City of Franklin

109 3rd Ave S
Franklin, TN 37064
(615) 791-3217

Meeting Agenda

Historic Zoning Commission

Monday, December 12, 2022 **5:00 PM** **Board Room**

Notice is hereby given that a meeting of the Historic Zoning Commission will be held on the date and time listed above at 109 3rd Ave. S., Franklin, TN 37064. 615.791.3212 For accommodations due to disabilities or other special arrangements, please contact the Human Resources Department at (615) 791-3216, at least 24 hours prior to the meeting. Accommodations have been made to ensure that the public is able to participate in the meeting. The public may participate in the following ways: • Watch the meeting on FranklinTV or the City of Franklin website. • Watch the live stream through the City of Franklin Facebook and YouTube accounts. • Email comments to planningintake@franklintn.gov to be provided in full to the Commission and included in the minutes, but not read aloud in their entirety during the meeting. Emailed comments are accepted until 12:00 PM (noon) on the day before the meeting. • Comment in-person in the Board Room. Speakers may sit in the Boardroom or wait in the lobby.

CALL TO ORDER

APPROVAL OF MINUTES

1. Consideration Of Approval Of Minutes

MEETING CALENDAR

2. Consideration of 2023 HZC & DRC Meeting Dates & Application Deadlines Calendar.

   Sponsors: Kelly Dannenfelser, Amanda Rose

ANNOUNCEMENTS

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

APPLICATIONS

3. Consideration Of New Construction (Accessory) At 316 Bridge St.; Eric Smith, Applicant.

   Sponsors: Kelly Dannenfelser, Amanda Rose

4. Consideration of Alterations (Courtyard) At 159 1st Ave. N. (Harpeth Square); Andy Berry, Applicant

   Sponsors: Kelly Dannenfelser, Amanda Rose, Emily Huffer

5. Consideration Of Alterations (Windows/Doors, Lighting, Partial Demolition) At 230 Franklin Rd. (Factory At Franklin: Jamison Theater); Luke Dougal, Applicant.

   Sponsors: Kelly Dannenfelser, Amanda Rose

6. Consideration of Alterations (Refuse Area Locations & Screening) At 230 Franklin Rd.; Greg Gamble, Applicant.

   Sponsors: Kelly Dannenfelser, Amanda Rose, Emily Huffer

7. Consideration Of Alterations To Previously-Approved New Construction (Roofing Materials: Principal & Accessory) At 215 Lewisburg Ave.; John Alfrey, Applicant.

   Sponsors: Kelly Dannenfelser, Amanda Rose

RECOMMENDATION REQUESTS

8. Recommendation Request for Submittal of Updated Nomination For The Lewisburg Avenue Historic District To The National Register of Historic Places.

   Sponsors: Kelly Dannenfelser, Amanda Rose

OTHER BUSINESS

RECEIPT OF ADMINISTRATIVE COA APPROVALS ON BEHALF OF THE HZC

9. Signage (Convenience) at 125 5th Ave. S.; Michael Evans (Park Happy), Applicant.

   Sponsors: Amanda Rose, Emily Huffer

10. Signage (Convenience & Sandwich Board) at 108 4th Ave. S.; Michael Evans (Park Happy), Applicant.

    Sponsors: Amanda Rose, Emily Huffer

11. Signage (Convenience & Sandwich Board) at 135 5th Ave. S.; Michael Evans (Park Happy), Applicant.

    Sponsors: Amanda Rose, Emily Huffer

12. Signage (Sandwich Board) at 100 4th Ave. N.; Heather Joel, Applicant.

    Sponsors: Amanda Rose, Emily Huffer

13. Alterations (Structural Repair of Bell Tower) at 255 Natchez St.; Ronald Crutcher, Applicant.

    Sponsors: Amanda Rose, Emily Huffer

14. Signage (Wall) at 400 Main St. Ste. 120.; Kylie Brown, Applicant.

    Sponsors: Amanda Rose, Emily Huffer

ADJOURN

Anyone needing accommodations due to disabilities please contact the ADA Coordinator at 615-791-3277 at least 24 hours prior to the meeting.

City of Franklin
Meeting Minutes
Historic Zoning Commission

October 10, 2022 **5:00 p.m.** **Franklin City Hall Boardroom**

Commissioners Present:
Susan Besser
Josh Denton
Brian Laster
Tyler LeMarinel
Mary Pearce, Acting Vice-Chair
Lisa Marquardt
Kathy Worthington
Absent: **Jim Roberts**

Staff Present:
Amanda Rose, Planning & Sustainability
Randall Tosh, BNS
Bill Squires, Law Department (at dais)
Jeana Hendrix, Law Department
Emily Huffer, Planning & Sustainability

CALL TO ORDER
Acting Vice-Chair Pearce called the meeting to order at 5:00 p.m.

APPROVAL OF MINUTES
Minutes: September 12, 2022

- Motion to Approve
  - Commissioner Laster
  - Commissioner LeMarinel
- Motion carried 7-0

ANNOUNCEMENTS

- Ms. Rose announced a new staff member, Emily Huffer
- Ms. Rose announced 10/17 DRC meeting
- Ms. Rose announced that the HZC will be working toward using an online program called Civic Clerk that BOMA uses. It is a program that has a repository and is easily accessible to the public. Staff will be reaching out to each of you for a training time setup.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA
The non-agenda process, by design, is reserved for emergency instances. Non-agenda items shall be considered only upon the unanimous approval of all the HZC members.

There were none.

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA
Open for Franklin citizens to be heard on items not included on this Agenda. As provided by law, the HZC shall make no decisions or consideration of action of citizen comments, except to refer the matter to the Planning Director for administrative consideration, or to schedule the matter for HZC consideration at a later date.

There were none.

CONSENT AGENDA

The items under the consent agenda are deemed by the commission to be routine in nature and will be approved by one motion adopting the staff comments as part of the approval. The items on the consent agenda will not be discussed. Any member of the commission or the public desiring to discuss an item on the consent agenda may request that it be removed and placed on the regular agenda. It will then be considered in its printed order. **Staff recommends that items 1-3 be placed on the consent agenda.**

- Motion to approve Items #1-3
    - Motion to Approve
        - Commissioner LeMarinel
        - Commissioner Marquardt
    - Motion carried 7-0

COA APPLICATIONS

Item 1: Consideration of Alterations (Walkway) at 903 W. Main St.; Jenny Haarbauer, Applicant.

- Approved on consent

Item 2: Consideration of Alterations (Walkway) at 402 Bridge St.; Amanda McCreary, Applicant.

- Approved on consent

Item 3: Consideration of Alterations (Roofline) at 724 Fair St.; Jeff Rietveld, Applicant.

- Approved on consent

Item 4: Consideration of Wall Construction at 805 W. Main St.; Bernie Butler, Applicant.

- Staff Presentation. Amanda Rose. The application is a request for a seven-foot-tall brick privacy wall along the left side of the property at 805 West Main Street. The subject property is adjacent to the Arlington building. The request is being presented by the owner of the Arlington at 725 West Main Street. The intent of the wall, according to the application, is to provide security for the Arlington building and to provide screening for the residents of the subject property. The applicant is proposing that most of the wall be constructed on the subject property where the easement prevents it from being constructed on the Arlington site. The guidelines recommend that one design fences and walls to be compatible with the architectural style of the building and to support the historic character of the district. The proposal is to construct a brick wall. Based on the chosen material, one should use proportions, heights elements, and levels of opacity like those seen in the district. Privacy walls and fences can measure up to seven feet in height and may be supported in rear yards, which are defined as being located no closer than 20 feet from the plain of the building's front façade. Because of the building's unique "y" shape and orientation, the proposed privacy wall is located 25 feet from its front corner. This would be consistent with the design guidelines. The style of the wall appears to be designed to match the character of the Arlington building. This is not technically the property onto which the wall is proposed to be constructed. The design of the property and privacy screening should relate to the style of the circa 1830 Y-Shaped historic residence onto which the wall is proposed to be constructed. This may be achieved by utilizing a brick that matches the brick that would been seen on a historic residence. The applicant could also

provide privacy with a wood fence with vertical boards. Ms. Rose noted that all structures including walls and columns should be located outside of the sanitary sewer easement. It appears that part of the request is to connect the wall back to the Arlington building with a gate or other connector. This is not something that the city can support because it would be crossing over a sanitary sewer easement. The request for the wall is on the Ligon property, the adjacent property, and a portion on the subject property. This cannot be supported. It is recommended that the Commission approve the wall construction on the subject property with the conditions that the wall either have brick that matches the circa 1830 residence on the site or that in lieu of a wall that the applicant choose to utilize a vertical board wooden privacy fence appropriate to the historic building onto which the wall is proposed to be constructed. No construction associated with the Arlington site itself is approved as part of the COA. If the Commission chooses to approve the application, all requirements of the city must be met prior to work commencing.

- Applicant Speaker: Bernie Butler, 2300 Fox Haven Road. Mr. Butler stated that from the beginning a brick wall was planned to be down the property line of Arlington. The apartments were built over a sewer line that had to be moved to the other side of the property. Because of the sewer easement, the wall must be built on the Ligon property, with an easement. There has been some discussion about sharing the property line because of the distance from the sewer. Mr. Butler restated that the intent is to build a seven-foot wall much like the one by Mike Hathaway's office on 906 Main Street. It is a narrow non-descript wall that does not draw attention. Mr. Butler ended by stating that the wall would be a good privacy wall for Ligon property and for the Arlington building.

Vice-Chair Pearce asked for a motion from the Commission.

MOTION 1

- Motion for Approval with conditions
    - LeMarinel
    - Laster

Discussion:

Commissioner Marquardt asked Ms. Rose to confirm the appropriate guideline chapter for walls and fences.

Ms. Rose commented that chapter 7 covers walls and fences.

Commissioner Marquardt stated that the limit of the height recommended is three feet.

Ms. Rose stated that we are looking at two properties. A privacy wall height can measure up to seven feet. Anything above three feet is considered privacy height, as long as it's recessed at least 20 feet from the front wall of the façade. This is a unique, shaped building so the interpretation of where the façade begins can differ. The applicant measured from the corner. The Commission may find it more appropriate to measure from the front wall (behind the porch). The applicant indicates that it's 25 feet back from the Arlington, which is not the property onto which the wall is proposed. Ms. Rose stated that it was about 17 feet back.

Commissioner Denton asked who the owner affidavit came from.

Ms. Rose confirmed the owner's affidavit came from the subject property. The owner of the property onto which the wall is being installed.

Commissioner LeMarinel asked about the pedestrian gate as it is shown(graphically). It looks as if piers are used. It's understandable that permanent structures can't be in the easement.

Mr. Butler stated that the problem is not the fence but the piers for the columns that hold the gate. It was said that there could be a fence wood structure post with a gate. Mr. Butler stated that he cannot construct the brick columns to match the brick wall.

Ms. Rose stated that what is shown is the guidance she received from one of the city engineers. Staff did not receive any sort of elevation that indicates what that section would look like, and it is recommended to not include this area as part of the application. This section could not be the privacy height because it is not 20 feet back from the front wall of the property. The Commission could separate this section from the seven-foot privacy wall portion of the application. If the seven-foot wall is approved, then the other portion could be approved administratively if the location is 20 feet back from the front wall.

Commissioner Laster asked if condition number two removes that entire discussion.

Ms. Rose confirmed.

Vice-Chair Pearce asked staff if there were any visuals to show what the fence would look like.

Ms. Rose stated that the only visual was the one provided in the application documents. Ms. Rose provided the visual illustration for the Commission to see.

Vice-Chair Pearce asked staff if the responsibility of maintenance would be the Arlington even though the wall is on neighboring property.

Ms. Rose stated that is a civil issue and independent of the city. The current discussion is that the guidelines recommend that fences and walls match the architectural style of the property which they are being supported.

Commissioner LeMarinel stated that he doesn't have any problems with approving the privacy wall.

Commissioner Marquardt pointed out that it is recommended the applicant consider a vertical wood privacy fence. Ms. Marquardt asked the applicant what his response is to the recommendation.

Mr. Butler stated that a building is meant to stand for years, and a wood privacy fence would not stand for as many years. The goal is to construct a beautiful privacy wall that will stand for many years like many of the privacy walls in downtown Franklin. There would be very little maintenance required. The property owners, the Ligons, do not want a wooden fence. It is their preference to have a wall constructed.

Commissioner Marquardt asked about the context of the neighborhood and if Mr. Butler could point out a similar property that would be of a similar context.

Mr. Butler stated that there are walls all around the Hincheyville district. The only people who will see the wall under discussion will be the Ligons and the residents of the Arlington building. There will be landscaping on both sides of the wall. From start to finish, the wall will measure about 216 feet. The project is incredibly expensive, but it is a good permanent solution for both property owners.

Ms. Rose recommended that staff's conditions be considered that the wall be constructed of brick or a material that has brick texture, color, quality, and that matches that of the historic house on the property. Ms. Rose asked the Commission to make a statement for the record if someone feels differently. Ms. Rose explained that she believes the applicant's intent is to use a color that matches that of the Arlington building.

Commissioner Denton asked Mr. Butler if there were any objections to matching the brick color to the home.

Mr. Butler stated that he would object to a brick color matching the Ligon house.

Vice-Chair Pearce recommended changing the color word to blend so that staff would have the opportunity to review and approve the color.

Commissioner LeMarinel stated that blend is a much better word to use to address the intent of staff comment.

Vice-Chair Pearce suggested that someone may want to offer this change as an amendment to the motion.

Commissioner Worthington asked Mr. Butler about the elevation that shows the brick wall with additional fencing. "Is the fencing, other than the wall, new and part of the proposal?"

Mr. Butler stated that the aluminum security fence wraps around the back of the property on the property line, but not on the Ligon property.

Ms. Rose suggested that staff address the security/aluminum fence administratively if that is something the Board prefers.

Mr. Butler responded by explaining he understood that it could not be decided administratively because the security fence is on the Ligon property.

Ms. Rose stated that she understood that the fence was not on the Ligon property.

Mr. Butler explained that the fence is on the subject property.

Ms. Rose stated that staff could manage the details of the security/aluminum fence administratively, but staff does not have enough details to decide at this time. The security/aluminum fence would need to be reviewed separately.

Commissioner Worthington explained that she mentioned the fence because the two fences were connected. Ms. Worthington also asked if the brick would be a solid brick.

Mr. Butler stated that the brick would be solid and noted an area in Franklin that could provide a perfect example of the brick wall.

Ms. Rose was able to show the street view of the brick wall on the overhead screen.

Mr. Butler further noted that there would be no limestone and there would be a six-inch block between the two brick forms.

Ms. Rose provided the street view of the subject property on the overhead screen.

Mr. Butler stated that the wall would begin after the hedge row, move back toward the parking garage and behind Hank Brockman's building, now owned by Lawrence Welk's grandson.

Commissioner Laster asked if the actual grade from the Ligon property will come over to the Arlington building or will the grade stay the same as shown in the street view.

Mr. Butler explained that the property grade comes up at both entries of the Arlington building. There is a sidewalk that goes down beside the building, as well.

Commissioner Laster commented/asked if the area should be filled in.

Mr. Butler answered by saying that it had not been filled yet, but it will be before the wall is built. The grade will slope down some toward the Arlington building but not to the degree shown in the street view.

Ms. Rose noted that the foundation exposure seen in the street view of the construction will not be exposed as much once the wall is built. If approved, the grade will not match exactly, but it won't be far off.

Commissioner Worthington asked staff about condition number 1 that the brick used must match the architectural character of the principal building…does this mean the architectural character of the historic homes?

Ms. Rose stated that this goes back to the topic of "blending" as part of the wording for the color of the brick. Even though the wall will be closer to the historic home than the Arlington building, the color would pull from the brick color of the historic building as opposed to the more matte color of the Arlington building. Although this is a technicality, from the street view, the wall will appear more like it belongs to the historic property than the neighboring property.

Commissioner Worthington asked if the intent of the new wall is to be the same brick as the Arlington building?

Mr. Butler answered that the intent of the brick was to match the Arlington building since that is who is paying for the wall. Mr. Butler pointed out that the only brick on the 1830's house is the wing walls and the front part of the original house but not the part that was added on the back of the house. The wall would be built closer to the wood portion of the house and not by the brick part of the house

Commissioner Worthington stated that it is a large new element being added in this area. "How does it relate to both structures?" "How do we qualify the color and texture of the brick?"

Commissioner Denton stated that he would not support the construction of the wall if the brick color matched the Arlington building. The wall will be on historic property. When determining approval or disapproval of a project, landscaping or other types of camouflage are not part of the considerations that the Board uses to determine appropriateness. Commissioner Denton stated that he agrees with the term "blending."

Commissioner Laster stated that he thought the amendment to the motion should state that the proposal should be heard by staff for review and approval of the brick color.

AMENDMENT TO MOTION 1

- the wall's brick shall be consistent and blend with the historic home and return to staff for approval
    - Denton
    - Besser
    - Amendment to motion carried 7-0

- Motion, as amended, passed 7-0

Item 5: Consideration of Demolition (Accessory Structure) & New Construction (Accessory Structure) at 436 Boyd Mill Ave.; Matt Smith, Applicant.

- Staff Presentation: Amanda Rose. The applicant is requesting a certificate of appropriateness for the demolition of a non-historic carport and for the construction of a one and a half story two bay accessory structure. The applicant attended the DRC meeting in August to discuss the proposal. Ms. Rose stated that the proposal relates to chapters five and ten of the Historic District Design Guidelines. The demolition of the non-historic carport is supported by staff. It does not have historical integrity; therefore, the removal is appropriate. The proposal is to replace the non-historic carport with a new structure to serve as a garage and additional square footage. The proposed garage addition is about 31 feet back from the main portion of the house. There was a small addition approved by the commission recently that has been constructed. Ms. Rose referred to the application illustrations to show the proposed location of the new accessory structure. Looking at the site plan, Ms. Rose pointed out the proposed location of the new accessory structure in relationship to the house. The location is approximately 94 feet back from the front wall of the principal building and is oriented with its garage doors facing the street, all of which are supported by the guidelines. In staff's opinion the new structure is not visually subordinate in scale as the house itself is a one and a half story structure. The guidelines do allow for the construction of a one and a half story garage so long as it is specifically subordinate in other ways. The proposal includes a height change which is a difference of three feet six inches. The applicant provided benchmarks at which the height was measured and is provided in the staff report documents. The height is measured at the font corner of the principal structure which is the front corner of the sunroom element. The height was measured at this point at 25 feet six inches. The location at which the proposed garage height is measured is at the front wall, right corner. The benchmark location is important because of grade changes and our methodology of approval, then ultimately

building/construction permitting. The footprint measures 1,234 square feet which is in keeping with the guidelines and the Franklin Zoning Ordinance, generally. The footprint of the proposed accessory structure is less than 50% of the principal building and can be supported by staff. The details and ornamentation are less elaborate than the character of the historic building and can be supported. The proposed materials include a cementitious lap siding with a reveal to match the addition to the principal building. At the rear of the principal building, the addition's original form is brick with a reveal that is wider than typical. The new structure reveal is proposed to match. The proposal does not include details about the garage doors or window specifications yet. The other materials include carriage style doors, composition shingle roof and a stucco foundation all supported by the guidelines. The window style is more in context with the addition than the style of the historic portion of the house and, in the situation, is appropriate. The cumulative lot coverage is not an issue on the large site. The proposed new construction added together with the existing construction measures 8% use of the large lot.

It is recommended the Commission approve the proposal with conditions:

1) The carport should be photographed satisfactorily for commission records.
2) The height of the accessory structure measures at least three feet six inches lower than the average of the principal structure as measured for the location provided by the applicant.
3) All the new windows should have historic profile and dimension and must be submitted to staff for review and approval prior to the issuance of a building permit.
4) The garage doors specifications must be submitted for the same types of considerations, as well.
5) The application must meet all the requirements of the Building and Neighborhood Services Department.
6) Any alterations made to the approved plan must be submitted to staff or the Commission for a reconsideration of the COA.

- Applicant Speaker: Matt Smith, 906 Studio Architects. Mr. Smith explained the uses that the new accessory structure would serve. The owners would like to build an accessory building that has a two-bay garage, exercise area, pool room, small bathroom/laundry and a guest area for visitors. The goal is for the accessory building to complement and be subordinate to the main house.

Vice-Chair Pearce asked for a motion from the Board.

MOTION 1

- Approval with conditions of new construction
    - Laster
    - LeMarinel

DISCUSSION

Commissioner Besser stated that there is a gabled roof dormer on the house, but a shed roof dormer on the garage. Ms. Besser asked if this is how the accessory building should be finished, regarding design.

Mr. Smith stated that he tried the gabled dormer on the accessory structure, and it appeared to emulate the main house as a miniature version which he wanted to avoid.

Ms. Rose stated that Mr. Smith provided this information before the DRC meeting. Ms. Rose agreed that the shed roof dormer was a better option as it didn't cause the eye to move more toward the overall ridgeline.

Vice-Chair Pearce stated that she understood the overall height of the house is three feet lower than the overall height of the home with no consideration of the grade.

Mr. Smith stated that taking the grade into consideration, as you can see on page six of the application documents, the goal is to compare the 25'6" in absolute terms. The height from grade is 25'6" for the house and 25'6" for the accessory building. This is two feet in absolute terms. When taking the grade into account, we arrive at the 3'6" number.

Ms. Rose added that the garage is two feet shorter measured on the same grade, but three feet shorter with the grade change incorporated. Mr. Smith stated that the measurements may be understated and that it may be that the perceived height difference is closer to five feet.

Commissioner Denton confirmed/asked if the overall footprint of the main house is 2,590.

Mr. Smith answered yes.

Commissioner Marquart stated that according to the design guidelines the first-floor square footage needs to be less than 60% of the lower level. Does the proposed percentage 59.07% include attic space?

Mr. Smith stated that when looking at the plan of the second floor you will see attic space on the side of the study and the bedroom, however, the space is not inhabitable. The area could be expanded in the future but as of now the area is very small.

Ms. Rose answered Commissioner Marquardt's question by stating that the attic space has been lessened and the applicant does not include the attic space as part of the 59.07%. The guidelines are not clear on this topic. At the August DRC meeting the topic was discussed whether the attic space should be inclusive in the 60%. Because the guidelines are not clear, it would be up to the Commission to set a precedent on whether to include attic space as part of the 60% (of the first-floor square footage) measurement. The intent of the guideline is to limit the size and height of the upper floor and by doing that, the recommendation is that the second floor should not be more than 60% of the bottom floor square footage. This forces the use of dormers instead of a wall going straight up. The intent of the guideline isn't fully met in staff's opinion, but it isn't "not" met. According to the BNS guidelines/codes, the area would not be considered habitable.

Commissioner Denton stated that one wall measures seven feet ten inches tall. If Mr. Tosh could speak from a code standpoint on this issue for clarity, it would be helpful. What is the lowest measurement of a knee wall to be considered habitable space?

Mr. Tosh explained that once a wall reaches 60 inches in height, it is habitable. Any measurement below 60 inches is not considered a habitable space.

Ms. Rose used the applicant illustrations to point to the area beside the study that appears to be habitable.

Mr. Smith explained that if he had wanted to maximize this area, he could have moved the study wall out 18 inches, but there wasn't a need for the space. Also, one needed to be mindful of the square footage limits.

Commissioner Denton pointed out that from a codes perspective the walls could be pushed out from the seven feet ten inches or six feet eight inches, the area could be considered habitable. Is this correct?

Mr. Tosh confirmed that Commissioner Denton was correct.

Mr. Smith mentioned that the owners are tall people and for obvious reasons don't prefer short walls.

Commissioner Denton asked what the percentage would be if the walls were pushed out to the five-foot mark in the attic space?

Mr. Smith stated that if he pushed each side out one foot this would be 16 square feet which would possibly come in under the 60 % maximum.

Commissioner LeMarinel stated that consistency in "how the calculations" are achieved must be decided. Specifically for garages and outbuildings that are one and a half stories. This rule becomes even more important for a four-square two-story home to create a two-story garage. It will be a challenge to get 60% upstairs. There needs to be a rule that limits the scale of the second-floor space.

Ms. Rose noted that in most of the base zoning districts, in the historic districts, the zoning ordinance limits accessory structures to no more than a story and a half. It's not likely a request for a two-story garage, even if considered subordinate by the design guidelines, would be supported by the zoning ordinance.

Vice-Chair Pearce stated that the overall size of the building, whether attic space counts or not, contributes to the massing of the building.

Commissioner Denton advised the Board to be careful about how applicants calculate square footage space. A wall can be pushed in here or there creating habitable space if the wall measures 60".

Commissioner LeMarinel stated that there is the bearing height that is not really at the top of the floor system creating extra volume above garages and extra height above windows. Commissioner LeMarinel cautioned about being careful and thoughtful about how high the second floor bearing wall is. It appears to be 3 feet.

Mr. Smith stated that the roof is not bearing directly on the floor system as there is a knee wall there to minimize it according to the 60% rule. Mr. Smith explained that after discussions, he understood the area as habitable space and proceeded based on his understanding that the attic space would not be counted.

Ms. Rose stated that the DRC did not really give direction one way or the other because this is the first time an application has been reviewed since the new guidelines have come into effect.

Ms. Rose asked Mr. Smith if the overall ridgeline could be lowered.

Mr. Smith stated that the ridgeline had been lowered as much as possible for the functions to work. The property owners would not be comfortable with the ridgeline any lower.

Vice-Chair Pearce stated that during the DRC meeting it was discussed that the garage be moved over more behind the main house.

Mr. Smith indicated the owners did not want to compromise space that is designated for a pool in the future. Looking at the site-plan, the garage does sit behind the house and the photo composites confirm this.

Vice-Chair Pearce stated that a proper motion is on the table.

Commissioner Marquardt asked if 59.07% included the attic space and what would the percentage be if the attic space is included.

Mr. Smith stated that the attic space is not included and to add the attic space would push the percentage above the 60 % maximum. Given the slope, a seven-foot wall will quickly be within a couple of feet and uninhabitable. There could be room for a few boxes but not "real" space.

Ms. Rose also stated that as the slope drops off, the area quickly becomes uninhabitable. The study walls could be bumped out two feet but beyond that the space would not be inhabitable. Ms. Rose thanked the Commission for their insight in bringing this potential issue forward. It really is very difficult to review because of the intent of the guidelines. The intent is to have more subservient accessory structures.

Commissioner Denton noted that this is something new the Commission is having to deal with. The code states that five feet is considered habitable space, but when taller walls are built that is fine, but builders should understand that the wall could be expanded down to five feet for habitable space.

Commissioner LeMarinel stated that in working in the city of Belle Meade that the standard is everything from five feet or taller is considered habitable. It's a fair way to say to applicants that this is what the code considers, and we will count it as habitable space.

Commissioner Denton stated that until a clear process in calculating habitable space vs. uninhabitable space is determined, he would have a hard time supporting the proposal.

Commissioner Pearce asked Commissioner Denton if he would like to offer an amendment to the motion.

Commissioner Denton stated that he did not have enough information to support the amendment to the motion.

Commissioner Besser stated that a deferral may be the best option.

Commissioner Denton stated that this topic and the response from the Commission is going to set a precedent for many projects moving forward.

MOTION 2 – OVERRIDES MOTION 1

- Deferral of project to November 14, 2022, HZC meeting
    - Besser
    - Marquardt
    - Guidance from commission: Percentage of second-level square footage should include areas inside the 5' knee walls so that the commission can relate this area to the applicable second level guidelines
    - Motion 2 passed, 7-0

Item 6: Consideration of Alterations to Buildings (Partial Demolition, Additions, Rooflines, Windows/Doors), Alterations to Site & Setting (Parking, Landscaping, Lighting, Walkways/Driveways, Walls/Fences, Grading), Relocation of Existing Accessory within Site, & Relocation of Building onto Site at 423 S. Margin St.; Stephanie Stewart, Applicant.

Commissioner Josh Denton recused himself from this item

Vice-Chair Pearce asked Ms. Rose how she would like to proceed with item number six.

Ms. Rose stated that the agenda listing is very long because it is the staff's role to communicate every request by an applicant thoroughly so that the public can understand what is going on. This item is a major rehabilitation project which incorporates a lot of things and why the caption is so long. Sometimes it is best to break up the request but most of the requests are very specific to the main structure of the house. I recommend that the parts be broken up by the Winstead House, its additions and the relocation of two structures. One structure is to be relocated onto the site and the other structure relocated within the site. Then, discussion of the fences and wall separately from that.

Vice-Chair Pearce stated that there would also be motions to a building that exists on the site.

Ms. Rose stated that she has not provided separate motions for everything, but one collective motion. It may be determined that independent motions may be needed.

- Staff Presentation: Amanda Rose.

Introduction

Ms. Rose stated that the applicant requests a Certificate of Appropriateness for a series of work for 423 South Margin Street, formerly known as the O'More College of Design. The subject property includes the circa 1845 Winstead House, which is listed on the National Register of Historic Places for Significance and Architecture. The property also includes the circa 1895 historic structure identified by the applicant as the Haynes-Berry Home. The structure incorporates elements of a masonry Queen Ann style. The historic accessory building identified as the Smokehouse is also on the site as a non-contributing carriage house. The entire property is part of the Franklin National Register Historic District and is immediately adjacent to the Lewisburg Avenue National Register Historic District. The applicant appeared before the July DRC to discuss the most recent version of this proposal. The applicant requested voluntary feedback from staff and the Tennessee Historical Commission which is the state's Historic Preservation Office. The state Historic Preservation Office is the state level preservationist that provides expert guidance on projects on the National Register. The local jurisdiction requires that the guidelines be met. The guidelines are based on the Secretary of Interior Standards and can be more thorough and descriptive. The staff is appreciative that the applicant sought this guidance.

Unfortunately, the information did not reach the applicant until the day that the application materials were due. The applicant wanted the Commission to understand that some of the changes may have already been implemented into the plan had they received the comments sooner.

Parking, Walkways and Driveways

The applicant has significantly reduced the number of hardscape areas proposed on the front lawn. This reduction is in keeping with the guidelines which state that traditional lawn areas should be maintained and not replaced with significant landscaping or hardscaping. The guidelines note the layout of new sidewalks and walkways should take placement of historic trees into consideration and from the materials provided by the applicant, it does not appear that many trees are being removed to accommodate the pedestrian path. As for parking and driveways, Ms. Rose referred to the applicant illustrations to show the location of the proposed drive aisle onto Lewisburg Avenue. This is a proposed new drive; it is similar to the location of the existing driveway. The applicant removed a proposed circular driveway that is not supported by the guidelines, lessening the number of hardscaped areas. The removal of a 1940 historic stone wall along Lewisburg Pike is proposed to accommodate a drive aisle location as required by the City of Franklin. The retaining wall location is to be relocated within a few feet of the existing wall. The wall location will be discussed further in the application. The guidelines recommend that parking follows historic patterns and that they minimize the visual impact of parking by following those patterns by locating them along the rear or side elevations. The building's parking for nonresidential uses for residential buildings should be located behind the building and should be further screened off site. All parking is now located to the rear and is believed to be behind the front facade of the historic building and therefore meets the intent of the guidelines.

Grading Alterations

The guidelines recommend that one avoids significantly altering or grading the topography of a property. The property and building should not be altered in such a way to be different than what is character defining of it historically. The grading plan has been altered to lessen impacts to the front lawn. Overall, significant grading is still proposed in the area immediately in front of the Winstead House. This creates a more formal landing as shown in the document illustrations. There is a request to infill the grading to allow for a maximum three-foot-tall retaining wall and to install a refurbished iron fence that is three feet high. The formal landing space is an extension of the porch. The proposal is altering the experience of this area significantly considering the Secretary of Interior Standard and the Historic District Design Guidelines. This portion of the proposal cannot be supported. The State Historic Preservation Office stated that to meet the guidelines, it is recommended that this grading be shortened or avoided overall, and it would be the recommendation of local staff that the grading be avoided overall. It could create a false sense of historic character and a feeling that is out of scale with the original Italianate design. It does lessen the intensity of the porch because the grading on most porches is significant, and the ground level is significantly lower than the porch itself. In this case, it would nearly be flush. The hyphen addition on the front of the house, according to the applicant's research, was built in 1990 and it is flanked to the right of the historic home. The grading seeks to modify the grade at this façade to accommodate the construction of an eight-foot-wide ramp for ADA access. The guidelines recommend that ramps be constructed of wood or concrete. The intent of the applicant is to alter the grade to accommodate the needed slope to construct the ADA ramp. Without information on how this would look, it is difficult for staff to support at this time. Ramps are recommended to be at the rear of the building or at lesser visible elevations. The proposed ramp would be primarily on the front façade. It is not clear how the grade is proposed to be situated at this location because there is no elevation or cross section provided to explain how the changes would occur. It's not clear if the proposal meets the intent of the guidelines. Ms. Rose noted that the State Historic Preservation Office provided similar feedback, noting that the extension of this area through the grading and the implementation of a ramp

is not appropriate. The feedback from the State Historic Preservation Office also recommended that if the ramp cannot be located behind this structure, that it be modified so that it is at least behind the plain of the front wall of the house and that it not physically ties into the historic structure. Landscape screening is also encouraged to help mitigate any adverse impacts, but Ms. Rose indicated that staff does not have enough information to support this portion of the application.

Lighting

The guidelines recommend that new light fixtures be designed and placed to be compatible with and subordinate to the historic buildings in the surrounding historic context. One should use existing or ambient streetlights rather than adding new lighting wherever possible. If new fixtures are necessary, one should use concealed lighting or fixtures that are simple in character but compatible with the placement, design, skill materials and quality of lighting on adjacent historic buildings. It is also recommended that lighting be installed at the ground level only and use footlights for residential driveways and walkways instead of large freestanding or post mounted lights. Ms. Rose referred to the lighting diagram illustration that demonstrates the location of the proposed lights. Most of them are at ground level and more subdued. The guidelines provide considerations for illumination noting that the use of a warm light would be appropriate as not to distort the color of material and finishes. One should avoid using colored bulbs or gel as we have seen this happen in some places. Staff does not know the intent of the color; it is believed that the intent is the warmer tone. Most of the lighting fixtures meet the intent of the guidelines. There are pole lights at the rear of the property. The guidelines state that residential driveways and walkways should avoid pole lights. Though not proposed as residential, the guidelines review things by form. The site was historically residential and the forms on the site are residential. It is recommended that the Commission think this through and make a recommendation based on whether the lights would be appropriate in this context or not. The use of the property is changing, but HZC does not contemplate use but does consider form and context and the context is residential and the guidelines do not recommend pole lights.

Fences and Walls

Ms. Rose stated that the applicant has provided color codes to identify certain areas. The purple color indicates the proposed one-foot-tall brick wall, with an open weave along the upper half, to be located behind the Winstead House to enclose a courtyard. This design and location are supported by the guidelines. The blue, yellow, and orange colors represent the removal and the relocation or the new construction of brick/stone retaining wall to accommodate the city regulations for the right of way in the roadway. The city requires that a left turn lane be installed on Lewisburg Pike and requires a certain portion of roadway to be altered. Because the applicant is relocating some historic and non-historic walls within a few feet of where they are currently, the applicant's intent is to reuse the existing materials and supplement them with matching materials, if necessary. The guidelines can support new retaining walls in primary yards, but also recommend that one minimize changes to the topography from those resulting elements. The applicant provided information to demonstrate the existing condition versus the proposed conditions and then the graded conditions. Ms. Rose referred to the applicant illustrations that demonstrate the proposed step two condition where it is recessed back a few feet before the brick wall. On top of the brick wall is a proposed iron gate that helps minimize the impact of the relocation. It will create a condition that is shorter than the existing retaining wall height creating more visibility of the site. The intent for the stepping is to not have a wall that goes straight up significantly changing the grading. Staff believes that this is the most sympathetic way to achieve and minimize any sort of grading changes to it. This information has been provided throughout the proposal and attempts to emulate the materials as similar as possible to the existing materials. Ms. Rose referred to the applicant illustrations (pg. 24) to show the location of the existing retaining wall and the proposed relocation of the retaining wall. The proposed 2-foot retaining walls in front of the Winstead House allows for some hillside plantings and a display garden at the center of the lawn. The existing

topography would not be altered extensively because of the new elements. The green area in the illustration identifies the wall directly in front of the Winstead House and corresponds to the area, previously discussed, with the graded condition at the porch. Ms. Rose stated that the green areas are supported except for the green area surrounding the front entry. This area cannot be supported. The dark blue area primarily right in front of the building that runs along South Margin Street represents the location of an existing brick wall and decorative iron fencing that is proposed to be maintained and repaired, as necessary. The dotted purple area in front of the house represents an existing decorative iron fence to be placed onto the top of the retaining wall. This wall is not supported so having a fence on top of the wall would not be supported either. Lastly, the dotted red color that surrounds the perimeter and the driveway area up to the house represents the proposed decorative iron fencing atop the relocated and rebuilt retaining walls. The retaining wall follows the proposed driveway up to the house and separates the front lawn from the driveway and appears to meet the design guidelines for material for the height and for placement. Ms. Rose noted, for the record, that on page 25 of the application it states that the design of the courtyard is subject to change. The courtyard, as shown in the application, is supported but any changes to the courtyard design would require review and approval by staff and/or the Commission.

Ms. Rose asked the Commissioners if discussion should occur on the portions presented so far.

Vice-Chair Pearce stated that yes and the applicant should be allowed to present on the topics presented by Ms. Rose so far.

Ms. Rose noted that she has not received any comment cards from the attendees who are present to speak on the application. If any citizens would like to speak during the citizen comment portion, please fill out a card before Mr. Gamble has completed his presentation.

- Applicant Presentation. Greg Gamble representing the Heritage Foundation. Mr. Gamble stated that the use of the buildings was non-residential prior to the involvement of the Heritage Foundation. The O'More College did not adhere to the requirements of the City of Franklin for non-residential buildings, regarding code standards. The Heritage Foundation is required to update the buildings so that the code standards are met, for non-residential buildings. This includes ADA Handicap accessibility, ADA parking and lighting for the site. This process has begun and requires variance requests from the Board of Zoning Appeals. Then, a site-plan will be submitted to the city staff and Planning Commission. Mr. Gamble explained that some details of the project are still being considered and will return to the HZC for a request for a Certificate of Appropriateness. The first step in the process is to receive approval from the HZC. Ms. Rose outlined several recommendations to be considered as part of the approval tonight.

1) The proposed retaining wall (Page 13) in front of the primary building with the iron fence.
    a. Mr. Gamble stated that the recommendation from staff is understood and would result in changes to the application.
2) The second consideration in accordance with the guidelines relates to the handicap accessibility route, located just to the right of the 1990's addition.
    a. Mr. Gamble noted that the width of the ADA accessible ramp would be the width of the existing stairs. A width of eight feet was mentioned but the proposed width is equal to the existing stairs.
    b. ADA requirements for non-residential commercial structures state that the accessibility be as close to, if not the same experience as someone who does not require ADA

accessibility. This location will comply with the code requirements for a commercial non-residential structure and be a similar experience as entering the facility through the front doors.

Note: The State Historic Preservation Office feedback stated that if the ADA ramp cannot be located behind the structure, it is recommended that it be located behind the front building line with a low profile. Also, the feedback stated that the entrance/ramp does not need to have a physical connection to the historic structure. The ramp could be removed, in the future, without disturbing any of the historic structure. When constructed, an expansion joint between the proposed ramp and the existing structure can be implemented. Mr. Gamble stated that it is a requirement to provide an ADA accessible route to the building that meets the requirements of the commercial codes. Because there is a site-plan review process that engineering and building codes will need to approve, the goal is to have the grading plan set so that the Commission knows exactly what needs to be reviewed for the COA for the ramp.

3) Mr. Gamble stated that the proposed post-mounted lighting needed to be discussed with staff at the DRC meeting. There are certain zoning code requirements, for lighting in parking areas, which must be met. The goal is to limit the number of post mounted lights using the low-profile posts for residential guidelines. Then, the lighting aspect would return to staff and the Commission for a COA.

Mr. Gamble explained that the discussed conditions can be addressed as the application moves through the process for approval from the City of Franklin.

Ms. Rose commented that a site plan would need to be approved and guidance given by the Planning Commission, potentially returning to the HZC for a COA. At that time, staff can have more information about the standards that will apply to the site plan component. Ms. Rose stated that alternative means for the recommended lighting amounts such as limiting the height of the poles are areas the Commission can provide guidance. The grading is something the applicant will have to provide for the Planning Commission to review and approve. It is important for the HZC to provide guidance through a motion one way or the other of whether it would support the grading alterations proposed at the front of the Winstead house and the Hyphen area. If the grading proposal could not be supported, it could be deferred so that the applicant can work through the comments provided by the HZC and return at a different date for review and approval. Once staff members have vetted the application through the city planning process, a more decisive plan can be presented to better inform the HZC.

Mr. Gamble stated that the applicant is comfortable with condition number one, regarding the retaining wall.

Vice-Chair Pearce summarized…

-eliminating the grading in front of the Winstead House
-providing more information regarding the details of the ramp
-disapproval of the lighting plan

Ms. Rose stated that there is no motion on the table, and we are not deliberating right now, but the recommendation from staff is to determine if the lighting meets the intent of the guidelines. The rest of the plan, in the staff's opinion, meets the guideline recommendations except for the pole lights. Once information is provided through the motion, staff and the applicant can work

together to adjust accordingly to meet all the other standards of the city. If necessary, staff would bring back any changes to the proposal to the HZC for review and approval.

Mr. Gamble pointed out that this is an adaptive reuse of the buildings, and there are details that do not exactly line up with the city requirements for non-residential uses. Mr. Gamble stated that he is fine and happy to adjust the details regarding the ramp and lighting portions. We do not have any problems with recommendations 4-8, as well.

Ms. Rose explained that she had not presented any information on recommendations 4-8 and that before moving on to those items, discussion of items 1-3 should be finalized.

Mr. Gamble stated lastly that one item related to the site plan, but not provided in the application packet, is a fencing plan for the exterior boundary of the property. Additional meetings to refine the fencing plan along with a landscape design, as well as discussions with neighbors have been ongoing. Mr. Gamble noted that the neighbors of the subject property are interested in knowing what the plans are for outside boundary of the property. It is understood by the applicant that the proposal before the HZC tonight should be addressed, but also to move forward or progress through meeting milestones of the planning process. The boundary fencing portion is a priority, but more time is needed to provide the specific details.

Questions from Acting Vice-Chair Pearce to Applicant Representative / Clarification from Amanda Rose / Commissioner Discussion about how to break up into individual motions.

Vice-Chair Pearce consulted Mr. Squires on how to proceed regarding potential deferment of a portion of the proposal.

Mr. Squires asked Ms. Rose to explain exactly what is before the HZC to discuss.

Ms. Rose stated that everything presented to the HZC this evening is up for discussion along with the changes Mr. Gamble mentioned that the applicant agrees with staff to complete. Ms. Rose asked the HZC to make a motion to include parking driveways, walkways, grading alterations, lighting and fences and walls that were discussed in detail during the staff presentation. If there is a disagreement with the plan, the comments should be noted. The applicant has made it clear that they are open to staff's comments and that they will adjust accordingly. Action is needed on the proposal.

Vice-Chair Pearce asked counsel if it was possible to vote on one section instead of the whole project.

Mr. Squires stated that yes, the HZC can address a section or sections of the proposal.

Ms. Rose stated that the staff's recommendation of the proposal does not match addressing each individual section of the proposal. The HZC would need to create a motion that mentions those portions, parking, driveways, building alterations, lighting, grading alterations and fences/walls.

Commissioner Besser stated that it is difficult to group the items together. Each portion needs to be addressed individually, discussed, and voted on. Changes are being made, as we speak, and to feel comfortable with these changes each portion needs to be discussed.

Ms. Rose stated that if that is the direction that the Vice-Chair would like to take, the staff can certainly work through the process.

Vice-Chair Pearce recommended making a motion for the portion discussed so far, then moving on to the House portion of the application.

Commissioner Besser and LeMarinel agreed that a motion for each section should be made allowing for discussion on each portion of the application.

Vice-Chair Pearce asked counsel how to approach the public comment section given the change in how the proposal will be addressed.

Mr. Squires asked how much of the presentation remained.

Ms. Rose explained that there was still a significant amount of presentation left. Ms. Rose recommended an independent motion on parking/walkways/driveways, a motion on grading alterations and a motion on lighting…and so forth. It was also recommended that staff finish providing the analysis in full, then move through each section with a motion, one by one. This would allow citizens to comment after the complete presentation on any portion of the proposal.

Vice-Chair Pearce agreed with Ms. Rose.

- Staff Presentation Continued by Ms. Rose.

Alterations to Existing Buildings – Winstead House

Ms. Rose continued by referring to page 14 and pages 43-52 of the application that relates to the Winstead House. The proposal seeks to demolish select non-historic buildings. The dark colors in the application documents are the proposed area to be removed from the existing building. There are a number of non-historic additions to the house. The guidelines support demolition if a building or portion of the building has no historical or architectural integrity. The city has adopted the federal standard that any section of a building less than 50 years in age is considered non-historic. For this reason, the portions proposed to be demolished can be supported by staff. The alterations also include changes to select additions that are proposed to remain on the house. The 1990's era hyphen at the front of the building, previously discussed, calls for a grading change along with a fenestration alteration. The change would allow for two entrance doors that would allow for ADA access. Referencing the photograph on page 47, Ms. Rose stated that she believes the intent is to allow the doors to open with enough clearance to allow for ADA accessibility. As a non-historic element of the building the alteration is considered appropriate. The guidelines support door replacement with the understanding that the new doors should be designed to be compatible with the historic district. It is staff's opinion that this meets the intent of the guidelines. The State Historic Preservation Office did comment on this and suggested something similar. The applicant modified the proposal based on this comment.

