



The Columbia Historic Zoning Commission will meet on Wednesday, September 17, 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 Stephen F. Walker for window replacement approval at [29 Public Square](#), *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
August 20, 2025

TO ORDER:

Chairperson Autumn Potter called the August 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, at City Hall on the 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
Mr. George Nuber
Mr. James Shannon

Absent were: Mr. Zach Hooten
Ms. Melanie Lucas
Ms. Autumn Potter

Other attendees: Mr. Robert Archibald, Principal Planner
Mr. Austin Brass, City Planner
Ms. Sandra Richardson, Recording Secretary

2. 1. APPROVAL OF MINUTES:

The July meeting minutes were presented for approval. Mr. Shannon moved for the approval of the minutes, with Mr. Lawrence seconding. The minutes were approved with a vote of four to zero.

3. Old Business

AGENDA ITEM #3.1

Case# 25-0241

Request from Sherron Scott for exterior alterations approval of a new roof material at 417 W. 6th Street, West Sixth/Mayes Place Historic District.

City of Columbia
HISTORICAL ZONING COMMISSION
August 20, 2025

Staff Recommendation:

Mr. Nuber read the agenda item. Mr. Archibald presented the details of the staff report. Roof changes to metal was applied. The metal has been removed, we now have all asphalt shingles as recommended. The porch/roof is not a concern.

Discussion:

Sherron Scott, 417 W 6th Street, was present to answer questions. Ms. Scott was present to answer questions. Ms. Scott expressed her frustrations. She stated that the construction guy didn't notify her that it was off. Mr. Nuber stated that her frustrations were understood. He also stated that we are a board, and we represent the adopted guidelines. He explained what typically happens. The goal is to work with the applicant prior to the work being done. Mr. Shannon asked Mr. Archibald if the corrections had been made. Mr. Archibald confirmed. Mr. Shannon moved to approve, and Ms. Fisher seconded the motion. The motion to approve passed four to zero. Mr. Nuber explained that the city will see that the Certificate of Appropriateness is mailed to her. He also stated that he was sorry that this didn't work out to her satisfaction.

AGENDA ITEM #4.2

Case# 25-0271

Request from Gray Enterprises, Inc. for approval of new construction details including chimney, porch railing, and trim at 1110 South High Street, being Tax Map 100E Group E Parcel 13, Athenaeum Historic District.

Staff Recommendation:

Mr. Nuber read the agenda item and called for the staff report. Mr. Robert Archibald gave the details of the staff report. The applicant requests a Certificate of Appropriateness for minor deviations from previously approved Certificate of Appropriateness. The tapered chimney on the north elevation is built with stone. The actual construction resulted in a non-tapered brick chimney. The approved design required 6-inch trim boards to be placed on the exterior walls of the north and south elevation. However, the as-built result featured horizontal lap siding with no mid-point delineation. The approved design indicated that there would be no railing on the front and south porches of the structure. As it was built, a porch railing will possibly need to be added for fall protection. Mr. Archibald stated that he was onsite and discussed this with Mr. Gray. The construction deviated from the approved design. The staff does not provide a recommendation and instead defers to the decision of the Historic Commission regarding this matter.

City of Columbia
HISTORICAL ZONING COMMISSION
August 20, 2025

Discussion:

Mr. Sam Gray, 905B West 7th Street, was present to answer questions. Discussion included adjusting the grade, illuminating the rails, requirements, they have had a final inspection, planning have done follow up inspection and this was noted, being under the threshold, and exceeding the 30 inches. Mr. Shannon asked if there would be a rail on the side. Mr. Gray stated no that the side porch meets code. Mr. Archibald clarified that his statement was just in reference to the front porch. Ms. Fisher asked if the horizontal trim board was historic, or something that deviated from the original design. Mr. Archibald discussed this, and he also stated that he can't say that it is going to be historic. Mr. Nuber further discussed. Further discussion includes proportion issues, it is the appropriate material, minor deviations from the plan submitted, historic guidelines, it meets the historic guidelines otherwise, the railing, it has been through the final inspection, size of the house, and massing on the side of the house doesn't stand out. The chimney height stayed the same. Mr. Gray stated that they will meet all building codes as far as grade. Mr. Lawrence moved to approve and grade changes that are required to meet the codes to eliminate the railing as approved and if they cannot, and it's required that they have to come back to the board. Mr. Lawrence repeated his motion, he stated that he makes the motion to approve the chimney and the siding as presented, and if grading is not able to be achieved in a way that is up to code, the railing will need to be put back in and it will need to come back before this Commission. The motion was seconded by Mr. Shannon. The motion to approve passed four to zero. Mr. Nuber stated that the applicant will receive a letter in the mail.

