



## AGENDA

The Columbia Historic Zoning Commission will meet on Wednesday, April 15, 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 Dan Arnold for Exterior Alterations approval at [1122 South High Street](#), being Tax Map 100E Group E Parcel 17, *Athenaeum Historic District*.
  2. Request from Richard T. Law for Signage and Exterior Alterations approval at [815 S. Main Street](#), being Tax Map 99A Group K Parcel 17, *Downtown Commercial Historic District*.
- IV. Other Business
  1. Administrative CoAs
- V. Adjourn

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

The 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.



CONTACT INFORMATION

Robert Archibald, Principal Planner, [rarchibald@columbiatn.gov](mailto:rarchibald@columbiatn.gov), 931-560-1536

DOCKET/CASE/APPLICATION NUMBER

**CA 26-0092**

HEARING DATE

**April 15<sup>th</sup>, 2026**

APPLICANT/PROPERTY OWNER

**Dan Arnold/Erica Schlabach**

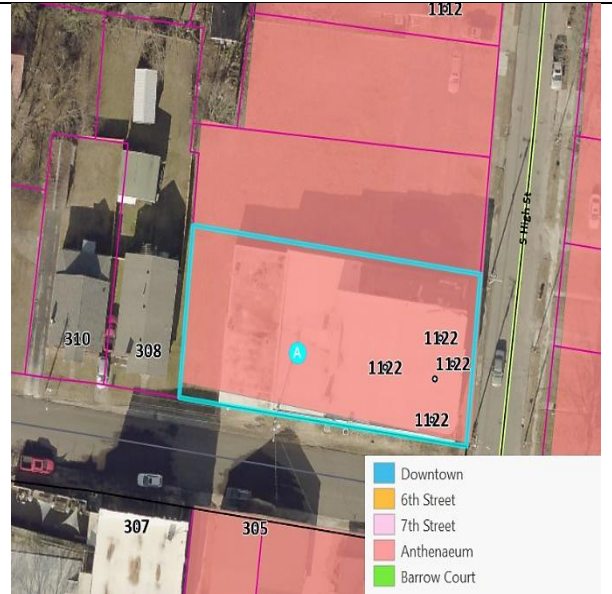
PROPERTY ADDRESS/LOCATION

**1122 S High Street**

**PROJECT DESCRIPTION:** The Certificate of Appropriateness Request is for exterior alterations and signage.

The applicant requests a Certificate of Appropriateness to add signage to the building, install lighting, add awnings, removal of exterior door, addition of door, removal and replacement of exterior deck.

Specifically, The applicant is requesting approval to install new signage on the north and east façades, add business name lettering to retail doors on the south side, install exterior lighting on the north, south, and east elevations, add awnings to the ground-floor windows, incorporate wood craftsmanship detailing around exterior door frames, remove a metal door on the south side and infill the opening with block, install a new egress door for fire safety, convert a section of sidewalk to a concrete pad, and replace the existing metal deck with a wood deck.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
SD-LI	VACANT STRUCTURE	MIXED/COMMERCIAL, RESIDENTIAL, INDUSTRIAL	EXTERIOR ALTERATIONS & SIGNAGE	ATHENAEUM

**Review Status and History:**

<i>Submission Status:</i>	Fourth request for Certificate of Appropriateness
<i>Previous Approvals:</i>	CoA 21-0134, Exterior modifications: Aluminum clad windows, door replacement with approved materials, aluminum glass panels for window replacement, and to rebuild existing side deck. Items not approved were proposed awnings and gloss finish for lighting. This work was not started. CoA 24-0426, Exterior modifications: Approved subject to conditions: removal of canopy from plans, and construction of all new balusters on railings to be vertical in configuration CoA 25-0319, Change garage doors to storefront doors: Approved subject to condition (man door on south elevation to be replaced like-for-like)
<i>2024 Historic Inventory</i>	<i>Coca-Cola Bottling Works, 20<sup>th</sup> Century Commercial, 1920, Recommended eligible</i>

**Proposed Alterations:**

Exterior alterations and signage

**Historic District Design Guidelines Referenced:**

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

5.4 Retain and Repair Historic Parapets and Cornices as Character-Defining Features (proposed parapet capping repair, **Arch. A-2.1**)

- e. Deteriorated sections and individual features shall be replaced with materials visually compatible with the original in size, shape, scale, profile, color, and texture.

5.14 Retain and Repair Historic Doors and Entry Features on the Façade (proposed restoration of existing storefront door and steps, **Arch. A-1.1**)

- a. Protective surface coatings shall be maintained. Historic doors, trim, and features such as transoms shall be retained. Deteriorated yet serviceable components shall be repaired rather than replaced.
- c. Clear glass shall be used when repairing or replacing damaged glazing. Frosted, tinted, reflective, opaque, and other decorative glass are prohibited unless they were historically present.
- d. Removing historic leaded, art, or prismatic glass is prohibited.

5.18 Secondary Windows and Doors (proposed installation of new egress door and proposed removal of existing door and installation of infill, **Arch. A-1.1**)

- c. Existing wall surface ratios on the façade shall be maintained. Closing openings and introducing new openings is prohibited. Additional leniency may be provided on secondary elevations. In cases where enclosure is permitted on a masonry building, the infill material shall be recessed to maintain the outline of the original opening.

5.21 Embrace Sympathetic Changes to Windows and Doors on Secondary and Rear Elevations (**Arch. A-1.1**)

- a. Retaining and maintaining historic windows and doors on minimally visible secondary and rear elevations is encouraged.
- b. Using in-kind and compatible substitute materials such as anodized aluminum and aluminum-clad wood is encouraged. Fiberglass may also be used for doors.

5.22 Design New Openings to be as Inconspicuous as Possible (proposed installation of new egress door, **Arch. A-1.1**)

- a. New openings shall be limited to minimally visible side elevations and rear elevations.
- b. New openings shall be compatible with the rhythm, size, and proportions of existing openings.

5.23 Select Awnings Based on Their Compatibility with the Character of the Building and Streetscape (proposed awnings installation, **Material Specifications, design**)

- a. Awnings shall be compatible with the building, streetscape, and neighboring properties. Awnings on the façade shall be fixed in place (not retractable).
- b. Awnings shall be deep enough to provide shelter and shade but not obstruct views along the streetscape. Awnings should generally project no more than 4 feet from the building.
- c. Awnings shall be placed at an appropriate height in relation to the storefront cornice. The bottom of an awning shall be at least 7.5 feet above the sidewalk.
- d. Awnings shall be installed so that they do not obstruct, damage, or require removal of character-defining features. Where masonry is present, framing for an awning shall be mounted through mortar joints to avoid damage to the masonry face.
- e. An awning shall fit the opening it shades. Awnings that are wider than the opening being sheltered and awnings that cross or obscure end columns and piers that divide storefronts and window bays shall be avoided.
- f. Fabric/canvas awnings supported by a metal internal frame shall be used unless there is historical precedent for another design. Plastic, vinyl, leatherette, and metal awnings are prohibited.
- i. Striped or solid color awnings that complement the trim of a building are most appropriate. Awnings shall have a matte finish and be opaque. When multiple awnings are placed on a building with multiple bays, the design of awnings shall be identical.
- j. Internal illumination of awnings is prohibited.

7.14 Engage Design Standards and Practices that Place a Priority on the Pedestrian (propose new deck construction)

- c. Decks shall be located at the rear elevation or on the roof and screened from view as appropriate.

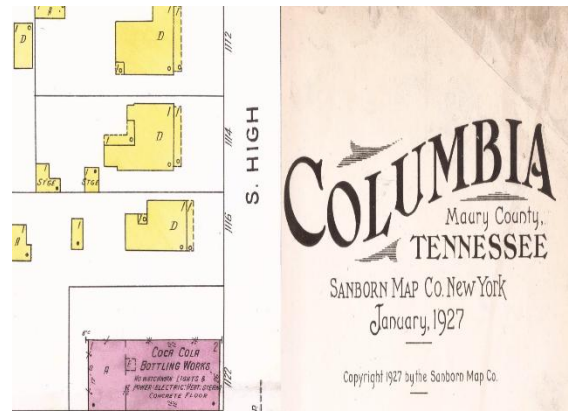
7.19 Maintain Compatibility in Scale and Character when Selecting Lighting (proposal to install exterior lighting on north, south, and east sides of building)

- b. Fixtures shall be compatible with the character of individual properties in scale, placement, color, profile, and style.
- c. Fixtures shall be non-intrusive to the character of the building, adjacent properties, and the broader districts. Fixtures shall be shielded and directed downward to minimize light spillage.
- d. Fixtures shall be made of metal. Fixtures shall have a dark matte finish unless they are of copper or bronze.
- e. The use of colored lamps in light fixtures is not appropriate and is discouraged. Using warm bulbs to minimize harsh lighting in the district is encouraged.
- f. Exposed conduit, wiring, and junction boxes are prohibited.
- g. Fluorescent tube lighting and flood lights shall not be placed on a street-facing elevation.

**Staff Analysis:**

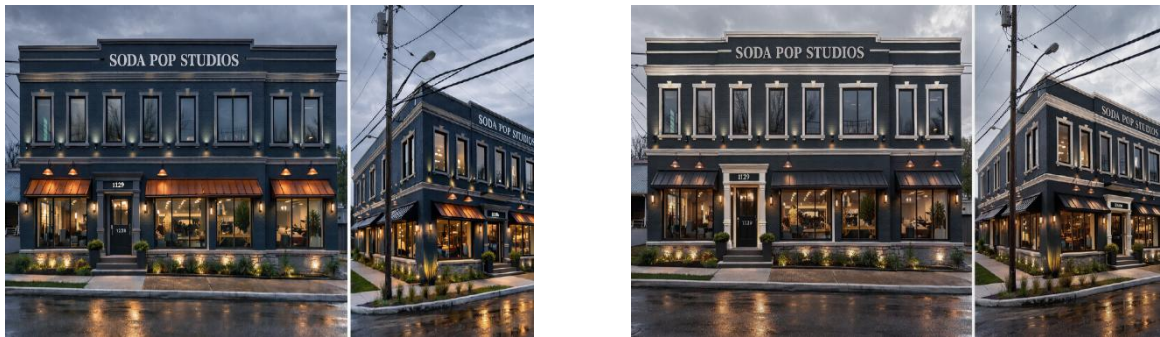
The structure located at 1122 S. High Street is a two-story brick commercial/industrial building situated at the intersection of W. 11th Street and S. High Street within the Athenaeum Historic District and the Columbia Arts District. The building has been vacant for a period of time and is currently undergoing renovations for repurposing. According to the 2024 Historic Inventory, the structure was identified as the Coca-Cola Bottling Works in both the 1938 Columbia City Directory and the 1927 Sanborn Fire Insurance Map. The most recent inventory recommends the building as eligible for historic designation.

This modification is part of a larger scope of work previously approved by the Commission in October 2024 (COA 24-0426), which included window replacement, demolition and reconstruction of the exterior deck, and accessibility improvements.



