



The Columbia Historic Zoning Commission will meet on Wednesday, December 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 Kathy Cook for Exterior Alterations approval at [704 Dunnington Street, being Tax Map 100D Group D Parcel 21](#), in the *Columbia West End/West Seventh Historic District*.
 2. Request from TKC Architecture & Engineering for review and recommendation of an overlay map amendment to the *Downtown Columbia Commercial Historic District* concerning property at [810 Woodland Street, being Tax Map 99A Group K Parcel 11](#).
- IV. Other Business
 1. Administrative CoAs
 2. Election of Officers
- V. Adjourn

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

The 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
November 19, 2025

TO ORDER:

Chairperson Autumn Potter called the November 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.

ROLL CALL: Quorum present and included the following:

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

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

2. APPROVAL OF MINUTES:

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

3. New Business

AGENDA ITEM #3.1

Case# 25-0319

Request from Henderick, Inc. for exterior alterations approval at 1122 S. High Street, being Tax Map 100E Group E Parcel 17, Athenaeum Historic District.

Staff Recommendation:

Ms. Potter read the agenda item. Mr. Robert Archibald, Principal Planner, presented the details of the staff report. The applicant is requesting approval to replace a total of three

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November 19, 2025

overhead garage doors with storefront aluminum doors and remove the existing man door on the south elevation. Staff do not believe that the doors are original. Staff is supportive of this proposal, except for the proposed removal of the single man door on the south elevation. He referenced 5.14 (b). Historic Design Guidelines stating that “Door openings shall not be filled in, reduced, or enlarged.”

Discussion:

Mr. Wadley Wright, 2706 Crusen Street, Nashville representing Henderick Construction, Inc, was present to answer questions. Mr. Wright addressed the doors. Mr. Archibald addressed section 5.14 (b) of the Historic Guidelines, non contributing, maintaining and preserving the original structure. The discussion included separate times, original door, requirements, design guidelines, the intent, solid door, storefront door, replacing garage doors, framing in with wood, the plans, and a change in the design comes back to this board. Additional discussion included the riser room, leaving the metal door as is, the door swings in, newer door, and smooth faced metal door. Ms. Potter stated, to recap, the plan is to replace that door with a solid metal door, and the other two garage doors that are to the right of it will be replaced with historic front windows. The window openings will remain the same. On the East elevation, they are replacing the overhead door with storefront. There is no curb cut. Further discussion included the windows, and they are installed. Mr. Shannon moved to approve with the understanding that the final man door will be replaced as a standard steel commercial door. Mr. Nuber seconded the motion. The motion to approve passed seven to zero. Mr. Archibald stated that he will send the Certificate of Appropriateness out tomorrow.

AGENDA ITEM #3.2

Case# 25-0362

Request from Drifter Bay Brewing Co. for exterior alterations approval at 305 W. 11th Street, being located at Tax Map 100E Group E Parcels 18 and 18.01, Athenaeum Historic District.

Staff Recommendation:

Ms. Potter read the agenda item. Mr. Robert Archibald, Principal Planner, presented the details of the staff report. The applicant requests permission to add exhaust vents to the roof and the side, and to construct a wall with siding and an entrance on the north side, as well as walls on the east side, and the south side to enclose a portion of the carport area of the existing structure for operational equipment. He referenced 6.14 Visual Impact and Compatibility, and 7.20 Place Modern Systems and Equipment in Locations that minimize the impact.

Discussion:

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Mr. Jordan Young was present to answer questions. The discussion included the consistent color, trying to match the garage, vent existing on the garage side, internal layout, historic guidelines, the back fence, the pitch of the roof, option one, painting, construction base, screening, and overlay. Mr. Archibald discussed the ordinance context. Mr. Nuber discussed section 7.2 referring to equipment being screened not vents being screened. He also discussed sidewall vents. Mr. Brass stated that he agreed with the assessments. In this case the Commissioners are bound by these guidelines. Mr. Shannon discussed Section 5. Mr. Brass clarified that it does stress not taking away from the character of the building. Further discussion included the galvanize, wires, building the wall in the back, hardie wood, solid door on the inside of the carport, and the vents.

Mr. Shannon asked the reason for using section 7.2 instead of 5. Mr. Archibald explained it being a part of the equipment. Mr. Brass further explained. Additional discussion included the component, roof mounted, more clarity, and not viewing it as a piece of equipment. Mr. Lawrence moved to approve with the recommendation. Mr. Brass asked that he be clear. The word recommend would not give staff a lot to say. Mr. Archibald stated that he has confidence in the Board's decision and their presenting a motion that is clear. Ms. Fisher moved to approve as presented with vents on the east and west side of the building unscreened, and the walls on the carport building on the condition that the door is painted to blend with the siding. Mr. Hooten seconded the motion. The motion to approve passed seven to zero. Mr. Archibald stated that he will have the COA approval tomorrow.

AGENDA ITEM #3.3

Case# 25-0302

Request from Marlin Allen Lentz for exterior alterations approval at 222 W. 7th Street, located at Tax Map 99A Group J Parcel 42, Downtown Commercial Historic District.

Staff Recommendation:

Ms. Potter read the agenda item. Mr. Robert Archibald, Principal Planner, presented the details of the staff report. He stated that the existing roof, which has been damaged, is currently a standing seam copper roof. This replacement will involve a change in material. The Romanesque Revival style church is a brick-framed structure with flanking towers on the south elevation and a coursed ashlar cut limestone foundation. Both towers have corner buttresses, a pyramidal tin roof, and arched openings. The side elevations bays are separated by buttresses and three bays wide with stained glass memorial windows set in arched openings with brick, voussoirs and center keystones. Staff is supportive of this proposal as presented. Staff recommended approval.

Discussion:

**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 25-0424

APPLICANT/PROPERTY OWNER

Kathy Cook/John Simmons

HEARING DATE

December 17, 2025

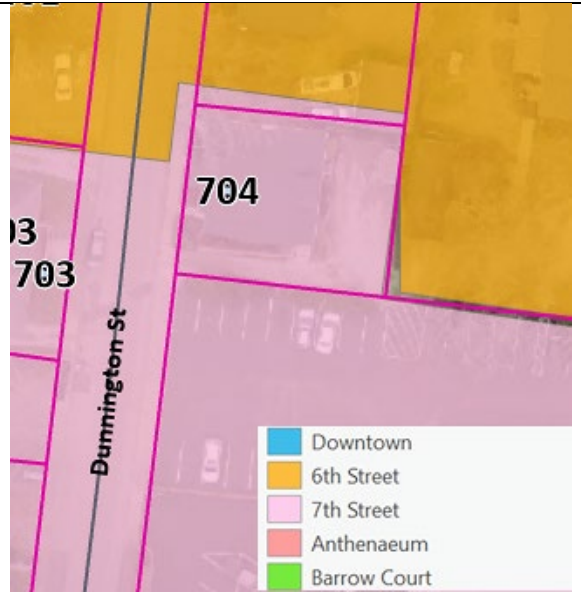
PROPERTY ADDRESS/LOCATION

704 Dunnington Street

PROJECT DESCRIPTION: Exterior Alterations/Additions

The applicant requests Certificate of Appropriateness to enclose the side porch, add windows and a door.

Specifically, the applicant is requesting approval to enclose the side porch located on the south side of the structure and match existing brick to existing cladding. Additionally, the applicant is proposing to add a total of three (3) aluminum-clad wood windows and one (1) wooden exterior door.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
CD-4C	CHRISTIAN NON-PROFIT	RESIDENTIAL/COMMERCIAL	EXTERIOR ALTERATIONS/ADDITIONS	7 th Street

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>J.M. Roberts House, Pregnancy Centers of Middle Tennessee, Minimal Traditional; Tudor Revival, c. 1947, Recommended eligible (W. 6th Street and Mayes Place)</i>

Proposed Alterations

Exterior modifications: Alterations and additions (door and windows)

Historic District Design Guidelines Referenced:

Staff reviewed the request for consistency with the *City of Columbia Historic Design Guidelines* for the exterior alterations and additions. Staff comments follow in the next section.

