVATION



BACK ELEVATION

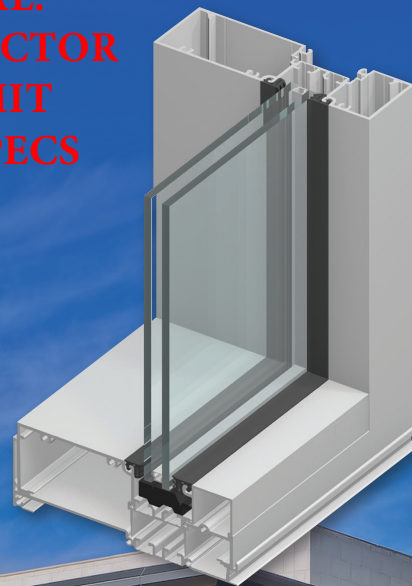
ELECTRICAL PANELS



E24650 Storefront Framing

E24650 Series Storefront Framing has the same design, assembly and accessories as the 14000 center glazed system's 2" face, but with a 6-1/2" depth. This additional 2" depth on the interior side of the frame provides greater structural properties and allows taller first floor openings. The wider profile also cuts a distinctive image for a storefront that stands out from the crowd.

**OR EQUAL.
CONTRACTOR
TO SUBMIT
FINAL SPECS**



TCC 35 Eagle, Buildings A, H, J
Photographer: Joe Hernandez

**400 Series
Curtainwall**

**ALSO
USED
WITH**

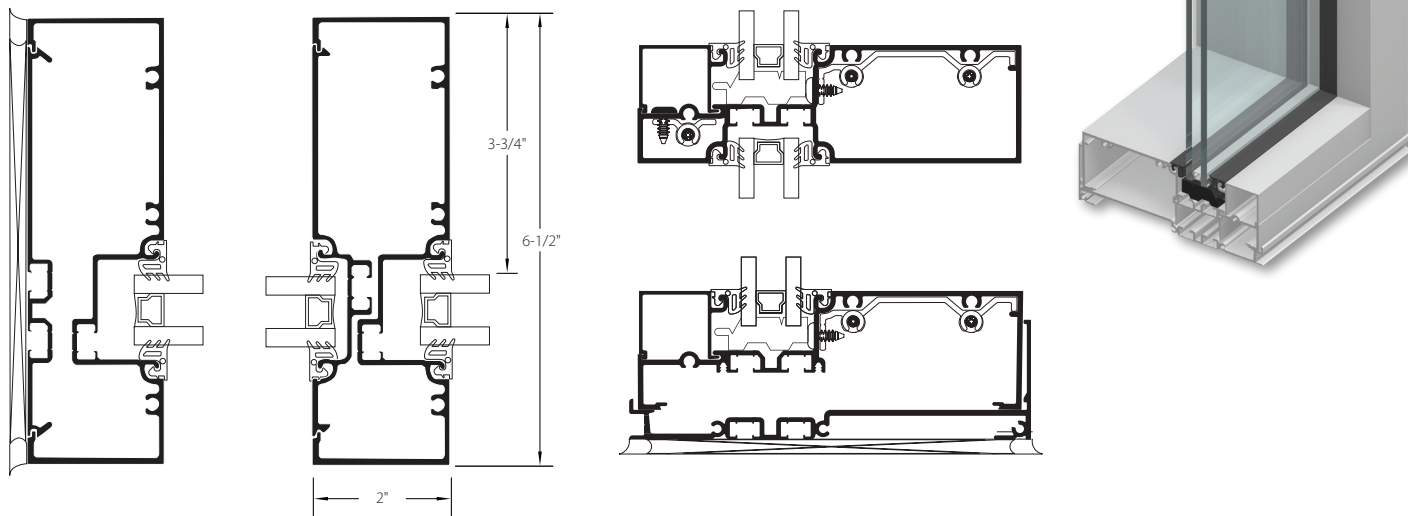
**Standard Wide
Stile Entrance**

TUBELITE[®]
DEPENDABLE

LEADERS IN ECO-EFFICIENT STOREFRONT,
CURTAINWALL AND ENTRANCE SYSTEMS

E24650

Storefront Framing



System Features:

- 2" x 6-1/2"
- Non-thermal
- Glass plane: Outside
- 1" standard infill (1/4" to 1-1/8")

Optional Features:

- Screw-spline or shear block connections
- Steel reinforcing if required
- A wide variety of standard anodized and painted colors are available to complement any project with warranted protection, as well as street appeal.
- Integrates with: all Entrances, 3700 Insert Vents, and Sun Control

Performance Test Standards	
Air Performance	ASTM E 283
Water Performance	AAMA 501 and ASTM E 331
Structural	ASTM E 330
Thermal	AAMA 1503
Thermal Break	AAMA 505 and AAMA TIR-A8
Acoustical	AAMA 1801 and ASTM E 1425

E24650 Series Product Specifications

Application: Medium-Rise storefront, front set glass, outside glazed

Description: 2" x 6-1/2" nonthermal, outside or inside flush glazed storefront, front set glass.

Face Width:	Overall Depths:	Glass Thickness:	Air Infiltration:	Water Infiltration:	Structural:	CRF:	U-Factor**:	Acoustic
2"	6-1/2"	1"	0.06 CFM/Ft.2 @ 6.24 PSF	12 PSF – Static 12 PSF – Dynamic	30 PSF – Design 45 PSF – Overload	P & D 63 _f / 69 _G Strut 72 _f / 72 _G	0.40 – P&D Filler 0.35 – Strut Filler	31 STC 25 OITC

** U-Factor per NFRC 100: COG = 0.24 with warm edge spacer, 1-3/4" x 4-1/2" non-thermal frame.

Refer to the U-Factor table at: www.tubeliteinc.com/products/storefront/e-t-series-storefront-framing/ for other glass makeups and configurations.

