



The Columbia Historic Zoning Commission will meet on Wednesday, March 18, 2026 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 Kristen Newton for Exterior Alterations approval at [810 Woodland Street, being Tax Map 99A Group K Parcel 11](#), *Downtown Commercial Historic District*.
2. Request from Steven F. Walker for Exterior Alterations at [27 Public Square, being Tax Map 99A Group J Parcel 15](#), *Downtown Commercial Historic District*.
3. Request from Agynes Chrzan for approval concerning construction of a new residential structure at [715 West 7th Street, being Tax Map 100C Group B Parcel 8](#), *West Seventh/West End Historic District*.

IV. Other Business

1. Administrative CoA's

V. Adjourn

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

The 2026 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
December 17, 2025

TO ORDER:

Acting Chairperson Robert Archibald, Principal Planner, called the December 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. James Shannon

Absent were: Mr. George Nuber
Ms. Autumn Potter

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

2. APPROVAL OF MINUTES:

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

3. New Business

AGENDA ITEM #3.1

Case# 25-0424

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.

Staff Recommendation:

City of Columbia
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Mr. Archibald read the agenda item. Mr. Archibald, Principal Planner, presented the details of the staff report. The applicant requests a Certificate of Appropriateness to enclose the side porch, add windows and a door. Staff looked at the Historic District Design Guidelines. 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. Staff observed the arched entryway to the existing side porch will be removed during construction as proposed by the applicant. Staff cannot support this change. The proposal does not meet the Historical Guidelines. The removal of the arch opening will be detrimental.

Discussion:

Ms. Kathy Cook stated that they don't have any intention of removing any arches. They planned to fill in. Mr. Archibald thanked Ms. Cook for the clarification. Mr. Archibald stated that he didn't know that the arch was not proposing to be removed. If the arch inside remains fully intact staff support this request. Mr. Shannon inquired if staff were supporting the filling in of the arch way. Mr. Archibald stated that staff can support the request based on the fact that the applicant is not removing the arch way. They are altering, the detail will remain, the arch will be similar there is a section in our guidelines that refers to enclosed doors and windows, but it speaks specifically to maintaining the architectural feature. To retain integrity of the design. Mr. Hooten asked if the front door would be inset as well and bricked. Ms. Cook stated yes. Ms. Fisher stated there are two arches on the porch, and we are building on the porch. Ms. Cook stated yes. Ms. Fisher asked if they were filling in both arches. Ms. Cook stated "yes". Ms. Fisher asked how do you get to the doors if the arches are filled in. Further discussion included the door will be within the arch, walking up the stairs, the windows will be inset on the south side, the door that was presented was a square door, and the only distinguishing feature left are the bricks. Mr. Lawrence asked if there were any functional reasons for the changes that are being proposed. Ms. Cook stated "no", that "they have run out of room". Mr. Archibald stated that he would like to note on guideline 6.2, page 5 of the staff report it states that "Door and window openings shall conform to the proportions, size, and rhythm of openings on the original building. "

"They are not removing the defining brick that distinguish the archway." Additional discussion included the archway; the arches will still maintain their ability, the ordinance 4.15b, and 4.15.d. Mr. Shannon moved to deny the request. Mr. Lawrence second the motion. Mr. Brass asked Mr. Shannon to state the reason for his denial request. Mr. Shannon stated "4.15 b, and 4.15 d" and he gave the description. Ms. Fisher asked, "is staff concurring with this". Mr. Archibald stated that staff do not have a recommendation, it is fully on the Commission. The motion passed to deny five to zero. The discussion included guidelines, alterations, you can't do anything to the arch, adding on to the rear of the facility, schedule meeting, windows, and verbiage in the Historic Guidelines.

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AGENDA ITEM #3.2

Case# 25-0425

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.

Staff Recommendation:

Mr. Archibald read the agenda item. Mr. Robert Archibald, Principal Planner, presented the details of the staff report. The applicant requests consideration and recommendation for 810 Woodland Street to be incorporated into the existing Downtown Commercial Historic District. The 810 Woodland Street property lies immediately adjacent to the east boundary of the current historic district separated only by a narrow alley. The review criteria and steps for this process were discussed.

Discussion:

Ms. Kristen Newton, with TKC Architect and Engineering, was present to answer questions. Ms. Lucas asked if staff knew what reason was that this property wasn't included. Mr. Archibald stated that he was not aware. They stopped the boundary at a certain point, and this property was not included in the inventory. Ms. Fisher asked if this building is on the National Register. Mr. Archibald stated "no". Ms. Fisher asked why not consider going all the way down East 8th Street and picking up the other structures. That way to her it would clean it up and keep anyone from asking in the future why did you not come down to this property. Mr. Archibald discussed the plans of the inventory being brought to the Commission. Mr. Archibald recommendation if this is approved, request a formal Historic Survey. Ms. Fisher asked if they were willing to do this. Ms. Kristen Newton with TKC, stated that they are willing to do this. Ms. Fisher asked if the company has the expertise to do that. Ms. Newton stated that she wanted to ask what that process would be, because they had not done that before. Mr. Archibald stated that typically it is done by a Historic Preservationist, and they use the state guidance, or Tennessee Historic Guidance. It is a physical survey/inventory of the property. Mr. Shannon referenced the TN Historic Guidance online. Mr. Shannon moved to approve with the condition of a Historical Survey being done to confirm age and liability as a historic structure in the Downtown District. Mr. Archibald asked him to include as a condition that it needs to be presented before the City Council. Mr. Shannon stated that his recommendation for approval would also include the survey to determine the value of the Historic structure, approval of the Planning Commission and final approval by the City Council to add that to the overlay for Historical Guidance. Mr. Hooten seconded the motion. The motion to approve passed five to zero. Mr. Archibald stated that he would be sending documents to Ms. Newton.

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5. Other Business

1. Administrative CoA's

Mr. Archibald gave the details of the two CoA's.

The 809 S Garden Street, secondary façade siding. This was approved.

The 28 Public Square. This was for a new sign. This was a door graphic 8" in height and 24" in width not to exceed 13.6% coverage displaying the name of the business.

Mr. Archibald thanked Ms. Lucas for her service. This is her last meeting.

Each applicant terms were passed out.

Election of Officers:

Mr. Shannon nominated Ms. Autumn Potter, Chairman, seconded by Mr. Hooten. The motion passed five to Zero.

Vice-Chair- Mr. Shannon nominated Mr. George Nuber as Vice-Chair with a second by Ms. Fisher. The motion passed five to zero.

Mr. Archibald thanked everyone for their service, and dedication to the Board.

5. ADJOURNMENT:

Mr. Shannon made the motion to adjourn the meeting with Mr. Lawrence seconding the motion. The motion to adjourn passed five to zero. The meeting adjourned at 4:49 P.M.

Historical Zoning Commission Chairperson	Date
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CONTACT INFORMATION

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

DOCKET/CASE/APPLICATION NUMBER

CA 26-0060

APPLICANT/PROPERTY OWNER

Kristen Newton/Rick Salisbury

HEARING DATE

March 18th, 2026

PROPERTY ADDRESS/LOCATION

810 Woodland Street

PROJECT DESCRIPTION: Exterior alterations/renovations

The applicant is requesting a Certificate of Appropriateness for approval of exterior alterations and renovations to the existing structure located at 810 Woodland Street.

More specifically, the applicant is proposing the replacement of existing windows with appropriately replicated window systems and has provided multiple design options for the front façade. The proposal also includes masonry repair utilizing salvaged brick where feasible, along with the replacement of deteriorated building elements using materials and detailing consistent with the structure's historic context and the surrounding neighborhood character.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
CD-5	VACANT STRUCTURE	COMMERCIAL	EXTERIOR ALTERATIONS/RENOVATION	DOWNTOWN COMMERCIAL

STAFF RECOMMENDATION: N/A

Review Status and History:

Submission Status:

N/A

Previous Approvals:

N/A

2024 Historic Inventory:

Columbia Lincoln-Mercury Inc. Warehouse, circa 1949 20th-Century Commercial, recommended eligible. Currently, Paper Pulleys Inc.

Proposed Alterations

Exterior alterations/renovation

Historic District Design Guidelines Referenced:

Staff reviewed the request for consistency with the *City of Columbia Historic Design Guidelines* for the exterior alterations/renovation. Staff comments and HZC Guideline references follow in the next section.

Staff Analysis

The applicant is requesting approval for exterior alterations and renovations to the structure located at 810 Woodland Street. The property was recently recommended by this Commission for inclusion in the Downtown Commercial Historic District and forwarded to the Planning Commission and City Council for ratification. The City Council approved its inclusion on March 12, 2026, upon second reading.



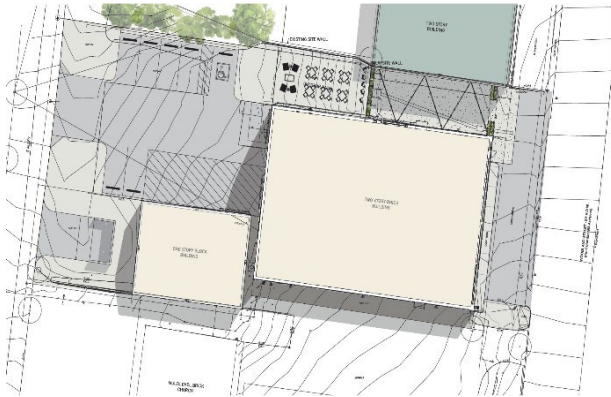
This property was captured in the 2024 Historic Inventory for the City of Columbia and is recommended eligible. The building, as represented by the applicant, was built circa 1930. Upon staff review, the building is typical of 20th-Century Commercial construction. ¹*Early Twentieth-Century Commercial 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. There are numerous changes being proposed by the applicant regarding this structure and proposed new use.



Below, please find the staff analysis relating to the proposed changes as well as analysis of all proposed elevations that has been provided by the applicant.

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

Site Analysis



The property is currently vacant and was previously occupied by Paper Pulleys, Inc., where it was used for the manufacturing of machinery components. The applicant proposes to rehabilitate and update the site to accommodate a new commercial use. Proposed improvements include the addition of on-site parking, construction of an upper-level deck supported by a structural wall, and installation of a cast-iron fence with a formal entrance along Woodland Street to meet the operational needs of the new business.

Al fresco dining is encouraged as important functions that promote the vibrancy of the district. When added to the site as decks, the HZC Guidelines require the area to be located at the rear elevation or on the roof and screened from view as appropriate.² **The applicant has addressed these requirements in their site design.** The supporting wall for the upper-level outdoor seating is proposed as poured concrete with stucco finish. The introduction of retaining walls in front yards where none existed historically is generally discouraged. In cases where new retaining walls are approved, they shall be constructed of stone, brick, or textured block. Poured concrete (unless precedent exist in the area) and wood timbers shall be prohibited.³ The applicant is proposing to tie this wall into an existing poured concrete wall on the property line located to the north of the alley that separates the two properties. This proposal of a poured concrete wall meets the requirements of the above section relating to “**unless precedent exist in the area**” and is **supported by staff**.



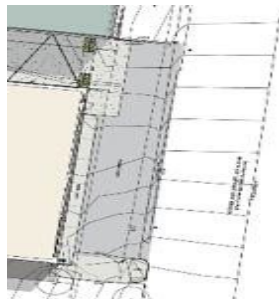
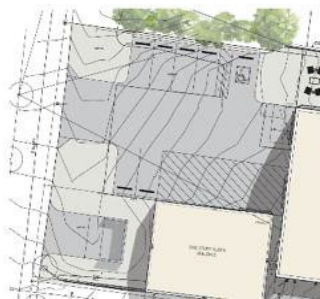
Additionally, the applicant has presented a design plan which introduces a cast-iron entrance and fence separating the open area below the deck from the street frontage at Woodland Street. Traditional materials such as brick, stone, **cast iron**, and wood shall be used for new fences, gates, and walls visible along the street wall in front and side yards to maintain the continuity of the area. Textured block may be appropriate in some areas. Railroad ties, unfinished lumber, and poured concrete are not appropriate and shall be avoided.⁴ The proposed cast-iron fencing and entrance proposed by the applicant meets the criteria outlined above and is also **supported by staff**.

² Historic Zoning Guidelines Section 7.14 (b & c)

³ Historic Zoning Guidelines Section 7.7 (f)

⁴ Historic Zoning Guidelines Section 7.8 (b)

The proposed parking area located at the rear of the structure and at street level along Woodland Street is addressed in the Historic Design Guidelines as a Best Practice (encouraged/discouraged) rather than a strict requirement, but also aligns with the Zoning Ordinance. The applicant's submitted design includes landscaping and site configuration elements that appear to meet the intent of **Section 7.15**. If approved, the site will undergo additional staff review during the development phase to ensure compliance with applicable standards. At this time, staff finds the **initial design acceptable and is supportive of the proposal as presented.**



(B) PARKING AREAS

7.15 EMPLOY SENSITIVE DESIGNS WHEN DELINEATING NEW PARKING AREAS

- a. Locating private and public parking lots in inconspicuous areas such as the rear of a building is strongly encouraged.
- b. Visually screening parking areas from the right-of-way by a planting strip or brick wall in line with the block face is encouraged. If screening is used on a corner lot, both streets should be screened.
- c. Using pervious surfaces where appropriate to minimize water runoff onto adjacent areas is encouraged.
- d. Avoiding large expanses of parking surfaces by providing adequate landscaping islands and buffers is encouraged.
- e. Clear pedestrian access and crossings should be provided.
- f. Incorporating pedestrian-scaled, shielded lighting to promote a safe environment is encouraged.
- g. Design public and private parking structures to be compatible with existing architecture in scale, size, massing and form to minimize negative impacts to the district. Designs for new parking structures shall meet guidelines for new construction.

String lighting is proposed as a lighting feature for the open-air, street-level entrance from Woodland Street to provide illumination for this area. While not specifically addressed in the Historic Design Guidelines, string lighting has typically been found to be inappropriate within historic districts. The Guidelines provide criteria for Building Lighting, Sign Lighting, and Parking Area Lighting; however, they do not explicitly address this type of fixture.⁵ The proposed lighting does not appear to outline the building façade or highlight signage. Staff recommends that the Commission consider this analysis when making a determination regarding the appropriateness of the proposed lighting.

Architectural Analysis

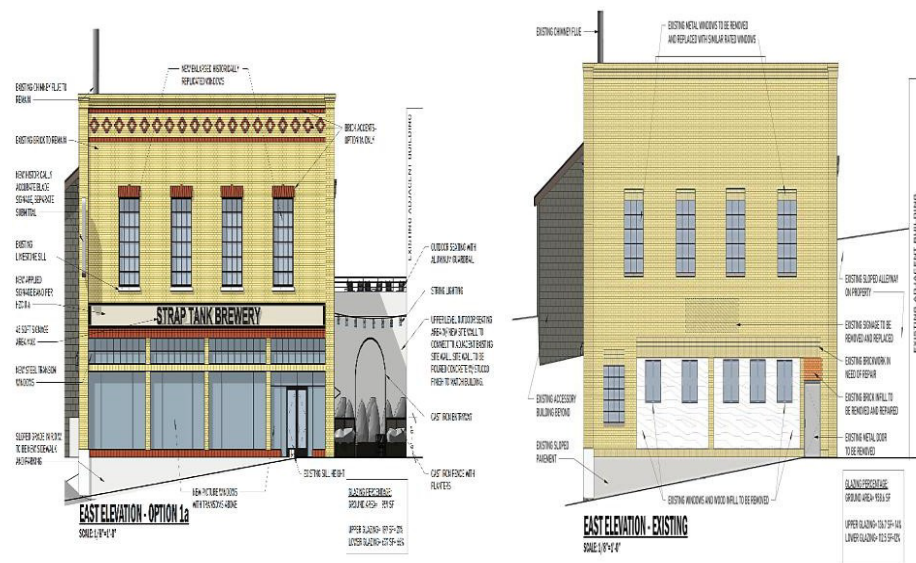
The applicant has submitted three separate front elevation options for the Commission's consideration. In addition, the North, South, and West elevations have been provided for review. Staff commentary and relevant Guideline references are included below. Each elevation will be addressed individually to ensure a clear and thorough representation of the proposal for the Commission's consideration.

HZC Guideline Refs:

3.2, 3.4, 3.9, 3.10, 3.11 (Universal Guidelines)
5.8 (Ext. Walls & Exposed Foundations)
5.10, 5.12 (Commercial Storefronts)
5.13, 5.14, 5.15 (Storefront Entries & Doors)
5.16, 5.17 (Storefront Windows & Transoms)
5.18, 5.20, 5.21, 5.22 (Secondary Windows & Doors)
7.7, 7.8, 7.15 (Site & Setting)

⁵ Historic Zoning Guidelines Sections 7.15, 7.19, & 8.7

Changes presented on this elevation are as follows:



Strap Tank Brewery – Option 1a

This elevation introduces accent brick along the cornice, above the upper story windows, and above and below the new storefront windows. These additions tie it into other Strap Tank franchise locations while also maintaining the building's historic character. The addition of the transom windows and enlarged storefront enhances transparency, increases natural light, and better showcases interior activity to enliven the streetscape. Focusing these enhancements on the primary facade reflects the owner's preference to add greater architectural interest to the building.

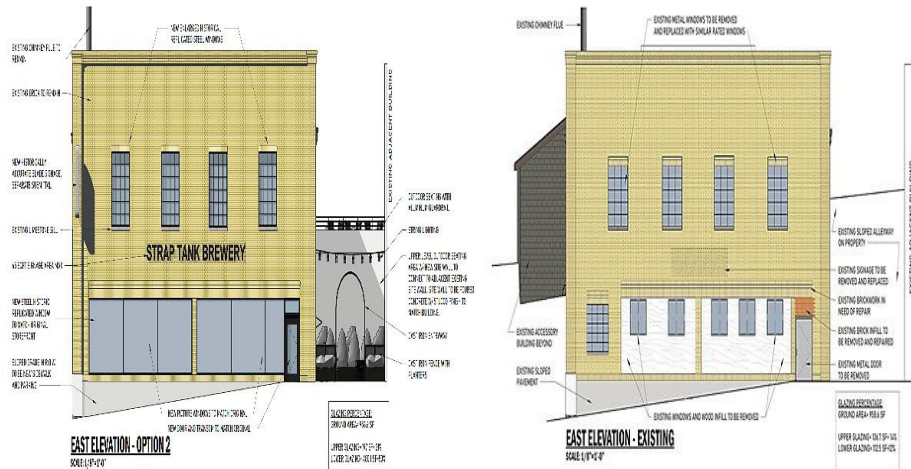
- Brick accents (design/color change at cornice & color change at upper-story and mid-story rowlock, and foundation).
- Removal of the smaller grid window on the left enlarging the opening to allow for installation of a new picture window and transom.
- Removal of existing windows and wood infill and for installation of new picture windows and multi-grid transom for storefront.
- Removal of metal door and installation of storefront entry door, sidelights, and multi-grid transom.
- Repair of brickwork above door and along rowlock above lower-level windows.
- Removal of metal windows on upper-story and installation of enlarged similarly rated and configured windows.



STRAP TANK BREWERY - OPTION 1b

By using the visual precedents of local contemporaries, the new renovations can pay homage to this site’s automotive history while updating the existing facade to its proposed adaptation. This proposed elevation retains the original structural form, parapet height, and window bay rhythm of the original elevation while introducing larger upper-story windows and expanded storefront windows on the ground floor for maximum daylighting and visibility—keeping consistent with other contemporary Columbia-era showrooms. Enlarging the storefront on the ground floor will reveal the interior uses just like other mid-century displays. The brickwork, cornice line, and vertical sign-band zones are preserved and restored in their original location. Where existing brick is removed to enlarge window openings, the salvaged brick will be carefully cleaned and reused as infill material where needed elsewhere on the facade, ensuring material continuity and minimizing waste. Any replacement brick will be custom-matched and stained to minimize color drift. New transom window dimensions will preserve the integrity of the original brick cornice. New signage will be mounted in the historic vertical signage field, referencing the size and type of the original “Columbia Lincoln Mercury Inc” signage with thoughtful enhancement. This building’s significance within the city’s automotive heritage supports its inclusion in the historic district.

- Removal of the smaller grid window on the left enlarging the opening to allow for installation of a new picture window and transom.
- Removal of existing windows and wood infill and for installation of new picture windows and multi-grid transom for storefront.
- Removal of metal door and installation of storefront entry door, sidelights, and multi-grid transom.
- Repair of brickwork above door and along rowlock above lower-level windows.
- Removal of metal windows on upper-story and installation of enlarged similarly rated and configured windows.



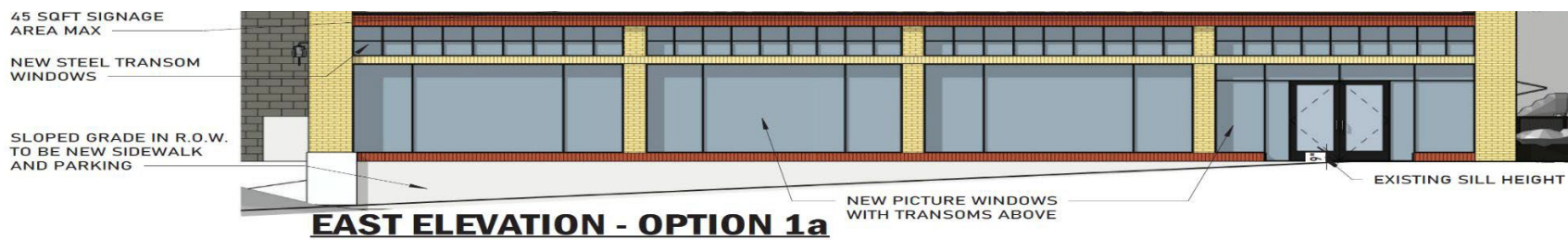
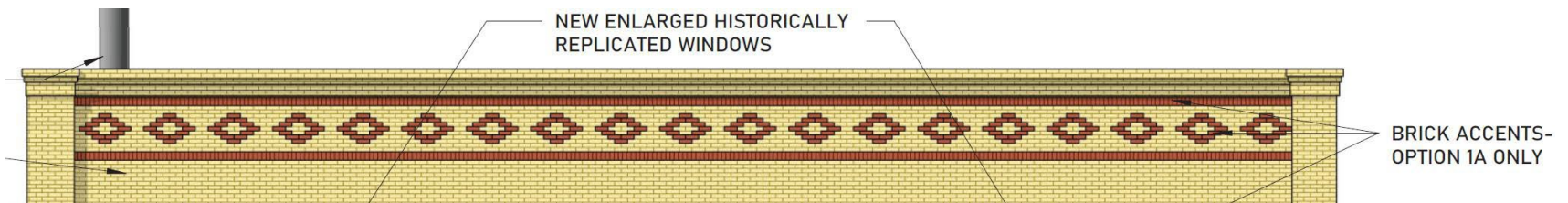
STRAP TANK BREWERY - OPTION 2

Similar to Option 1a, the street-level storefront draws from the visual precedents of local contemporaries while respecting the original storefront windows. The proposed storefront rebalances the facade by removing the offset office window and continuing the original lines to create a more uniform display, better showcasing the new interior use. Enlarging the street-level storefront windows creates a more balanced composition and aligns the facade with the shopfront proportions commonly found throughout most historic downtown districts.

- Removal of the smaller grid window on the left enlarging the opening to allow for installation of a new picture window.
- Removal of existing windows and wood infill and installation of new picture windows for storefront.
- Removal of metal door and installation of new storefront door and transom to match original.
- Repair of brickwork above door and along rowlock above lower-level windows.
- Removal of metal windows on upper-story and installation of enlarged similarly rated and configured windows.

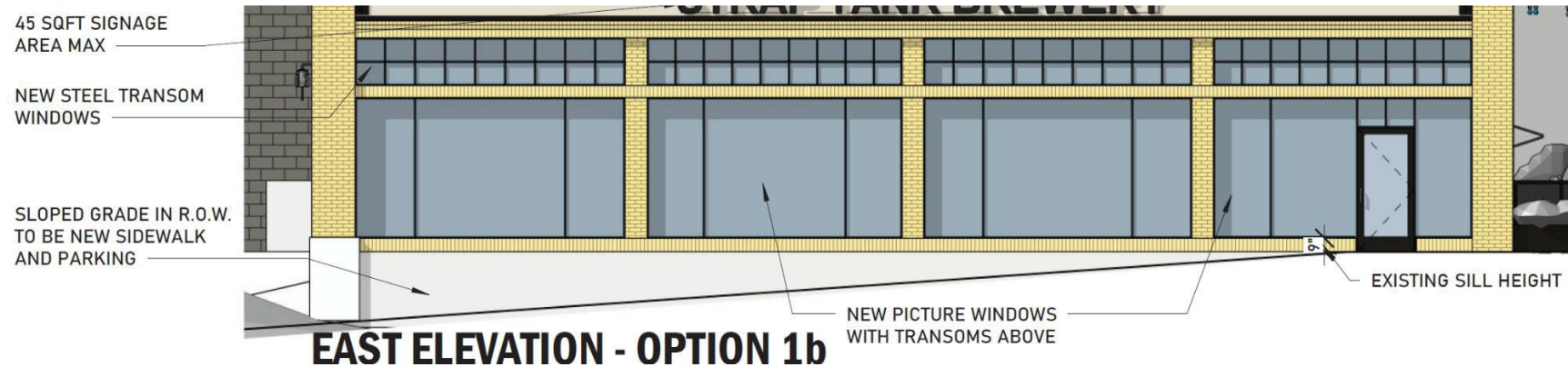
Staff Commentary on Elevations

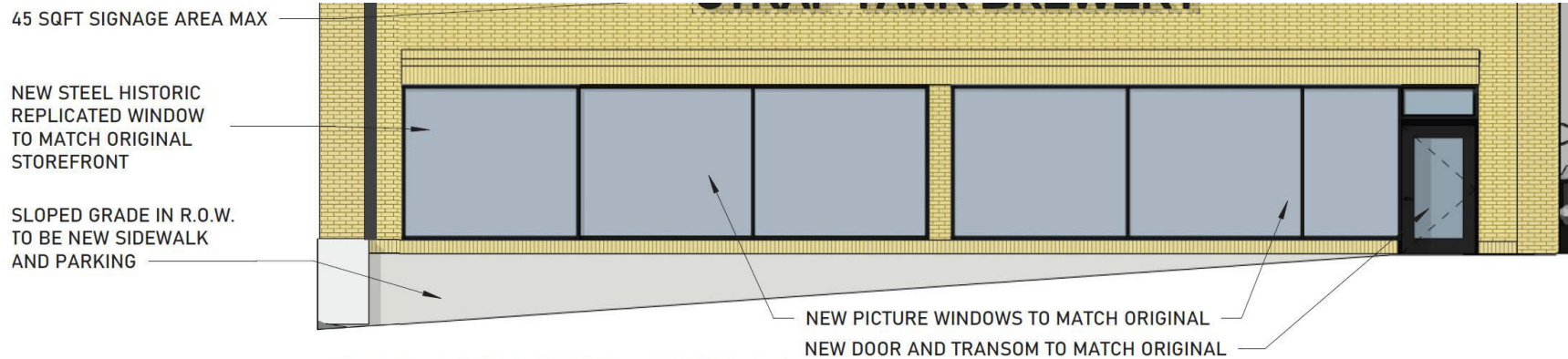
The submitted elevations are largely consistent in overall composition; however, each reflects distinct modifications to the building's primary (front) façade. To assist the Commission in its review, staff has provided annotated illustrations highlighting each proposed change. These graphics are intended to isolate the specific alterations and facilitate evaluation of how each element aligns with the applicable Historic Design Guidelines.