Mansard Roof – Winstead House

The Mansard roof structure can be seen at the back of the building (page 49). Ms. Rose noted that a significant addition to the building appears to have been built in the 70's and 80's to accommodate the use changes of the building. The applicant would like to keep this section that we are calling a Mansard roof but alter it to be more compatible with the historic building form. Specifically, the modification includes changing the roofline into a hipped form which lowers the scale, recladding it with lap siding with closed shutters to emulate fenestration. A small, covered entrance to the courtyard façade is proposed and can be seen on page 49. The guidelines support (generally) the proposed alterations as the roofline, material and finish changes are in keeping with the original building. The changes improve the overall structure's appropriateness within the historic district as recommended by the guidelines. Based on DRC recommendations, the applicant has utilized a lap siding as opposed to brick to simplify the form and to appear subordinate in the courtyard area. Ms. Rose noted, as seen on the Winstead south elevation, that there is lap siding from existing additions and a large amount of brick on the existing building. The applicant would like to use a cementitious lap siding instead of brick, as previously discussed at the DRC meeting.

New Additions – Winstead House

Ms. Rose referenced the model seen on page 49 to discuss the addition of the building with the loggia porch. The guidelines recommend that additions be compatible with the historic building that are identified by differentiating methods of size, height, and inset from both walls. The location, design, scale, and massing are all appropriate for the addition. On page 43 there is an area that is proposed to be added to the existing hyphen, at the side, and then wrap around the back. The area is really a porch and can be seen on page 51. The guidelines recommend that one design new porches and stoops to be at the rear or side facades with minimal visibility and to avoid adding porches or stoops if they did not exist historically. The loggia area along the side cannot be supported because it is on the side elevation that is highly visible. By adding the loggia to a non-historic addition in a primary area, the accentuation is on the non-historic area and probably would not have been supported by the guidelines had they been applied in 1990 when the addition was built. It is recommended that the wrap around portion be removed and that it would be appropriate to maintain the rear portion. The State Historic Preservation Office also recommended that the porch be removed from the west side and only be implemented at the rear.

On page 48 the applicant provided a historic photograph that shows an enclosed side porch that the applicant would like to reconstruct. The proposed addition does not appear to match the historic photo in its entirety and has slightly different proportions. The side porch appears to match the scale as shown in the historic photo. The guidelines recommend against the construction of porches or stoops onto front facades if they did not exist historically. Because this porch did exist historically and it is generally in keeping with that, Ms. Rose stated that she would not call this a true restoration. The evidence in the photo proves that the porch did exist, therefore, the porch can be supported.

The proposal also includes the rebuilding of a ramp on the east side elevation. The ramp can be seen on page 49. Ms. Rose stated that the ramp was (probably) added when the addition was added. The applicant would like to keep a ramp element but is requesting to remove the existing ramp and rebuild it within an enclosed addition. The previously existing porch would be incorporated into the enclosed area. The ramp would allow people to access this portion of the museum area within an ADA appropriate space. The guidelines recommend that ramps be designed simply with reversibility that offers minimum impact and does not involve the removal of historic features. One should place ramps on minor side elevations that are not readily visible and designed as an addition. The historic form is designed in keeping with the building and offers minimal visibility from street views. This section is (generally) supported by staff.

The alterations proposed to the upper level can be seen on page 50. The alteration is proposed to fill in a break between the current addition and the historic original portion of the building. When you are looking at the floor plan the area corresponds to the storage and janitor closet area. The guidelines state that additions be compatible with the historic building that differentiate it through methods like roof breaks, wall insets and wall offsets. A combination of these should be considered when an addition is undertaken. In this case, the existing façade break is already there. You can see that the addition was added in a way that you can see the difference between the historic house and the addition. One can see the evolution of the additions over time from the historic original building to the more current additions. The intent of the guidelines is to create a condition in which each section can be identified from one another showing the evolution of the buildings over time. What is proposed does not allow for the differentiating of the buildings over time. This portion of the alterations does not meet the intention of the guidelines. The State Historic Preservation Office also commented that the applicant limits the extension over the proposed rebuild side porch area to provide the differentiation between the historic portion, the updated portion and the new elements and to not overwhelm the footprint of the historic building.

Carriage House

The Carriage House is a non-historic building located on the Lewisburg Pike side of the subject property, beside and set back from the Winstead House across from the proposed driveway. The proposed changes include alteration of the roofline for the implementation of Gables and to modify the glass roof. As a non-historic building the guidelines (generally) support the proposed alterations as the roofline material and fenestration changes are designed to be in keeping with the original historic building (Winstead House). The changes improve the overall structures appropriateness within the historic district as supported by the guidelines. At the DRC's recommendation, the applicant did simplify the overall design by removing some previously proposed conjectural elements. The Carriage House will be modified to be more in keeping with the character of the historic elements of the site.

Relocated Buildings.

There is a request to relocate a building to the subject site that is not currently on the subject site. Looking at the site plan, the area of relocation will be on the front of the property along the Lewisburg Pike side. The proposed building to be relocated is the Rosenwald School in Springhill that has been neglected and threatened by demolition and imminent development. The guidelines state that one may relocate a building into the district if the building is appropriate to the surrounding, styles, height, scales materials and lot placement and does not result in loss of a historic building on the site. There is no consequence to adding the building to the subject site. From that perspective, the schoolhouse is contemporary in age compared to the surrounding buildings that possess an elevated level of integrity that make up the two historical districts. The relocation will not result in the loss of a historic building but will save an important piece of local and endangered African American history. The addition of the historical building will afford the community the opportunity to learn more about the historic significance of the building that is associated with the Julian Julius Rosenwald school program. It does not appear that the addition of the building will interrupt the census results associated with the site. Overall, the schoolhouse is proposed to be situated in a way that is respectful of the site and setting of the Winstead House and the other historic buildings on the property.

The applicant has provided evidence that the Smokehouse was never used as a smokehouse. The building has been given this colloquial term, but it is a historical outbuilding on the site. The building has been in various locations on the property, but it is currently behind the building entirely in the Mansard roof building area. The building is behind the larger addition that is behind the 1990's portion that was added to the side of the front façade. The Sanborn fire insurance maps provide historical information on how buildings look and change over time. The applicants provided a property survey that was conducted in 1973 and it is the applicant's contention that the building was not located there in 1973.

There may have been a building in this area, but it is not clear if it is this building (Smokehouse) or another building. It does not appear that the building matches the footprint to a great degree and proves not to be 100% accurate. Experience over time with the Sanborn maps has proven fairly accurate. The guidelines would recommend against relocation of outbuildings from their historic locations. In this case, it is not exactly clear where the building was located. It is staff's opinion that the Smokehouse may not have been originally located on the site and because of this, relocation is supported.

Applicant Presentation: Greg Gamble representing the Heritage Foundation. Mr. Gamble did not have anything further to add to his presentation. Mr. Gamble stated that the applicant agrees with staff on the recommendations/conditions four through eight.

Vice-Chair Pearce stated that it was time for public comment portion.

Citizen Speakers

- Lillian Stewart @ 201 Lewisburg Ave. Ms. Stewart has concerns about the lighting in the residential section. Ms. Stewart asked, "Is it correct to say that staff does not recommend pole lights?"

Ms. Rose stated that the recommendation from staff is based on context. The HZC would need to decide the appropriate context of the site. Ms. Rose stated that staff is of the opinion that the site is of a residential context following the recommendation of the Secretary of Interior standards. The recommendations for use of the site state that the site be used as…..

- it was used historically
- altered in a way or adaptively reused in a way that offers minimal impact to the site and setting.

Ms. Rose stated that the area is a residential context being adaptively reused.

Vice-Chair Pearce noted the code requirements for the pole lights that would need to be considered.

Ms. Rose explained that if it is determined that other regulations require a certain amount of pole lighting, staff would bring the information back to the HZC to share the options available.

Ms. Stewart also mentioned her concern about the use of wood fencing on the property. She believes that brick walls would be much more effective as a buffer for neighbors and for the historic appearance.

Ms. Rose stated that it would be recommended that the commission determine the appropriateness based on the guidelines, regardless of what other regulations may be.

- Annie Daniel @ 311 Berry Cr. Ms. Daniel thanked the HZC for their commitment to the historical preservation of Franklin. Ms. Daniel stated that she is here to request that the HZC consider the value of preserving a desirable living environment for the adjoining neighborhood. Ms. Daniel asked the HZC to consider a way to retain the privacy of the adjacent neighborhoods. Ms. Daniel pointed out the positive ways businesses and homeowners have learned to coexist and enhance each other by creating walls and barriers that respect space and privacy of different lifestyles. Ms. Daniel also shared the neighborhood's desire to maintain privacy through effective light and sound barriers along the property line. Ms. Daniel also asked for only low

light mode lighting with strict rules of operation of time. She believes that repairs to the existing wood fencing is not a long-term solution for the property. Ms. Daniel is concerned that proper consideration of property barriers between the residential and public use areas have not been discussed seriously. The neighbors of the subject property are requesting, as the only solution to these issues, the construction of a durable masonry wall barrier.

- Eric George @ 313 Berry Cr. Mr. George stated that he has the same concerns as Ms. Daniel and fully supports her comments. Mr. George is concerned about privacy and feels that a barrier is needed. He is concerned about headlights shining onto his property, car engine/horn sounds and the sounds of people mingling having a good time penetrating neighboring gardens and porches.
- Walter Green @ 227 4th Ave. S. Mr. Green stated that he is a neighbor but not a neighbor on the perimeter of the property. Mr. Green is speaking on behalf of the neighbors of Franklin Grove and agrees with what has been discussed by the three previous speakers. Mr. Green requests that the city consider protecting neighbors from light pollution along with proper consideration of perimeter barrier protection. Mr. Green stated that he looks forward to communications with the Heritage Foundation in a small group setting with multiple neighbors present as opposed to individual discussion.

Vice-Chair Pearce stated that a motion was needed from the board.

Ms. Rose recommended that the motions be made according to the sections of the proposal as presented by staff.

MOTION 1

- Approval with conditions of **Parking, Walkways, & Driveways** portion of the application, with staff's recommendations
    - Marquardt
    - LeMarinel

DISCUSSION

Commissioner Besser stated that she needed more information regarding the ramp and how the ramp would reach the parking lot.

Ms. Rose stated that the proposed ramp construction was covered during the grading section.

Commissioner Besser stated that she needed clarification on how someone could get from the parking spot to the ramp.

Commissioner LeMarinel stated that the ramp allows access to the front garden, not to the parking lot.

Ms. Rose recommended making these comments in the next motion, as well.

Commissioner LeMarinel asked if specific language is needed in the motion that relates to the Planning/Zoning commission or Public Works?

Ms. Rose stated that the recommendation was meant to cover the whole project.

Vice-Chair Pearce asked Ms. Rose to give her an example of a recommended motion.

Ms. Rose stated that the recommendation to the Commission for the parking/walkway and driveways is approval of those actions outlined in the staff report with the conditions for numbers seven and eight in the report. Those conditions state that the application meet all the requirements of the City of Franklin prior to issuance of a building permit, including site plan approval and that any additional changes to the approved plans must be returned to either staff or the HZC for review and approval.

AMENDMENT TO MOTION 1

- Include Staff Conditions #7-8:
    - #7 - The application must meet all the requirements of the City of Franklin prior to issuance of a building permit, including site plan approval.
    - #8 - Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

    - Laster
    - LeMarinel
    - Amendment to motion passed 6-0

- Motion 1, as amended, passed 6-0

MOTION 2 (page 3 of the staff report)

- Approval with conditions of **Grading Alterations** portion of application, with Staff Conditions #1-2 and #7-8

    - #1 - In accordance with the Guidelines, the proposed grading change/retaining wall construction directly in front of the Winstead House entrance must be removed from the design. Revised plans must be submitted to the Preservation Planner for review and approval prior to site plan approval.
    - #2 - In accordance with the Guidelines, the proposed ramp at the ca. 1990 hyphen addition must either be removed from the proposal, or the applicant must submit additional information to substantiate review by the HZC in light of the applicable Guidelines. Specifically, additional information detailing on how the grade is proposed to be situated at this location must be provided, as well as an elevation rendering the proposed ramp design.
    - #7 - The application must meet all the requirements of the City of Franklin prior to issuance of a building permit, including site plan approval.
    - #8 - Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

        - LeMarinel
        - Marquardt
        - 6-0

DISCUSSION

Commissioner Marquardt confirmed/ asked if that the applicant would be required to do exactly as the motion indicates with staff conditions.

Ms. Rose stated that this is correct and if any changes should occur, the applicant is required to return to staff or the Commission for review and approval.
Commissioner LeMarinel summarized by stating that this eliminates the front grading around the front porch for now. We do not have sufficient information about the ramp and that we are in agreement with the rest of the grading.

Vice-Chair asked if there was any more discussion.

Commissioner Marquardt stated that she was going to propose deferral of the ramp.

Vice-Chair stated that the HZC can defer or not approve it and the applicant will return with more details on the ramp.

Commissioner Marquardt stated that she did not want the ramp to be lumped into the motion that was made.

Commissioner LeMarinel stated that essentially, we are saying, with the condition that not enough information was provided about the ramp, without assigning a specific date for those changes to be complete, which is what deferral would do.

MOTION 3 (page 4 of the staff report)
Lighting
Ms. Rose stated that as a reminder, the staff recommendation is that the lighting plan meets the intent of the guidelines, except for the pole light fixtures, as shown, as they are not supported in a residential context. It would be up to the Commission to decide whether staff's interpretation of the context is agreed by the Commission. If pole lights end up being required by the City of Franklin, the application comes before the Commission at some point. The conditions include numbers three, seven and eight.

Vice-Chair Pearce asked Ms. Rose if she knew the number of lights for the site.

Commissioner Laster stated that there are 24 pole lights.

Mr. Gamble stated that he did not have a total number of lights because the project still must go through the site plan process and the codes requirement will determine the number of candles for the parking lot. The number of lights will be evaluated through this process. What is shown are the typical lights that one would use for the overall campus. The pole lights are included in the proposal to meet the candlelight requirements for a parking lot in the city of Franklin regulations. Mr. Gamble stated that they are ready to move on to the next level where the engineering details can be plugged into the site plan documents. It is our goal to keep low-profile lighting on the campus.

Vice-Chair Pearce stated that a previous Commissioner made the Board aware of light pollution resulting in very few up-lighting approvals.

Commissioner Laster asked if the pole lighting should be separated from the other lighting on the property so that pole lights are not recommended to be used but the other types of lighting are recommended.

Ms. Rose stated that the application meets the intent of the guidelines, but it is important for the Commission to share their opinions so that staff can relate this information to other bodies that review the proposal. The Commission will have the opportunity to review any changes to the lighting beyond the conditions, whether approved or disapproved in the motion.

Ms. Rose stated that it would be perfectly fine to defer the decision if the Commission chooses to do that.

Commissioner Laster stated that candlelight and pole lights have been mentioned. The zoning ordinance applies to candle lights. The FMPC needs to hear what the HZC's opinion is about lighting.

Motion 3

- Denial of **Lighting** portion of application, as presented
    - Marquardt
    - LeMarinel

DISCUSSION

Commissioner Marquardt stated that not enough information has been received to decide lighting. We do not know how many or what kind of lights would be appropriate. The pole lights are controversial, and the Commission needs examples.

Commissioner LeMarinel stated that he seconded the motion to deny because with the information provided a photometric plan could be put together that would tell the neighbors exactly how many foot candles would be in their backyard. Mr. LeMarinel stated that he would be in favor of a recommendation to the FMPC and the BZA to reduce foot candle requirements as appropriate.

Ms. Rose stated that considering the guidelines that apply, this Commission can interpret and enforce the section on lighting including fixtures and illumination considerations. The new guidelines adopted in May state that the color of the bulb (warm or cool color) should be considered instead of the type of candle. If a warm color is recommended, more candles may be recommended. This body is entitled to look at the type of fixture, the number of fixtures and the color of the bulb.

Commissioner LeMarinel stated that we are not supposed to consider the foot candles specifically, but if approval of the lighting at this point will in any way sacrifice the neighbor's needs, I cannot go along with it.

Vice-Chair Pearce asked counsel if it was appropriate for the applicant to speak at this point in the meeting.

Mr. Squires stated that given how complicated the back-and-forth discussion is, resulting in designing on the fly, it would be more productive to continue discussions.

Commissioner Worthington stated that the lamp selection would determine how the neighbors are affected by the light spray. Several answers can be determined by the type of lamp chosen.

Commissioner Laster stated that if specific zoning requirements are necessary for foot candles, there are other ways to accomplish the lighting requirements other than pole lights. It would be important to let the FMPC know our position on pole lights for the residential section.

Ms. Rose stated that the role of the Commission is to review the fixtures appropriateness in context.

Commissioner Laster asked if the property continues to be zoned as civil institutional.

Mr. Rose stated that the has been no request for rezoning of the property.

Commissioner LeMarinel stated that there are pole lights existing on the property but not the variety called the goose neck or what most people would consider as pole lights.

Ms. Rose explained the role of the Commission for this meeting's purpose, to clear up any confusion. There must be a lighting plan approved by the FMPC considering the zoning ordinance. If comfortable, the HZC can review the lighting plan after the FMPC reviews the plan. If the FMPC approves the lighting plan, then this body can review the light fixtures for placement, fixture design and bulb color. Up lights or down lights can also be reviewed like anything in the design guide but still allow the applicant to continue to move forward. As Commissioner Laster discussed, any sort of information the HZC wants the FMPC to know, as it reviews this plan, can be relayed to that board.

Commissioner Laster stated that he would like to recommend the minimal amount of pole lighting to FMPC or even eliminate pole lighting from being a choice. There are existing pole lights on the site, currently. The recommendation to FMPC should include a return to the HZC for review and approval.

Ms. Rose noted the comments Commissioner Laster would like the Franklin Municipal Planning Commission to know.

Commissioner Marquardt asked if the HZC is entitled to review the lighting fixtures.

Ms. Rose commented that she would have to consult the design guidelines to provide the correct guidance. Ms. Rose stated further that the lighting should not overwhelm the context of the site, but the individual design and locations would be part of the review.

Commissioner LeMarinel stated that from what he understands about lighting that one might choose a smaller light fixture but choose more of the smaller lights to avoid bleeding of larger lights. The types of light fixtures will impact the photometric plan. Mr. LeMarinel stated that he would be in favor of more fixtures.

Vice-Chair Pearce asked for assistance from counsel to state the motion correctly.

Mr. Squires stated that there is a motion to deny the lighting plan as presented and a second on the motion. This is the main motion. An amendment was offered to add a recommendation to the FMPC that the minimal amount of pole lights necessary be used and that the applicant should return to the HZC for review and approval.

Commissioner Laster noted that on page 40 there is a path light. The largest historical property on the National Register of Historic Places in Mount Pleasant, Kentucky. The historic site utilizes path lights to illuminate much of the property along with a few pole lights. The lighting is soft but with enough light to see your way around. This type of lighting could be utilized on the subject property.

Ms. Rose stated that she understands the Commission to say that there is confusion as to what regulations the other city bodies are required to rule on and that the confusion and lack of information is creating a situation where the Commission cannot make a decision.

Vice-Chair Pearce noted that she feels like the Board is trying to say it would like to see soft lighting on the property as well as meet the city standards.

Commissioner Laster stated that, as he understands currently, all motions regarding lighting state denial. The HZC would say to the Planning Commission, our recommendation is the minimal use of pole lights.

Ms. Rose stated that Commissioner Laster is correct.

Commissioner Marquardt stated that she would like to add a condition that a Photometric Plan be completed and provided to the HZC.

Commissioner LeMarinel stated that a Photometric Plan would be required as part of the site plan.

Ms. Rose stated that the City of Franklin will require a Photometric Plan, as part of the site plan review process. The HZC is entitled to review the light fixtures. If the city approves the site plan including the Photometric plan, the HZC can ask for this information while reviewing the light fixtures.

Vice-Chair Pearce stated that it seems like the Commission and the applicant agree that minimal soft lighting is most appropriate. An amendment may need to be added, if possible, to say that generally the lighting be as soft as possible. It may turn out that pole lights might provide soft lighting in some locations on the property.

Commissioner LeMarinel stated that he would likely vote against the motion because a denial will bring the request back in the future.

Vice-Chair Pearce stated that the amendment would need to be voted on.

Commissioner Laster suggested that he would remove his amendment and leave the motion as a denial.

Mr. Squires stated that Commissioner Laster could withdraw his amendment to the motion, if the Commissioner that seconded the motion agrees.

Commissioner Worthington agreed to the removal of the amendment to the motion.

Mr. Squires stated that the original motion to deny is now on the table.

Vice-Chair Pearce asked if there was any further discussion.

Ms. Rose stated that she would personally like to make it clear to the planning staff and the Planning Commission that the HZC feels strongly about limiting the brightness on the site and recommends the lowest amount of light possible while also meeting the city regulations.

Vice-Chair Pearce stated that the motion is to deny the lighting plan.

Vice-Chair Pearce asked the Commissioners to vote.

AMENDMENT TO MOTION 3

- Made by Laster
- Seconded by Worthington
- PULLED AFTER MORE DISCUSSION

- Motion 3, as amended, passed 6-0

Review of Fences and Walls

Ms. Rose reviewed the fences and walls section of the proposal. The applicant proposes a slight relocation of walls due to the roadway or the implementation of new fences or walls which is shown in color on page 23 of the proposal documents. The perimeter fencing relates to the areas of the property that are adjacent to the residential properties. The applicant is not requesting any sort of action on those fences and walls. The action of the applicant would be to preserve and maintain those walls as some belong to neighbors. The role of the HZC is to review alterations to existing fences and walls, whether historic or not, to ensure that the applicant maintains historical materials and character, or that any alterations to non-historic fences or walls are in keeping with the character of the district. The Commission should review any changes or new requests considering the design guidelines for character, the character height and the character placement. It would not be in the Commissions purview to place conditions on any walls or fences that are not being requested in the plan. Any walls or fences not included in the plan are perceived to be appropriate for use or use conflict. Ms. Rose recommended that the citizens bring their concerns to the Planning Commission where their concerns could be addressed and considered. The HZC is not tasked with the responsibility of making those types of decisions.

DISCUSSION ON MOTION 4

Commissioner Laster stated that the perimeter fencing on page 24 of the proposal was not included as part of the fences and walls section for review.

Ms. Rose confirmed that was correct. The only areas that are actionable, regarding fences and walls, are the areas in color on page 23 of the proposal.

Vice-Chair Pearce responded to a citizen who asked a question by restating what Ms. Rose recommended earlier. “Citizens who are concerned about noise issues or light pollution should have their concerns heard at the FMPC meeting.” If the FMPC approves a fence or wall, then the HZC would be entitled to provide guidance on those fences and walls.

Mr. Squires asked if there was a staff recommendation for the fence and wall portion of the proposal.

Ms. Rose stated that the staff conditions can be found on page 4 of the staff report. It is recommended that the Commission approve all the colored areas on page 24 of the proposal except for the area in green and the dotted purple color in front of the Winstead House. Ms. Rose recommended that the motion should be stated clearly that the green and dotted purple areas in front of the Winstead House are not included in the recommendation for approval. Conditions one, seven and eight are included as part of the approval of the fences and walls section.

Commissioner LeMarinel asked Mr. Gamble about the plans for the corner of South Margin Street and Lewisburg Pike of the subject property.

Robert Whittemore. Mr. Whittemore explained that they are planning to match similar materials to the existing rock wall.

Cyril Stewart with Belinda Steward Architects. Mr. Stewart stated that the corner is complicated because of intersection improvements required by the city along with high tension power lines coming down in this area.

Commissioner Marquardt stated that she appreciates the community sharing their concerns with the Commission related to barrier walls /fencing but reiterated that it is not in the purview, of the HZC, to make those types of decisions.

Commissioner Laster asked the applicant if they are open to hearing the concerns from the citizens.

Mr. Gamble stated yes, we are open to hearing citizen input and concerns.

MOTION 4

- Approval with conditions for **Fences and Walls** portion of application on page 24, except for the wall and fence proposed directly in front of the Winstead House (green and dotted purple areas on page 24), and with Staff Conditions #1, #7-8

    - #1 - In accordance with the Guidelines, the proposed grading change/retaining wall construction directly in front of the Winstead House entrance must be removed from the design. Revised plans must be submitted to the Preservation Planner for review and approval prior to site plan approval.
    - #7 - The application must meet all the requirements of the City of Franklin prior to issuance of a building permit, including site plan approval.
    - #8 - Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

        - LeMarinel
        - Laster
        - 6-0

Review of Winstead House Alterations

Ms. Rose stated that the alterations will be specific to Winstead House. This includes demolition of select non-historic additions as seen on page 43 of the application including fenestration changes at the hyphen to allow for double entrance doors. Also, alterations to the existing non-historic Mansard roof

addition to adjust its scale, height, roofline, and its cladding. The Loggia or side porch is also included and is proposed to be built based on evidence that a side porch existed at one time. The ramp proposed at the left of the building at the hyphen that is proposed to be enclosed. A new addition at the back of the Mansard building and a second level footprint addition is proposed.

MOTION 5

- Approval with conditions for **Alterations to Winstead House** portion of application, with Staff Conditions #4-8

    - Worthington
    - Marquardt

Commissioner Laster asked if the window at the corner of the building was original. (page 48) "Will any current windows or doors be covered by the addition?"

Ms. Rose answered no.

Vice-Chair Pearce asked if staff was comfortable reviewing construction on the second level.

Ms. Rose stated that the conditions currently in place would cover this area. If any alteration should occur, those changes would need to be reviewed and approved by staff and the Commission.

Commissioner Laster asked when (date) the two-story open porch, seen on page 49 of the proposal, was built.

Ms. Rose stated that the sleeping porch was originally designed to be a sleeping porch, but the date is not known.

Commissioner Laster also pointed out on the Winstead south elevation, page 49, there is a hipped form gable. It does not appear to have this gable on the original structure.

Commissioner LeMarinel stated that there is not a gable there but there is a sleeping porch that is enclosed currently and also an added open-air stairwell for an egress stair.

Ms. Rose stated that it was her understanding that the open-air component, stairwell, will be removed.

Mr. Stewart stated it is the intent to keep the sleeping porch, which was added sometime after 1900 in the early 20th century. The removal of the metal stairs is planned, but keep the sleeping porch intact as it is, and remove what was built in the 80's. There was no intention to change the roofline.

Commissioner Laster noted that an amendment would need to be added.

Commissioner LeMarinel stated that the front porch on the Mansard building seems to be Georgian with the Italianate design differing from other areas of the building. Everything doesn't have to match, but if 90% of the design is consistent and 10% is different, it seems peculiar.

Mr. Stewart stated that originally the direction was to keep the design like the front porch of the Winstead House. It was suggested by staff, at the DRC meeting, to simplify the interior. Mr. Stewart

went on to say that he would be happy to move forward whichever way the commission feels is appropriate.

Commissioner LeMarinel stated that it's missing significant details along with the disparity in scaling. The trim details around the windows seem like they warrant some type of cornice over the windows. The trim details would break up and hold weight against the large plain walls.

Commissioner Besser stated that she agreed with Commissioner LeMarinel.

Vice-Chair Pearce asked if someone would like to make an amendment to the motion.

Ms. Rose stated that minor changes to non-historic elements of building elevations are now approvable by staff, according to the design guidelines. This is an option if the Commission feels comfortable allowing staff to make those types of decisions.

Commissioner LeMarinel stated that he would feel more comfortable adding an amendment to the motion rather than attempting to describe what it should look like.

Commissioner Besser stated that she was unclear what type of siding would be used on the Mansard building.

Ms. Rose stated that it would be wood lap siding.

- AMENDMENT TO MOTION 5
    - Removal of hipped gabled roof above the sleeping porch
    - Laster
    - Worthington
    - 6-0

- SECOND AMENDMENT TO MOTION 5
    - Applicant shall work with staff on appropriate detailing/trim details for the Mansard building
    - LeMarinel
    - Besser
    - 6-0

- Motion 5, as amended twice, passed 6-0

MOTION 6

- Approval with conditions of Alterations to **Carriage House** portion of application, with Staff Conditions #6-8
    - Laster
    - LeMarinel
    - 6-0

Ms. Rose stated that it is recommended that the Commission support the application as amended with conditions six, seven and eight.

Mr. Squires pointed out that, according to Mr. Gamble's presentation, the applicant does not have any objections to numbers four through eight.

Ms. Rose stated that the Commission is adding those specifically to the motion.

Commissioner LeMarinel remarked that the canopies over the entry point are not noted as to how far those will emerge from the building.

Mr. Stewart clarified that the short canopies would not go beyond the edge of the existing roof other than a short distance to protect the entry.

Ms. Rose added that the depth would be akin to the distance like canvas awnings (18") but would be made of wood material and permanent. Ms. Rose offered to work with the applicant on the specifications if the Commission would like to add this condition.

Review of the Relocation of Lee-Buckner Rosenwald School onto Site (Page 54)
Ms. Rose stated that originally there were a number of alterations not supported by staff, but all of the alterations have been adjusted to meet staff recommendations. Therefore, it is recommended that the Commission approve the proposed relocation of the Rosenwald School with conditions six, seven, and eight.

Vice-Chair Pearce asked if there was a motion to approve the relocation.

DISCUSSION

Commissioner Besser stated that condition six states that composite material would be acceptable, but in her opinion, the material should be wood.

Vice-Chair Pearce asked if Commissioner Besser would like to add an amendment.

Commissioner Besser stated that she would like to add an amendment that would state that wood material be used for siding and windows.

Commissioner Laster stated that he had not seen an outhouse proposed.

Mr. Stewart stated that all the groups that have reviewed the proposal agree that an outhouse would be appropriate. Original photographs of Lee-Buckner School indicate a small modest outhouse. The outhouse is tucked in behind the site of the school so that it is part of the context but not obtrusive. Mr. Stewart did note that the outhouse would not be in working order.

Vice-Chair Pearce asked the Commission to vote on the amendment and then the main motion.

MOTION 7

- Approval with conditions of **Relocation of Lee-Buckner Rosenwald School onto Site**, with Staff Conditions #6-8
    - Marquardt
    - LeMarinel

AMENDMENT TO MOTION 7

- Building must have wood siding and wood windows
    - Besser
    - Laster
    - 6-0

- Motion, as amended, passed 6-0

Review of the Relocation of Smokehouse within Site
Ms. Rose stated that it is recommended that the Commission approve as shown with conditions six and seven.

DISCUSSION

Commissioner Besser stated that she is concerned that the Smokehouse is sitting on aggregate concrete banks. It may be problematic when the building is removed.

Commissioner LeMarinel stated that he agreed with Commissioner Besser regarding the relocation of the Smokehouse.

Commissioner Laster asked the applicant if the brackets in the corners, on page 51, currently existing.

Mr. Stewart stated that there are no plans to change anything on the Smokehouse. The door may be replaced with a door that is more appropriate. Mr. Stewart also stated that the foundation would be changed and that excellent movers have been selected for the relocation of the Smokehouse and the School. Relocation of the Smokehouse will not compare to the relocation of the Rosenwald school.

Commissioner Worthington pointed out the brackets that can be seen on page 49.

Commissioner Laster stated that he would vote no on the relocation of the historic building as recommended by the historic design guidelines, but also stated that the spot of the relocation is much improved from previous proposals.

Vice-Chair Pearce stated that there being no other discussion, there is a motion on the floor to approve the relocation of the Smokehouse.

MOTION 8

- Approval with conditions of **Relocation of Smokehouse within Site**, with Staff Conditions #6-8
    - Besser
    - LeMarinel
    - 4-2, with Laster & Worthington voting no

Ms. Rose mentioned that the item will require approval by the Planning Commission, not for the alterations to buildings, but for the overall plan.

OTHER BUSINESS

No other business

RECEIPT OF ADMINISTRATIVE COA APPROVALS ON BEHALF OF THE HZC (NOT READ INTO MINUTES)

- Minor Alterations (Siding) at 123 5th Ave. N.; Noel Jones, Applicant.
- Rear Yard Fencing at 906 Fair St.; Cliff Jones, Applicant.
- Rear Yard Fencing at 119 Winslow Rd.; Danny Anderson, Applicant.
- Rear Yard Fencing at 1315 Adams St.; Michael Cameron, Applicant.
- Signage at 141 1st Ave. N.; Frankie Courtney, Applicant.

ADJOURN

Motion to Adjourn (8:51 pm)

- Passed 6-0

City of Franklin
Meeting Minutes
Historic Zoning Commission

November 14, 2022 **5:00 p.m.** **Franklin City Hall Boardroom**

Commissioners Present:
Susan Besser
Josh Denton
Brian Laster
Tyler LeMarinel
Mary Pearce
Jim Roberts, Chair
Lisa Marquardt
Kathy Worthington

Staff Present:
Amanda Rose, Planning & Sustainability
Randall Tosh, BNS
Jenna Hendrix, Law Department (at dais)
Kelly Dannenfelser, Planning & Sustainability
Emily Huffer, Planning & Sustainability

CALL TO ORDER
Chair Roberts called the meeting to order at 5:00 p.m.

APPROVAL OF MINUTES
Minutes: October 10, 2022

- Motion to Defer the Approval of the Minutes till December's Meeting
  - Pearce
  - Denton
- Motion carried 8-0

ANNOUNCEMENTS

- Ms. Rose announced a special 11/21 DRC meeting at 3:00 PM to discuss the Village at 228 proposal. Village 228 is located at the intersection of Franklin Road and Liberty Pike. The applicant would like to speak to the Board as they begin the development plan process.
- Ms. Rose announced 11/21 DRC meeting at 4:00 PM
- Ms. Rose announced special DRC Site Visit at 724 Fair Street on 12/1 at 3:30 PM
  Ms. Rose requested that the Commissioners give her a firm yes or no as soon as possible. The goal would be to have at least 5 members present.
- Ms. Rose announced special 12/19 DRC meeting at 3:00 PM to discuss City Hall
- Ms. Rose announced setup for DRC Meetings will revert back to the commissioners sitting at a table in front of at dais. This will allow the meeting to be more informal and inviting.
- Ms. Rose announced IT Assistance to the commissioners for their email and new laptops.
  The Surface Pro laptops, available to all who need one, will allow everyone to access meeting information in real-time.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA
None

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA
None

COA APPLICATIONS

Item 1: Consideration of Alterations (Siding & Roofing) at 1368 Eastern Flank Cr.; Lisa Clayton, Applicant.

Staff Presentation: Amanda Rose. The applicant is requesting approval retroactively for work that has already taken place on the Eastern Flank Battlefield Park Clubhouse. The applicant appeared before the September DRC Meeting to discuss the application. The request is specific to the siding and roofing work that is taking place on the building. Ms. Rose explained that due to timing issues when the work was approved by the Board of Mayor and Aldermen and when the city adopted the final historic preservation overlay that work commenced because of a miscommunication. The intention of the applicant was to go through the proper channels to receive approvals prior to beginning work. At the DRC meeting, everyone seemed to be comfortable with what had been discussed. The request is limited to the roofing material being replaced in kind which does not require a COA. The siding material was originally a type of faux stucco. The siding, as seen on the overhead screen, has been replaced with a blue lap cementitious siding. The guidelines that apply to this type of building can be found in Chapter 3/Commercial Buildings of the Historic Design Guidelines. Ms. Rose stated that the building is non-historic and does not contribute to a period of significance and is modern in construction. The alterations proposed are found to be more in keeping with the character of the historic districts in general which the guidelines support. It is recommended that the Board take this into consideration because the applicant is a City of Franklin, City sponsored project. Ms. Rose stated that there is no staff "official" recommendation, but she would be happy to answer any questions. Mr. Walker with the Parks Department is present to answer questions, as well.

Chair Roberts asked if there were any citizens who would like to comment on the item, there were none.
MOTION

- Motion for Approval
    - Pearce
    - Laster

Commissioner Pearce stated that she appreciates the Parks Department for considering the HZC for the project.

Chair Roberts agreed with Ms. Pearce.

- Motion, passed 8 - 0

Item 2: Withdrawn by Applicant; No Action Needed

Item 3: Consideration of Alterations (Wall Construction for Screening) at 402 Bridge St.; Amanda McCreary, Applicant.

Staff Presentation: Emily Huffer. Ms. Huffer stated that the subject building fronting Bridge Street and Fourth Avenue was constructed circa 1830 with Federalist detailing. The building is considered a contributing building to the downtown Franklin Historic District. The applicant proposes to construct a wall on the left rear side of the house to conceal the HVAC units and trash receptacles. The new wall is proposed to tie into the existing courtyard wall at the left side of the property and be constructed using a similar style of brick as the courtyard wall and pillars. The wall will include a wood access gate with the final height being determined by the height of

the trash cans. The guidelines recommend that fences and walls be compatible with the architectural style of the building and that they support the historic character of the district fences and walls. The design guidelines recommend that fences and walls at the rear of the property should not exceed seven feet in height and gates are recommended to consist of different materials than the fence or wall. It is recommended that the gate should swing as opposed to slide and that all mechanical equipment be concealed behind buildings or to be screened from street view with landscaping. Ms. Huffer stated that the proposed wall request appears to be consistent with the guidelines, therefore staff recommends the HZC approve the application with conditions.

Conditions

1) The brick must be consistent with the existing wall and pillars. A sample of the brick must be submitted to the preservation planner for review and approval prior to work commencing.
2) The wall height should not exceed seven feet in accordance with the zoning ordinance.
3) The application must meet all the requirements of the Building and Services department prior to work commencing.
4) Any changes to the approved plan must be returned to the preservation planner of the HZC for review and approval.

- Applicant Speaker: Amanda McCreary, Architect with Chisel Workshop. Ms. McCreary stated that the proposed wall on the alley side of the property would tie into the existing pillar of the courtyard gate. The proposed wall will not be as tall as the courtyard wall. The proposed wall height is a couple of courses higher than the city of Franklin trashcans. Two wooden gates are proposed to open wide enough to pull the trashcans out on trash day. The goal was to give this area of the property a nicer appearance.

Chair Roberts asked if there were any citizens who would like to comment on this item, there were none.

MOTION

- Motion for Approval
    - Laster
    - Worthington

Commissioner Worthington asked the meaning of the dashed line in the applicant materials.

Ms. McCreary stated that the line indicates the existing wall, and the proposed wall will be scaled down so that is one cap on the pillar instead of three caps, as on the existing wall pillars.

Commissioner Pearce added that the proposed wall will have a very low visibility.

Ms. McCreary confirmed that is true.

Commissioner Denton asked Ms. McCreary the age of the existing wall.

Ms. McCreary stated that the wall is similar to walls that would have been constructed in the 1980's.

- Motion, passed 8 - 0

Item 4: Consideration of Fencing at 906 Fair St.; Cliff Jones, Applicant.

Staff Presentation: Amanda Rose. Ms. Rose stated that the applicant is requesting a COA for the placement of front yard fencing. The application also includes several other items outside the scope of work for discussion today. The owner is present to address those items. All yard fencing has been approved administratively for issuance of the COA. The flood plain consideration portion of the application is still pending. Ms. Rose stated that alterations to the front entrance walkway and extension of the driveway can be considered for administrative review. The portion of the application to be considered at this meeting is the front yard fencing only. The fencing is proposed to run the length of the front yard on Fair Street and will stop at the driveway. The fencing is proposed to consist of a scalloped white picket using materials of vinyl or wood. No gate has been indicated for placement along the front walkways. More information would be needed from the applicant on the intent of the gates. The guidelines recommend that front yard fencing be located along the front yard property line. Ms. Rose noted that the most common type of front yard fencing is white picket fencing in the historic districts. The guidelines recommend that the fencing be compatible with the architectural style of the building. One should use proportions, height elements and levels of opacity that are similar to those seen in the historic district. The proposal is generally consistent with the architectural style of the building and with the overall character of the historic district. Ms. Rose stated that the front yard fencing is recommended for approval with the following conditions.

Conditions

1) If a gate is proposed for placement along the front fencing, it should be configured to swing and work per the guidelines and that the design of the gate be submitted to staff for review and approval, prior to work commencing.
2) All the previous conditions of approval issued for this proposal must remain intact and any changes must be submitted to staff or the HZC for review and approval.

Chair Roberts asked if there were any citizens who would like to comment on this item, there were none.

- Applicant Speaker: Mike Hathaway, owner.

MOTION

- Motion for Approval with conditions
    - Laster
    - Marquardt

Discussion

Commissioner Pearce questioned vinyl siding as an acceptable material according to the guidelines.

Ms. Rose stated that the motion would need to be amended to show wood as the material for the fence. Vinyl is not a recommended material in the new design guidelines.

Mr. Hathaway stated that there would not be a gate proposed for the fence.

Commissioner Pearce stated that most front yard fences have gates, and it is traditional to have a gate.

Mr. Hathaway explained that there would be a gap in the fence to allow entrance to the walkway(sidewalk) to the front door of the house.

AMENDMENT TO MOTION 1

- the fence must be wood
    - Pearce

    - Denton
    - Amendment to motion carried 8-0

- Motion, as amended, passed 8-0

Item 5: Consideration of New Construction (Accessory Structure) at 316 Bridge St.; Eric Smith, Applicant.

Staff Presentation: Amanda Rose. Ms. Rose stated that the applicant appeared before the September DRC meeting to discuss the proposal. The proposal includes the construction of a one-story accessory. The site plan proposes the new building to be located approximately 50 feet behind the rear plane of the principal building. Its size and height are subordinate to the principal building as it measures approximately four feet shorter than the main building ridge. The footprint of the accessory building measures 878 square feet, including the covered porch, which is approximately 34% of the principal building square footage. Ms. Rose described the details as complimentary but less elaborate than the character of the principal historic building. The roof form relates to the pitch and shape of the principal building. Because of the DRC recommendations in September, the applicant has revised the plan to include a bracketed covered entrance instead of a full width porch. The proposed materials include cementitious lap siding (4 ½") of a reveal to match the addition to the principal building. The roof material is an asphalt shingle with a cement block foundation and aluminum clad windows. The exact window specifications have not been provided to staff yet. The cumulative lot coverage on the property is 17.5 percent, which is consistent with the guidelines that recommend no more than 35 percent of the total lot size. Ms. Rose explained the history of the property from information (historic resource inventory) that the staff has collected on all of the historical homes within the historical overlay. At one point (January 2021), there was an historic outbuilding. As of the September 2022 DRC meeting the building was no longer present. The accessory historic outbuilding was on the left side of the property facing Bridge Street. Additional information is needed from the applicant and the property owner to understand the circumstances of the removal or demolition of the accessory building so that staff can prepare the necessary analysis for the entire proposal. There is no information on file that indicates that it was demolished or removed with permission from the Historic Zoning Commission or from the City of Franklin. Ms. Rose stated that she spoke with the applicant and is hopeful new information will be provided at this meeting. Ms. Rose recommended the item be deferred because additional information is needed from the applicant to review the entirety of the proposal including the applicable zoning ordinance requirements and the historic district design guidelines. Ms. Rose noted that the right elevation of the proposed new accessory structure is missing from the plan set. If the Commission chooses to approve the proposal of the new accessory building, it is recommended that the applicant provide the full-scale plan set to the Preservation staff, prior to a building permit being issued. Also, if approved, the accessory structure windows must have a historic profile and dimension with the specifications reviewed by staff. If issued a COA, the application must meet all the requirements of the City of Franklin's Building and Neighborhood Services Department. If any changes are made to the proposal, the applicant must resubmit to staff or the HZC for approval.

Applicant Speaker: Eric Smith. Mr. Smith stated that from what the homeowner told him that the accessory building was present on the property in 1989 when the property was purchased. The building was eight feet by twelve feet with wood framed walls sitting on the ground with no foundation. Mr. Smith explained that over the years, the owner made repairs but determined that the building was not salvageable and had it removed. Mr. Smith read a statement from the homeowner that said in summary, that the owner did not realize the City of Franklin needed to be contacted prior to the removal of the building and it is the desire of the homeowner to build a new accessory building that would increase the charm of the current home.

There were no citizens present to speak regarding this item.

Chair Roberts asked for a motion from the Board.

Commissioner Besser stated that if we defer the item to the next meeting, discussion could not take place.

Chair Roberts stated that it would be helpful for the applicant to have feedback from the Board.

Ms. Rose explained that Ms. Besser is correct, but the Board may ask questions of the applicant or staff to gather information and provide feedback to the applicant.

Chair Roberts offered a suggestion that the applicant attend the DRC meeting before the December HZC meeting.

Commissioner Pearce asked Chair Roberts if enough information has been received from the applicant.

Chair Roberts stated that he did not believe enough information has been received to take any action on the proposal.

Commissioner LeMarinel agreed that not enough information has been received.

Chair Roberts attempted to make the point that the Board needs to provide feedback and ask questions of the applicant so that the applicant will know what changes or additions need to be made to the proposal.

Commissioner Denton asked Ms. Rose what information she believed was needed from the applicant regarding the demolition of an historic accessory building without going through proper the proper channels.

Ms. Rose stated that her report was created before she was able to gain additional information from Mr. Smith about the removal of the historic building. The proper steps would be for the Commission to receive an application requesting demolition of the historic accessory building with the option to approve retroactively. Staff did not have enough information to support the approval of the new structure because of the applicable zoning ordinance requirements, specifically related to the number of buildings on the lot. Ms. Rose also noted that demolition requests are intended to meet the criteria outlined in the guidelines. The guidelines would recommend that demolition be approved only if the building had no architectural or historical integrity, which means the structure is not at least 50 years of age. Also, a report from a structural engineer documenting the structural instability along with estimates for repairs of the structure. The applicant could provide information about economic hardship as outlined in the guidelines. Because the building has already been removed, it is in the Commission's purview to determine how to remedy the situation. It could be determined that the building be reconstructed and placed in its original location. Ms. Rose went on to say that the City of Franklin may not require a demolition permit if there is no foundation as the homeowner indicated in this situation. Photographs from the applicant indicating that there was no foundation could suffice as proper documentation, but a certificate of appropriateness and a demolition permit would be required. Ms. Rose explained that based on the Commission's determination of whether demolition can be supported or how to mitigate will determine if a new accessory building could be approved.