The applicant is requesting approval for several exterior modifications, some of which are lacking details for full review. However, staff has provided an analysis below based off the limited review of the requests. They are as follows:

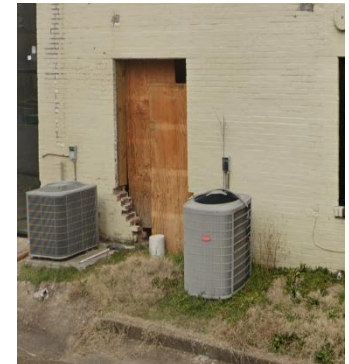
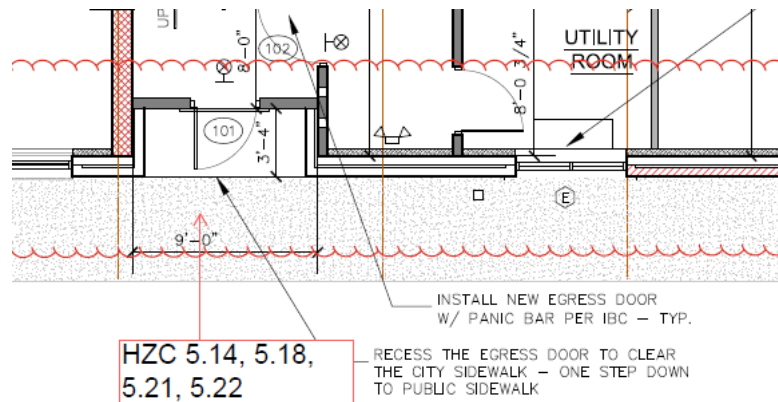
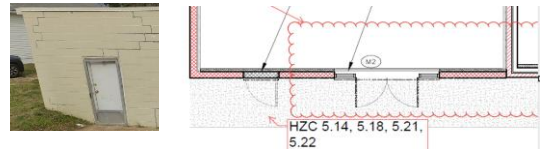
1. The applicant has requested approval for signage but has provided minimal details within the submission. Given the limited information and the ability for staff to review signage requests administratively, a full review was not conducted. Staff recommends that the Commission defer action on this request and allow the applicant to submit a complete signage design to staff at a later date for administrative review.
2. The applicant has requested approval to add exterior lighting along the north, south, and east sides of the building; however, specific fixture locations and lighting types were not provided. Instead, the submission includes only a general illustration, as shown below.



- A proposal has been submitted to add awnings to the lower-level windows. The applicant has provided documentation supporting the historical presence of awnings, identified metal as the proposed material, and indicated the general locations using the same illustration referenced above.



- The applicant is proposing to add wood craftsmanship details to the exterior door frames, but has not included any details for staff review.
- Approval has been requested to remove an existing metal door on the south wall located on the southwest end of the building and infill the opening with block as depicted in the associated drawing.
- A request has also been submitted to add a required fire egress door on the lower level of the south-facing elevation to provide a safe exit for second-floor occupants. The proposal includes recessing the door within an inset to ensure the doorway clears the adjacent sidewalk as required.



- The last request the applicant has submitted for review is a proposal to replace the previous steel deck on the north elevation with a wood deck. A previously approved Certificate of Appropriateness, subject to condition has already been issued addressing this replacement. **24-0426: Exterior modifications: Approved subject to conditions: removal of canopy from plans, and construction of all new balusters on railings to be vertical in configuration on wooden deck replacement.**

### Staff Recommendation:

Based on the limited information provided in the application materials, staff recommends that the Historic Zoning Commission **defer consideration of the request**. Several components of the proposal, including signage, exterior lighting, and decorative door frame details, lack sufficient drawings, specifications, and location information necessary for a comprehensive review under the Historic District Design Guidelines.

Deferral would allow the applicant the opportunity to submit revised materials that include detailed drawings, fixture specifications, dimensions, and clearly identified locations for the proposed modifications. Once a complete submission is provided, staff will be able to conduct a full evaluation of the proposed work and determine its compatibility with the character of the building and the surrounding historic district.

With regard to the proposed **awnings**, the applicant has provided some documentation supporting the historic presence of awnings and has identified metal as the proposed material; however, additional information such as design details, dimensions, mounting method, color, and projection from the façade would assist staff and the Commission in determining whether the awnings are compatible with the building's historic character and conform to the Historic District Design Guidelines. Staff recommends that these details also be provided as part of the revised submission.

### Motions

#### **Motion [Approve].**

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

#### **Motion [Deny].**

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

#### **Motion [Approve Subject to Conditions]:**

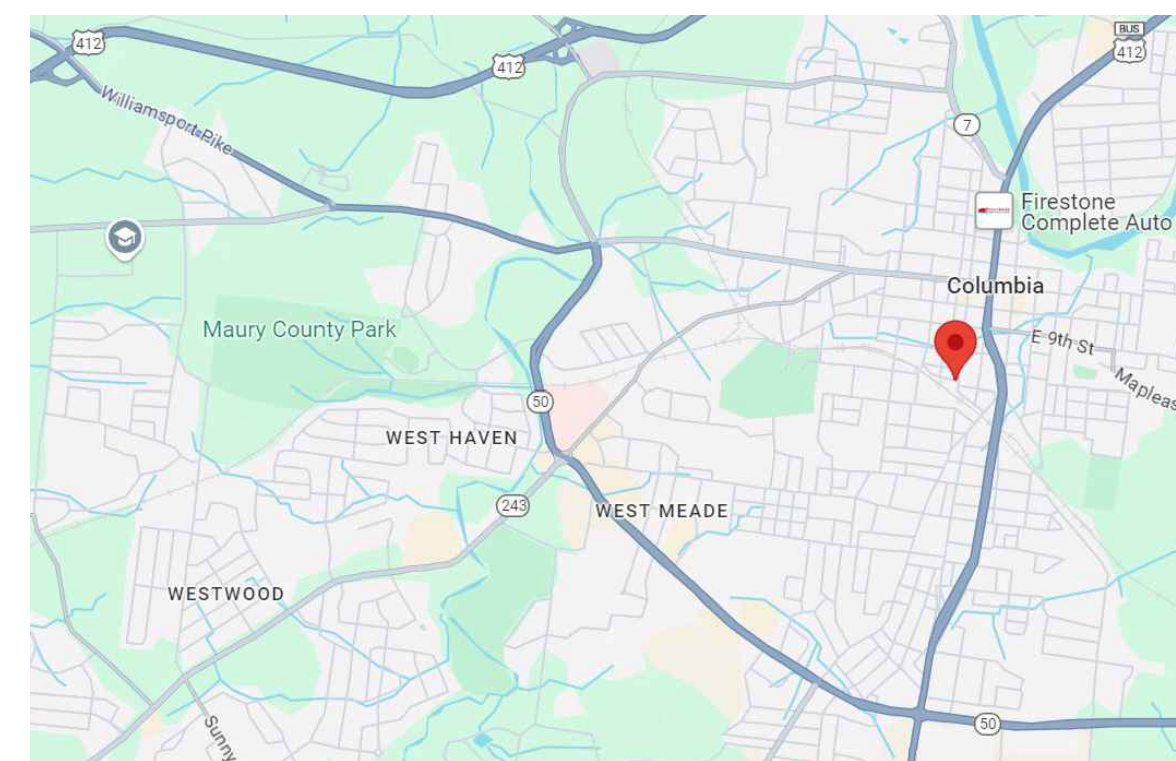
Move to approve issuance of a Certificate of Appropriateness and find that the proposed renovation/addition conforms to the Historic District Design Guidelines subject to the following conditions: [list conditions of approval].

#### **Alternative Motion [Defer for Future Consideration].**

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

# 1122 S. HIGH STREET PHASE - II

Ni Studio, LLC  
 7884 Heaton Way  
 Nashville, TN 37211  
 Tel: 615 . 306 . 0712  
 E-mail:  
 nistudio.llo@gmail.com



Vicinity Map

## BUILDING INFORMATION

CONSTRUCTION TYPE: II-B  
 FULLY SPRINKLED (NFPA 13)

(EXISTING SPRINKLER SYSTEM TO BE REMAINED, TESTED - REPAIR AND REPLACE AS NEEDED. SPRINKLER DRAWINGS WILL PROVIDED BY LICENSED CONTRACTOR & FP ENGINEERS.)

OCCUPANCY TYPE: Mixed Use of A2 & B  
 AREA OF CONSTRUCTION: TWO STORY : 9,149 + 4,452 = 13,601 SF

AREA OF USAGE: TWO STORY : 1,927+1,728+2,909+3,545 = 10,109 SF

AREA OF GROUP A-2: 2,909 + 3,545 = 6,454 SF (15 SF / PERSON)  
 AREA OF GROUP B: 1,728 (100 SF / PERSON)

GROUP A-2 OCCUPANCY LOAD: 431 PERSONS  
 GROUP B OCCUPANCY LOAD: 37 PERSONS  
 TOTAL OCCUPANCY LOAD: 431 + 18 = 449 PERSONS

TOTAL EXIT WIDTH REQUIRED: 449x0.2in = 89.8 in  
 TOTAL EXIT WIDTH PROVIDED: 156 in

MAXIMUM TRAVEL DISTANCE : 75 FT

## EGRESS DOOR SCHEDULE

ID	Size	Description
101	3'-0" x 8'-0"	EXTERIOR 1-HOUR RATED EGRESS DOOR - WITH PANIC DEVISE
102	3'-0" x 8'-0"	1-HOUR RATED INTERIOR EGRESS DOOR - WITH PANIC DEVISE
103	3'-0" x 8'-0"	1-HOUR RATED INTERIOR EGRESS DOOR - WITH PANIC DEVISE
104	6'-0" x 8'-0"	1-HOUR RATED PAIR INTERIOR EGRESS DOOR - WITH PANIC DEVISE
105	6'-0" x 8'-0"	1-HOUR RATED PAIR INTERIOR EGRESS DOOR - WITH PANIC DEVISE
106	6'-0" x 8'-0"	1-HOUR RATED PAIR INTERIOR EGRESS DOOR - WITH PANIC DEVISE
201	3'-0" x 8'-0"	1-HOUR RATED INTERIOR EGRESS DOOR - WITH PANIC DEVISE

## CODE SUMMARY

- 2024 INTERNATIONAL BUILDING CODE
- 2024 INTERNATIONAL FIRE CODE
- 2024 INTERNATIONAL EXISTING BUILDING CODE
- 2017 ACCESSIBLE AND USABLE BUILDING & FACILITIES
- 2024 INTERNATIONAL ENERGY CONSERVATION CODE
- 2024 INTERNATIONAL MECHANICAL CODE
- 2024 INTERNATIONAL PLUMBING CODE
- 2024 NATIONAL ELECTRICAL CODE

NOTE:  
 1 - FIRE ALARM PLAN WILL BE SUBMITTED LATER BY FIRE ALARM ENGINEERS.  
 2 - SPRINKLER PLAN FOR SPRINKLER SYSTEM DESIGN AND LAYOUT WILL BE SUBMITTED LATER BY SPRINKLER COMPANY

## DRAWING INDEX

- A-1.0 TITLE / SITE LAYOUT
- A-1.1 FIRST FLOOR PLAN
- A-1.2 SECOND FLOOR PLAN
- A-1.3 LARGE SCALE ADA BATH PLAN
- A-2.1 EXTERIOR ELEVATIONS

NEIGHBORHOOD MAP SHOWING AVAILABLE PARKING WITHIN 1,320 FEET RADIUS OF SITE

**DESIGN NO.** UL V465

**FIRE RATING:** 2 HOURS  
**STC RATING:** 51-55  
**SOUND TEST:** ESTIMATED RANGE  
**SYSTEM THICKNESS:** 6-1/4" [159 MM]  
**LOCATION:** INTERIOR  
**FRAMING TYPE:** STEEL STUD (LOAD-BEARING)

**ASSEMBLY REQUIREMENTS:**

GYPSUM PANELS: ONE LAYER 5/8" [15.9 MM] SHEETROCK® GYPSUM PANEL (UL TYPE SCX)  
 STRUCTURAL CEMENT-FIBER UNITS: ONE LAYER 3/4" [19 MM] STRUCTO-CRETE® PANEL (UL TYPES USGSP, STRUCTO-CRETE)  
 STEEL STUDS: 3-1/2" [89 MM] STEEL STUDS, 20 GA. (0.033"), 24" [610 MM] O.C.  
 INSULATION: 3-1/2" [89 MM] FIBERGLASS INSULATION  
 STRUCTURAL CEMENT-FIBER UNITS: ONE LAYER 3/4" [19 MM] STRUCTO-CRETE® PANEL (UL TYPES USGSP, STRUCTO-CRETE)  
 GYPSUM PANELS: ONE LAYER 5/8" [15.9 MM] SHEETROCK® GYPSUM PANEL (UL TYPE SCX)

**USG CGC**  
 USG Corporation  
 500 West Adams Street  
 Chicago, IL 60661 USA  
 www.usg.com  
 T. 800-USG4YOU

DISCLAIMER: THE USE PRODUCT INFORMATION CONTAINED HEREIN ARE INTENDED FOR USE AS PRODUCT REFERENCE MATERIAL. BY ARCHITECTS, ENGINEERS, AND OTHER DESIGN PROFESSIONALS, CONTRACTORS, BUILDING CODE OFFICIALS, OR OTHER COMPETENT PROFESSIONALS WHOSE PROFESSIONAL RESPONSIBILITY AND LIABILITY TO THE CLIENT OR USER OF THE PRODUCT IS NOT TRANSFERRED TO USG CORPORATION. THE INFORMATION CONTAINED HEREIN IS NOT INTENDED TO BE A SUBSTITUTE FOR THE CAREFUL REVIEW AND APPROVAL OF THE LISTED DESIGN PROFESSIONAL FOR THE PROJECT. THESE PRODUCTS ARE NOT TO BE USED WITHOUT THE WRITTEN PROFESSIONAL OPINION OF THE DESIGN PROFESSIONAL. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT NOTICE OR PERMISSION OF USG CORPORATION. USG CORPORATION IS NOT RESPONSIBLE FOR THE DESIGN PROFESSIONAL'S LIABILITY OR THE USER'S PRODUCT LIABILITY.