CITY OF COLUMBIA, TENNESSEE
HISTORIC ZONING COMMISSION
STAFF REPORT

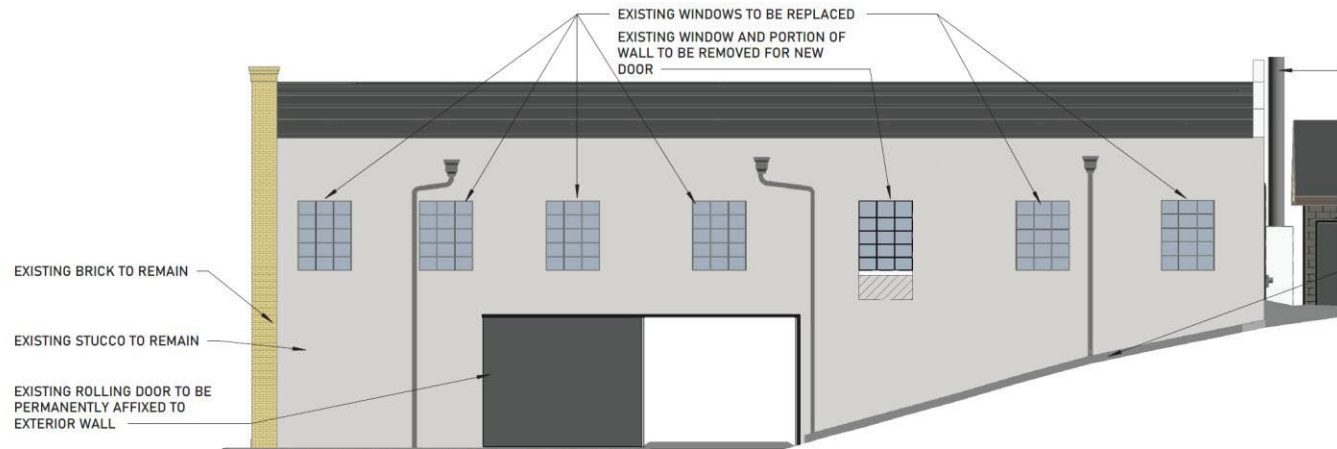




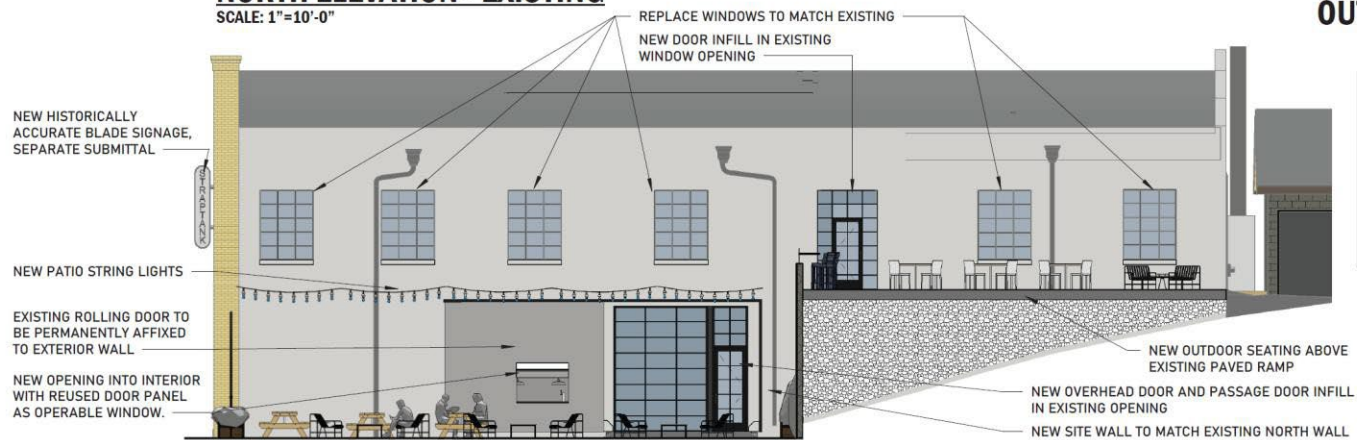
EAST ELEVATION - OPTION 2



CITY OF COLUMBIA, TENNESSEE HISTORIC ZONING COMMISSION STAFF REPORT



NORTH ELEVATION - EXISTING
SCALE: 1"=10'-0"



NORTH ELEVATION - PROPOSED
SCALE: 1"=10'-0"



OUTDOOR SEATING

GLAZING CALCULATIONS:

EXISTING PERCENTAGES:

FIRST LEVEL GLAZING =	14%
SECOND LEVEL GLAZING =	16%
TOTAL GLAZING =	391.5 SF - 14%

PROPOSED PERCENTAGES:

FIRST LEVEL GLAZING =	16%
SECOND LEVEL GLAZING =	17%
TOTAL GLAZING =	414 SF - 15%

The applicant has presented multiple front elevation options for consideration. While the elevations are similar in overall design approach, each proposes the removal of a common character-defining feature of the front façade. Specifically, the existing steel multi-light window located on the south portion of the front elevation—an element that is historically documented—is proposed to be removed in all iterations. In its place, the applicant proposes installing a larger storefront picture window to expand the glazing area and create a more open storefront appearance.

In addition to the front façade modifications, the proposal includes site-related changes and renovations to the side elevations, all of which warrant consideration as part of the overall review.

Staff does not provide a formal recommendation regarding this request. Instead, staff offers the following illustrative analysis, together with the applicable Historic Design Guidelines, to assist the Commission in its evaluation and determination.

Sections and Guidelines Affecting This Proposal

The following sections of the Historic Design Guidelines are applicable to the proposed alterations and should be considered in the Commission's review:

- **Character-Defining Features:** Guidance regarding the identification, retention, and preservation of original and historically significant architectural elements, including windows, storefront systems, and façade composition.
- **Windows:** Standards addressing the repair versus replacement of historic windows; requirements for compatible materials, proportions, muntin patterns, and glazing configurations; and limitations on enlarging or altering original openings.
- **Storefronts:** Criteria related to maintaining traditional storefront configurations, transparency, bulkhead proportions, transom windows, and the visual rhythm of commercial façades.
- **Masonry and Façade Materials:** Provisions governing alterations to historic masonry, infill of openings, and the introduction of new materials to ensure compatibility in scale, texture, and design.
- **New Additions and Alterations:** Standards ensuring that new work is differentiated yet compatible, does not obscure or remove significant historic fabric, and maintains the building's overall massing and architectural integrity.
- **Site Features (if applicable):** Guidelines addressing changes to walkways, landscaping, exterior lighting, and other site elements that may affect the historic setting and streetscape.

These sections collectively guide the evaluation of the proposed window removal, storefront modification, side elevation renovations, and associated site changes.

Recommendation: N/A

Motions

Motion [Approve].

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

Motion [Deny].

Move to find that the proposed exterior alterations/renovation 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 exterior alterations/renovation conforms to the Historic District Design Guidelines subject to the following conditions: [list conditions of approval].

Alternative Motion [Defer for Future Consideration].

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

HISTORIC ZONING COMMISSION
CERTIFICATE OF APPROPRIATENESS APPLICATION AND CHECKLIST

*Please submit scanned copy of the Application online at [City of Columbia | Permitting \(onlana.com\)](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. 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 \(onlana.com\)](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
○ Description of project and proposed materials ○ Site plan ○ Lot survey ○ Architectural elevations or drawings ○ Photographs of project site location ○ Photographs of existing building.	○ 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.	○ 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	KRISTEN NEWTON, TKC-AE	PHONE	615.617.7477
ADDRESS	818 S. MAIN STREET	EMAIL	KRISTEN@TKC-AE.COM

PROPERTY OWNER

NAME	RICK SALISBURY	PHONE	801.404.0824
ADDRESS	810 WOODLAND STREET	EMAIL	RICK@SALISBURYHOMES.COM

DATE OF PRE-APPLICATION MEETING	OCTOBER 15, 2025
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PROJECT INFORMATION: WORK SPECIFIC

☐ NEW CONSTRUCTION <i>(select type)</i> ☐ Principle Structure ☐ Accessory Structure	☐ NEW ADDITION <i>(select type)</i> ☐ Principle Structure ☐ Accessory Structure
☐ DEMOLITION <i>(select type)</i> ☐ Principle Structure ☐ Accessory Structure ☐ Site Features ☐ <i>Loss of architectural and historical integrity and its removal will not adversely affect the district's historic character</i> ☐ <i>Denial of demolition will result in unreasonable economic hardship of the applicant</i> ☐ <i>Public safety and welfare requires the removal of the structure(s)</i> ☐ <i>Structural instability or deterioration of structure(s) as demonstrated through report by structural engineer or architect. Report clearly details physical condition of structure(s), reasons why rehabilitation is not feasible, and cost estimates for rehabilitation versus demolition. Additional report details proposed future action on site.</i>	☐ SIGNAGE <i>(select type)</i> ☐ Wall ☐ Freestanding ☐ Window ☐ Temporary ☐ Other ☒ EXTERIOR ALTERATIONS <i>(select type)</i> ☒ Roofing/Roof Structure (Dormers, Chimneys) ☒ Exterior Door Replacement/Alterations ☒ Exterior Window Replacement/Alterations ☐ Foundation Alterations ☒ Exterior Siding/Finishes/Masonry ☐ Porch/Deck Alterations ☐ Other (explain):

PROJECT INFORMATION	
ADDRESS: 810 WOODLAND STREET	
SQUARE FOOTAGE OF PROPOSED ADDITIONS/NEW CONSTRUCTION :	
EXISTING: <u>12,274</u> ft ²	PROPOSED: <u>NA</u> ft ²
HEIGHT OF STRUCTURE FOR ADDITIONS/NEW CONSTRUCTION :	
EXISTING: <u>36.5</u> ft	PROPOSED: <u>NA</u> ft
SQUARE FOOTAGE OF PROPOSED SIGNAGE: 45 SQFT	

PROJECT INFORMATION: DESCRIPTION & SCOPE OF PROJECT
DESCRIBE PROPOSED PROJECT(S) AND LIST ALL PROPOSED MATERIALS. ATTACH ADDITIONAL SHEETS IF NECESSARY:
The subject property is located at 810 Woodland Street and is currently under consideration for inclusion within the Downtown Columbia Historic District. Although the building is classified as non-contributing, it has historically been associated with the Motor Alley automobile district since its construction in the late 1930s to early 1940s; the exact date of completion is unknown. The proposed work is intended to bring the building into compliance with current building codes while respecting and referencing the architectural character of Columbia's historic automotive dealerships, both extant and previously demolished. Existing windows will be replaced with Winco Doors or an equivalent manufacturer that provides historically appropriate, replicated window systems. The roof will be repaired or replaced with historically respectful materials as required. Multiple design options are proposed for the front façade. Each option focuses on reestablishing a historically compatible storefront configuration informed by local precedents. The scope includes masonry repair utilizing salvaged brick where feasible, and the replacement of deteriorated building elements with materials and detailing consistent with the building's historic context and neighborhood character.
SEE ATTACHED SPECIFICATION SHEETS

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

<u>KRISTEN NEWTON</u>	<u>Kristen Newton</u>	<u>2-13-26</u>
APPLICANT NAME	APPLICANT SIGNATURE	DATE
<u>RICK SALISBURY</u>	<u>Rick Salisbury</u>	<u>2-13-26</u>
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

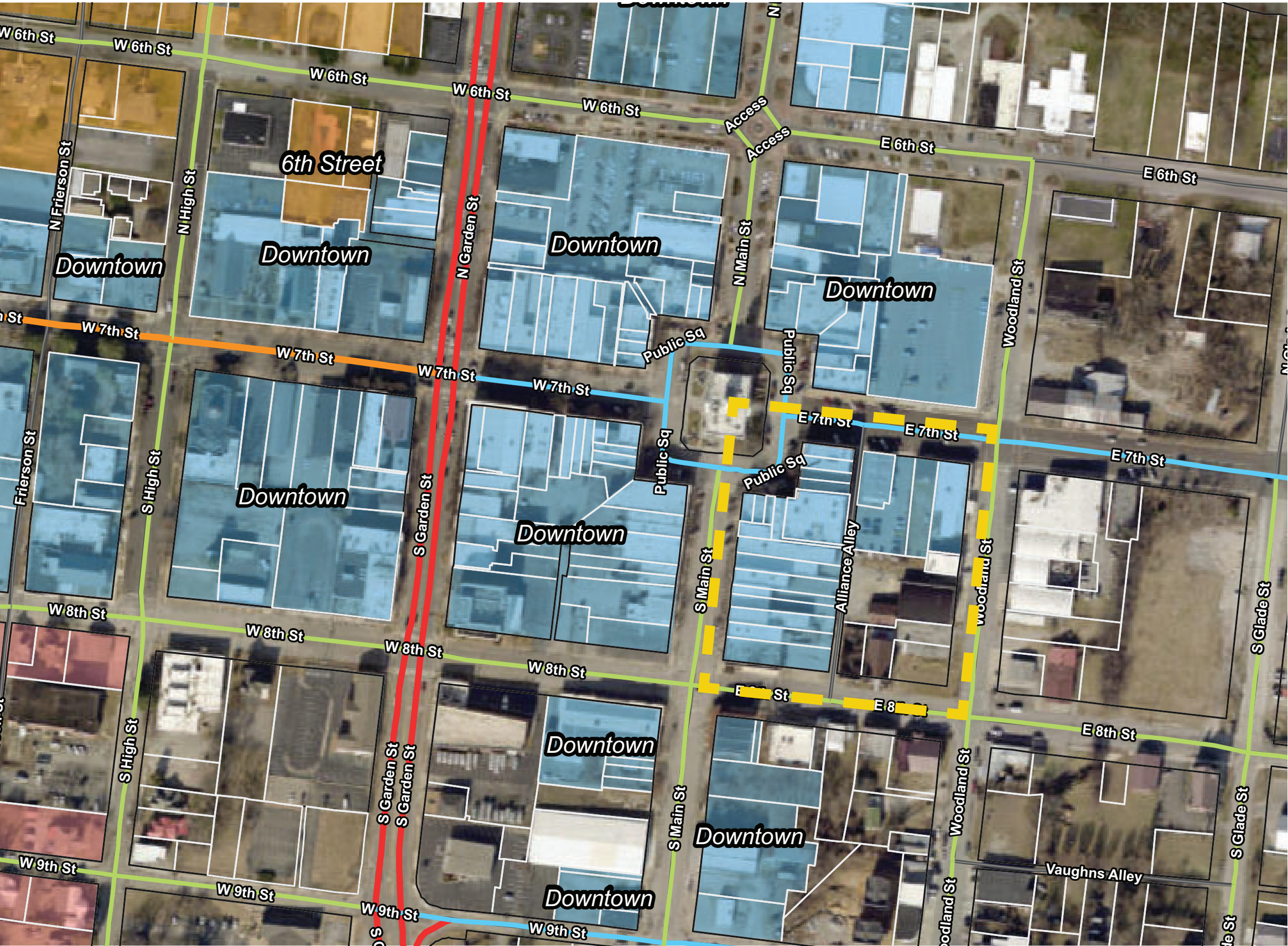


TKC

ARCHITECTURE / INTERIORS / CIVIL SITE

DOWNTOWN ZONING

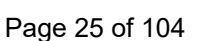
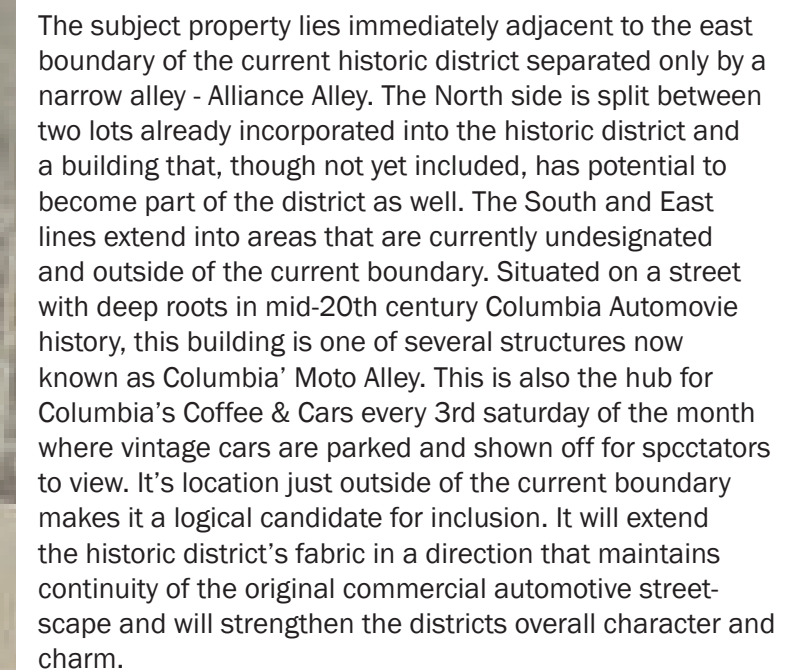
Since its founding, the city of Columbia has long recognized the importance of preserving the rich architectural and cultural heritage of its downtown and surrounding neighborhoods. With the establishment of the Commercial Historic Downtown District, encompassing multiple blocks around the Maury county 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.

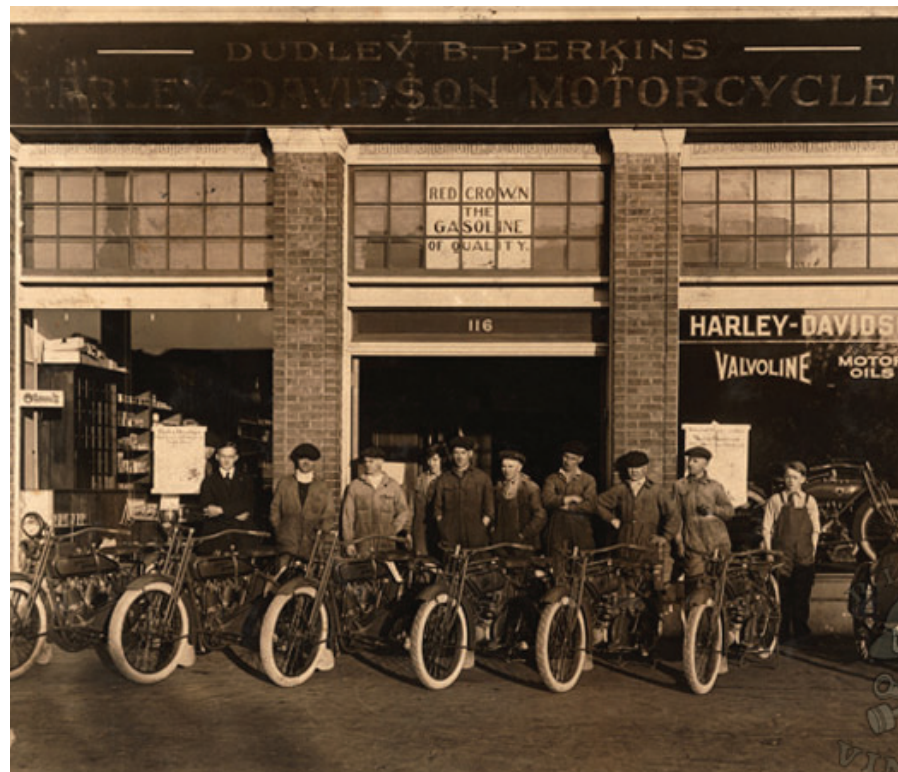
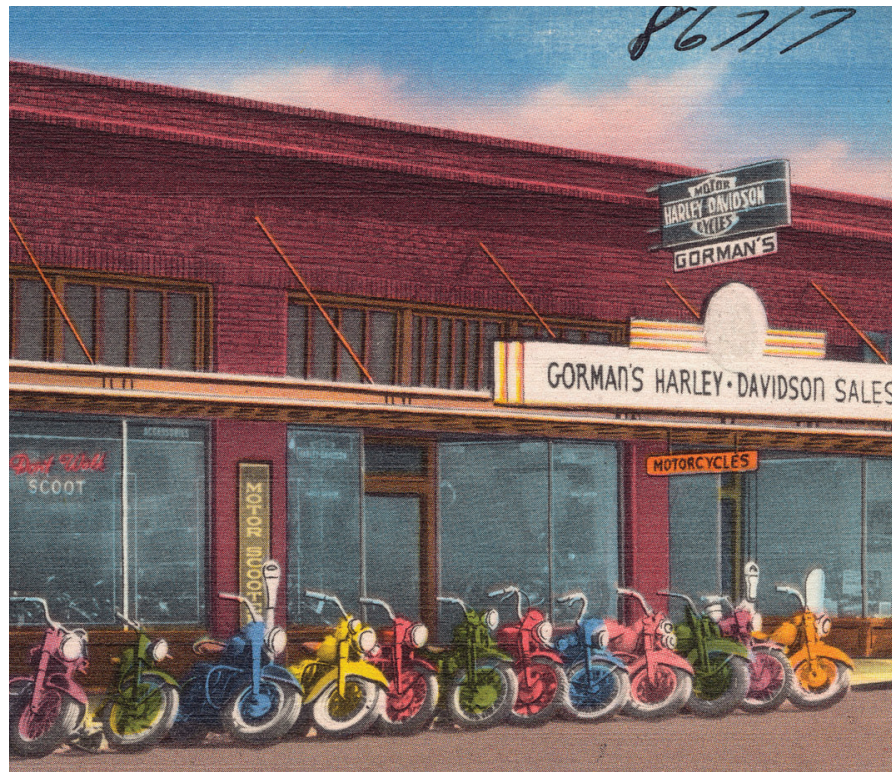


ARCHITECTURE
INTERIORS
CIVIL SITE

STRAP TANK BREWERY
810 WOODLAND STREET
COLUMBIA, TN 38401

A01
HISTORICAL SUBMISSION
2-17-2026





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
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STRAP TANK BREWERY

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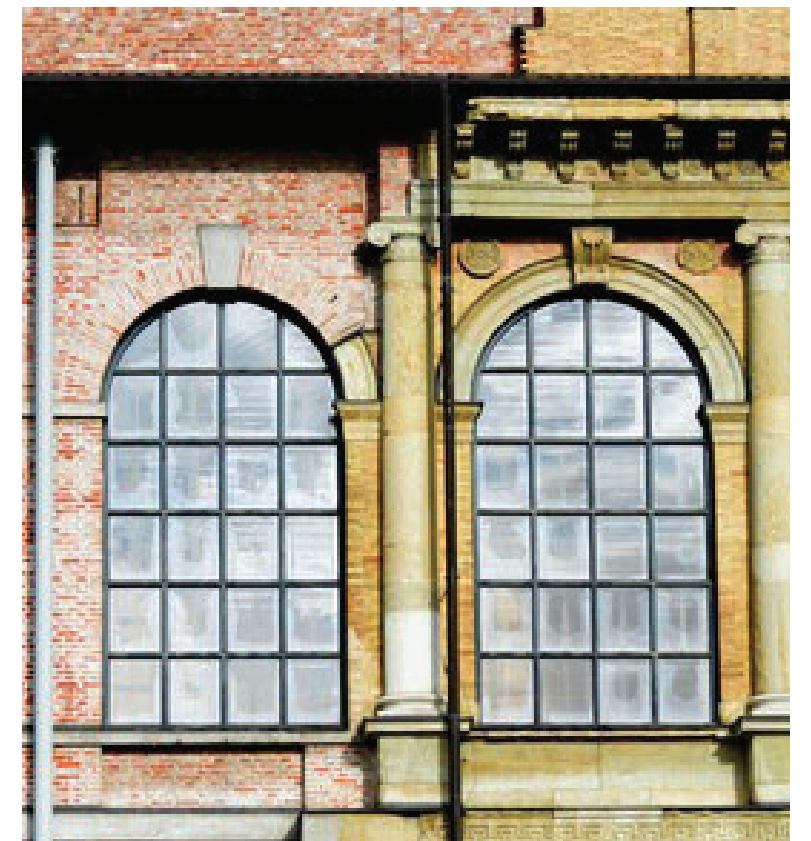
A03

HISTORICAL SUBMISSION
2-17-2026



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
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810 WOODLAND STREET
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A04
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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 .



ARCHITECTURE
INTERIORS
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A05
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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
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810 WOODLAND STREET
COLUMBIA, TN 38401

A06
HISTORICAL SUBMISSION
2-17-2026



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.