4.14 Design New Window Openings to be as Inconspicuous as Possible

- b. New openings shall be designed to be compatible with the scale and proportions of the building as well as established patterns of fenestration. The placement of new openings shall harmonize with the rhythm of existing openings.
- c. New openings shall be designed to be compatible with existing openings. New openings shall be scaled to fall within the range of heights and widths of existing window openings.
- d. Simple designs shall be used for new openings. Elaborate treatment of new openings creates a false sense of history and is prohibited.

4.18 Minimize the Appearance of New Door Openings

- a. New door openings shall be limited to minimally visible secondary elevations or the rear elevation. Cutting new openings into the façade or highly-visible secondary elevations is prohibited.
- b. New openings shall be designed to be compatible with the scale and proportion of the building and existing door openings. New openings shall generally be at the same height as existing openings to maintain visual consistency.

4.21 Use Discretion when Screening or Enclosing Porches

- a. Open porches on the façade and highly-visible secondary elevations shall be retained. Visible porches at the rear of secondary elevations may be screened. Non-visible porches on secondary elevations and porches on rear elevations may be screened or enclosed.
- b. When screening or enclosing a visible porch, elements such as columns, railings, and ornamentation shall be retained to maintain spatial relationships. Removal of character-defining features to screen or enclose a porch is prohibited.
- c. Maximize transparency in the enclosure. Porches shall be screened or enclosed using the minimum number of vertical and horizontal framing members necessary. Vertical and horizontal members shall be aligned with existing porch elements to minimize their visual impact.

6.1 Location, Additions

- a. Additions shall be located on the rear elevation or at the rear of secondary elevations to minimize their appearance from the right-of-way.
- b. Additions shall be located so that they do not damage, obscure, or require removal of character defining features of the original building.

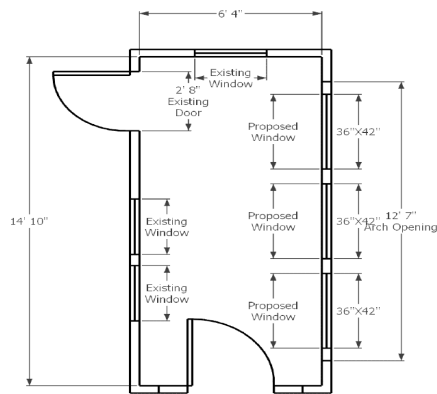
- c. Additions shall be located to maintain a setback consistent with the character of the district. Additions shall not substantially alter the relationship of open to occupied space on a lot.

6.2 Visual Impact and Compatibility

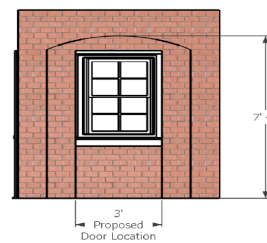
- a. Original buildings shall be maintained as the primary dwelling. Reorienting a building to use the addition as the primary entry is not appropriate.
- b. Additions shall be compatible with the size, scale, setback, and massing of the original building.
- c. Additions shall be visually compatible with and subordinate to the original building. Additions shall be scaled so that they do not visually diminish the original building. Additions that exceed 1/3 of a building's existing square footage shall be avoided.
- f. Traditional materials or alternative materials that are compatible with the original building in scale, profile, finish, and texture shall be used when visible from the right-of-way.
- g. Door and window openings shall conform to the proportions, size, and rhythm of openings on the original building.

Staff Analysis:

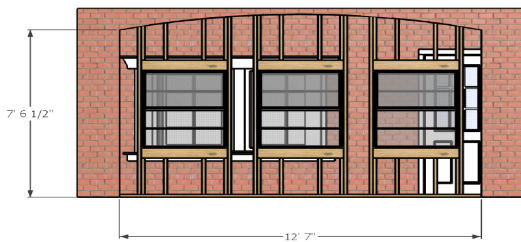
The applicant is requesting a Certificate of Appropriateness to enclose an existing open side porch on the south side of the structure with wall construction and brick cladding. Additionally, the applicant is proposing the addition of three (3) new windows on the south elevation of the newly enclosed porch and a new entry door on the front façade of the newly enclosed porch.



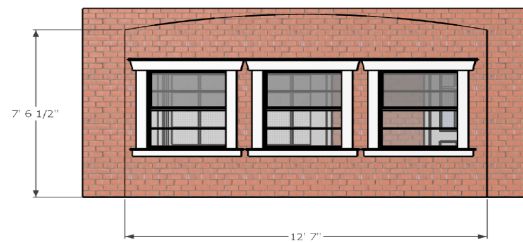
PLAN VIEW



FRONT VIEW



SIDE VIEW



The building at 704 Dunnington was converted into a commercial structure at an unknown time and has been used for commercial purposes since at least 1998. It was originally built as a residence in 1947 and features architectural styles of Minimal Traditional and Tudor Revival.

The Minimal Traditional was more a building type than a true architectural style. These structures emerged as a transition form established bungalow and period cottage forms to early ranch homes. Loosely based on the Tudor Revival style of the 1920s and 1930s, it is a relatively small, one-story building often with a predominant front facing gable section or gabled covered entry, echoing Tudor features. Rather than the steeply pitched roof of its Tudor predecessor, the Minimal Traditional roof pitch was low or intermediate with closed eaves and rake.¹

One notable element of the Tudor Revival style identified by staff is the segmented arched openings around the front entry, the side porch entry facing west, and the arched opening on the south side of the structure. Side-entry porches are common in this architectural style, as are arches that often feature in door surrounds or entry porches.



The applicant has presented a proposal to enclose the porch, which includes the addition of new windows on the south elevation and a new entry door on the west elevation. During the review of this submission, staff observed that the arched entryways to the existing side porch will be removed during construction. Staff cannot support this change, as these arches are integral to the architectural style of the original home. Removing these features would detract from the historical context of the structure and compromise its connection to the Tudor Revival style in which it was originally built.

The door option, as noted in the illustration that the applicant has proposed is similar in style and glazing configuration, and can be supported.

Staff finds that the applicant’s proposal, as presented, does not meet the Historical Guidelines. Particularly in relation to the cited sections below:

4.14 Design New Window Openings to be as Inconspicuous as Possible

- b. New openings shall be designed to be **compatible with the scale and proportions of the building as well as established patterns of fenestration.** The placement of new openings shall harmonize with the rhythm of existing openings.



¹ <https://www.historycolorado.org/minimal-traditional>

- c. New openings shall be designed to be compatible with existing openings. New openings shall be scaled to fall within the range of heights and widths of existing window openings.

4.21 Use Discretion when Screening or Enclosing Porches

- b. When screening or **enclosing** a visible porch, elements such as columns, railings, and **ornamentation** shall be retained to maintain spatial relationships. Removal of character-defining features to screen or enclose a porch is prohibited.

6.1 Location, Additions

- b. Additions shall be located so that they do not damage, obscure, or **require removal of character defining features of the original building.**

6.2 Visual Impact and Compatibility

- g. Door and window openings shall conform to the proportions, size, and rhythm of openings on the original building.

Recommendation: N/A

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].

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.