Commissioner Besser asked if the structure can be located using the Sanborn maps?

Ms. Rose stated that based on her research it appears the accessory structure to be original to the light contemporary construction of a 1942 bungalow. The accessory building is listed as a contributing accessory

structure within the National Register documentation. The building is listed as being more contemporary to the construction of the house.

Chair Roberts stated that the information needed by the Commission, from the homeowner, is a demolition application that includes the history of when and why the accessory structure was removed along with photographs if available. The information will help the Commission make the best decision going forward.

Mr. Smith stated that he has asked the homeowner for this information. Mr. Smith also stated that he was brought into the project after the application process had begun and he was trying to piece together what has been done and what needs to be done.

Commissioner Denton noted that the removal of the building has been recent, so the homeowner must have hired someone to remove the building who may have documentation of the demolition.

Mr. Smith stated that he believed the homeowner had the structure removed sometime in the last six months.

Commissioner Besser stated that the historic accessory buildings are very much a treasure, and "we don't want to lose them."

Commissioner Pearce shared that the HZC has worked with homeowners who have constructed a foundation to support the accessory building if it was contributing to the historic district.

Commissioner LeMarinel stated that it would be hard to consider new construction of an accessory building until the premature removal of the contributing historical accessory building is resolved.

Commissioner Denton clarified that because the structure is gone, it doesn't remove the obligation of obtaining a demolition permit.

Mr. Smith expressed his concern about obtaining the necessary information for the Commission to grant a demolition permit.

Ms. Rose explained that it would be helpful if the applicant and homeowner could compile all the information available so that the Commission can determine if demolition would have been supported or not. If the Commission does not support a demolition permit, then it would be up to the Commission on how to proceed with mitigation or a possible rebuild as options. It is possible that reconstruction of the building and placement in its original location would help define and support the character of the historic district.

Chair Roberts suggested that there may be additional photos of the structure that would tell more of the story since the owner purchased the property in 1989.

Commissioner Worthington suggested contacting the person who removed the building to acquire as many details as possible.

MOTION

- Deferral of project to December 12, 2022 HZC meeting
    - Besser
    - LeMarinel

- Guidance from commission: The applicant needed to obtain any information that is possible about the accessory structure that was demolished.
- Motion passed, 8-0

OTHER BUSINESS

RECEIPT OF ADMINISTRATIVE COA APPROVALS ON BEHALF OF THE HZC (NOT READ INTO MINUTES)

- Minor Alterations (Site & Setting) at 214 3rd Ave. S.; Tony Brown, Applicant.
- Signage (Band, Window) at 412 Main St.; Angela Evans, Applicant.
- Signage (Reface on Sign Structure) at 230 Franklin Rd.; Tim Rucker, Applicant.

ADJOURN

Motion to Adjourn (5:54 pm)

- Laster
- Denton
- Passed 8-0

FRANKLIN HISTORIC ZONING COMMISSION (HZC) AND DESIGN REVIEW COMMITTEE (DRC)

2023 Meeting Dates and Application/Notification Deadlines

DRC Schedule		HZC Schedule	
DRC Application Submittal Deadline[1]	**Meeting Date (4:00 PM)**	**COA Application Submittal Deadline (5:00 PM)[2]**	**Meeting Date (5:00 PM)**
January 9, 2023	January 17, 2023*	December 22, 2022*	January 9, 2023
February 13, 2023	February 20, 2023	January 27, 2023	February 13, 2023
March 13, 2023	March 20, 2023	February 24, 2023	March 13, 2023
April 10, 2023	April 17, 2023	March 24, 2023	April 10, 2023
May 8, 2023	May 15, 2023	April 21, 2023	May 8, 2023
June 12, 2023	June 19, 2023	May 26, 2023	June 12, 2023
July 10, 2023	July 17, 2023	June 23, 2023	July 10, 2023
August 14, 2023	August 21, 2023	July 28, 2023	August 14, 2023
September 11, 2023	September 18, 2023	August 25, 2023	September 11, 2023
October 9, 2023	October 16, 2023	September 22, 2023	October 9, 2023
November 13, 2023	November 20, 2023	October 27, 2023	November 13, 2023
December 11, 2023	December 18, 2023	*November 22, 2023	December 11, 2023
		*December 21, 2023	January 8, 2024

All meetings take place in Franklin City Hall at 109 3rd Ave. S. unless otherwise posted on the City website.

For more information, please visit the City of Franklin website at www.franklintn.gov/applicationuserguide.

*These dates reflect a schedule adjustment due to the City holiday calendar.

[1] DRC Applications must be submitted electronically via IDT.

[2] COA Applications must be submitted electronically via IDT, and eight (8) collated hard copies must be submitted to the Planning & Sustainability Department, Franklin City Hall (Suite 133).

City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 21-04034

DATE: November 30, 2022

TO: Historic Zoning Commission

FROM: Kelly Dannenfelser, Asst. Director of Planning
Amanda Rose, Preservation Planner

SUBJECT:

Consideration Of New Construction (Accessory) At 316 Bridge St.; Eric Smith, Applicant.

PURPOSE:

The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning a Certificate of Appropriateness (COA) application for the construction of a proposed accessory structure.

Applicable Design Guidelines:
Chapter 5 - New Accessory Structures

Project Information
COF Project Number: 8007
Applicant: Eric Smith
Owner: Susan Comer

BACKGROUND/STAFF COMMENTS:

Since the Historic Zoning Commission (HZC) determined that additional information from the applicant and property owner would be required to be submitted in order to understand the circumstances of the demolition of a previous outbuilding at the property, so that staff can prepare the necessary analysis of the entire proposal in relation to all applicable Guidelines and Zoning Ordinance regulations, the HZC deferred review of the proposal from the November 14, 2022 meeting to the December 12, 2022 meeting.

The applicant has formally requested that the new construction (accessory structure) application be withdrawn from the agenda at this time.

FINANCIAL IMPACT:

RECOMMENDATION:

The applicant requests that Item #3 be withdrawn from the agenda.

VALLEY VIEW
BUILDERS LLC

Scope of Work
316 Bridge St.
Franklin, TN 37064

Sept. 13, 2022

Valley View Builders proposes a new home at 316 Bridge St. Franklin, TN, 37064.

Scope of the project:

Valley View Builders, LLC., will add an accessory dwelling unit to the rear of the property. The structure will 1907 square feet at 316 Bridge St. Franklin, TN, 37064. The details are as shown in the attached plans.

Existing Street View



VALLEY VIEW BUILDERS LLC

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

CONTRACTOR:
ERIC SMITH
615 440-3826

PROJECT ADDRESS:
316 Bridge St.
FRANKLIN,TN 37064

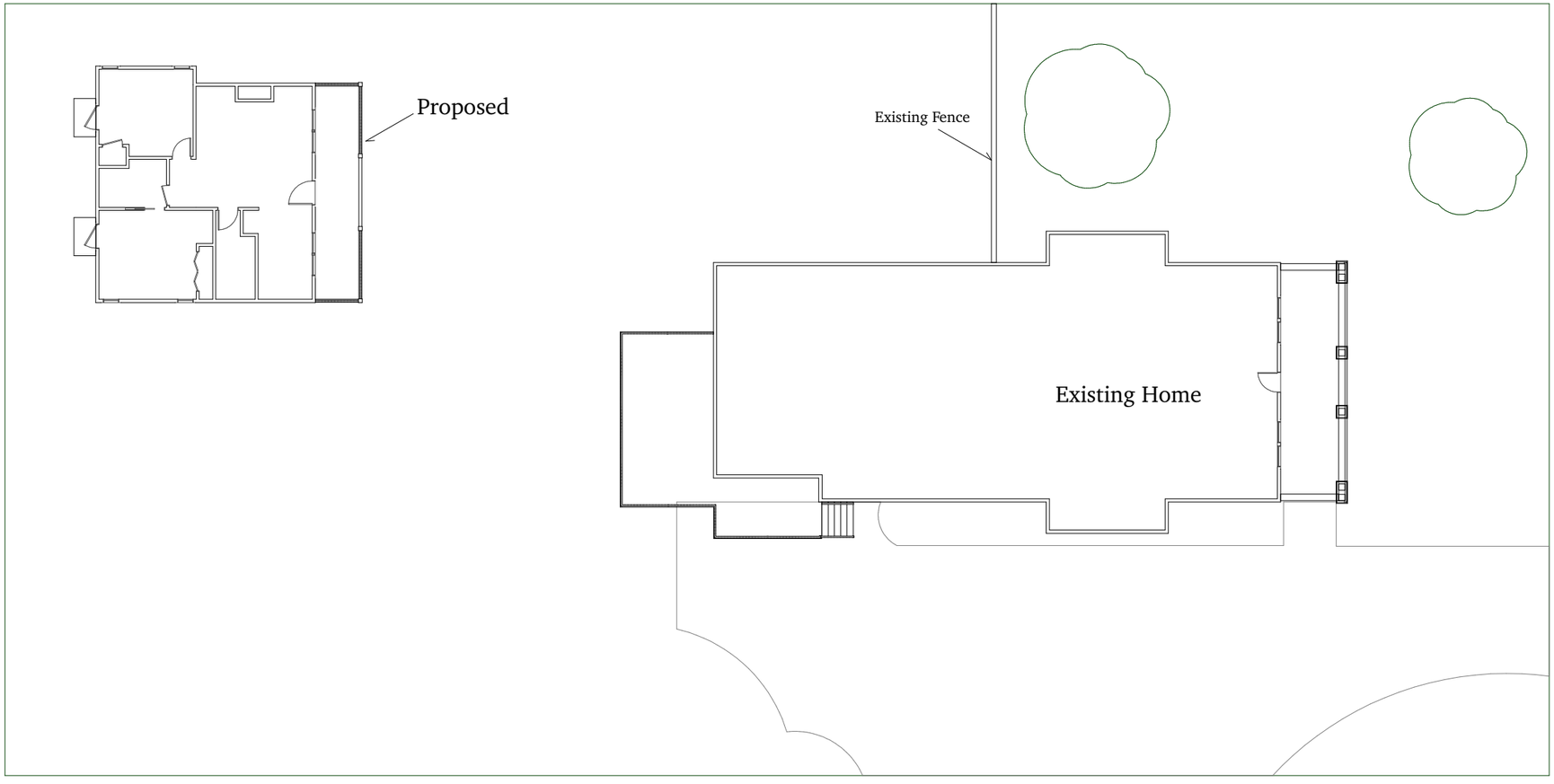
DRAWINGS PROVIDED BY:
ERIC SMITH
VALLEY VIEW BUILDERS, LLC

DATE:
8/29/22

SCALE:

SHEET:

Site Plan



REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

CONTRACTOR:
ERIC SMITH
615 440-3826

PROJECT ADDRESS:
316 Bridge St.
FRANKLIN, TN 37064

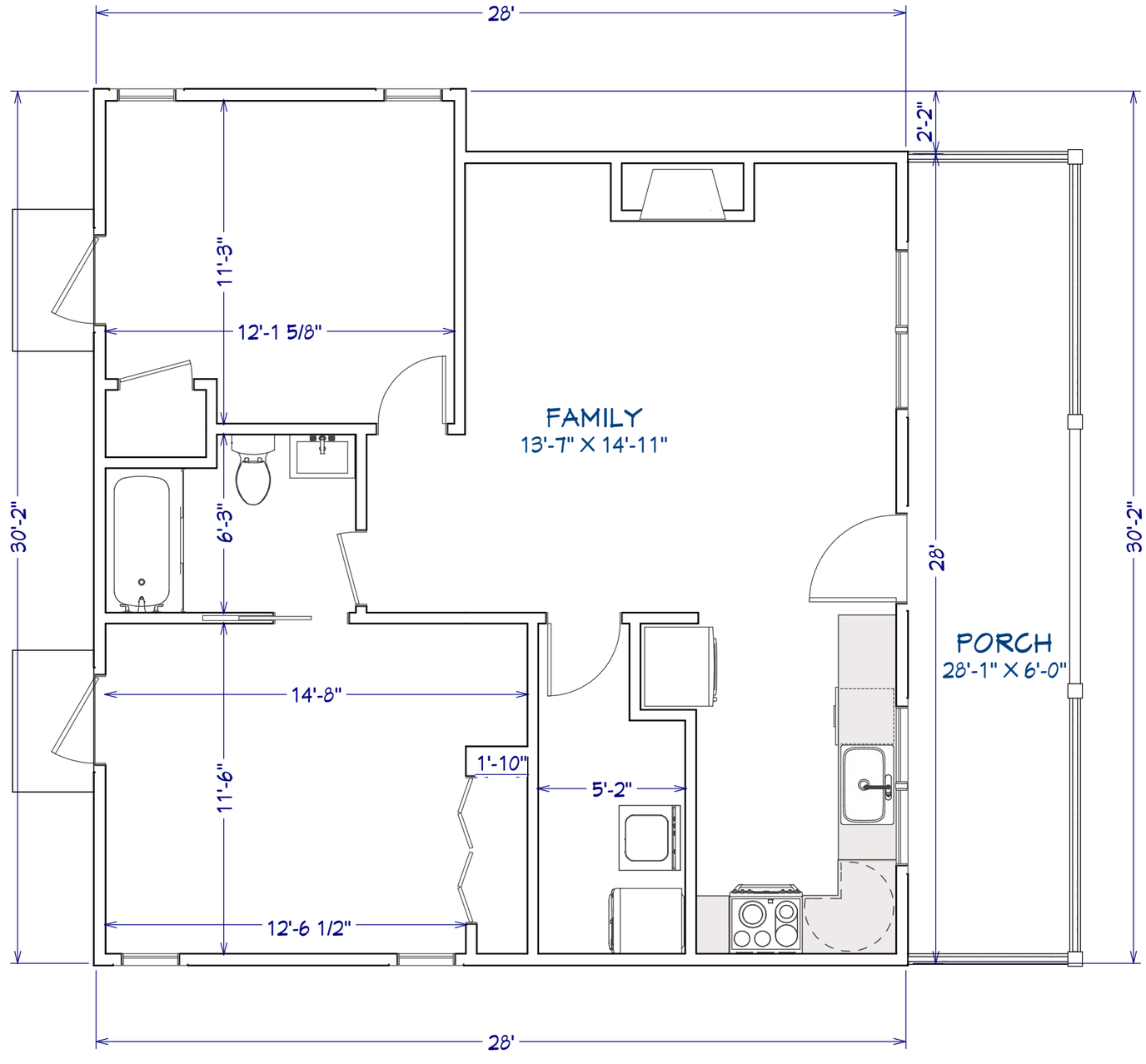
DRAWINGS PROVIDED BY:
ERIC SMITH
VALLEY VIEW BUILDERS, LLC

DATE:
8/29/22

SCALE:

SHEET:

Floor Plan



LIVING AREA
812 SQ FT

VALLEY VIEW BUILDERS LLC

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

CONTRACTOR:
ERIC SMITH
615 440-3826

PROJECT ADDRESS:
316 Bridge St.
FRANKLIN, TN 37064

DRAWINGS PROVIDED BY:
ERIC SMITH
VALLEY VIEW BUILDERS, LLC

DATE:
8/29/22

SCALE:
1/2" = 1'

SHEET:
P-1

Front Elevation



REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

VALLEY VIEW BUILDERS LLC

CONTRACTOR:
ERIC SMITH
615 440-3826

PROJECT ADDRESS:
316 Bridge St.
FRANKLIN, TN 37064

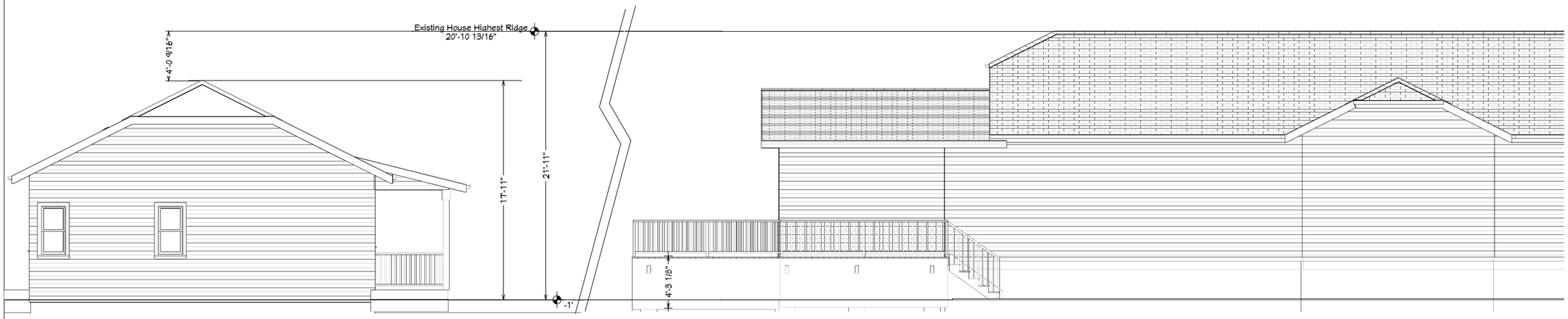
DRAWINGS PROVIDED BY:
ERIC SMITH
VALLEY VIEW BUILDERS, LLC

DATE:
8/29/22

SCALE:
1/2" = 1'

SHEET:

Building Height Study



VALLEY VIEW BUILDERS LLC

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

CONTRACTOR:
ERIC SMITH
615 440-3826

PROJECT ADDRESS:
316 Bridge St.
FRANKLIN, TN 37064

DRAWINGS PROVIDED BY:
ERIC SMITH
VALLEY VIEW BUILDERS, LLC

DATE:
8/29/22

SCALE:
1/4" = 1'

SHEET:

Perspectives

Street View





VALLEY VIEW BUILDERS LLC

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

CONTRACTOR:
ERIC SMITH
615 440-3826

PROJECT ADDRESS:
316 Bridge St.
FRANKLIN,TN 37064

DRAWINGS PROVIDED BY:
ERIC SMITH
VALLEY VIEW BUILDERS, LLC

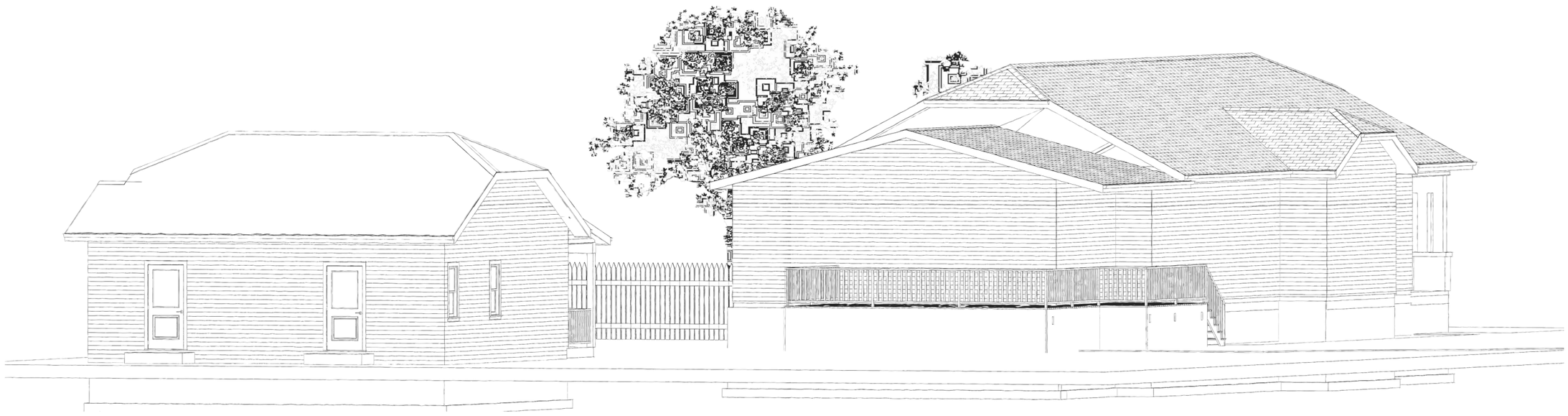
DATE:
8/29/22

SCALE:
1/4" =1'

SHEET:

Perspectives

Rear View



VALLEY VIEW BUILDERS LLC

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

CONTRACTOR:
ERIC SMITH
615 440-3826

PROJECT ADDRESS:
316 Bridge St.
FRANKLIN,TN 37064

DRAWINGS PROVIDED BY:
ERIC SMITH
VALLEY VIEW BUILDERS, LLC

DATE:
8/29/22

SCALE:
1/4 = 1'

SHEET:

Existing Street View



REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

VALLEY VIEW BUILDERS LLC

CONTRACTOR:
ERIC SMITH
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PROJECT ADDRESS:
316 Bridge St.
FRANKLIN,TN 37064

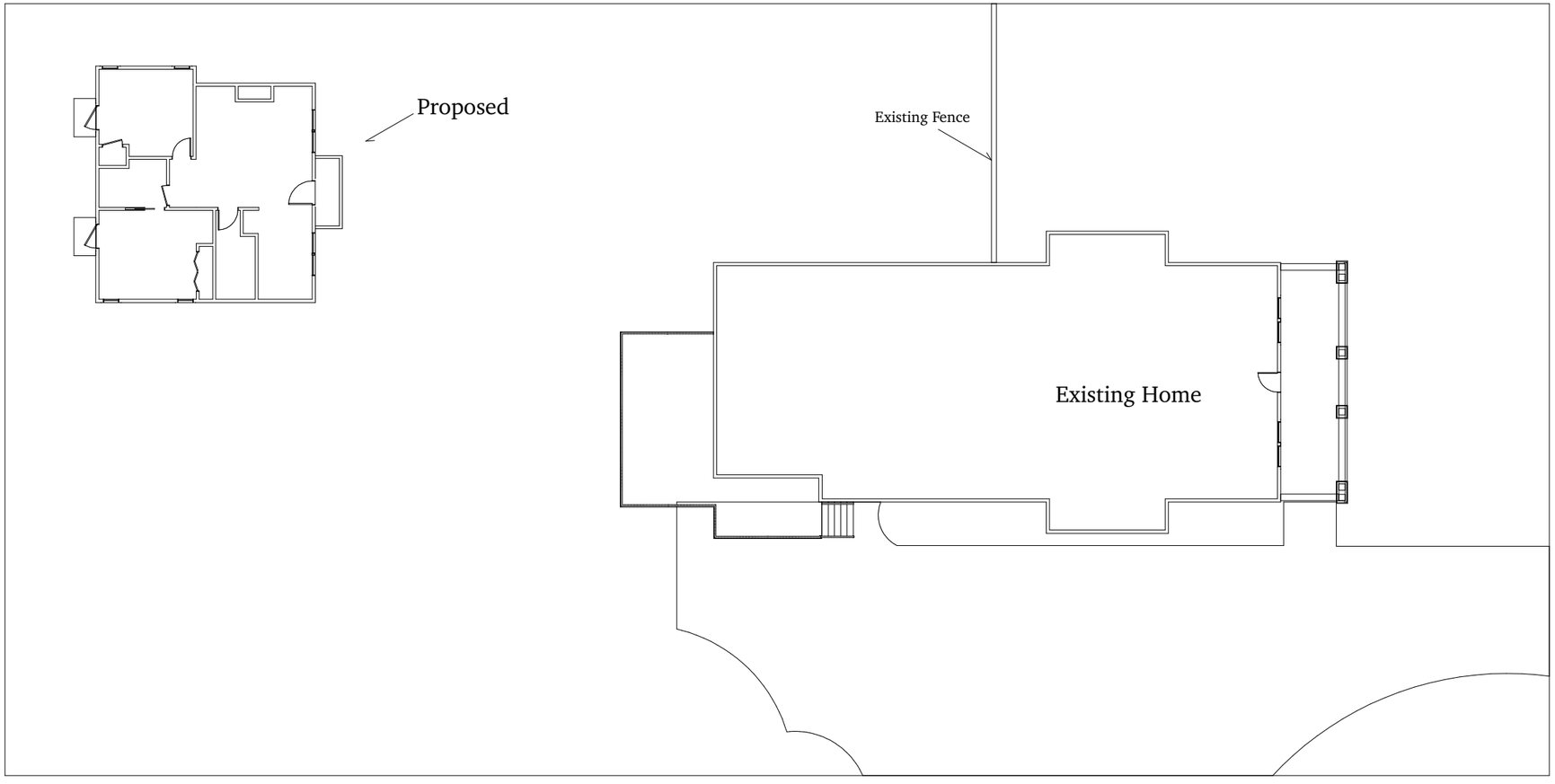
DRAWINGS PROVIDED BY:
ERIC SMITH
VALLEY VIEW BUILDERS, LLC

DATE:
10/28/22

SCALE:

SHEET:

Site Plan



REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

CONTRACTOR:
ERIC SMITH
615 440-3826

PROJECT ADDRESS:
316 Bridge St.
FRANKLIN, TN 37064

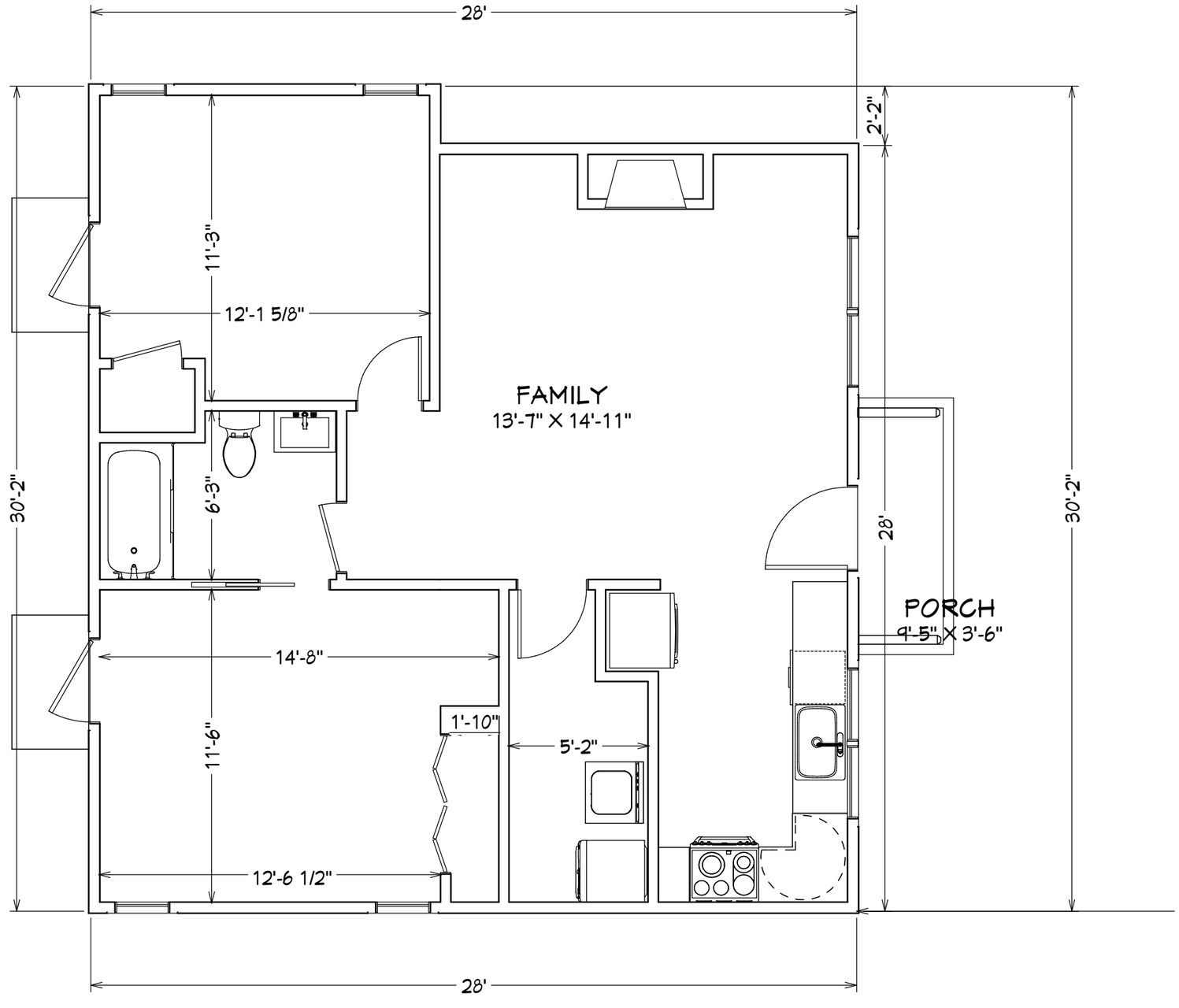
DRAWINGS PROVIDED BY:
ERIC SMITH
VALLEY VIEW BUILDERS, LLC

DATE:
10/28/22

SCALE:

SHEET:

Floor Plan



LIVING AREA
845 SQ FT

VALLEY VIEW BUILDERS LLC

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

CONTRACTOR:
ERIC SMITH
615 440-3826

PROJECT ADDRESS:
316 Bridge St.
FRANKLIN,TN 37064

DRAWINGS PROVIDED BY:
ERIC SMITH
VALLEY VIEW BUILDERS, LLC

DATE:
10/28/22

SCALE:
1/2" = 1'

SHEET:
P-1

Front Elevation



REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

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615 440-3826

PROJECT ADDRESS:
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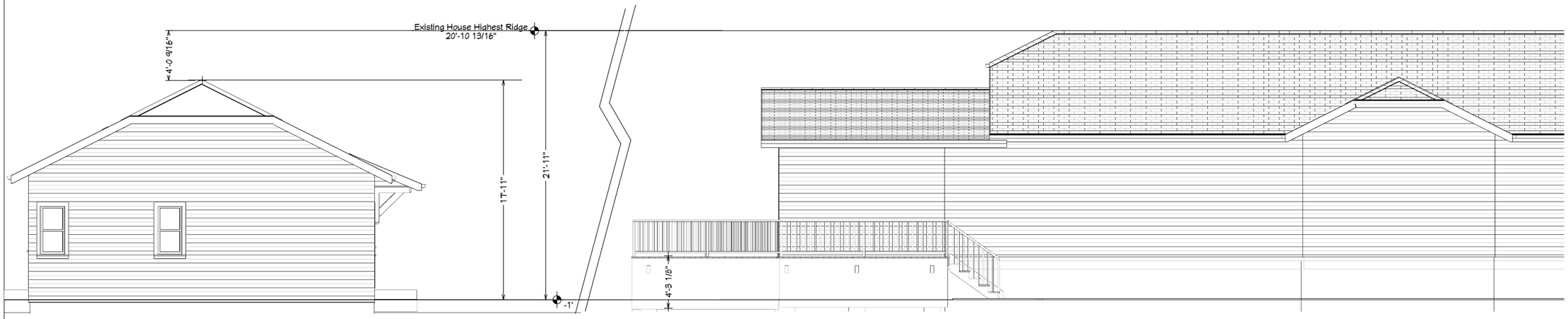
DRAWINGS PROVIDED BY:
ERIC SMITH
VALLEY VIEW BUILDERS, LLC

DATE:
10/28/22

SCALE:
1/2" = 1'

SHEET:

Building Height Study



VALLEY VIEW BUILDERS LLC

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

CONTRACTOR:
ERIC SMITH
615 440-3826

PROJECT ADDRESS:
316 Bridge St.
FRANKLIN,TN 37064

DRAWINGS PROVIDED BY:
ERIC SMITH
VALLEY VIEW BUILDERS, LLC

DATE:
10/28/22

SCALE:
1/4" = 1'

SHEET:

Perspectives

Street View





REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

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615 440-3826

PROJECT ADDRESS:
316 Bridge St.
FRANKLIN,TN 37064

DRAWINGS PROVIDED BY:
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VALLEY VIEW BUILDERS, LLC

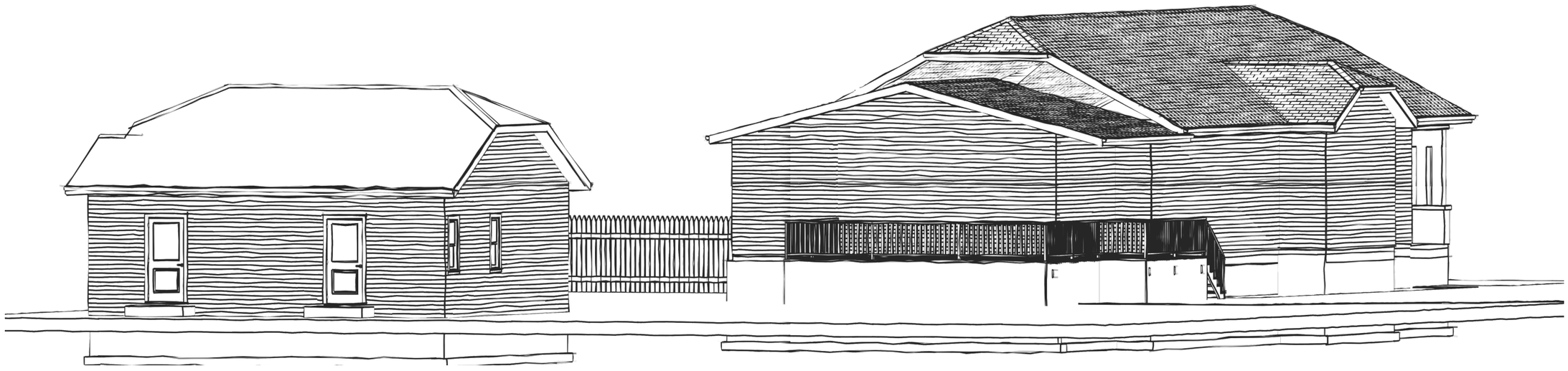
DATE:
10/28/22

SCALE:
1/4" =1'

SHEET:

Perspectives

Rear View



VALLEY VIEW BUILDERS LLC

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

CONTRACTOR:
ERIC SMITH
615 440-3826

PROJECT ADDRESS:
316 Bridge St.
FRANKLIN, TN 37064

DRAWINGS PROVIDED BY:
ERIC SMITH
VALLEY VIEW BUILDERS, LLC

DATE:
10/28/22

SCALE:
1/4 = 1'

SHEET:

Existing Neighboring Accessory Structure



REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

CONTRACTOR:
ERIC SMITH
615 440-3826

PROJECT ADDRESS:
316 Bridge St.
FRANKLIN, TN 37064

DRAWINGS PROVIDED BY:
ERIC SMITH
VALLEY VIEW BUILDERS, LLC

DATE:
10/28/22

SCALE:

SHEET:

From: Eric Smith
To: Amanda Rose
Subject: File #: 21-03798 - COF Project #8007 - 316 Bridge Street
Date: Thursday, December 1, 2022 2:46:47 PM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Amanda,

We are hereby withdrawing our application to the Historic Zoning Commission for a Certificate of Appropriateness (COA) for the construction of an accessory structure at 316 Bridge St.

Will you please send Susan Comer (susancomer@yahoo.com) application information for a Certificate of Appropriateness (COA) for demolition of an accessory structure?

Sincerely,
Eric
--
Eric Smith | Member-Manager
Mobile: (615) 440-3826
Email: Eric@VVBLLC.com



City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 21-04037

DATE: December 1, 2022

TO: Historic Zoning Commission

FROM: Kelly Dannenfelser, Asst. Director of Planning
Amanda Rose, Preservation Planner
Emily Huffer, Assistant Preservation Planner

SUBJECT:

Consideration of Alterations (Courtyard) At 159 1st Ave. N. (Harpeth Square); Andy Berry, Applicant

PURPOSE:

The purpose of this memorandum is to provide information to the Historic Zoning Commission (HZC) concerning a Certificate of Appropriateness (COA) application for alterations at 159 1st Avenue North. The proposal includes the construction of two arbors and gates to match the existing fencing.

Applicable Design Guidelines:
Chapter 6 - Site & Setting
Chapter 7 - Fences, Walls, and Gates

Project Information
COF Project Number: 8023
Applicant: Andy Berry
Owner: Steve Bacon

BACKGROUND/STAFF COMMENTS:

The applicant appeared before the Design Review Committee (DRC) to discuss the proposal at its November 21, 2022 Meeting.

The proposal includes the addition of two arbors, one fronting E. Main St. (between the Italian restaurant and the bookstore), and the other fronting 2nd Ave. N., at the alley between the bank building and the hotel. The arbors will be identical, with masonry columns that will be reused from the previous Harpeth Square. The top of each arbor will utilize stained cedar, and each arbor will be 11'-8" in height.

The Guidelines recommend site and setting alterations should be considered as appropriate when they are undertaken in locations that are not visible from public view, do not involve the removal of historic features, and do not detract from or overwhelm the context of the historic districts. While this proposal does not fully meet this guideline and the arbors are visible from the street at both locations, the proposal meets the guideline by not removing historic features and not detracting or

overwhelming the context of the historic district. The applicant adjusted the original design based on feedback from the DRC in order to better meet the intent of the guideline. The applicant adjusted the top of the arbor to minimize the massing concerns by changing the arched shape of the arbor to a flat top and minimizing the size of the slats from 2" x 12" to 2" x 4".

Additionally, the proposal includes the installation of two gates located under each arbor and will match the existing fence utilized at the perimeter of the courtyard. The proposed gates will be made of the same black metal material as the existing fence and will not have any locking mechanisms. The Guidelines recommend that gates should swing inwardly as opposed to swinging onto the public sidewalk and that one avoid the use of sliding gates.

FINANCIAL IMPACT:

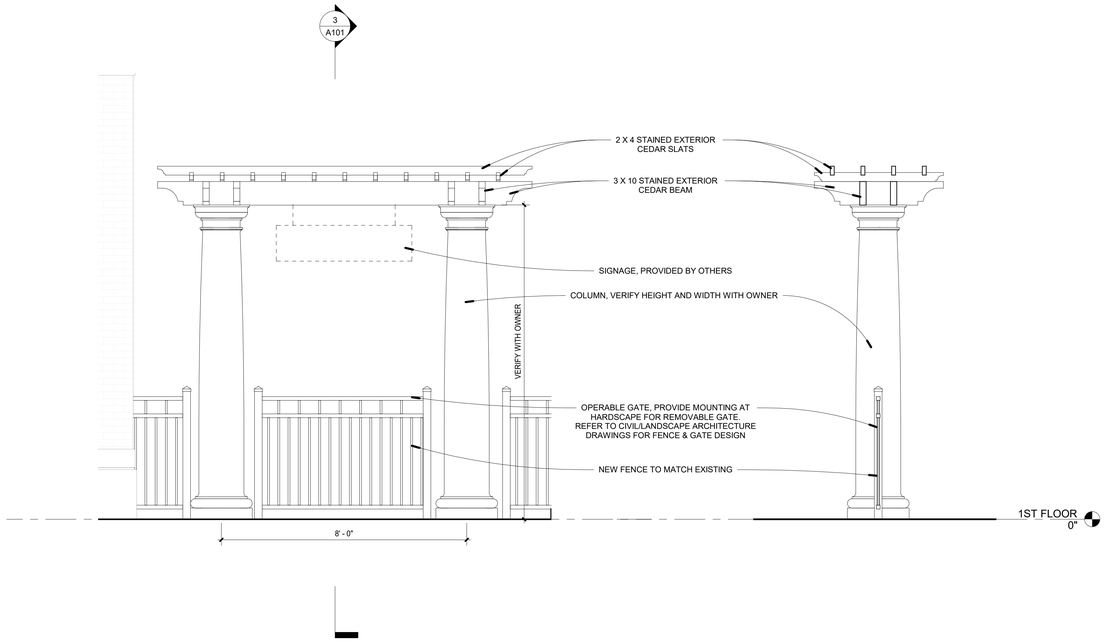
RECOMMENDATION:

Staff recommends that Item #4 be approved with the following:

1. The application must meet all the requirements of the City of Franklin prior to work commencing.
2. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.
3. Any exterior signage is required to be submitted separately and receive a separate permit and certificate of appropriateness.

Project Considerations--The following notes have been compiled by staff for the applicant's consideration while working toward approval:

- String Lights/Vesting: Harpeth Square became vested on 3/10/2015, and is therefore vested in the 9/29/2014 Zoning Ordinance. In this Zoning Ordinance, string lighting is considered a sign, and is prohibited in Section 5.12.9. Further, a Modification of Standards was requested at the time of Development Plan approval to allow the use of string lighting, and this request was denied.
- Public Open Space: This section of the plan was approved as a formal open space and as such shall remain open and accessible to the public. The gate shall not be one that locks in ANY way.



2 ARBOR ELEVATION

1/2" = 1'-0"

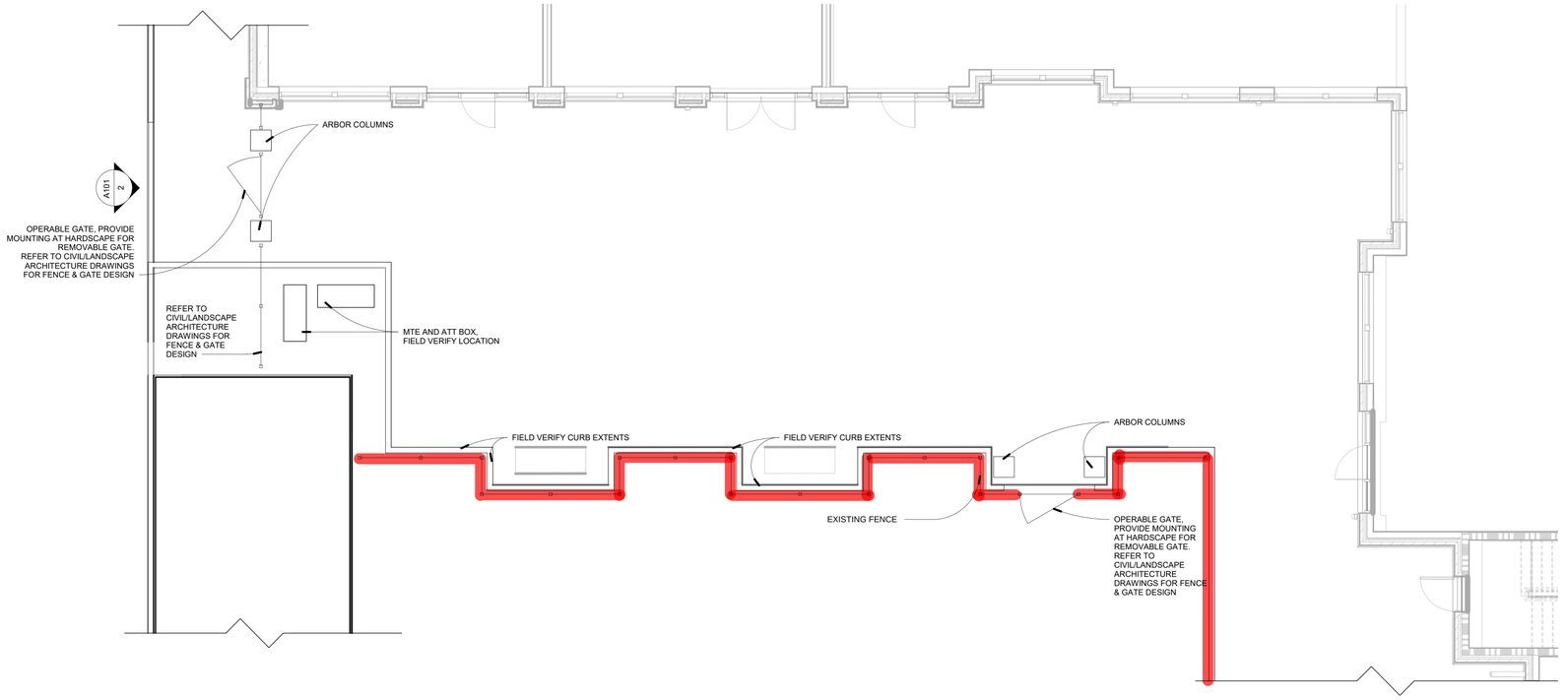
3 ARBOR SECTION

1/2" = 1'-0"



4 COURTYARD DESIGN CONCEPT

NOT TO SCALE



1 COURTYARD PLAN

3/16" = 1'-0"





5 EXISTING PHOTOS

NOT TO SCALE

11/23/2022 3:03:34 PM

No: Date: Revision:

Client Contact: Steve Bacon

SGS Contact: Andy Berry
SGS Project Number: 21086.00

Smith Gee Studio, LLC
602 Taylor Street, Suite 201
Nashville, TN 37208

EDEN'S COURTYARD

159 1st Ave N
Franklin, TN 37064

Copyright 2022 by Smith Gee Studio, LLC: All drawings and text contained in these drawings are the property of Smith Gee Studio, LLC and cannot be used without express written permission. Do not scale drawings, if dimensions are needed but not shown consult architect.

Drawing:
COURTYARD PLAN

11/23/2022

CONSTRUCTION DOCUMENTS

A101

File #: 21-04028

DATE: November 30, 2022

TO: Historic Zoning Commission

FROM: Kelly Dannenfelser, Asst. Director of Planning
Amanda Rose, Preservation Planner

SUBJECT:

Consideration Of Alterations (Windows/Doors, Lighting, Partial Demolition) At 230 Franklin Rd. (Factory At Franklin: Jamison Theater); Luke Dougal, Applicant.

PURPOSE:

The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning a series of alterations at the Jamison Theater location of the Factory at Franklin, located at 230 Franklin Rd. The proposal also requests approval for select alterations to the connector between Buildings 2 & 3.

The subject property is the site of the historic Dortch Stove Works, listed on the National Register of Historic Places for its significance in the areas of commerce and industry. The plant was constructed from October 1929 until the spring of 1930.

The applicant appeared before the Design Review Committee (DRC) to discuss the proposal at its November 21, 2022 meeting.