ARCHITECTURE
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810 WOODLAND STREET
COLUMBIA, TN 38401

A07
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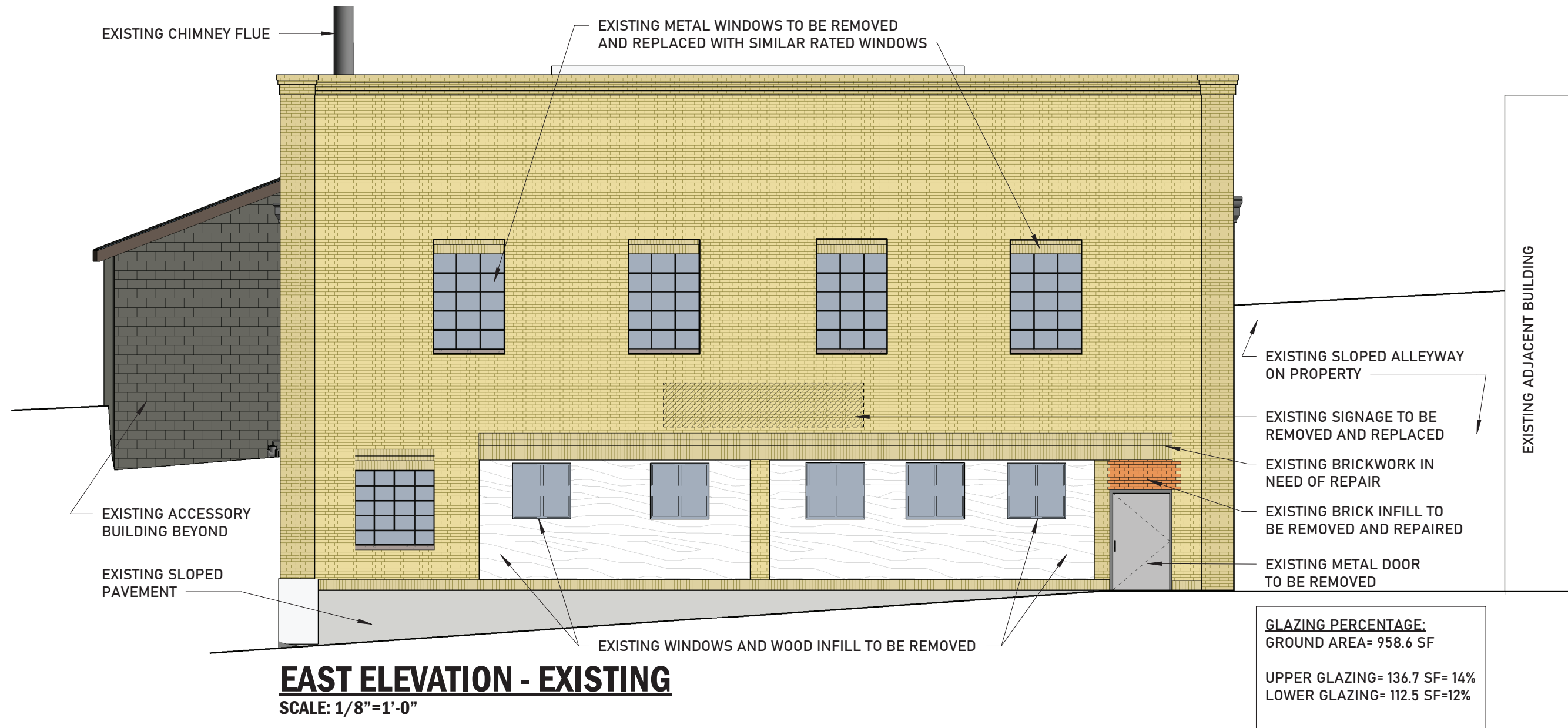


ARCHITECTURE
INTERIORS
CIVIL SITE

STRAP TANK BREWERY

810 WOODLAND STREET
COLUMBIA, TN 38401

A08
HISTORICAL SUBMISSION
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STRAP TANK BREWERY - CURRENT STATE

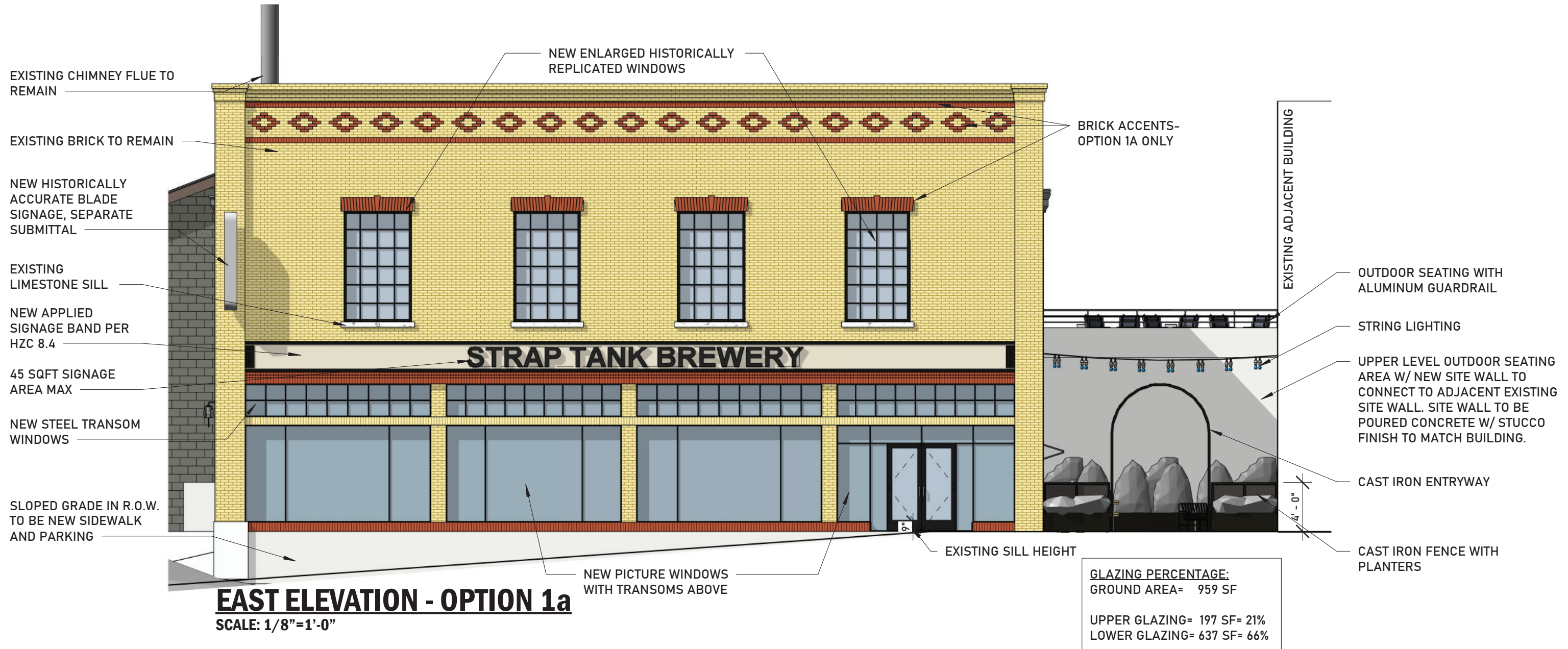
The proposed restoration work focuses primarily on returning and improving the facade to its original condition after a series of unsympathetic alterations. At some point, the large angled plate glass display windows were removed, the openings boarded over, and small, non-compliant windows installed within the wood cladding - an expedient but poor-quality modification that compromised the buildings appearance and integrity. The original glass entry door and transom were likewise replaced with a solid metal door and mismatched brick infill. All existing windows are now in disrepair, with missing glazing and materials that fail to meet current building codes. Despite these issues, the overall building shell remains structurally sound. Only minor areas of water infiltration and weathering on the north and south walls are apparent. The restoration will therefore concentrate on the front facade, reinstating the historic storefront configuration, repairing masonry with salvaged brick, and replacing deteriorated elements with historically appropriate materials to bring the building back to its original appearance.



ARCHITECTURE
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STRAP TANK BREWERY
810 WOODLAND STREET
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A09
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STRAP TANK BREWERY - OPTION 1a

This elevation introduces accent brick along the cornice, above the upper story windows, and above and below the new storefront windows. These additions tie it into other Strap Tank franchise locations while also maintaining the building's historic character. The addition of the transom windows and enlarged storefront enhances transparency, increases natural light, and better showcases interior activity to enliven the streetscape. Focusing these enhancements on the primary facade reflects the owner's preference to add greater architectural interest to the building.



ARCHITECTURE
INTERIORS
CIVIL SITE

STRAP TANK BREWERY

810 WOODLAND STREET
COLUMBIA, TN 38401

A10a
HISTORICAL SUBMISSION
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STRAP TANK BREWERY - OPTION 1b

By using the visual precedents of local contemporaries, the new renovations can pay homage to this site's automotive history while updating the existing facade to its proposed adaptation. This proposed elevation retains the original structural form, parapet height, and window bay rhythm of the original elevation while introducing larger upper-story windows and expanded storefront windows on the ground floor for maximum daylighting and visibility—keeping consistent with other contemporary Columbia-era showrooms. Enlarging the storefront on the ground floor will reveal the interior uses just like other mid-century displays. The brickwork, cornice line, and vertical sign-band zones are preserved and restored in their original location. Where existing brick is removed to enlarge window openings, the salvaged brick will be carefully cleaned and reused as infill material where needed elsewhere on the facade, ensuring material continuity and minimizing waste. Any replacement brick will be custom-matched and stained to minimize color drift. New transom window dimensions will preserve the integrity of the original brick cornice. New signage will be mounted in the historic vertical signage field, referencing the size and type of the original "Columbia Lincoln Mercury Inc" signage with thoughtful enhancement. This building's significance within the city's automotive heritage supports its inclusion in the historic district.



ARCHITECTURE
 INTERIORS
 CIVIL SITE

STRAP TANK BREWERY
 810 WOODLAND STREET
 COLUMBIA, TN 38401

A10b
 HISTORICAL SUBMISSION
 2-17-2026

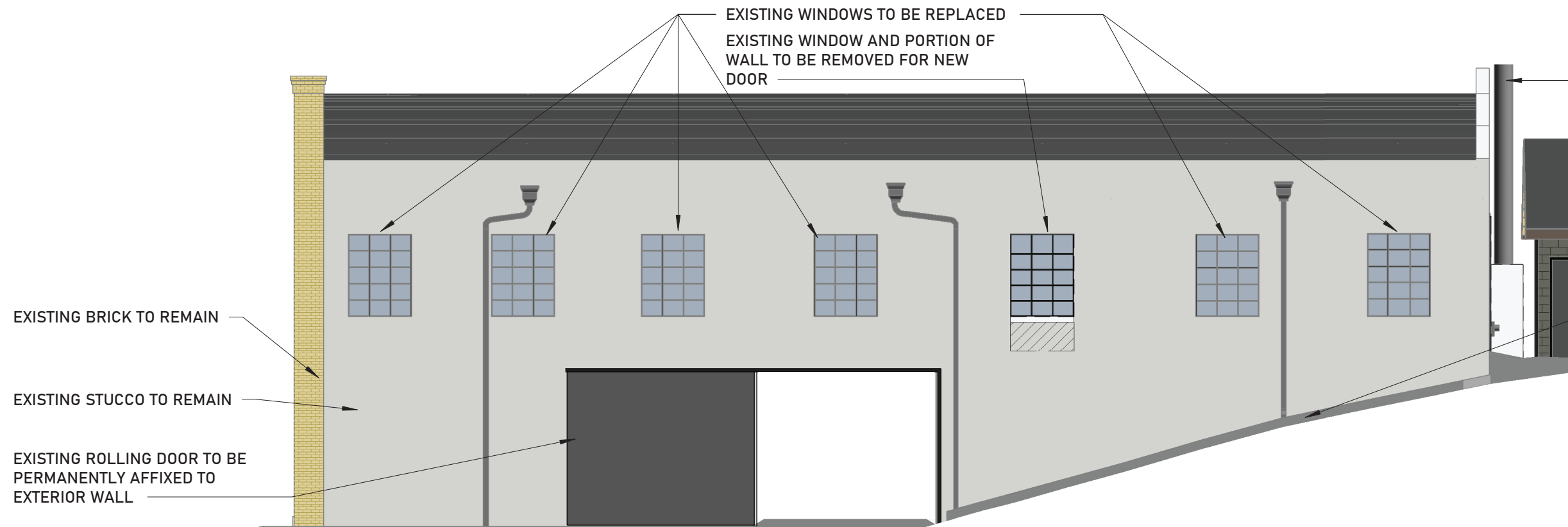


ARCHITECTURE
INTERIORS
CIVIL SITE

STRAP TANK BREWERY

810 WOODLAND STREET
COLUMBIA, TN 38401

A11
HISTORICAL SUBMISSION
2-17-2026

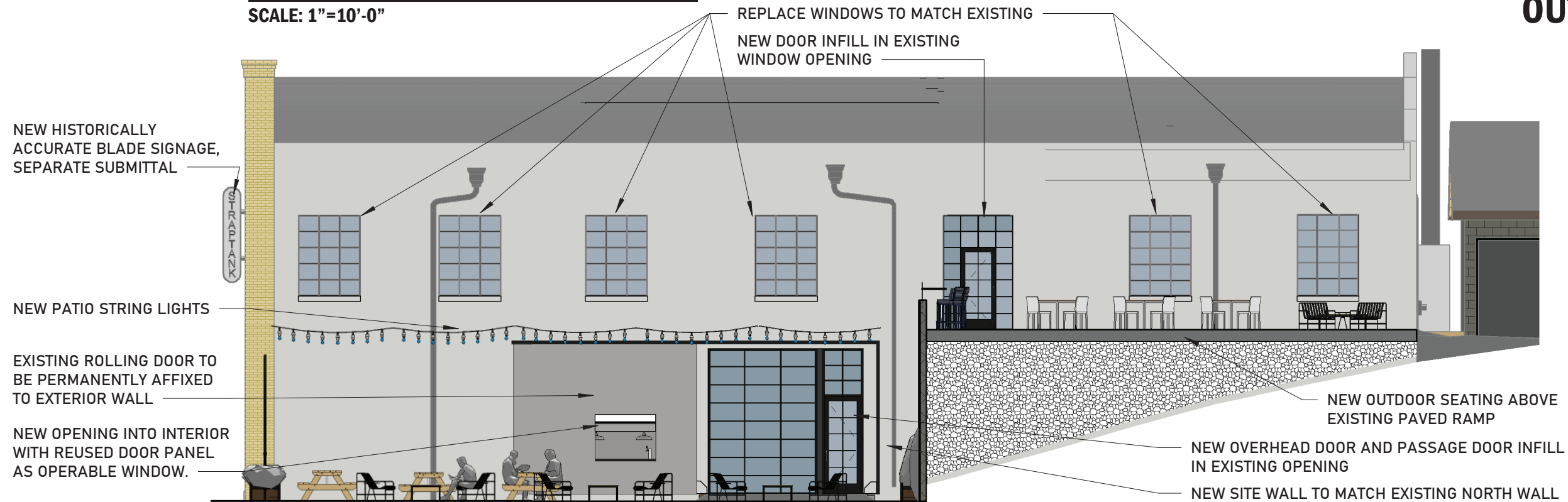


NORTH ELEVATION - EXISTING

SCALE: 1"=10'-0"



OUTDOOR SEATING



NORTH ELEVATION - PROPOSED

SCALE: 1"=10'-0"

GLAZING CALCULATIONS:

EXISTING PERCENTAGES:

FIRST LEVEL GLAZING =	14%
SECOND LEVEL GLAZING =	16%
TOTAL GLAZING =	391.5 SF - 14%

PROPOSED PERCENTAGES:

FIRST LEVEL GLAZING =	16%
SECOND LEVEL GLAZING =	17%
TOTAL GLAZING =	414 SF = 15%

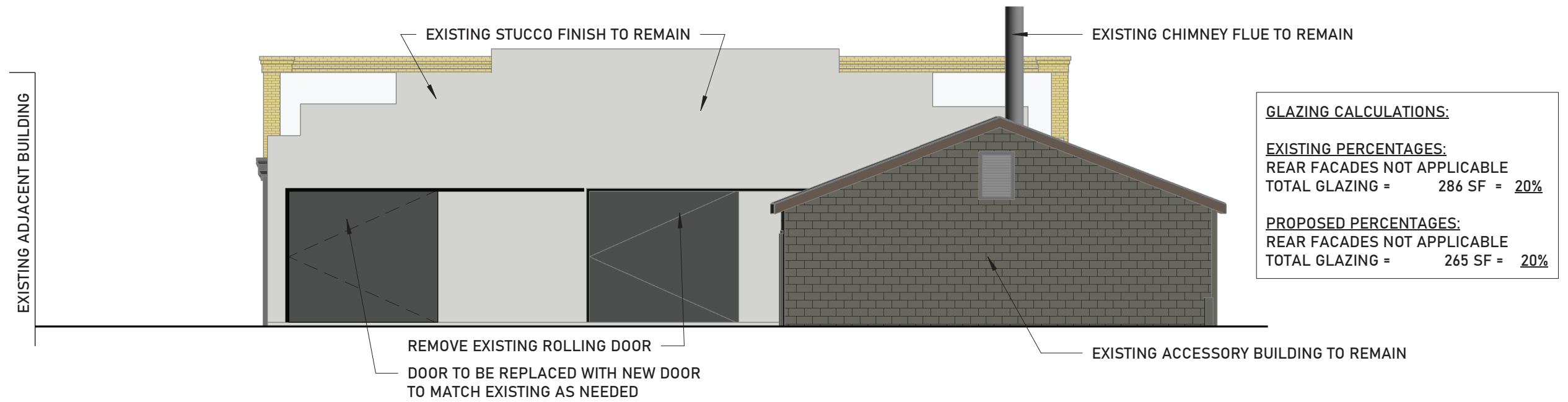


ARCHITECTURE
INTERIORS
CIVIL SITE

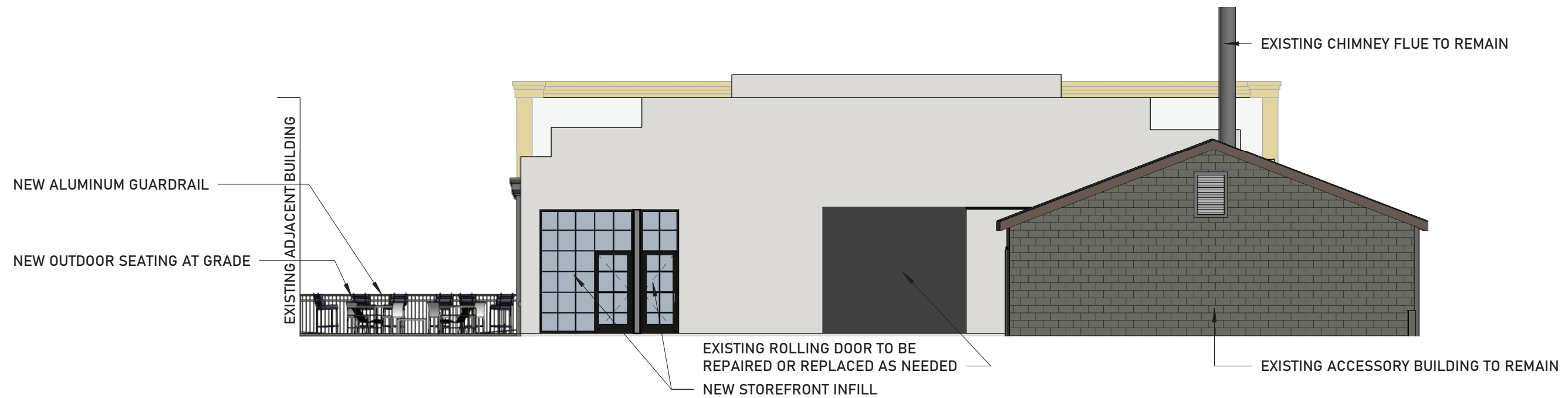
STRAP TANK BREWERY

810 WOODLAND STREET
COLUMBIA, TN 38401

A12
HISTORICAL SUBMISSION
2-17-2026



WEST ELEVATION - EXISTING
 SCALE: 1"=10'-0"



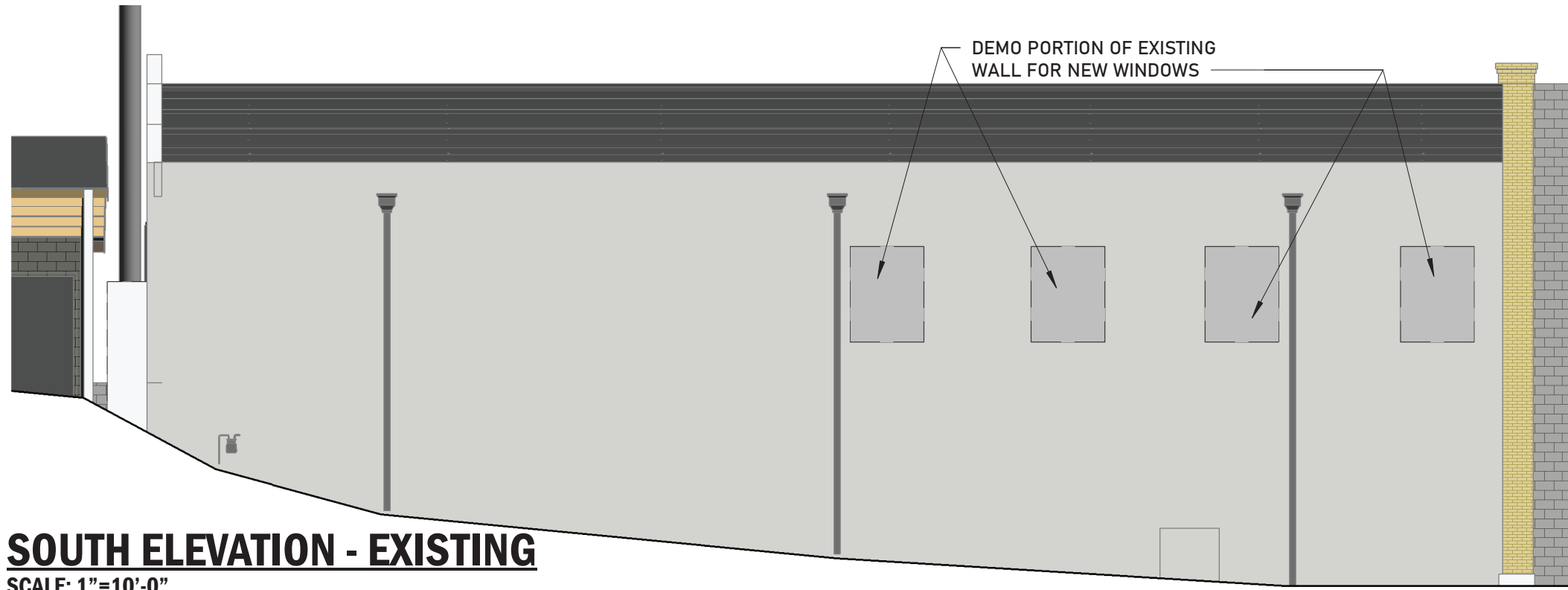
WEST ELEVATION - PROPOSED
 SCALE: 1"=10'-0"



ARCHITECTURE
 INTERIORS
 CIVIL SITE

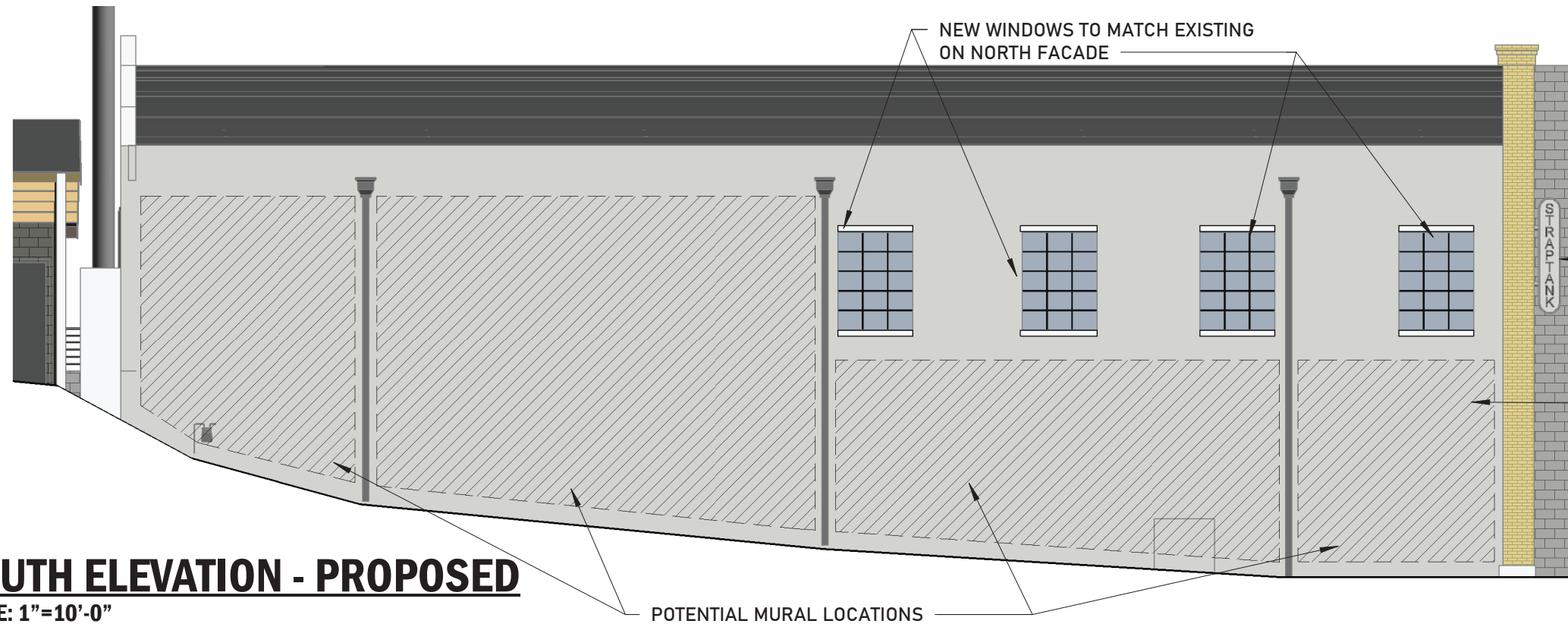
STRAP TANK BREWERY
 810 WOODLAND STREET
 COLUMBIA, TN 38401

A13
 HISTORICAL SUBMISSION
 2-17-2026



GLAZING CALCULATIONS:	
EXISTING PERCENTAGES:	
TOTAL GLAZING =	<u>0%</u>
PROPOSED PERCENTAGES:	
FIRST LEVEL GLAZING =	<u>0%</u>
SECOND LEVEL GLAZING =	<u>9%</u>

SOUTH ELEVATION - EXISTING
SCALE: 1"=10'-0"