Project: Enclosing Side Porch

704 Dunnington Street Columbia TN

Materials List

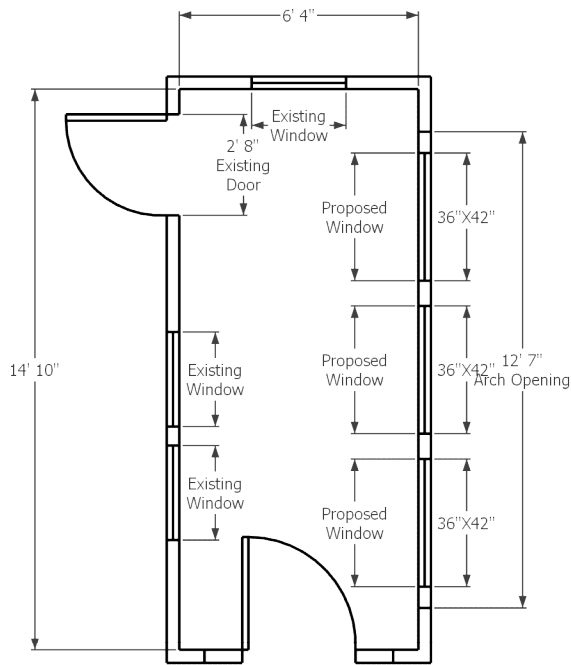
Brick – Matching existing brick of exterior building

Door – 1 side Door (entrance) Material – Wood

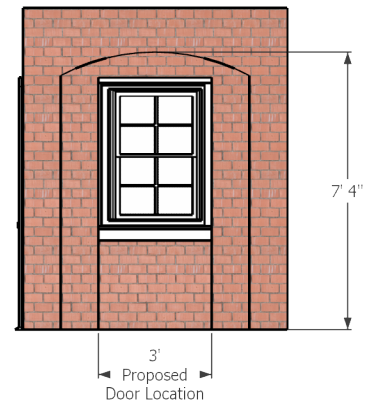
Windows – 3 Windows Material – aluminum clad wood interior

The image shows a full-length view of a wooden front door. The door is made of light-colored, knotty alder wood. At the top, there is a window with six rectangular panes arranged in two rows of three. Below the window is a horizontal wooden bar. The lower portion of the door features a vertical panel with a recessed rectangular area. On the left side of the door, there are two circular holes, likely for a handle or lock mechanism. The wood grain and knots are clearly visible throughout the door.

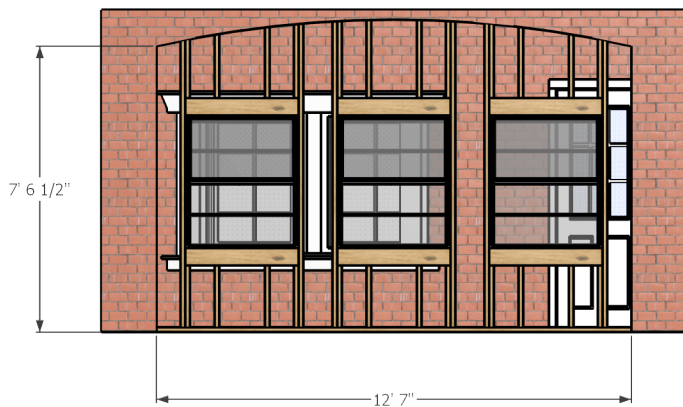
**Unfinished Rustic
knotty alder
Solid Wood
Single Pre-hung
Front door**



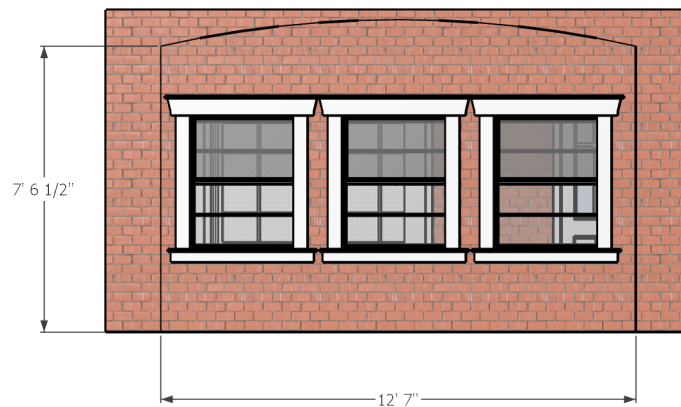
PLAN VIEW



FRONT VIEW



SIDE VIEW



Site Plan

requesting waver of site plan

No changes to pipes, water run off or ground work

CONTACT INFORMATION

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

DOCKET/CASE/APPLICATION NUMBER

CA 25-0425

APPLICANT/PROPERTY OWNER

Kristen Newton/Rick Salisbury

HEARING DATE

December 17th, 2025

PROPERTY ADDRESS/LOCATION

810 Woodland Street

PROJECT DESCRIPTION: Petition to incorporate into the existing Downtown Commercial Historic District.

The applicant requests consideration for 810 Woodland Street to be incorporated into the existing Downtown Commercial Historic District.

This property is adjacent to others within the District. The applicant has supplied information demonstrating the historical significance of the structure and property for the Historic Commission's review in support of the designation.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
CD-5	VACANT STRUCTURE	COMMERCIAL	HISTORICAL DESIGNATION	DOWNTOWN COMMERCIAL

STAFF RECOMMENDATION N/A

APPROVE

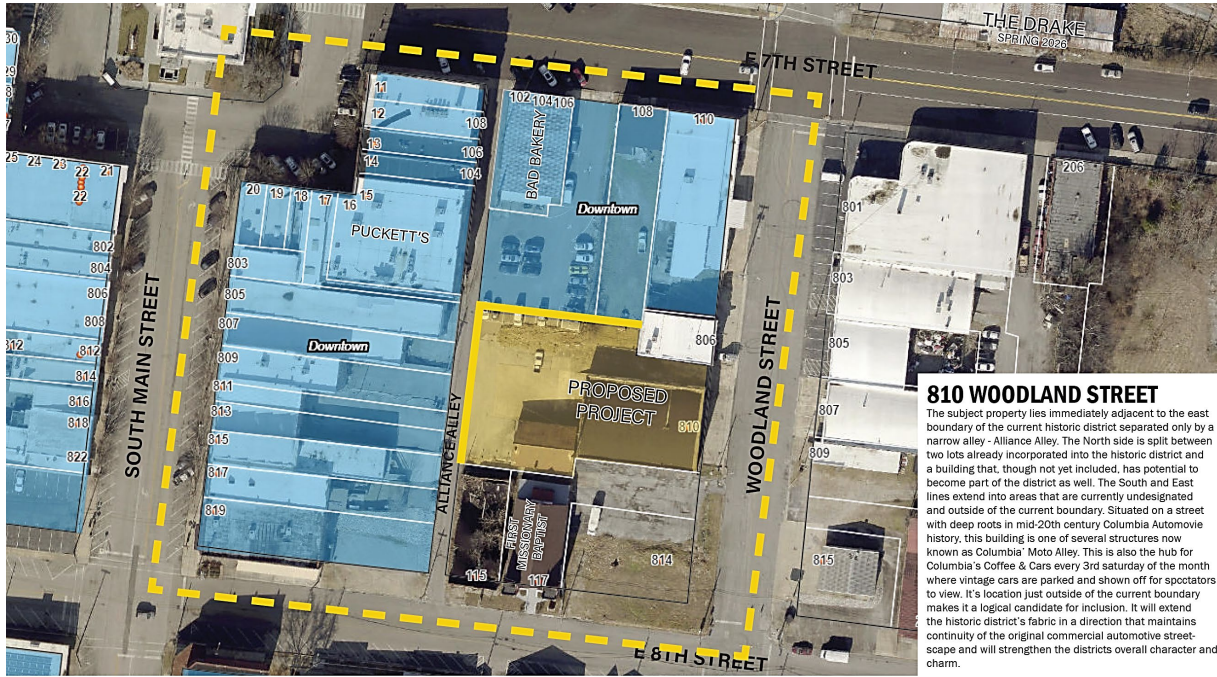
APPROVE WITH CONDITIONS

DENY

Review Status and History:	
<i>Submission Status:</i>	N/A
<i>Previous Approvals:</i>	N/A
<i>2024 Historic Inventory:</i>	N/A

Staff Commentary

The applicant is petitioning the Historic Commission to recommend designation of 810 Woodland Street into the historical overlay of the Downtown Commercial Historic District. Along with this request, the applicant has provided documentation of historical connection of this property to the boundaries of this district for consideration.