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 11 Public Square.

Mr. Nuber inquired about the Standoff sign with the bicycle wheel on the corner of the public square. Mr. Archibald stated that it had not changed to his knowledge.

5. ADJOURNMENT:

Mr. Shannon made the motion to adjourn the meeting with Ms. Fisher seconding the motion. The motion to adjourn passed four to zero. The meeting adjourned at 4:45 p.m.

Historical Zoning Commission Chairperson Date



**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 25-0304

APPLICANT/PROPERTY OWNER

Stephen F. Walker/Walker Family

HEARING DATE

September 17th, 2025

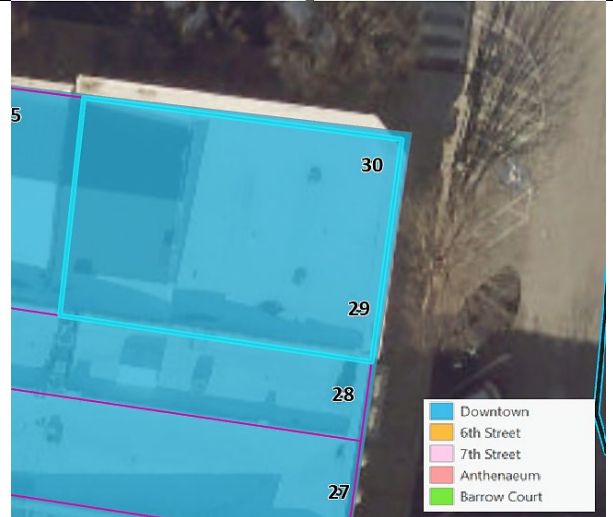
PROPERTY ADDRESS/LOCATION

29 Public Square

PROJECT DESCRIPTION: Window Replacement

The applicant requests a Certificate of Appropriateness to replace the existing upper-story windows.

Specifically, the applicant is requesting the Historic Commission approve a Certificate of Appropriateness to replace the 13 existing windows on the upper level of the structure with single-hung enduro-clad windows without grids.



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

STAFF RECOMMENDATION: APPROVE

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>Sanitary Barber Shop, Phoenix Bank – 20th Century Commercial, circa 1895/1981, cont. structure</i>

Proposed Alterations

Upper-story window replacement

Historic District Design Guidelines Referenced:

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

Objective: Maintain historic secondary windows (including upper-story openings) and doors as features that provide a human scale and visual depth to commercial buildings, page 5-14.

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

- a. The pattern and rhythm of upper-story façade windows should be maintained.
- b. The location, size, and vertical-horizontal alignment of window openings shall be maintained. Enlarging or reducing openings disrupts the spatial organization of the building and shall be avoided.
- d. Windows shall be maintained as transparent features as distinguished from street level. Minimal tinting is allowable for privacy purposes, but blacking out 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.
- g. Low-e or light-absorbing coatings shall only be used when it can be demonstrated that there will be no substantial change in the appearance of the glass as viewed from street level.

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. HZC will review alternative materials 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.
- f. New windows shall be properly recessed within the original opening to protect the window and maintain historic profiles.

Staff Analysis:

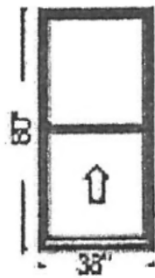
The applicant is proposing to replace the upper-story windows on the commercial building at 29 Public Square. There is a total of thirteen windows to be replaced. The current windows are wood, single-hung, gridded windows. The proposed replacements are single-hung, aluminum-clad wood windows with no grids. As presented, the window replacement materials meet the requirements of the Historic Design Guidelines. Replacement of the windows without the grids is the only noted issue.

Historically, the structure was operated as a Sanitary Barber Shop and the Phoenix Bank. Architecturally, the application for this building, as well as many others in the immediate vicinity, is that of 20th-century

Commercial design. Historic representation of the upper-level windows during original construction can be observed in the illustration below, hence the proposal for windows with no grid system.