Applicable Design Guidelines:
Chapter 3 - Historic Commercial Buildings

Project Information
COF Project Number: 8024
Applicant: Luke Dougal
Owner: Holladay Properties

BACKGROUND/STAFF COMMENTS:
The proposed alterations, with analyses, are listed by facade location:

Building 5, North Elevation

- The proposal includes the painting of the roof structure and corrugated metal siding, in keeping with previous requests. Additionally, the proposal includes the removal of the non-historic bar feature/infilling of the floor level at the bar area with concrete and the painting of

the two doors. A note is included to request the infilling of the door on the "house" structure behind the existing bar with salvaged brick, but this appears to be in error (left over from plan presented to DRC), as the 3D view page removes this note.

- Analysis: The painting of metal is appropriate, as is the infilling of the floor recess with concrete. The Guidelines recommend that fenestration by maintained; the DRC recommended that the applicant maintain the door on the bar's "house" structure in lieu of infilling it.

Building 5, West Elevation

- The proposal includes the painting of the roof and corrugated metal siding, in keeping with previous requests. Additionally, the proposal includes the replacement of the non-historic storefront doors and windows with new ones (with black finish, in keeping with previous requests) within the existing opening dimensions.
  - Analysis: Replacement of the non-historic aluminum storefront and windows with one that better matches the detailing of the historic windows is appropriate, as the Guidelines state that new storefronts, if required, should be restored to match original designs, or use designs based on traditional (in this case, contextual industrial) arrangements.

Building 5, South Elevation

- The proposal includes the replacement of the wall sconce with one to match the adjacent building façade lighting (see example in application), the painting of the existing metal doors, the widening of the overhead door opening/replacement of overhead door, the creation of a new pedestrian door opening (metal) to the left of the overhead door, and the removal of the signage over the overhead door.
  - Analysis: Replacement of the non-historic light fixture to match others on site is appropriate, as is the painting of the metal doors and the removal of the sign. The Guidelines recommend that one preserve and maintain doors on historic commercial buildings in their original locations and configurations; in this case, it appears the overhead door was added later, and it is positioned on the site with very little visibility to pedestrians and no visibility from prominent street views. The creation of the new door opening is also supported by the Guidelines, as it is at the rear and has simple detailing that complements the context of the site.

Connector Between Buildings 2 & 3, 3D View

- The connector was previously approved for removal by the HZC at the applicant's request; the tenant, however, would like to maintain it, which is appropriate. As such, the current proposal includes the replacement of the non-historic aluminum storefront windows and door with a black storefront and door to match those previously approved at the site. Further, the proposal includes the removal of the EIFS panel and its replacement with a black metal panel, in keeping with that approved at the adjacent building.
  - Analysis: The removal of the EIFS banding is appropriate and in keeping with the previous requests, as the EIFS is not historic and is inappropriate for use in a historic district. The introduction of metal may be appropriate at this location, given the industrial character of the property and the use of metal throughout it, as well as the approval of a similar treatment on the adjacent building. Replacement of the non-

historic aluminum storefront and windows with one that better matches the detailing of the historic windows is appropriate, as the Guidelines state that new storefronts, if required, should be restored to match original designs, or use designs based on traditional (in this case, contextual industrial) arrangements.

FINANCIAL IMPACT:

RECOMMENDATION:

Staff recommends that Item #5 be approved with the following:

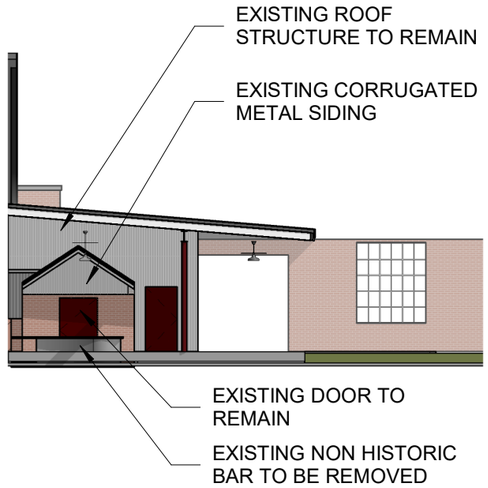
1. The door on the bar "house" must be maintained in place, per Guidelines, but may be painted as requested.
2. The application must meet all the requirements of the Building & Neighborhood Services Department prior to issuance of a building permit.
3. Any proposed changes to the approved plan must be submitted to the Preservation Planner or HZC for consideration and approval.

THE FACTORY AT FRANKLIN

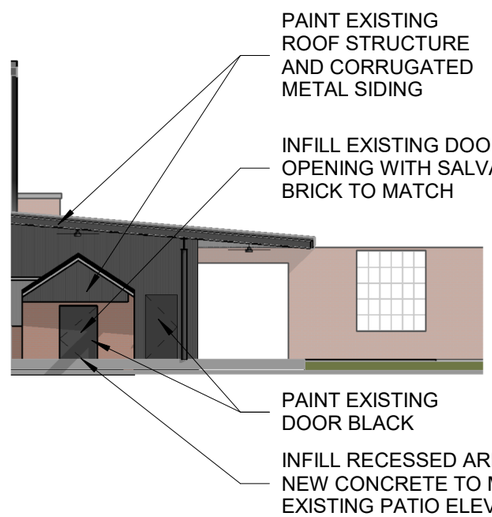
HOLLADAY PROPERTIES
Building Solutions Since 1952

CENTRIC ARCHITECTURE


FRANKLIN ROAD
U.S. HWY 31
STATE ROUTE 6
(PUBLIC ROW)
LIBERTY PIKE
(PUBLIC ROW)
L & N RAILROAD ROW
DANIEL'S DR.
1
2
3
5
6
8
9
10
11
12
13
14
P3
P4
P5
P6
P7
P8
REMOVE EXISTING RAISED CONCRETE PAD
CURB (TYP)
CURB CUT
PATIO
UP
DN

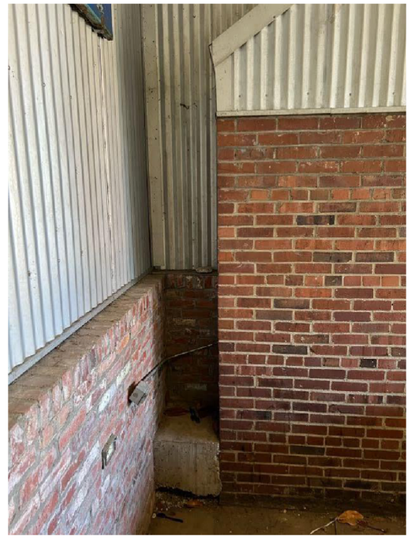


EXISTING



PROPOSED







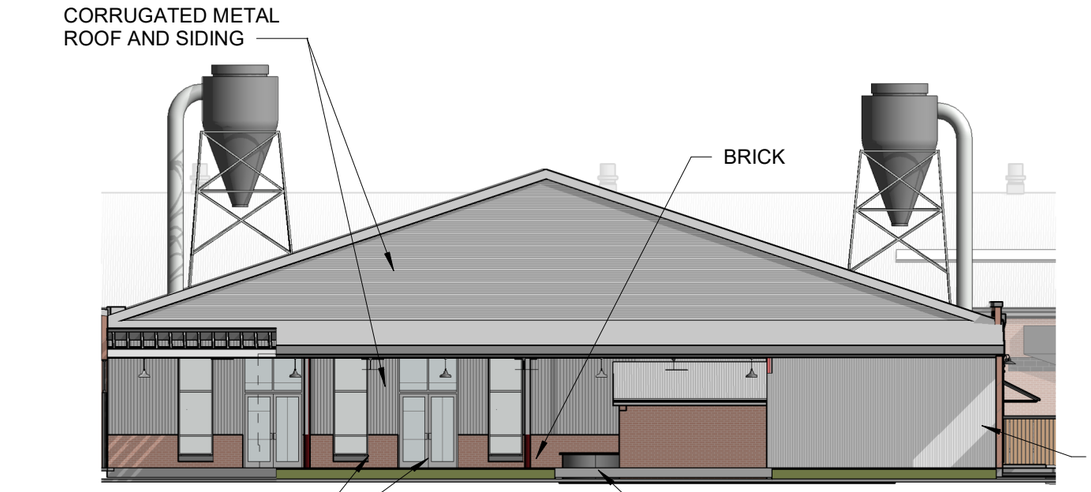


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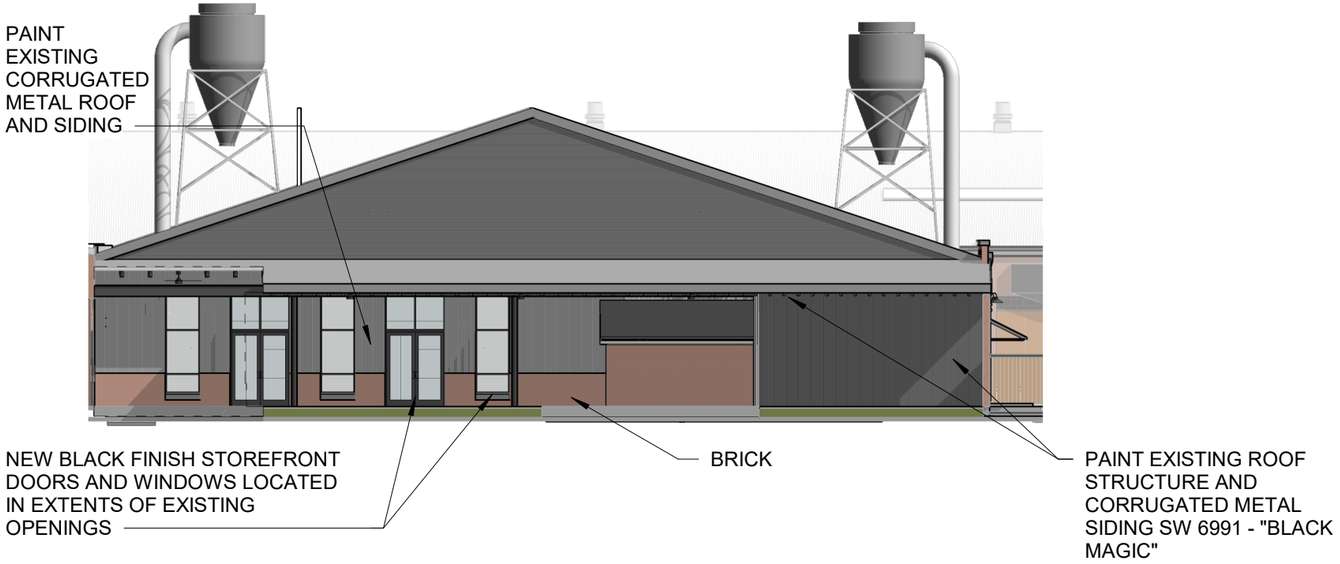
BUILDING 5 - NORTH ELEVATION

11.23.2022

CENTRIC
ARCHITECTURE



EXISTING



PROPOSED





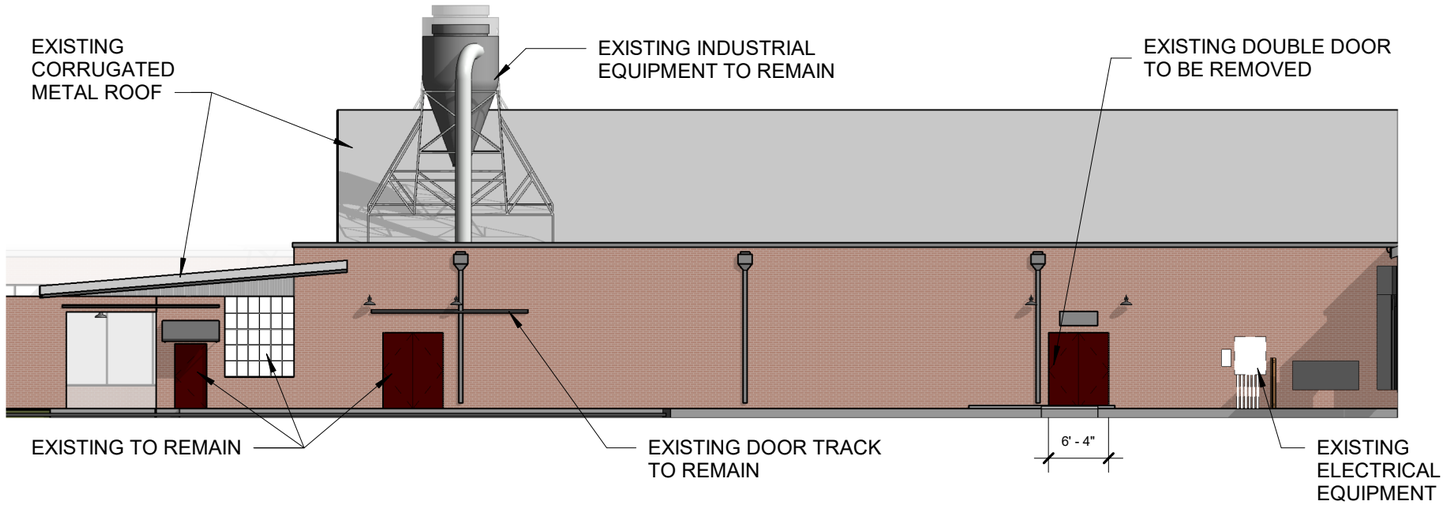


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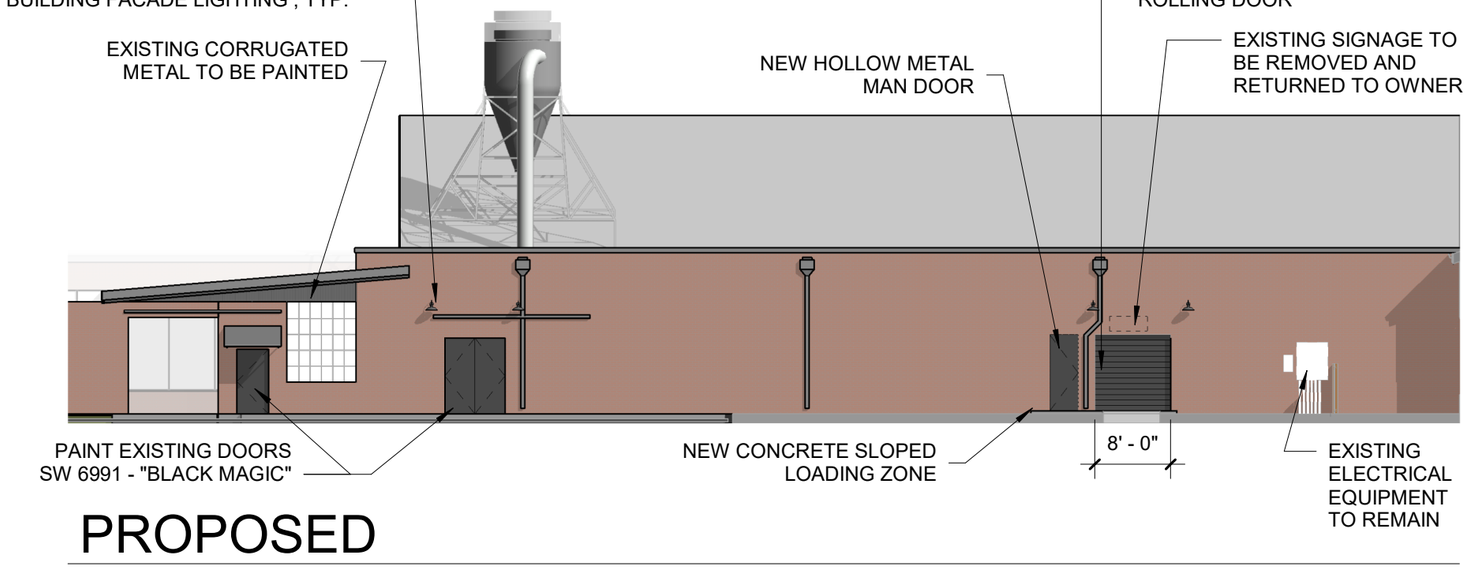
BUILDING 5 - WEST ELEVATION

11.23.2022

CENTRIC ARCHITECTURE



EXISTING



PROPOSED







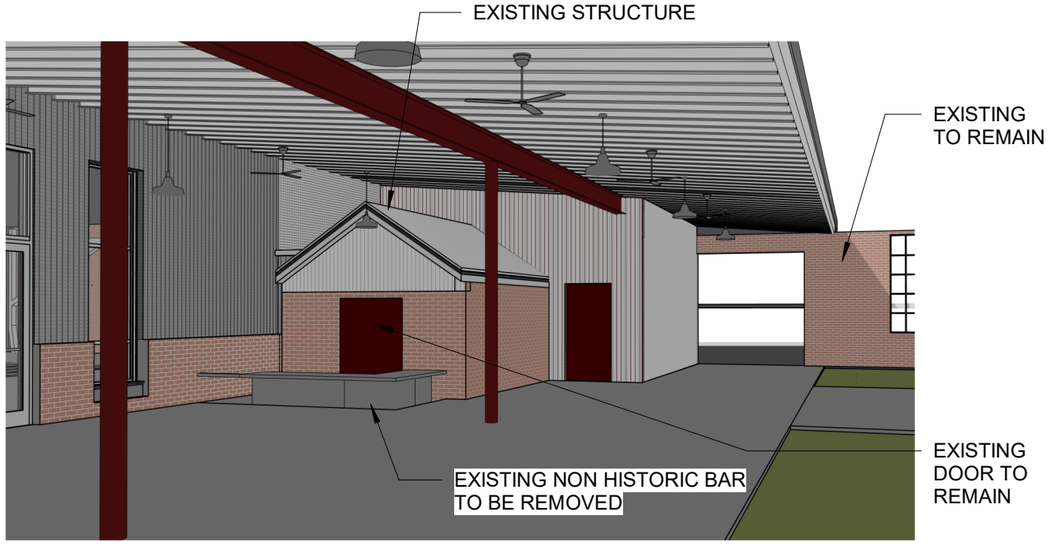




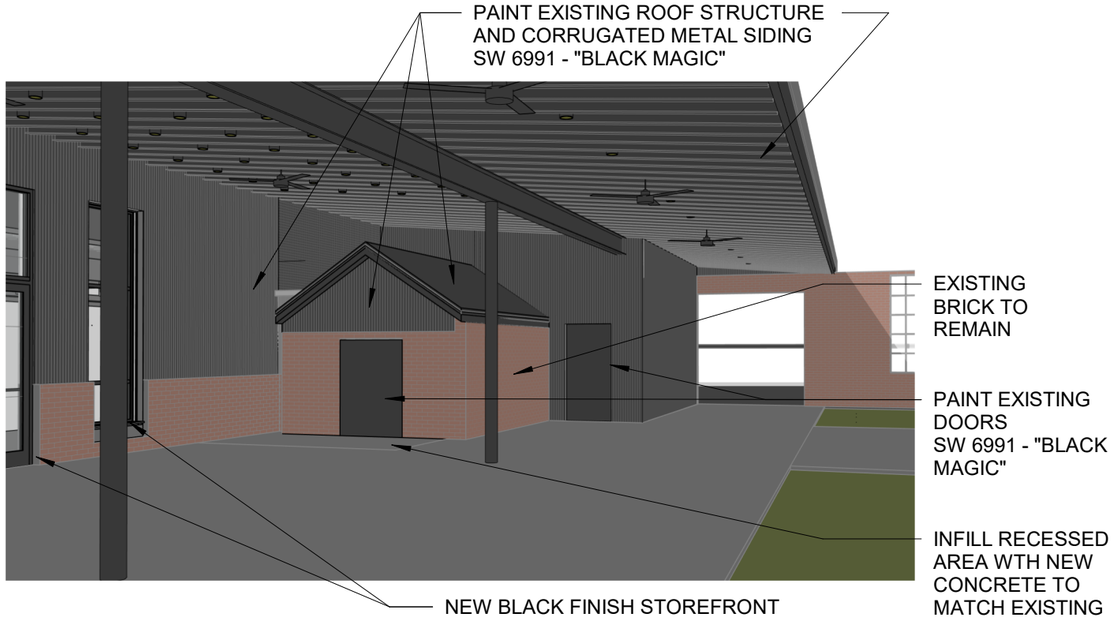
NEW EXTERIOR WALL SCONCE

FACTORY AT FRANKLIN
BUILDING 5 - SOUTH ELEVATION
11.23.2022

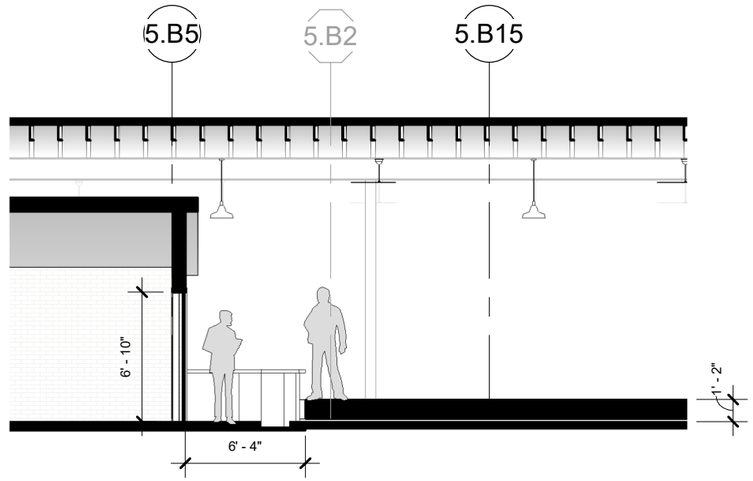
CENTRIC
ARCHITECTURE



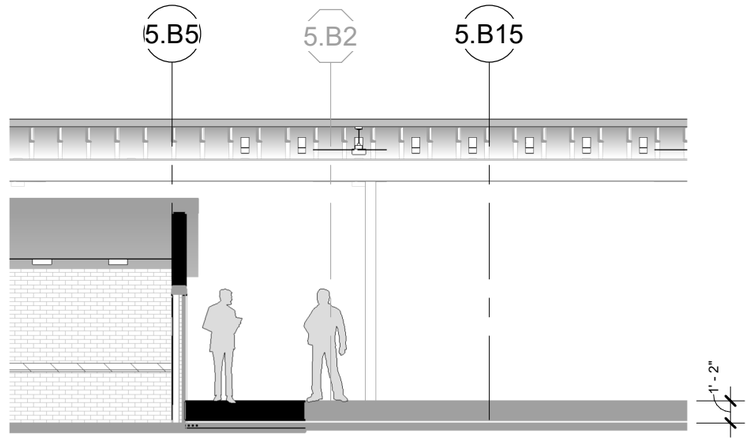
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PROPOSED



SECTION - EXISTING

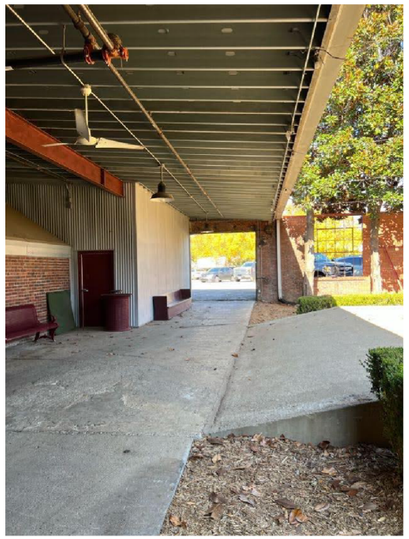


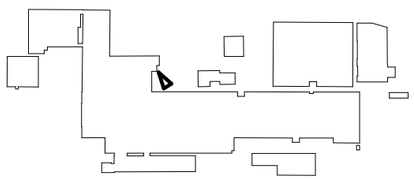
SECTION - PROPOSED



NEW LIGHT FIXTURES AND FAN

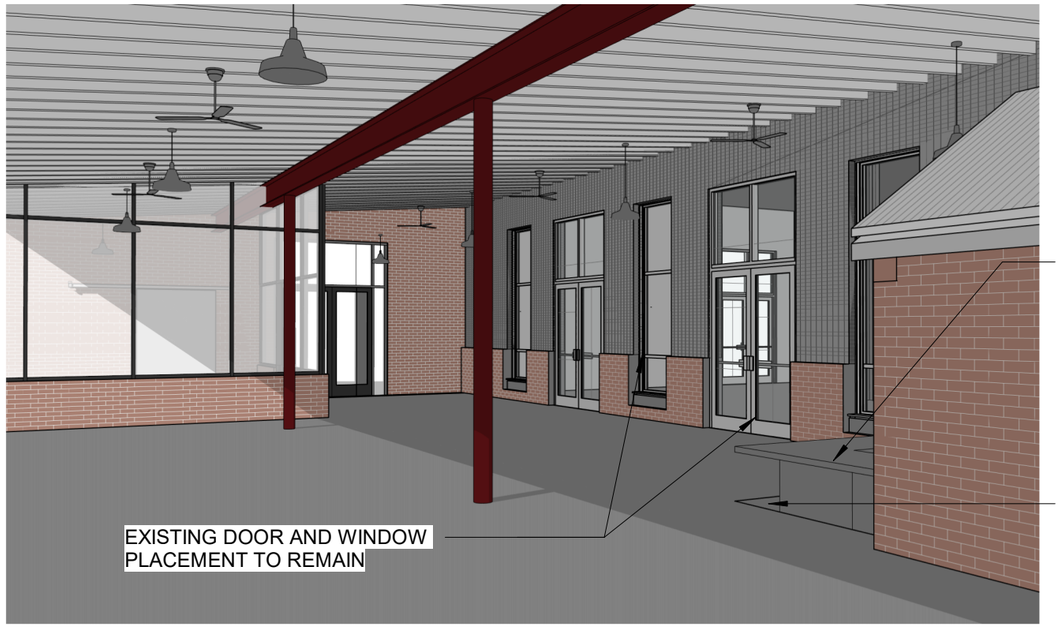






CENTRIC
ARCHITECTURE

FACTORY AT FRANKLIN
3D VIEWS - BUILDING 5
11.23.2022

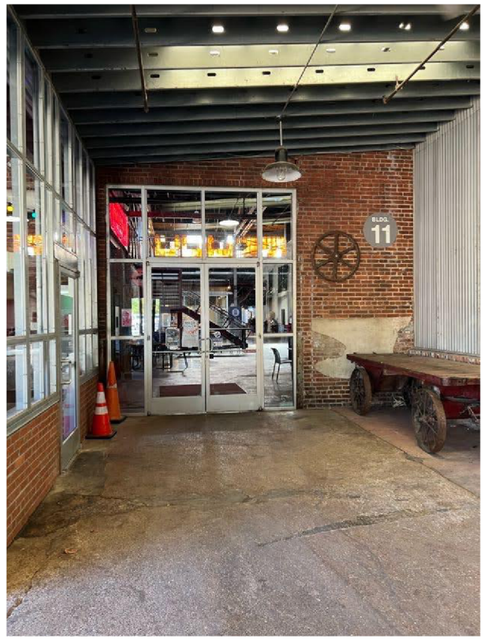


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PROPOSED

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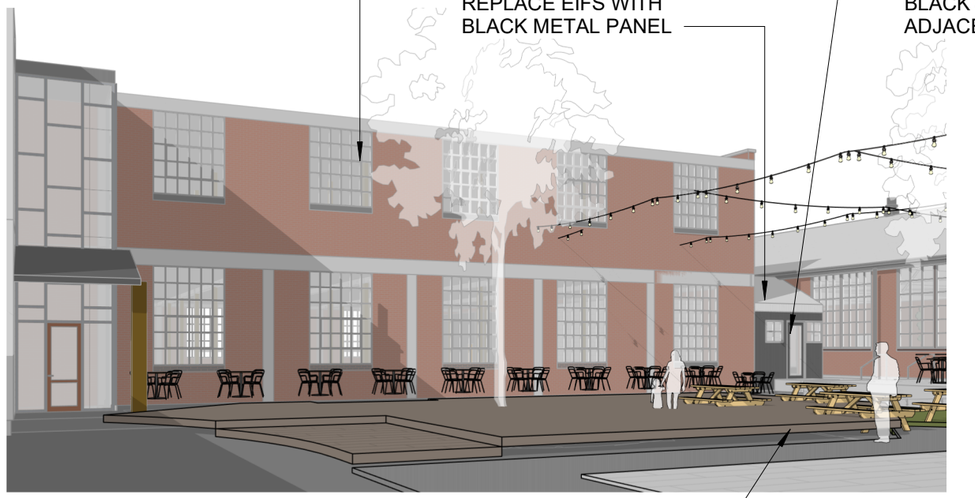
3D VIEWS - BUILDING 5

11.23.2022

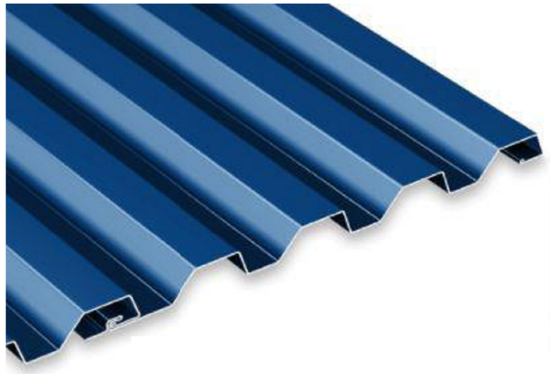
CENTRIC ARCHITECTURE



EXISTING



PROPOSED

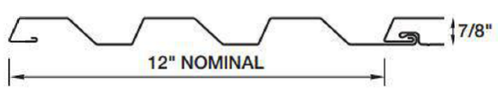


METAL PANEL SPEC:

PAC CLAD, HWP METAL WALL PANEL IN MATTE BLACK STEEL COLOR



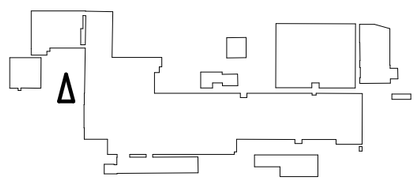






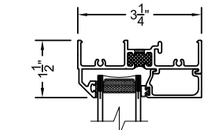




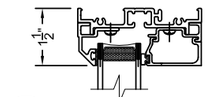


FACTORY AT FRANKLIN
3D VIEWS - BUILDING 2 & 3 CONNECTOR
11.23.2022

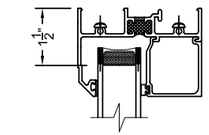
CENTRIC ARCHITECTURE



1 700 HSRW
Fixed Frame



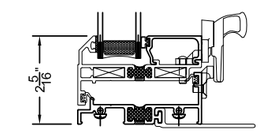
1a 700 HSRW
Assembled Fixed Frame



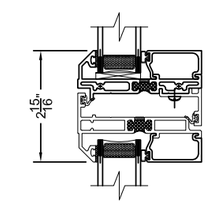
1b 700 HSRW
LG. FIXED FRAME



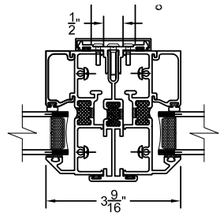
1c 700 HSRW
Assembled
lg. Fixed Frame



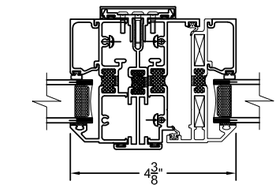
2 700 HSRW
Vent @ Sill
Cam Lock Shown



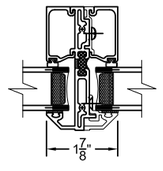
3 700 HSRW
Vent @ Horizontal Mullion



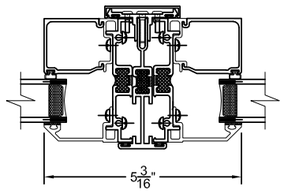
4 700 HSRW
Fxd / Fxd @ 3 Pc. Mullion



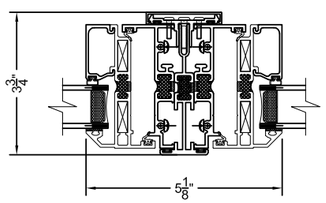
5 700 HSRW
Vent / Fxd @ 3Pc.Mullion



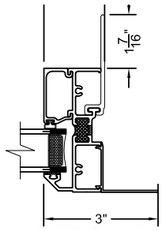
6 700 HSRW
Center Vent @ Vertical Mullion



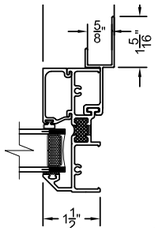
7 700 HSRW
Lg.Fxd / Lg.Fxd@ 3Pc. Mullion



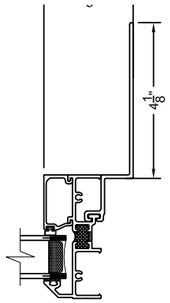
8 700 HSRW
Vent / Vent @ 3Pc. Mullion



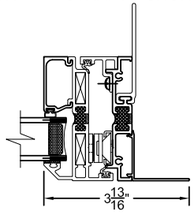
FIXED @ JAMB w/
FLANGE &
STRAP ANCHOR



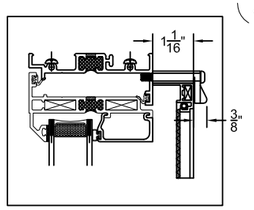
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DRYWALL
STRAP ANCHOR

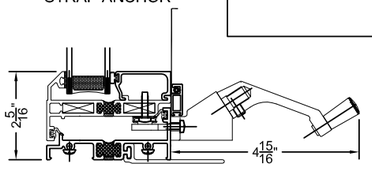


FIXED @ JAMB w/
EXTENDED OFFSET
STRAP ANCHOR

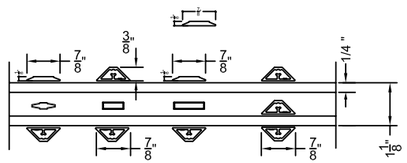


VENT @ JAMB w/
FLANGE &
STRAP ANCHOR

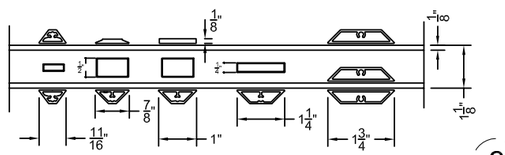




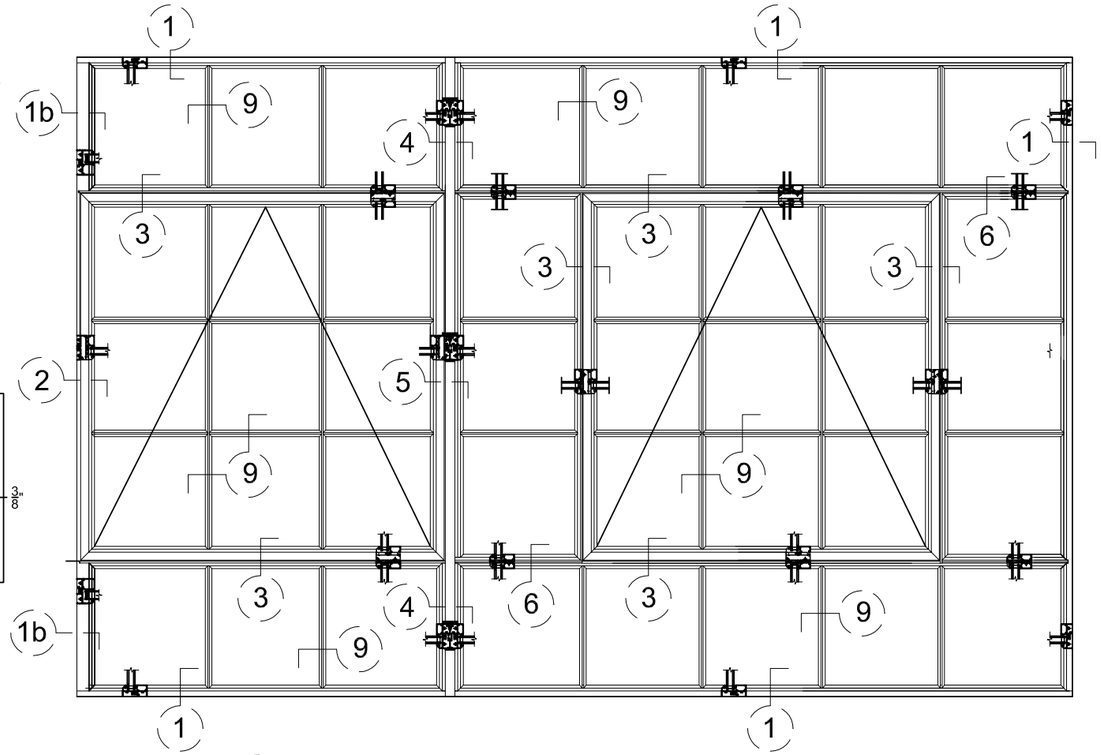
VENT w/ ROTO OPERATOR
STRAP ANCHOR



9 700 HSRW
Ext. Applied / GBG



9a 700 HSRW
OPTIONAL Ext. APPLIED MUNITNS



STOREFRONT PROFILES

FACTORY AT FRANKLIN
PROFILES - CONT.
11.23.2022

BASIS OF DESIGN FOR NEW STOREFRONT WINDOWS AND DOORS IS UNIVERSAL 700 HISTORIC STEEL REPLICA WINDOW.

CENTRIC
ARCHITECTURE

CENTRIC
ARCHITECTURE

November 23, 2022

RE: The Factory at Franklin
Centric Project #21040

Dear Amanda:

We would like to submit the Factory of Franklin for the Historic Zoning Commission Consideration. Below is a design narrative of the scope:

The scope at the Jamison Theater at the Factory at Franklin includes adding an overhead loading door and man door at the side stage area to better accommodate loading and unloading of offsite scenery production for the theater tenant's use. Additionally, we propose replacing existing non historic anodized aluminum storefronts with new storefronts, painting existing metal panel and metal doors to better match the finish of adjacent storefronts/construction and replacing light fixtures and fans with new fixtures. Finally, we propose the demolition of a non-historic bar, infill of existing recessed pit and sealing and painting of door at lower pit elevation.

The scope at the building connector between buildings 2 & 3 includes replacing the EIFS finish with metal panel to match other previously approved applications in addition to replacing the existing non historic anodized aluminum storefronts with new storefronts.

Please let us know if anything further is needed.

Sincerely,

Gina Emmanuel AIA, LEEP AP

Enclosure

cc: Luke Dougal

City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 21-04029

DATE: November 30, 2022

TO: Historic Zoning Commission

FROM: Kelly Dannenfelser, Asst. Director of Planning
Amanda Rose, Preservation Planner
Emily Huffer, Assistant Preservation Planner

SUBJECT:

Consideration of Alterations (Refuse Area Locations & Screening) At 230 Franklin Rd.; Greg Gamble, Applicant.

PURPOSE:

The purpose of this memorandum is to provide information to the Historic Zoning Commission (HZC) concerning a Certificate of Appropriateness (COA) application for alterations at 230 Franklin Road. The proposal includes the construction of two brick enclosures to screen trash receptacles and their locations fronting Liberty Pike.

Applicable Design Guidelines:
Chapter 7 - Fences, Walls, and Gates
Chapter 9 - Modern Features

Project Information
COF Project Number: 8025
Applicant: Greg Gamble
Owner: Holladay Properties

BACKGROUND/STAFF COMMENTS:

The applicant applied for a Modification of Standards (MOS) to the Zoning Ordinance for the location of the refuse areas, as the Zoning Ordinance does not allow for placement in front of buildings. The Board of Mayor and Aldermen approved a MOS for the proposal on October 25, 2022. Due to the property's location within the Historic Preservation Overlay, however, the Design Guidelines still apply, and the applicant is seeking a COA for the location and screening.

The applicant appeared before the Design Review Committee (DRC) to discuss the proposal at its November 21, 2022 Meeting.

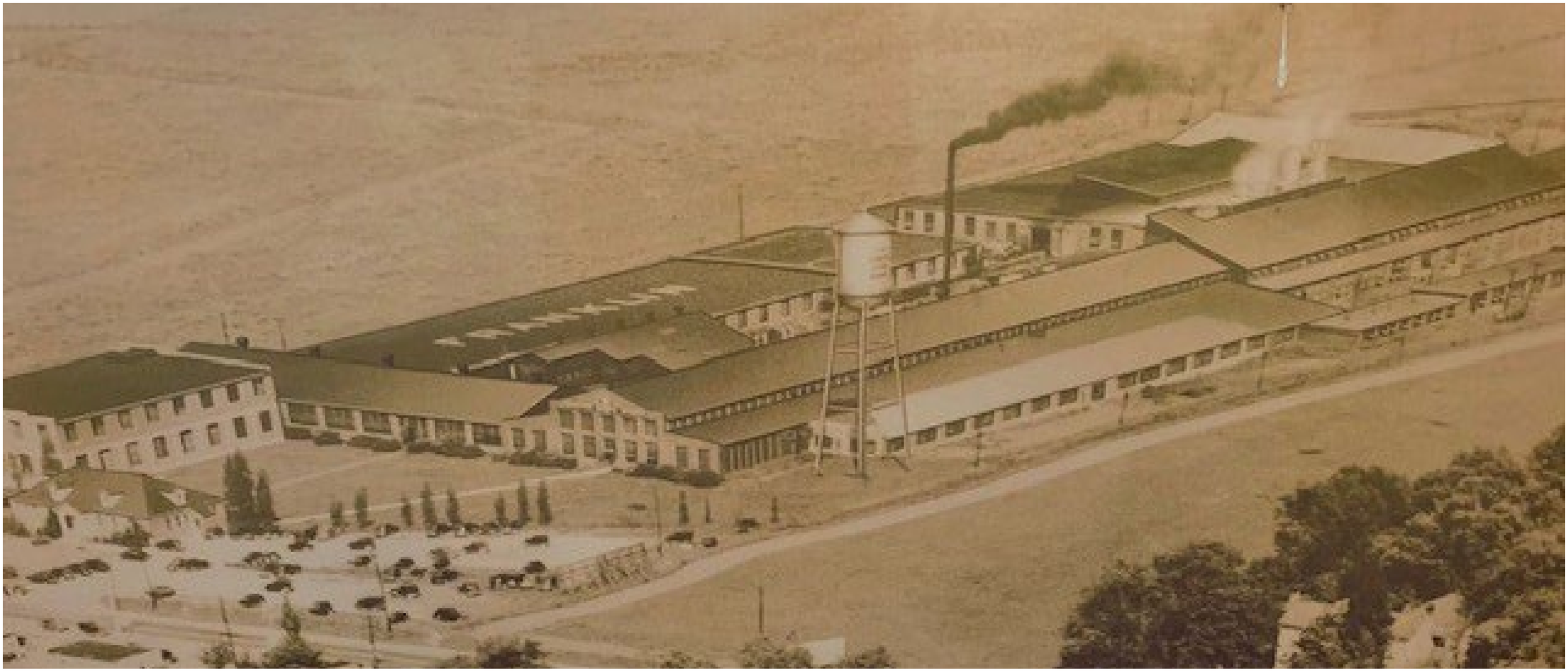
The proposal includes the addition of two refuse areas for the Factory at Franklin that will be located between the buildings and Liberty Pike. The proposed screening is to measure 31'-8" in length, 11'8" in width, and be 8" in height and consist of masonry walls with a stained cedar gate to access the trash receptacles/compactors.

The Guidelines are not intended to be a comprehensive document that covers all zoning requests, such as the placement of refuse areas, but the Guidelines do note that site and setting alterations should not be undertaken in locations that are visible from the public view and distract from or overwhelm the context of historic districts. The Guidelines also note that fences and walls should measure no more than 3' in front yards, as principal buildings and front yards are more visible from public view sheds. With these Guidelines in consideration, the refuse locations and requisite screening, at the Liberty Pike locations, are not recommended.

FINANCIAL IMPACT:

RECOMMENDATION:

Staff recommends that Item #6 be denied, based on the Staff Analysis and Recommendation dated December 12, 2022.



THE FACTORY

FRANKLIN, TN

HZC SUBMITTAL
11/23/2022

HOLLADAY PROPERTIES

CENTRIC ARCHITECTURE

GAMBLE DESIGN COLLABORATIVE

Kimley»Horn



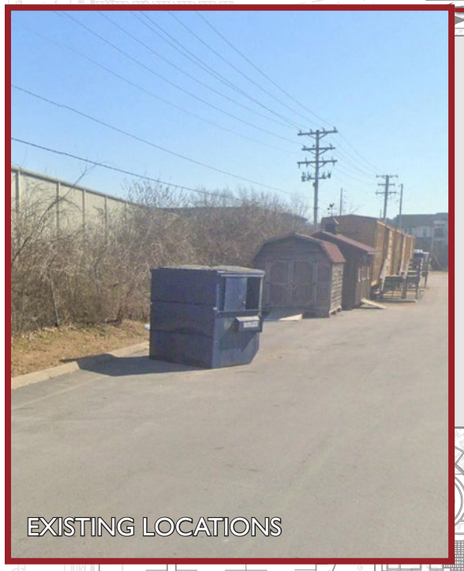
Refuse Area Screening
(Liberty Pike Locations)

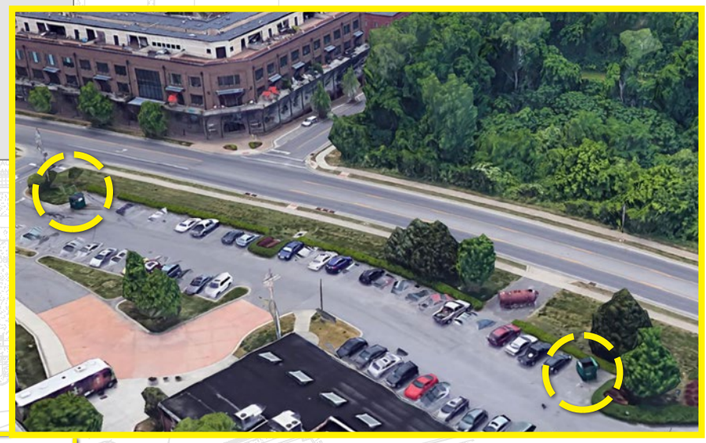
BOMA Approval: 10-11-2022

MOS #1:
A Modification of standard 13.3.4 A. Refuse Areas is requested to allow trash dumpsters and compactors locations in parking areas fronting Liberty Pike

MOS #2:
A Modification of standard 13.1.2 C. Maximum Wall Height.