SOUTH ELEVATION - PROPOSED
SCALE: 1"=10'-0"



ARCHITECTURE
INTERIORS
CIVIL SITE

STRAP TANK BREWERY
810 WOODLAND STREET
COLUMBIA, TN 38401

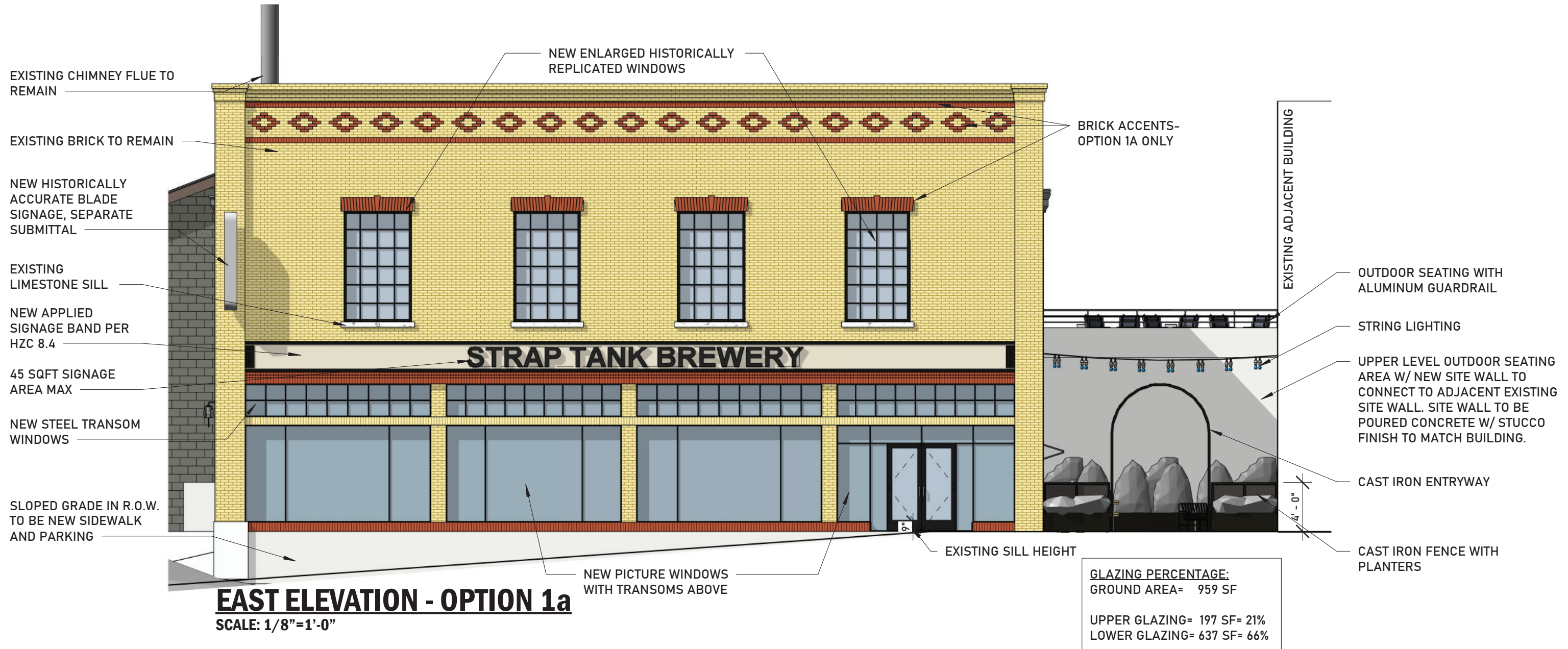
A14
HISTORICAL SUBMISSION
2-17-2026



ARCHITECTURE
INTERIORS
CIVIL SITE

STRAP TANK BREWERY
810 WOODLAND STREET
COLUMBIA, TN 38401

A15
HISTORICAL SUBMISSION
2-17-2026



STRAP TANK BREWERY - OPTION 1a

This elevation introduces accent brick along the cornice, above the upper story windows, and above and below the new storefront windows. These additions tie it into other Strap Tank franchise locations while also maintaining the building's historic character. The addition of the transom windows and enlarged storefront enhances transparency, increases natural light, and better showcases interior activity to enliven the streetscape. Focusing these enhancements on the primary facade reflects the owner's preference to add greater architectural interest to the building.



ARCHITECTURE
INTERIORS
CIVIL SITE

STRAP TANK BREWERY

810 WOODLAND STREET
COLUMBIA, TN 38401

A10a
HISTORICAL SUBMISSION
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STRAP TANK BREWERY - OPTION 1b

By using the visual precedents of local contemporaries, the new renovations can pay homage to this site's automotive history while updating the existing facade to its proposed adaptation. This proposed elevation retains the original structural form, parapet height, and window bay rhythm of the original elevation while introducing larger upper-story windows and expanded storefront windows on the ground floor for maximum daylighting and visibility—keeping consistent with other contemporary Columbia-era showrooms. Enlarging the storefront on the ground floor will reveal the interior uses just like other mid-century displays. The brickwork, cornice line, and vertical sign-band zones are preserved and restored in their original location. Where existing brick is removed to enlarge window openings, the salvaged brick will be carefully cleaned and reused as infill material where needed elsewhere on the facade, ensuring material continuity and minimizing waste. Any replacement brick will be custom-matched and stained to minimize color drift. New transom window dimensions will preserve the integrity of the original brick cornice. New signage will be mounted in the historic vertical signage field, referencing the size and type of the original "Columbia Lincoln Mercury Inc" signage with thoughtful enhancement. This building's significance within the city's automotive heritage supports its inclusion in the historic district.



ARCHITECTURE
 INTERIORS
 CIVIL SITE

STRAP TANK BREWERY
 810 WOODLAND STREET
 COLUMBIA, TN 38401

A10b
 HISTORICAL SUBMISSION
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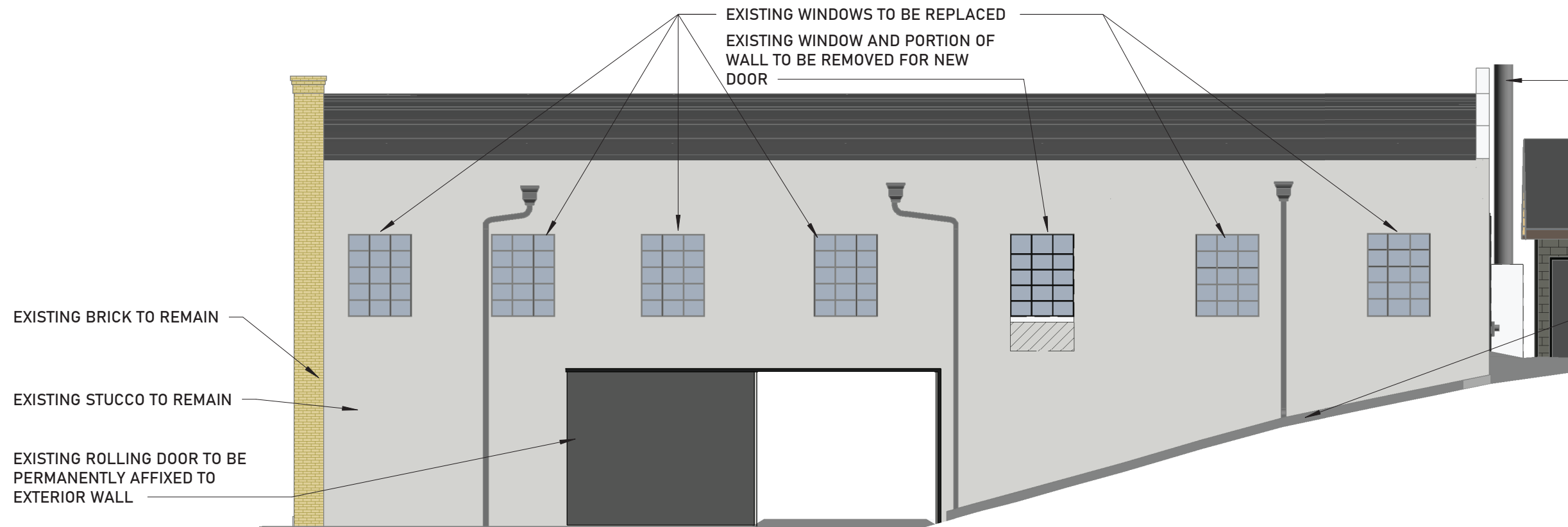


ARCHITECTURE
INTERIORS
CIVIL SITE

STRAP TANK BREWERY

810 WOODLAND STREET
COLUMBIA, TN 38401

A11
HISTORICAL SUBMISSION
2-17-2026

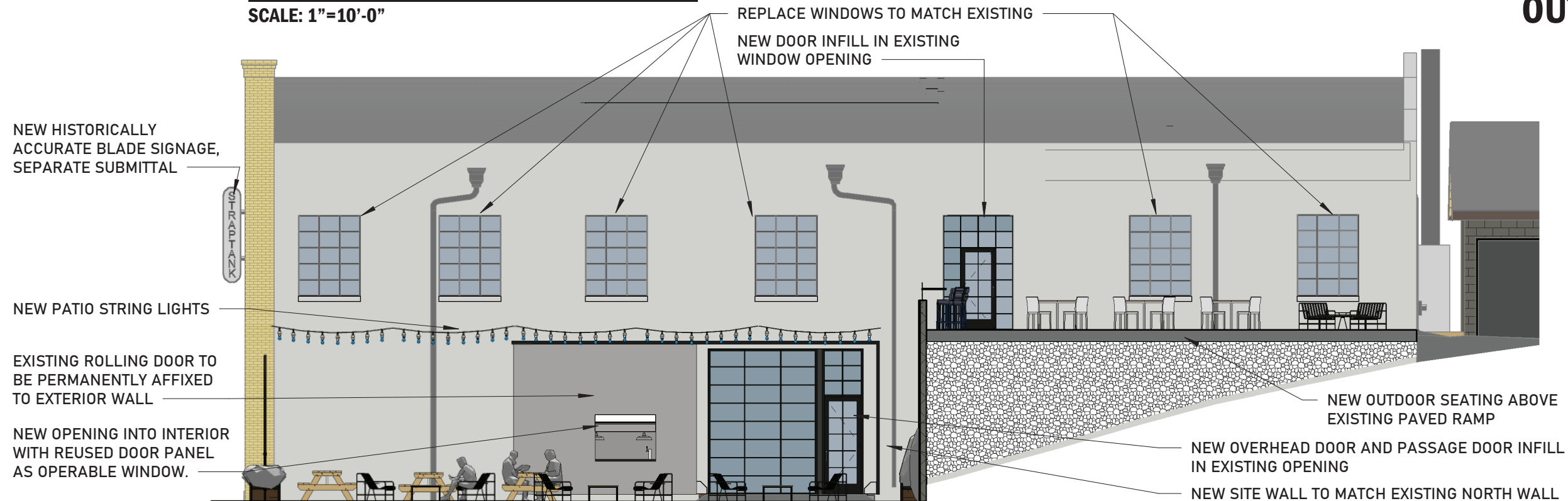


NORTH ELEVATION - EXISTING

SCALE: 1"=10'-0"



OUTDOOR SEATING



NORTH ELEVATION - PROPOSED

SCALE: 1"=10'-0"

GLAZING CALCULATIONS:

EXISTING PERCENTAGES:

FIRST LEVEL GLAZING =	14%
SECOND LEVEL GLAZING =	16%
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PROPOSED PERCENTAGES:

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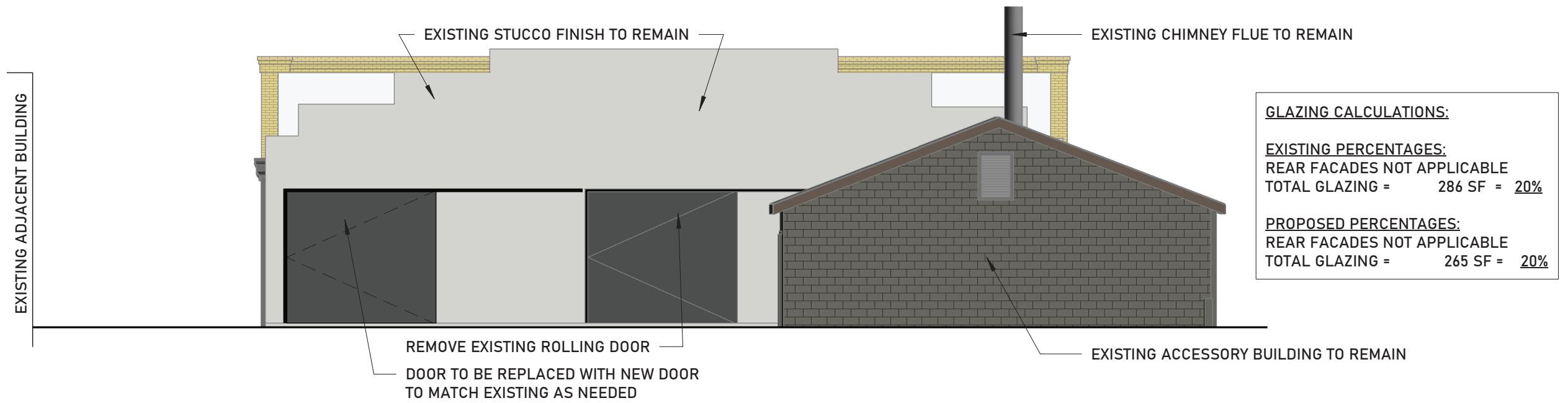


ARCHITECTURE
INTERIORS
CIVIL SITE

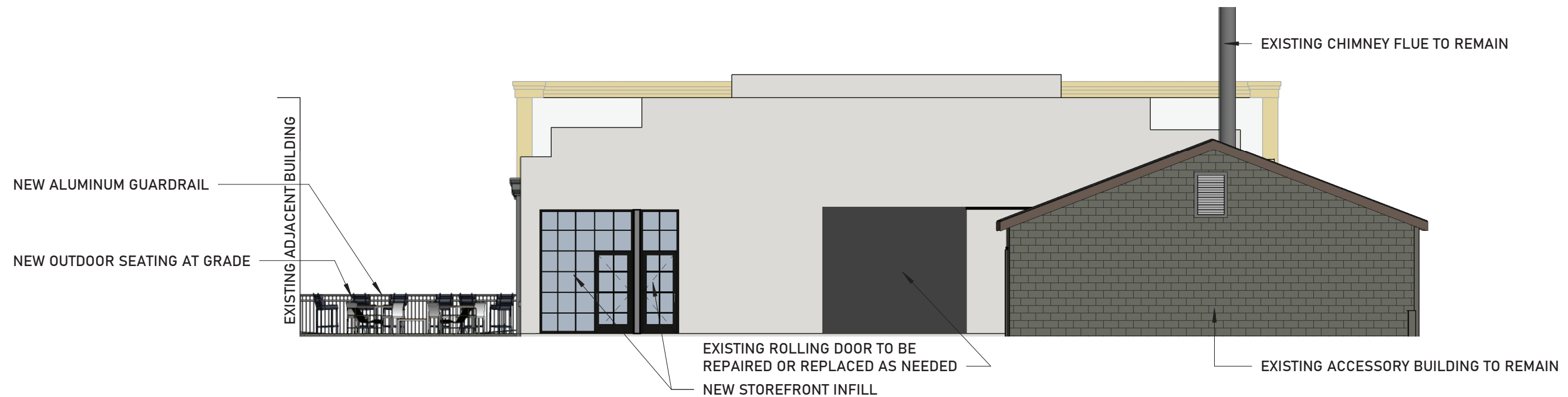
STRAP TANK BREWERY

810 WOODLAND STREET
COLUMBIA, TN 38401

A12
HISTORICAL SUBMISSION
2-17-2026



WEST ELEVATION - EXISTING
 SCALE: 1"=10'-0"



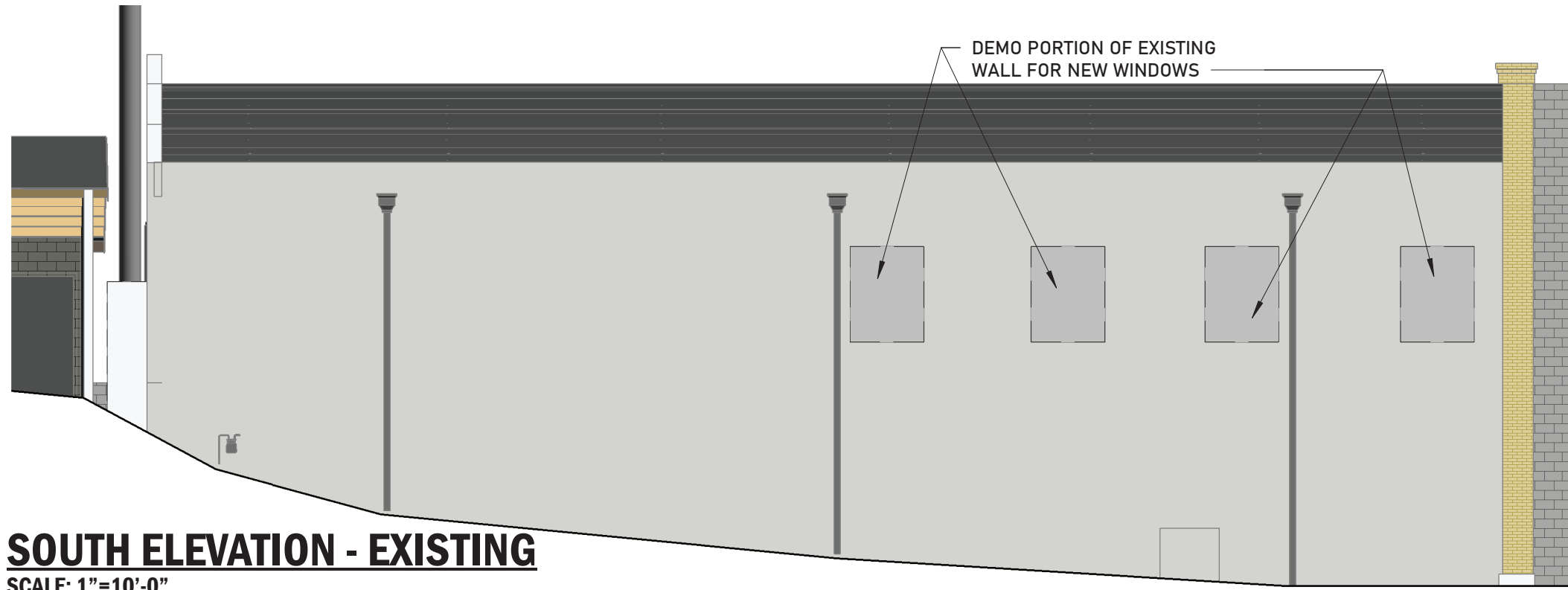
WEST ELEVATION - PROPOSED
 SCALE: 1"=10'-0"



ARCHITECTURE
 INTERIORS
 CIVIL SITE

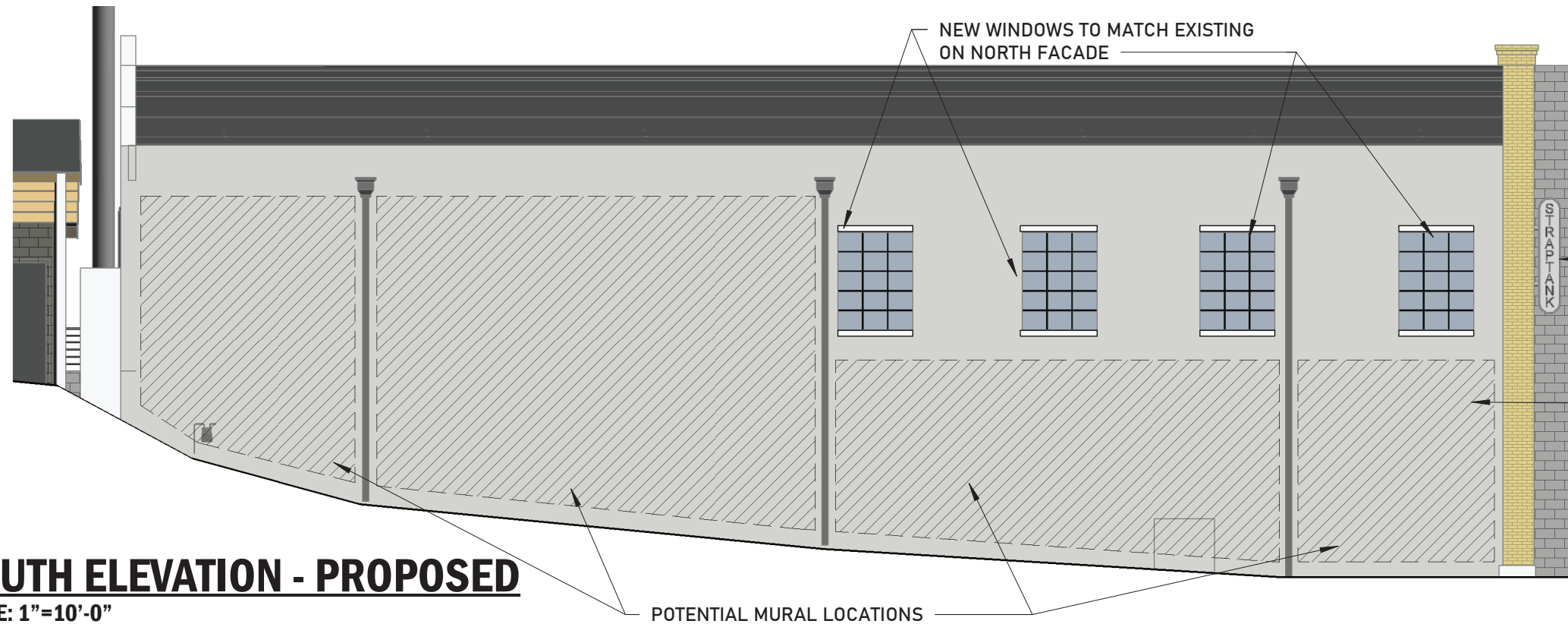
STRAP TANK BREWERY
 810 WOODLAND STREET
 COLUMBIA, TN 38401

A13
 HISTORICAL SUBMISSION
 2-17-2026



GLAZING CALCULATIONS:	
EXISTING PERCENTAGES:	
TOTAL GLAZING =	<u>0%</u>
PROPOSED PERCENTAGES:	
FIRST LEVEL GLAZING =	<u>0%</u>
SECOND LEVEL GLAZING =	<u>9%</u>

SOUTH ELEVATION - EXISTING
SCALE: 1"=10'-0"



SOUTH ELEVATION - PROPOSED
SCALE: 1"=10'-0"



ARCHITECTURE
INTERIORS
CIVIL SITE

STRAP TANK BREWERY
810 WOODLAND STREET
COLUMBIA, TN 38401

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ARCHITECTURE
INTERIORS
CIVIL SITE

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COLUMBIA, TN 38401

A15
HISTORICAL SUBMISSION
2-17-2026



Series 3250 Steel Replica

3-1/4" Architectural Grade Thermal Window System
Fixed - Projected - Casement



Product Overview

Winco's 3250 Steel Replica window series was designed to satisfy historic requirements while also meeting modern building codes demands. With the thinnest profiles on the market for an architectural grade, thermal window system the 3250 is still robust and versatile successful in large openings and achieving low U-Values.

In addition, the 3250 meets coastal hurricane zone requirements while preserving the architectural integrity of significant historic buildings.

Green Commitment

Energy Savings

Noise Control

Blast Shield

Historic Replication

Wind Protection

Features & Custom Options

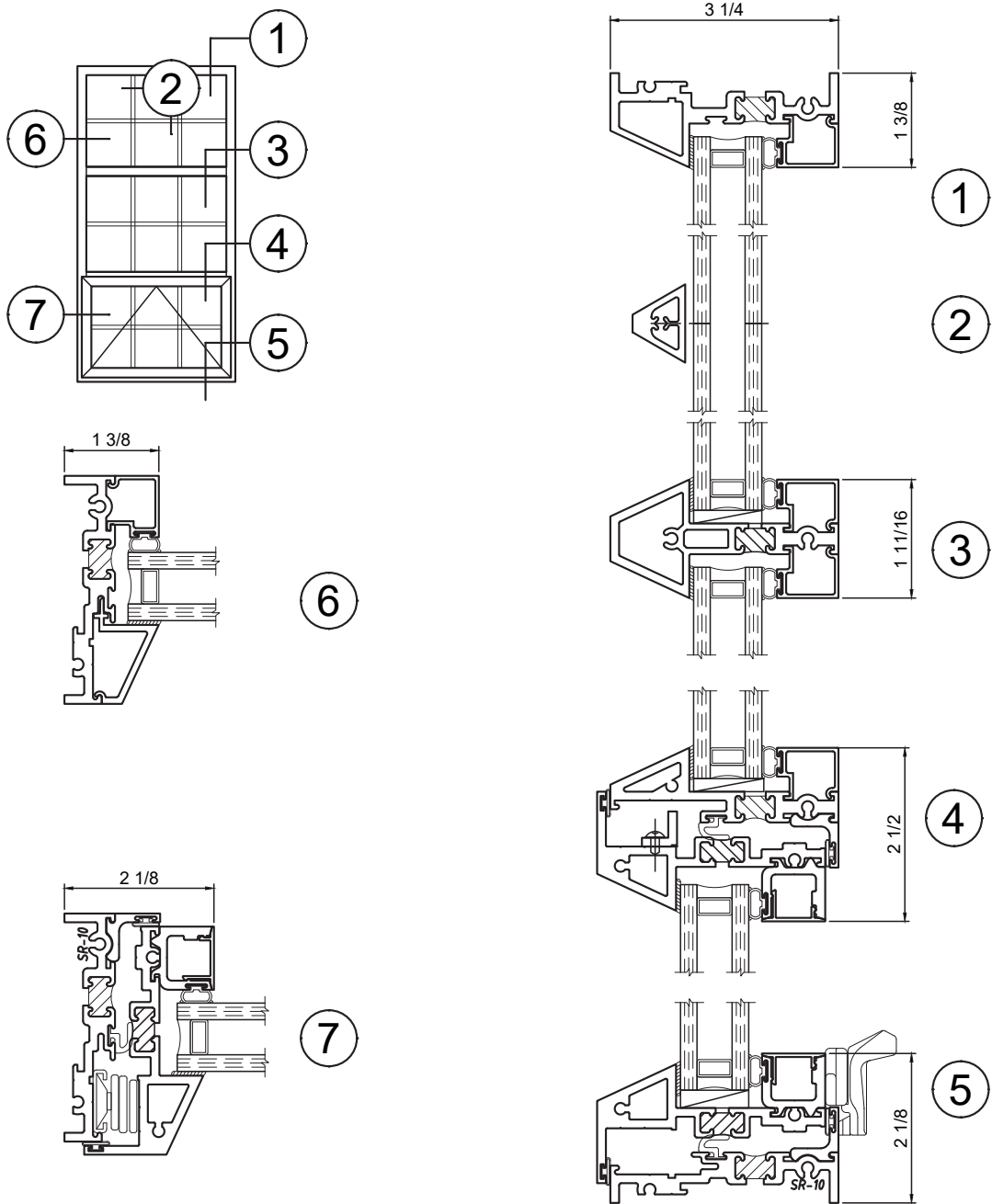
- Azon "Azo-Brader" thermally broken frame and sash, backed by a 10 year warranty against thermal break shrinkage
- Integral extruded beveled glazing leg
- Vertical and horizontal stacking members
- Vent can be suspended in the middle of a fixed window
- Optional aluminum extruded screens
- Accessory line of receptors, mullions, panning and trim for a customized look
- Blast, ballistic and impact glazing available

Performance Data*

Type	Air (CFM/FT2 @ 6.24 PSF)	Water (PSF)	Structural (PSF)	CRF	U-Value (Btu/Hr-Ft ² -°F)	STC
Fixed AW Grade AW-120	Less than 0.10	12 (Higher levels may be available upon request)	+/- 180	63*	0.27*	Contact your local Rep
Projected AW Grade AP-AW80	Less than 0.10	12 (Higher levels may be available upon request)	+/- 120	59*	0.36*	

*U-Value, CRF, Water and AW ratings are based on a particular type of glazing and window configuration being used. They are provided for comparison purposes only. They are based on products of standard configuration, tested in accordance with NFRC/FGIA/AAMA specifications, in a laboratory environment under optimum conditions. Performance values will vary according to project specifications, installation, size, configuration, hardware, glass, etc. Any required field testing should be done in accordance with the project specifications and FGIA/AAMA field testing protocol, not this data.