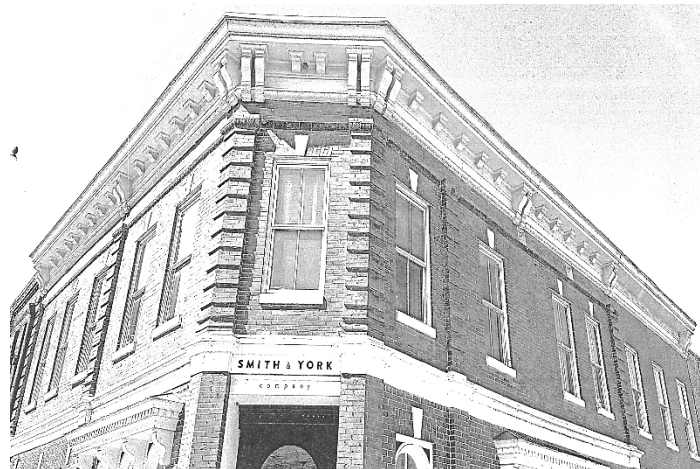


15 STAINED



PK #
2212

Viewed From Exterior
 Rough Opening: 38 - 3/4" X 80 - 3/4"



Staff suspect that gridded windows were added during renovation after a 1981 fire occurred, damaging a large portion of this structure. To conclude, staff supports this request, as it adheres to the Historic District Guidelines as to material replacement standards, and the no-grid window system was historically represented.



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.