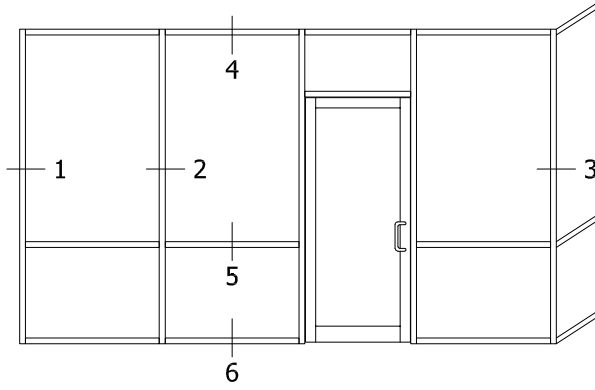
DISCLAIMER: Tubelite takes no responsibility for product selection or application, including, but not limited to, compliance with building codes, safety codes, laws, merchantability or fitness for a particular purpose; and further disclaims all liability for the use, in whole or in part, of this Technical Guide in preparation of project specifications and/or other documents. Technical Guides are subject to change at any time, without notice, and at Tubelite's sole discretion. ©2018 Tubelite Inc.

070120

TUBELITE®

DEPENDABLE

LEADERS IN ECO-EFFICIENT STOREFRONT,
CURTAINWALL AND ENTRANCE SYSTEMS

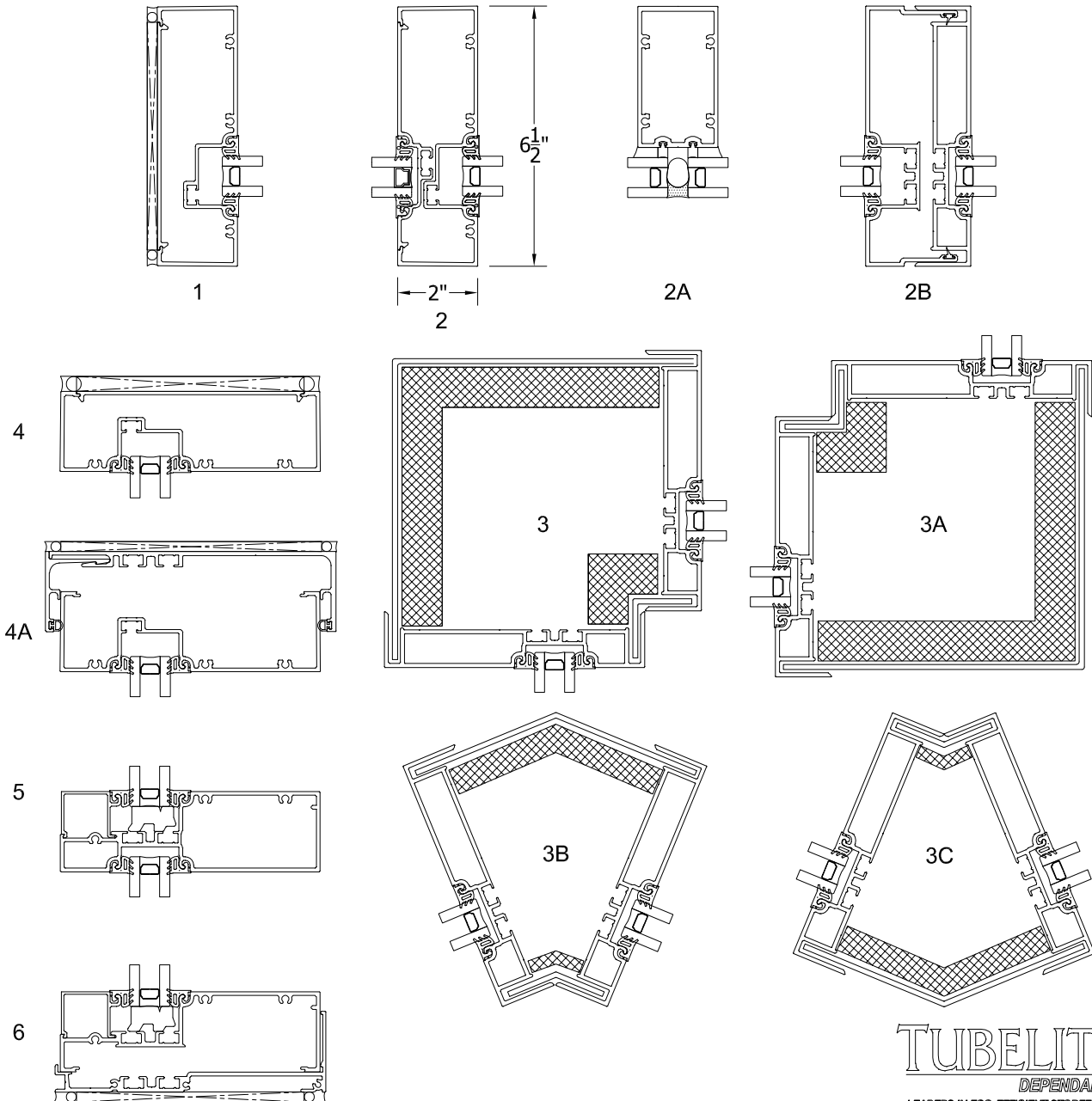


Tubelite reserves the right to change system configuration without prior notice when deemed necessary for product improvements.

Laws and building & safety codes governing the design and use of glazed entrance, window and curtain wall systems vary widely. Tubelite does not control the selection of product configurations, operating hardware or glazing materials, and assumes no responsibility thereof.