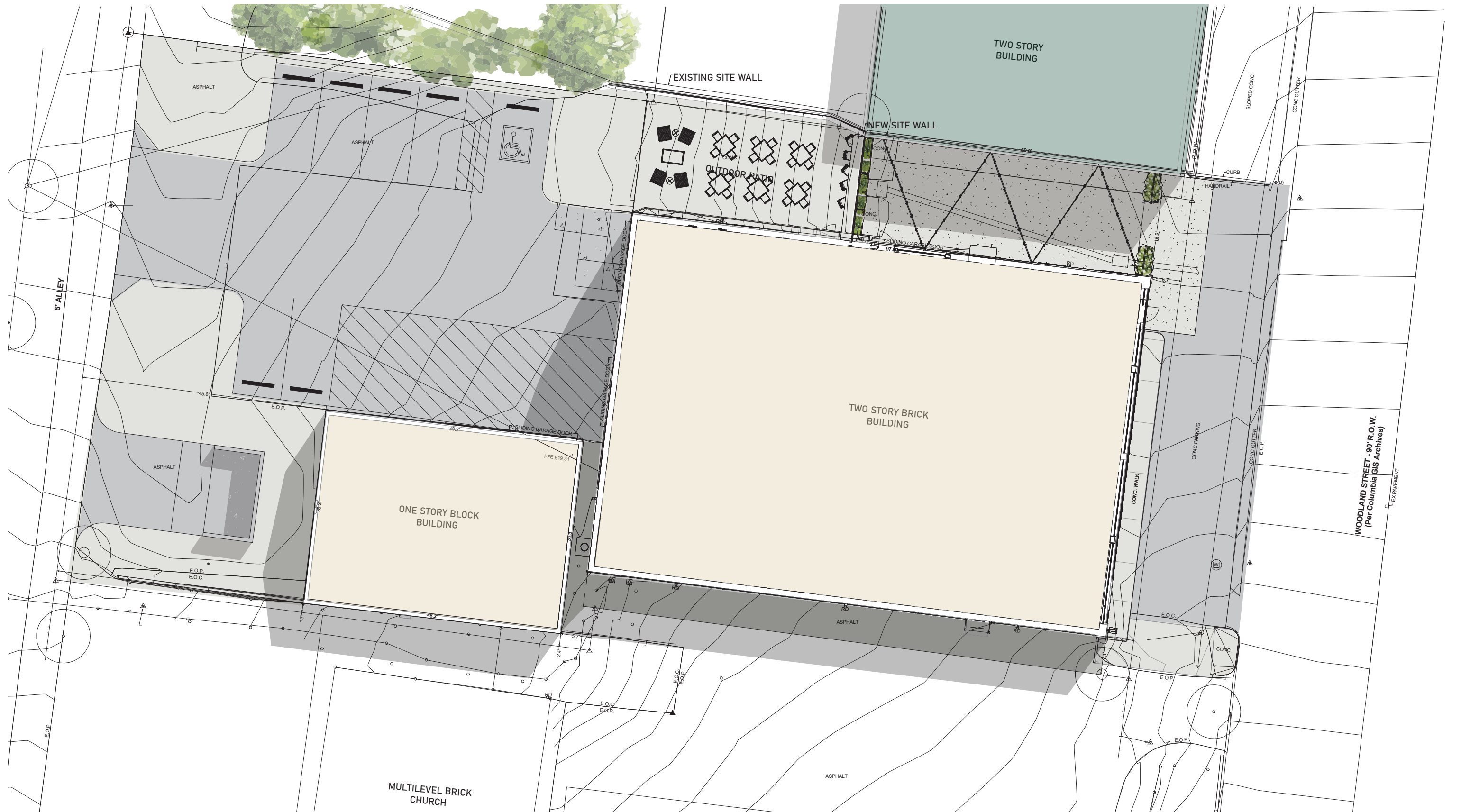
Series 3250 Steel Replica Detail Drawings



Winco Window Company
6200 Maple Avenue
St Louis, MO 63130

TESTING: Our products meet stringent testing requirements of both the American Architectural Manufacturers Association (AAMA) and the National Fenestration Rating Council (NFRC) standards and certification.

VER: 110625



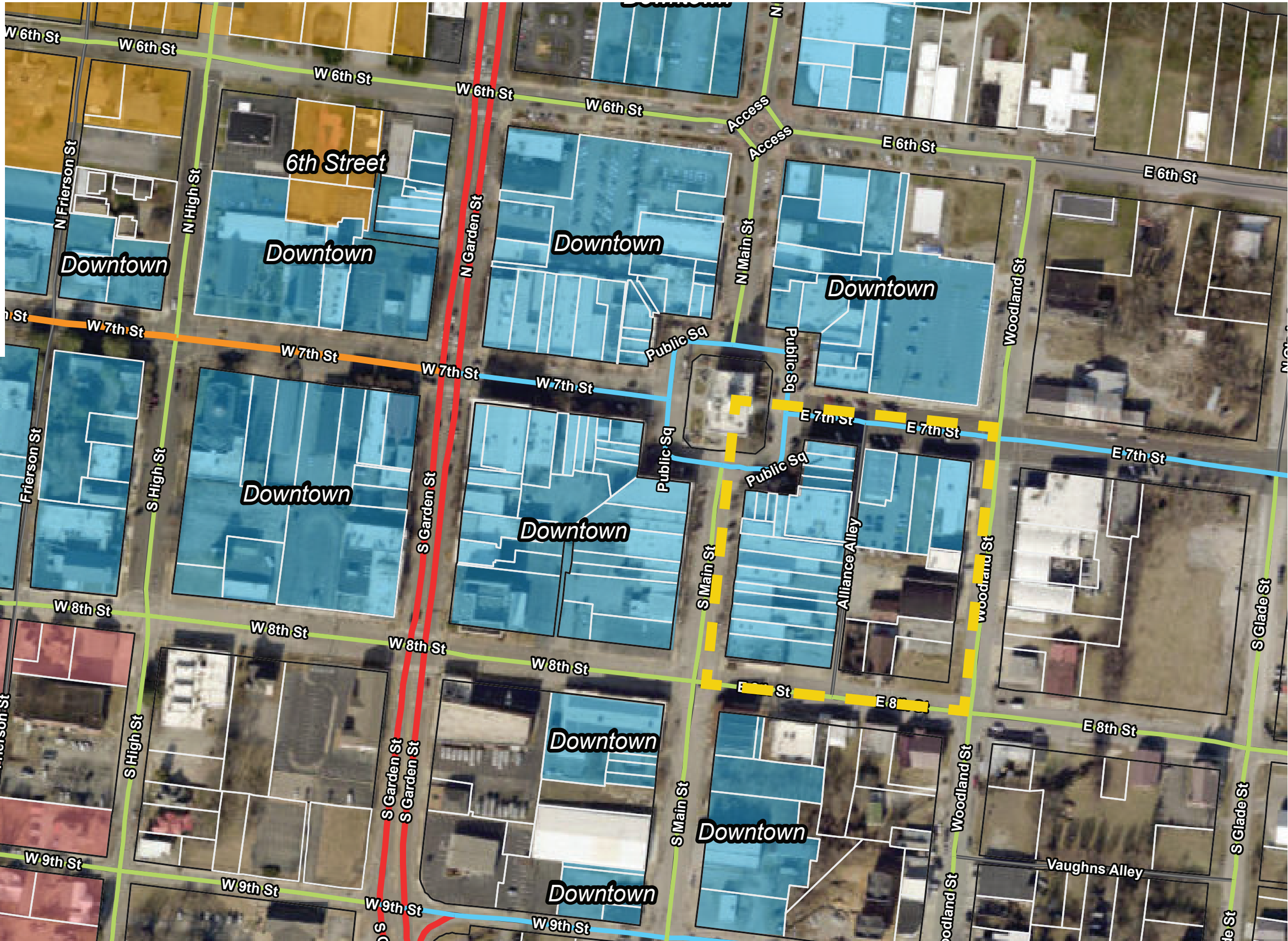
ARCHITECTURE
INTERIORS
CIVIL SITE

STRAP TANK BREWERY
810 WOODLAND STREET
COLUMBIA, TN 38401

A08
HISTORICAL SUBMISSION
2-17-2026

DOWNTOWN ZONING

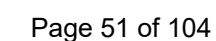
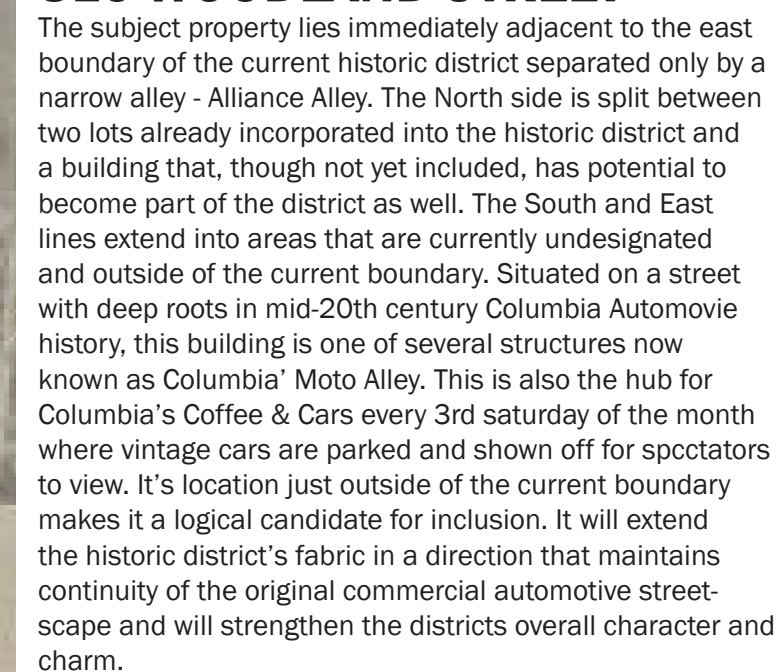
Since its founding, the city of Columbia has long recognized the importance of preserving the rich architectural and cultural heritage of its downtown and surrounding neighborhoods. With the establishment of the Commercial Historic Downtown District, encompassing multiple blocks around the Maury county 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
2-17-2026





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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COLUMBIA, TN 38401

A05
HISTORICAL SUBMISSION
2-17-2026



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
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STRAP TANK BREWERY

810 WOODLAND STREET
COLUMBIA, TN 38401

A06
HISTORICAL SUBMISSION
2-17-2026



PROGRESSIVE DETERIORATION OF 810 WOODLAND

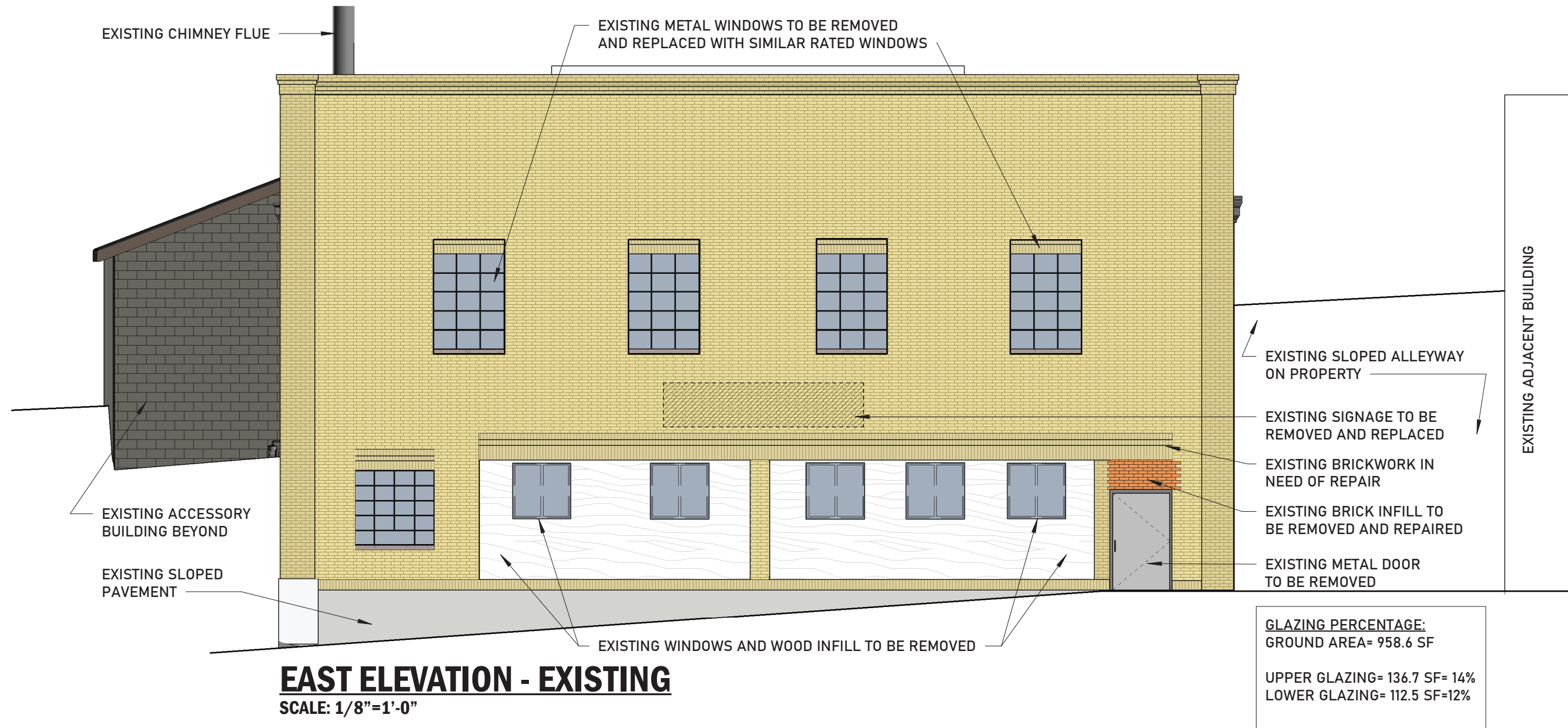
Built as a dealership and showroom for Lincoln Mercury in the late 1930s, over time, the building has fallen into disrepair and currently requires substantial renovation and rehabilitation to restore it to its aesthetic integrity as well as updating to modern building and energy codes. The original facade 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.



ARCHITECTURE
INTERIORS
CIVIL SITE

STRAP TANK BREWERY
810 WOODLAND STREET
COLUMBIA, TN 38401

A07
HISTORICAL SUBMISSION
2-17-2026



STRAP TANK BREWERY - CURRENT STATE

The proposed restoration work focuses primarily on returning and improving the facade to its original condition after a series of unsympathetic alterations. At some point, the large angled plate glass display windows were removed, the openings boarded over, and small, non-compliant windows installed within the wood cladding - an expedient but poor-quality modification that compromised the buildings appearance and integrity. The original glass entry door and transom were likewise replaced with a solid metal door and mismatched brick infill. All existing windows are now in disrepair, with missing glazing and materials that fail to meet current building codes. Despite these issues, the overall building shell remains structurally sound. Only minor areas of water infiltration and weathering on the north and south walls are apparent. The restoration will therefore concentrate on the front facade, reinstating the historic storefront configuration, repairing masonry with salvaged brick, and replacing deteriorated elements with historically appropriate materials to bring the building back to its original appearance.



ARCHITECTURE
INTERIORS
CIVIL SITE

STRAP TANK BREWERY
810 WOODLAND STREET
COLUMBIA, TN 38401

A09
HISTORICAL SUBMISSION
2-17-2026



COLUMBIA LINCOLN MERCURY INC.

W7thCo Vintage Photo Gallery



ARCHITECTURE / INTERIORS / CIVIL SITE

818 S MAIN STREET
COLUMBIA, TN 38401
TKC-AE.COM
615.617.7477

810 Woodland Street Description of Proposed Project & Materials

810 Woodland Street, Columbia, Tennessee

Description of Project:

This project involves the renovation and restoration of an existing building to improve its long-term functionality, safety, and aesthetic quality while maintaining its architectural character. The work will address deterioration of the exterior and interior components, as well as correcting any non-compliant alterations made in previous years. Introduction of durable, code-compliant, historically sensitive materials suited to the buildings intended use. The project will be not only be enhancing the buildings appearance but will be preparing it for future occupancy and expanded uses. All improvements will be made to meet current local codes, align with historical context of the surrounding area, and support the long-term revitalization of the area.

PROPOSED MATERIALS: STEEL REPLICA WINDOWS BY WINCO (ATTACHED), DOORS, HISTORICALLY RESPECTIVE CAST IRON FENCING

CONTACT INFORMATION

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

DOCKET/CASE/APPLICATION NUMBER

CA 26-0053

APPLICANT/PROPERTY OWNER

Stephen F. Walker/Walker Family Partnership

HEARING DATE

March 18th, 2026

PROPERTY ADDRESS/LOCATION

27 Public Square

PROJECT DESCRIPTION: Exterior Alterations (Windows & Door Replacement)

The applicant requests approval to make exterior alterations to the front façade.

Specifically, the applicant is requesting approval to replace the storefront windows and entrance door at 27 Public Square. The replacement windows proposed are two 60"x74" and two 24"x74" storefront windows. Additionally, the applicant seeks to replace the current 36"x80" entrance door with a 42"x84" exterior ¾ glass door. The applicant has offered four different proposals for the Commission's consideration.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
CD-5	VACANT	COMMERCIAL	STOREFRONT ALTERATION	DOWNTOWN COMMERCIAL

STAFF RECOMMENDATION:

APPROVE

APPROVE WITH CONDITIONS

DENY

Review Status and History:

<i>Submission Status:</i>	Third request for Certificate of Appropriateness
<i>Previous Approvals:</i>	17-0016 (approved; replace top floor windows) 17-0040 (approved; wall signage)
<i>2024 Historic Inventory:</i>	<i>Horseshoe Billiards, a Balloon Shop & Gifts, 19th Century Commercial, circa 1895 – noted as Zing Wheel in the 1980s; 1895 Sanborn indicates “destroyed by fire”, Contributing</i>

Proposed Alterations

Exterior Alterations (Windows & Door Replacement)

Historic District Design Guidelines Referenced:

Staff reviewed the request for consistency with the *City of Columbia Historic Design Guidelines* for the Exterior Alterations (Windows & Door Replacement). Staff comments follow in the next section.

- OBJECTIVE: EMBRACE HISTORIC PRECEDENTS IN STOREFRONT DESIGN STANDARDS THAT PROMOTE VISIBILITY AND PEDESTRIAN-SCALED ACTIVITY AT THE STREET LEVEL (HISTORIC DESIGN GUIDELINES, PAGE 5-8)

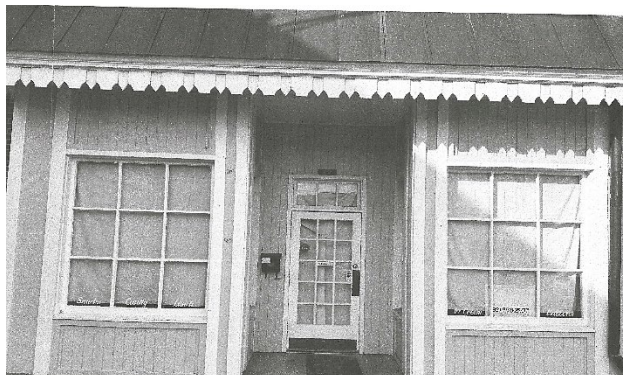
Staff Analysis:

The building at 27 Public Square is identified in the 2024 Historic Inventory Survey as a circa 1895 structure representing late 19th Century commercial architecture. Constructed during a period of significant downtown growth, it reflects the masonry construction, traditional storefront configuration, and vertically proportioned upper-story windows typical of that era.

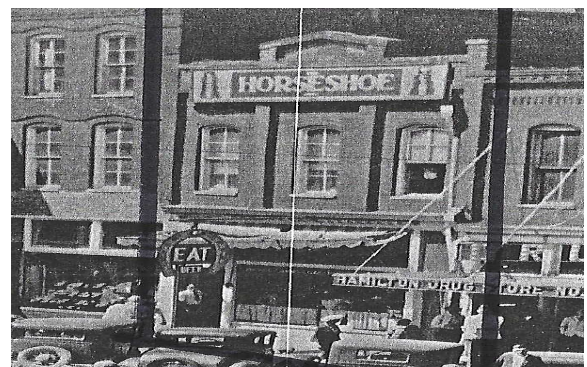
It is one of 45 buildings within the six-block Downtown Commercial Historic District documented as 19th Century architecture. As part of this concentration of historic resources, the building contributes to the district's overall character, integrity, and representation of the community's late 1800s commercial development.

Specifically to this structure, the previous 1984 Historic Inventory gives additional information regarding 27 Public Square: *two-story brick, three-bay, arched windows in recessed panels, dog-tooth corbeling, altered storefront with recessed entry.*¹

The applicant is proposing to replace the existing storefront windows and entry door. Specifically, the request is to install two 60"x74" and two 24"x74" insulated glass storefront windows and installation of a 42"x84" $\frac{3}{4}$ glass exterior door, larger than the existing standard 36"x80" entrance door.



Existing elevation



Historic elevation

¹ National Register of Historic Places, Historic District Survey, Richard Quin, Historic Preservation Planner, c. 1984

It is evident to staff that the existing storefront has been modified in the past as illustrated in the Historic Photo provided by the applicant. As such, staff analysis is prefaced by the excerpt below from the Historic Design Guidelines found on page 5-12.

Both proposed changes—windows and doors—represent key elements of a traditional commercial storefront. Historically, large display windows were nearly universal, serving as the primary means for business owners to attract the attention of pedestrians and showcase merchandise. Storefront entrances, likewise, functioned as the first point of public interaction, shaping the experience and accessibility of the business.

Because these features are central to the building’s historic character, any alterations to the windows or doors should be carefully evaluated to ensure that the defining architectural elements and overall historic integrity of the storefront are preserved. See referenced Historic Design Guidelines below:

WHAT IF MY STOREFRONT WAS MODIFIED IN THE PAST?

Many storefronts across the country were remodeled after their construction, particularly during the early to mid 20th century. These later storefronts reflect the evolution of architectural and retail trends and may have gained significance in their own right. When a building has a later storefront dating to no later than the 1950s, critical consideration should be given to the building when planning alterations. For some buildings, it may be appropriate to retain the later storefront as a character-defining feature while it may be appropriate to return a building’s storefront to its original detail in other instances. This evaluation should be based on the age and character of the building, the building and district’s period of significance, the significance of the later storefront, and the practical aspects of returning a storefront to an earlier period. In instances where later storefronts are removed, facades shall be returned to a design consistent with their historical character in consideration of available physical and historical documentation. Speculative designs are not appropriate.

5.13 Retain the Location and Character of Historic Storefront Entry Assemblies

- a. The location, size, and proportions of original door openings shall be retained.
- b. Door openings shall not be filled in, reduced, or enlarged. Boarding over of historic door openings is prohibited.

5.15 Maintain Compatibility when Selecting Replacement Doors

- b. New doors shall fit the original opening. Visibly enlarging or reducing an opening for a new door is prohibited.

- d. When replacing non-original doors, new doors shall be compatible with the character and style of the building as well as traditional precedents in the district. Residential doors are prohibited on commercial buildings unless the building has been converted from residential use.
- e. Replacement doors shall provide a degree of transparency consistent with historic precedents in the district. Tinted glass is not appropriate.

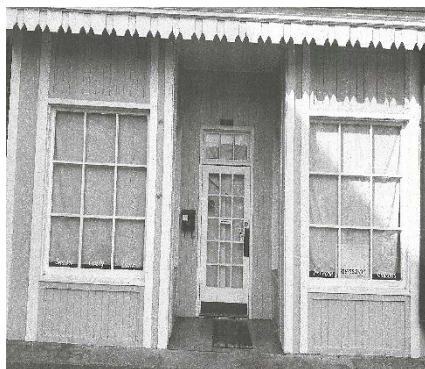
5.16 Retain the Character and Arrangement of Historic Storefront Windows

- b. Storefront windows shall be maintained as transparent space to encourage pedestrian interest and patron interaction.
- c. Clear glass shall be used in storefronts. Smoked, tinted, and mirrored glass distort perception of the street wall and are prohibited.