*NOTE: MASTER PLAN PLAZA SPACES SHOWN ARE SIMPLIFIED REPRESENTATIONS AND DO NOT ACCURATELY DEPICT PROPOSED DESIGNS





DUMPSTER LOCATIONS PRIOR TO 2020





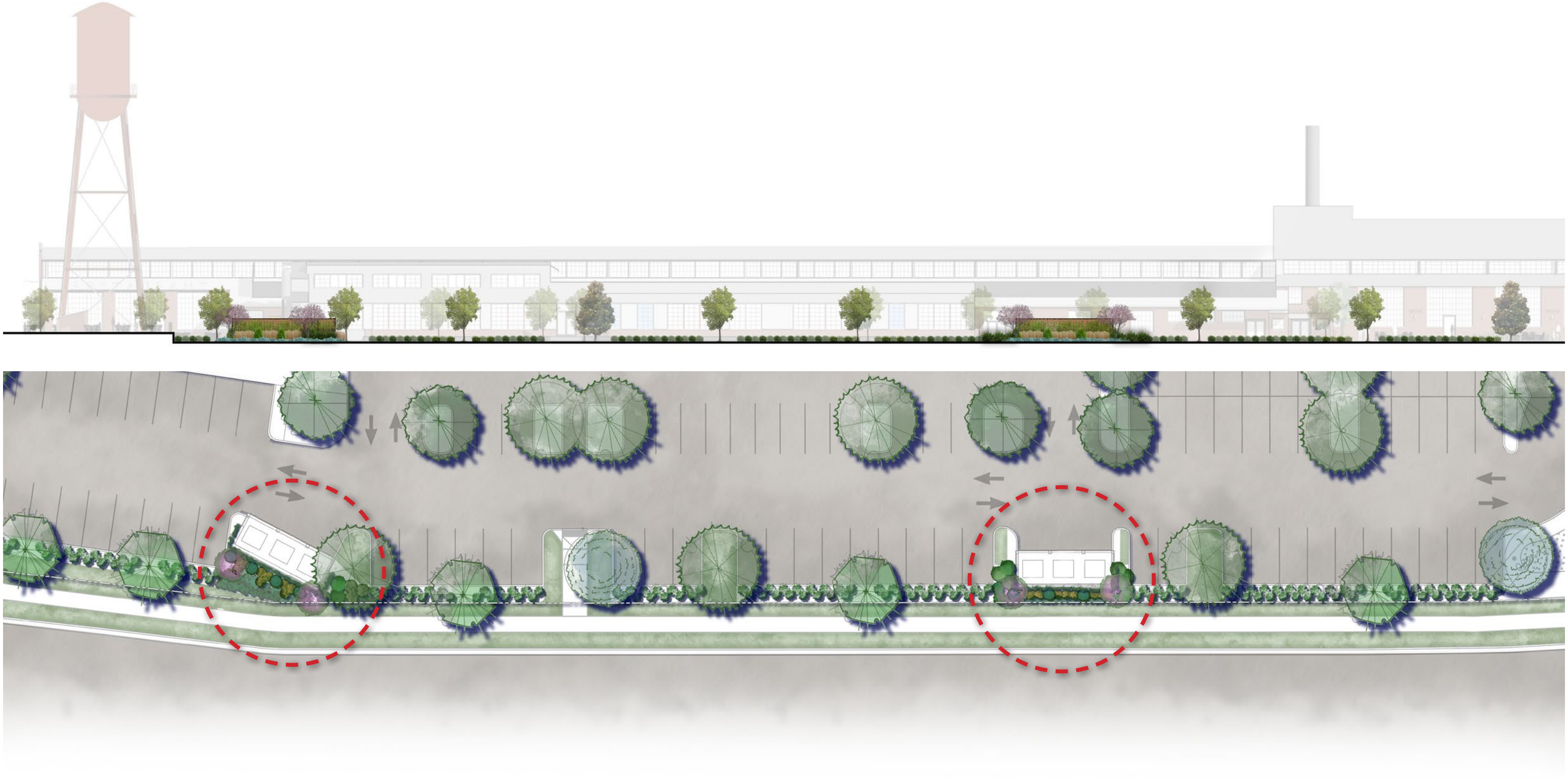
MODIFICATIONS OF STANDARDS

(APPROVED 10-11-2022)

A Modification of standard 13.3.4 A. Refuse Areas is requested to allow trash dumpsters and compactors locations in parking areas fronting Liberty Pike. Adaptive reuse of existing structures is challenging when the existing building is historic (like the Factory) and is not in compliance with the zoning ordinance.

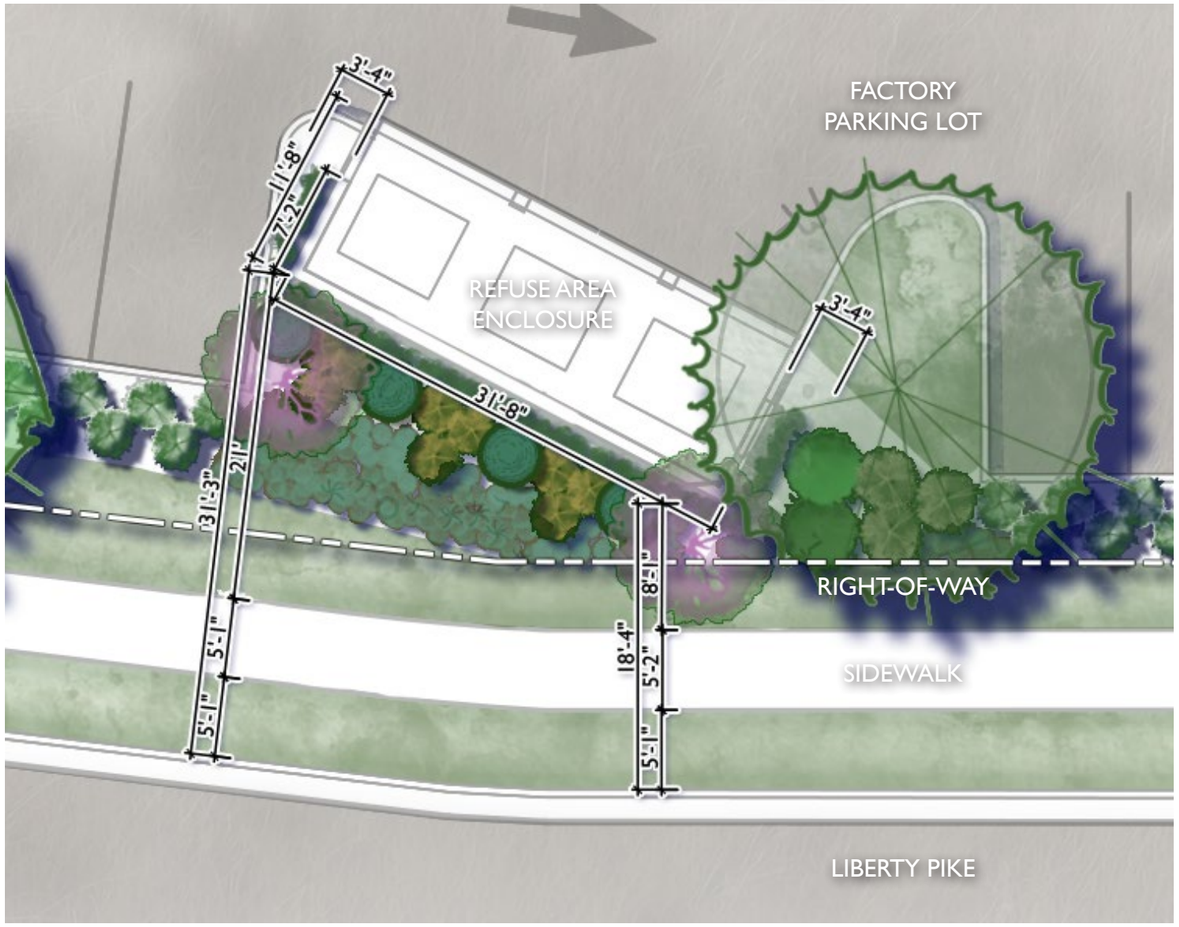
Envision Franklin strongly encourages the reuse of historic structures where possible, but the success of the re-use of the Factory depends on an infusion of new businesses. This modification of standards is requested to allow for trash enclosures at the frontage of Liberty Pike so that they are in proximity to the various businesses, restaurants, and farmer's market that need them. It is also important that they are outside of the pedestrian experience in the proposed plazas and gathering spaces around the Factory building.

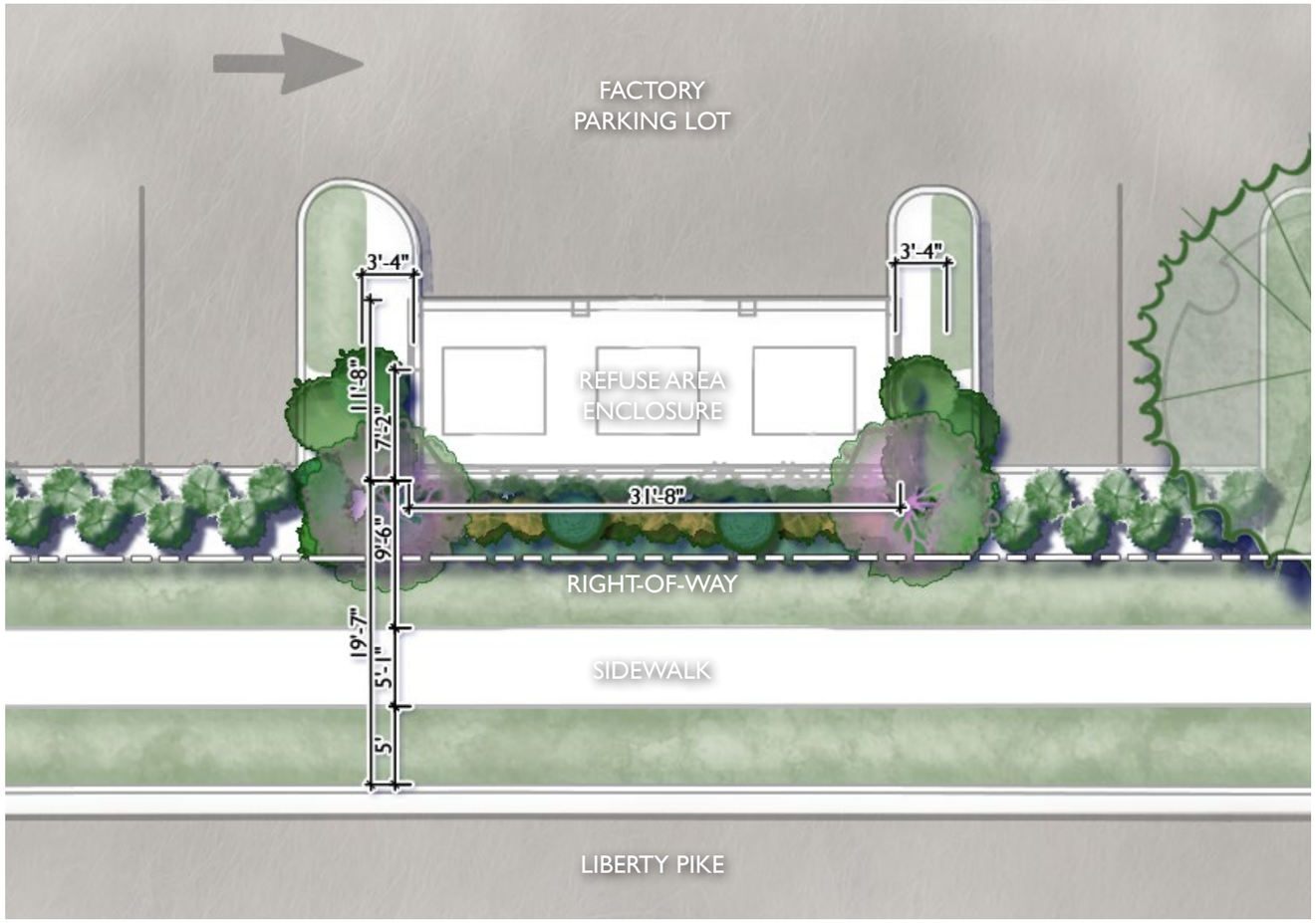
This is further supported by the City of Franklin Historic District Design Guidelines which states: "The guidelines emphasize the public parts of buildings and settings, defined as those visible from public right of ways in front of the building or lot. Building front elevations, or facades, often contain the elements that define a building's style, and these elements should remain visible and unaltered. For commercial buildings, the distinctive combination of lower storefront and upper façade found on the primary elevation also illustrates the building's function. If changes are desired, they should be situated behind buildings and out of public view."



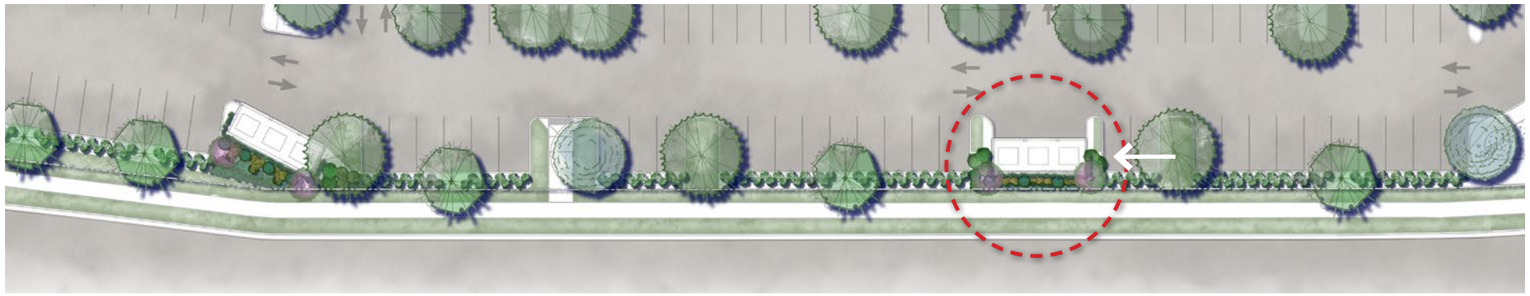


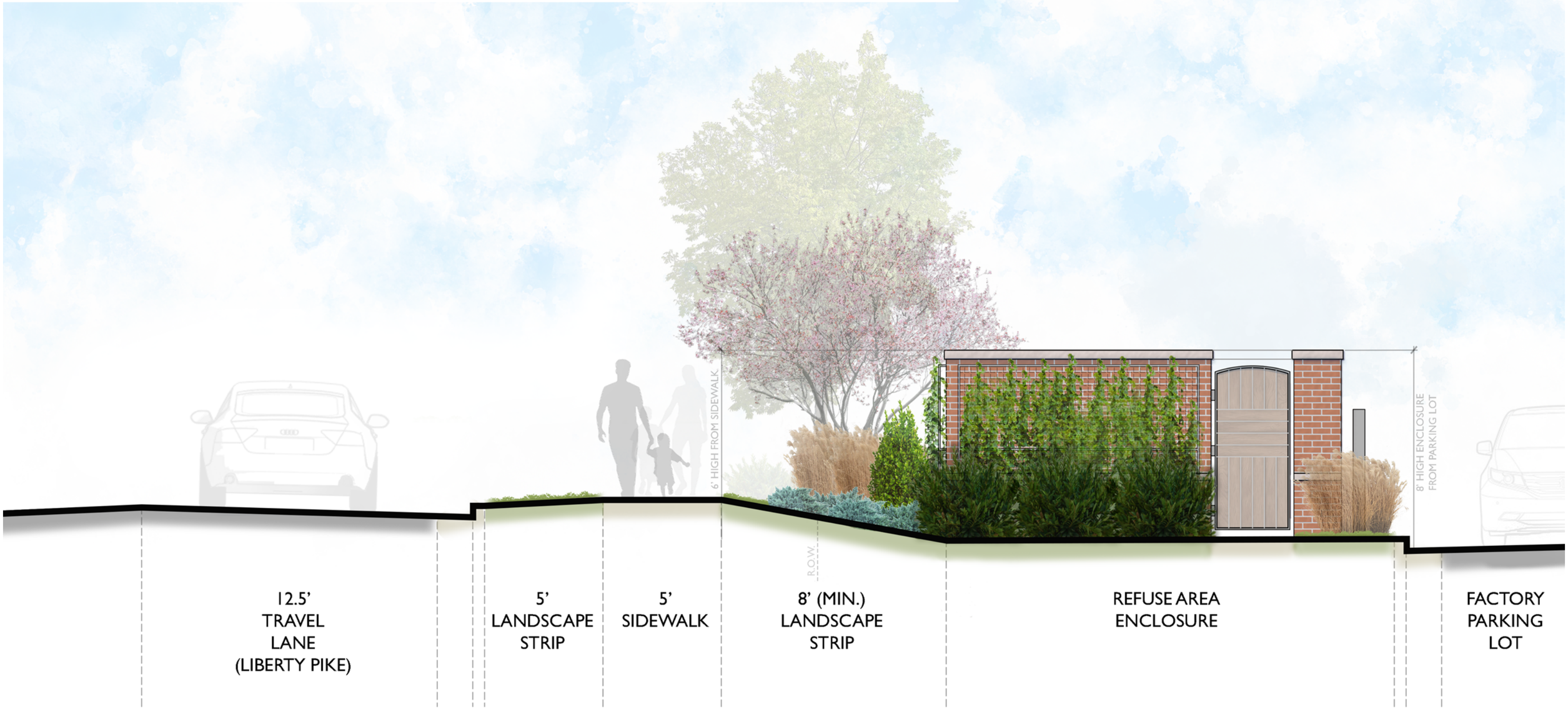




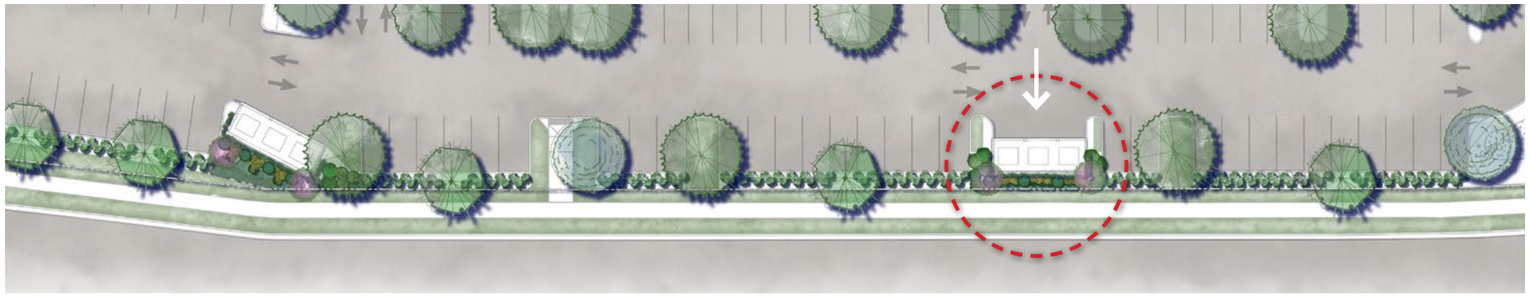


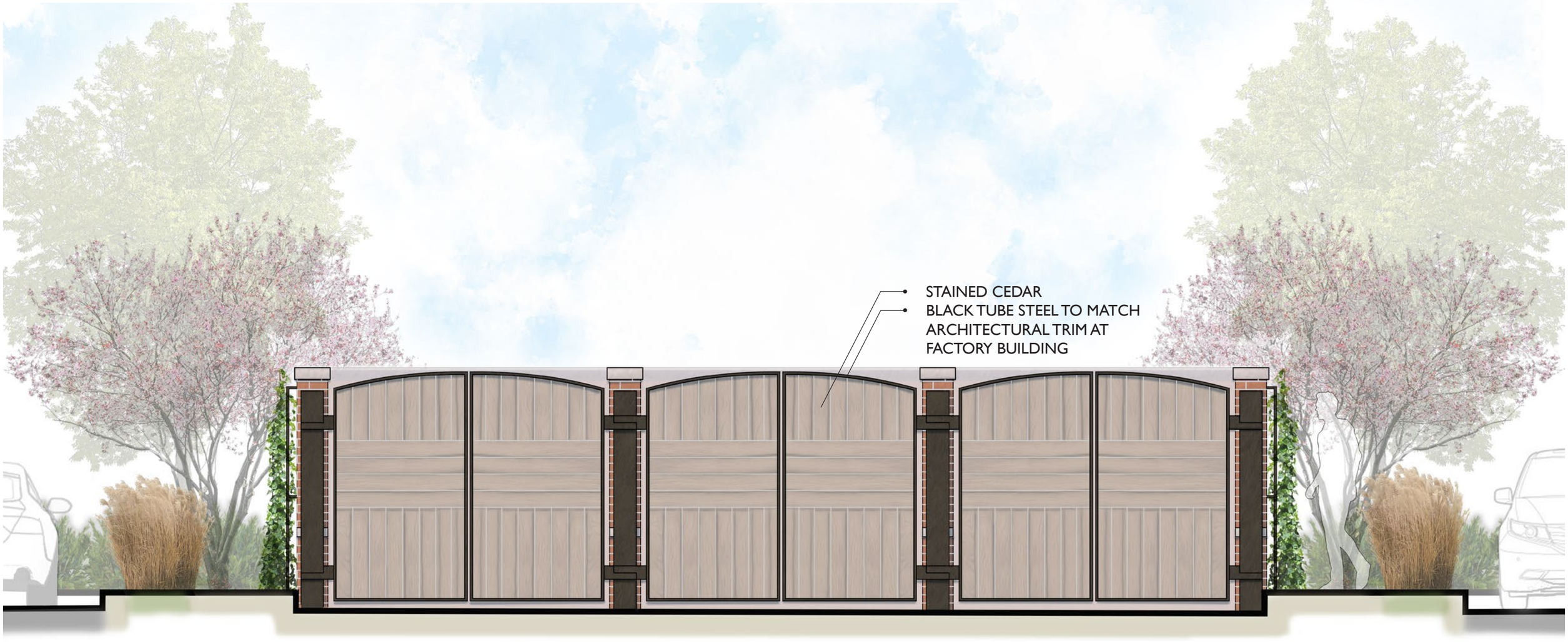
REFUSE AREA SCREENING - PROPOSED LANDSCAPE CHARACTER





REFUSE AREA SCREENING - CROSS SECTION





REFUSE AREA SCREENING - CROSS SECTION

File #: 21-04031

DATE: November 30, 2022

TO: Historic Zoning Commission

FROM: Kelly Dannenfelser, Asst. Director of Planning
Amanda Rose, Preservation Planner

SUBJECT:

Consideration Of Alterations To Previously-Approved New Construction (Roofing Materials: Principal & Accessory) At 215 Lewisburg Ave.; John Alfrey, Applicant.

PURPOSE:

The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning two proposals at 215 Lewisburg Avenue.

The first proposal proposes roofing material alterations to a previously-approved accessory structure; the accessory structure was approved with asphalt shingle roofing on the main form and with standing seam metal on the dormer, and standing seam metal has been installed on the entirety of the structure. A Stop-Work Order was placed on the accessory structure on November 18, 2022.

The second proposal seeks approval for the removal of the principal building's asphalt shingle roofing and its replacement with cedar shake roofing.

Applicable Design Guidelines:
Chapter 2 - Historic Residential Buildings
Chapter 5 - New Accessory Structures

Project Information
COF Project Number: 8026
Applicant: John Alfrey
Owner: Julie Alfrey

BACKGROUND/STAFF COMMENTS:

Accessory Structure

The Guidelines related to new accessory structures state that use should use materials and exterior finishes that are typically used in historical equivalents and that details should complement, but be less elaborate than, the character of the historic principal buildings. Asphalt shingles, fiberglass shingles, 5V metal, and standing seam metal are appropriate roofing materials. In this case, the use of standing seam metal, while not originally proposed/approved for use, may be appropriate; the color of the material, however, is not typical and is more elaborate than the color of the material on

the principal building.

Principal Building

The applicant is proposing to remove the existing asphalt shingle roofing on the principal building and to replace it with cedar shake roofing. The Guidelines state that roof materials contribute to building style and historic character and recommend retaining historic roof materials and refraining from altering roof sections on main or other visible facades. Further, the Guidelines recommend that if partial or wholesale replacement is needed, one uses materials whose composition and appearance match the historic materials. The use of the existing metal roofing may be appropriate if the applicant can paint or otherwise color it so that it is more in keeping with the Guidelines.

Since historic photographs of the subject property cannot be located by staff and have not been provided, staff consulted Sanborn Fire Insurance Maps to gather any relevant information on the historic roofing materials. The 1950s Sanborn Map (which updated the 1940 map) notes that a composition roof was in place on the principal building (see exhibits below). The building is not located on any earlier maps, as it dates to ca. 1945.

Typically, a composition roof is a composite of multiple materials instead of being made from a single material such as metal or wood. Based on the historical documentation, the Guidelines suggest that the most appropriate material would be the historic material, a composition roof. Asphalt composition roofing was widely in use by the 1910s.

Exhibits: Section of 1950s Sanborn Fire Insurance Map featuring subject property, 215 Lewisburg Ave. Notations are present to indicate that the principal structure featured a composition roof.





FINANCIAL IMPACT:

RECOMMENDATION:

Staff recommends that Item #7 be denied, based on the Staff Analysis & Recommendation dated December 12, 2022.

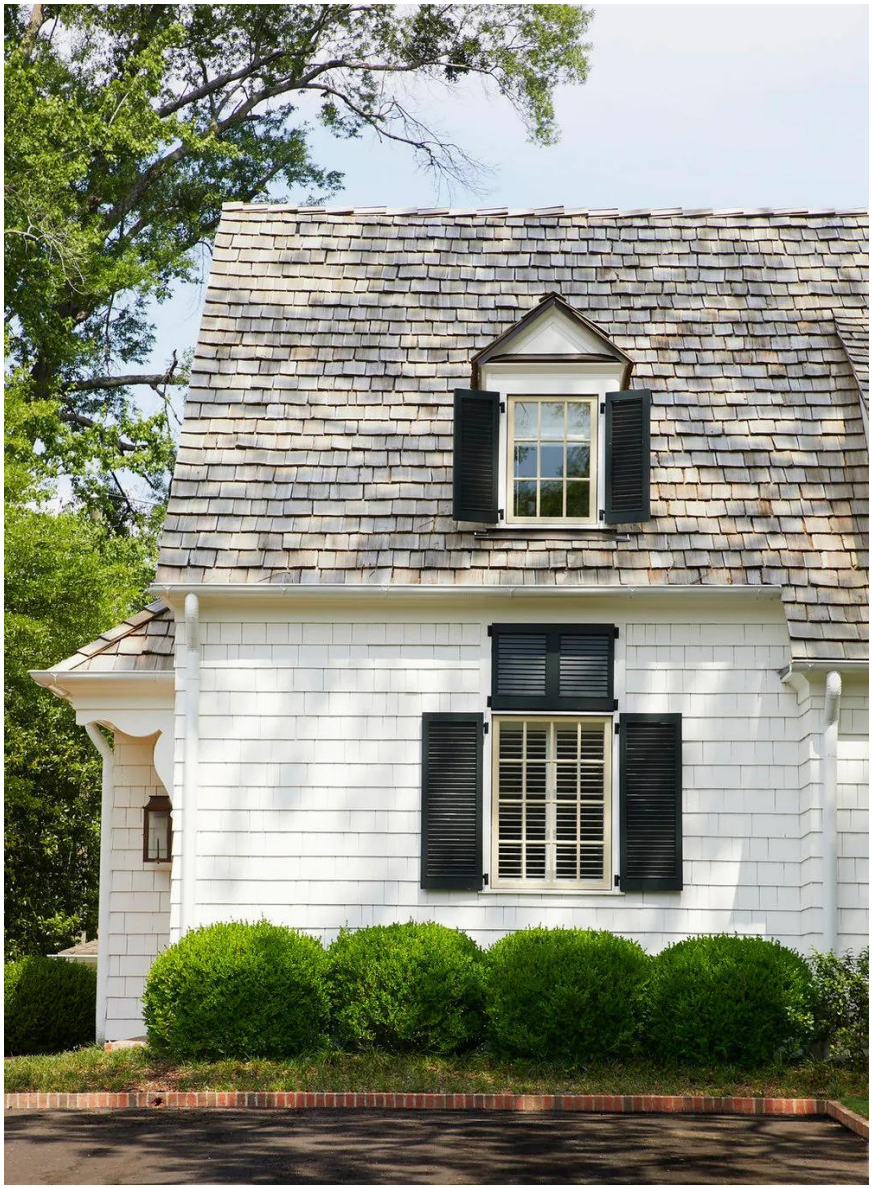
If issued a COA, the following conditions shall apply:

1. If the accessory structure alterations are approved, the HZC must specify if the existing color is appropriate or otherwise specify an approved color and means by which the color may be achieved.
2. The application must meet all the requirements of the Building & Neighborhood Services Department prior to work commencing.
3. Any changes to the approved plans must be submitted to the Preservation Planner or the HZC for review and approval prior to work commencing.



INSPIRATION : CEDAR SHAKE ROOF



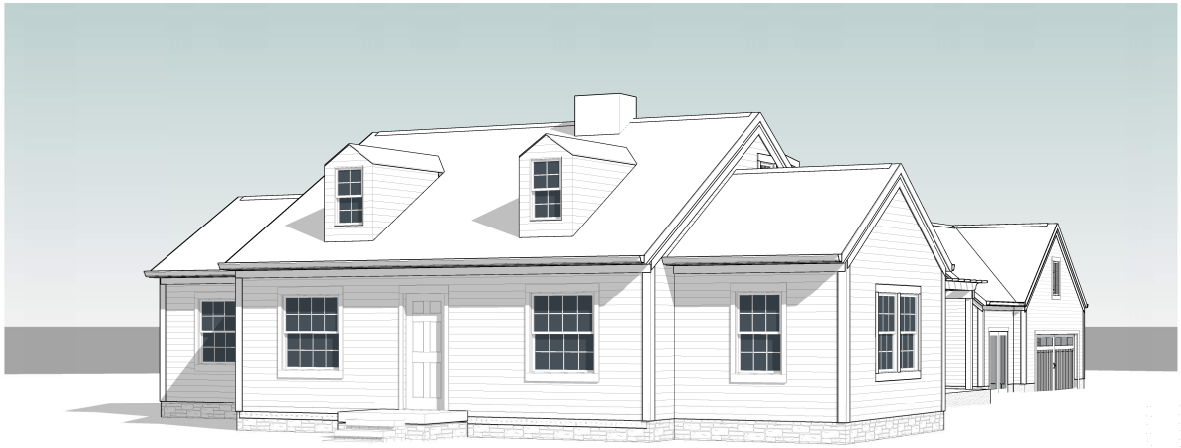


SUPPORTING EVIDENCE

SHEET SIZE: ARCH D (24" X 36")

215 LEWISBURG AVENUE RENOVATION/ ADDITION

215 LEWISBURG AVE
FRANKLIN, TENNESSEE 37064



906 STUDIO ARCHITECTS

906 STUDIO ARCHITECTS

143 Fifth Avenue South
Franklin, TN 37064
615.988.9065
906studio.com

215 LEWISBURG AVENUE RENOVATION/ ADDITION

JULIE ALFREY

215 LEWISBURG AVE
FRANKLIN, TENNESSEE 37064

2022. 906 STUDIO ARCHITECTS, LLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO ARCHITECTS, LLC.

NO.	DESCRIPTION	DATE
	BUILDER SET	05/18/2022

Project Number
21.1090

5/18/2022 12:21:48 PM

SHEET SIZE: ARCH D (24" X 36")

ABBREVIATIONS

A

A/C	Air Conditioning
ADJ	Adjust(able)
A.F.F.	Above Finished Floor
ALUM	Aluminum
ALT	Alternate
ARCH	Architectural
ASPH	Asphalt
ATT	Attach(ed)

B

BD	Board
BLDG	Building
BLKG	Blocking
BM	Benchmark
BRG	Bearing
BUR	Built-Up Roof
B.O.C.	Bottom of Curb
B.O.S.	Bottom of Steel
BOT	Bottom
B.O.W.	Bottom of Wall

C

CAB	Cabinet
CB	Catch Basin
CEM	Cement
CIP	Cast-In-Place
CJ	Contraction Joint
CLG	Ceiling
CLR	Clear/Clearance
CMU	Concrete Masonry Unit
COL	Column
CONC	Concrete
CONST	Construction
CONT	Continuous/Continued
COORD	Coordinate
CORR	Corrugates, (ed)
CPT	Carpet
CT	Ceramic Tile
CTSK	Countersunk
CU	Cubic
CU FT	Cubic Foot/Feet
CU YD	Cubic Yard(s)
CW	Curtain Wall

D

D	Depth
DBL	Double
DF	Drinking Fountain
DIM	Dimension
DN	Down
DR	Door
DS	Down Spout
DTL	Detail
DW	Dishwasher
DWG	Drawing

E

EF	Each Face
EJ	Expansion Joint
ELEC	Electric(al)
ELEV	Elevation/Elevator
EOS	Edge of Slab
EQ	Equal
EQUIP	Equipment
EW	Each Way
EXH	Exhaust
EXIST	Existing
EXP	Expansion/Exposed
EXT	Exterior

F

FD	Floor Drain
FF	Finish(ed) Floor
F.F.E.	Finished Floor Elevation
FH	Flat Head
FIN	Finish(ed)
FLR	Floor
F.O.	Face of
F.O.G.	Face of Glazing
F.O.M.	Face of Masonry
F.O.S.	Face of Stud
FRMG	Framing
FRT	Fire Retardant Treated
FRP	Fiberglass Reinforced Polymer
FSTN	Fasten(ed), (er), (ing)
FT	Foot/Feet
FTG	Footing

G

GA	Gauge/Gage
GALV	Galvanize(d)
GL	Glass/Glazing
GYP	Gypsum
GYP. BD.	Gypsum Board

H

HDR	Header
HDW	Hardware
HH	Head Height
HORIZ	Horizontal
HP	High Point
HR	Hour
HGT	Height
HVAC	Heating, Ventilation, & Air Conditioning

I

IN	Inch(es)
INSUL	Insulate(d), (ing), (ion)
INT	Interior
INV	Invert

J

JST	Joist
JT	Joint

K

KIT	Kitchen

L

L	Length
LAM	Laminate(d)
LL	Live Load
LP	Low Point
LWR	Lower
LVR	Louver

M

MAS	Masonry
MATL	Material
MAX	Maximum
MB	Machine Belt
MECH	Mechanical
MFR	Manufacturer
MIN	Minimum
MISC	Miscellaneous
MO	Masonry Opening
MRGB	Moisture Resistant Gypsum Board
MT	Metal Threshold
MTL	Metal
MULL	Mullion

N

NIC	Not In Contract
NO.	Number
NTS	Not To Scale

O

OC	On Center
OD	Outside Diameter
OH	Opposite Hand
OPNG	Opening
OPP	Opposite

P

PB	Protection Board
PJ	Panel Joint
PL	Property Line
PLAM	Plastic Laminate
PLYWD	Plywood
PREFAB	Prefabricate(d), (tion)
PNT	Point
PT	Pressure Treated
PTD	Paint(ed)
PVC	Polyvinyl Chloride

Q

–

R

R	Riser/Radius
RA	Return Air
RAD	Radius
RAG	Return Air Grill
RAR	Return Air Register
RCP	Reflected Ceiling Plan
RD	Roof Drain
REF	Refrigerator
REINF	Reinforce(d), (ing), (ment)
RET	Retain(ing), Retention
RH	Round Head
RL	Rain Leader
RM	Room
RO	Rough Opening
ROW	Right of Way
RS	Rough Sawn
RVL	Reveal

S

S&R	Shelf and Rod
SA	Supply Air
SAG	Supply Air Grill
SAN	Sanitary
SC	Sealed Concrete
SCH	Schedule
SCWD	Solid Core Wood Door
SDF	Soap Dispenser (Foam)
SDL	Soap Dispenser (Liquid)
SEC	Secure(d)
SECT	Section
SHT	Sheet
SIM	Similar
SPEC	Specification(s)
SQ	Square
SQ IN	Square Inch(es)
SQ FT	Square Feet/Foot
SQ YD	Square Yard(s)
SS	Service Sink
SST	Stainless Steel
ST	Steel Tube
STC	Sound Transmission Coeffient
STD	Standard
STL	Steel
STOR	Storage
STRUCT	Structural
SUSP	Suspend(ed), (sion)
SW	Solid Wood
SYS	Systems Furniture Element

T

T	Tread(s)/Tempered
T&G	Tongue and Groove
TEMP	Temporary
THK	Thick(ness)
THR	Threshold
TLT	Toilet
T.O.	Top of
T.O.C.	Top of Curb
T.O.P.	Top of Parapet
T.O.W.	Top of Wall
TPD	Toilet Paper Dispenser
TRTD	Treated
TYP	Typical

U

UNO	Unless Noted Otherwise

V

VB	Vapor Barrier, Vinyl Base
VERT	Vertical
VIF	Verify in Field
VOL	Volume
VT	Vinyl Tile

W

W	Wide/Width
W/	With (included)
W/O	Without
WC	Water Closet
WD	Wood
WDW	Window
WH	Water Heater
WP	Waterproofing
WR	Water Resistant
WRB	Water Resistant Barrier
WWM	Welded Wire Mesh

X

–

Y

YD	Yard

Z

–

PROJECT TEAM

OWNER

JULIE ALFREY
215 LEWISBURG AVE.
FRANKLIN, TN 37064

ARCHITECT

PRINCIPAL - MICHAEL HATHAWAY, AIA
CONTACT - BENJAMIN GOVE
906 STUDIO.ARCHITECTS LLC
143 5TH AVE. SOUTH
FRANKLIN, TN 37064
615-988-9065

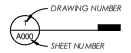
SHEET INDEX

SHEET NO.	SHEET NAME	ISSUE DATE	REV 1	REV 2	REV 3
A001	GENERAL NOTES	05/18/2022			
A002	SITE PLAN	05/18/2022			
A010	DEMOLITION PLAN	05/18/2022			
A011	DEMOLITION PLAN	05/18/2022			
A012	ROOF DEMOLITION PLAN	05/18/2022			
A100	FOUNDATION PLAN	05/18/2022			
A101	FOUNDATION PLAN	05/18/2022			
A102	FIRST FLOOR PLAN	05/18/2022			
A103	SECOND FLOOR PLAN	05/18/2022			
A104	FLOOR PLANS	05/18/2022			
A110	ROOF PLANS	05/18/2022			
A300	HOUSE ELEVATIONS	05/18/2022			
A301	HOUSE ELEVATIONS	05/18/2022			
A302	GARAGE ELEVATIONS	05/18/2022			
A400	BUILDING SECTIONS	05/18/2022			
A401	BUILDING SECTIONS	05/18/2022			
A402	DETAILS	05/18/2022			
A403	DETAILS	05/18/2022			
A600	ELECTRICAL PLAN	05/18/2022			
A601	ELECTRICAL PLANS	05/18/2022			
A900	PERSPECTIVE VIEWS	05/18/2022			
A901	PERSPECTIVE VIEWS	05/18/2022			

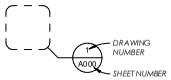
KEYNOTE LEGEND



DRAWING TITLE TAG



SECTION TAG



DETAIL TAG



ROOM TAG



WINDOW TAG



DOOR TAG

GENERAL NOTES:

1. THE GENERAL CONTRACTOR OR SUBCONTRACTOR, IN USING THESE CONSTRUCTION DOCUMENTS FOR THE CONSTRUCTION OF THIS PROJECT, IS BOUND BY ALL NOTES (GENERAL, FOUNDATION, PLAN ETC.) CONTAINED HEREIN.
2. ALL NOTES CONTAINED WITHIN THIS DOCUMENT SET APPLY TO THE SCOPE OF THE ENTIRE PROJECT DOCUMENTED HEREIN, WHETHER OR NOT THEY ARE SPECIFICALLY KEYED TO DRAWINGS, DETAILS AND CONDITIONS.
3. THESE DOCUMENTS ASSUME NO LIABILITY FOR THE STRUCTURAL FRAMING DESIGN. IT IS THE RESPONSIBILITY OF THE BUILDER TO ENGAGE THIRD-PARTY PROFESSIONAL DESIGN CONSULTANTS TO HAVE THE BUILDING APPROPRIATELY DESIGNED, ENGINEERED AND CONSTRUCTED AS REQUIRED TO MEET CODE, AND TO ACCOMMODATE THE SPECIFIC FRAMING DESIGN AND LOADING CONDITIONS OF THE PROJECT.
4. IT IS THE BUILDER'S RESPONSIBILITY TO ENSURE THAT ALL EXECUTED CONSTRUCTION MEETS OR EXCEEDS BEST PRACTICES AND ALL APPLICABLE CODES AND STANDARDS, INCLUDING BUT NOT LIMITED TO THE INTERNATIONAL RESIDENTIAL CODE (IRC) AND INTERNATIONAL ENERGY CONSERVATION CODE (IECC) WITH LOCAL AMENDMENTS (IF ANY).
5. THE ARCHITECT IS RESPONSIBLE SOLELY FOR THE DESIGN INTENT CONTAINED WITHIN THESE DOCUMENTS.
6. THESE DOCUMENTS ARE ISSUED FOR AND UNDERSTOOD TO BE USED FOR DESIGN INTENT AND GENERAL CONSTRUCTION GUIDELINES ONLY. THE ARCHITECT DOES NOT WARRANT ANY MATERIAL OR SYSTEM, OR THE INTEGRITY OF THE EXECUTED WORK, WHETHER IMPLIED OR EXPLICITLY CALLED OUT IN THE DOCUMENTS.
7. THE BUILDER SHALL NOT BE RELIEVED FROM EXECUTING THE WORK AS INTENDED IN THESE DOCUMENTS DUE TO ANY ERRORS OR OMISSIONS.
8. THE BUILDER SHALL NOT SCALE THE DRAWINGS.
9. ALL MATERIALS, FINISHES, SYSTEMS ETC. SHALL BE AS SELECTED AND APPROVED BY THE BUILDER PRIOR TO EXECUTION OF THE WORK.
10. THE BUILDER SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL CONDITIONS RELATED TO THE PROJECT AND SHALL CAREFULLY COORDINATE FIELD VERIFICATIONS WITH THE SCOPE OF WORK CONTAINED WITHIN THESE DOCUMENTS PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES. ANY ERRORS, OMISSIONS OR INCONSISTENCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE AND ARCHITECT IN WRITING PRIOR TO BID.
11. THE BUILDER SHALL SUPERVISE AND DIRECT THE WORK TO MEET OR EXCEED BEST PRACTICES AND INDUSTRY STANDARDS. THE BUILDER SHALL BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCING AND PROCEDURES, AND FOR COORDINATING THE SUCCESSFUL EXECUTION OF ALL WORK WITHIN THESE DOCUMENTS, UNLESS THE DOCUMENTS PROVIDE SPECIFIC DIRECTION
12. THE BUILDER, PRIOR TO COMMENCEMENT OF PROCUREMENT AND CONSTRUCTION, SHALL COORDINATE THE LOCATION(S) AND INSTALLATION(S) OF BUILDING SYSTEMS AND EQUIPMENT AND VERIFY THAT THE REQUIRED ACCESSES AND CLEARANCES FOR THIS AND ASSOCIATED WORK ARE PROVIDED. THIS INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING SYSTEMS: MECHANICAL, ELECTRICAL, LIGHTING, PLUMBING, FIRE PROTECTION, TELEPHONE, COMMUNICATIONS ETC.
13. THE BUILDER SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING OR RELOCATING ALL EXISTING UNDERGROUND UTILITIES AND UTILITY POINTS-OF-CONNECTION THROUGHOUT THE EXECUTION OF THE WORK.
14. THE BUILDER SHALL COORDINATE THE WORK OF ALL TRADES INVOLVED IN THE PROJECT.
15. THE BUILDER SHALL ENSURE THE PROPER CLEARANCES FOR FIXTURES AND SYSTEMS, WITHIN THE LIMITS OF THE CEILING HEIGHTS NOTED ON THE DRAWINGS. CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE AND ARCHITECT IN WRITING.
16. THE BUILDER SHALL SECURE AND PAY FOR ALL PERMITS AND FEES ASSOCIATED WITH THE PROJECT INCLUDING BUT NOT LIMITED TO PLAN REVIEW, BUILDING PERMIT, GOVERNMENTAL FEES, SITE DEVELOPMENT FEES, LICENSES AND INSPECTIONS NECESSARY FOR THE PROPER AND COMPLETE EXECUTION OF THE PROJECT. THE BUILDER SHALL COMPLY WITH AND GIVE ALL NOTICES REQUIRED BY LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF PUBLIC AUTHORITIES HAVING JURISDICTION FOR THE EXECUTION OF THE PROJECT.
17. "TYPICAL" (TYP.) SIGNIFIES THAT THE SAME REQUIREMENTS APPLY TO SIMILAR CONDITIONS THAT ARE NOT SPECIFICALLY NOTED IN THESE DOCUMENTS.
18. PRIOR TO SUBSTANTIAL COMPLETION, EVERY COMPONENT OF THE PROJECT SHALL BE CLEANED. THE BUILDER SHALL REMOVE ALL DUST, DEBRIS, OILS, STAINS, GLUES, FINGERPRINTS AND OTHER UNCLEANLINESS FROM ALL EXPOSED SURFACES (WALLS, CEILINGS, FLOORS, HANDRAILS, CABINETRY ETC.), FROM DOORS AND WINDOWS (WINDOWS SHALL BE WASHED), FROM LIGHT FIXTURES AND LIGHT FIXTURE REFLECTORS, PLUMBING FIXTURES ETC. WORK AND SURROUNDING AREAS AFFECTED BY PUNCH-LIST ITEMS SHALL ALSO BE CLEANED.
19. WATER RESISTANT GYPSUM BOARD ("GREEN BOARD") IS EXPRESSLY PROHIBITED FOR USE AS A BACKING FOR TILE OR WALL PANELS IN ANY POTENTIALLY "WET" AREAS. USE ONLY BACKING PANELS SPECIFICALLY LISTED FOR THIS USE FOR MOISTURE AND MOLD RESISTANCE, SUCH AS USG FIBEROCK AQUA-TOUGH INTERIOR PANELS OR APPROVED EQUAL.
20. SHOWER ENCLOSURES SHALL BE FINISHED WITH A HARD, NON-ABSORBENT MATERIAL TO A HEIGHT OF 70" MINIMUM ABOVE THE DRAIN INLET.
21. BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING AS REQUIRED BY THE IRC OR OTHER APPLICABLE CODE. WINDOW FALL PROTECTION SHALL BE PROVIDED WHERE REQUIRED BY THE CODE. THE BUILDER SHALL BE RESPONSIBLE TO VERIFY THAT THE LOCATION, SIZE, TYPE OF WINDOWS AND FALL PROTECTION IN THESE SPACES MEET THE REQUIREMENTS OF THE CODE.
22. DUE TO COMBUSTIBLE ROOF AND CEILING CONSTRUCTION, THE BUILDER SHALL PROVIDE ATTIC ACCESS OPENING(S), SIZE AND LOCATION AS REQUIRED BY THE CODE. IF MEETING THE HEIGHT AND AREA REQUIREMENTS DESCRIBED BY THE CODE, THE BUILDER SHALL PROVIDE ACCESS TO OTHERWISE INACCESSIBLE ROOF VOLUMES FROM THE MAIN ROOF VOLUME (SUCH AS THOSE CREATED BY "DECORATIVE" ROOF DORMERS).
23. PROVIDE FIREBLOCKING AND DRAFTSTOPPING AS REQUIRED BY THE CODE.
24. PROVIDE MINIMUM CEILING HEIGHTS, INCLUDING SLOPED CEILING AREAS, AS REQUIRED BY THE CODE.
25. STAIRWAYS SHALL MEET THE REQUIREMENTS OF THE CODE (TREADS AND RISERS, WIDTH, HEADROOM, HANDRAILS INCLUDING CONTINUITY, LANDINGS ETC.).
26. UNDER-STAIR PROTECTION SHALL BE PROVIDED AS REQUIRED BY CODE.
27. THE NUMBER OF STAIR RISERS NECESSARY TO ACCESS THE PORCH(ES) OR OTHER EXTERIOR ACCESS LOCATIONS, TO ACCESS THE HOUSE FROM THE GARAGE LEVEL ETC., SHALL BE AS REQUIRED BY THE SPECIFIC FINAL GRADING CONDITIONS OF THE SITE.
28. PROVIDE SMOKE AND CARBON MONOXIDE ALARMS AS REQUIRED IN THE CODE.
29. PROVIDE WOOD BLOCKING INSIDE PARTITIONS FOR STRUCTURAL ATTACHMENT OF WALL-HUNG CABINETS, SHELVING, CLOTHES RODS, MILLWORK, GRAB BARS AND OTHER ELEMENTS ATTACHED TO WALLS TO ENSURE FLUSH, STRAIGHT AND STRUCTURALLY SOUND CONDITIONS.
30. THE BUILDER SHALL ENSURE THAT ALL OCCUPIED SPACES WITHIN THE BUILDING ENVELOPE ARE THERMALLY INSULATED BY A CONTINUOUS INSULATION LAYER (ROOF/ATTIC, WALLS, FLOORS, FOUNDATION ETC.) AS PRESCRIBED AND REQUIRED BY APPLICABLE CODES INCLUDING THE IRC AND IECC.
31. THE BUILDING ENVELOPE SHALL BE CONSTRUCTED IN SUCH MANNER AS TO MAINTAIN A WEATHERTIGHT/WATERTIGHT CONDITION, IN CONFORMITY WITH THE INTENT OF THESE DOCUMENTS, BEST PRACTICES, INDUSTRY STANDARDS, MANUFACTURER'S WARRANTY REQUIREMENTS, AND THE REQUIREMENTS OF APPLICABLE CODES.
32. ANY DIMENSION TO EXISTING WALL IS TO FINISH FACE.