**TYP. INTERNAL WALL SECTION**  
 SCALE: 1"=1'-0"

**GENERAL WALL NOTES:**

- REFER TO APPLICABLE CODES REQUIREMENTS TO ENSURE COMPLIANCE PRIOR TO CONSTRUCTION.
- FOR THE MOST UP-TO-DATE DETAILS, INCLUDING CONSTRUCTION VARIATIONS, REFER TO THE PUBLISHED DESIGN.
- WHERE DESIGN NO. INDICATES "PER", THE FIRE RATING IS BASED ON LABORATORY TEST DATA OF THE REFERENCED SIMILARLY CONSTRUCTED ASSEMBLIES.
- STUD SIZES AND INSULATION THICKNESS ARE MINIMUM UNLESS OTHERWISE STATED IN THE PUBLISHED ASSEMBLY.
- STUD AND FASTENER SPACINGS ARE MAXIMUM UNLESS OTHERWISE STATED IN THE PUBLISHED ASSEMBLY.
- PANEL ORIENTATION SHALL BE AS SPECIFIED IN THE PUBLISHED DESIGN.
- FIRE-RATINGS ARE FROM BOTH SIDES UNLESS OTHERWISE STATED.
- FIRE-RATINGS ARE MAINTAINED WITH ONE OR MORE OF THE FOLLOWING MODIFICATIONS: INCREASE STUD DEPTH, INCREASE STUD MATERIAL THICKNESS, DECREASE STUD SPACING, DECREASE FASTENER SPACING, INCREASE INSULATION THICKNESS UP TO CAVITY DEPTH.
- WHERE ACOUSTICAL PERFORMANCE IS PROVIDED IN AN ESTIMATED RANGE, THE VALUES ARE BASED ON LABORATORY TEST DATA OF SIMILARLY CONSTRUCTED ASSEMBLIES.
- SOUND-RATINGS ARE MAINTAINED WITH ONE OR MORE OF THE FOLLOWING MODIFICATIONS: INCREASE STUD DEPTH, DECREASE STUD MATERIAL THICKNESS, INCREASE STUD SPACING, INCREASE FASTENER SPACING, INCREASE INSULATION THICKNESS UP TO CAVITY DEPTH. MODIFICATIONS MUST NOT EXCEED LIMITATIONS OF FIRE RATING.

**ISSUE RECORD:**  
 Revision Date

**SHEET INFORMATION:**  
 SB-P-2-05

10/05/2021 11:56:57 PM

PHASE-II RENOVATION OF  
 1122 HIGH STREET COLUMBIA, TN 38401  
 HENDERICK Inc. / GENERAL CONTRACTOR  
 Attn: Waddell Wright



ISSUE DATE:  
01.19.2026

REVISIONS:

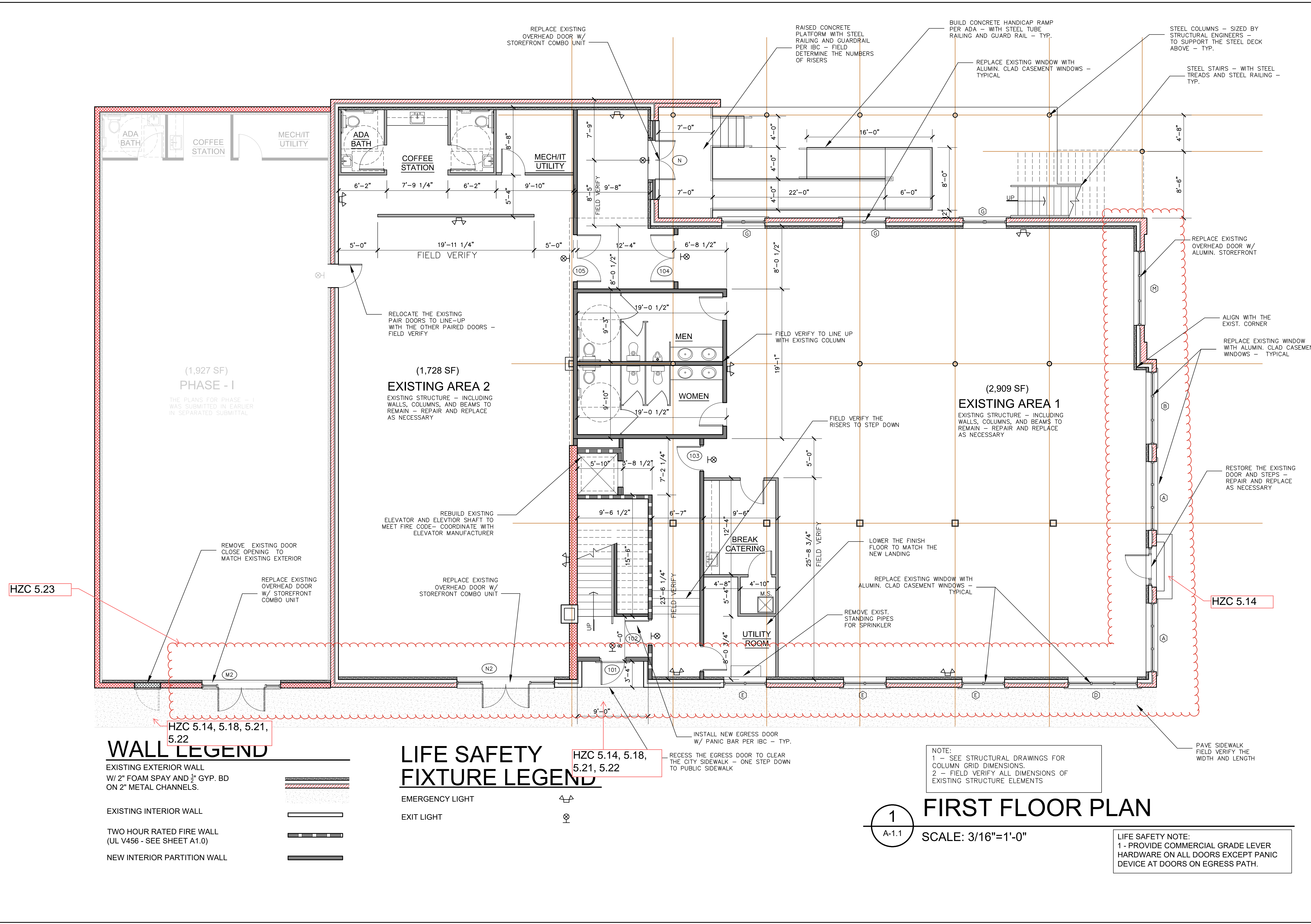
**A-1.0**  
 TITLE SHEET



ISSUE DATE:  
01.19.2026

REVISIONS:

--	--



**WALL LEGEND**

EXISTING EXTERIOR WALL W/ 2" FOAM SPAY AND 3" GYP. BD ON 2" METAL CHANNELS.	
EXISTING INTERIOR WALL	
TWO HOUR RATED FIRE WALL (UL V456 - SEE SHEET A1.0)	
NEW INTERIOR PARTITION WALL	

**LIFE SAFETY FIXTURE LEGEND**

EMERGENCY LIGHT	
EXIT LIGHT	

NOTE:  
 1 - SEE STRUCTURAL DRAWINGS FOR COLUMN GRID DIMENSIONS.  
 2 - FIELD VERIFY ALL DIMENSIONS OF EXISTING STRUCTURE ELEMENTS

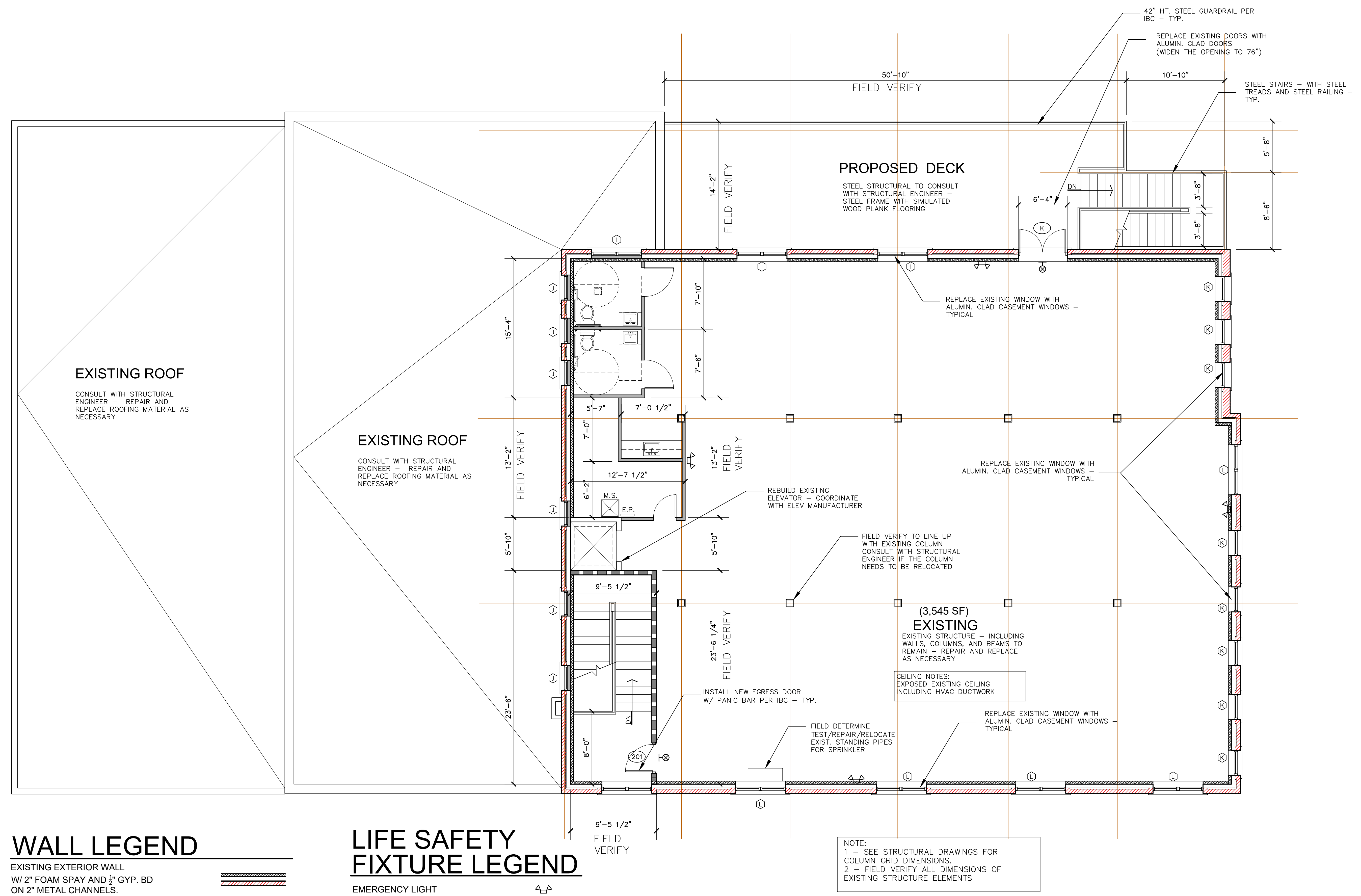
**1**  
 A-1.1 **FIRST FLOOR PLAN**  
 SCALE: 3/16"=1'-0"

LIFE SAFETY NOTE:  
 1 - PROVIDE COMMERCIAL GRADE LEVER HARDWARE ON ALL DOORS EXCEPT PANIC DEVICE AT DOORS ON EGRESS PATH.