Standard Outside Glaze Details

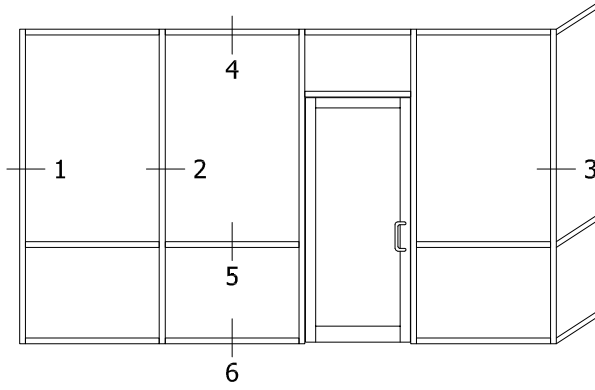
1/4 scale



June 2020

TUBELITE®
 DEPENDABLE
 LEADERS IN ECO-EFFICIENT STOREFRONT,
 CURTAINWALL AND ENTRANCE SYSTEMS

For specific product applications, contact your Tubelite representative.
 Details on this page represent standard details found on our website.
 For more options, visit our website at www.tubeliteinc.com/t24650-e24650-series-storefront-framing/

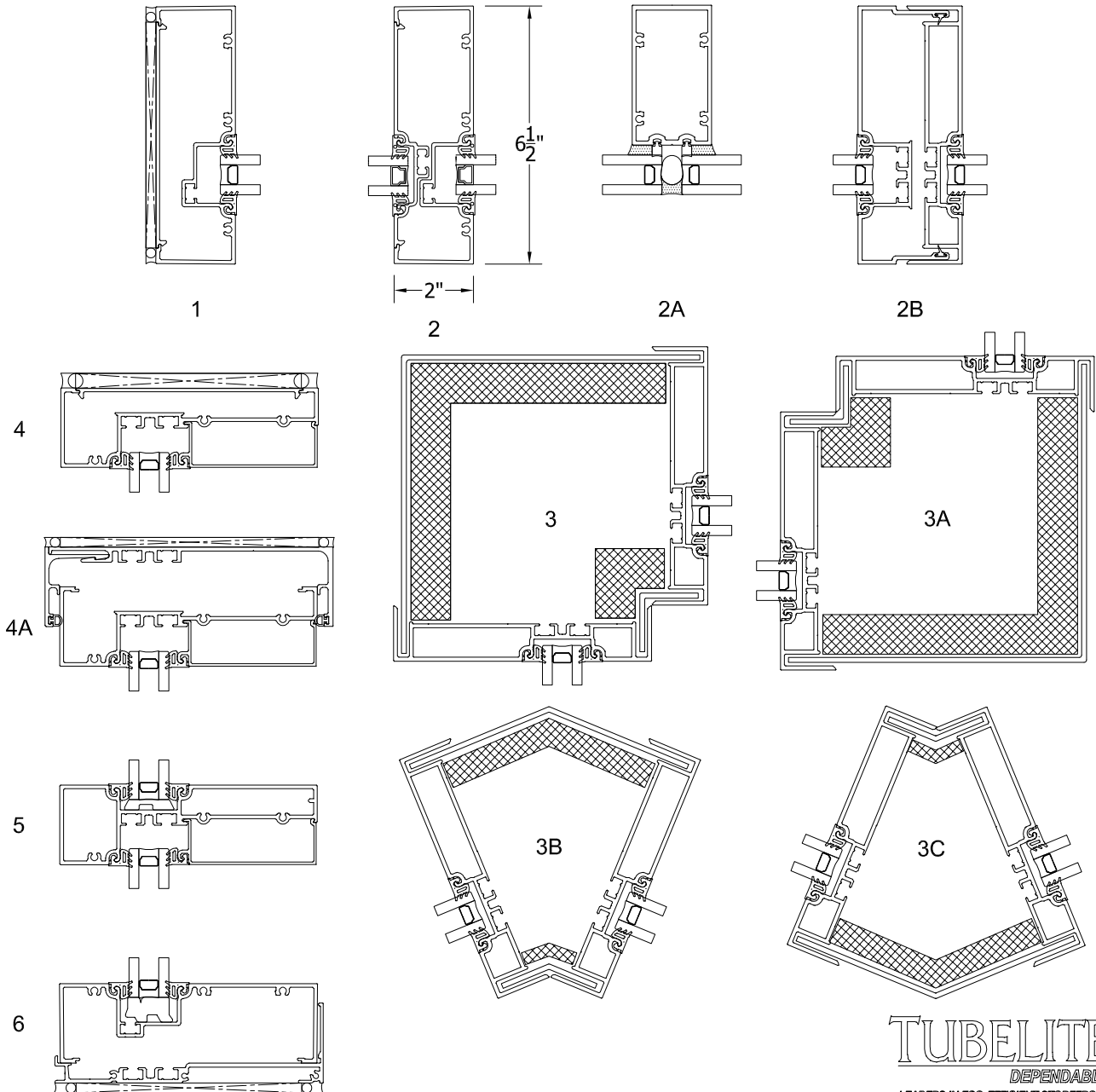


Tubelite reserves the right to change system configuration without prior notice when deemed necessary for product improvements.

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Standard Inside Glaze Details

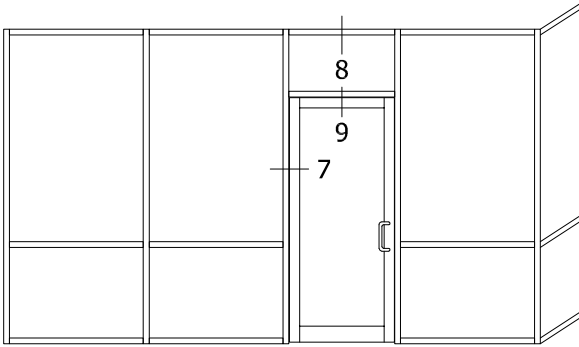
1/4 scale



June 2020

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 Details on this page represent standard details found on our website.
 For more options, visit our website at www.tubeliteinc.com/t24650-e24650-series-storefront-framing/

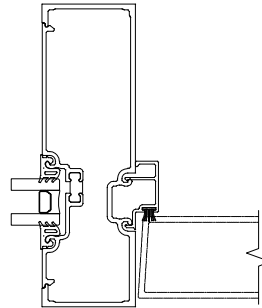


Tubelite reserves the right to change system configuration without prior notice when deemed necessary for product improvements.