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215 LEWISBURG AVENUE RENOVATION/ ADDITION

JULIE ALFREY

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NO.	DESCRIPTION	DATE
	BUILDER SET	05/18/2022

Project Number
21.1090

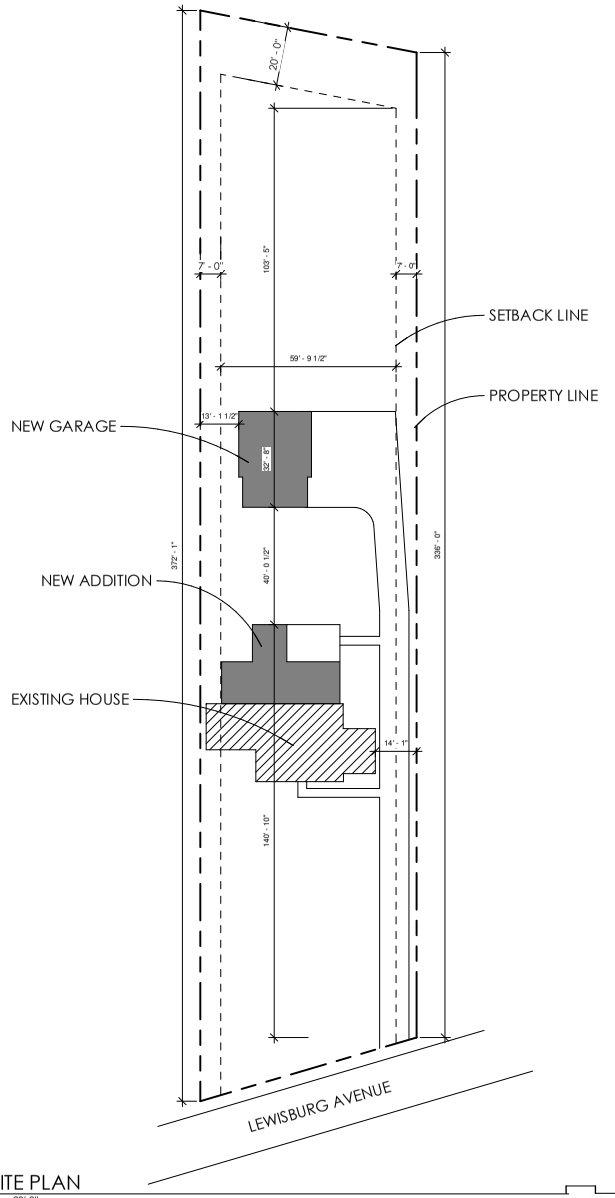
GENERAL NOTES

A001

SHEET SIZE: ARCH D (24" X 36")

SITE PLAN NOTES

1. STRUCTURES SHALL BE LOCATED BY A QUALIFIED SURVEYOR ONLY AND SHALL FURNISH PAD CERTIFICATION REPORT TO OWNER PRIOR TO PLACING OF FOUNDATION.
2. PROPERTY LINE DIMENSIONS ARE PREPARED WITH INFORMATION FURNISHED BY THE OWNER AND SHALL NOT BE CONSTRUED TO BE A SURVEY OF THE PROPERTY. FINAL STRUCTURE PLACEMENTS IN RELATION TO THE PROPERTY LINES SHALL BE DESIGNED ON THE CIVIL DRAWINGS AND SHALL CONFORM TO ALL LOCAL ZONING AND BUILDING CODES, AMENDMENTS AND/OR APPROVED VARIANCES. BUILDER SHALL LOCATE ALL STRUCTURES AND CERTIFY COMPLIANCE WITH SETBACKS PRIOR TO ANY WORK.
3. REFERENCE CIVIL/LANDSCAPE PLANS FOR GRADING, ON SITE CONSTRUCTION & OFF SITE CONSTRUCTION THAT MAY REQUIRE A SEPARATE BUILDING PERMIT. COORDINATE WITH LOCAL BUILDING DEPT.
4. BUILDER TO COORDINATE WITH LOCAL BUILDING CODES OFFICE TO DETERMINE IF EXTERIOR WALLS NOT ATTACHED TO THE PRIMARY STRUCTURE REQUIRE A SEPARATE BUILDING PERMIT.
5. SIDEWALKS, DRIVEWAYS, AND OTHER FLAT WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SOILS REPORT.



1 SITE PLAN
1" = 20'-0"

0' 10' 20' 40'

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	BUILDER SET	05/18/2022

Project Number
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SITE PLAN

A002

SHEET SIZE: ARCH D (24" X 36")

DEMOLITION GENERAL NOTES

1. THE BUILDER SHALL VERIFY AND ASCERTAIN THE EXISTING STRUCTURE OF THE HOUSE IN REGARD TO THE SCOPE OF THIS DEMOLITION/RENOVATION PROJECT INCLUDING ALL LOAD-BEARING ELEMENTS: FOUNDATION, FRAMING AND OTHERWISE, AND THE IMPACT OF THE PLANNED DEMOLITION WORK TO SAID, PRIOR TO COMMENCING DEMOLITION ACTIVITIES.
2. THE BUILDER SHALL BE RESPONSIBLE FOR MEANS-AND-METHODS, BRACING AND SHORING, REQUIRED TO MAINTAIN THE STRUCTURAL INTEGRITY OF THE EXISTING STRUCTURE DURING DEMOLITION AND RENOVATION ACTIVITY.
3. ALL ELECTRICAL, MECHANICAL, OR PLUMBING INFRASTRUCTURE WITHIN OR AFFECTED BY CONSTRUCTION TO BE DEMOLISHED, SHALL BE REMOVED/CAPPED/TERMINATED/RE-WORKED IN COMPLIANCE WITH APPLICABLE BUILDING CODES AND BEST PRACTICES, AS REQUIRED TO SERVICE THE SCOPE OF THE FINAL RENOVATION PRODUCT MOST EFFICIENTLY.
4. VERIFY WITH THE OWNER IF ANY ITEMS SCHEDULED FOR DEMOLITION/REMOVAL ARE DESIRED TO BE RETAINED BY THE OWNER OR RE-USED IN THIS RENOVATION PROJECT INCLUDING BUT NOT LIMITED TO CABINETRY, COUNTERTOPS, CASEWORK, SHELVES, DOORS, WINDOWS, PLUMBING AND LIGHTING FIXTURES, MECHANICAL EQUIPMENT, MIRRORS, ACCESSORIES ETC. IF SO, REMOVE CAREFULLY AND RETAIN. IF NOT, REMOVE AND HAUL AWAY.

RENOVATION GENERAL NOTES

1. THE BUILDER SHALL BE RESPONSIBLE FOR PROVIDING, IN COMPLIANCE WITH BEST ENGINEERING AND CONSTRUCTION PRACTICES AND APPLICABLE BUILDING CODES, ANY STRUCTURAL REINFORCEMENTS OR MODIFICATIONS TO FOUNDATION, FRAMING AND OTHERWISE, NECESSITATED BY MODIFIED LOADING CONDITIONS, THAT ARE REQUIRED TO EXECUTE THE DESIGN INTENT OF THIS REMODEL.
2. WHERE INTERIOR AND EXTERIOR DEMOLITION HAVE OCCURRED (REMOVAL OF WALLS, CEILINGS, PLUMBING FIXTURES, CABINETRY, MEP ROUGH-INS ETC.) PATCH AND REPAIR DAMAGED SURFACES TO MATCH AND ALIGN WITH EXISTING ADJACENT SURFACES.
3. WHERE PATCHING AND REPAIRING OF WALLS, CEILINGS, SOFFITS, FLOORS ETC. HAVE OCCURRED, REFINISH THESE AREAS TO MATCH AND ALIGN WITH ADJACENT REMAINING SURFACES OR REFINISH THE ENTIRETY OF THE PATCHED/REPAIRED AREA AND ALL ADJACENT SURFACES.

LEGEND

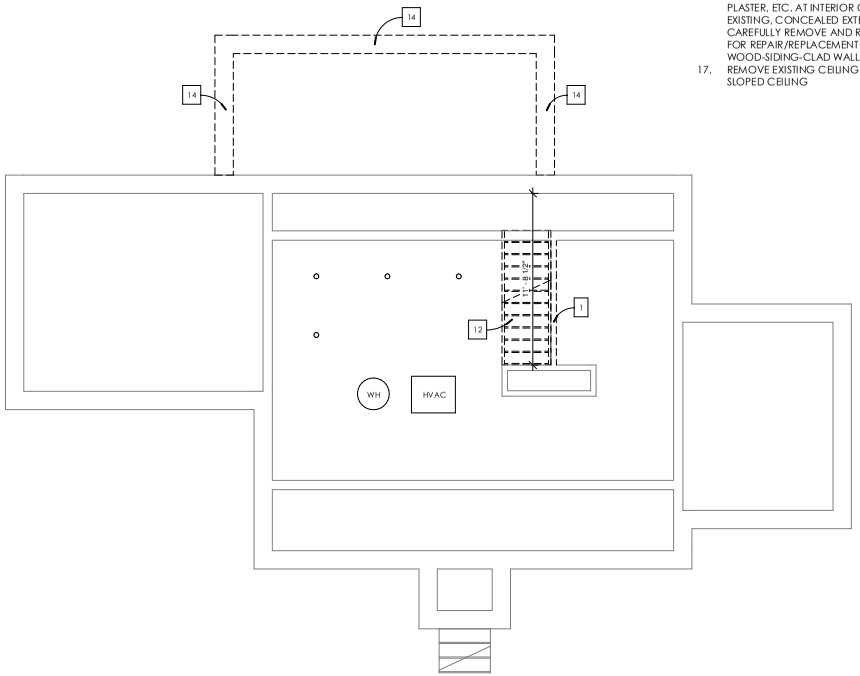
EXISTING WALL TO BE REMOVED

EXISTING DOOR OR WINDOW TO BE REMOVED

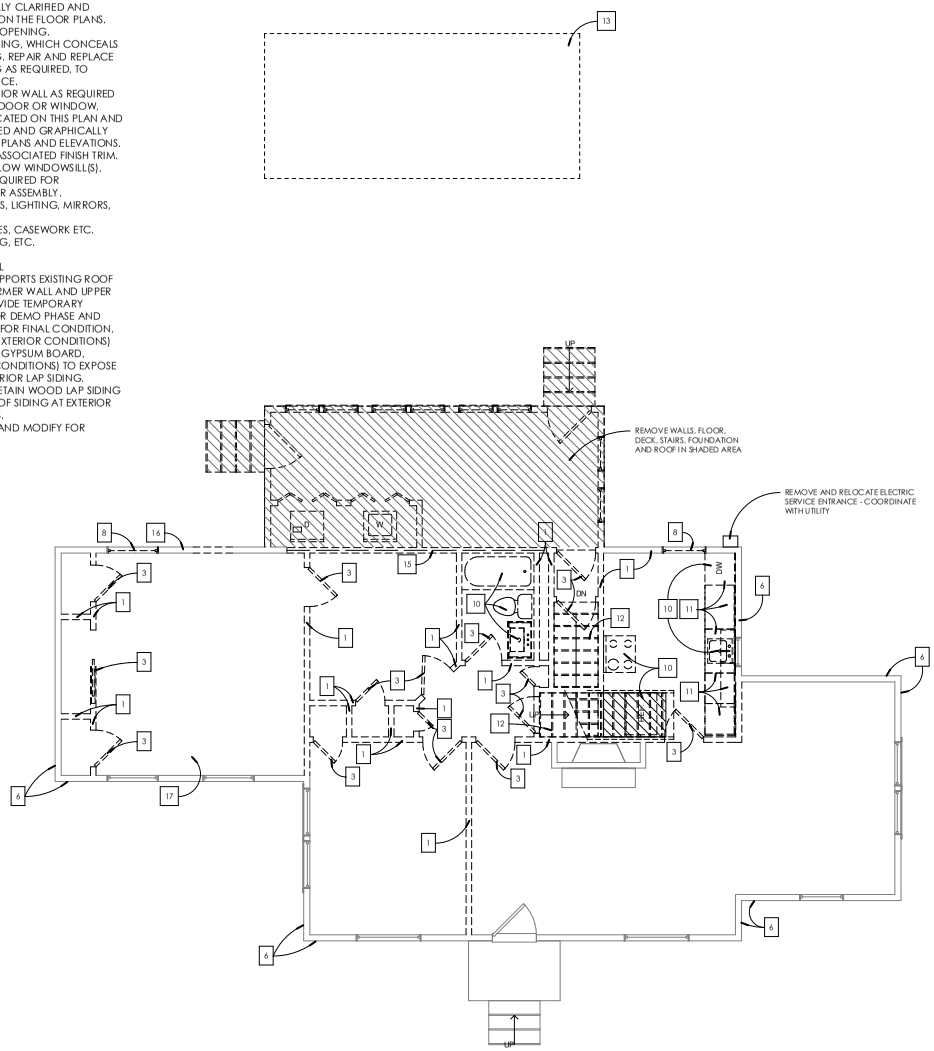
EXISTING WALL TO REMAIN

DEMOLITION PLAN KEYNOTES

1. REMOVE INTERIOR WALL FROM CEILING TO SUBFLOOR, EXTENT AS GENERALLY INDICATED ON THIS PLAN AND AS DIMENSIONALLY CLARIFIED ON THE FLOOR PLANS.
2. REMOVE PORTION OF WALL, EXTENT AS GENERALLY INDICATED ON THIS PLAN AND AS DIMENSIONALLY CLARIFIED ON THE FLOOR PLANS.
3. REMOVE DOOR AND DOOR FRAME.
4. REMOVE DOOR AND DOOR FRAME AND MODIFY DOOR OPENING SIZE OR LOCATION AS REQUIRED FOR INSTALLATION OF NEW DOOR FRAME AND DOOR, EXTENT AS GENERALLY INDICATED ON THIS PLAN AND AS DIMENSIONALLY CLARIFIED AND GRAPHICALLY ILLUSTRATED ON THE FLOOR PLANS.
5. REMOVE FINISH TRIM FROM OPENING.
6. REMOVE EXISTING VINYL SIDING, WHICH CONCEALS EXISTING WOOD LAP-SIDING. REPAIR AND REPLACE EXISTING WOOD LAP-SIDING AS REQUIRED, TO MATCH EXISTING APPEARANCE.
7. REMOVE PORTION OF EXTERIOR WALL AS REQUIRED FOR INSTALLATION OF NEW DOOR OR WINDOW, EXTENT AS GENERALLY INDICATED ON THIS PLAN AND AS DIMENSIONALLY CLARIFIED AND GRAPHICALLY ILLUSTRATED ON THE FLOOR PLANS AND ELEVATIONS.
8. REMOVE WINDOW(S) AND ASSOCIATED FINISH TRIM.
9. REMOVE EXTERIOR WALL BELOW WINDOWSILL(S), DOWN TO SUBFLOOR, AS REQUIRED FOR INSTALLATION OF NEW DOOR ASSEMBLY.
10. REMOVE PLUMBING FIXTURES, LIGHTING, MIRRORS, ACCESSORIES ETC.
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12. REMOVE STAIR CASE, RAILING, ETC.
13. REMOVE STRUCTURE
14. REMOVE FOUNDATION WALL
15. EXISTING BEARING WALL, SUPPORTS EXISTING ROOF STRUCTURE, PROPOSED DORMER WALL AND UPPER FLOOR. BUILDER SHALL PROVIDE TEMPORARY BRACING AND SHORING FOR DEMO PHASE AND APPROPIATE REPLACEMENT FOR FINAL CONDITION.
16. REMOVE VINYL SIDING (AT EXTERIOR CONDITIONS) AND INTERIOR WALL FINISH (GYPSUM BOARD, PLASTER, ETC. AT INTERIOR CONDITIONS) TO EXPOSE EXISTING, CONCEALED EXTERIOR LAP SIDING. CAREFULLY REMOVE AND RETAIN WOOD LAP SIDING FOR REPAIR/REPLACEMENT OF SIDING AT EXTERIOR WOOD-SIDING-CLAD WALLS.
17. REMOVE EXISTING CEILING AND MODIFY FOR SLOPED CEILING



2 HOUSE FOUNDATION DEMO PLAN
1/4" = 1'-0"
0' 2' 4' 8'



1 FIRST FLOOR DEMO PLAN
1/4" = 1'-0"
0' 2' 4' 8'

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Project Number
21.1090

DEMOLITION PLAN

A010

5/18/2022 12:21:51 PM

SHEET SIZE: ARCH D (24" X 36")

DEMOLITION GENERAL NOTES

1. THE BUILDER SHALL VERIFY AND ASCERTAIN THE EXISTING STRUCTURE OF THE HOUSE IN REGARD TO THE SCOPE OF THIS DEMOLITION/RENOVATION PROJECT INCLUDING ALL LOAD-BEARING ELEMENTS: FOUNDATION, FRAMING AND OTHERWISE, AND THE IMPACT OF THE PLANNED DEMOLITION WORK TO SAID, PRIOR TO COMMENCING DEMOLITION ACTIVITIES.
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LEGEND

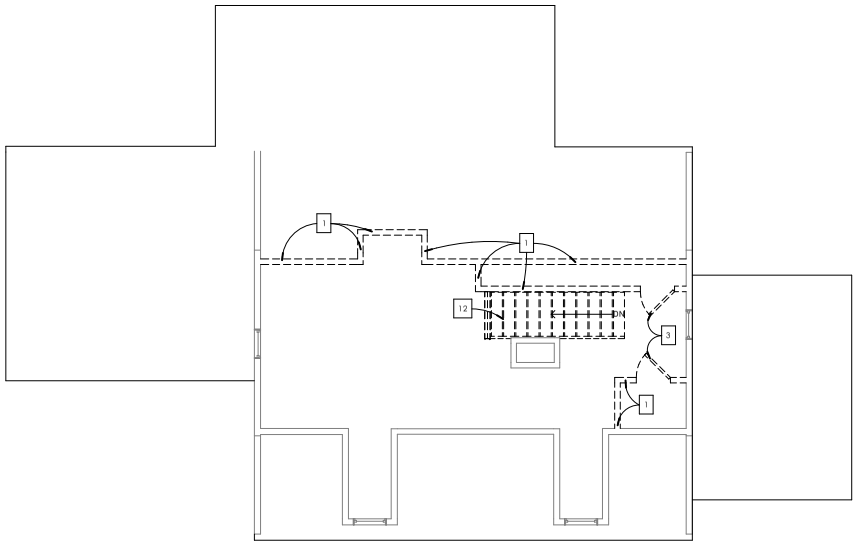
EXISTING WALL TO BE REMOVED

EXISTING DOOR OR WINDOW TO BE REMOVED

EXISTING WALL TO REMAIN

DEMOLITION PLAN KEYNOTES

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17. REMOVE EXISTING CEILING AND MODIFY FOR SLOPED CEILING



1 SECOND FLOOR DEMO PLAN
1/4" = 1'-0"

0' 2' 4' 8'

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Project Number
21.1090

DEMOLITION PLAN

A011

5/18/2022 12:21:52 PM

SHEET SIZE: ARCH D (24" X 36")

DEMOLITION GENERAL NOTES

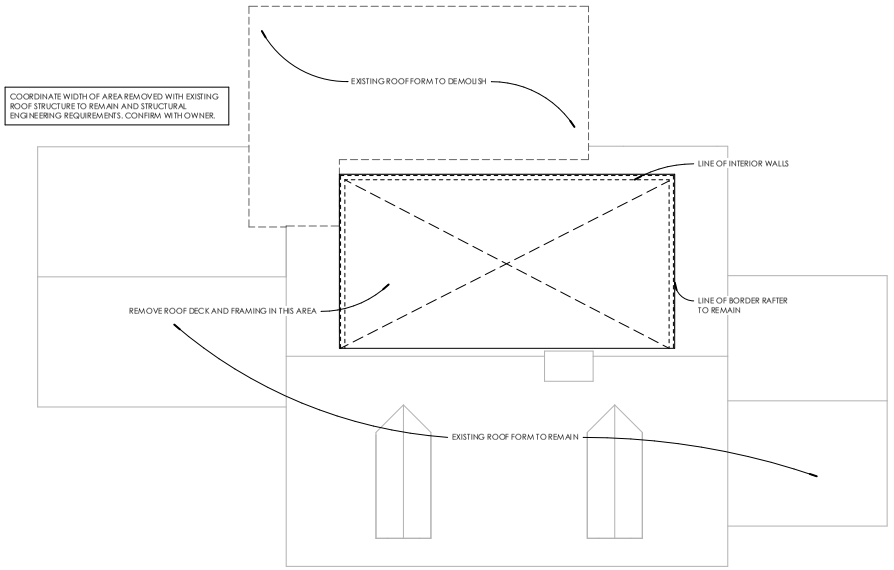
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DEMOLITION PLAN KEYNOTES

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1 ROOF DEMOLITION PLAN
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0' 2' 4' 8'

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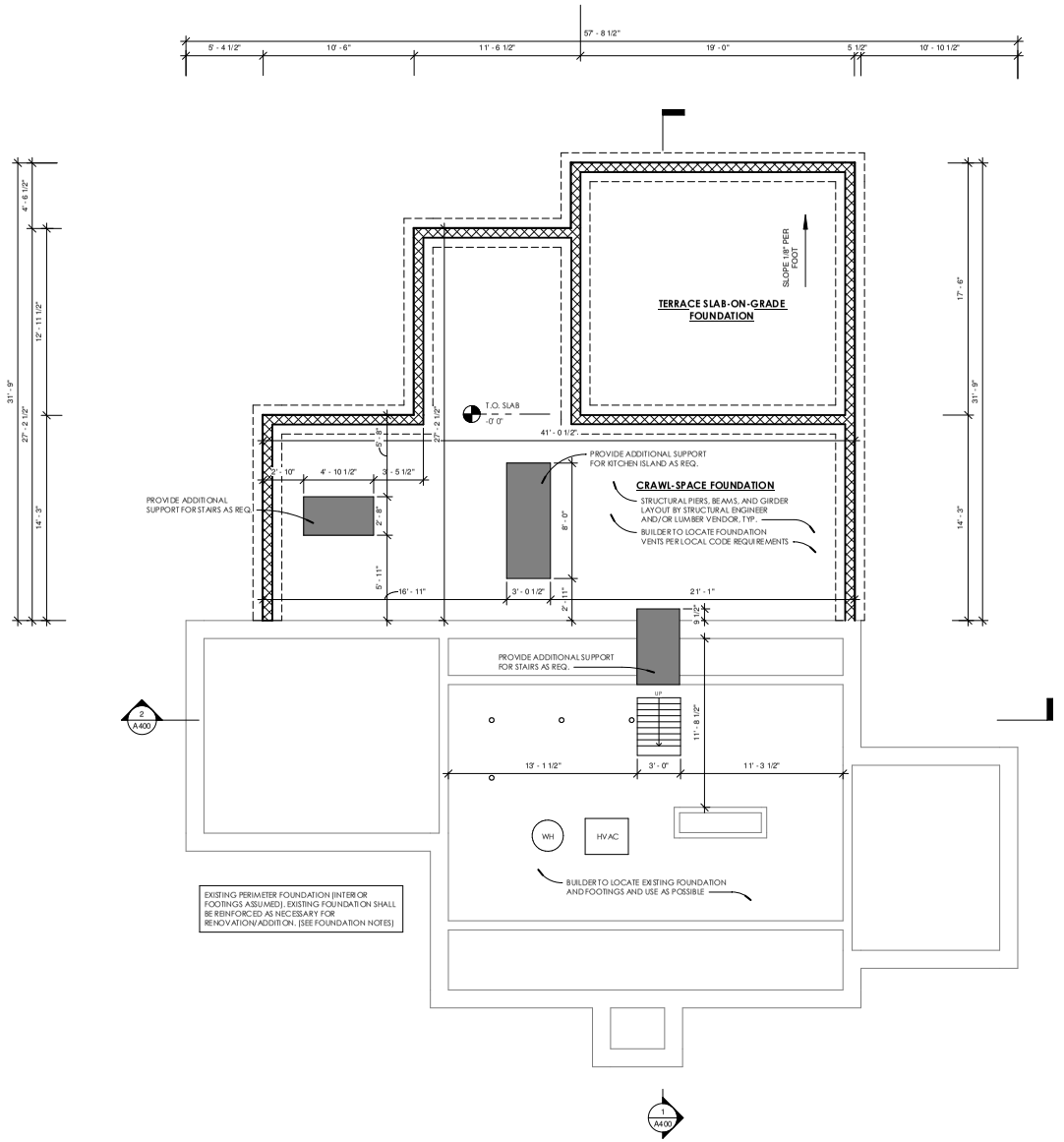
ROOF DEMOLITION PLAN

A012

SHEET SIZE: ARCH D (24" X 36")

FOUNDATION NOTES

1. IF REQUIRED BY THE BUILDING OFFICIAL OR AT THE DISCRETION OF THE BUILDER, IT IS THE RESPONSIBILITY OF THE BUILDER TO ENGAGE THIRD-PARTY PROFESSIONAL CONSULTING SERVICES AS REQUIRED TO VERIFY THE SOIL BEARING CAPACITY AND ANY SPECIFIC UNDERLYING SUBSURFACE CONDITIONS AT THE SITE, TO PROVIDE SITE-SPECIFIC RECOMMENDATIONS FOR FOUNDATION DESIGN AND SOIL REMEDIATION, AND TO PROVIDE CONSTRUCTION OBSERVATION SERVICES.
2. THE BUILDER SHALL INSPECT AND BE FAMILIAR WITH ALL SITE CONDITIONS PRIOR TO STARTING CONSTRUCTION. THE BUILDER SHALL NOTIFY THE OWNER'S REPRESENTATIVE AND ARCHITECT OF ANY NOTED SOIL CONDITIONS THAT MAY AFFECT THE SUPPORTING SOILS' ABILITY TO SUPPORT THE BUILDING LOADS, AND THAT MAY IN TURN REQUIRE INVESTIGATION AND CONSTRUCTION RECOMMENDATIONS BY A GEOTECHNICAL ENGINEER.
3. THE BUILDER SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING OR RELOCATING ALL EXISTING UNDERGROUND UTILITIES AND UTILITY POINTS-OF-CONNECTION THROUGHOUT THE EXECUTION OF THE WORK.
4. THESE DOCUMENTS ASSUME NO LIABILITY FOR THE FOUNDATION DESIGN. IT IS THE RESPONSIBILITY OF THE BUILDER TO ENGAGE THIRD-PARTY PROFESSIONAL DESIGN CONSULTANTS TO HAVE THE FOUNDATION APPROPRIATELY DESIGNED, ENGINEERED AND CONSTRUCTED AS REQUIRED TO MEET CODE, THE SPECIFIC CONDITIONS OF THE SITE, AND TO ACCOMMODATE THE SPECIFIC FRAMING DESIGN AND LOADING CONDITIONS OF THE PROJECT.
5. THE BUILDER SHALL VERIFY AND DETERMINE THE MOST APPROPRIATE FOUNDATION SYSTEM BASED ON THE SPECIFIC SITE'S GRADING CONDITION (SLAB ON GRADE, CRAWL SPACE, HEIGHTS AND STEPS OF STEMWALLS ETC.)
6. TERMITE PROTECTION: THE BUILDER SHALL PROVIDE PROTECTION AGAINST DAMAGE FROM SUBTERRANEAN TERMITES AS REQUIRED BY THE CODE.
7. THE MINIMUM DISTANCE FROM TOP OF FOUNDATION (FOUNDATION WALLS OR TOP OF SLAB) TO FG SHALL BE AS PRESCRIBED IN THE IRC AND OTHER APPLICABLE CODES TO PROTECT AGAINST WOOD ROT AND DECAY.
8. THE MINIMUM DISTANCE BETWEEN THE UNDERSIDE OF WOOD FRAMING AND EXPOSED GROUND SHALL BE AS PRESCRIBED IN THE IRC AND OTHER APPLICABLE CODES TO PROTECT AGAINST WOOD ROT AND DECAY.
9. THE BUILDER SHALL COORDINATE THE FOUNDATION DESIGN WITH THE FRAMING DESIGN.
10. THE DEPTH OF FOOTINGS SHALL MEET OR EXCEED MINIMUM FROST DESIGN DEPTHS AS DICTATED BY CODE AND THE LOCAL JURISDICTION.
11. THE NUMBER OF STAIR RISERS NECESSARY TO ACCESS THE PORCH(ES) OR OTHER EXTERIOR ACCESS LOCATIONS, TO ACCESS THE HOUSE FROM THE GARAGE LEVEL ETC., SHALL BE AS REQUIRED BY THE SPECIFIC FINAL GRADING CONDITIONS OF THE SITE.
12. DIMENSION LINES ARE TO OUTSIDE FACE OF FOUNDATION ELEMENTS (EDGE OF SLAB ON GRADE, FACE OF TURNDOWN FOOTING, FACE OF CONCRETE OR CMU FOUNDATION WALL ETC.) UNLESS NOTED OTHERWISE.
13. PROVIDE SLEEVES FOR PLUMBING PENETRATIONS OF FOUNDATION, TO ALLOW FOR ISOLATION OF PLUMBING AND DIFFERENTIAL EXPANSION/CONTRACTION.
14. NO PLUMBING PENETRATIONS SHALL BE ALLOWED THROUGH FOOTINGS/THICKENED SLABS UNDER BEARING WALLS.
15. PROVIDE POSITIVE DRAINAGE AWAY FROM THE FOUNDATION AS REQUIRED BY CODE.
16. ALL EXTERIOR CONCRETE PAVEMENTS (PORCHES, WALKS ETC.) SHALL BE SLOPED TO DRAIN AWAY FROM THE HOUSE.
17. ALL SUBGRADE SHALL BE COMPACTED TO 95% OR GREATER OF NATURAL BEARING CAPACITY WITH NO VOIDS.
18. SECURE ALL REBAR IN CORRECT POSITION USING CHAIRS OR SPACERS AS REQUIRED.
19. FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSE HABITABLE SPACE BELOW GRADE SHALL BE DAMPPROOFED OR WATERPROOFED AS REQUIRED BY CODE.
20. DRAINS SHALL BE PROVIDED AROUND FOUNDATIONS THAT RETAIN EARTH AND ENCLOSE HABITABLE SPACES IN ACCORDANCE WITH CODE.
21. PROVIDE VENTILATION OPENINGS TO THE UNDER-FLOOR SPACE (CRAWLSPACE) PER CODE, UNLESS IT SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS OF AN UNVENTED UNDER-FLOOR SPACE AS DESCRIBED IN THE CODE.
22. IF RADON-RESISTANT CONSTRUCTION IS REQUIRED BY THE LOCAL JURISDICTION, FOLLOW CONSTRUCTION GUIDELINES AS REQUIRED BY THE CODE AND THE EPA.



1 HOUSE FOUNDATION PLAN
1/4" = 1'-0"

0' 2' 4' 8'

906 STUDIO ARCHITECTS
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615.988.9065
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215 LEWISBURG AVENUE RENOVATION/ ADDITION

JULIE ALFREY

215 LEWISBURG AVE
FRANKLIN, TENNESSEE 37064

2022. 906 STUDIO ARCHITECTS, LLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO ARCHITECTS, LLC.

NO.	DESCRIPTION	DATE
	BUILDER SET	05/18/2022

Project Number
21.1090

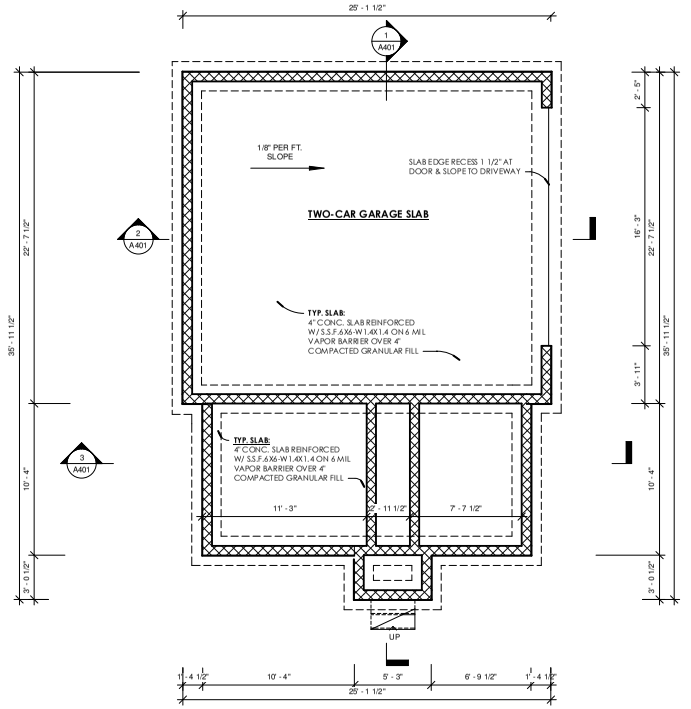
FOUNDATION PLAN

A100

SHEET SIZE: ARCH D (24" X 36")

FOUNDATION NOTES

1. IF REQUIRED BY THE BUILDING OFFICIAL OR AT THE DISCRETION OF THE BUILDER, IT IS THE RESPONSIBILITY OF THE BUILDER TO ENGAGE THIRD-PARTY PROFESSIONAL CONSULTING SERVICES AS REQUIRED TO VERIFY THE SOIL BEARING CAPACITY AND ANY SPECIFIC UNDERLYING SUBSURFACE CONDITIONS AT THE SITE, TO PROVIDE SITE-SPECIFIC RECOMMENDATIONS FOR FOUNDATION DESIGN AND SOIL REMEDIATION, AND TO PROVIDE CONSTRUCTION OBSERVATION SERVICES.
2. THE BUILDER SHALL INSPECT AND BE FAMILIAR WITH ALL SITE CONDITIONS PRIOR TO STARTING CONSTRUCTION. THE BUILDER SHALL NOTIFY THE OWNER'S REPRESENTATIVE AND ARCHITECT OF ANY NOTED SOIL CONDITIONS THAT MAY AFFECT THE SUPPORTING SOILS' ABILITY TO SUPPORT THE BUILDING LOADS, AND THAT MAY IN TURN REQUIRE INVESTIGATION AND CONSTRUCTION RECOMMENDATIONS BY A GEOTECHNICAL ENGINEER.
3. THE BUILDER SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING OR RELOCATING ALL EXISTING UNDERGROUND UTILITIES AND UTILITY POINTS-OF-CONNECTION THROUGHOUT THE EXECUTION OF THE WORK.
4. THESE DOCUMENTS ASSUME NO LIABILITY FOR THE FOUNDATION DESIGN. IT IS THE RESPONSIBILITY OF THE BUILDER TO ENGAGE THIRD-PARTY PROFESSIONAL DESIGN CONSULTANTS TO HAVE THE FOUNDATION APPROPRIATELY DESIGNED, ENGINEERED AND CONSTRUCTED AS REQUIRED TO MEET CODE, THE SPECIFIC CONDITIONS OF THE SITE, AND TO ACCOMMODATE THE SPECIFIC FRAMING DESIGN AND LOADING CONDITIONS OF THE PROJECT.
5. THE BUILDER SHALL VERIFY AND DETERMINE THE MOST APPROPRIATE FOUNDATION SYSTEM BASED ON THE SPECIFIC SITE'S GRADING CONDITION (SLAB ON GRADE, CRAWL SPACE, HEIGHTS AND STEPS OF STEMWALLS ETC.)
6. TERMITE PROTECTION: THE BUILDER SHALL PROVIDE PROTECTION AGAINST DAMAGE FROM SUBTERRANEAN TERMITES AS REQUIRED BY THE CODE.
7. THE MINIMUM DISTANCE FROM TOP OF FOUNDATION (FOUNDATION WALLS OR TOP OF SLAB) TO FG SHALL BE AS PRESCRIBED IN THE IRC AND OTHER APPLICABLE CODES TO PROTECT AGAINST WOOD ROT AND DECAY.
8. THE MINIMUM DISTANCE BETWEEN THE UNDERSIDE OF WOOD FRAMING AND EXPOSED GROUND SHALL BE AS PRESCRIBED IN THE IRC AND OTHER APPLICABLE CODES TO PROTECT AGAINST WOOD ROT AND DECAY.
9. THE BUILDER SHALL COORDINATE THE FOUNDATION DESIGN WITH THE FRAMING DESIGN.
10. THE DEPTH OF FOOTINGS SHALL MEET OR EXCEED MINIMUM FROST DESIGN DEPTHS AS DICTATED BY CODE AND THE LOCAL JURISDICTION.
11. THE NUMBER OF STAIR RISERS NECESSARY TO ACCESS THE PORCH(ES) OR OTHER EXTERIOR ACCESS LOCATIONS, TO ACCESS THE HOUSE FROM THE GARAGE LEVEL ETC., SHALL BE AS REQUIRED BY THE SPECIFIC FINAL GRADING CONDITIONS OF THE SITE.
12. DIMENSION LINES ARE TO OUTSIDE FACE OF FOUNDATION ELEMENTS (EDGE OF SLAB ON GRADE, FACE OF TURNDOWN FOOTING, FACE OF CONCRETE OR CMU FOUNDATION WALL ETC.) UNLESS NOTED OTHERWISE.
13. PROVIDE SLEEVES FOR PLUMBING PENETRATIONS OF FOUNDATION, TO ALLOW FOR ISOLATION OF PLUMBING AND DIFFERENTIAL EXPANSION/CONTRACTION.
14. NO PLUMBING PENETRATIONS SHALL BE ALLOWED THROUGH FOOTINGS/THICKENED SLABS UNDER BEARING WALLS.
15. PROVIDE POSITIVE DRAINAGE AWAY FROM THE FOUNDATION AS REQUIRED BY CODE.
16. ALL EXTERIOR CONCRETE PAVEMENTS (PORCHES, WALKS ETC.) SHALL BE SLOPED TO DRAIN AWAY FROM THE HOUSE.
17. ALL SUBGRADE SHALL BE COMPACTED TO 95% OR GREATER OF NATURAL BEARING CAPACITY WITH NO VOIDS.
18. SECURE ALL REBAR IN CORRECT POSITION USING CHAIRS OR SPACERS AS REQUIRED.
19. FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSE HABITABLE SPACE BELOW GRADE SHALL BE DAMPPROOFED OR WATERPROOFED AS REQUIRED BY CODE.
20. DRAINS SHALL BE PROVIDED AROUND FOUNDATIONS THAT RETAIN EARTH AND ENCLOSE HABITABLE SPACES IN ACCORDANCE WITH CODE.
21. PROVIDE VENTILATION OPENINGS TO THE UNDER-FLOOR SPACE (CRAWLSPACE) PER CODE, UNLESS IT SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS OF AN UNVENTED UNDER-FLOOR SPACE AS DESCRIBED IN THE CODE.
22. IF RADON-RESISTANT CONSTRUCTION IS REQUIRED BY THE LOCAL JURISDICTION, FOLLOW CONSTRUCTION GUIDELINES AS REQUIRED BY THE CODE AND THE EPA.



1 GARAGE FOUNDATION PLAN
1/4" = 1'-0"

0' 2' 4' 8'

906 STUDIO ARCHITECTS

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215 LEWISBURG AVENUE RENOVATION/ ADDITION

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NO.	DESCRIPTION	DATE
	BUILDER SET	05/18/2022

Project Number
21.1090

FOUNDATION PLAN

A101

SHEET SIZE: ARCH D (24" X 36")

FLOOR PLAN NOTES

1. ALL PLAN DIMENSIONS ARE TO OUTSIDE FACE OF STUD UNLESS NOTED OTHERWISE.
2. WINDOW DIMENSIONS SHALL BE TO CENTERLINE OF WINDOWS OR WINDOW GROUPINGS UNLESS NOTED OTHERWISE.
3. THE JAMB OF INTERIOR WALL OPENINGS WITH OR WITHOUT DOORS SHALL BE EITHER CENTERED IN THE ROOM OR LOCATED AT +/- 6" FROM INTERSECTING WALL, UNLESS DIMENSIONED OTHERWISE.
4. ALL ANGLED FRAME WALLS SHALL BE 45-DEGREES UNLESS OTHERWISE NOTED.
5. ALL WALLS EXTERIOR AND INTERIOR ARE ASSUMED TO BE FRAMED WITH 2X4 WOOD STUDS, UNLESS REQUIRED TO BE DEEPER FOR THE PURPOSES OF PLUMBING OR DUCTS WITHIN (BUILDER SHALL COORDINATE), OR UNLESS AS NOTED OTHERWISE.
6. ALL WALLS FEATURING CASED OPENINGS (WITH OR WITHOUT TRIM) SHALL BE 2X6.
7. ALL INTERIOR WALLS AND CEILINGS ARE ASSUMED IN THESE DOCUMENTS TO BE SHEATHED WITH ½" THICK GYPSUM BOARD, PAINTED, UNLESS NOTED OTHERWISE.
8. ALL WALLS SHALL FEATURE BASE TRIM, PAINTED, AS SELECTED BY THE BUILDER OR OWNER'S REPRESENTATIVE.
9. PROVIDE CONTINUOUS BEAD OF PAINTABLE SEALANT BETWEEN TRIM AND GYPSUM BOARD TO HIDE ALL GAPS. PAINT SEALANT TO MATCH TRIM.
10. RETURN AIR GRILL(S) AND THERMOSTATS SHALL BE LOCATED BY THE BUILDER FOR OPTIMIZED HVAC SYSTEM EFFICIENCY.
11. FROST-FREE HOSE BIB LOCATIONS SHALL BE AS DIRECTED BY THE OWNER'S REPRESENTATIVE IN COLLABORATION WITH THE BUILDER.