ISSUE DATE: 01.19.2026
REVISIONS:

**A-1.2**  
 SECOND FLOOR PLAN



**1**  
 A-1.1 **SECOND FLOOR PLAN**  
 SCALE: 3/16"=1'-0"

LIFE SAFETY NOTE:  
 1 - PROVIDE COMMERCIAL GRADE LEVER HARDWARE ON ALL DOORS EXCEPT PANIC DEVICE AT DOORS ON EGRESS PATH.

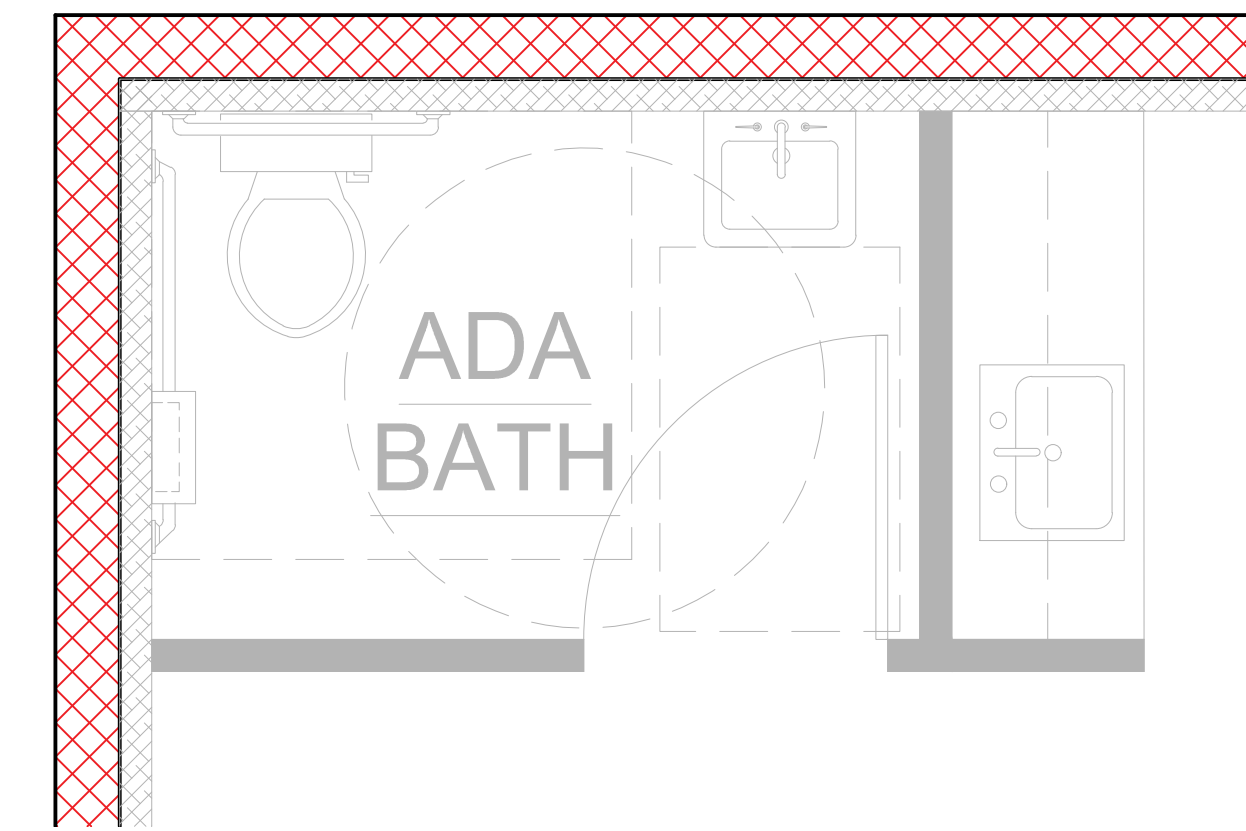


ISSUE DATE:  
01.19.2026

REVISIONS:

**A-1.3**

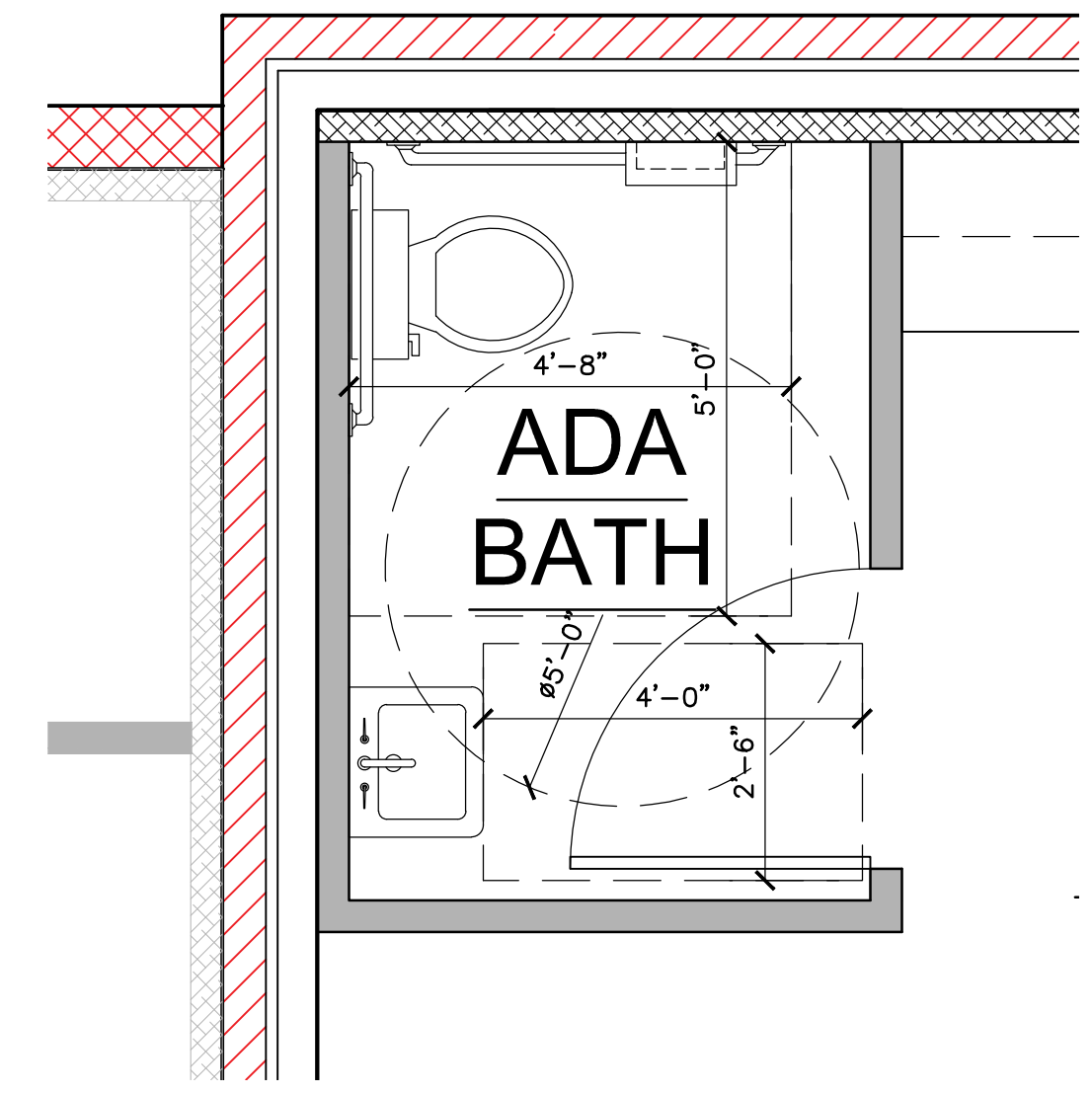
LARGE SCALE  
ADA BATHS



**3**  
ADA BATHROOM -  
1ST FLOOR EXIST. AREA 3

A-1.3

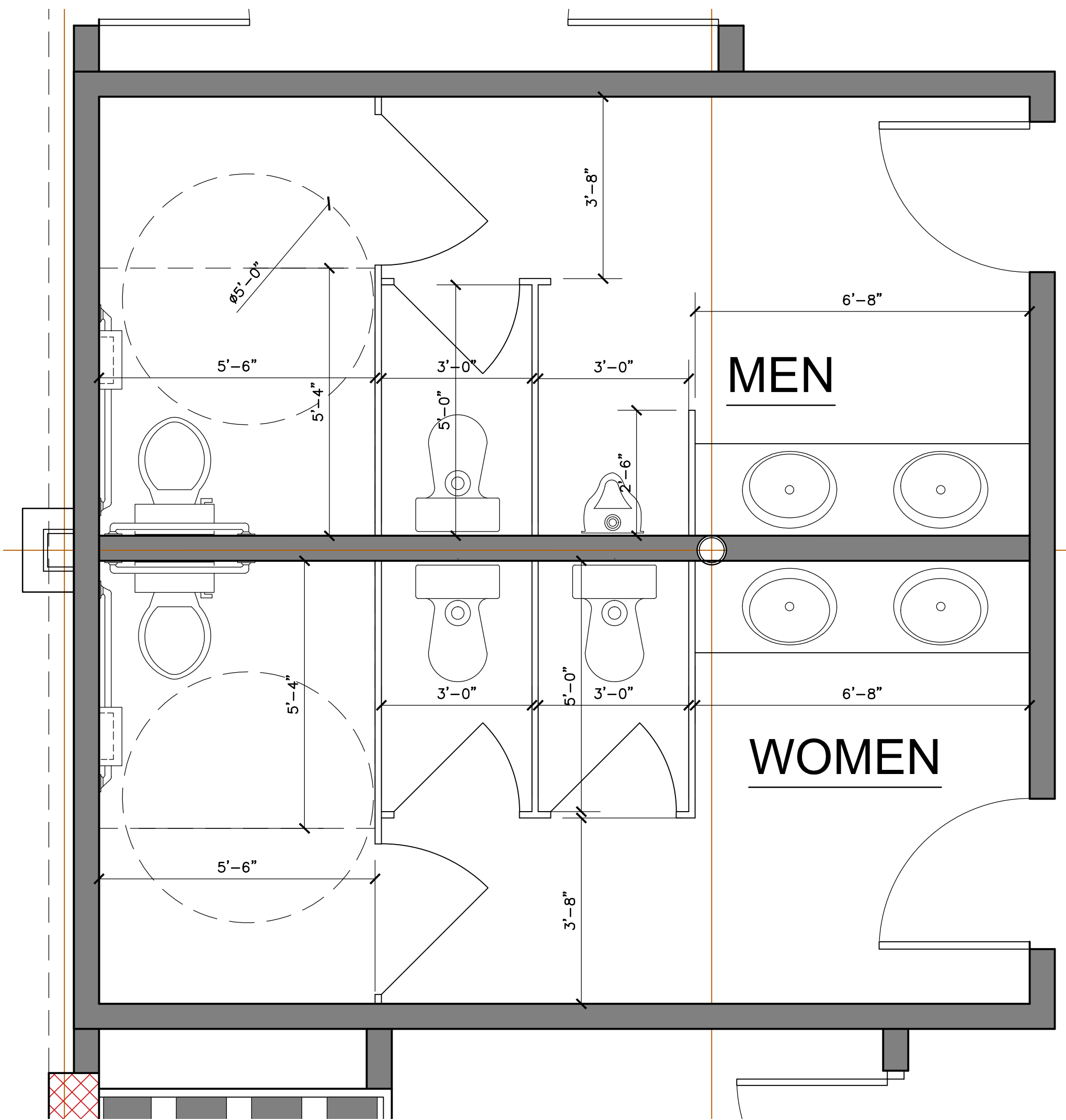
SCALE: 1/2"=1'-0"