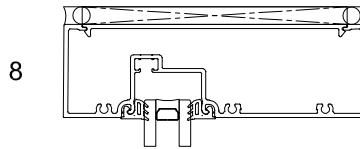
Laws and building & safety codes governing the design and use of glazed entrance, window and curtain wall systems vary widely. Tubelite does not control the selection of product configurations, operating hardware or glazing materials, and assumes no responsibility thereof.

Door Details

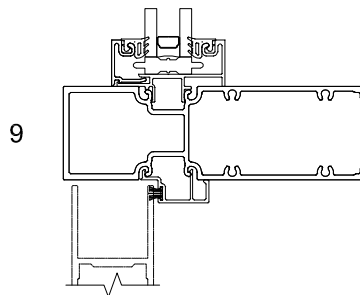
1/4 scale



7



8



9

June 2020

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 CURTAINWALL AND ENTRANCE SYSTEMS

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 Details on this page represent standard details found on our website.
 For more options, visit our website at www.tubeliteinc.com/t24650-e24650-series-storefront-framing/



 **NASHCO**
FURNITURE

 **H&R BLOCK**

WATCH YOUR STEP

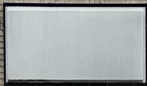


H&R BLOCK

FOR LEASE



H&R BLOCK



FOR LEASE





Columbia Institute

CHS

HISTORIC ZONING COMMISSION
CERTIFICATE OF APPROPRIATENESS APPLICATION AND CHECKLIST

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

APPLICATION REVIEW GUIDELINES (PRE-APPLICATION MEETING REQUIRED PRIOR TO SUBMITTAL)

Application Requirements: All applications must be complete and include the required supporting materials listed on this form and must be submitted to the Development Services Department for review by the published deadline. Incomplete applications will not be forwarded to the HZC for consideration.

Application Deadlines: Applications and support materials must be submitted according to the published Deadline Schedule.

Application Representation: The applicant or an authorized representative of the applicant **must attend the HZC meeting to support the application.** At the meeting, staff will present a recommendation for the item. The applicant will be asked to discuss the proposed scope of work and answer any commission questions.

Building Permit Requirements: In addition to an application, most proposals will require additional permitting from the City of Columbia. Building or demolition permits cannot not be issued without an approved COA for structures within a Historic District.

All work specifications must be completed as presented and approved: The HZC must review and approve any modifications or amendments to approved plans prior to any work taking place.

*Please contact City Staff with any questions or to discuss any concerns during the HZC review & submittal process:
Columbia Development Services Department (931) 560-1560.*

HISTORIC DISTRICT DESIGN GUIDELINES

The *Historic District Design Guidelines* provide guidance for most commonly proposed changes. The HZC consults the design criteria when reviewing applications for Certificates of Appropriateness. **Please refer to the guidelines prior to submitting an application.** The guidelines, along with other useful links, are available on the City of Columbia website at www.columbiatn.com

REQUIRED APPLICATION SUPPORTING MATERIALS

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

NEW CONSTRUCTION, NEW ADDITIONS	EXTERIOR ALTERATIONS	DEMOLITION, RELOCATION
<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	Gunner Martin	PHONE	615-617-7477
ADDRESS	818 S Main St, Columbia, TN 38401	EMAIL	gmartin@tkc-ae.com

PROPERTY OWNER

NAME	Maybe Holdings LLC	PHONE	(931) 626-0241
ADDRESS	808 S High St, Columbia, TN 38401	EMAIL	dan@mcewengroup.com

DATE OF PRE-APPLICATION MEETING	Emailed regarding meeting
---------------------------------	---------------------------

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 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 type="checkbox"/> Other (explain):

PROJECT INFORMATION	
ADDRESS:	421 W 7TH STREET, COLUMBIA, TN 38401
SQUARE FOOTAGE OF PROPOSED ADDITIONS/NEW CONSTRUCTION :	EXISTING: <u>2.15</u> ft ² PROPOSED: <u>0</u> ft ²
HEIGHT OF STRUCTURE FOR ADDITIONS/NEW CONSTRUCTION :	EXISTING: <u>11' 4"</u> ft PROPOSED: <u>0</u> 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:
<p>This project consists of removing one (1) panel from an existing storefront system and replacing it with a new storefront frame and egress door. The new storefront system will match the existing system in finish and color (clear anodized aluminum). No SF is to be added to this project.</p>

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

Gunner Martin
 APPLICANT NAME
 MayBe Holdings, LLC
 By: Charles Molder, Member
PROPERTY OWNER NAME

Gunner Martin
 APPLICANT SIGNATURE
Charles Molder
 PROPERTY OWNER SIGNATURE

06/16/2025
 DATE
06/16/2025
 DATE

CONTACT INFORMATION

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

DOCKET/CASE/APPLICATION NUMBER

CA 25-0237

APPLICANT/PROPERTY OWNER

Ronald Ganser

HEARING DATE

July 16th, 2025

PROPERTY ADDRESS/LOCATION

715 N Garden Street

PROJECT DESCRIPTION: Window Replacement

The applicant requests a Certificate of Appropriateness for upper-story window replacement.