810 WOODLAND STREET
 The subject property lies immediately adjacent to the east boundary of the current historic district separated only by a narrow alley - Alliance Alley. The North side is split between two lots already incorporated into the historic district and a building that, though not yet included, has potential to become part of the district as well. The South and East lines extend into areas that are currently undesignated and outside of the current boundary. Situated on a street with deep roots in mid-20th century Columbia Automovie history, this building is one of several structures now known as Columbia 'Moto Alley'. This is also the hub for Columbia's Coffee & Cars every 3rd saturday of the month where vintage cars are parked and shown off for spectators to view. It's location just outside of the current boundary makes it a logical candidate for inclusion. It will extend the historic district's fabric in a direction that maintains continuity of the original commercial automotive street-scape and will strengthen the districts overall character and charm.

This property was not captured in the 2024 Historic Inventory for the City of Columbia, as it was not recognized as part of the district. Therefore, a formal historic nomination was not completed as part of the inventory. The building, as represented by the applicant, was built circa 1930. Upon staff review, the building is typical of 20th-Century Commercial construction. ¹*Early Twentieth-Century Commercial structures are generally one to five stories, with flat or slightly pitched roofs. Often constructed of blond or light-colored brick, these buildings have very little ornamentation other than some decorative brickwork along the cornice or parapet. In some of the smaller towns, 20th century commercial structures retain some elements of 19th century commercial structures.*

Additionally, the applicant has presented information connecting the property to the Automotive History of Columbia as referenced in these photo illustrations.



¹ <https://www.historycolorado.org/early-twentieth-century-commercial>

As recently as 2024, the City of Columbia contracted with a group to perform an update to the city's historical inventory. This property was not captured. Staff **supports** the request to incorporate 810 Woodland Street into the Commercial Downtown Historic District, on the **condition that the applicant provide a technical inventory of this property and submit this inventory as part of the final submittal before the City Council.**

Following are the review criteria and steps for this process for reference by this Commission.

§ 8.5.12.F Historic District Designation

1. The Historic Commission shall undertake an ongoing survey with the corporate limits of the City to identify neighborhoods, areas, sites, property, structures and objects that have historic, community, architectural, or aesthetic importance, interest, or value. Before the Historic Zoning Commission shall, on its own initiative nominate any Historic District, develop a plan for completion of a survey of the entire City.
 - a. Explanation of the significance or lack of significance of the nominated Historic District as it relates to the criteria for designation.
 - b. Explanation of the integrity or lack of integrity of the nominated Historic District.
 - c. Proposed Design Guidelines required by Section § 8.5.12.F.3, for applying the criteria for review of Certificates of Appropriateness to the nominated Historic District.
 - d. The relationship of the nominated Historic District to the ongoing effort of the Historic Zoning Commission to identify and nominate all potential areas, properties, and Structures that meet the criteria for designation.
 - e. Recommendations as to appropriate Permitted Uses, Uses Permitted Subject to Limited Development Standards, Conditional Uses, height and area regulations, minimum Dwelling size, Floor area, Sign Regulations, and parking regulations necessary or appropriate to the preservation of the nominated Historic District.
 - f. A map showing the location of the nominated Historic District.
 - g. In the case of a nominated area or property found to meet the criteria for designation as a Historic District.
 - 1) The significant exterior architectural features or the nominated Historic District that should be protected.
 - 2) The types of construction, Alteration, demolition, and removal, other than those requiring a Building Permit or Demolition Permit, which are subject to review for appropriateness pursuant to Section 8.5.13.
2. In order for an area or property to be considered for nomination as a Historic District, such must be found to meet one or more of the following criteria:
 - a. That is associated with an event that has made a significant contribution to local, state or national history.
 - b. That is associated with the lives of persons significant in local, state or national history.
 - c. That is a Structure, or contains Structures or groups of Structures, which embody the distinctive characteristics of a type, period of method of construction, or that represent the work of a master, or that pose high artistic value, or that represent a significant and distinguishable entity whose components may lack individual distinction.



CITY OF COLUMBIA, TENNESSEE
HISTORIC ZONING COMMISSION
STAFF REPORT

- d. That it has yielded or may be likely to yield archaeological information important in history or prehistory.
- e. It is listed on the National Register of Historic Places.

This Commission is tasked with making a favorable or non-favorable recommendation to the Planning Commission for designation of the property into the Downtown Historic District, which will then be heard by the City Council for final review and decision.