5.17 Maintain Compatibility when Storefront Windows Require Replacement

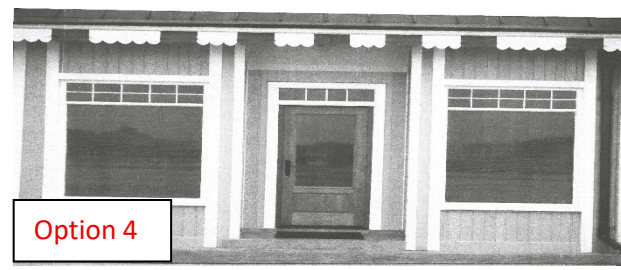
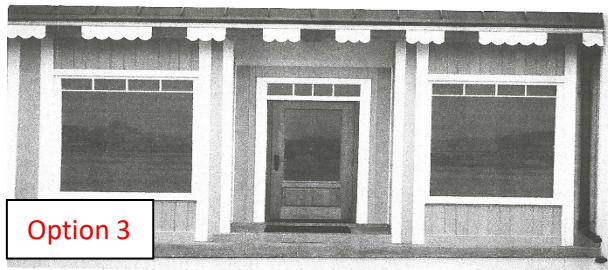
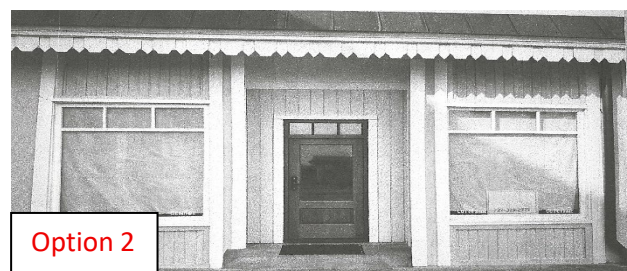
- c. When replacement of a window unit is necessary, new units shall match the original in size, proportions, character, and finish as closely as possible. Replaced framing members shall be visually compatible with the scale, spacing, texture, and profile of the storefront.
- d. Painted wood or anodized aluminum with a baked on enamel finish shall be used unless another material can be demonstrated to have been historically present. Exposed aluminum will be reviewed by the HZC on a case-by-case basis.

The pre-1950s historic photograph submitted by the applicant indicates that the original storefront configuration featured a primary entrance located on the south portion of the front elevation. The storefront glazing appears to have consisted of large; single-pane display windows extending from the bulkhead or kickplate up to just below the storefront cornice (belly band). The glazing was framed in a traditional manner, with approximately one-third of the storefront divided by a single mullion, creating a balanced but predominantly open display area typical of early commercial storefront design.



The current storefront configuration reflects a typical contemporary treatment commonly found elsewhere within the Downtown Commercial District. The entrance consists of a wood door recessed within an alcove, featuring a multi-pane glazing configuration and a three-pane transom above. Flanking the recessed entry on both sides are display windows composed of multi-light grids divided by muntins. While compatible in scale and general arrangement, this configuration differs from the more expansive single-pane display windows indicated in the historic photograph.

The applicant has submitted four separate elevation proposals for the Commission's consideration. Each option is illustrated below for review. While the designs vary in certain details, staff has evaluated them collectively, as the proposed alterations raise similar considerations related to façade treatment and overall historic character. The following commentary addresses the proposals in their entirety and includes applicable references to the Historic Design Guidelines to assist the Commission in its deliberation.



Each of the elevation options proposed by the applicant includes replacement of the existing storefront display windows and entrance door. As noted previously, the storefront is considered an altered historic configuration. Therefore, the Commission has the authority to select the option it finds most appropriate, weighing both the historic significance of the current condition and the broader architectural character of the Downtown Commercial District, including the commonality of similar storefront treatments.

Given these considerations, staff is not advancing a specific recommendation. Instead, staff defers to the findings and discretion of the Historic Zoning Commission in determining which proposal, if any, best aligns with the applicable guidelines and the district's overall character.

Recommendation: N/A

Motions

Motion [Approve].

Move to find that the proposed exterior alterations conforms to the Historic District Design Guidelines and approve issuance of a Certificate of Appropriateness.

Motion [Deny].

Move to find that the proposed exterior alterations 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 exterior alterations 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.

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	STEPHEN F. WALKER	PHONE	931-388-2937
ADDRESS	804 S. MAIN STREET	EMAIL	STEPHENFW@AIM.COM

PROPERTY OWNER

NAME	WALKER FAMILY LIMITED PARTNERSHIP	PHONE	931-388-2937
ADDRESS	804 S. MAIN STREET	EMAIL	STEPHENFW@AIM.COM

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

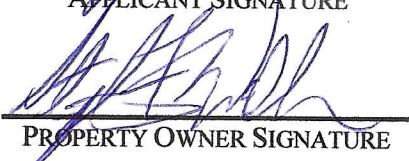
PROJECT INFORMATION: WORK SPECIFIC

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

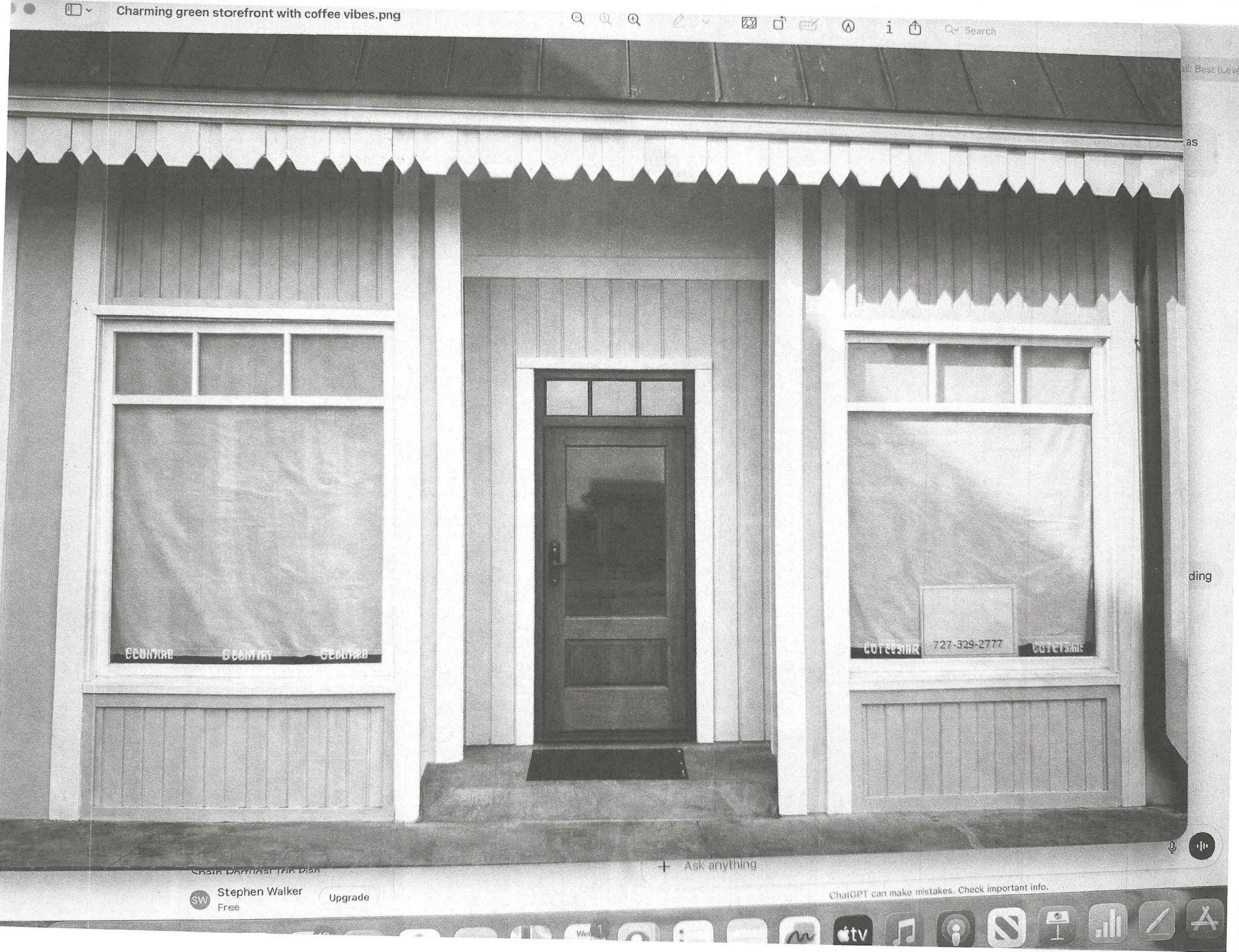
PROJECT INFORMATION	
ADDRESS:27 PUBLIC SQUARE	
SQUARE FOOTAGE OF PROPOSED ADDITIONS/NEW CONSTRUCTION :	
EXISTING: _____ ft ²	PROPOSED: _____ ft ²
HEIGHT OF STRUCTURE FOR ADDITIONS/NEW CONSTRUCTION :	
EXISTING: _____ ft	PROPOSED: _____ ft
SQUARE FOOTAGE OF PROPOSED SIGNAGE:	

PROJECT INFORMATION: DESCRIPTION & SCOPE OF PROJECT
DESCRIBE PROPOSED PROJECT(S) AND LIST ALL PROPOSED MATERIALS. ATTACH ADDITIONAL SHEETS IF NECESSARY:
INSTALL (2) 60"x74" AND (2) 24"x74" STOREFRONT GLASS WINDOWS.
INSTALL (1) 42"x84" EXTERIOR ¾ GLASS DOOR. WILL BE LARGER THAN THE STANDARD 36"x80" DOOR.
I HAVE INCLUDED PICTURES SHOWING DIFFERENT DESIGNS.
MEASUREMENTS ARE APPROXIMATE.

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

<u>STEPHEN F. WALKER</u>		<u>2/13/26</u>
APPLICANT NAME	APPLICANT SIGNATURE	DATE
<u>WALKER FAMILY LIMITED</u>		<u>2/13/26</u>
PARTNERSHIP	PROPERTY OWNER SIGNATURE	DATE
<u>PROPERTY OWNER NAME</u>		



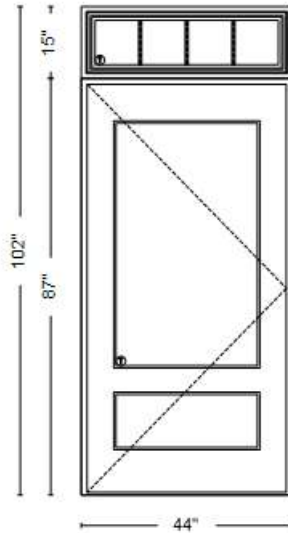






Customer Approval Form:

Signature: _____ Date: _____



Viewed from the Exterior

Quote Number: 20547786

Line Number: 10

Quote Qty: 1

Scaling: 1/2" = 1'

Description: Pella Reserve, Traditional Outswing Door, Pella Reserve, Sash Set, 44 X 102

Rough Opening: 44.75" X 102.5"

Performance Information: CPD Not Rated, FPA None

Performance Information: U-Factor 0.27, SHGC 0.27, VLT 0.49, CPD PEL-N-41-43430-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, FPA FL11292

These drawings are based on our interpretation of the information provided to us. They are submitted for final approval of the individual** responsible for the project and are not intended to create any warranty or other liability. The user** is responsible for compliance with applicable building codes or other regulations and determining the suitability of the suggestions for the particular application, including the final design of reinforcement, flashing, and sealant systems for all window and door installations.

** building owner, architect, contractor, installer and/or consumer



Quote Name: 27 Public Square

Project Name: 27 Public Square

Jobsite Location: COLUMBIA, TN

Room Location:

Sales Branch Location: 34300 Pella Window and Door Co.

Customer Approval Form:

Signature: _____ Date: _____



Viewed from the Exterior

Quote Number: 20547786

Line Number: 15

Quote Qty: 2

Scaling: 1/2" = 1'

Description: Replacement: Sash Only. Pella Reserve, Traditional Sash Set, Fixed, 24 X 74

Rough Opening: 24.75" X 74.75"

These drawings are based on our interpretation of the information provided to us. They are submitted for final approval of the individual** responsible for the project and are not intended to create any warranty or other liability. The user** is responsible for compliance with applicable building codes or other regulations and determining the suitability of the suggestions for the particular application, including the final design of reinforcement, flashing, and sealant systems for all window and door installations.

** building owner, architect, contractor, installer and/or consumer



Quote Name: 27 Public Square

Project Name: 27 Public Square

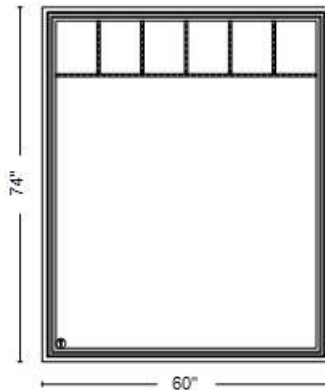
Jobsite Location: COLUMBIA, TN

Room Location:

Sales Branch Location: 34300 Pella Window and Door Co.

Customer Approval Form:

Signature: _____ Date: _____



Viewed from the Exterior

Quote Number: 20547786

Line Number: 20

Quote Qty: 2

Scaling: 1/2" = 1'

Description: Replacement: Sash Only. Pella Reserve, Traditional Sash Set, Fixed, 60 X 74

Rough Opening: 60.75" X 74.75"

These drawings are based on our interpretation of the information provided to us. They are submitted for final approval of the individual** responsible for the project and are not intended to create any warranty or other liability. The user** is responsible for compliance with applicable building codes or other regulations and determining the suitability of the suggestions for the particular application, including the final design of reinforcement, flashing, and sealant systems for all window and door installations.
** building owner, architect, contractor, installer and/or consumer



Quote Name: 27 Public Square

Project Name: 27 Public Square

Jobsite Location: COLUMBIA, TN

Room Location:

Sales Branch Location: 34300 Pella Window and Door Co.





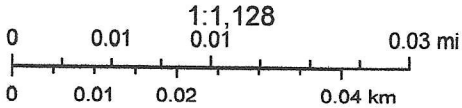


Blue Ribbon Day, 3-17-17



Date: February 13, 2026

County: MAURY
Owner: WALKER FAMILY LIMITED PARTNERSHIP
Address: PUBLIC SQ 27
Parcel ID: 099A J 015.00
Deeded Acreage: 0
Calculated Acreage: 0
Vexcel Imagerv Date: 2023



State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property

CONTACT INFORMATION

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

DOCKET/CASE/APPLICATION NUMBER

CA 26-0049

APPLICANT/PROPERTY OWNER

Mina Sadek/Agynes Chrzan

HEARING DATE

March 18th, 2026

PROPERTY ADDRESS/LOCATION

715 W 7th Street

PROJECT DESCRIPTION: New Construction

The applicant requests approval to construct a Single-Family residence on vacant lot.

Specifically, the applicant is requesting approval to construct a single-family residence on a vacant lot in the 7th Street Historic District. The proposed structure is designed at a total of 3,500 sf in a two-story design with an unheated attached 1,187 sf garage, front porch, screened patio and deck at rear for a total of 4,686 sf combined structure and elements. The previous structure at this location was demolished in 2023 due to dilapidation, structural neglect, and lack of maintenance.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
CD-3	VACANT	RESIDENTIAL	SINGLE-FAMILY NEW CONSTRUCTION	7 th Street

STAFF RECOMMENDATION:

APPROVE

APPROVE WITH CONDITIONS

DENY

Review Status and History:

<i>Submission Status:</i>	Third request for Certificate of Appropriateness
<i>Previous Approvals:</i>	21-0154 (Exterior rehabilitation including gutter installation, chimney repair, replacement of the front and basement doors, tuckpointing of the brick foundation, replacement of the front porch (columns, railing, and roof), and window replacement); 21-0216 (foundation repair)
<i>2024 Historic Inventory:</i>	Herndon C. Wolfe House, Vacant Lot, Bungalow circa 1920, Razed 2023

Proposed Alterations

New Single-Family Construction

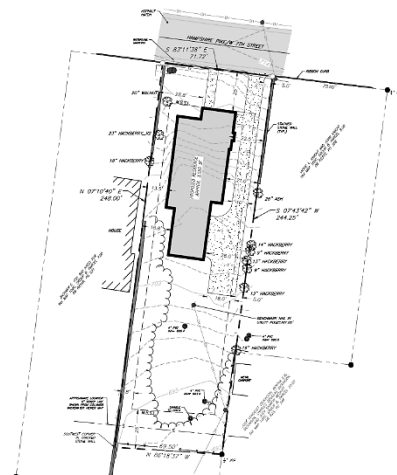
Historic District Design Guidelines Referenced:

Staff reviewed the request for consistency with the *City of Columbia Historic Design Guidelines* for the New Single-Family Construction. Staff comments follow in the next section.

- OBJECTIVE: ENGAGE CONTEXT-SENSITIVE SOLUTIONS THAT PROMOTE COMPATIBILITY AND HIGH-QUALITY DESIGN IN ADDITIONS AND NEW CONSTRUCTION. (SECTION 6, NEW CONSTRUCTION – HISTORIC ZONING GUIDELINES)

Staff Analysis:

The applicant is requesting a Certificate of Appropriateness to construct a new single-family residence at 715 W 7th Street, located in the 7th Street Historic District. The previous structure on the lot had become dilapidated and was structurally deficient. As a result, the home was demolished in 2023. The 2024 Historic Inventory Survey listed the previous structure as the *Herndon C. Wolfe House, Bungalow, circa 1920*.¹ *The house most associated with this attainable dream is the bungalow, a small one- or one-and-a-half-story house with a big front porch and a contemporary all-American look...The American bungalow originated in California and owed little to past styles. It was first popular in California, and most of the businesses that spread the bungalow nationwide through mail order plans and pre-fab mail order houses were headquartered there... Stylistically, it is somewhat difficult to pin a single label on the bungalow. There is no single bungalow style.*² The spatial relationship of a structure to its site is a key component of a neighborhood's historic character. At 707–715 W. 7th Street, this pattern is clearly established. The typical front yard setback for the existing structure, the previously demolished structure, and the proposed new construction ranges from approximately 25–30 feet, while the typical side yard setback ranges from 22–25 feet. The applicant proposes to site the new structure in a manner that is spatially consistent with the established block face and adjacent properties.



¹ 2024 Historic Inventory Survey

² Nashville Old House Series, The Bungalow and Related Styles, 1910-1930





PERSPECTIVE VIEW 1



PERSPECTIVE VIEW 2



PERSPECTIVE VIEW 3



PERSPECTIVE VIEW 4

The original home exhibited elements typical of Bungalow (Craftsman) style architecture. Generally modest and simplistic in design, bungalows utilized a variety of commonly available materials. This style is typically one to one-and-a-half stories in height and characterized by a low-pitched gable or hip roof, wide overhanging eaves with exposed rafters, decorative brackets or braces, and a prominent front porch supported by square columns.

The front elevation often served as the architectural focal point, designed to create a welcoming appearance through the use of large windows, generous porches, broad eaves, and a comfortable, human-scaled proportion.

The applicant has proposed a design that contains some construction materials and applications typically found in 1920s Bungalow construction without replicating a historic style. Below staff has provided an analysis of these materials and applications below to provide reference during review:

The applicant has identified architectural shingles as the primary roof covering, with standing seam metal proposed for the dormer and shed roof elements. The roof is designed in a gable form with an overall height of 22 feet, 5 inches, and includes a brick chimney located on the east side of the structure. As presented, the proposed roof design and materials are consistent with the Historic Design Guidelines.

6.7 Form, Massing, and Scale

- b. Buildings shall have a footprint and roof form with a similar complexity to buildings within the same block. Hip and gable roofs are typically appropriate.
- c. New buildings shall be designed to be within the established range of building heights within the same block and adjacent streets, not varying more than 10% from the average height.

6.8 Design & Architectural Features

- e. Roof features such as chimneys shall be appropriately scaled to the building.

The design includes numerous windows, reflecting the characteristic emphasis on fenestration in Craftsman-style bungalow architecture. While the submission does not specify exact types, the windows appear to be 4:1 double-hung for the larger openings and 2-over-2 for the smaller windows on the front, east, and west elevations. These windows are arranged in historically appropriate dual or triple groupings, consistent with the traditional architectural context.

6.9 Fenestration

- a. Maintain compatibility with traditional precedents of solid to transparent space on the façade.
- b. Windows and doors shall be compatible in proportion, shape, locations, and size as those traditionally found in the district.
- c. Windows and doors shall be stylistically compatible with the building and district. Duplicating historical designs is not appropriate.

6.10 Materials

- d. Using wood or aluminum-clad wood windows with a baked-on or enamel finish is strongly encouraged. Other materials will be considered by the HZC on a case-by-case basis. Vinyl and vinyl clad windows and doors are not appropriate and shall be prohibited.

8" Lap Cementitious siding is the primary application being applied to the design. However, the applicant is also proposing Board and Batten @ 2' O.C. at the top of the gable area on the front elevation and a portion of the side wall on the east elevation. *Lapped wood siding, often called clapboard or weatherboard, was commonly used³* for siding finish materials. Although atypical, board and batten historically has been used as an architectural feature to detail an elongated element, such as a gable (front elevation).

³ Nashville Old House Series, The Bungalow and Related Styles, 1910-1930

6.8 Design & Architectural Features

- c. New buildings shall incorporate architectural details that provide articulation and visual distinction. Details shall complement the architectural fabric of the district, not compete visually with existing buildings.

6.10 Materials

- a. New construction shall reflect traditional materials, textures, and colors compatible with the district. Using no more than two primary materials for exterior walls is encouraged.
- c. Materials shall be visually compatible in scale, profile, proportions, and finish to those historically found in the district. Alternative materials such as fiber cement board and cast concrete are appropriate for maintaining material compatibility with traditional materials. Faux masonry and vinyl and aluminum sidings are prohibited.

The proposed front porch extends to approximately the midpoint of the front façade and is supported by 10-inch square columns, fluted at the top and bottom. The front entrance door, as shown, appears to be a wood door with a lower inset panel and two-over-two glazing in the upper one-third of the assembly.

The porch foundation is constructed of brick with a rowlock course, transitioning to split-face CMU on the west and rear elevations, while maintaining a brick foundation along the east elevation. Historically, foundations constructed in the 1920s were typically brick or stone. While block foundations may be present on some existing structures provided by the applicant, they are textured. It should also be noted that brick, stone, or stucco are the only permitted foundation materials under the City's current zoning ordinance.

Overall, the proposed design and its spatial relationship to the site demonstrate consideration of the historic context of the surrounding neighborhood and incorporate construction elements consistent with 1920s Bungalow/Craftsman-style architecture.

Staff is supportive of the proposal, subject to the following conditions:

- Upon application for a building permit, the project shall comply with all applicable building codes.
- The applicant shall revise the plans at the time of building permit application to demonstrate full compliance with the zoning ordinance requirement that the foundation consist entirely of brick, stone, or stucco.
- Upon application for a building permit, the design shall demonstrate compliance with the Historic Zoning Guidelines, specifically as they relate to acceptable door and window materials.

Recommendation: Approve Subject to Conditions

Motions

Motion [Approve].

Move to find that the proposed new construction conforms to the Historic District Design Guidelines and approve issuance of a Certificate of Appropriateness.

Motion [Deny].

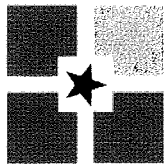
Move to find that the proposed new construction is not compatible with the Historic Guidelines, and deny issuance of a Certificate of Appropriateness [list reasons for denial].

Motion [Approve Subject to Conditions]:

Move to approve issuance of a Certificate of Appropriateness and find that the proposed new construction 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 \(onlana.com\)](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*

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://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
○ Description of project and proposed materials ○ Site plan ○ Lot survey ○ Architectural elevations or drawings ○ Photographs of project site location ○ Photographs of existing building.	○ 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.	○ 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.