Specifically, the applicant is requesting the Historic Commission approve a Certificate of Appropriateness request to replace the six (6) upper-story windows due to deterioration. The applicant requests approval to replace the existing vinyl-clad windows with vinyl-clad replacements.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
CD-5	COMMERCIAL	COMMERCIAL	WINDOW REPLACEMENT	COMMERCIAL DOWNTON

STAFF RECOMMENDATION: N/A

APPROVE

APPROVE WITH CONDITIONS

DENY

Review Status and History:

<i>Submission Status:</i>	Fourth request for Certificate of Appropriateness
<i>Previous Approvals:</i>	2015-09: Roof repair, approved 2015-22: New metal awning, trim, & new sign, approved 2015-28: Installation of decorative roof cover over front door, approved
<i>2024 Historic Inventory:</i>	<i>Trail's Beauty Shoppe, 20th-Century Commercial, circa 1905, recommended eligible</i>

Proposed Alterations

Window Replacement

Historic District Design Guidelines Referenced:

Staff reviewed the request for consistency with the *City of Columbia Historic Design Guidelines* for the window replacement. The Historic Guidelines referenced for review are listed below:

Secondary Windows and Doors

Objective – Maintain historic secondary windows (including upper-story openings) and doors as features that provide a human scale and visual depth to commercial buildings.

5.18 Retain and Preserve Historic Windows on the Façade and Prominent Secondary Elevations

- d. Windows shall be maintained as transparent features as distinguished from street level. Minimal tinting is allowable for privacy but blacking out of upper-story windows is prohibited.
- e. Historic windows and features such as decorative moldings and hoods shall be retained and repaired. Protective surface coatings shall be maintained.

5.20 Maintain Compatibility when Replacing Windows on the Façade and Prominent Secondary Elevations

- c. Replacement windows shall match the original in size, proportions, configuration (i.e., number of panes), and operation (e.g., double-hung).
- d. Wood windows on the façade shall be replaced with wood windows. Alternative materials will be reviewed by the HZC on a case-by-case basis. Anodized aluminum with a baked-on enamel finish and aluminum-clad wood may be considered on visible secondary elevations in lieu of wood.
- h. Historic hoods and exposed lintels and sills shall be retained when installing replacement windows.
- i. Windows incompatible with the style and age of the building are prohibited.

Staff Analysis:

According to the most recent Historic Survey, this structure was built in 1905 and is recommended eligible as contributing to the district. Additionally, it is noted that per the 1905 Sanborn map this building once had a wraparound balcony that connected to the Bethal House.

Early 20th-Century commercial structures are generally one to five stories. These buildings have very little ornamentation other than some decorative brickwork along the cornice or parapet. The structure displays some of the common elements of early 20th-Century Commercial architecture; recessed or flush entrance, decorative brickwork with inset panel at top of parapet wall, and door transom on upper level.



The applicant is asking the Historic Commission to approve the replacement of six upper-story vinyl-clad windows with new vinyl-clad windows. The applicant indicated in the Proposed Work that the current vinyl windows replaced aluminum windows approximately 30 years ago. Although aluminum windows were not commonly used in early 20th-century commercial buildings until the early 1920s, replacing the current windows with aluminum would be more historically accurate than the proposed vinyl replacements.

The applicant intends to replace the current vinyl windows with new vinyl ones. However, staff would like to emphasize that replacing prohibited material with a similar one **cannot be supported**. Vinyl is classified as "prohibited" in several sections of the Historic Zoning Guidelines.



5.20 Maintain Compatibility when Replacing Windows on the Façade and Prominent Secondary Elevations

- c) Replacement windows shall match the original in size, proportions, configuration (i.e., number of panes), and operation (e.g., double-hung).*
- d) Wood windows on the façade shall be replaced with wood windows. Alternative materials will be reviewed by the HZC on a case-by-case basis. Anodized aluminum with a baked-on enamel finish and aluminum-clad wood may be considered on visible secondary elevations in lieu of wood.*
- i) Windows incompatible with the style and age of the building are prohibited.*

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].



CITY OF COLUMBIA TENNESSEE
HISTORIC ZONING COMMISSION
STAFF REPORT

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 OFFICIAL DOWNTOWN
**BARBER
SHOP**
Harvey & Co.
EST. 2010