**2**  
ADA BATHROOM -  
1ST FLOOR EXIST. AREA 2

A-1.3

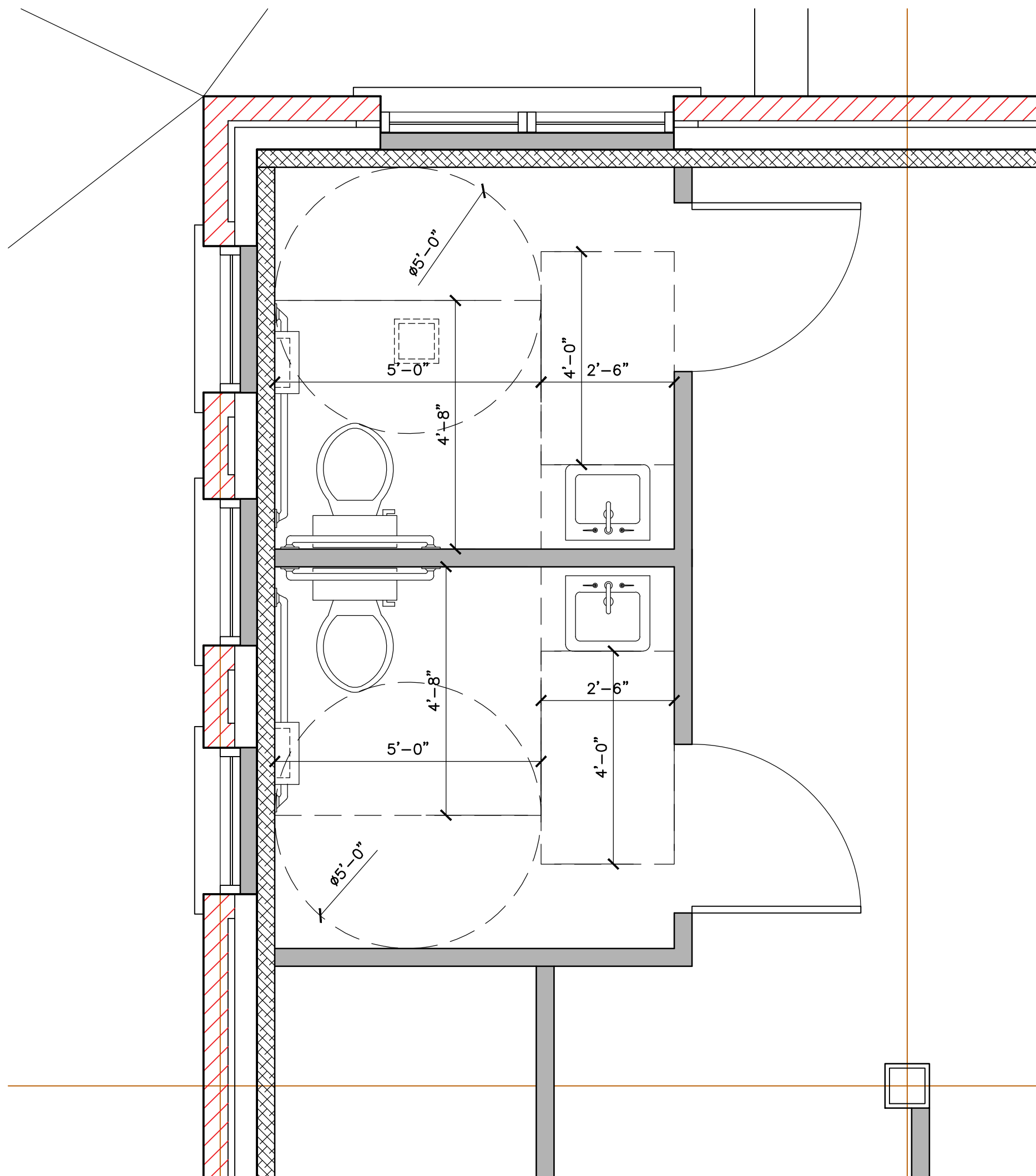
SCALE: 1/2"=1'-0"



**1**  
ADA BATHROOMS -  
1ST FLOOR EXIST. AREA 1

A-1.3

SCALE: 1/2"=1'-0"

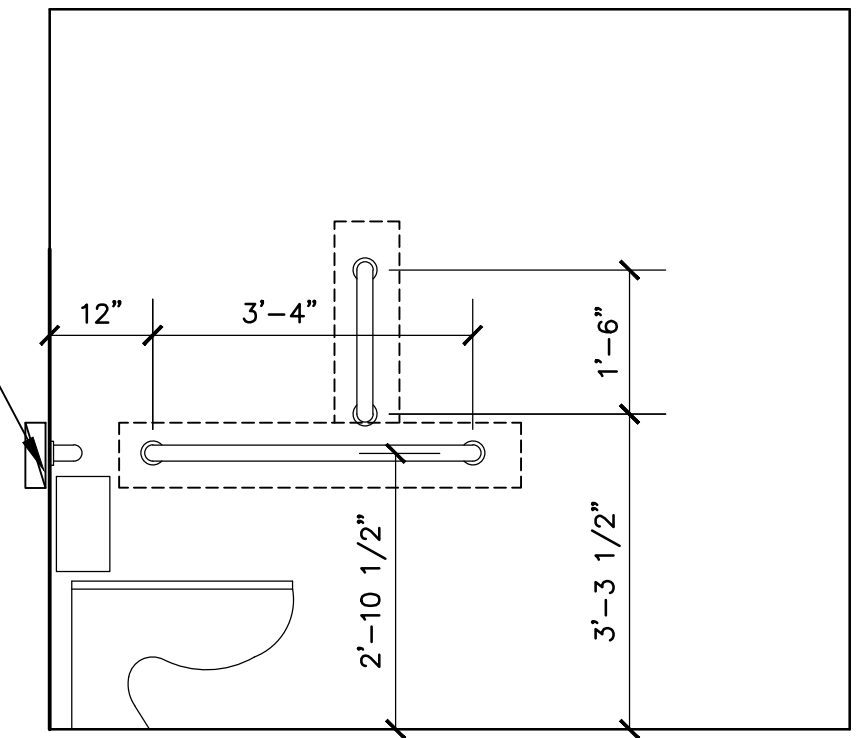


**4**  
ADA BATHROOMS -  
2ND FLOOR EXIST. AREA 1

A-1.3

SCALE: 1/2"=1'-0"

ANCHOR GRAB BARS  
ON WALL STRUCTURE  
- TYPICAL





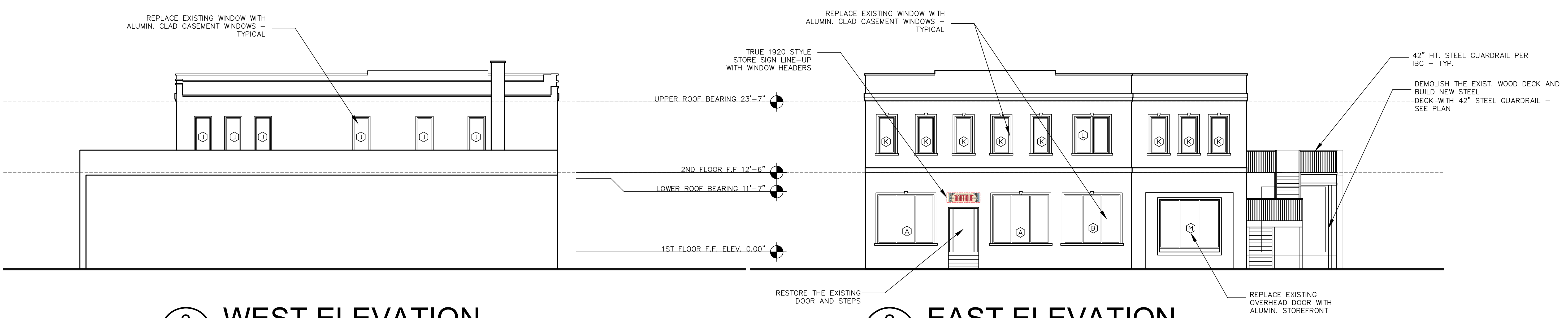
ISSUE DATE:  
01.19.2026

REVISIONS:

**A-2.1**  
EXTERIOR  
ELEVATIONS

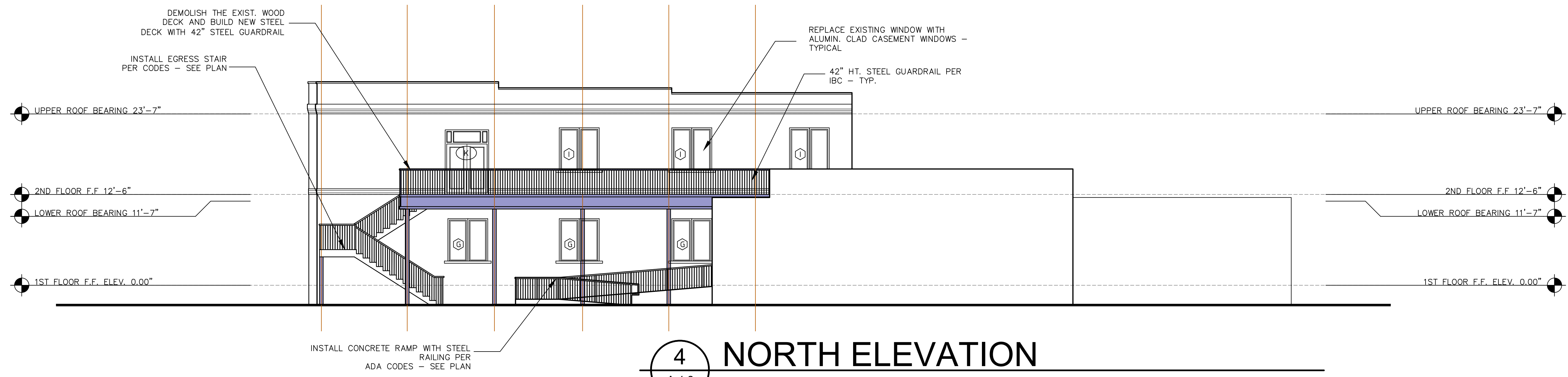


**1 SOUTH ELEVATION**  
A-2.1 SCALE: 1/8"=1'-0"

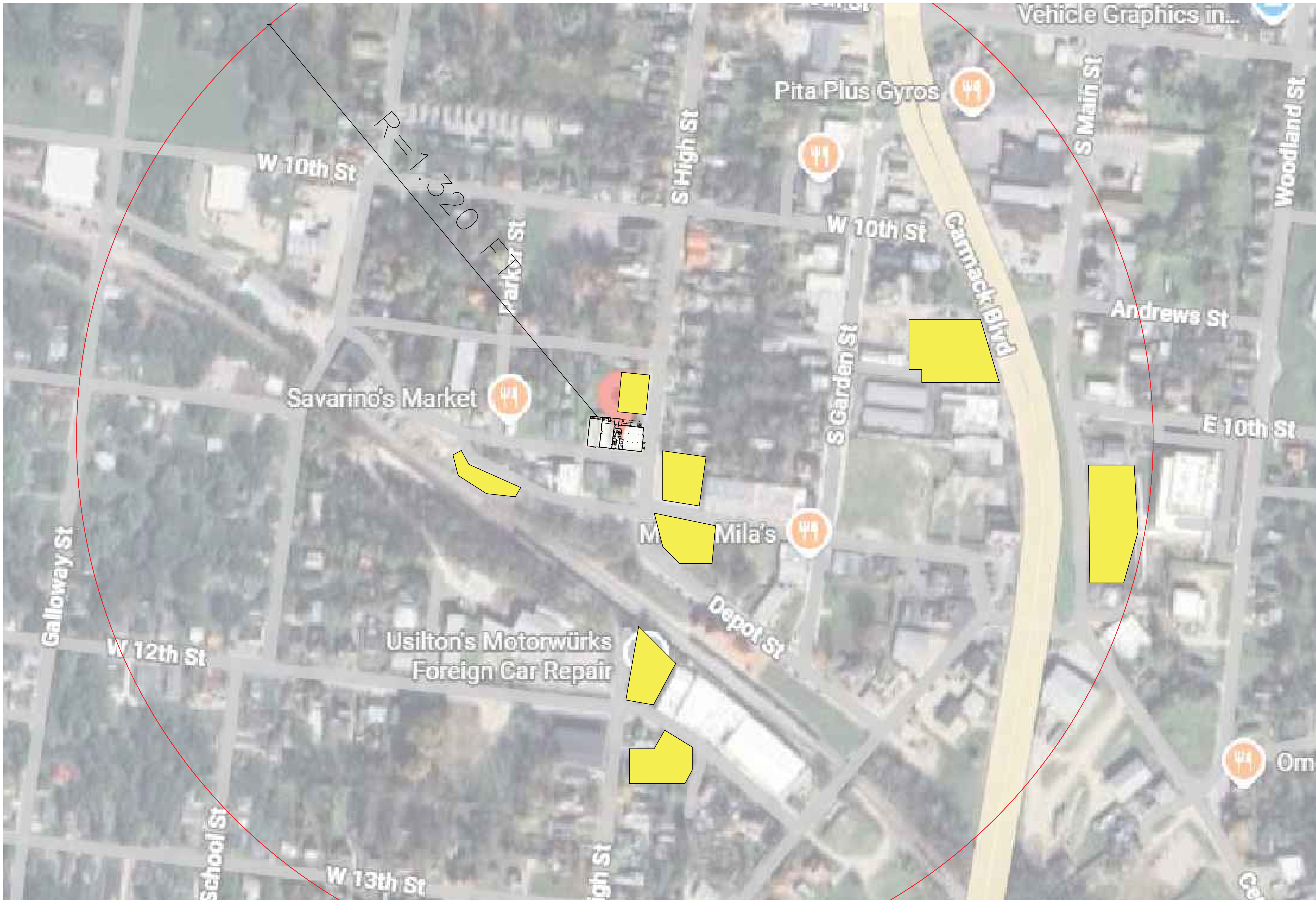


**2 EAST ELEVATION**  
A-1.2 SCALE: 1/8"=1'-0" (FACING S. HIGH STREET)

**3 WEST ELEVATION**  
A-1.2 SCALE: 1/8"=1'-0"



**4 NORTH ELEVATION**  
A-1.2 SCALE: 1/8"=1'-0" (FACING PARKING LOT)



Ni Studio, LLC  
 7884 Heaton Way  
 Nashville, TN 37211  
 Tel: 615 . 306 . 0712  
 E-mail:  
 nistudio.lli@gmail.com

**PHASE-II RENOVATION OF  
 1122 HIGH STREET COLUMBIA, TN 38401**  
**HENDERICK Inc. / GENERAL CONTRACTOR**  
 Attn: Waddell Wright



ISSUE DATE: 01.19.2026
REVISIONS:

**PARKING**  
 Within 1320 FT  
 RADIUS



# SODA POP STUDIOS

EXTERIOR DESIGN DECK

## OPTION ONE

### CLASSIC MOOD

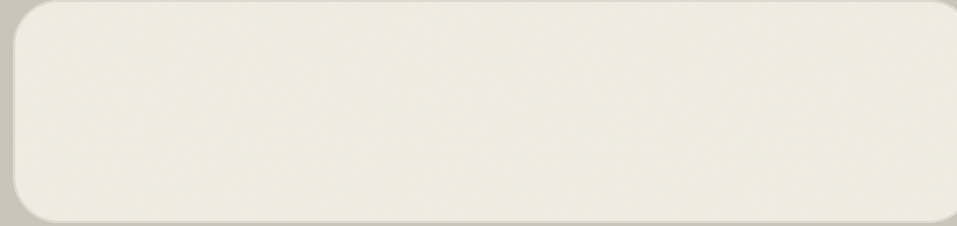
Subtle notes of deep green create a rich foundation, while accents of copper and blackened metal lend a timeless sophistication with a modern edge. Charcoal-toned trim provides an understated complement, bringing the palette together in a way that feels cohesive and refreshingly current.

### MAIN BUILDING



SHERWIN WILLIAMS  
JASPER 6216

### COPPER METAL ACCENTS



SW GREEK VILLA 7551  
SIGNAGE

### TRIM



SHERWIN WILLIAMS  
IRON ORE 7069



# REALM

DESIGN  
COMPANY



# SODA POP STUDIOS

EXTERIOR DESIGN DECK

## OPTION TWO

### TIMELESS CHARM

Classic storefront architecture with a modern, moody palette. The depth of the charcoal grey facade contrasts with the crisp creamy trim, while black metal awnings add warmth and subtle industrial character for a timeless, updated exterior.

MAIN BUILDING

TRIM



**BENJAMIN MOORE**  
FRENCH BERET  
1610

**BENJAMIN MOORE**  
SWISS COFFEE  
OC-45



# REALM

DESIGN  
COMPANY

Here are the updates we'd like to move forward with for the building:

- Add the name **“Soda Pop Studios”** on the **North and East sides** of the building.
- Add **business names on the retail doors on the South side**, no larger than **15 x 16 inches**.
- Install **exterior lighting** around the **North, South, and East sides** of the building.
- Add **awnings to the downstairs windows**.
- Add **wood craftsmanship details to the exterior door frames**.
- **Remove the metal door** on the **South side** in the section with the blocks.
- **Add an egress door** for fire safety for the people on the **second floor**.
- **Change the sidewalk to a pad**.
- **Replace the metal deck with a wood deck**.





Page 19 of 40



# Throwback Thursday Take a stroll down memory lane with a look back at West 7th S...

[Visit >](#)

Facebook

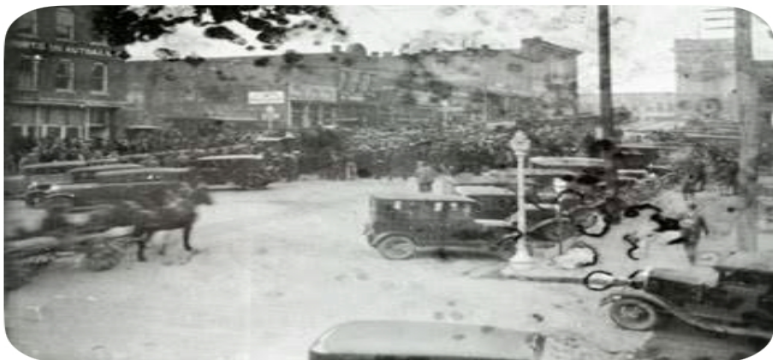
Share

Save



The 1846 Courthouse & What Rem...  
Historic Maury County

How many of you got a survey by...  
Facebook



WWI\_Depression\_WWII Photo Gall...  
Duck River Agency





# Maury County Mule Day: How the celebration has evolved

[Visit >](#)

WKRN

[Share](#)

[Save](#)



Maury County Mule Day: How the...  
WKRN



Mule Day  
Columbia, TN



A Mule Day blast from the past 🚀 ...  
Facebook



Tennessee - Maury County, Col...  
Page 21 of 40 -  
Facebook



# The 1846 Courthouse & What Remains | Historic Maury County

[Visit >](#)

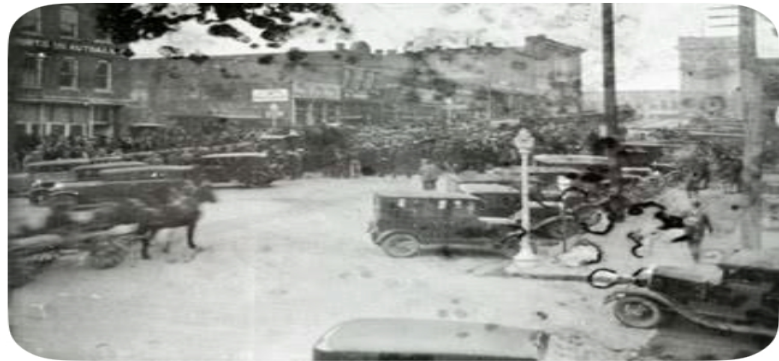
Historic Maury County

[Share](#)

[Save](#)



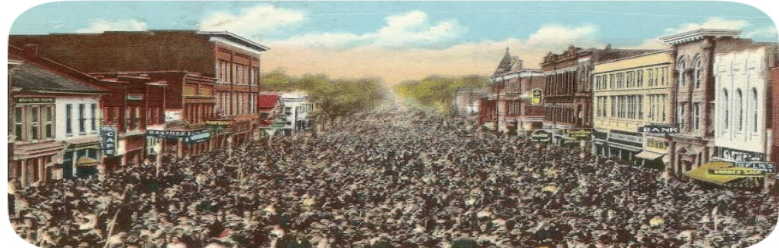
Throwback Thursday [Take a str...](#)  
[Facebook](#)



WWI\_Depression\_WWII Photo Gall...  
[Duck River Agency](#)



Historic Downtown District  
[Columbia, TN](#)



Columbia Tennessee | Historic Ma...  
[Historic Maury County](#)





From Emily >



# Coca-Cola in Columbia

Not too long ago we came across a nice photo of a Coca-Cola bottling works that really posed a challenge. This was one of those negatives in an unmarked envelope. So the first question was what year was

CONTACT INFORMATION

Robert Archibald, Principal Planner, [rarchibald@columbiatn.gov](mailto:rarchibald@columbiatn.gov), 931-560-1536

DOCKET/CASE/APPLICATION NUMBER

**CA 26-0111**

APPLICANT/PROPERTY OWNER

**Richard T. Law/August 15 Capital**

HEARING DATE

**April 15<sup>th</sup>, 2026**

PROPERTY ADDRESS/LOCATION

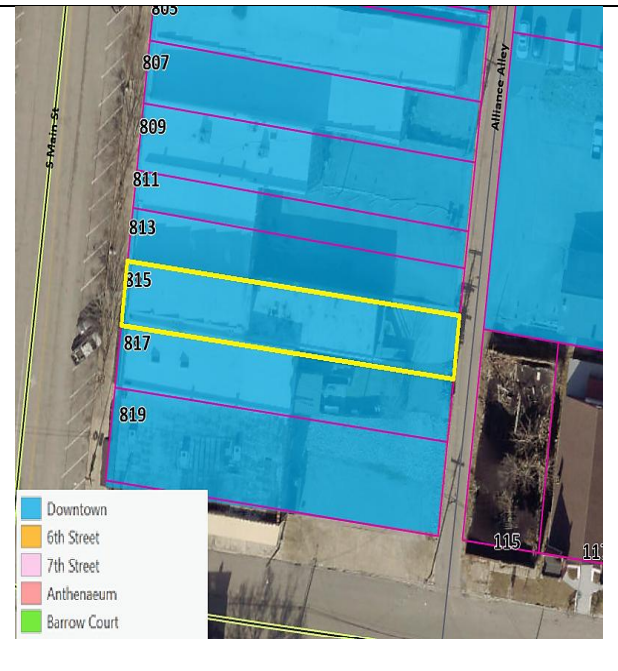
**815 S Main Street**

**PROJECT DESCRIPTION:** The Certificate of Appropriateness Request is for sign installation and mansard roof material replacement.