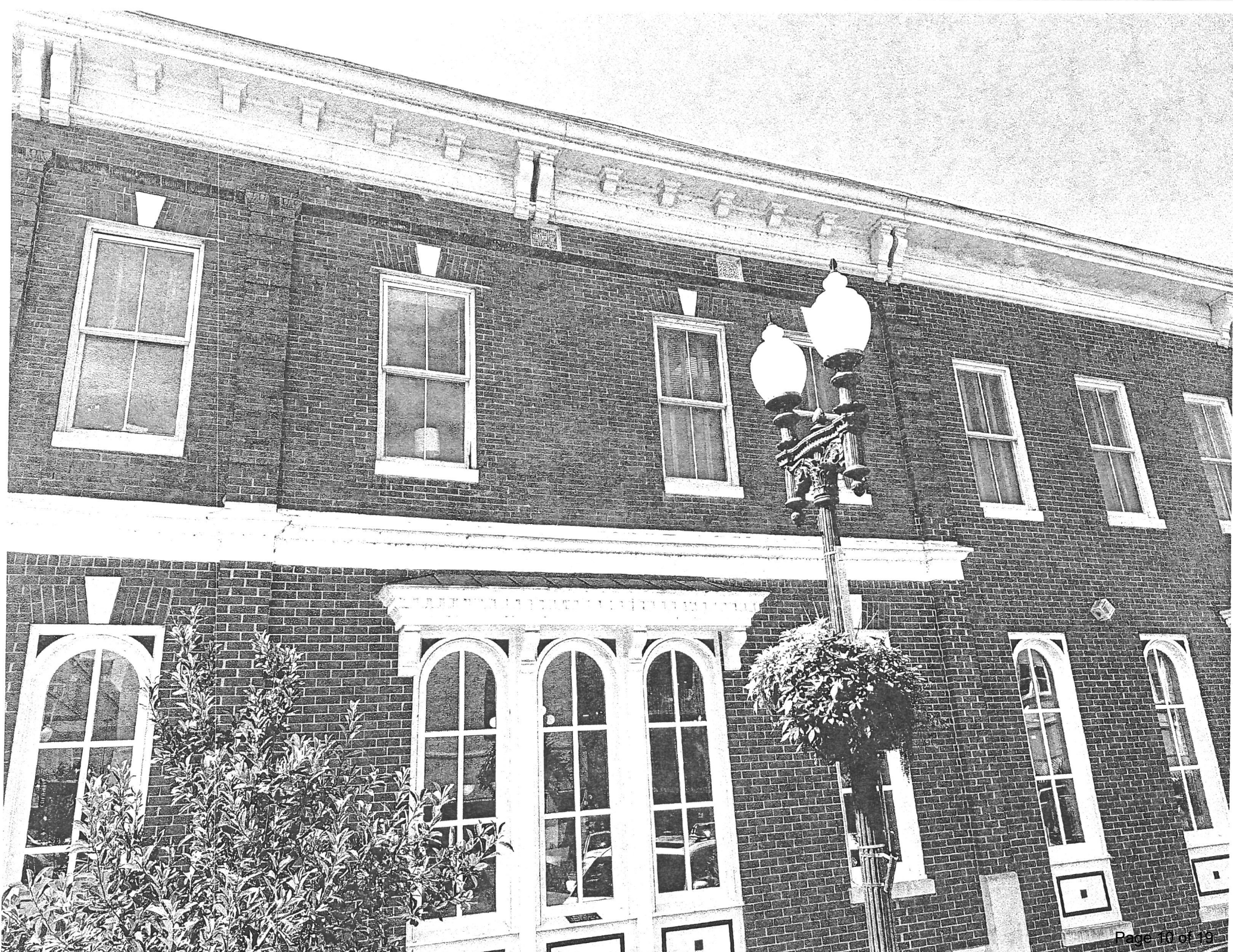


SMITH & YORK

company

30

OPEN









Blue Ribbon Day, March 17th, 1934



Proposal - Detailed

Pella Window and Door Showroom of Nashville
7355 Cockrill Bend Blvd
Nashville, TN 37209

Sales Rep Name: Kwierant, Scott
Sales Rep Phone: 615-587-6133
Sales Rep E-Mail: skwierant@pelladirect.com
Sales Rep Fax:

Customer Information	Project/Delivery Address	Order Information
<p>Walker Family Limited Partnership PO Box 647</p> <p>COLUMBIA, TN 38402-0647 Primary Phone: (931) 619-3635 Mobile Phone: Fax Number: E-Mail: stephenfw@aim.com Contact Name:</p> <p>Great Plains #: 9835078 Customer Number: 1007410502 Customer Account: 1003146631</p>	<p>29 Public Square Columbia 29 PUBLIC SQUARE</p> <p>Lot # COLUMBIA, TN 38401 County: MAURY Owner Name: - Walker Family Limited Partnership Owner Phone: (931) 619-3635</p>	<p>Quote Name: 29 Public Square Columbia</p> <p>Order Number: 343 Quote Number: 19804004 Order Type: Installed Sales Wall Depth: Payment Terms: Tax Code: COMMINSTALL Cust Delivery Date: None Quoted Date: 7/30/2025 Contracted Date: Booked Date: Customer PO #:</p>

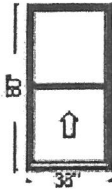
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Line #	Location:	Attributes
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10 PAINTED

Pella Reserve, Traditional Single Hung, 38 X 80, Classic White

Qty
9



PK #
2212

1: Non-Standard SizeNon-Standard Size Single Hung, Equal
Frame Size: 38 X 80
General Information: Standard, Luxury, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Painted, Standard Enduraclad, Classic White
Interior Color / Finish: Prefinished White Paint Interior
Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs
Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Cam-Action Lock, Satin Nickel, WOCD (ASTM F2090), No Limited Opening Hardware, No Sash Lift, No Integrated Sensor
Screen: No Screen
Performance Information: U-Factor 0.29, SHGC 0.28, VLT 0.53, CPD PEL-N-232-01141-00001, Performance Class CW, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, FPA FL14341, STC 28, OITC 24, Clear Opening Width 34.625, Clear Opening Height 35.562, Clear Opening Area 8.550932, Egress Meets minimum clear opening and 5.7 sq.ft
Grille: No Grille,
Wrapping Information: EnduraClad® Exterior Trim, Full Frame Replacement, Factory Applied, Brickmould, 1/2" Sill Nose, Brickmould, Brickmould, Factory Applied, Classic White, 4 9/16", 5 7/8", Prep For Stool Three Sided Jamb Extension, Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 236".

Viewed From Exterior

Rough Opening: 38 - 3/4" X 80 - 3/4"

Tip to Tip Exterior Trim Opening:
40 3/8" x 82 3/8"

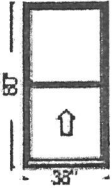
- 03-27-25 - R&R 51-75 Miles Qty 1
- 03-03-25 - R&R Full Frame Qty 20
- 03-19-25 - R&R- R&R Blinds/Curtains Qty 1

Line #	Location:	Attributes	Qty
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15 STAINED