APPLICANT

NAME	AGYNES CHRZAN	PHONE	615.533.2302
ADDRESS	7692 CHARLOTTE PIKE NASHVILLE, TN 37209	EMAIL	Chrz.agynes@gmail.com

PROPERTY OWNER

NAME	MINA SADEK	PHONE	615.668.4125
ADDRESS	2328 BROOKFIELD DR. BRANTWOOD, TN 37027	EMAIL	Mina.s@musiccityimports.com

DATE OF PRE-APPLICATION MEETING	02/04/2024
---------------------------------	------------

PROJECT INFORMATION: WORK SPECIFIC

→ NEW CONSTRUCTION <i>(select type)</i> → Principle Structure → Accessory Structure		→ NEW ADDITION <i>(select type)</i> → Principle Structure → Accessory Structure	
→ DEMOLITION <i>(select type)</i> → Principle Structure → Accessory Structure → Site Features → <i>Loss of architectural and historical integrity and its removal will not adversely affect the district's historic character</i> → <i>Denial of demolition will result in unreasonable economic hardship of the applicant</i> → <i>Public safety and welfare requires the removal of the structure(s)</i> → <i>Structural instability or deterioration of structure(s) as demonstrated through report by structural engineer or architect. Report clearly details physical condition of structure(s), reasons why rehabilitation is not feasible, and cost estimates for rehabilitation versus demolition. Additional report details proposed future action on site.</i>		→ SIGNAGE <i>(select type)</i> → Wall → Freestanding → Window → Temporary → Other	
		→ EXTERIOR ALTERATIONS <i>(select type)</i> → Roofing/Roof Structure (Dormers, Chimneys) → Exterior Door Replacement/Alterations → Exterior Window Replacement/Alterations → Foundation Alterations → Exterior Siding/Finishes/Masonry → Porch/Deck Alterations → Other (explain):	

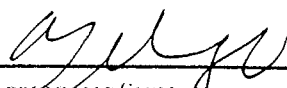
PROJECT INFORMATION	
ADDRESS: <u>715 W. 7th St.</u>	
SQUARE FOOTAGE OF PROPOSED ADDITIONS/NEW CONSTRUCTION:	
EXISTING: <u>N/A</u> ft ²	PROPOSED: <u>3,500</u> ft ²
HEIGHT OF STRUCTURE FOR ADDITIONS/NEW CONSTRUCTION:	
EXISTING: <u>N/A</u> ft	PROPOSED: <u>22'-5"</u> ft
SQUARE FOOTAGE OF PROPOSED SIGNAGE:	

PROJECT INFORMATION, DESCRIPTION & SCOPE OF PROJECT
DESCRIBE PROPOSED PROJECT(S) AND LIST ALL PROPOSED MATERIALS. ATTACH ADDITIONAL SHEETS IF NECESSARY:
EXTERIOR WALLS: BOARD AND BATTEN SIDING 2" O.C. EXTERIOR WALLS: 5" LAP CEMENTITIOUS SIDING EXTERIOR WALLS: 8" LAP CEMENTITIOUS SIDING
PAINTED BRICK, PAINTED BRICK ROWLOCK (FRONT ELEVATION, FRONT PORCH, LEFT ELEVATION AT DRIVEWAY, RIGHT ELEVATION AT FOUNDATION WALLS AND FOUNDATION WALLS AT DRIVEWAY), PAINTED BRICK AT FIREPLACE SPLIT FACE CMU AT BACK ELEVATION AND BACK RIGHT OF GARAGE
CEMENTITIOUS TRIM BOARD AROUND BEAM, COLUMNS, TRIM
ROOF: ARCHITECTURAL ASPHALT SHINGLE ROOF

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

AGYNES CHIRZAN

APPLICANT NAME



APPLICANT SIGNATURE

02/12/2026

DATE

MINA SADEK

PROPERTY OWNER NAME



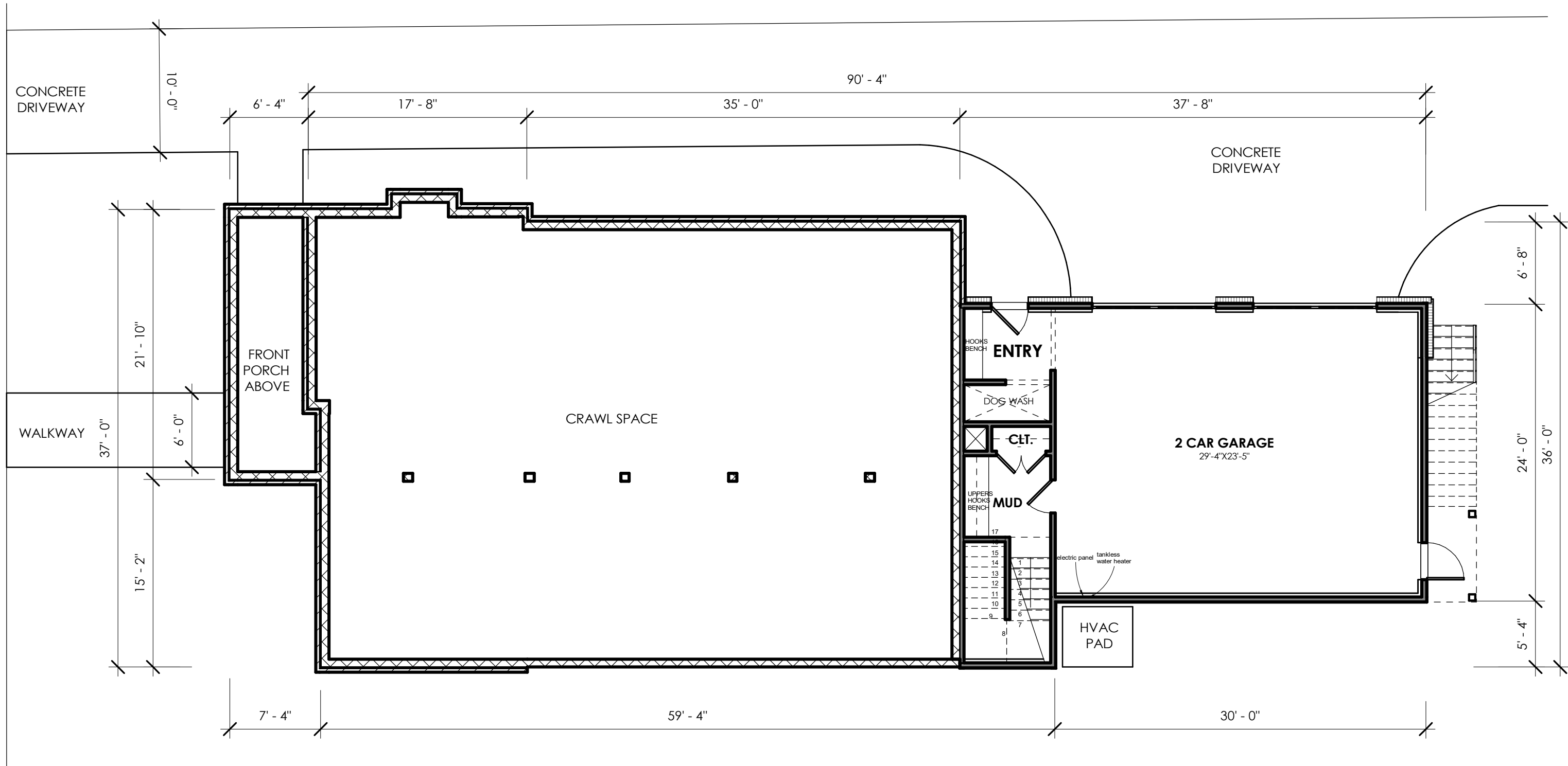
PROPERTY OWNER SIGNATURE

02/12/2026

DATE

AREA CALCULATIONS SD

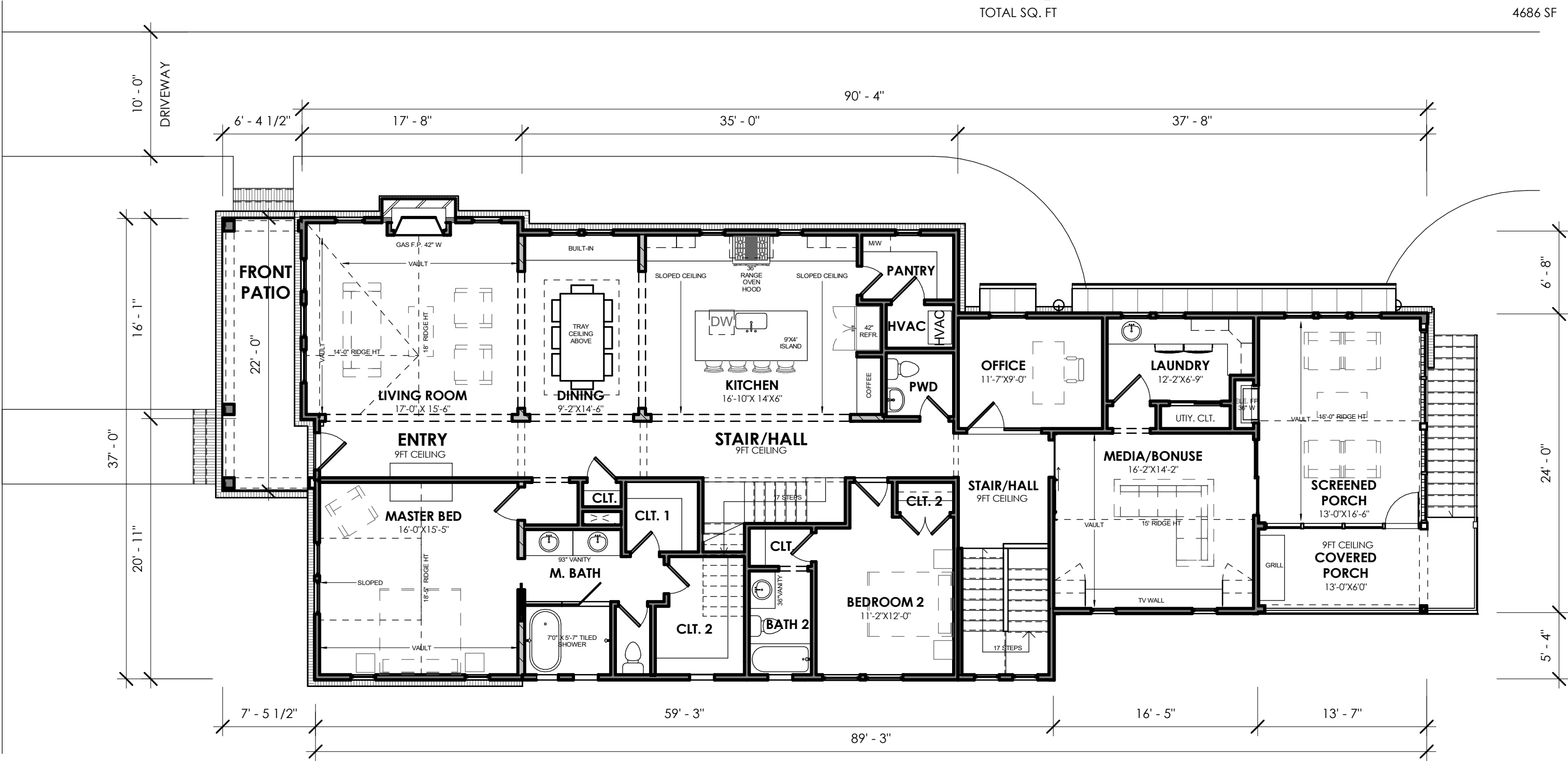
HEATED_MUD RM & 1ST & 2ND FL	3500 SF
UNHEATED_GARAGE, FRONT PORCH, SCREENED PATIO, DECK	1187 SF
TOTAL SQ. FT	4686 SF



GARAGE PLAN

AREA CALCULATIONS SD

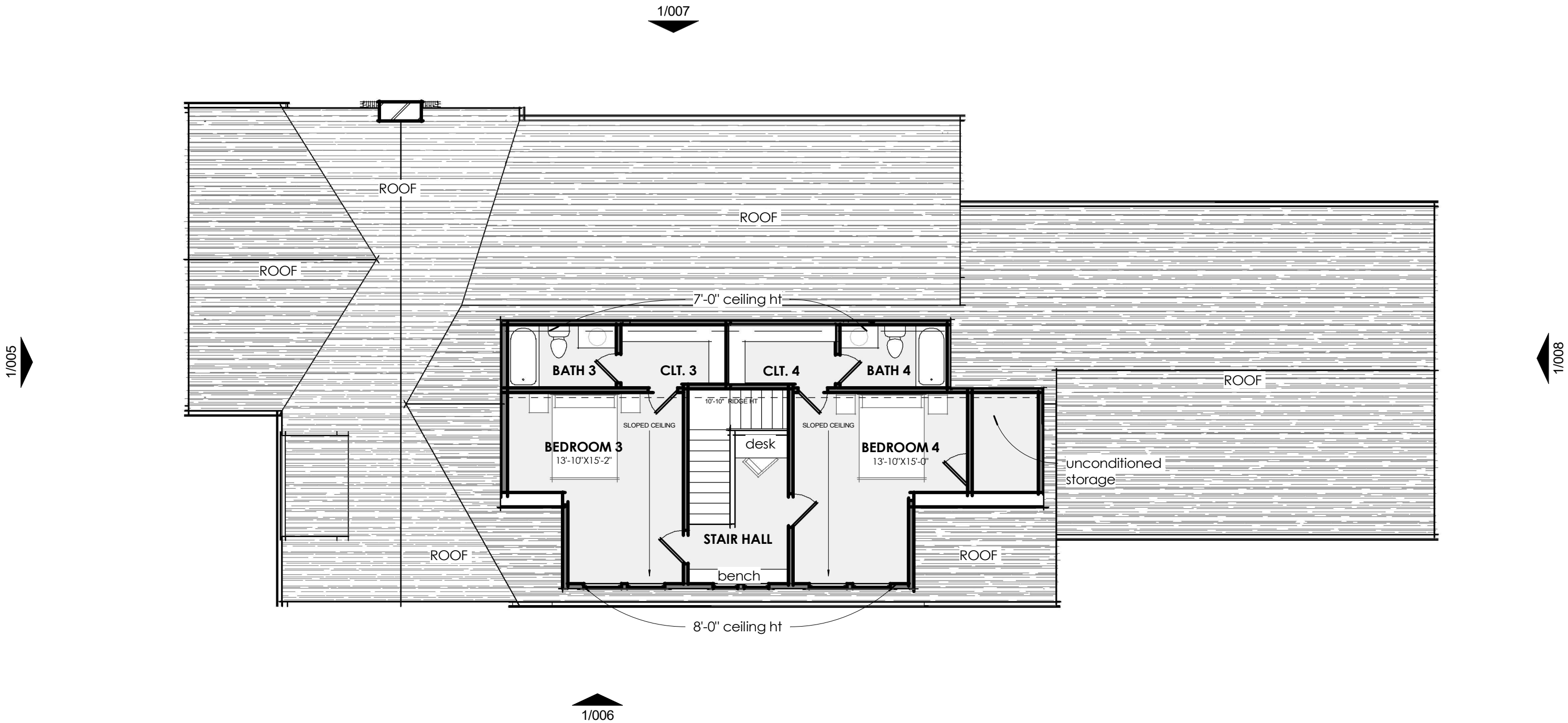
HEATED_MUD RM & 1ST & 2ND FL	3500 SF
UNHEATED_GARAGE, FRONT PORCH, SCREENED PATIO, DECK	1187 SF
TOTAL SQ. FT	4686 SF



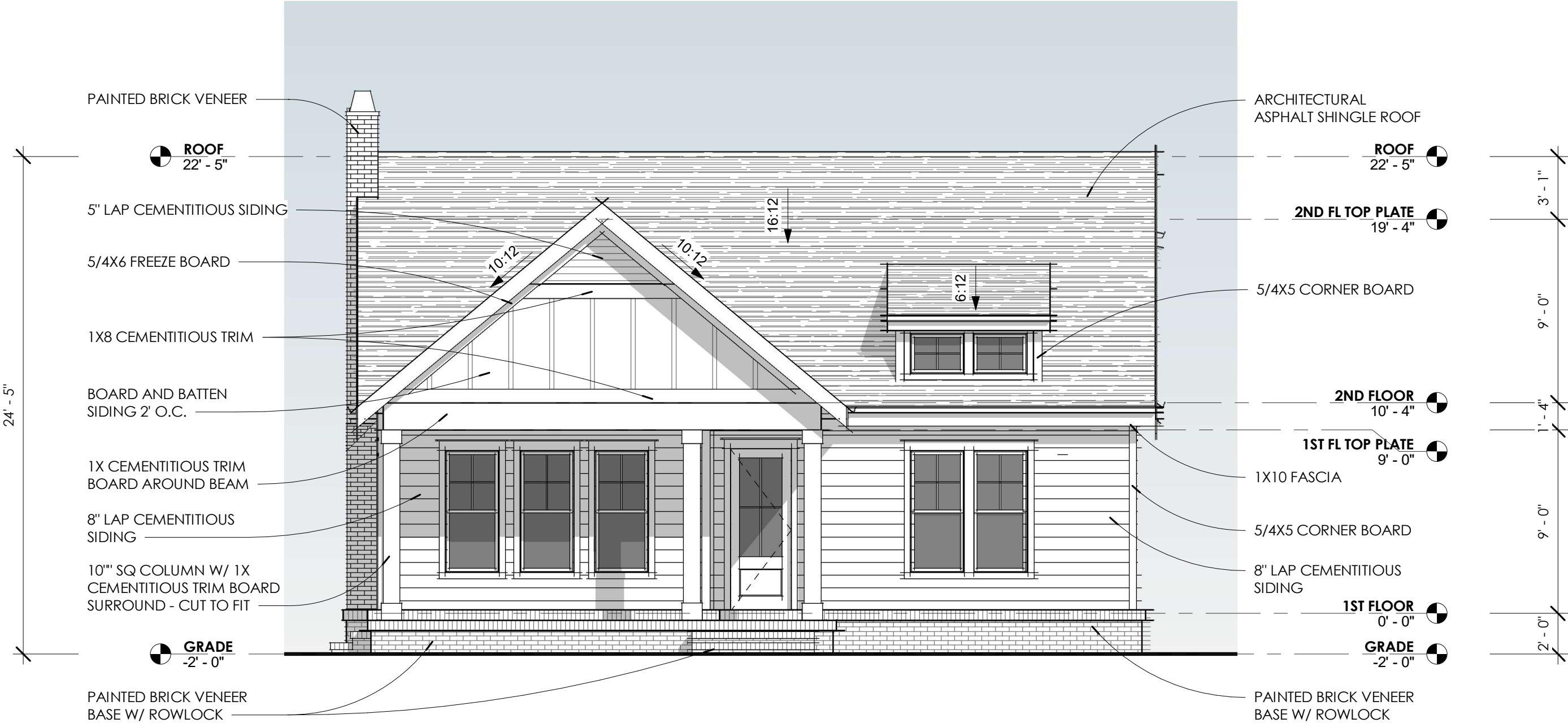
FIRST FLOOR PLAN

AREA CALCULATIONS SD

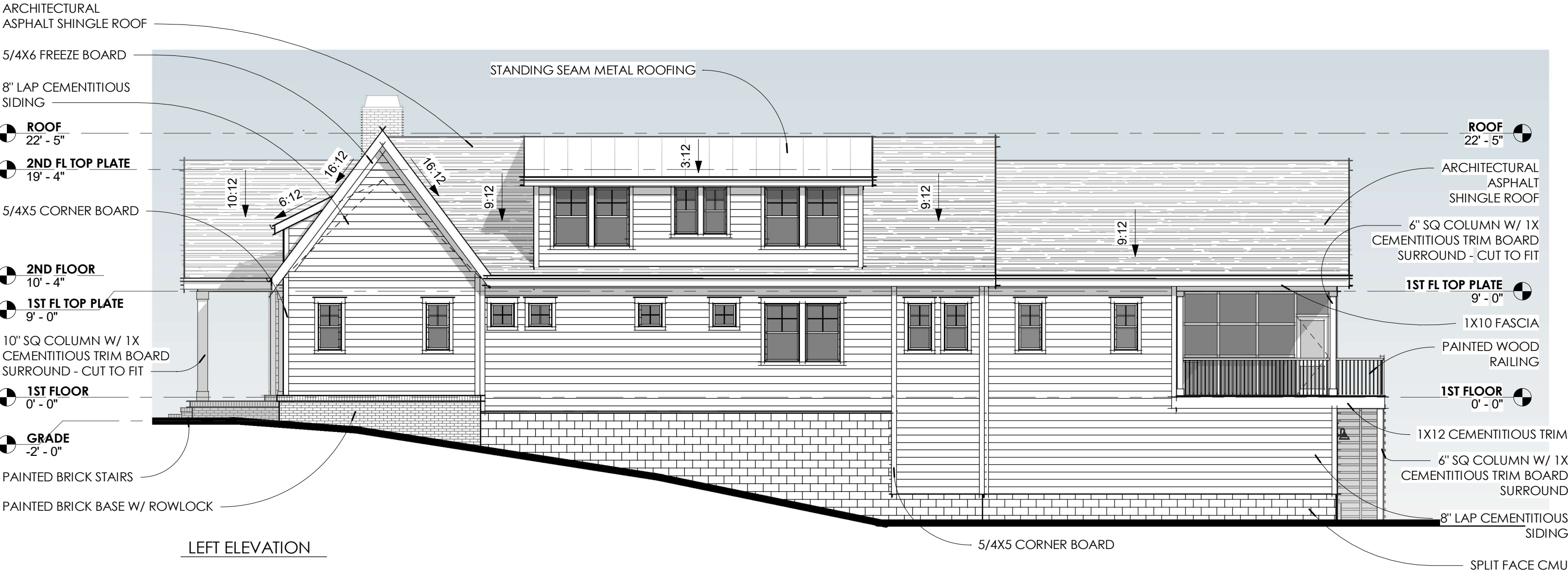
HEATED_MUD RM & 1ST & 2ND FL	3500 SF
UNHEATED_GARAGE, FRONT PORCH, SCREENED PATIO, DECK	1187 SF
TOTAL SQ. FT	4686 SF



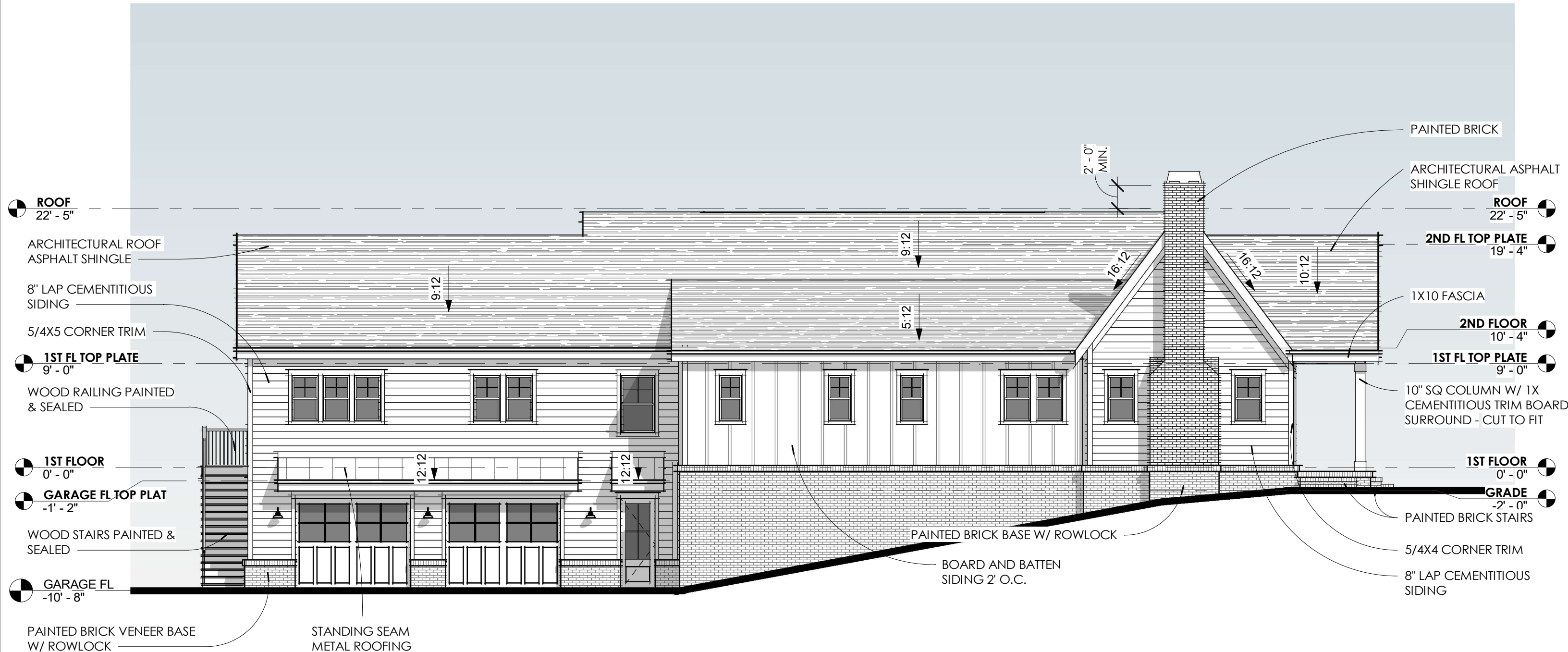
SECOND FLOOR PLAN



715 W. 7th St. LEFT ELEVATION
Columbia, TN



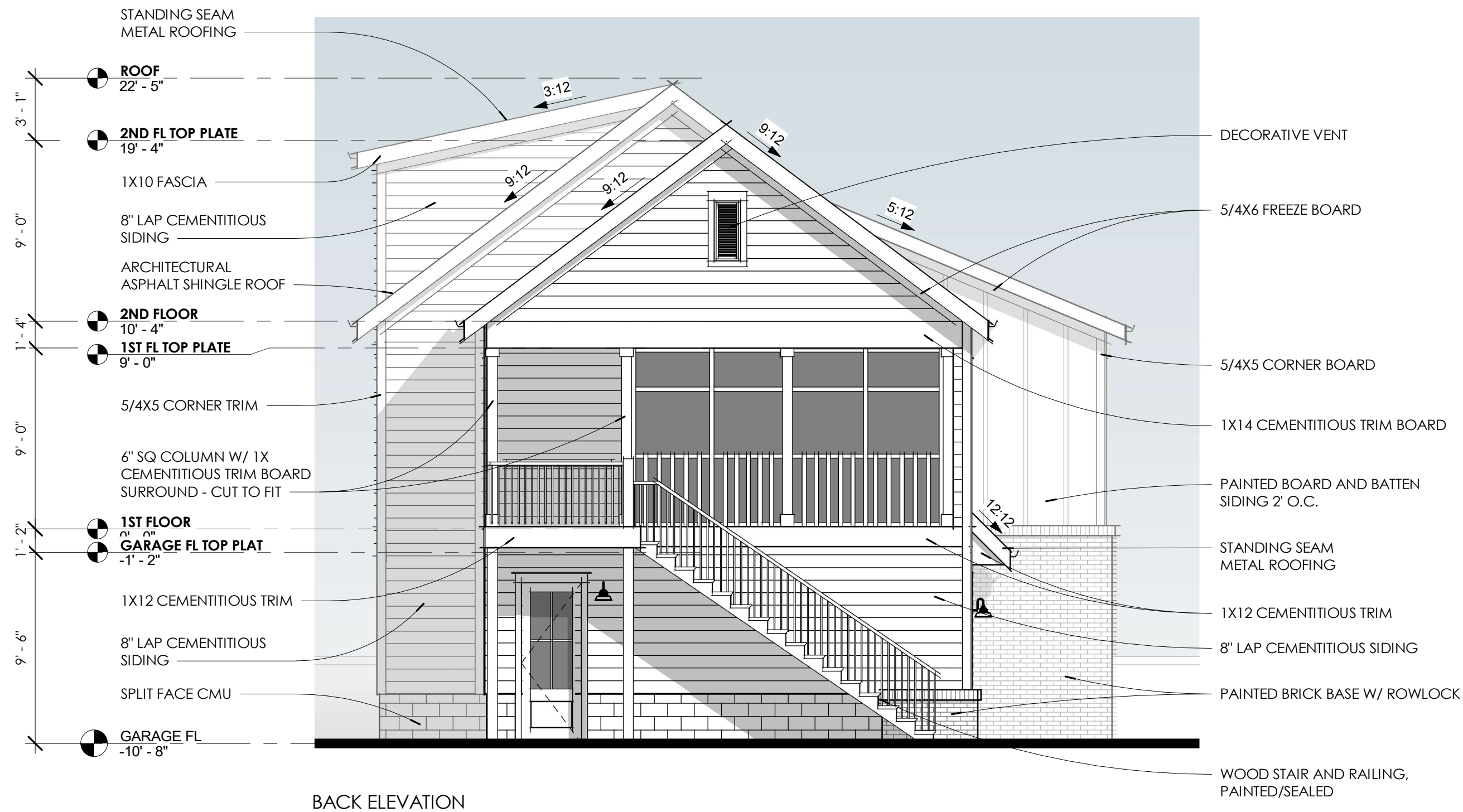
715 W. 7th St. RIGHT ELEVATION
Columbia, TN