The applicant requests Certificate of Appropriateness to replace existing mansard roof materials and install signage on front façade.

Specifically, the applicant is requesting approval to replace all cedar wood scallop-pattern shingles, currently painted dark gray, on the mansard roof of the front façade with vinyl scallop-design siding. The proposed replacement area begins approximately 26 feet above grade and measures 6.5 feet in height by 19 feet in width.

Additionally, the applicant is requesting approval to install two wall signs on the front façade. The proposed signs would be located within the existing inset areas along the entablature of the front façade.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Historic District
CD-5	COMMERCIAL	COMMERCIAL	ROOF COVER/SIGNAGE	DOWNTOWN COMMERCIAL

**Review Status and History:**

<i>Submission Status:</i>	Third request for Certificate of Appropriateness
<i>Previous Approvals:</i>	CoA 2018-14, Replacement of exterior doors and windows, approved CoA 2018-23, Roof repair and painting of roof, approved
<i>2024 Historic Inventory:</i>	<i>B.F. Watkins Company Plumbers; Tobrook Agency, 19<sup>th</sup> Century Commercial, circa 1890; Restored 1982, Queen Anne style recessed porch/balcony original to building; Contributing Structure</i>

**Proposed Alterations**

Exterior modifications: Sign installation and mansard roof material replacement

### Historic District Design Guidelines Referenced:

Staff reviewed the request for consistency with the *City of Columbia Historic Design Guidelines* for the sign installation and roof material replacement. Staff comments follow in the next section.

*Objective: Ensure new signs are harmonious with the character and heritage of the commercial district and promote pedestrian-oriented interaction.*

#### 8.4 Design New Signage to be a Positive Contribution to the District

- a. High-quality designs that reflect a sense of permanence shall be used. “Off-the-shelf” stock signs and signs of impermanent materials such as vinyl shall be avoided.
- g. Signs shall only be placed on a portion of the building occupied by the person, business, or entity to which it relates.

#### 8.5 Design New Signage to be Compatible with a Building’s Character

- b. Traditional locations such as signboards, storefront windows, and awnings shall be used. Pole signs, rooftop signs, billboards, animated signs, and outdoor advertising used for highway traffic are prohibited in the commercial district.
- e. Signs shall fit within the profile of the building. Signs that fall within the existing progression of a building’s vertical and horizontal lines and utilize shapes consistent with traditional features are encouraged.
- f. Durable, exterior-grade materials that complement the palette of the building and district shall be used. Traditional materials (such as painted wood and metal) that reflect a sense of permanence are encouraged as are contemporary materials such as urethane board that are similar in appearance to historic materials. Rough and unfinished surfaces, reflective materials, plastics, and pressure-treated wood are not appropriate and are prohibited.

#### 8.6 Use Sign Lettering and Colors that Promote Readability

- f. Colors that complement a building’s façade materials and trim colors are encouraged.

*Objective: Preserve historic wood features by maintaining finishes and selectively repairing deteriorated sections. When replacement is required, choose alternative materials based on the visibility and significance of the feature to be replaced.*

#### 3.14 Maintain Compatibility when Replacing Wood Features

- a. Using wood to replace wood claddings, doors, windows, trim, and porch components is strongly encouraged.
- b. Fiber-cement board without faux wood-grained finishes may be used as a replacement for wood claddings so long as the siding profile is maintained. Other alternative materials will be considered by the HZC on a case-by-case basis based on their durability and compatibility.
- c. New rough-sawn wood, plywood siding (e.g., T1-11-siding), vinyl, aluminum, and faux masonry finishes are not appropriate alternative materials to traditional wood features. Buildings that already

have such materials shall be permitted to use similar materials in resurfacing or repair, but replacement claddings must be in conformance with the guidelines.

- d. The profile, scale, dimension, details, and character of the original feature shall be maintained when selecting replacement materials.

*Objective: Maintain cornices, parapets, and related building components as character-defining features that contribute to visual interest in the district.*

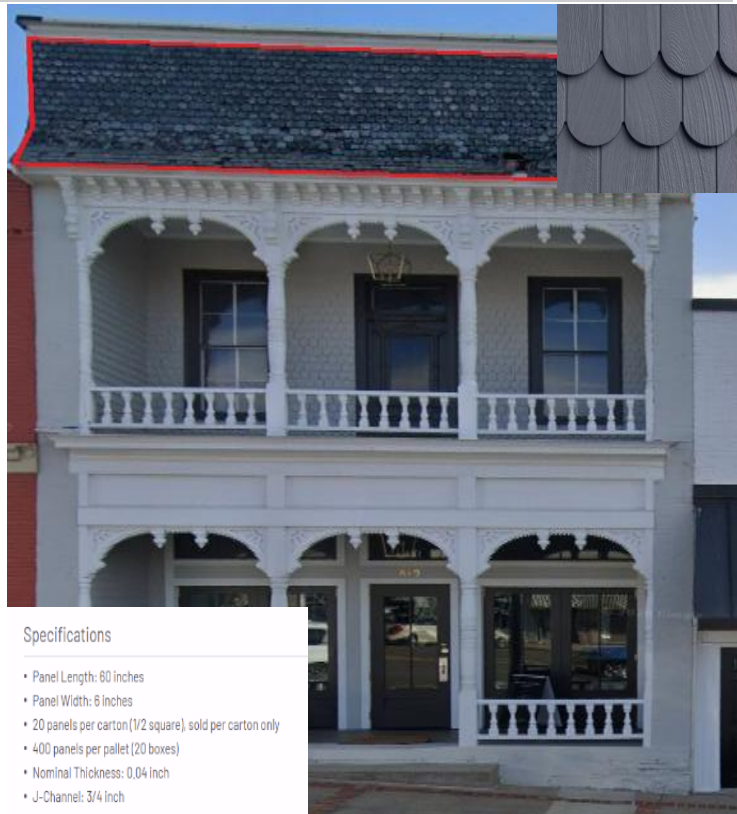
### 5.2 Maintain Compatibility when Replacing Visible but Deteriorated Roofing

- a. Historic roof features shall be retained and protected when repairing or replacing deteriorated roofing materials.
- b. Visible but deteriorated roofing shall be replaced with materials appropriate to the style and age of the building and compatible with the original material in color, texture, pattern, finish, size and composition. Replacing specialty materials such as slate, tile, or wooden shingles in-kind or with dimensional contemporary materials is strongly encouraged. Dark asphalt, fiberglass, or composite shingles are most appropriate on sloped roofs in the absence of historic roofing materials.

#### **Staff Analysis:**

The structure at 815 S Main Street is one of Second Empire Victorian Queen Anne architecture; <sup>1</sup>*characterized by a steeply pitched, irregularly shaped roof and an asymmetrical façade often with patterned shingles.* This building is further detailed in the 1982 Historic Inventory as <sup>2</sup>*two-story brick, three-bay, recessed porches on both stories with single-leaf door and transom between 4/4 rectangular windows on each, decorative posts, brackets and balustrade, fish-scale mansard roof.*

The area of proposed work is located approximately 26 feet above ground level, and is comprised of a space occupying 6 ½ feet by 19 feet on the front elevation. The existing wood shake is 4 inches wide and ½ thick. The proposed, as identified in the above specifications, indicates a panel width with a nominal thickness of 0.04 inch.



<sup>1</sup> Nashville Old House Series, Victorian Era Architecture, 1850-1900

<sup>2</sup> National Register of Historic Places – Nomination Form, c. 1982, Richard Quin, Historic Preservation Planner

The mansard roof on the upper level of the structure retains its original cedar shake scallop-design shingles, accompanied by a dentil and bracketed detailing forming a brow above the upper-level balcony. The same scallop-patterned cedar shake treatment is carried vertically along the front façade, creating a continuous architectural element. This feature is characteristic of the **Queen Anne architecture** style and contributes to the building’s historic architectural character. The use of decorative wood shingles, particularly in scallop patterns, was a prominent design element in late-19th-century commercial buildings and serves to reinforce the structure’s historic association with Victorian-era architectural trends.

The use of vinyl siding as a replacement material on a mansard roof is generally discouraged within historic districts because it does not adequately replicate the physical and visual qualities of traditional cedar shingles. Mansard roofs clad in decorative wood shingles—particularly scallop or fish-scale patterns—create depth, texture, and shadow lines that are important character-defining features of many late nineteenth-century commercial buildings influenced by **Queen Anne architecture**. Vinyl siding products are typically manufactured as thin panels that lack the dimensional profile and irregular texture of individually installed cedar shingles. As a result, the use of vinyl can flatten the visual appearance of the roof surface and diminish the architectural detailing that contributes to the building’s historic character. Preservation guidance from the **National Park Service**, through the **Secretary of the Interior’s Standards for the Treatment of Historic Properties**, encourages the retention and repair of historic materials where feasible and recommends that replacement materials match the original in material, design, texture, and visual appearance. Replacing cedar shingles with vinyl siding would therefore alter a character-defining architectural element and may negatively impact the overall historic integrity of the structure within the district.



Benefits, inc.®

Additionally, the applicant has proposed the installation of two wall signs within the existing recessed sign insets located above the first-floor storefront to identify two separate business tenants. The proposed signage measures **15 inches by 60 inches**, resulting in **6.25 square feet per sign** and a **total sign area of 12.5 square feet**. The proposed signage area falls well within the allowable **40 square feet per façade** permitted by the Guidelines. The applicant has also indicated that the signage will be constructed of aluminum, which is generally consistent with the material standards outlined in the Guidelines. However, the proposed color palette does not appear to complement the existing façade materials and architectural trim.



**Staff Recommendation:**

Staff recommends **denial of the request to replace the cedar shake scallop-design shingles on the mansard roof with vinyl siding**, as the proposed material does not adequately replicate the depth, texture, and shadow lines of traditional cedar shingles and would diminish a character-defining architectural feature of the building.

Staff recommends **approval of the proposed signage with conditions**, as the signage meets the Guidelines relating to size, placement, and material.

Conditions of Approval (Signage)

1. The **final sign color palette shall be revised** to incorporate colors that complement the existing façade materials and architectural trim, subject to staff review and approval prior to fabrication and installation.