WALL TYPES

NEW WALL -

EXISTING WALL TO REMAIN -

AREA CALCULATIONS

BASED ON OUTSIDE FACE OF STUD OR BLOCK	
HEATED	
FIRST FLOOR EXISTING	1229 SF
FIRST FLOOR ADDITION	740 SF
STORAGE	116 SF
POTTING ROOM	79 SF
SECOND FLOOR EXISTING	316 SF
SECOND FLOOR ADDITION	191 SF
STUDIO	514 SF
HEATED	3184 SF
UNHEATED	
EXISTING BASEMENT	428 SF
GARAGE	554 SF
UNHEATED	982 SF
GRAND TOTAL	4165 SF

DOOR SCHEDULE

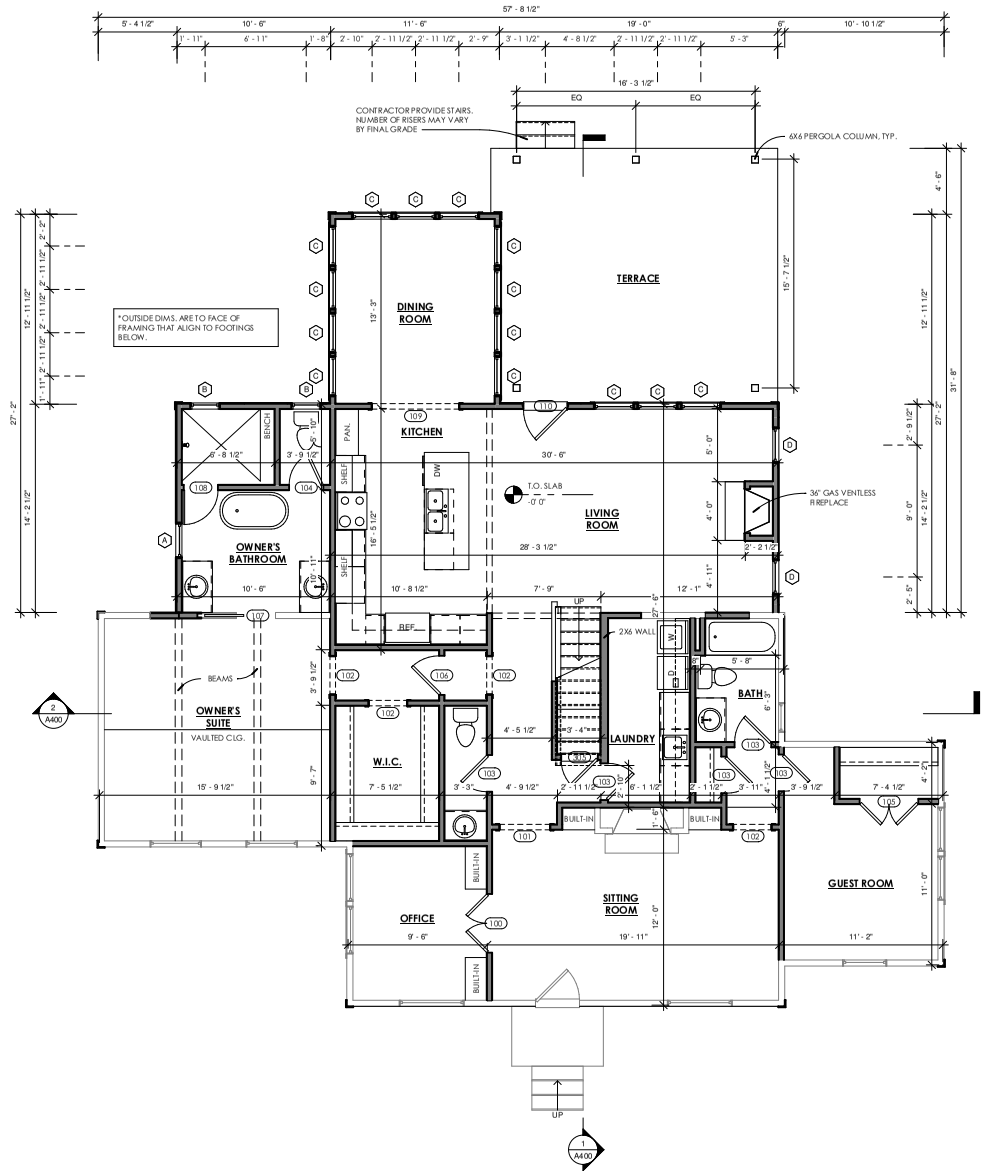
Type Mark	Width	Height	Comments
100	4' - 0"	8' - 0"	(2) 2080
101	3' - 6"	7' - 0"	CASED OPENING
102	2' - 8"	7' - 0"	CASED OPENING
103	2' - 6"	7' - 0"	
104	2' - 4"	6' - 8"	
105	4' - 0"	6' - 8"	(2)2068
106	2' - 8"	7' - 0"	
107	2' - 8"	6' - 8"	POCKET DOOR
108	2' - 4"	7' - 0"	SHOWER DOOR
109	6' - 0"	8' - 0"	CASED OPENING
110	3' - 0"	7' - 0"	REAR DOOR
301	16' - 0"	7' - 0"	
302	6' - 0"	7' - 0"	
303	2' - 8"	7' - 0"	
305	2' - 6"	7' - 0"	EXTERIOR WEATHER DOOR PROOFING

WINDOW SCHEDULE

MARK	WINDOW WIDTH	WINDOW HEIGHT	HEAD HEIGHT	COMMENTS
A	2' - 4"	4' - 6"	7' - 0"	DOUBLE HUNG
B	2' - 0"	3' - 0"	7' - 0"	FIXED
C	2' - 8"	6' - 0"	7' - 0"	DOUBLE HUNG
D	2' - 4"	4' - 0"	7' - 0"	DOUBLE HUNG
E1	2' - 6"	4' - 0"	6' - 0"	EGRESS WINDOW
E2	2' - 6"	4' - 0"	7' - 0"	EGRESS WINDOW
F	2' - 6"	4' - 0"	5' - 2"	DOUBLE HUNG
G	2' - 8"	3' - 0"	7' - 6"	FIXED
H	1' - 8"	2' - 0"	1' - 11"	FIXED

*ALL EGRESS WINDOWS SHALL MEET CODE REQ. FOR EMERGENCY ESCAPE & RESCUE OPENINGS

*PROVIDE SAFETY GLAZING IN LOCATIONS AS REQ. BY IRC.



1 FIRST FLOOR PLAN
1/4" = 1'-0"

0' 2' 4' 8'

906 STUDIO ARCHITECTS
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215 LEWISBURG AVENUE RENOVATION/ ADDITION

JULIE ALFREY

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FRANKLIN, TENNESSEE 37064

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NO.	DESCRIPTION	DATE
	BUILDER SET	05/18/2022

Project Number
21.1090

FIRST FLOOR PLAN

A102

SHEET SIZE: ARCH D (24" X 36")

FLOOR PLAN NOTES

1. ALL PLAN DIMENSIONS ARE TO OUTSIDE FACE OF STUD UNLESS NOTED OTHERWISE.
2. WINDOW DIMENSIONS SHALL BE TO CENTERLINE OF WINDOWS OR WINDOW GROUPINGS UNLESS NOTED OTHERWISE.
3. THE JAMB OF INTERIOR WALL OPENINGS WITH OR WITHOUT DOORS SHALL BE EITHER CENTERED IN THE ROOM OR LOCATED AT +/- 6" FROM INTERSECTING WALL, UNLESS DIMENSIONED OTHERWISE.
4. ALL ANGLED FRAME WALLS SHALL BE 45-DEGREES UNLESS OTHERWISE NOTED.
5. ALL WALLS EXTERIOR AND INTERIOR ARE ASSUMED TO BE FRAMED WITH 2X4 WOOD STUDS, UNLESS REQUIRED TO BE DEEPER FOR THE PURPOSES OF PLUMBING OR DUCTS WITHIN (BUILDER SHALL COORDINATE), OR UNLESS AS NOTED OTHERWISE.
6. ALL WALLS FEATURING CASED OPENINGS (WITH OR WITHOUT TRIM) SHALL BE 2X6.
7. ALL INTERIOR WALLS AND CEILINGS ARE ASSUMED IN THESE DOCUMENTS TO BE SHEATHED WITH ½" THICK GYPSUM BOARD, PAINTED, UNLESS NOTED OTHERWISE.
8. ALL WALLS SHALL FEATURE BASE TRIM, PAINTED, AS SELECTED BY THE BUILDER OR OWNER'S REPRESENTATIVE.
9. PROVIDE CONTINUOUS BEAD OF PAINTABLE SEALANT BETWEEN TRIM AND GYPSUM BOARD TO HIDE ALL GAPS. PAINT SEALANT TO MATCH TRIM.
10. RETURN AIR GRILL(S) AND THERMOSTATS SHALL BE LOCATED BY THE BUILDER FOR OPTIMIZED HVAC SYSTEM EFFICIENCY.
11. FROST-FREE HOSE BIB LOCATIONS SHALL BE AS DIRECTED BY THE OWNER'S REPRESENTATIVE IN COLLABORATION WITH THE BUILDER.

WALL TYPES

NEW WALL -

EXISTING WALL TO REMAIN -

AREA CALCULATIONS

BASED ON OUTSIDE FACE OF STUD OR BLOCK	
HEATED	
FIRST FLOOR EXISTING	1229 SF
FIRST FLOOR ADDITION	740 SF
STORAGE	116 SF
POTTING ROOM	79 SF
SECOND FLOOR EXISTING	316 SF
SECOND FLOOR ADDITION	191 SF
STUDIO	514 SF
HEATED	3184 SF
UNHEATED	
EXISTING BASEMENT	428 SF
GARAGE	554 SF
UNHEATED	982 SF
GRAND TOTAL	4165 SF

DOOR SCHEDULE

Type Mark	Width	Height	Comments
100	4' - 0"	8' - 0"	(2) 2080
101	3' - 6"	7' - 0"	CASED OPENING
102	2' - 8"	7' - 0"	CASED OPENING
103	2' - 6"	7' - 0"	
104	2' - 4"	6' - 8"	
105	4' - 0"	6' - 8"	(2)2068
106	2' - 8"	7' - 0"	
107	2' - 8"	6' - 8"	POCKET DOOR
108	2' - 4"	7' - 0"	SHOWER DOOR
109	6' - 0"	8' - 0"	CASED OPENING
110	3' - 0"	7' - 0"	REAR DOOR
301	1.6' - 0"	7' - 0"	
302	6' - 0"	7' - 0"	
303	2' - 8"	7' - 0"	
305	2' - 6"	7' - 0"	EXTERIOR WEATHER DOOR PROOFING

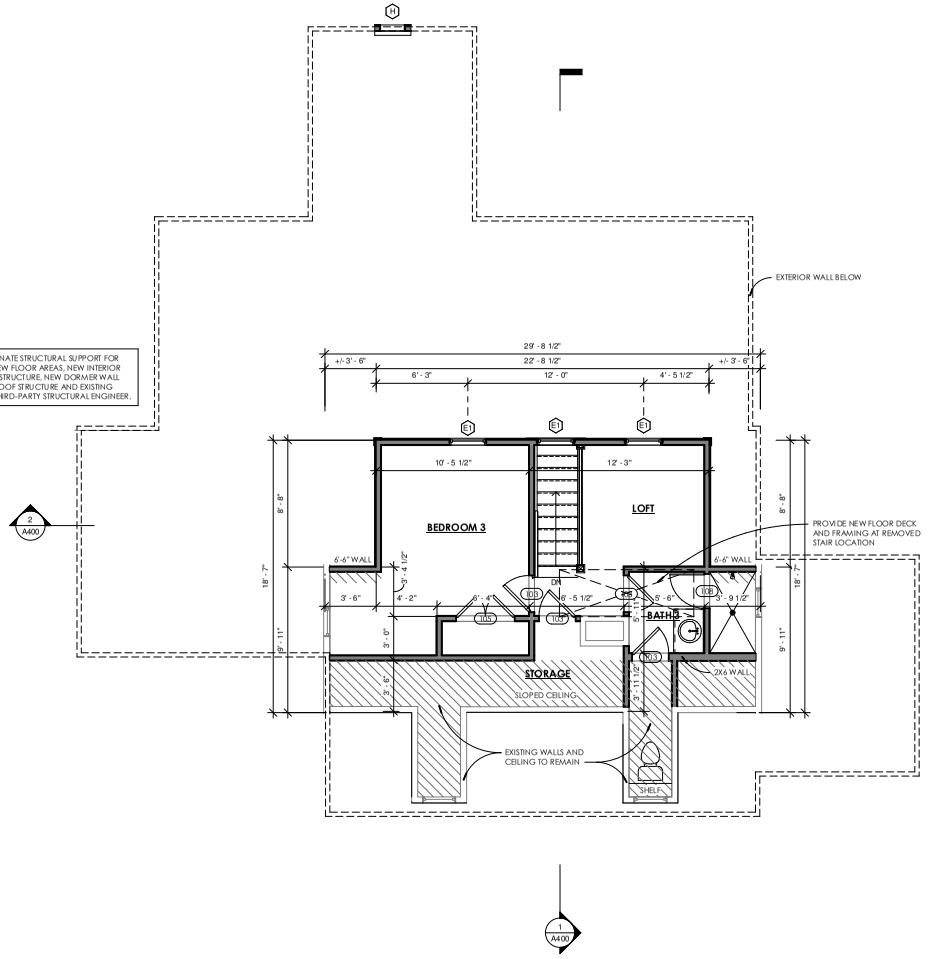
WINDOW SCHEDULE

MARK	WINDOW WIDTH	WINDOW HEIGHT	HEAD HEIGHT	COMMENTS
A	2' - 4"	4' - 6"	7' - 0"	DOUBLE HUNG
B	2' - 0"	3' - 0"	7' - 0"	FIXED
C	2' - 8"	6' - 0"	7' - 0"	DOUBLE HUNG
D	2' - 4"	4' - 0"	7' - 0"	DOUBLE HUNG
E1	2' - 6"	4' - 0"	6' - 0"	EGRESS WINDOW
E2	2' - 6"	4' - 0"	7' - 0"	EGRESS WINDOW
F	2' - 6"	4' - 0"	5' - 2"	DOUBLE HUNG
G	2' - 8"	3' - 0"	7' - 6"	FIXED
H	1' - 8"	2' - 0"	1' - 11"	FIXED

*ALL EGRESS WINDOWS SHALL MEET CODE REQ. FOR EMERGENCY ESCAPE & RESCUE OPENINGS

*PROVIDE SAFETY GLAZING IN LOCATIONS AS REQ. BY IRC.

THE BUILDER SHALL COORDINATE STRUCTURAL SUPPORT FOR ALL RENOVATION WORK (NEW FLOOR AREAS, NEW INTERIOR WALLS ON EXISTING FLOOR STRUCTURE, NEW DORMER WALL LOADING ONTO EXISTING ROOF STRUCTURE AND EXISTING EXTERIOR WALL ETC) WITH THIRD-PARTY STRUCTURAL ENGINEER.



1 SECOND FLOOR PLAN
1/4" = 1'-0"

0' 2' 4' 8'

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215 LEWISBURG AVENUE RENOVATION/ ADDITION

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NO.	DESCRIPTION	DATE
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Project Number
21.1090

SECOND FLOOR PLAN

A103

SHEET SIZE: ARCH D (24" X 36")

FLOOR PLAN NOTES

1. ALL PLAN DIMENSIONS ARE TO OUTSIDE FACE OF STUD UNLESS NOTED OTHERWISE.
2. WINDOW DIMENSIONS SHALL BE TO CENTERLINE OF WINDOWS OR WINDOW GROUPINGS UNLESS NOTED OTHERWISE.
3. THE JAMB OF INTERIOR WALL OPENINGS WITH OR WITHOUT DOORS SHALL BE EITHER CENTERED IN THE ROOM OR LOCATED AT +/- 6" FROM INTERSECTING WALL, UNLESS DIMENSIONED OTHERWISE.
4. ALL ANGLED FRAME WALLS SHALL BE 45-DEGREES UNLESS OTHERWISE NOTED.
5. ALL WALLS EXTERIOR AND INTERIOR ARE ASSUMED TO BE FRAMED WITH 2X4 WOOD STUDS, UNLESS REQUIRED TO BE DEEPER FOR THE PURPOSES OF PLUMBING OR DUCTS WITHIN (BUILDER SHALL COORDINATE), OR UNLESS AS NOTED OTHERWISE.
6. ALL WALLS FEATURING CASED OPENINGS (WITH OR WITHOUT TRIM) SHALL BE 2X6.
7. ALL INTERIOR WALLS AND CEILINGS ARE ASSUMED IN THESE DOCUMENTS TO BE SHEATHED WITH ½" THICK GYPSUM BOARD, PAINTED, UNLESS NOTED OTHERWISE.
8. ALL WALLS SHALL FEATURE BASE TRIM, PAINTED, AS SELECTED BY THE BUILDER OR OWNER'S REPRESENTATIVE.
9. PROVIDE CONTINUOUS BEAD OF PAINTABLE SEALANT BETWEEN TRIM AND GYPSUM BOARD TO HIDE ALL GAPS. PAINT SEALANT TO MATCH TRIM.
10. RETURN AIR GRILL(S) AND THERMOSTATS SHALL BE LOCATED BY THE BUILDER FOR OPTIMIZED HVAC SYSTEM EFFICIENCY.
11. FROST-FREE HOSE BIB LOCATIONS SHALL BE AS DIRECTED BY THE OWNER'S REPRESENTATIVE IN COLLABORATION WITH THE BUILDER.

AREA CALCULATIONS

HEATED	
FIRST FLOOR EXISTING	1229 SF
FIRST FLOOR ADDITION	740 SF
STORAGE	116 SF
POTTING ROOM	79 SF
SECOND FLOOR EXISTING	316 SF
SECOND FLOOR ADDITION	191 SF
STUDIO	514 SF
HEATED	3184 SF
UNHEATED	
EXISTING BASEMENT	428 SF
GARAGE	554 SF
UNHEATED	982 SF
GRAND TOTAL	4165 SF

DOOR SCHEDULE

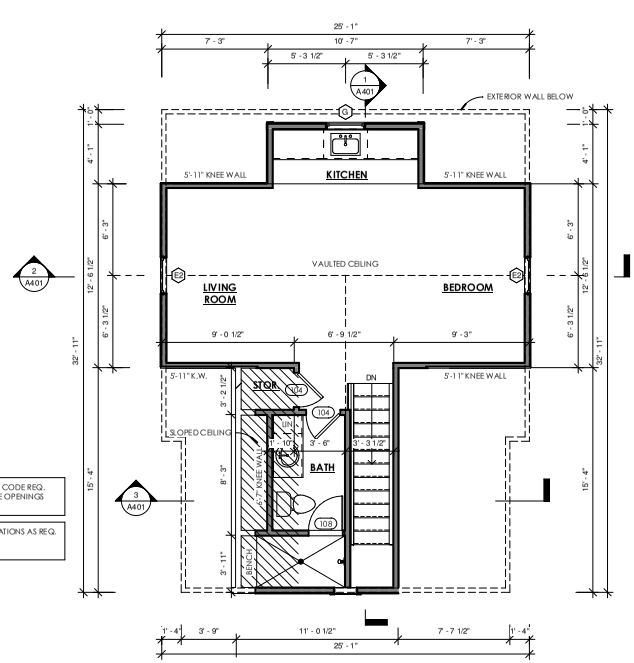
Type Mark	Width	Height	Comments
100	4' - 0"	8' - 0"	(2) 2080
101	3' - 6"	7' - 0"	CASED OPENING
102	2' - 8"	7' - 0"	CASED OPENING
103	2' - 6"	7' - 0"	
104	2' - 4"	6' - 8"	
105	4' - 0"	6' - 8"	(2)2068
106	2' - 8"	7' - 0"	
107	2' - 8"	6' - 8"	POCKET DOOR
108	2' - 4"	7' - 0"	SHOWER DOOR
109	6' - 0"	8' - 0"	CASED OPENING
110	3' - 0"	7' - 0"	REAR DOOR
301	16' - 0"	7' - 0"	
302	6' - 0"	7' - 0"	
303	2' - 8"	7' - 0"	
305	2' - 6"	7' - 0"	EXTERIOR WEATHER DOOR PROOFING

WINDOW SCHEDULE

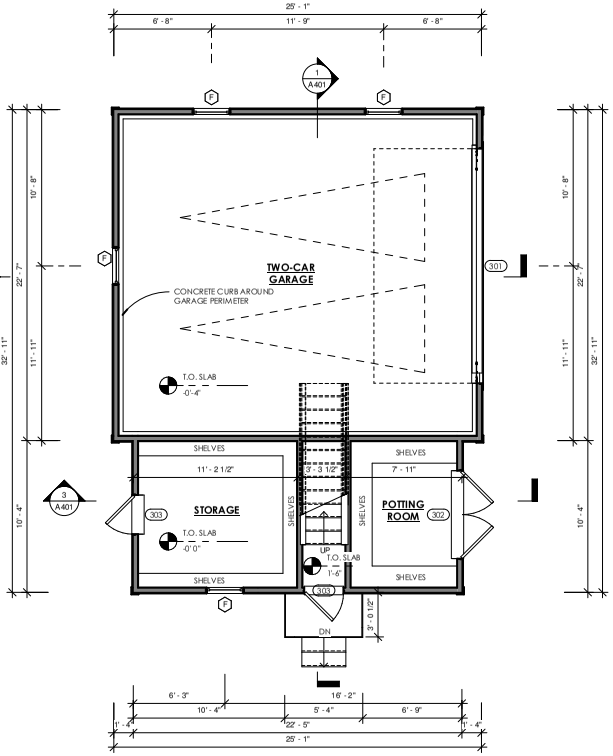
MARK	WINDOW WIDTH	WINDOW HEIGHT	HEAD HEIGHT	COMMENTS
A	2' - 4"	4' - 6"	7' - 0"	DOUBLE HUNG
B	2' - 0"	3' - 0"	7' - 0"	FIXED
C	2' - 8"	6' - 0"	7' - 0"	DOUBLE HUNG
D	2' - 4"	4' - 0"	7' - 0"	DOUBLE HUNG
E1	2' - 6"	4' - 0"	6' - 0"	EGRESS WINDOW
E2	2' - 6"	4' - 0"	7' - 0"	EGRESS WINDOW
F	2' - 6"	4' - 0"	5' - 2"	DOUBLE HUNG
G	2' - 8"	3' - 0"	7' - 6"	FIXED
H	1' - 8"	2' - 0"	1' - 11"	FIXED

*ALL EGRESS WINDOWS SHALL MEET CODE REQ. FOR EMERGENCY ESCAPE & RESCUE OPENINGS

*PROVIDE SAFETY GLAZING IN LOCATIONS AS REQ. BY IRC.



2 GARAGE - SECOND FLOOR
1/4" = 1'-0"
0' 2' 4' 8'



1 GARAGE - FIRST FLOOR PLAN
1/4" = 1'-0"
0' 2' 4' 8'

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143 Fifth Avenue South
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215 LEWISBURG AVENUE RENOVATION/ ADDITION

JULIE ALFREY

215 LEWISBURG AVE
FRANKLIN, TENNESSEE 37064

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NO.	DESCRIPTION	DATE
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Project Number
21.1090

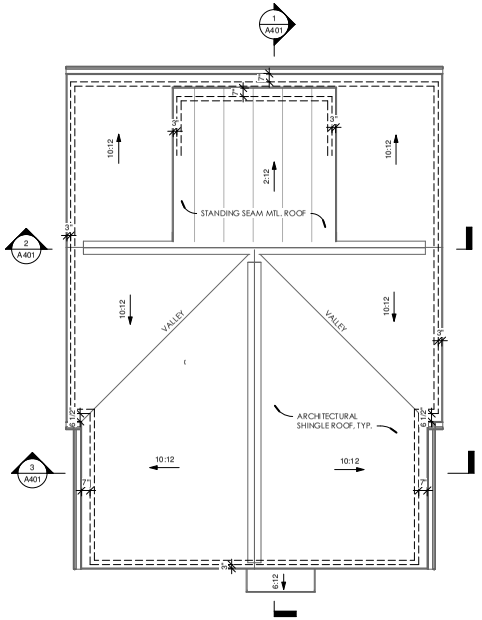
FLOOR PLANS

A104

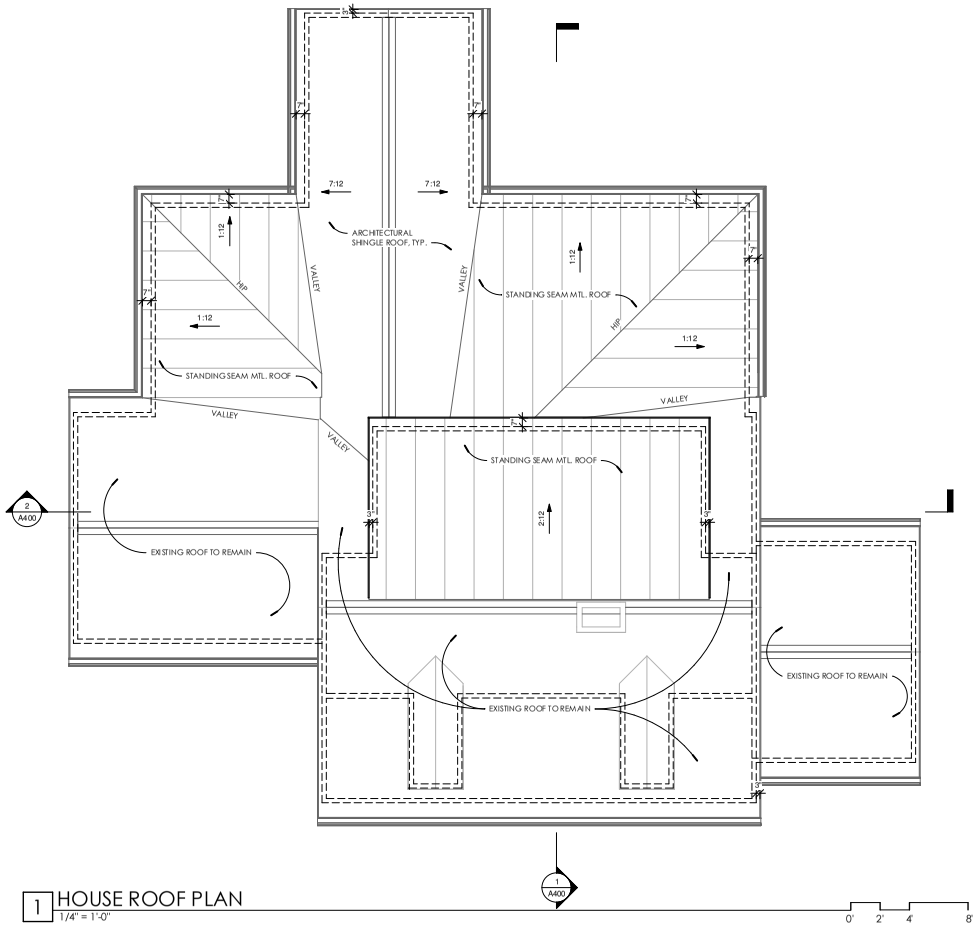
SHEET SIZE: ARCH D (24" X 36")

ROOF PLAN NOTES

1. IT IS THE RESPONSIBILITY OF THE BUILDER TO ENGAGE THIRD-PARTY PROFESSIONAL DESIGN CONSULTANTS TO HAVE THE BUILDING APPROPRIATELY DESIGNED, ENGINEERED AND CONSTRUCTED AS REQUIRED TO MEET CODE, AND TO ACCOMMODATE THE SPECIFIC FRAMING DESIGN AND LOADING CONDITIONS OF THE PROJECT.
2. ENCLOSED ATTICS AND RAFTER SPACES, UNLESS THEY MEET THE REQUIREMENTS FOR UNVENTED ATTICS AND RAFTER SPACES, SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE AND THE VENTILATING OPENINGS SHALL BE PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW, IN ACCORDANCE WITH THE CODE.
3. AT EAVE OR CORNICE VENTS, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR, AS PRESCRIBED BY THE CODE.
4. UNDERLAYMENT AND ROOFING SHALL BE INSTALLED IN CONFORMANCE WITH THE CODE AND THE ROOFING MANUFACTURER'S REQUIREMENTS.
5. DOWNSPOUTS ARE NOT SHOWN FOR CLARITY. BUILDER SHALL OPTIMIZE DOWNSPOUT LOCATIONS BASED ON DRAINAGE REQUIREMENTS AND BEST PRACTICES.



2 GARAGE ROOF PLAN
1/4" = 1'-0"
0' 2' 4' 8'



1 HOUSE ROOF PLAN
1/4" = 1'-0"
0' 2' 4' 8'

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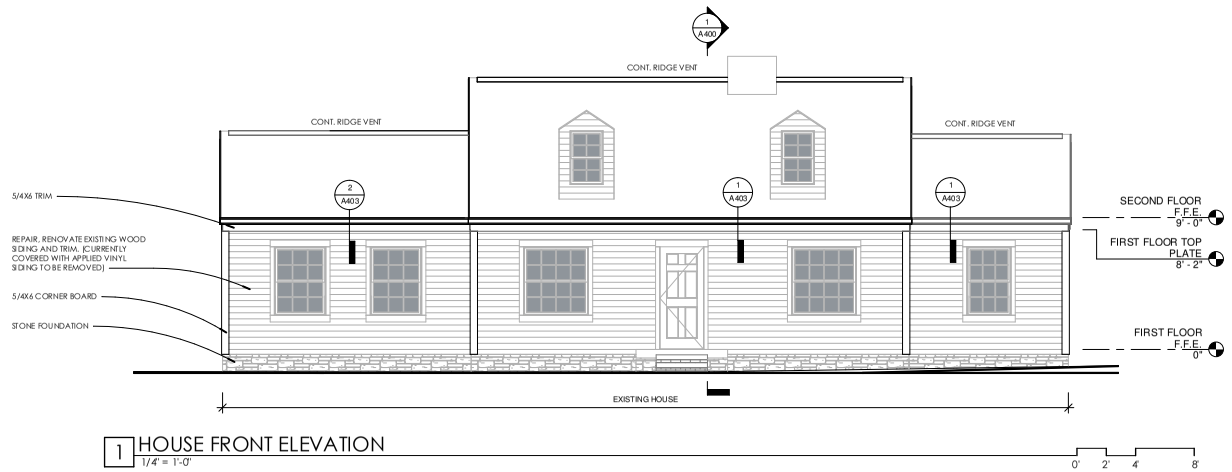
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ROOF PLANS

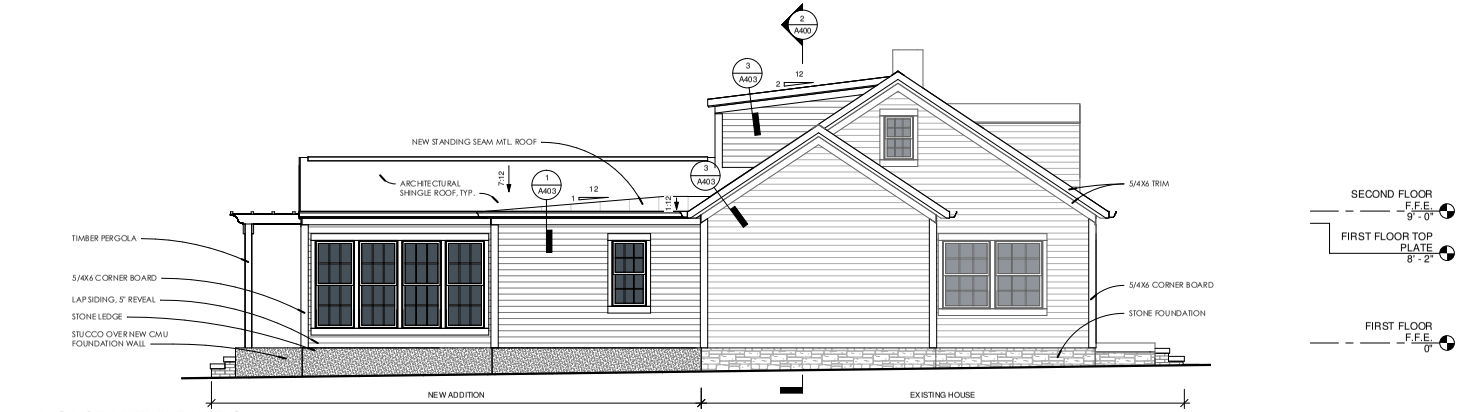
A110

SHEET SIZE: ARCH D (24" X 36")



1 HOUSE FRONT ELEVATION
1/4" = 1'-0"

0' 2' 4' 8'



2 HOUSE LEFT ELEVATION
1/4" = 1'-0"

0' 2' 4' 8'

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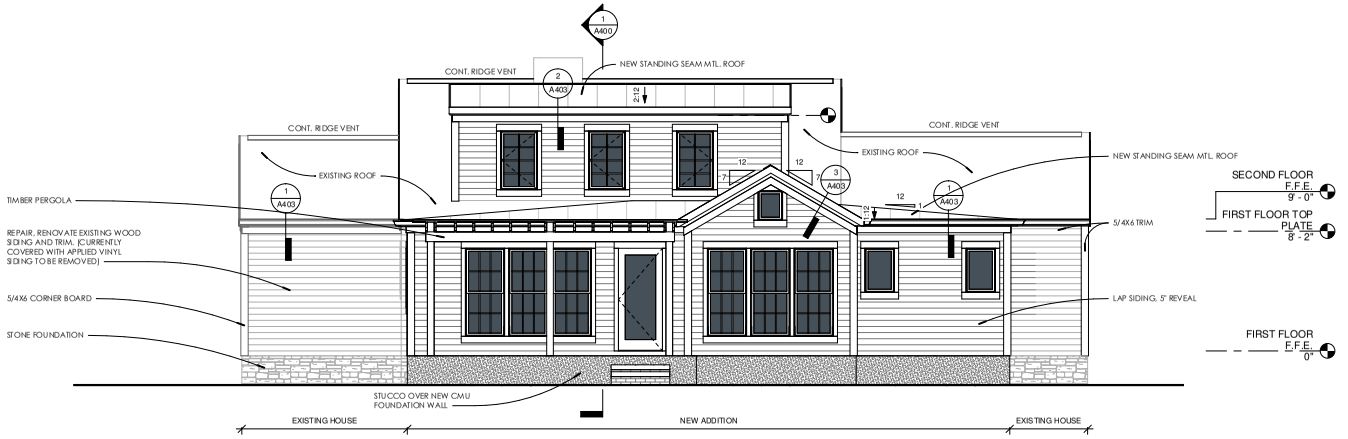
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Project Number
21.1090

HOUSE ELEVATIONS

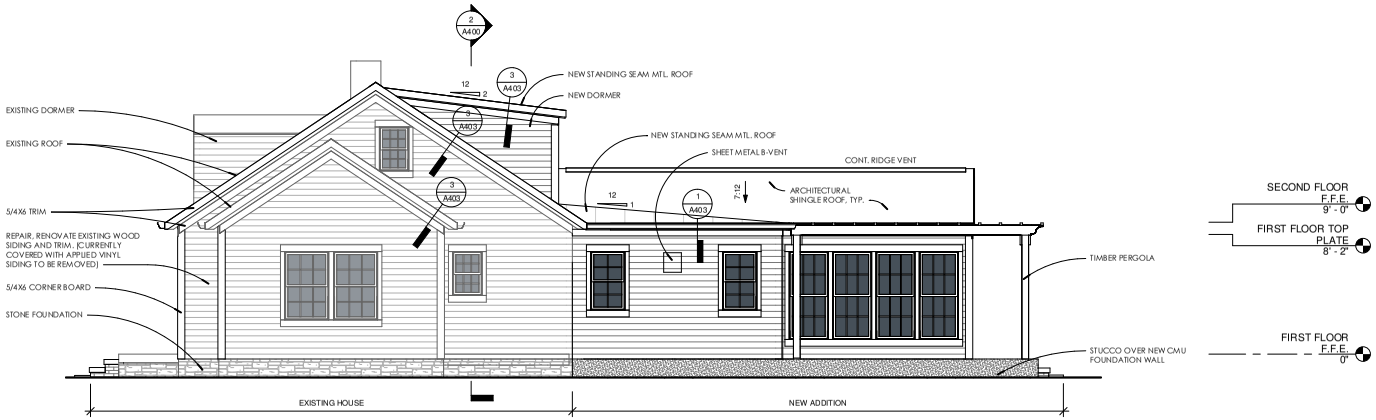
A300

SHEET SIZE: ARCH D (24" X 36")



1 HOUSE REAR ELEVATION
1/4" = 1'-0"

0' 2' 4' 8'



2 HOUSE RIGHT ELEVATION
1/4" = 1'-0"

0' 2' 4' 8'

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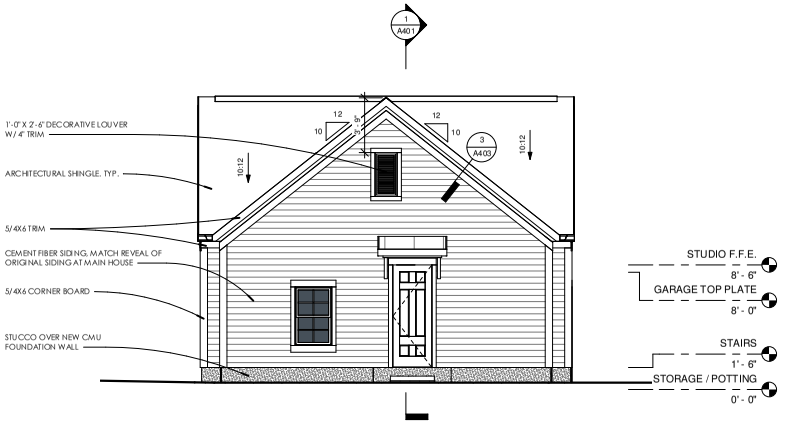
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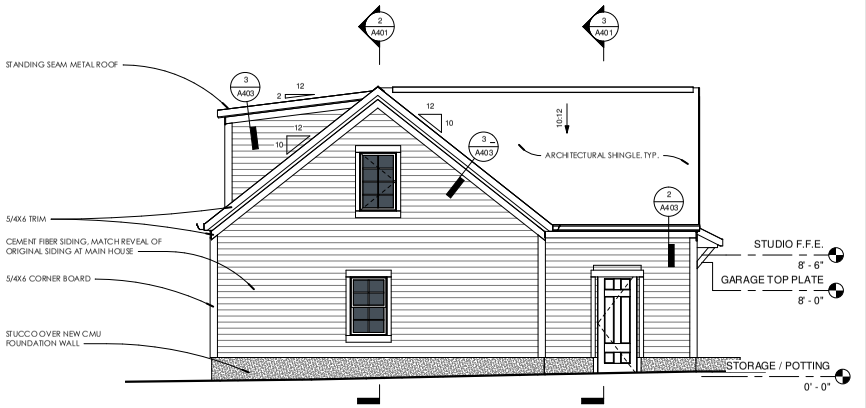
HOUSE ELEVATIONS

A301

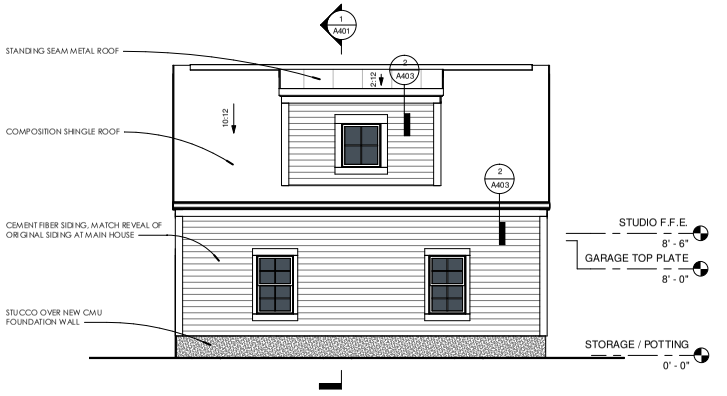
SHEET SIZE: ARCH D (24" X 36")



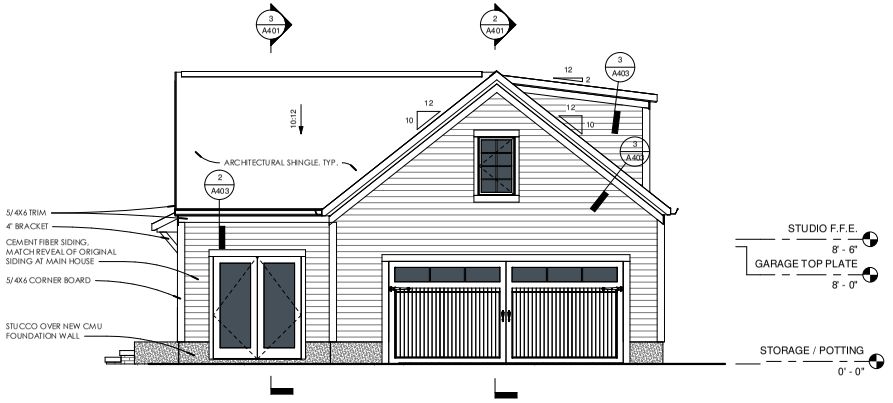
1 GARAGE FRONT ELEVATION
1/4" = 1'-0"
0' 2' 4' 8'



2 GARAGE LEFT ELEVATION
1/4" = 1'-0"
0' 2' 4' 8'



3 GARAGE REAR ELEVATION
1/4" = 1'-0"
0' 2' 4' 8'



4 GARAGE RIGHT ELEVATION
1/4" = 1'-0"
0' 2' 4' 8'

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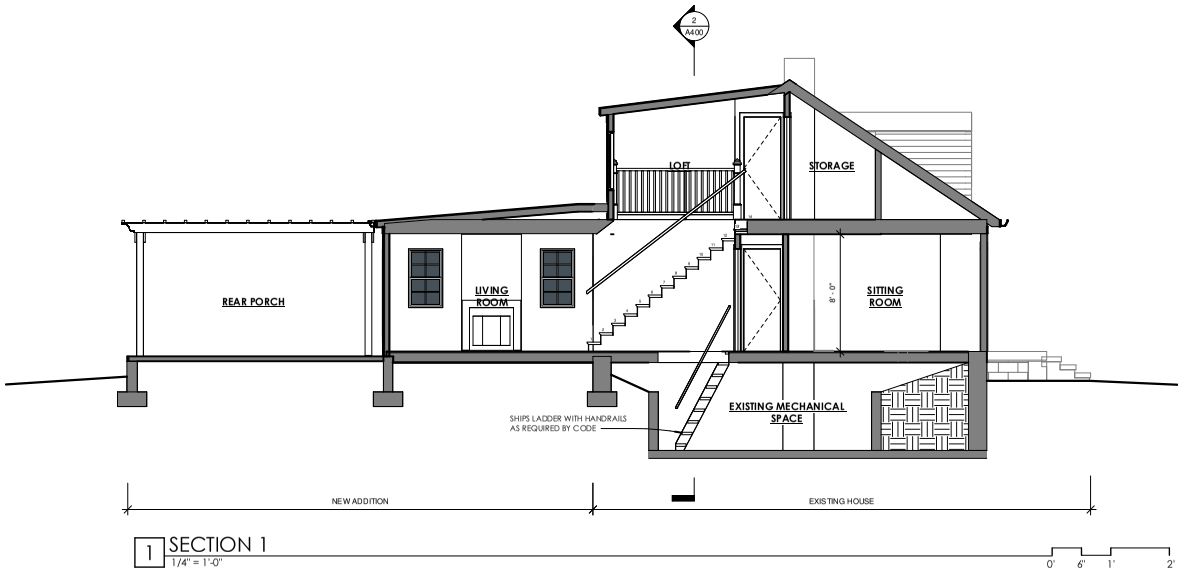
NO.	DESCRIPTION	DATE
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Project Number
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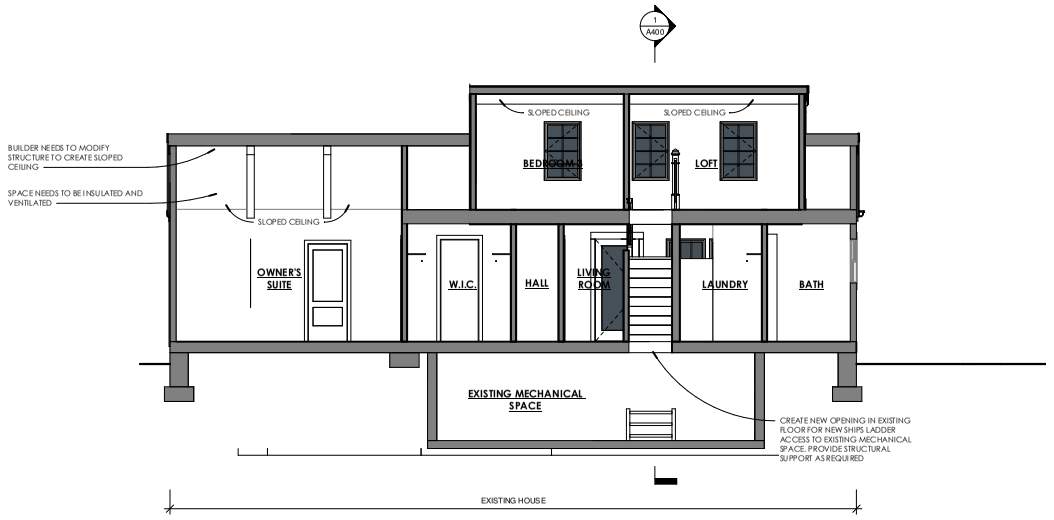
GARAGE ELEVATIONS

A302

SHEET SIZE: ARCH D (24" X 36")