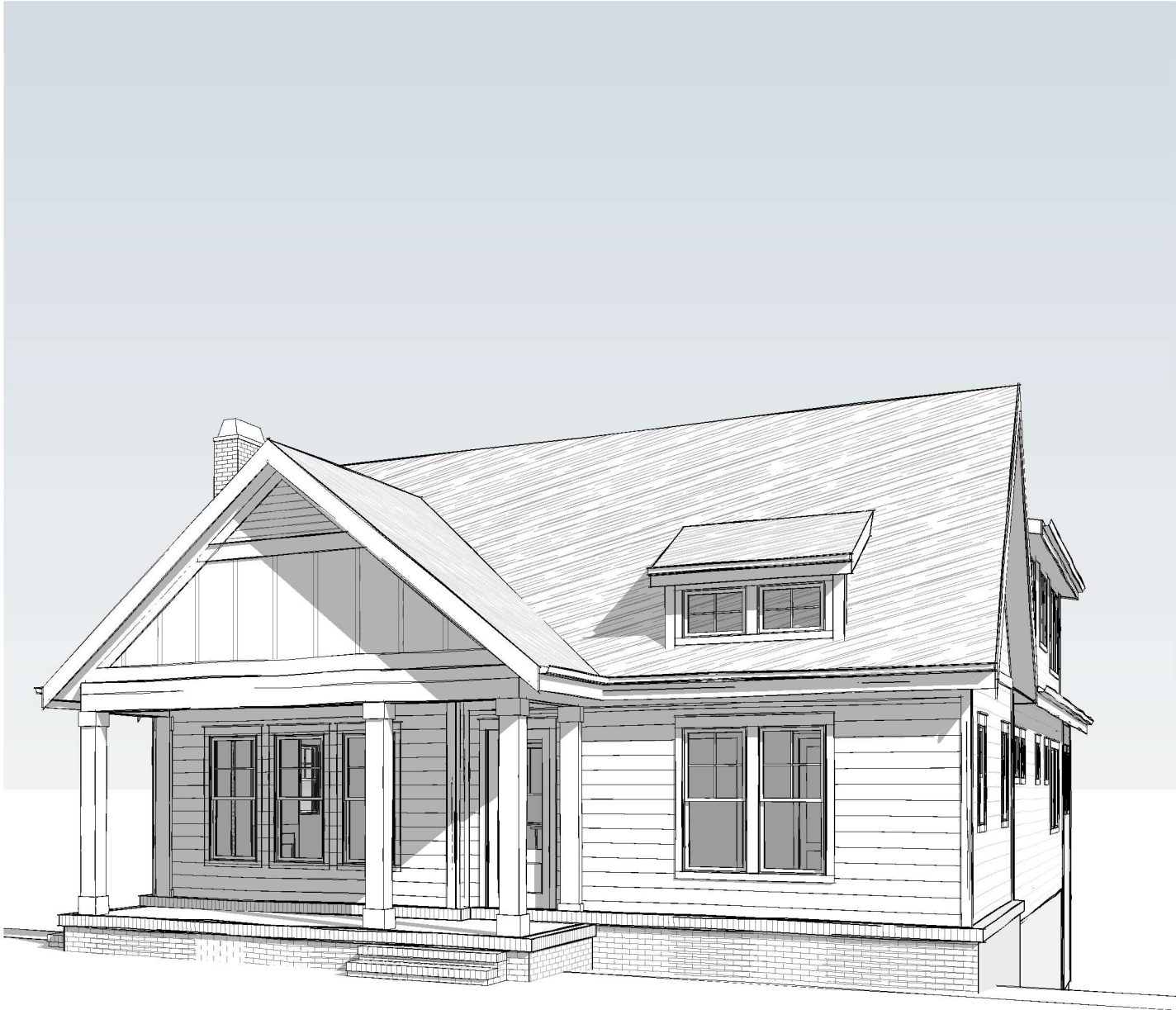


RIGHT _ ELEVATION

DESIGN.
TODAY.
STUDIO

715 W. 7th St. BACK ELEVATION
Columbia, TN





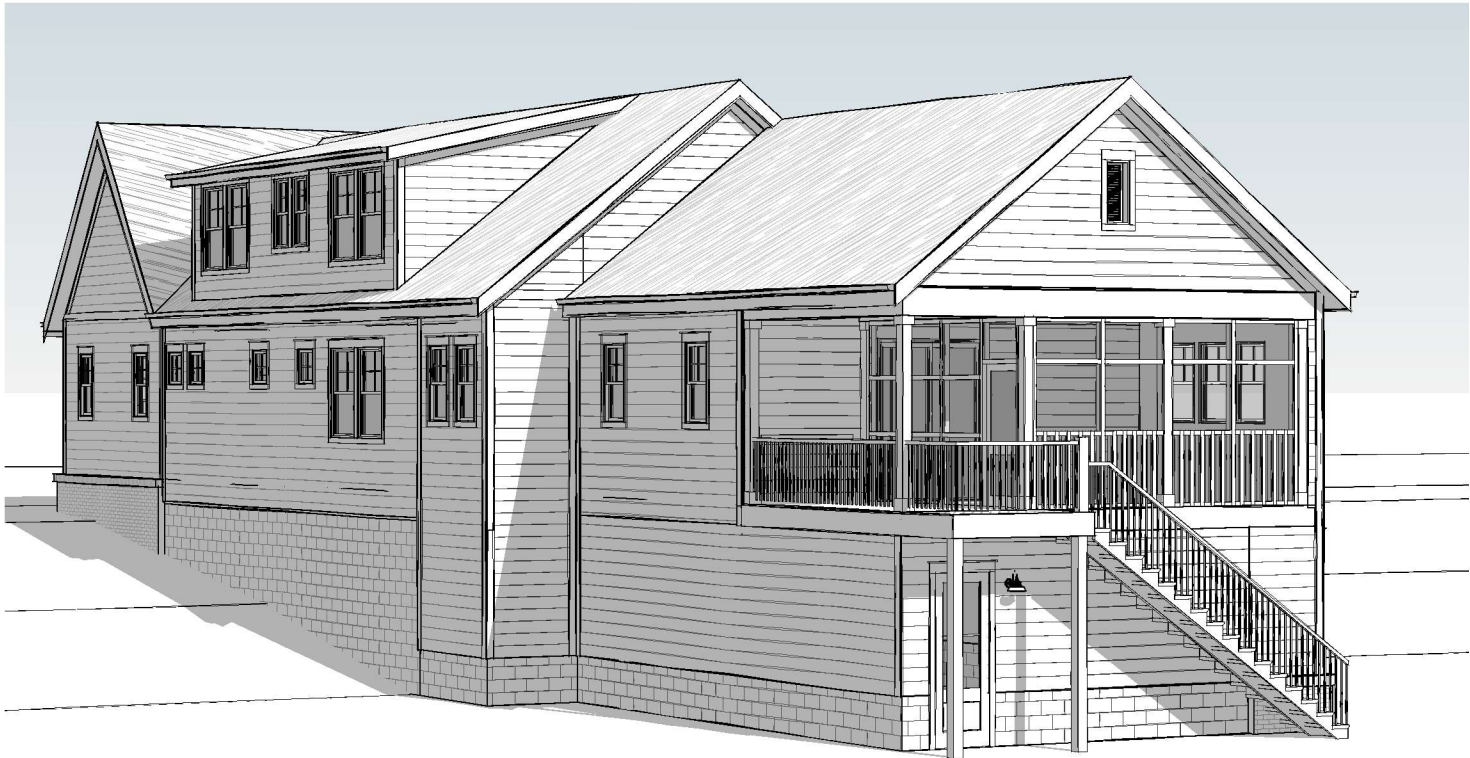
PERSPECTIVE VIEW 1



PERSPECTIVE VIEW 2



PERSPECTIVE VIEW 3



PERSPECTIVE VIEW 4

715 W. 7th St. Materials Specifications

Columbia, TN

Lap Siding

fiber-cement or engineered wood,
in 12-foot lengths with widths of 5-1/4 to 12 inches and a nominal 5/16-inch thickness

Board and Batten

Fiber cement with a depth of 1"–1.5"
Vertical boards (6"–12" wide) paired with narrower battens (1.5"–3.5" wide)
to create a textured, rustic, or modern look.
Spacing 12" to 24" inches apart, while interior accent walls are often installed
at 1/3 or 2/3 of the wall height. Common materials include wood, vinyl,
or fiber cement with a depth of 1"–1.5".

Painted Brick:

Unglazed, porous clay brick, over 1" min. air gap over WRB & exterior sheathing.
Painted with 100% acrylic latex
Elastomeric Masonry Coating for small cracks if needed on site.

Metal Roof:

Standing seam metal roofs, 22 to 26-gauge steel (24-gauge)
or 0.032"–0.040" thick aluminum panels.
1" to 2" high vertical ribs, roof slopes 2 1/2:12
on a ice and water underlay.

Architectural Roof Asphalt Shingle

30 Year architectural Shingle over 30# felt on exterior grade sheathing over roof framing

METAL FLASHING

corrosion-resistant, ductile materials, typically 26-gauge galvanized steel, 0.032-inch
aluminum, 4-inch lap joint for water shedding, 2-inch for vertical surfaces, and, if
applicable, 1/8–1/4 inch expansion joints.

Located at, but not limited to, the following locations.

All windows and doors
All horizontal metal changes
Sides and dormers
All intersections of roof lines at walls
Chimney/roof intersections
Porch roofs, decks, and wall intersections
Above cornice returns
Skirt assemblies
Any other facade penetrations (exp. Vents, gable vents, etc.)

**DESIGN.
TODAY.
STUDIO**

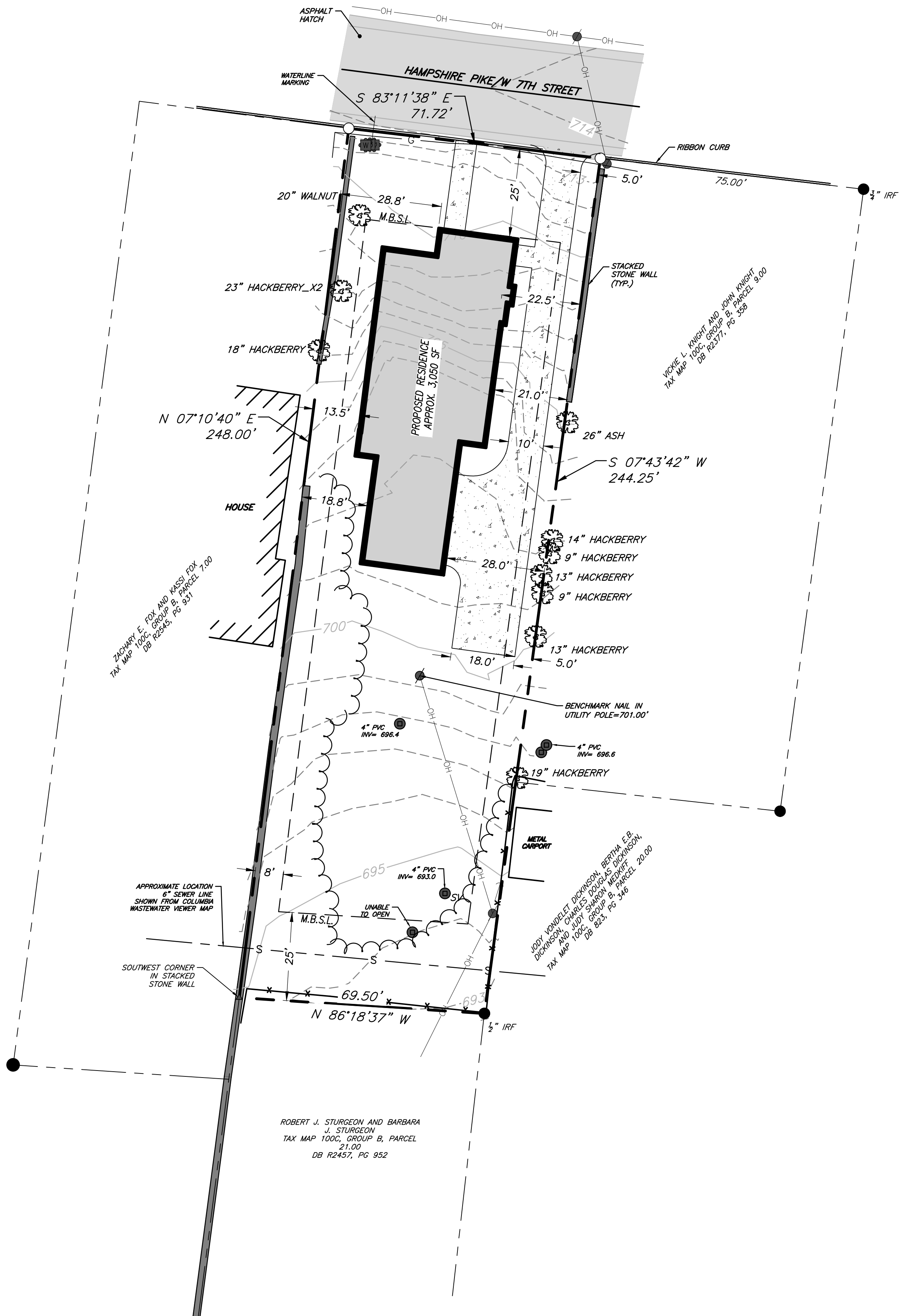
SUBJECT PROPERTY INFORMATION:

TAX MAP: 100C, GROUP: B, PARCEL 8.00

OWNER: MINA SADEK AND FANOUS KAMEL
TOTAL AREA PER SURVEY = ± 0.40 ACRES

PROPERTY ADDRESS:
715 W 7TH ST,
COLUMBIA, TN 38401

CURRENT PROPERTY RECORDS:
DEED BOOK R2844, PAGE 1179

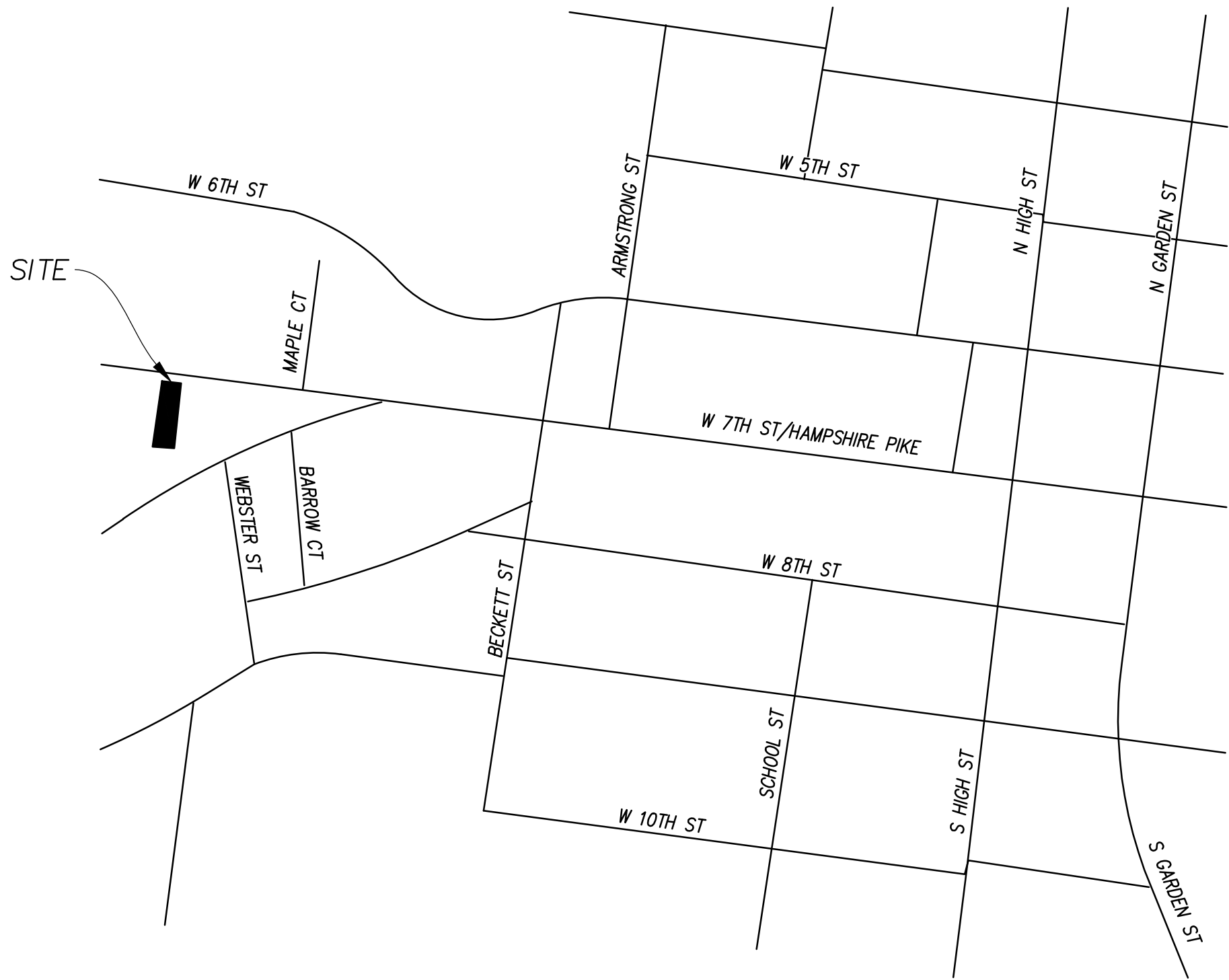


EXISTING LEGEND:

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- CHAIN LINK FENCE
- WOVEN WIRE FENCE
- GAS LINE
- OVERHEAD WIRE
- APPROXIMATE BRUSH LINE
- SET PROPERTY CORNER
- IRON ROD FOUND (IRF)
- CALCULATED POSITION
- SEWER CLEAN OUT
- WATER METER
- GUY WIRE
- UTILITY POLE
- TREE (AS NOTED)

SITE DATA TABLE

ZONING:	CD-3
PROPOSED LAND USE:	SINGLE FAMILY RESIDENTIAL
MAX HEIGHT:	3 STORIES
ACREAGE:	0.40 ACRES
SETBACKS:	25' FRONT MBSL 25' REAR MBSL 8' SIDE MBSL
IMPERVIOUS AREA RATIO:	MAX: 0.50 PROPOSED: 0.30
FLOOD HAZARD:	ZONE X (NO FLOOD HAZARD)



VICINTY MAP
N.T.S.

MAP NO. 100C-B - PARCEL 008.00

PROJECT BENCHMARK
BENCHMARK DESCRIPTION: NAIL IN UTILITY POLE
ELEVATION: 701.00'
NAD83 & NAVD88

20' 10' 0' 20' 40'

SCALE IN FEET
GRAPHIC SCALE 1"=20'

SWS ENGINEERING, INC.
CIVIL ENGINEERING • LAND PLANNING • SURVEYING
113 Seaboard Lane, Suite A180
Franklin, TN 37067
615-716-0483
www.sws-engineering.com

SWS ENGINEERING, INC.
CIVIL ENGINEERING • LAND PLANNING • SURVEYING
113 Seaboard Lane, Suite A180
Franklin, TN 37067
615-716-0483
www.sws-engineering.com

Tennessee809
Know what's below.
Call before you dig.

SITE PLAN	REV.	COMMENTS	DATE
SITE PLAN			
7TH STREET RESIDENCE			
715 W 7TH STREET			
COLUMBIA, TENNESSEE 38401			

C1.00

DATE: 02-10-2026
JOB NO.: 25-415T

DRAWN BY:	NHK	CHKD BY:	MDS
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VIEW OF THE LOT LOOKING TO W. 7TH ST.



VIEW OF EXITING HISTORIC RETENTION WALL,
EXISTING DRIVEWAY, AND BACK OF THE LOT



NEIGHBORING HOME TO THE WEST



NEIGHBORING HOME TO THE EAST

715 W. 7th St. Documentation of Earlier Historic Appearance
Columbia, TN



Existing home at 715 W. 7th St, prior to Demolition in 2025





Historic Zoning Commission Certificate of Appropriateness

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

PROJECT LOCATION: 106 E 7th St

HISTORIC DISTRICT: Downtown

	OWNER INFORMATION:	APPLICANT INFORMATION:
NAME	Pucketts Downtown Columbia Inc	Needle and Grain
ADDRESS	94 E Main St Franklin, TN 37064	1001 Hillcrest Avenue Columbia, TN 38401
PHONE		(931) 797-4348
EMAIL		BRYSONLEACH@GMAIL.COM

NEW CONSTRUCTION:	EXTERIOR ALTERATION:	DEMOLITION:
☐ Primary Structure/Addition	☐ Facade	☐ Primary Structure
☐ Accessory Structure	☐ Accessory Structure	☐ Accessory Structure
☐ Garage/Carport	☐ Garage/Carport	☐ Garage/Carport
☒ New Sign	☐ Revision to Existing Sign	☐ Sign
☐ _____	☐ _____	☐ _____

CONDITIONS OF APPROVAL: Approved as Submitted

- Installation of wall sign along entablature of front façade centered on building; maximum of three colors (teal, pink, white), 3/8" x 1/4" acrylic lettering, not to exceed 26.9 square feet. This will replace the existing wall sign.



UNAPPROVED/SPECIFICALLY EXCLUDED WORK:

DATE OF ADMINISTRATIVE HISTORIC ZONING **APPROVAL**/DENIAL: 2/5/2026

Autumn Potter

HISTORIC ZONING COMMISSION CHAIR

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: 707 N Garden St

HISTORIC DISTRICT: Downtown

	OWNER INFORMATION:	APPLICANT INFORMATION:
NAME	Zulu Group LLC	Needle and Grain
ADDRESS	1410 Charleston Ln Columbia, TN 38401	1001 Hillcrest Avenue Columbia, TN 38401
PHONE	(615) 948-7081	(931) 797-4348
EMAIL	zulugroupllc@gmail.com	BRYSONLEACH@GMAIL.COM

NEW CONSTRUCTION:	EXTERIOR ALTERATION:	DEMOLITION:
☐ Primary Structure/Addition	☐ Facade	☐ Primary Structure
☐ Accessory Structure	☐ Accessory Structure	☐ Accessory Structure
☐ Garage/Carport	☐ Garage/Carport	☐ Garage/Carport
☒ New Sign	☐ Revision to Existing Sign	☐ Sign
☐ _____	☐ _____	☐ _____

CONDITIONS OF APPROVAL: Approved as submitted

- Wall signage installed at entablature of front building façade centered above entrance and storefront windows, maximum 2 colors, 3/8" acrylic lettering, maximum square footage of 32.25 sf.
- Window signage installed on entrance door at pedestrian level not to exceed 21"x4", maximum one color, not exceeding 20% of the area of glass on which it is applied, maximum height of 4".



UNAPPROVED/SPECIFICALLY EXCLUDED WORK:

DATE OF HISTORIC ZONING ADMINISTRATIVE **APPROVAL**/DENIAL: 2/4/2026

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: 120 W 7th St

HISTORIC DISTRICT: Downtown

	OWNER INFORMATION:	APPLICANT INFORMATION:
NAME	Danmark Company Attn: Trust Dept	Needle and Grain
ADDRESS	P O Box 1148 Columbia, TN 38402	1001 Hillcrest Avenue Columbia, TN 38401
PHONE		(931) 797-4348
EMAIL		BRYSONLEACH@GMAIL.COM

NEW CONSTRUCTION:	EXTERIOR ALTERATION:	DEMOLITION:
☐ Primary Structure/Addition	☐ Facade	☐ Primary Structure
☐ Accessory Structure	☐ Accessory Structure	☐ Accessory Structure
☐ Garage/Carport	☐ Garage/Carport	☐ Garage/Carport
☐ New Sign	☐ Revision to Existing Sign	☒ Sign
☐ _____	☐ _____	☐ _____

CONDITIONS OF APPROVAL: Approved as submitted.

- Wall signage installed to south elevation and west elevation at the traditional location of a band sign above storefront. Maximum sf. 34.75 sf, maximum height of lettering 18". The maximum allowable per the Historic Design Guidelines is 40 sf per facade not to exceed 90 sf per building.



west 7th side



Garden st side

UNAPPROVED/SPECIFICALLY EXCLUDED WORK:

DATE OF HISTORIC ZONING COMMISSION **ADMINISTRATIVE APPROVAL**/DENIAL: 3/5/2026

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: 902 S High St

HISTORIC DISTRICT: Athenaeum

	OWNER INFORMATION:	APPLICANT INFORMATION:
NAME	Deco Holdings LLC	Needle and Grain
ADDRESS	204 Ouida Ln Columbia, TN 38401	1001 Hillcrest Avenue Columbia, TN 38401
PHONE		(931) 797-4348
EMAIL		BRYSONLEACH@GMAIL.COM

NEW CONSTRUCTION:	EXTERIOR ALTERATION:	DEMOLITION:
☐ Primary Structure/Addition	☐ Facade	☐ Primary Structure
☐ Accessory Structure	☐ Accessory Structure	☐ Accessory Structure
☐ Garage/Carport	☐ Garage/Carport	☐ Garage/Carport
☒ New Sign	☐ Revision to Existing Sign	☐ Sign
☐ _____	☐ _____	☐ _____

CONDITIONS OF APPROVAL: Approved as submitted.

- Projecting sign installed right of entrance 3.4 sf total no less than 7.5 above sidewalk.
- Existing nonconforming pylon sign reface double-sided with maximum square footage of 24 feet.



UNAPPROVED/SPECIFICALLY EXCLUDED WORK:

DATE OF HISTORIC ZONING COMMISSION **ADMINISTRATIVE APPROVAL**/DENIAL: 3/5/2026

Autumn Potter

HISTORIC ZONING COMMISSION CHAIR

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.