**Motions**

**Motion [Approve].**

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

**Motion [Deny].**

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

**Motion [Approve Subject to Conditions]:**

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

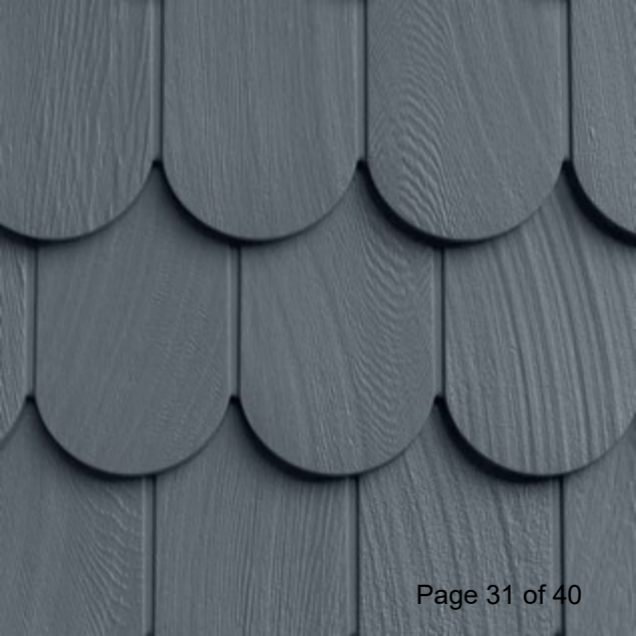
**Alternative Motion [Defer for Future Consideration].**

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

Benefits, inc.®



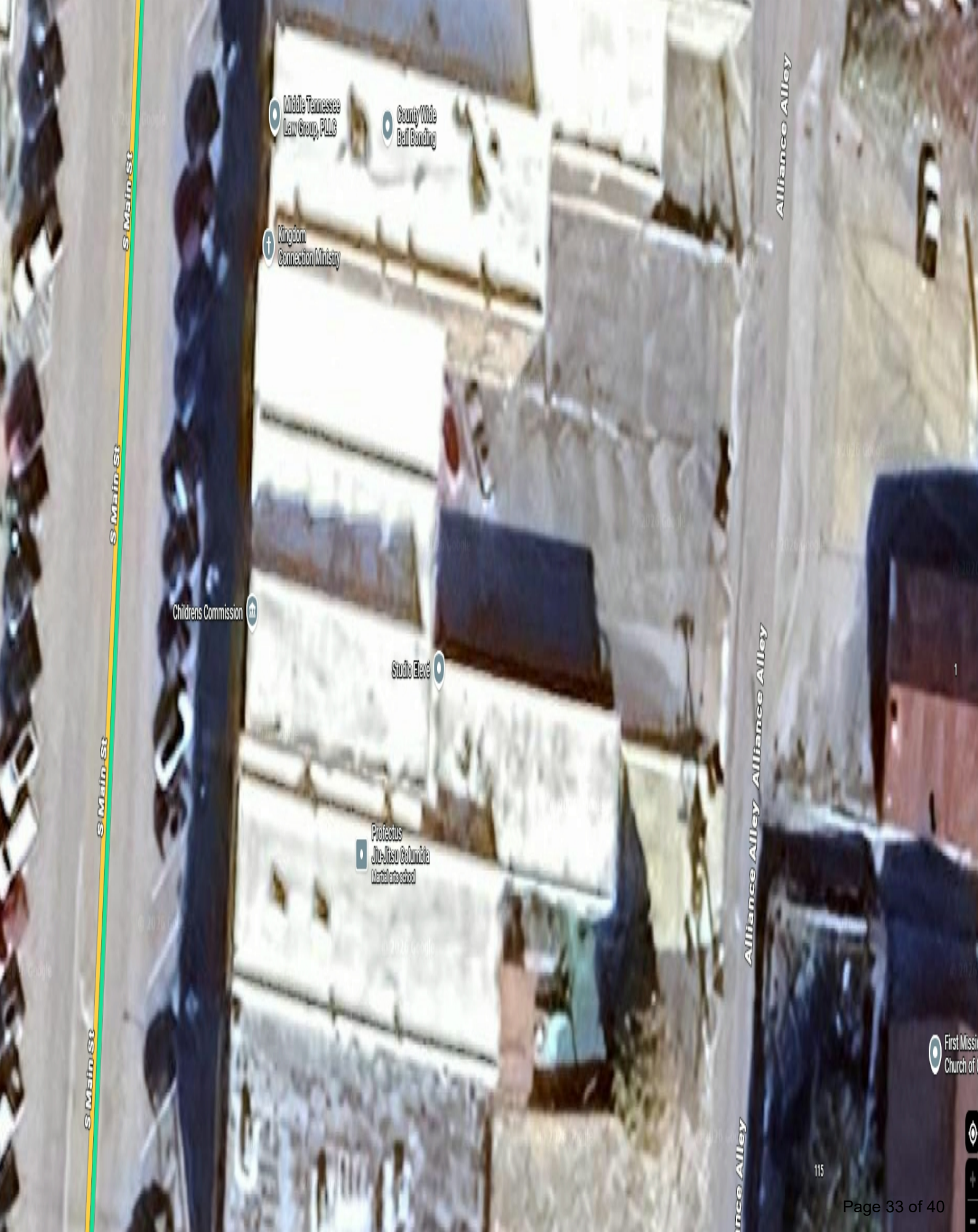




# Specifications

---

- Panel Length: 60 inches
- Panel Width: 6 inches
- 20 panels per carton (1/2 square), sold per carton only
- 400 panels per pallet (20 boxes)
- Nominal Thickness: 0.04 inch
- J-Channel: 3/4 inch



○ Middle Tennessee Law Group, PLLC

○ County Wide Bail Bonding

⊕ Kingdom Connection Ministry

⊕ Childrens Commission

○ Studio Elevé

▶ Profectus Jiu-Jitsu Columbia Marietta's school

Alliance Alley

Alliance Alley Alliance Alley

ance Alley

○ First Mission Church of



© 2023 Google

© 2023

**OMC**  
CHEVROLET



## Description of Proposed Project and Materials

- Replacing Shingles
  - Right now there are cedar wooden shingles along the top of the building's façade. That area is 6.5 feet high and 19 feet wide. It starts at a point 26 feet off the ground. They are painted dark grey. They are each 4 inches wide and a half inch thick. They look bad.
  - I want to replace them with vinyl siding that is also scalloped, that is also 4 inches wide, and that is also painted dark grey. I want it to match what is up there as much as possible without using wood (which has fallen into disrepair in just 7 years of being put up there)
  
- Installing two signs
  - We have two tenants that need signage. The only logical place to put signs would be in the inset areas already on the building. Removing those insets would change the façade and I'd like to avoid that in the name of preservation.
  - Details
    - Each sign will be 15x60 (filling the insert)
      - That building is 19 feet wide so those two signs will take up a combined 10 feet.
    - .125 Aluminum
    - Dupont Imron Paint
    - Dupont Imron Clear coat
    - Signs will be 12 feet off the ground on the left side of the building (ground is slanted)
    - Signs will be made by Columbia Neon who has done a large number of signs on the square.



# Historic Zoning Commission Certificate of Appropriateness

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

**PROJECT LOCATION:** 23 Public Sq.  
**HISTORIC DISTRICT:** Downtown

	OWNER INFORMATION:	APPLICANT INFORMATION:
NAME	Walker Family Limited Partnership	Gather Kitchen Mercantile
ADDRESS	804 S Main St PO Box 647 38402	23 Public Square
	Columbia, TN 38401	Columbia, TN 38401
PHONE	(931) 388-2937	(931) 223-8115
EMAIL	STEPHENFW@AIM.COM	ADAM@GATHERKITCHENMERCANTILE.COM

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

**CONDITIONS OF APPROVAL:** Approved as submitted subject to the following:

- Placed near the primary entrance and removed daily at EOB.
- When placed, a minimum of 4' sidewalk clearance is required to be maintained at all times.



**UNAPPROVED/SPECIFICALLY EXCLUDED WORK:**

DATE OF HISTORIC ZONING COMMISSION **ADMINISTRATIVE APPROVAL**/DENIAL: 3/31/2026

*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

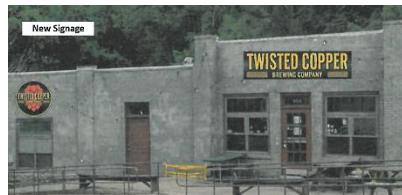
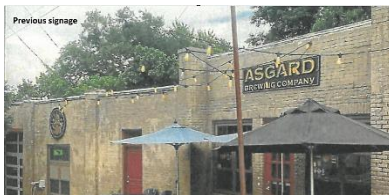
**PROJECT LOCATION:** 104 E 5th St  
**HISTORIC DISTRICT:** Downtown

	OWNER INFORMATION:	APPLICANT INFORMATION:
NAME	Mam Enterprise	Twisted Copper Brewing Company
ADDRESS	606 N Main St Columbia, TN 38401	104 E. 5th St. 425 Farm Rd. Columbia, TN 38401
PHONE		(931) 300-3764
EMAIL		FARMBOOKS2@GMAIL.COM

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

**CONDITIONS OF APPROVAL:** Approved as submitted following below conditions.

- Installation of two wall signs (one circular and one rectangle in configuration) on front façade using previous location from previous signage; using existing attachments already installed in masonry; total signage area as submitted 33-square feet; Main signage material is PVC with exterior-grade wooden backer; lettering not exceeding 80% of the total sign height.
- Sign permit application is required.



**UNAPPROVED/SPECIFICALLY EXCLUDED WORK:**

DATE OF HISTORIC ZONING COMMISSION **ADMINISTRATIVE APPROVAL**/DENIAL: 3/30/2026

*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:** 711 W 7th St  
**HISTORIC DISTRICT:** 7th Street

	OWNER INFORMATION:	APPLICANT INFORMATION:
NAME	JNS Real Estate Holdings LLC C/O Nicole Strain	Buck & Board, LLC
ADDRESS	902 School St Columbia, TN 38401	902 School Street Columbia, TN 38401
PHONE		(615) 480-9826
EMAIL		NWILLIAMS282@GMAIL.COM

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

**CONDITIONS OF APPROVAL:** Approved as submitted with following conditions.

- Replacement of existing privacy fence at rear of property with 6-ft wooden privacy fence 160 linear feet.
- Installation to remain at a minimum of 6-foot interior to the property as submitted.
- Landscaping to be planted along the perimeter of new fencing.
- Must meet all City of Columbia Fence standards.



DATE OF HISTORIC ZONING COMMISSION **ADMINISTRATIVE APPROVAL**/DENIAL: 3/30/2026

Autumn Potter

HISTORIC ZONING COMMISSION CHAIR

Robert Archibald

ZONING ADMINISTRATOR

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



# Historic Zoning Commission Certificate of Appropriateness

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

**PROJECT LOCATION:** 30 Public Sq.  
**HISTORIC DISTRICT:** Downtown

	OWNER INFORMATION:	APPLICANT INFORMATION:
NAME	Walker Family Limited Partnership	Gather Kitchen Mercantile
ADDRESS	804 S Main St PO Box 647 38402 Columbia, TN 38401	23 Public Square Columbia, AL 38401
PHONE	(931) 388-2937	(931) 223-8115
EMAIL	STEPHENFW@AIM.COM	ADAM@GATHERKITCHENMERCANTILE.COM

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

CONDITIONS OF APPROVAL: Approved as submitted meeting following criteria:

- Replacing existing lighting located in alcove at primary entrance with two matte-black metal lantern-style light fixtures rectangular-shape with clear glass measuring 6.7” (W) x 6.7” (D) x 17.7” (L) inches affixed to the same location of existing fixtures to be replaced.



UNAPPROVED/SPECIFICALLY EXCLUDED WORK:

DATE OF HISTORIC ZONING COMMISSION **ADMINISTRATIVE APPROVAL**/DENIAL: 4/7/2026

*Autumn Potter*

HISTORIC ZONING COMMISSION CHAIR

*Robert Guibald*

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.