Pella Reserve, Traditional Single Hung, 38 X 80, Classic White

Qty
4



PK #
2212

1: Non-Standard Size Non-Standard Size Single Hung, Equal
Frame Size: 38 X 80
General Information: Standard, Luxury, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Painted, Standard Enduraclad, Classic White
Interior Color / Finish: Provincial Stain Interior
Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs
Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Cam-Action Lock, Satin Nickel, WOCD (ASTM F2090), No Limited Opening Hardware, No Sash Lift, No Integrated Sensor
Screen: No Screen
Performance Information: U-Factor 0.29, SHGC 0.28, VLT 0.53, CPD PEL-N-232-01141-00001, Performance Class CW, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, FPA FL14341, STC 28, OITC 24, Clear Opening Width 34.625, Clear Opening Height 35.562, Clear Opening Area 8.550932, Egress Meets minimum clear opening and 5.7 sq.ft
Grille: No Grille,
Wrapping Information: EnduraClad® Exterior Trim, Full Frame Replacement, Factory Applied, Brickmould, 1/2" Sill Nose, Brickmould, Brickmould, Factory Applied, Classic White, 4 9/16", 5 7/8", Prep For Stool Three Sided Jamb Extension, Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 236".

Viewed From Exterior
 Rough Opening: 38 - 3/4" X 80 - 3/4"

Tip to Tip Exterior Trim Opening:
 40 3/8" x 82 3/8"

03-03-25 - R&R Full Frame Qty 20
 03-19-25 - R&R- R&R Blinds/Curtains Qty 1

Line #	Location:	Attributes	Qty
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20 SILICONE

Installation Sealant, Classic White

Qty
10

PK #
2211

1: Accessory
Frame Size: -1 X -1
General Information: Installation Sealant
Exterior Color / Finish: Painted, Classic White
Interior Color / Finish: Not Applicable Interior
Package: Box 12 Tubes
Wrapping Information: Perimeter Length = 0".

Viewed From Exterior
 Rough Opening:

Line #	Location:	Attributes	
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25	BACKER ROD	3/8" Closed Cell Backer Rod, Length: 150,	<u>Qty</u> 4
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PK # 2211
 1: Accessory
 Frame Size: -1 X -1
 General Information: 3/8" Closed Cell Backer Rod
 Wrapping Information: Perimeter Length = 0".

Viewed From Exterior
 Rough Opening:

Line #	Location:	Attributes	
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30	TAPE	01HM0000 - Pella 3" Pella Installation Tape, 150 ft	<u>Qty</u> 2
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PK # 2211
 1: Pella Parts Catalog
 Pella Parts Selector: Installation Accessories, Single Hung, Installation Tape / Foam / Shims, Pella Reserve, Unhanded, 01HM0000, 3" Pella Installation Tape, 150 ft, 01HM0000,

Viewed From Exterior
 Rough Opening: 10" X 10.5"

Line #	Location:	Attributes	
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35	SHIMS	6-6-2 - Composite Shims (Case - 288)	<u>Qty</u> 1
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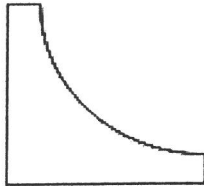
Line #	Location:	Attributes	Qty
40	LIFT	03-31-25 - R&R Lift Per Day	3

Line #	Location:	Attributes	Qty
45	CLIPS	00NM0000 - Pella 8" Installation Clips, qty 100	1

PK # 2211
 1: Pella Parts Catalog
 Pella Parts Selector: Installation Accessories, Single Hung, Installation Clips / Covers, Pella Reserve, Unhanded, 00NM0000, 8" Installation Clips, qty 100, 00NM0000,

Viewed From Exterior
 Rough Opening: 10" X 10.5"

Line #	Location:	Attributes	Qty
50		Wood Products Cove Trim 1, Length: 96, Provincial Stain. Wood Type: Pine	12



PK # 2212
 1: Accessory
 Frame Size: 1 X 1
 General Information: Pine, Cove Trim 1
 Interior Color / Finish: Provincial Stain Interior
 Wrapping Information: Perimeter Length = 0"

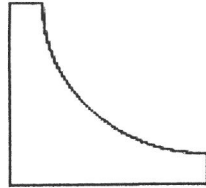
Viewed From Exterior
 Rough Opening:

Line #	Location:	Attributes	Qty
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55

Wood Products Cove Trim 1, Length: 96, Prefinished White Paint. Wood Type: Pine

27



PK #
2212

1: Accessory
 Frame Size: 1 X 1
 General Information: Pine, Cove Trim 1
 Interior Color / Finish: Prefinished White Paint Interior
 Wrapping Information: Perimeter Length = 0".

Viewed From Exterior

Rough Opening:

Thank You For Your Interest In Pella® Products