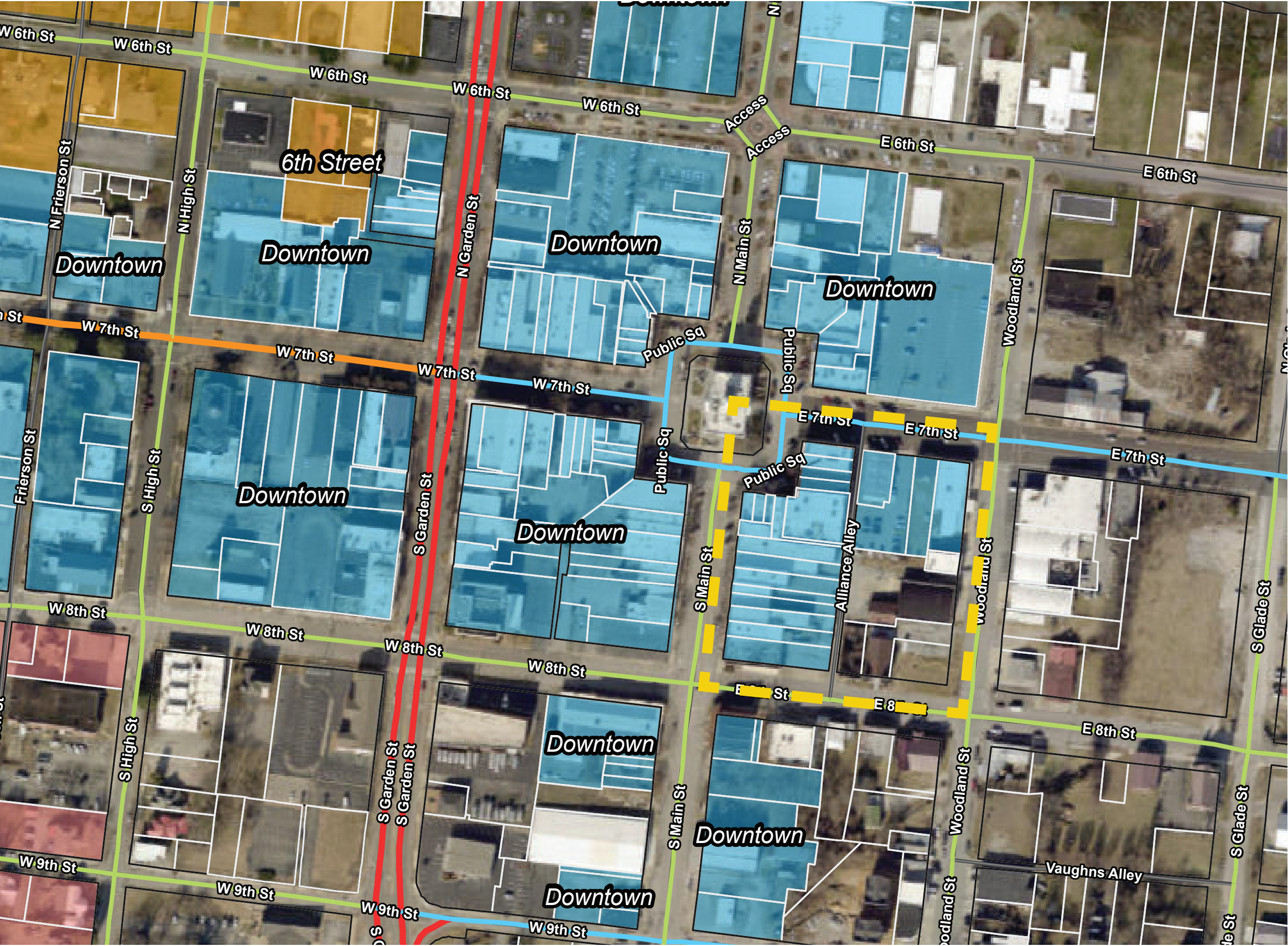


TAC

ARCHITECTURE / INTERIORS / CIVIL SITE

DOWNTOWN ZONING

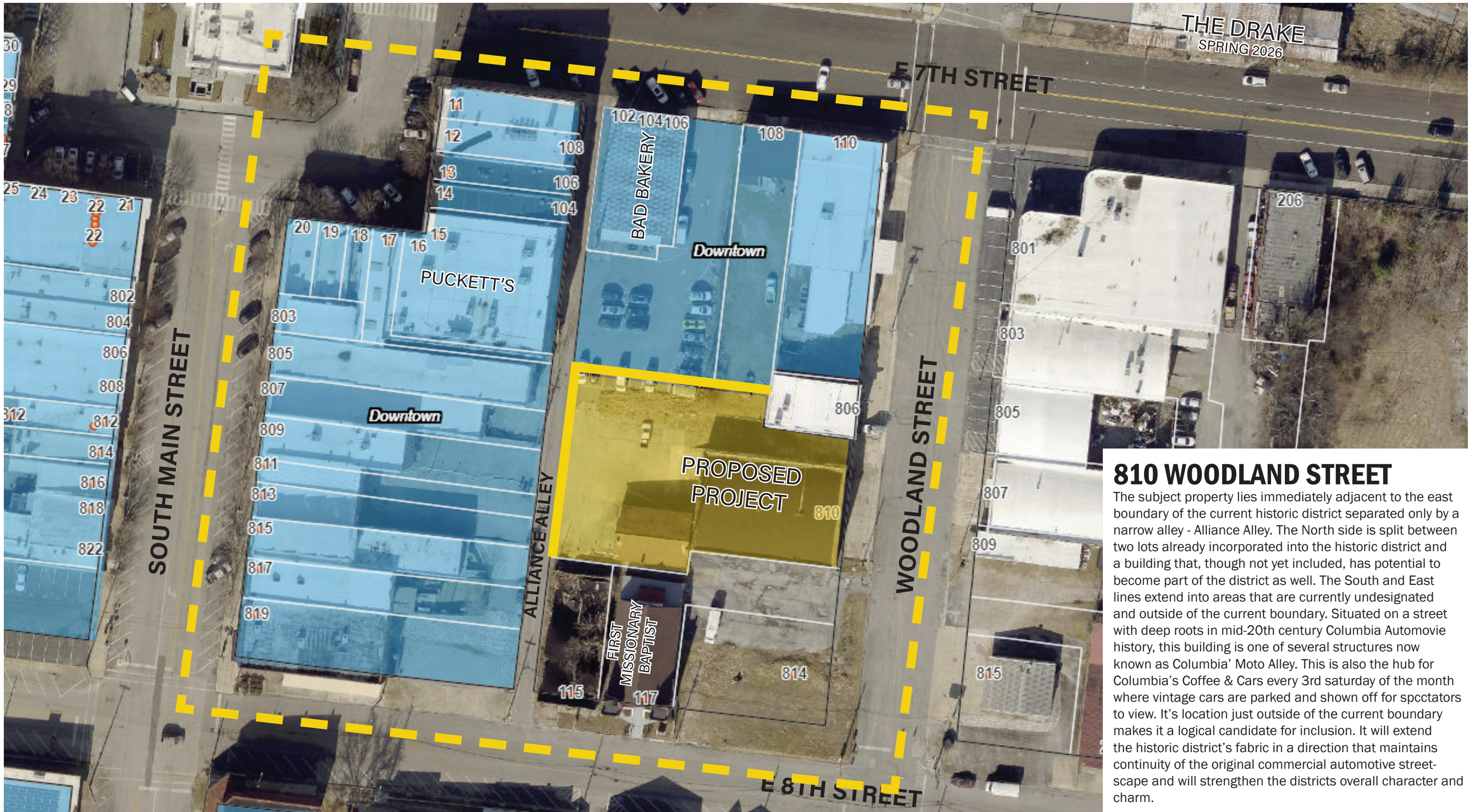
Since its founding, the city of Columbia has long recognized the importance of preserving the rich architectural and cultural heritage of its downtown and surrounding neighborhoods. With the establishment of the Commercial Historic Downtown District, encompassing multiple blocks around the Maury county courthouse and the public square, the city wished to preserve the character of their commercial buildings ranging from the 1820s- mid 20th century. The Historic district maintains the cohesive sense of place, the rhythm of the street-scape, and the cultural memory of the community embedded in its built environment. The city's preservation vision emphasizes that these historic resources serve as the foundation of a vibrant downtown, offering heritage, commerce, and civic life in one contiguous story.



ARCHITECTURE
INTERIORS
CIVIL SITE

STRAP TANK BREWERY
810 WOODLAND STREET
COLUMBIA, TN 38401

A01
HISTORICAL SUBMISSION
11-17-2025



810 WOODLAND STREET

The subject property lies immediately adjacent to the east boundary of the current historic district separated only by a narrow alley - Alliance Alley. The North side is split between two lots already incorporated into the historic district and a building that, though not yet included, has potential to become part of the district as well. The South and East lines extend into areas that are currently undesignated and outside of the current boundary. Situated on a street with deep roots in mid-20th century Columbia Automovie history, this building is one of several structures now known as Columbia' Moto Alley. This is also the hub for Columbia's Coffee & Cars every 3rd saturday of the month where vintage cars are parked and shown off for spcctators to view. It's location just outside of the current boundary makes it a logical candidate for inclusion. It will extend the historic district's fabric in a direction that maintains continuity of the original commercial automotive street-scape and will strengthen the districts overall character and charm.