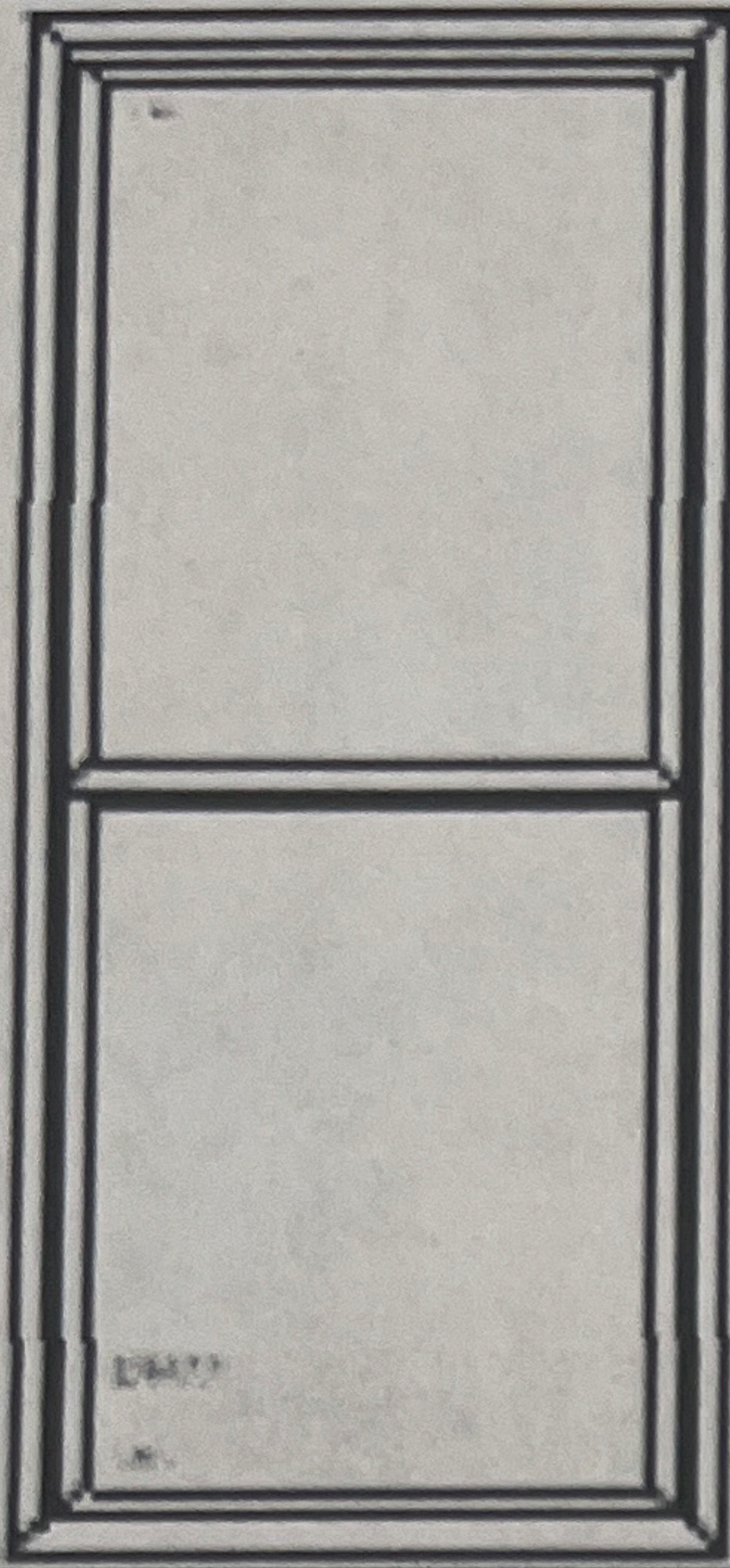
Castro

Bethel Hotel Fire Nov 28th 1949

715 N. Garden
↓

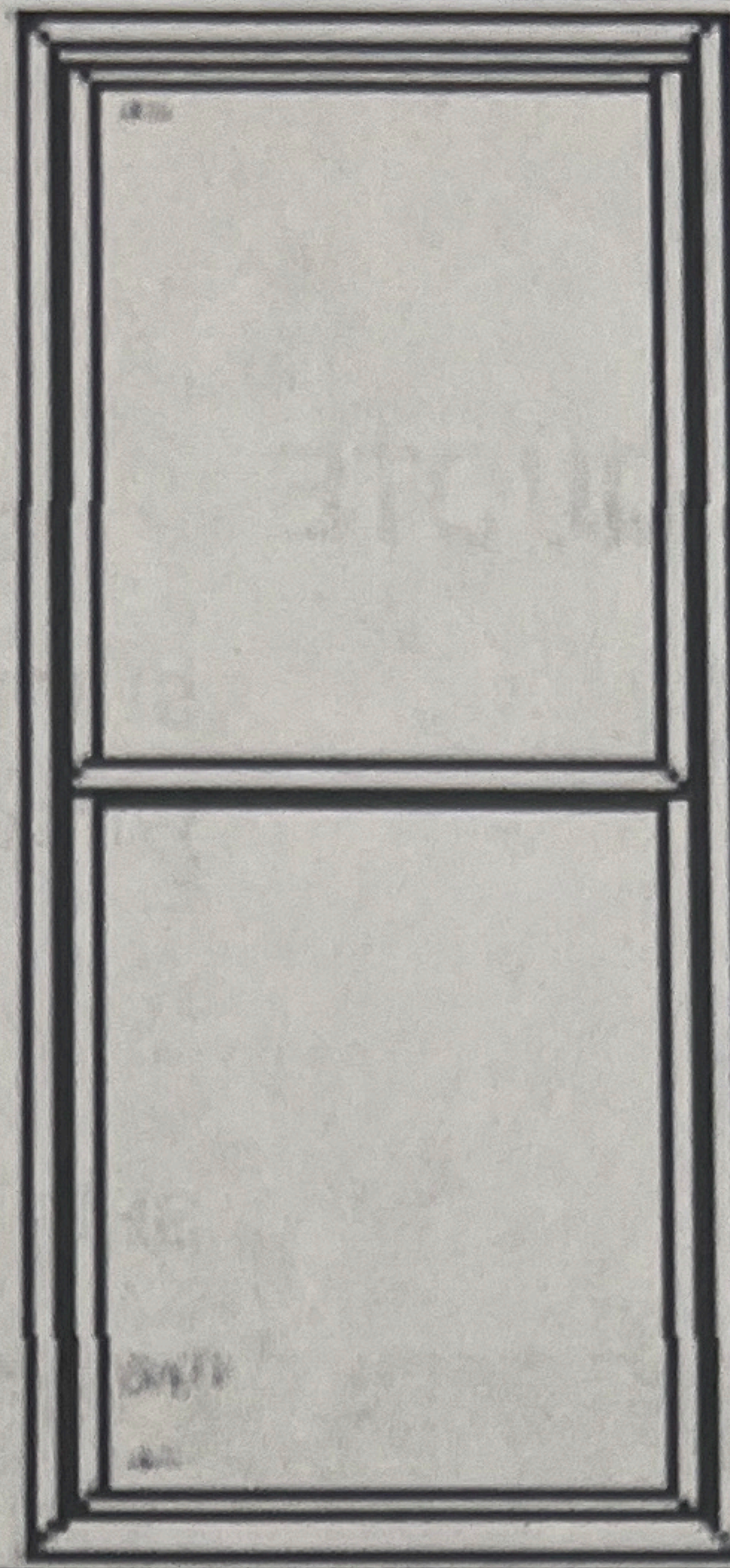


ITEM 1



7700 DOUBLE HUNG
34 W X 76 H
QTY: ~~8~~ 6

ITEM 2



7700 DOUBLE HUNG
36 W X 80 H
QTY: ~~1~~

QUOTE

INVOICE INFORMATION

Window Depot

SHIPPING INFORMATION

Window Depot

SHIP VIA:

ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF		TERMS
1575456	3/19/2025		Ron Ganser		
ITEM	DESCRIPTION	QTY	SIZE	PRICE	TOTAL
1	7700 DOUBLE HUNG WHITE REPLACEMENT FOAM FILL PROFILES TIP TO TIP LOWE/ARGON/CLEAR GLASS BREAKAGE WARRANTY LIFETIME HALF SCREEN FIBERGLASS BALANCE TRACK COVER ESTAR CLIMATE ZONES=[S,] SOLAR HEAT GAIN=[0.2] U-FACTOR=[0.3] VISIBLE TRANSMISSION=[0.46] CLEAR OPENING HEIGHT=[28.764] CLEAR OPENING SQUARE FEET=[5.753] CLEAR OPENING WIDTH=[28.803] NO LABEL	8 6	34 W X 76 H		
2	7700 DOUBLE HUNG WHITE REPLACEMENT FOAM FILL PROFILES TIP TO TIP LOWE/ARGON/CLEAR GLASS BREAKAGE WARRANTY LIFETIME HALF SCREEN FIBERGLASS BALANCE TRACK COVER ESTAR CLIMATE ZONES=[S,] SOLAR HEAT GAIN=[0.2] U-FACTOR=[0.3] VISIBLE TRANSMISSION=[0.46] NO LABEL Side Window	1	36 W X 80 H		
TOTALS:			9	SUBTOTAL:	
				TOTAL:	

COMMENT:

715 N Garden st

Built in approximately 1888, two story brick building. Originally connecting to the Bethel Hotel by an upstairs porch. Building has had multiple alterations done on the exterior doors and windows over the years, with vinyl windows replacing aluminum appropriately 30 years ago. We would like to use the improvement grant to replace the existing vinyl windows with new vinyl windows, keeping the old style with faux pane mullions. We are only replacing the 6 upstairs windows. Everything on the first level remains as is.

<input type="checkbox"/> Photographs of project site location <input type="checkbox"/> Photographs of existing building.	(restoration only) <input type="checkbox"/> Photographs of existing building.	
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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	PHONE
ADDRESS	EMAIL

RONALD GANSEY 615-939-4418
801 W. 7th Street, Columbia TN 38401

PROPERTY OWNER

NAME	PHONE
ADDRESS	EMAIL

- SAME -



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 type="checkbox"/>	<input checked="" type="checkbox"/> EXTERIOR ALTERATIONS (select type) <input type="checkbox"/> ROOFING/ROOF STRUCTURE (DORMERS, CHIMNEYS) <input type="checkbox"/> EXTERIOR DOOR REPLACEMENT/ALTERATIONS <input checked="" type="checkbox"/> EXTERIOR WINDOW REPLACEMENT/ALTERATIONS



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

TENNESSEE

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://CityofColumbia.com/Permitting)

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://CityofColumbia.com/Permitting). 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 	<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 	<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.

	<input type="checkbox"/> FOUNDATION ALTERATIONS <input type="checkbox"/> EXTERIOR SIDING/FINISHES/MASONRY <input type="checkbox"/> PORCH/DECK ALTERATIONS <input type="checkbox"/> OTHER (EXPLAIN):
--	--

PROJECT INFORMATION	
ADDRESS: 715 N. Garden Street 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:
<p>Building window replacement on top floor. Old vinyl windows put in building in late 1980's. They leak and need replacement. Chose new vinyl replacement in same color and style for the building, using same mullion patterns.</p>

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

Ronald Ganser
[Signature] 6/16/25
 APPLICANT NAME APPLICANT SIGNATURE DATE

Ronald Ganser
[Signature] 6/16/25
 PROPERTY OWNER NAME PROPERTY OWNER SIGNATURE DATE

715 N Garden st

Built in approximately 1888, two story brick building. Originally connecting to the Bethel Hotel by an upstairs porch. Building has had multiple alterations done on the exterior doors and windows over the years, with vinyl windows replacing aluminum appropriately 30 years ago. We would like to use the improvement grant to replace the existing vinyl windows with new vinyl windows, keeping the old style with faux pane mullions. We are only replacing the 6 upstairs windows. Everything on the first level remains as is.