ARCHITECTURE
 INTERIORS
 CIVIL SITE

STRAP TANK BREWERY

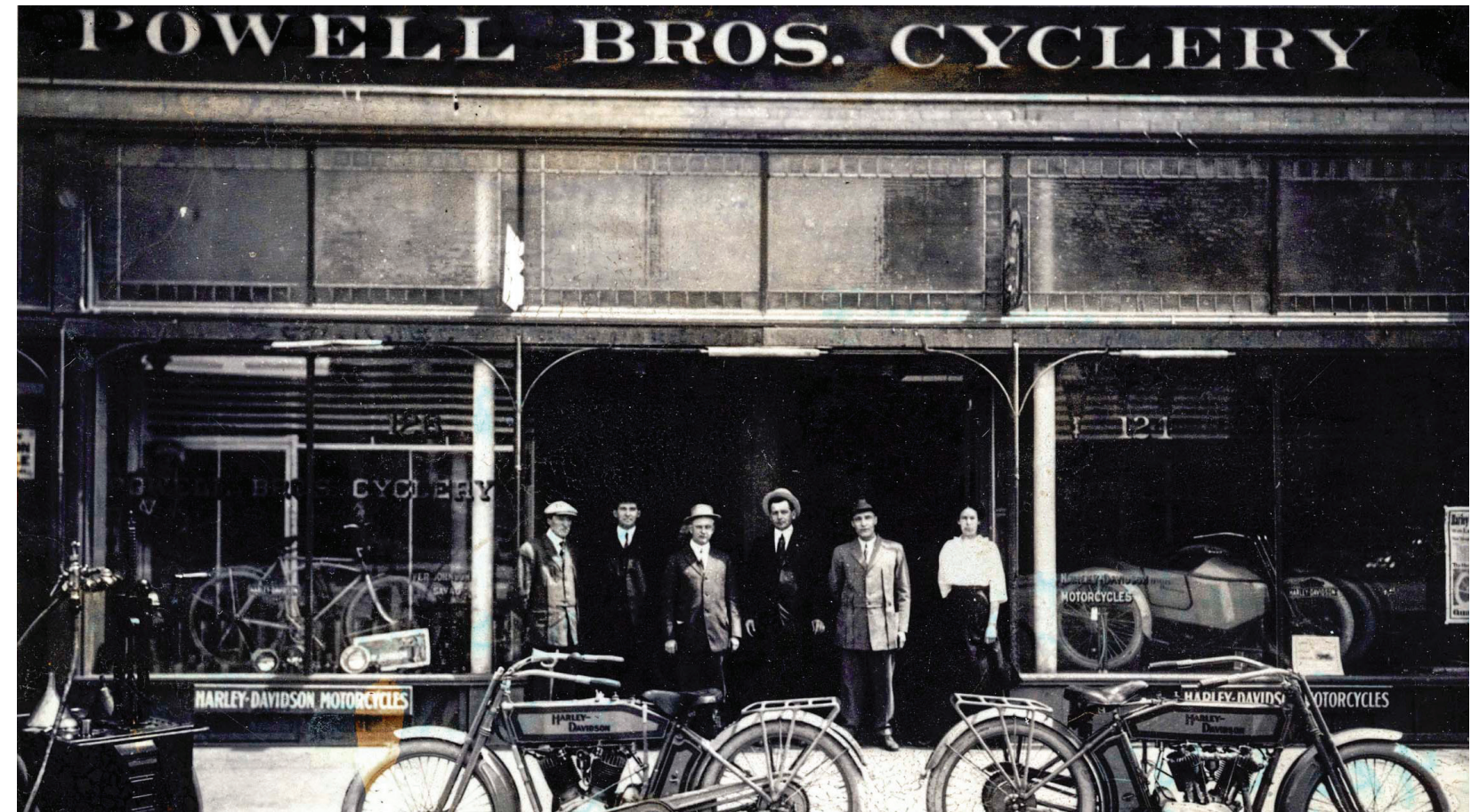
810 WOODLAND STREET
 COLUMBIA, TN 38401

A02
 HISTORICAL SUBMISSION
 11-17-2025



VINTAGE VEHICULAR DEALERSHIPS & THEIR ARCHITECTURAL FEATURES

In the early decades of the 20th century through the 1950s, the rising popularity and usage of motor vehicles brought a distinct architectural typology to many American downtowns and motor-service corridors. Bold storefront display windows to showcase the newest models, a generous entrance, transom lights for additional daylighting, broad plate-glass panes, and timely signage (marquee, bands, and blades), were all architectural components that depicted the commercial and especially large good mercantile usages. Upper parapets often displayed distinctive signage either painted or affixed, and later highlighted with Neon tubing. Facades were often brick and accented by contrasting trim or decorative panels. Windows were often large and sized to not just display vehicles but to allow day lightings to penetrate into the sales floor. All dealerships with internal showrooms also possessed larger drive-in bays, service access and large openings for product movement with separated motor dealerships from other commercial buildings. In short, the architectural language of early Motor-vehicular dealerships is characterized by a mix of the maximization of showroom transparency at the street level, service functionality at the side and rear, and strong horizontal and vertical signage. Acknowledging and preserving these character defining features is key when adapting such buildings in a historic district context.



ARCHITECTURE
INTERIORS
CIVIL SITE

STRAP TANK BREWERY

810 WOODLAND STREET
COLUMBIA, TN 38401

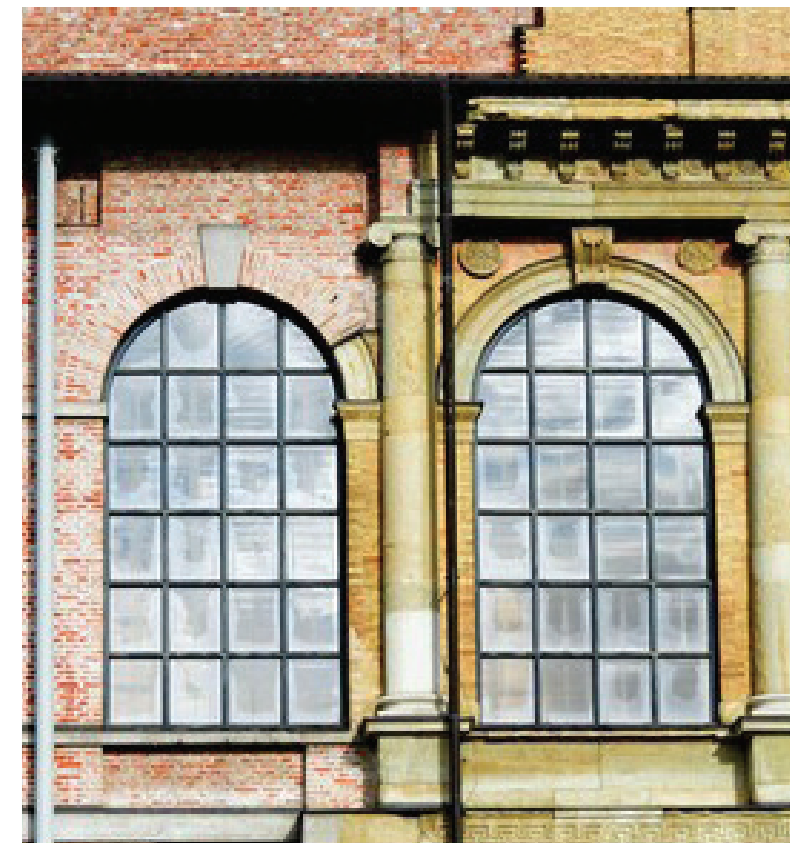
A03

HISTORICAL SUBMISSION
11-17-2025



INTERATIONAL PRECEDENT POST WAR GERMANY'S NEW CONSTRUCTION AND ADAPTIVE DESIGN

In Germany, historic-structure preservation has increasingly embraced a philosophy of “new insertion” rather than an exact replication of the past. Post World War II, German municipal architects weighed the importance of honoring the past and rebuilding. New infill or adaptive reuse construction often does not attempt to reproduce every detail but instead echoes the key character-defining architectural features of the original context- the shape/proportion and placement of windows, the rhythm of bays, cornice lines, and storefront openings - while allowing contemporary materials and forms to express the building’s new purpose. For example, in the Altes-Pinokotek in Munich, the destruction caused during the war necessitated renovation. The new portion illustrates the window openings and pattern but with modernized materials. Brick detailing is minimized to simple lines and simple extrusions and brick color is a contrasting color to set itself apart from the original design. The building still “feels” appropriate in scale, rhythm, massing, and ironically- the style. By applying this approach in Columbia, new construction or adaptive reuse on historic sites can achieve a respectful balance: honoring historic character without resorting to mimicry, thereby reinforcing the sense of continuity in the district while also allowing the building to compete with modern uses.



ARCHITECTURE
INTERIORS
CIVIL SITE

STRAP TANK BREWERY

810 WOODLAND STREET
COLUMBIA, TN 38401

A04
HISTORICAL SUBMISSION
11-17-2025



COLUMBIA'S AUTOMOTIVE HISTORY

The 1930s and 40s witnessed the emergence of Columbia's Automotive related commercial development lining particular corridors of the city, often clustered together and forming automotive districts. These corridors included dealerships, service garages, parts supply stores, warehouses, and showrooms, each aligned with the auto-age economy and contributing to recognizable architectural archetypes. All have some form of tall parapets, transoms, large storefront display windows, painted or illuminated signs (especially neon), large service bays and distinctive brick work. Within Columbia this can be found in only a handful of surviving buildings. By recognizing and preserving this group of buildings and their historic uses, the city affirms the importance of its automotive heritage as part of the larger commercial and transportation history of Columbia.



E 7th St and Woodland, now Columbia Motor Alley and hub for Columbia's Cars and Coffee. The grand opening of Dowling Chevrolet was in 1947.



912 South Main Street Exterior of Adwell Motors opened in 1948 photo c. 1967 with Mustangs and Cougars on display. Now surrounded by Columbia's historical district .



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Exterior of the Ellis Chrysler Plymouth Dodge dealership c. 1957 on N Main St. Now a lot used for off street parking and civic event space



Exterior of Carlton Buick on N Main St. in the Fry Bros. building c. 1946. Carlton is also a Frigidaire appliance dealer. This is the current Police Dept. headquarters downtown.



ARCHITECTURE
INTERIORS
CIVIL SITE

STRAP TANK BREWERY

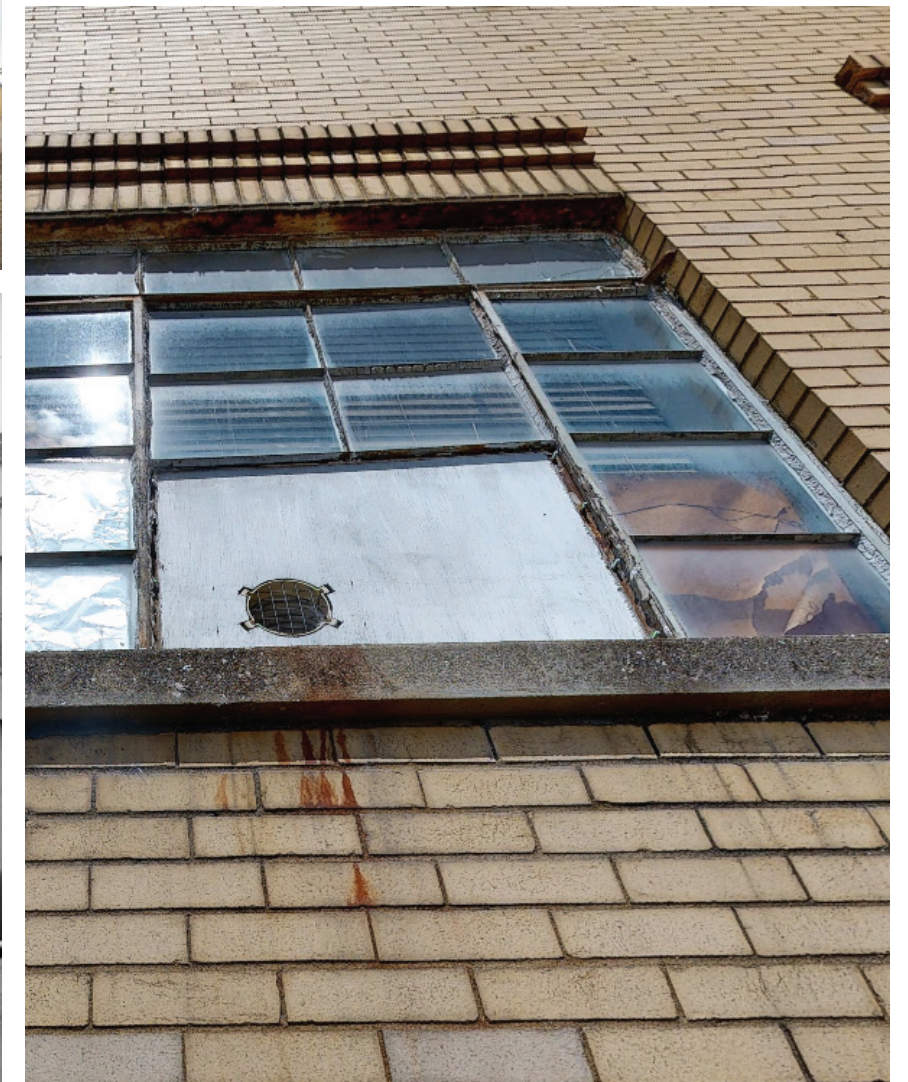
810 WOODLAND STREET
COLUMBIA, TN 38401

A06
HISTORICAL SUBMISSION
11-17-2025



PROGRESSIVE DETERIORATION OF 810 WOODLAND

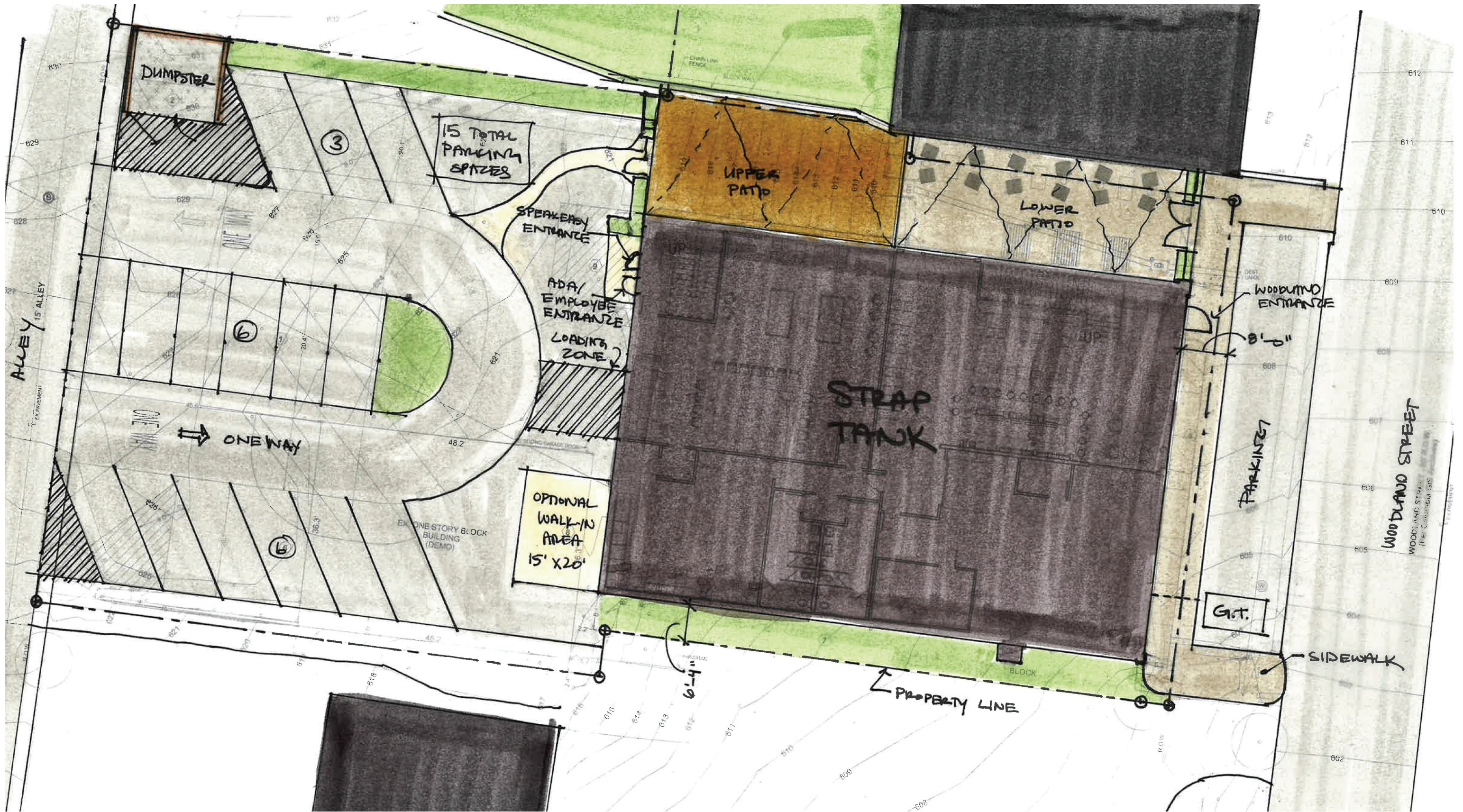
Built as a dealership and showroom for Lincoln Mercury in the late 1930s, over time, the building has fallen into disrepair and currently requires substantial renovation and rehabilitation to restore it to its aesthetic integrity as well as updating to modern building and energy codes. The original facade was constructed in yellow brick where the difficulty of replacing with an exact match is seen in the patched area about the front door. The building retains much of its original massing and showroom frontage. The Large plate glass windows have long since been boarded up but still show the original frame and trim. This offers an opportunity for restoration of some of its key features and reuse in a manner respectful to its history.