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

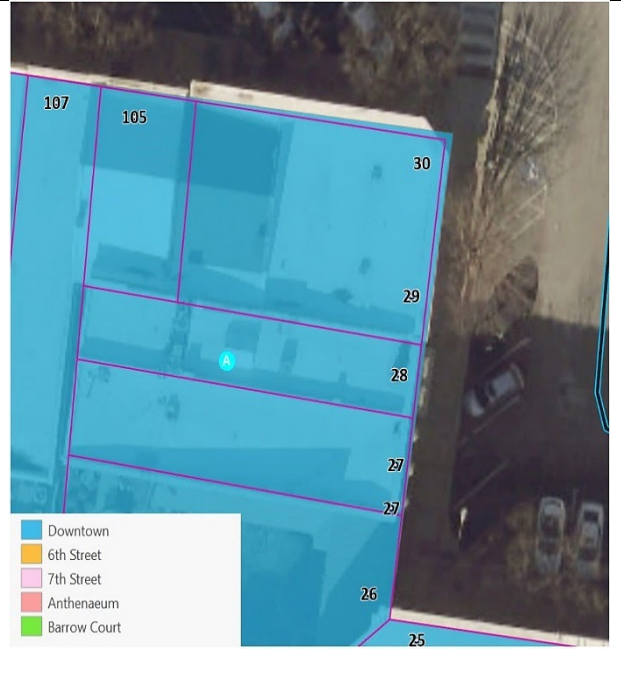
PROPERTY ADDRESS/LOCATION

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

5.15 Maintain Compatibility When Selecting Replacement Doors

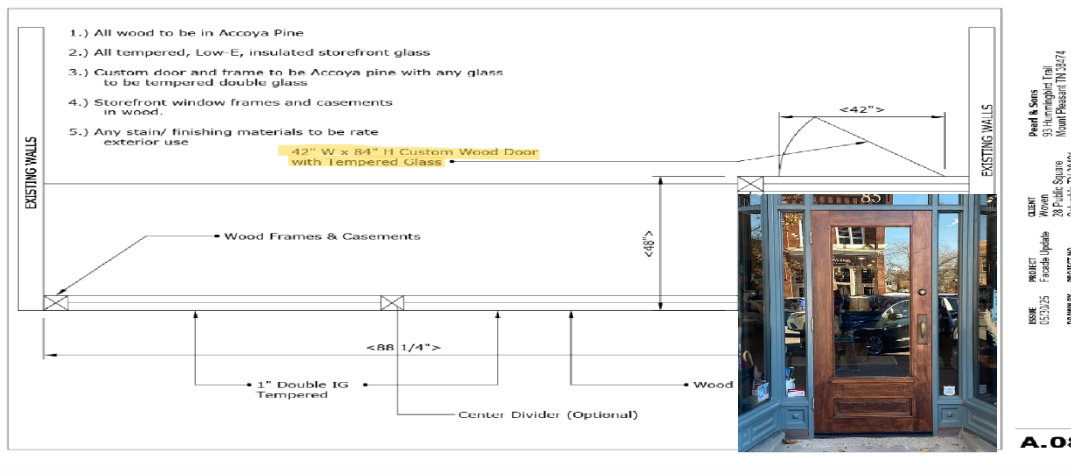
- a. Historic doors shall only be replaced when they are deteriorated beyond repair. If deterioration is confined to a specific element or feature, only the damaged component shall be replaced. Total replacement of an entire assembly is prohibited when only localized deterioration is present.
- b. **New 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.**

Staff Analysis:

This update for the Historic Commission concerns the previously approved Certificate of Appropriateness for 28 Public Square from the June meeting. Staff are seeking the Commission's acknowledgment of a change in the size of the new entrance door that was previously approved.

Below is an illustration showing the approved change in door size. Although the guidelines typically prohibit enlarging door openings, there is some leniency for this adjustment when replacing a non-original entrance door. The current opening measures 36 inches by 80 inches and was not part of the original construction. The new entrance door is custom-built and aligns with the character and style of the building, as well as traditional precedents in the district.



Please note that the change in size was previously approved in June. Since there was minimal discussion during the June meeting, the staff would like to clarify to the Commission that a change in the size of the entrance door will occur during construction..



Historic Zoning Commission Certificate of Appropriateness

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

PROJECT LOCATION: 109 E 6th St
HISTORIC DISTRICT: Downtown

	OWNER INFORMATION:	APPLICANT INFORMATION:
NAME	Oppidan Capital LLC	Needle and Grain
ADDRESS	109 E 6th St Columbia, TN 38401	1001 Hillcrest Avenue Columbia, TN 38401
PHONE		(931) 797-4348
EMAIL		BRYSONLEACH@GMAIL.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.

- One (1) 83.5" x 9.5" white painted wall sign on west wall of building at the intersecting corner of the front façade and the west wall elevation as secondary signage to existing business.
- Sign to be no larger than submitted 5.45-sf with the tallest letter not to exceed 10.79".



UNAPPROVED/SPECIFICALLY EXCLUDED WORK:

DATE OF HISTORIC ZONING COMMISSION **ADMINISTRATIVE APPROVAL**/DENIAL: 6/26/2025

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.



Historic Zoning Commission Certificate of Appropriateness

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

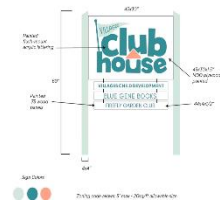
PROJECT LOCATION: 1127 S High St
HISTORIC DISTRICT: Athenaeum

	OWNER INFORMATION:	APPLICANT INFORMATION:
NAME	Nielsen Properties LLC	Needle and Grain
ADDRESS	1202 Isle View Dr Memphis, TN 38403	1001 Hillcrest Avenue Columbia, TN 38401
PHONE		(931) 797-4348
EMAIL		BRYSONLEACH@GMAIL.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

- One (1) ground-mounted yard sign; 45"x30"x1" double-sided MDO painted panel with dimensional acrylic lettering adhered to face mounted on two (2) painted wood posts maximum height of 5' above grade.
- Three (3) smaller 44"x4" x.05 painted MDO panels below main sign secured by same posts.
- Total signage shall not exceed 12.97-sf and the tallest letter shall not exceed 10".
- Signage shall be oriented perpendicular to the sidewalk, shall not block lines of sight, and shall be set back a minimum of 2-ft from the property line or sidewalk, whichever is greater.



UNAPPROVED/SPECIFICALLY EXCLUDED WORK:

DATE OF HISTORIC ZONING COMMISSION **ADMINISTRATIVE APPROVAL**/DENIAL: 6/26/2025

Autumn Potter

HISTORIC ZONING COMMISSION CHAIR

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