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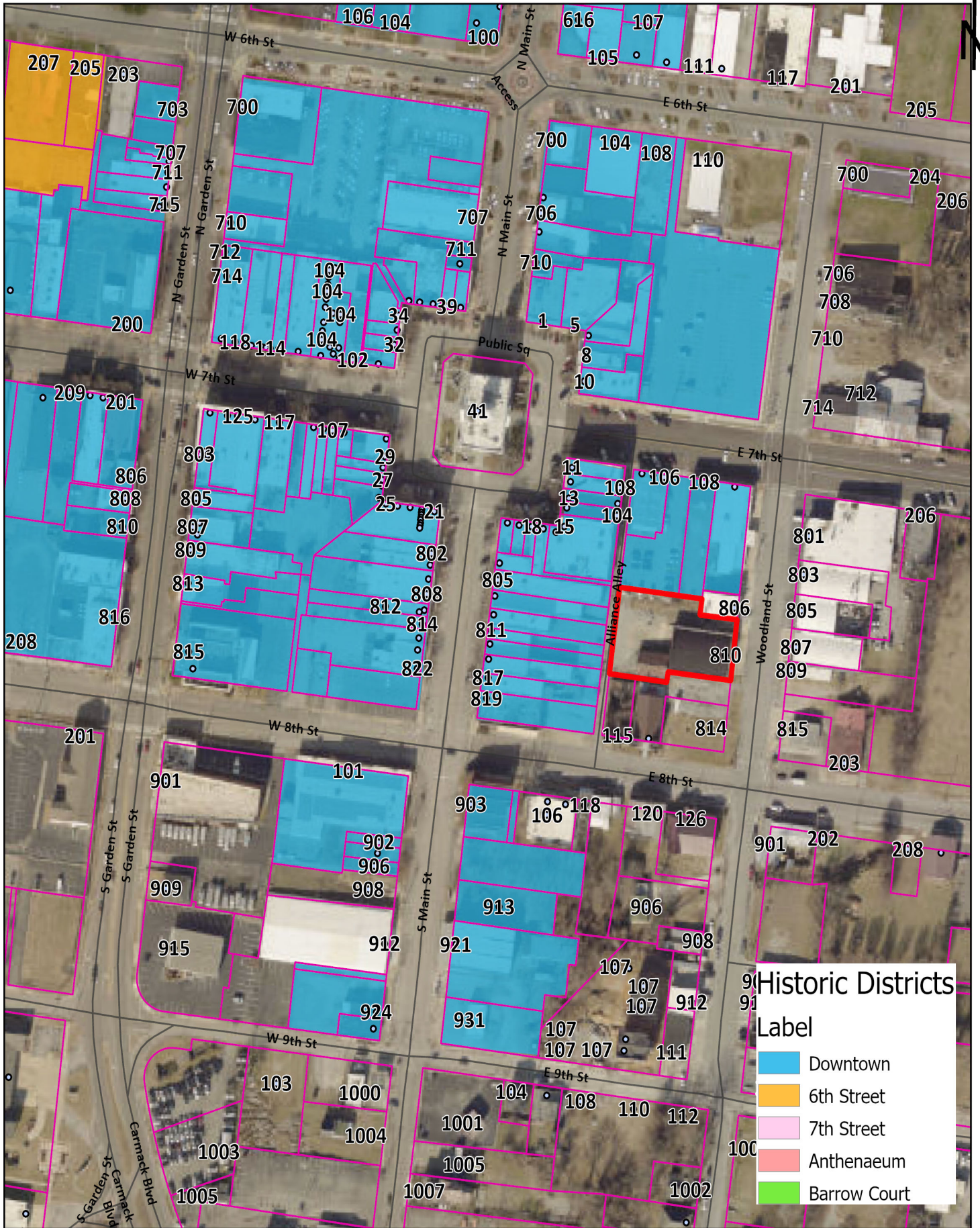


ARCHITECTURE
 INTERIORS
 CIVIL SITE

STRAP TANK BREWERY

810 WOODLAND STREET
 COLUMBIA, TN 38401

A08
 HISTORICAL SUBMISSION
 11-17-2025



Case #25-0425
 810 Woodland St.
 Tax Map 99A Group K Parcel 11



Historic Zoning Commission Certificate of Appropriateness

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

PROJECT LOCATION: 809 S Garden St

HISTORIC DISTRICT: Downtown

	OWNER INFORMATION:	APPLICANT INFORMATION:
NAME	West Family Revocable Living Trust Malcolm G West Jr & Julia C West Co-Trust	Butch West
ADDRESS	1516 Williamsport Pike Columbia, TN 38401	2527 Country Club Lane Columbia, TN 38401
PHONE		(931) 698-5972
EMAIL	butch.west@gmail.com	BUTCH.WEST@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 type="checkbox"/> New Sign	<input type="checkbox"/> Revision to Existing Sign	<input type="checkbox"/> Sign
<input type="checkbox"/> _____	<input checked="" type="checkbox"/> Secondary Façade Siding	<input type="checkbox"/> _____

CONDITIONS OF APPROVAL: Approved as submitted

- Clean and seal exposed brick with approved water-based sealer
- Clean and repaint trim with the same color
- Replace rotten wood siding on secondary elevation with cementitious siding
- Repair rotten wood on soffit @ 813 S Garden and repaint same color

UNAPPROVED/SPECIFICALLY EXCLUDED WORK:

DATE OF HISTORIC ZONING COMMISSION ADMINISTRATIVE **APPROVAL**/DENIAL: WEDNESDAY, NOVEMBER 12, 2025

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: 28 Public Sq.
HISTORIC DISTRICT: Downtown

	OWNER INFORMATION:	APPLICANT INFORMATION:
NAME	Walker Family Limited Partnership	Woven Collective LLC
ADDRESS	804 S Main St PO Box 647 38402	28 Public Square
	Columbia, TN 38401	Columbia, TX 38401
PHONE	(931) 388-2937	(931) 797-8446
EMAIL	STEPHENFW@AIM.COM	ABBY@WEARWOVEN.CO

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

- Door graphic 8" in height and 24" in width not to exceed 13.6% coverage displaying the name of the business



UNAPPROVED/SPECIFICALLY EXCLUDED WORK:

DATE OF HISTORIC ZONING COMMISSION ADMINISTRATIVE **APPROVAL**/DENIAL: 12/5/2025

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.