1 SECTION 1
1/4" = 1'-0"
0' 6" 1' 2'



2 SECTION 2
1/4" = 1'-0"
0' 6" 1' 2'

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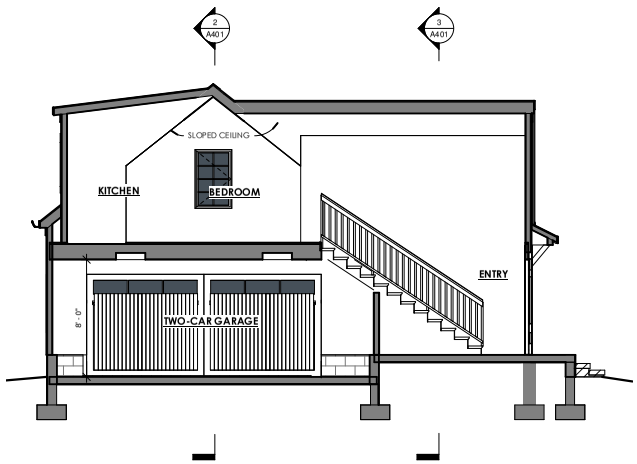
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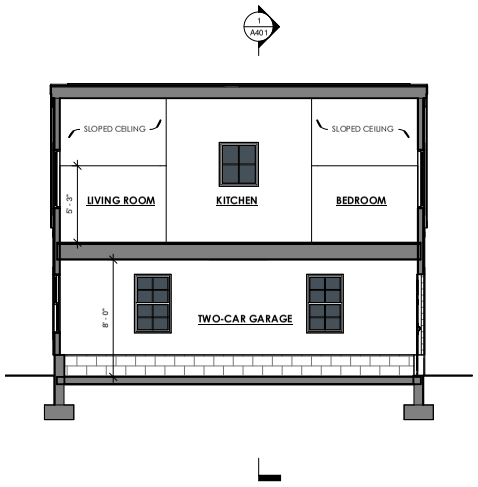
Project Number
21.1090

BUILDING SECTIONS

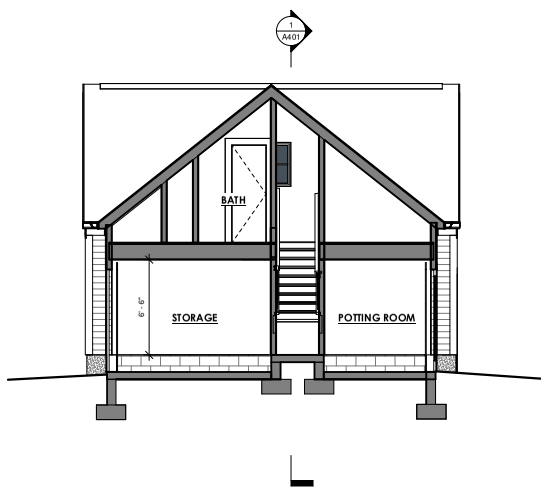
A400



1 SECTION 3
1/4" = 1'-0"
0' 2' 4' 8'



2 SECTION 4
1/4" = 1'-0"
0' 2' 4' 8'



3 SECTION 5
1/4" = 1'-0"
0' 2' 4' 8'

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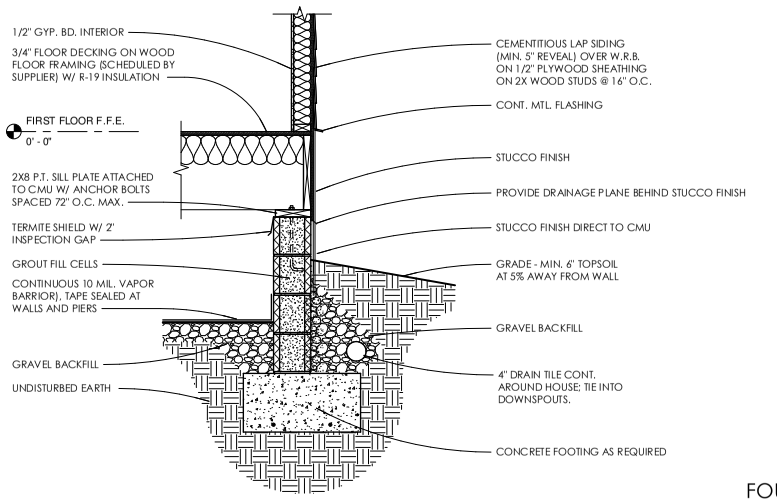
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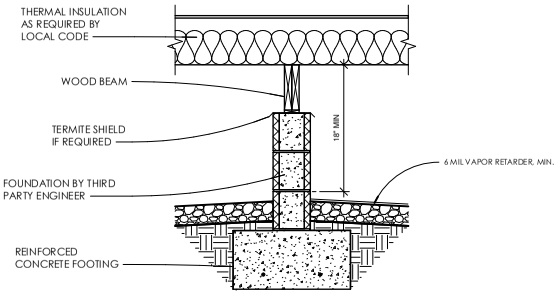
BUILDING SECTIONS

A401

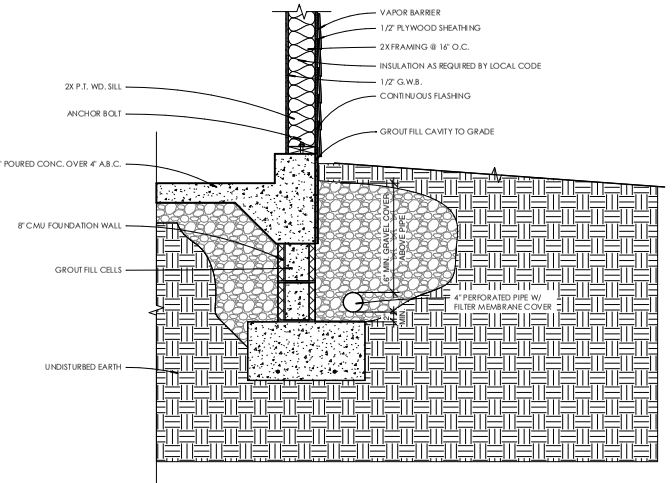
SHEET SIZE: ARCH D (24" X 36")



1 FOUNDATION - CRAWLSPACE W/SIDING
1" = 1'-0"
0' 6" 1' 2'



2 PIER DETAIL
1" = 1'-0"
0' 6" 1' 2'



3 FOUNDATION - GARAGE LAP SIDING & BRICK ROWLOCK
1" = 1'-0"
0' 6" 1' 2'

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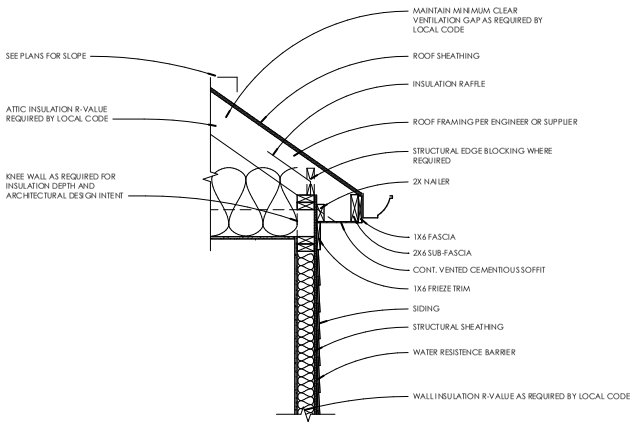
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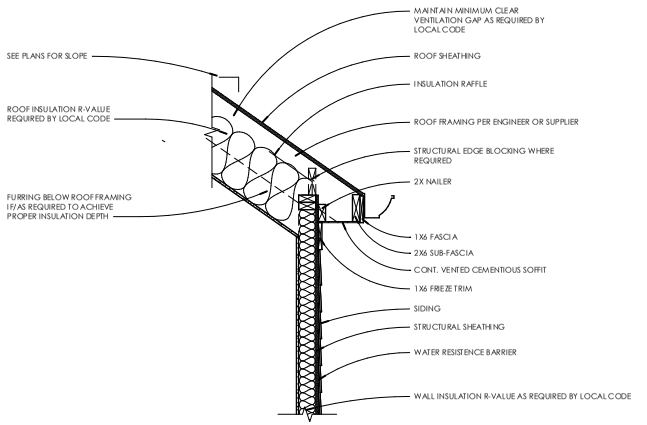
DETAILS

A402

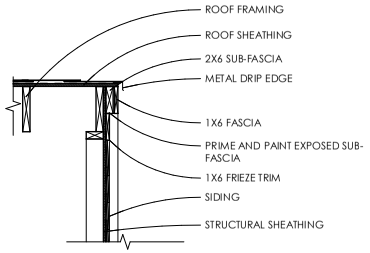
SHEET SIZE: ARCH D (24" X 36")



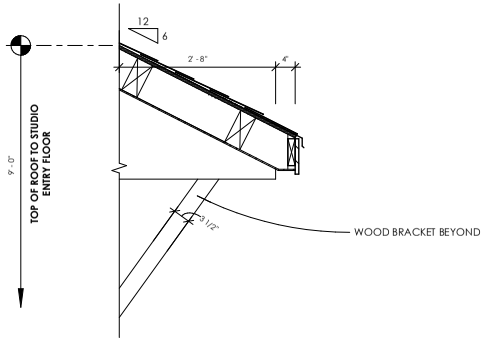
1 EAVE DETAIL - FLAT CEILING
1" = 1'-0"



2 EAVE DETAIL - SLOPED CEILING
1" = 1'-0"



3 RAKE DETAIL - GENERIC
1" = 1'-0"



4 6/12 CORNICE DETAIL @ AWNING
1" = 1'-0"

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DETAILS

A403

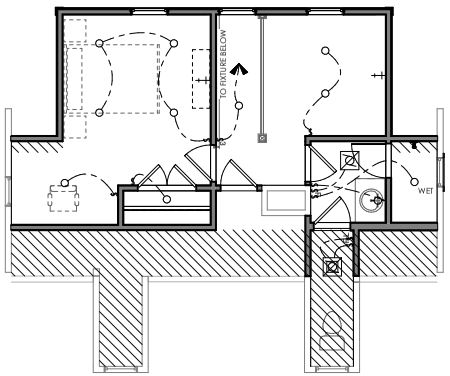
SHEET SIZE: ARCH D (24" X 36")

ELECTRICAL PLAN NOTES

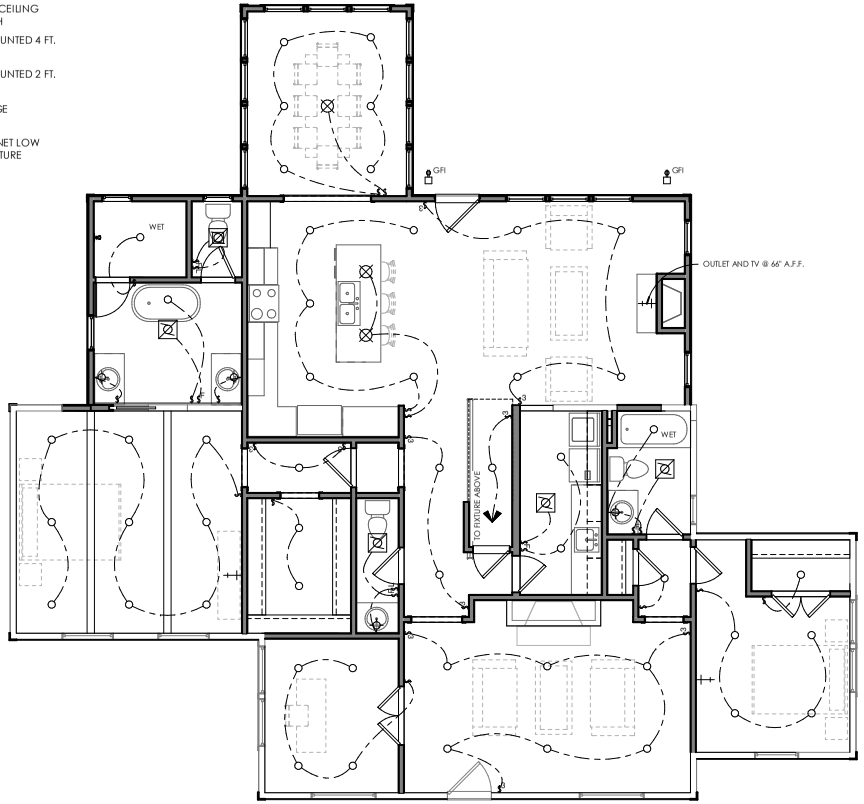
1. THIS DRAWING IS PROVIDED TO SUGGEST DESIGN INTENT ONLY. BUILDER TO ENSURE COMPLIANCE WITH APPLICABLE CODES.
2. PROVIDE ALL NECESSARY ELECTRICAL PROVISIONS TO ENSURE THAT ALL APPLIANCES AND EQUIPMENT INCLUDING BUT NOT LIMITED TO WASHER, DRYER, FREEZER, REFRIGERATOR, COOK TOP, VENT HOOD, OVEN, DISHWASHER, FOOD DISPOSAL, TRASH COMPACTOR, HVAC EQUIPMENT, ALARM SYSTEM, WATER HEATER, ETC. CAN OPERATE AS REQUIRED.
3. LOCATE ALL METERS OUT OF DIRECT VIEW FROM THE FRONT OF THE HOUSE.
4. SIZE ELECTRICAL PANELS PER LOCAL CODES TO CONFORM TO ALL CALCULATED LOADS AS WELL AS PROVIDE FOR A MINIMUM OF EIGHT (8) SPARES.
5. SINGLE AND GROUP SWITCHES SHALL BE LOCATED AS CLOSE AS POSSIBLE WITHOUT INTERSECTING ANY DOOR/WINDOW TRIM.
6. PROVIDE GROUND-FAULT CIRCUIT INTERRUPTER (GFCI) TYPE DEVICES, AS REQUIRED BY APPLICABLE CODES, IN AREAS INCLUDING BUT NOT LIMITED TO OUTLETS IN GARAGE, OUTSIDE AND/OR NEAR WATER CONDITIONS SUCH AS, BUT NOT LIMITED TO, VANITIES, WASHERS, SINKS, TUB, SHOWER, ETC.
7. PROVIDE ARC-FAULT CIRCUIT INTERRUPTER (AFCI) TYPE DEVICES AS REQUIRED BY APPLICABLE CODES, IN AREAS INCLUDING BUT NOT LIMITED TO FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS OR SIMILAR ROOMS OR AREAS.
8. LIGHT FIXTURES SHALL ALIGN OR CENTER ON EACH OTHER OR WITH ADJACENT ARCHITECTURAL ELEMENT.
9. COORDINATE LOCATION OF LIGHT FIXTURES WITH HVAC GRILLES SO THAT THEY ALIGN OR AT LEAST ARE SYMMETRICAL WITH EACH OTHER.
10. PROVIDE UTILITY LIGHT AND SWITCH NEAR ATTIC ACCESS LOCATION(S).

ELECTRICAL LEGEND

- EXTERIOR, LANTERN TYPE, ORNAMENTAL, WALL MOUNTED LIGHT FIXTURE
- EXTERIOR, SECURITY TYPE, SOFFIT MOUNTED LIGHT FIXTURE
- SURFACE MOUNTED LED FIXTURE
- RECESSED WALL FLOOD FIXTURE
- FEATURE/CHANDELIER TYPE LIGHT FIXTURE
- CEILING MOUNTED LIGHT FIXTURE
- WALL MOUNTED INTERIOR LIGHT FIXTURE
- EXTERIOR SOFFIT MOUNTED LIGHT FIXTURE
- KEYLESS LIGHT FIXTURE
- WALL MOUNTED INTERIOR KEYLESS LIGHT FIXTURE
- EYEBALL
- FLOOR POWER OUTLET (COORDINATE EXACT LOCATION W/ OWNER AND PROPOSED FURNITURE LAYOUT)
- SWITCHED POWER OUTLET
- CABLE/ TV OUTLET
- CEILING FAN
- CEILING FAN W/ LIGHT KIT
- EXHAUST FAN WITH LIGHT FIXTURE
- EXHAUST FAN WITHOUT LIGHT FIXTURE
- SINGLE POLE SWITCH
- $_3$ THREE WAY SWITCH
- $_4$ FOUR WAY SWITCH
- $_F$ EXHAUST OR CEILING FAN SWITCH
- $_L$ EXHAUST OR CEILING LIGHT SWITCH
- SURFACE MOUNTED 4 FT. LED FIXTURE
- SURFACE MOUNTED 2 FT. LED FIXTURE
- LOW VOLTAGE TREAD LIGHT
- UNDER CABINET LOW VOLTAGE FIXTURE



2 SECOND FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"
0' 2' 4' 8'



1 FIRST FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"
0' 2' 4' 8'

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Project Number
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ELECTRICAL PLAN

A600

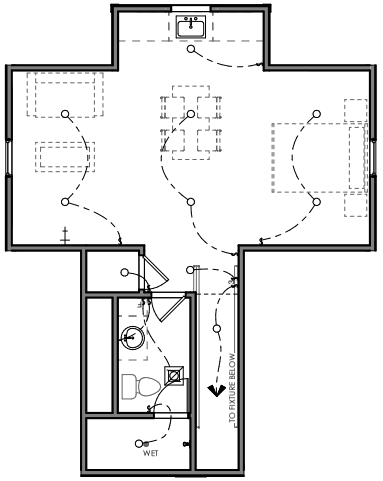
SHEET SIZE: ARCH D (24" X 36")

ELECTRICAL PLAN NOTES

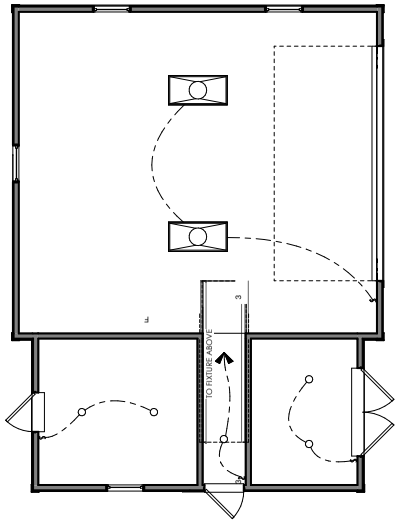
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3. LOCATE ALL METERS OUT OF DIRECT VIEW FROM THE FRONT OF THE HOUSE.
4. SIZE ELECTRICAL PANELS PER LOCAL CODES TO CONFORM TO ALL CALCULATED LOADS AS WELL AS PROVIDE FOR A MINIMUM OF EIGHT (8) SPARES.
5. SINGLE AND GROUP SWITCHES SHALL BE LOCATED AS CLOSE AS POSSIBLE WITHOUT INTERSECTING ANY DOOR/WINDOW TRIM.
6. PROVIDE GROUND-FAULT CIRCUIT INTERRUPTER (GFCI) TYPE DEVICES, AS REQUIRED BY APPLICABLE CODES, IN AREAS INCLUDING BUT NOT LIMITED TO OUTLETS IN GARAGE, OUTSIDE AND/OR NEAR WATER CONDITIONS SUCH AS, BUT NOT LIMITED TO, VANITIES, WASHERS, SINKS, TUB, SHOWER, ETC.
7. PROVIDE ARC-FAULT CIRCUIT INTERRUPTER (AFCI) TYPE DEVICES AS REQUIRED BY APPLICABLE CODES, IN AREAS INCLUDING BUT NOT LIMITED TO FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS OR SIMILAR ROOMS OR AREAS.
8. LIGHT FIXTURES SHALL ALIGN OR CENTER ON EACH OTHER OR WITH ADJACENT ARCHITECTURAL ELEMENT.
9. COORDINATE LOCATION OF LIGHT FIXTURES WITH HVAC GRILLES SO THAT THEY ALIGN OR AT LEAST ARE SYMMETRICAL WITH EACH OTHER.
10. PROVIDE UTILITY LIGHT AND SWITCH NEAR ATTIC ACCESS LOCATION(S).

ELECTRICAL LEGEND

- EXTERIOR, LANTERN TYPE, ORNAMENTAL, WALL MOUNTED LIGHT FIXTURE
- EXTERIOR, SECURITY TYPE, SOFFIT MOUNTED LIGHT FIXTURE
- SURFACE MOUNTED LED FIXTURE
- RECESSED WALL FLOOD FIXTURE
- FEATURE/CHANDELIER TYPE LIGHT FIXTURE
- CEILING MOUNTED LIGHT FIXTURE
- WALL MOUNTED INTERIOR LIGHT FIXTURE
- EXTERIOR SOFFIT MOUNTED LIGHT FIXTURE
- KEYLESS LIGHT FIXTURE
- WALL MOUNTED INTERIOR KEYLESS LIGHT FIXTURE
- EYEBALL
- FLOOR POWER OUTLET (COORDINATE EXACT LOCATION W/ OWNER AND PROPOSED FURNITURE LAYOUT)
- SWITCHED POWER OUTLET
- CABLE/ TV OUTLET
- CEILING FAN
- CEILING FAN W/ LIGHT KIT
- EXHAUST FAN WITH LIGHT FIXTURE
- EXHAUST FAN WITHOUT LIGHT FIXTURE
- SINGLE POLE SWITCH
- THREE WAY SWITCH
- FOUR WAY SWITCH
- EXHAUST OR CEILING FAN SWITCH
- EXHAUST OR CEILING LIGHT SWITCH
- SURFACE MOUNTED 4 FT. LED FIXTURE
- SURFACE MOUNTED 2 FT. LED FIXTURE
- LOW VOLTAGE TREAD LIGHT
- UNDER CABINET LOW VOLTAGE FIXTURE



GARAGE STUDIO REFLECTED CEILING PLAN
2 1/4" = 1'-0"



GARAGE FIRST FLOOR REFLECTED CEILING PLAN
1 1/4" = 1'-0"

0' 2' 4' 8'

906 STUDIO
ARCHITECTS
143 Fifth Avenue South
Franklin, TN 37064
615.988.9065
906studio.com

215 LEWISBURG AVENUE RENOVATION/ ADDITION

JULIE ALFREY

215 LEWISBURG AVE
FRANKLIN, TENNESSEE 37064

2022. 906 STUDIO ARCHITECTS, LLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO ARCHITECTS, LLC.

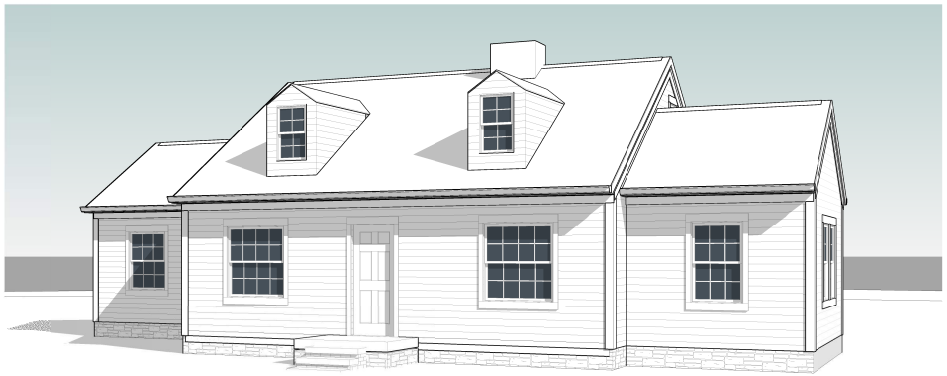
NO.	DESCRIPTION	DATE
	BUILDER SET	05/18/2022

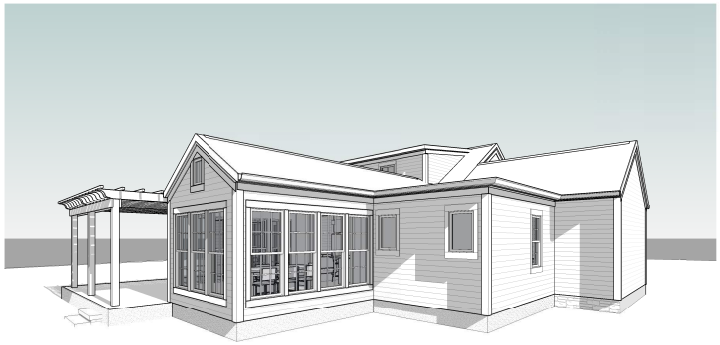
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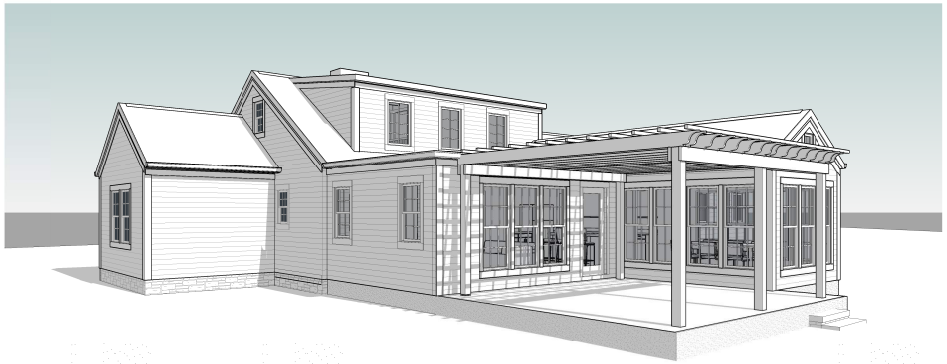
ELECTRICAL PLANS

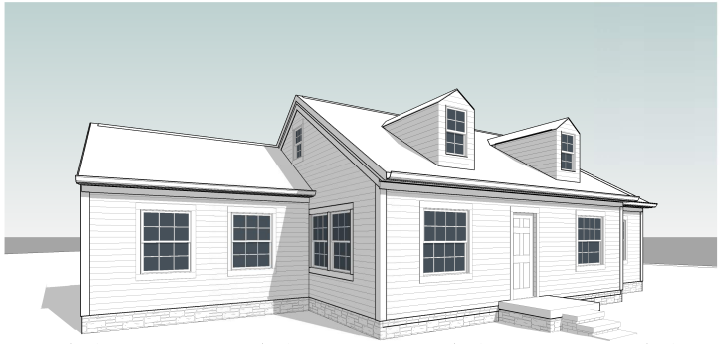
A601

SHEET SIZE: ARCH D (24" X 36")









906 STUDIO
ARCHITECTS

143 Fifth Avenue South
Franklin, TN 37064
615.988.9065
906studio.com

215 LEWISBURG AVENUE RENOVATION/ ADDITION

JULIE ALFREY

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FRANKLIN, TENNESSEE 37064

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NO.	DESCRIPTION	DATE
	BUILDER SET	05/18/2022

Project Number
21.1090

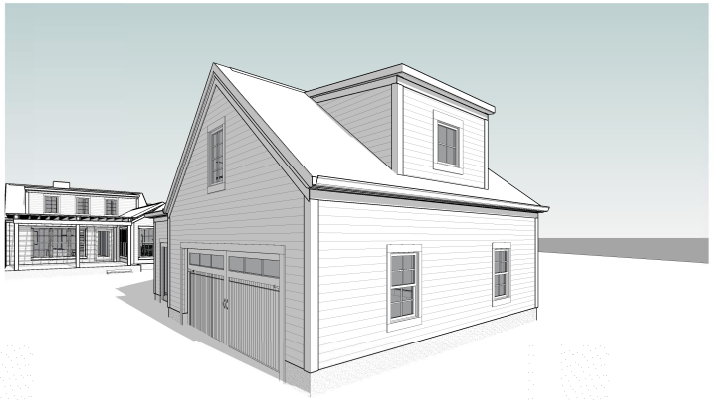
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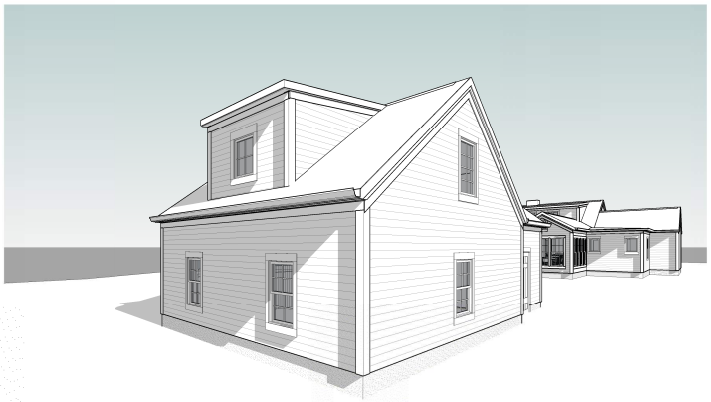
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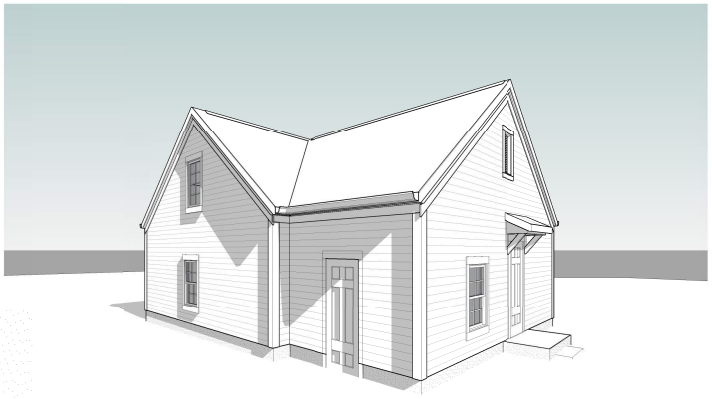
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SHEET SIZE: ARCH D (24" X 36")









906 STUDIO
ARCHITECTS

143 Fifth Avenue South
Franklin, TN 37064
615.988.9065
906studio.com

215 LEWISBURG AVENUE RENOVATION/ ADDITION

JULIE ALFREY

215 LEWISBURG AVE
FRANKLIN, TENNESSEE 37064

2022. 906 STUDIO ARCHITECTS, LLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO ARCHITECTS, LLC.

NO.	DESCRIPTION	DATE
	BUILDER SET	05/18/2022

Project Number
21.1090

PERSPECTIVE VIEWS

A901

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Builders FirstSource
BARRICADE WRAP



City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 21-04033

DATE: November 30, 2022

TO: Historic Zoning Commission

FROM: Kelly Dannenfelser, Asst. Director of Planning
Amanda Rose, Preservation Planner

SUBJECT:

Recommendation Request for Submittal of Updated Nomination For The Lewisburg Avenue Historic District To The National Register of Historic Places.

PURPOSE:

The City of Franklin respectfully requests that the Historic Zoning Commission consider the attached updated nomination form for the Lewisburg Avenue Historic District to the National Register of Historic Places (NRHP). The NRHP is the federal government's official list of places worthy of recognition and preservation. In addition to the honorific status placement on NRHP provides, listed properties are also eligible for increased grant opportunities and are afforded additional protections, as any potential federal projects within the vicinity of the properties must undergo Section 106 Review by the State Historic Preservation Office and the Advisory Council on Historic Preservation. No property rights restrictions are incurred by placement on the National Register.

In 2021, the Tennessee Historical Commission awarded the City a Federal Preservation Grant to fund a survey to update the Lewisburg Avenue Historic District. The Lewisburg Avenue Historic District was listed on the NRHP in 1988, and the City commissioned an update to the listing from JLD Preservation Consulting LLC in order to resurvey all properties, identify those which were no longer extant, and reassess contributing and non-contributing primary structures and outbuildings based on an expanded period of significance. The attached nomination and map are the culmination of the consultant's research and is slated to be presented to the State Review Board for consideration at its January 25, 2023 meeting.

As a Certified Local Government, the City participates in a state-sanctioned historic zoning process that requests the local historic commission to formally consider and to recommend any pending nominations or nomination amendments for local historic resources for acceptance by the State Review Board. If accepted by the State Review Board, the updated nomination will be forwarded for final consideration by the Department of the Interior for placement on the NRHP.

NOTE: Please note that updates to NR listings do not change any local Historic Preservation Overlay (HPO) boundaries; the properties currently located within the local Lewisburg Avenue Historic District are proposed to be maintained as part of the local HPO and subject to review in light of the Historic District Design Guidelines.

BACKGROUND/STAFF COMMENTS:

Summary of Integrity Statement & Proposed Changes

- **Architectural Descriptions/Discrepancies:** Listed in 1988, the original historic district National Register nomination is relatively brief, and the architectural descriptions are generally lacking. The descriptions have been supplemented greatly through this update. The original nomination included a number of errors with resource classification, resource status, and estimated dates of construction, which have been addressed with this update.

- **Period of Significance:** The period of significance of the original nomination was c.1840 to c.1935. This nomination addendum extends the period of significance to c.1960.

- **Resource Count:** The survey finds that the Lewisburg Avenue Historic District maintains a high degree of integrity. The update identifies the revised resource count from 40 buildings to 54 primary resources, including non-historic gazebo, two historic stone retaining walls, and one historic wrought iron fence.
    - A total of 14 resources that were not documented in the original nomination have been added through this update.
    - A total of 44 resources (nearly 82 percent) are contributing elements to the district.
    - Outbuildings account for 20 of the total 54 resources.
    - A total of 6 resources documented on the original listing are no longer extant and are therefore removed from the inventory. Among those is a single-family residence (Original Listing Resource #21, listed erroneously on original listing as 211 Lewisburg Ave. but actually located at 213 Lewisburg Ave.) and domestic outbuildings.
    - One resource identified in the original listing as noncontributing has been updated to contributing status due to its age and degree of integrity (Resource #2, 102 Lewisburg Ave.).
    - None of the resources classified as contributing on the original listing have changed status, with the exception of those that are no longer extant.

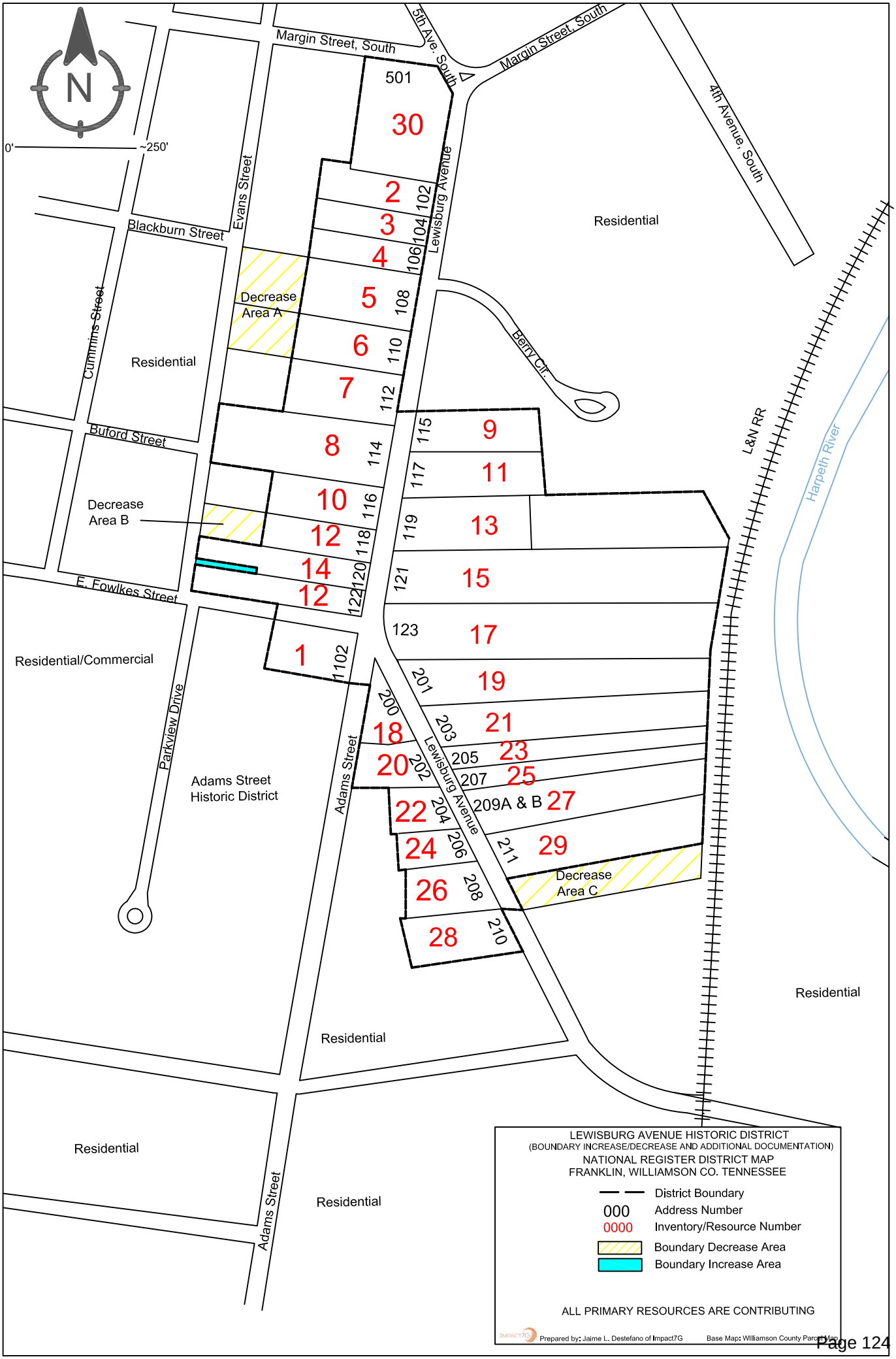
- **Boundary Increase:** The nomination includes a boundary increase (to include a narrow strip of land toward the rear of 120 Lewisburg Ave. that was a separate parcel at the time of the original listing but has since been absorbed into the lot).

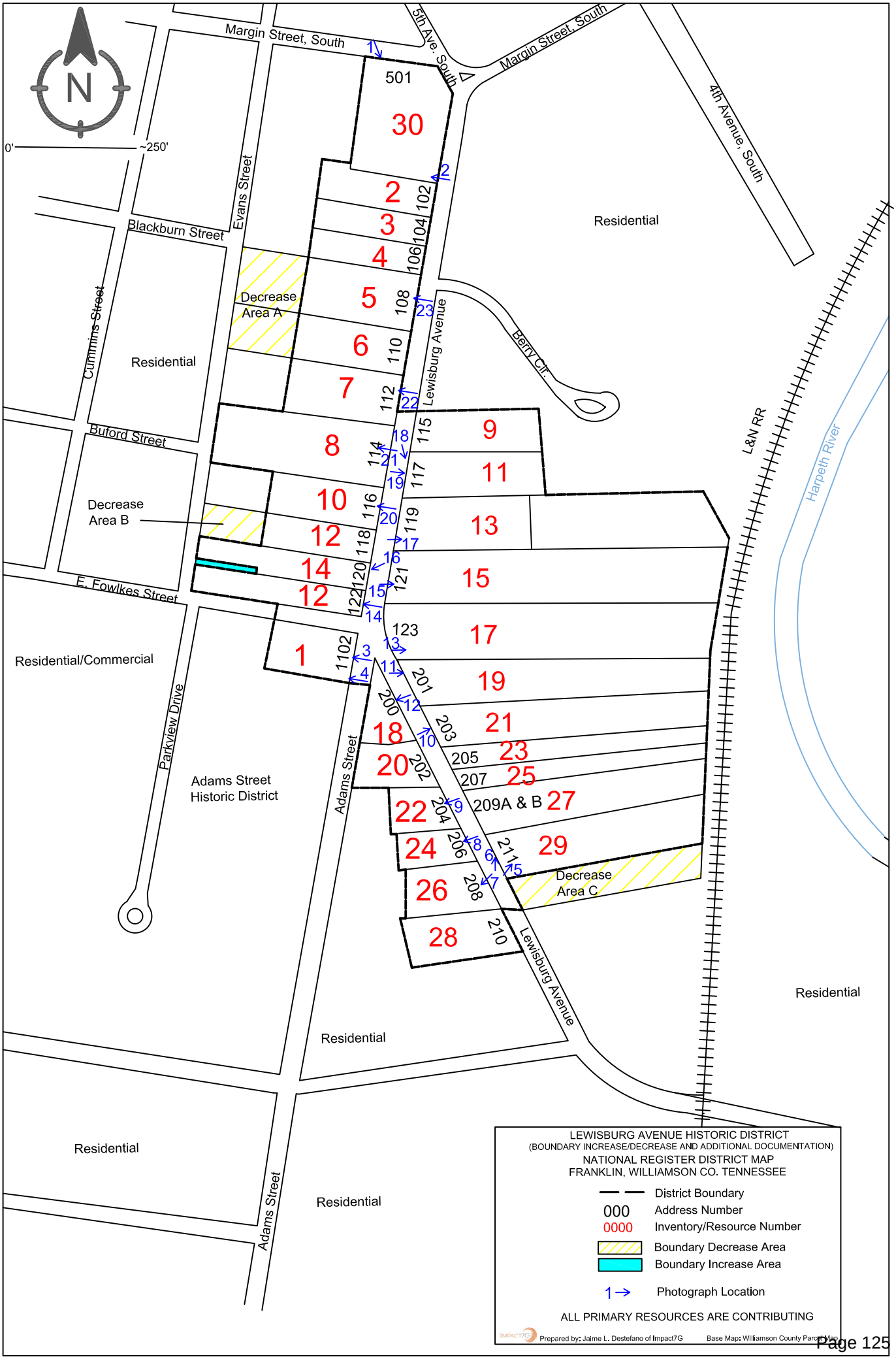
- **Boundary Decrease:** The nomination also includes three areas proposed to be removed from the NR district boundary.
    - Boundary Decrease Area A is adjacent to the west of 108 and 110 Lewisburg Ave. and represents four subdivided lots (Crosby Subdivision and Evans Estates) with modern residences.
    - Boundary Decrease Area B includes a single parcel with a modern residence that was subdivided from 118 Lewisburg Ave.
    - Boundary Decrease Area C represents the parcel at the south end of the district, upon which a former stone dwelling is no longer extant.

FINANCIAL IMPACT:

RECOMMENDATION:

Staff respectfully requests that the Franklin Historic Zoning Commission provide a favorable request to the State Review Board for the proposed Lewisburg Avenue Historic District NR update.


N
0'
~250'
Margin Street, South
5th Ave. South
Margin Street, South
4th Avenue, South
Evans Street
Blackburn Street
Cummins Street
Residential
Lewisburg Avenue
Residential
Decrease Area A
Berry Cir.
Buford Street
Decrease Area B
E. Fowlkes Street
Residential/Commercial
Parkview Drive
Adams Street Historic District
Adams Street
Lewisburg Avenue
L&N RR
Harpeth River
Residential
Residential
Residential
Residential
Adams Street
Decrease Area C
501
30
2
102
3
104
4
106
5
108
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110
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112
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114
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115
10
116
11
117
12
118
13
119
14
120
12
122
15
121
123
17
1
1102
19
201
200
18
21
203
20
202
205
23
207
25
209A & B
27
22
204
24
206
211
29
26
208
28
210
LEWISBURG AVENUE HISTORIC DISTRICT
(BOUNDARY INCREASE/DECREASE AND ADDITIONAL DOCUMENTATION)
NATIONAL REGISTER DISTRICT MAP
FRANKLIN, WILLIAMSON CO. TENNESSEE
District Boundary
000 Address Number
0000 Inventory/Resource Number
Boundary Decrease Area
Boundary Increase Area
ALL PRIMARY RESOURCES ARE CONTRIBUTING
Prepared by: Jaime L. Destefano of Impact7G
Base Map: Williamson County Parcel Map


N
0'
~250'
Margin Street, South
5th Ave. South
Margin Street, South
4th Avenue, South
Evans Street
Blackburn Street
Cummins Street
Residential
Decrease Area A
Residential
Berry Cir.
Lewisburg Avenue
L&N RR
Harpeth River
Buford Street
Decrease Area B
E. Fowlkes Street
Residential/Commercial
Parkview Drive
Adams Street Historic District
Adams Street
Residential
Residential
Residential
Residential
Adams Street
Decrease Area C
Lewisburg Avenue
501
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102
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1102
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207
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204
209A & B
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206
29
211
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208
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210
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23
LEWISBURG AVENUE HISTORIC DISTRICT
(BOUNDARY INCREASE/DECREASE AND ADDITIONAL DOCUMENTATION)
NATIONAL REGISTER DISTRICT MAP
FRANKLIN, WILLIAMSON CO. TENNESSEE
District Boundary
000 Address Number
0000 Inventory/Resource Number
Boundary Decrease Area
Boundary Increase Area
1→ Photograph Location
ALL PRIMARY RESOURCES ARE CONTRIBUTING
Prepared by: Jaime L. Destefano of Impact7G
Base Map: Williamson County Parcel Map

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Lewisburg Avenue Historic District (Boundary Decrease, Boundary Increase and Additional Documentation)

Other names/site number:

Name of related multiple property listing: N/A

(Remove "N/A" if property is part of a multiple property listing and add name)

2. Location

Street & Number: Roughly bounded to the north by S. Margin Street and the northern property line of 115 Lewisburg Avenue; to the east by the rear property lines of lots fronting the east side of Lewisburg Avenue; to the south by the southern property lines of 210 and 211 Lewisburg Avenue; and to the west by the rear property lines of lots fronting the west side of Lewisburg Avenue.

City or town: Franklin State: TN County: Williamson

Not For Publication: N/A Vicinity: N/A

Zip: 37064

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

[ ] **national** [ ] **statewide** [x] **local**

Applicable National Register Criteria: [ ] **A** [ ] **B** [x] **C** [ ] **D**

Signature of certifying official/Title: **Date**

Deputy State Historic Preservation Officer, Tennessee Historical Commission

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of Commenting Official: **Date**

Title: **State of Federal agency/bureau or Tribal Government**

Lewisburg Avenue Historic District (Boundary Decrease, Boundary Increase, and Additional Documentation) | Williamson, TN
Name of Property | County and State

4. National Park Service Certification

I hereby certify that this property is:

___ entered in the National Register
___ determined eligible for the National Register
___ determined not eligible for the National Register
___ removed from the National Register
___ other (explain:) _____

Signature of the Keeper | Date of Action

5. Classification

Ownership of Property
(Check as many boxes as apply.)

Private	x
Public – Local	
Public – State	
Public – Federal	

Category of Property
(Check only **one** box.)

Building(s)	
District	x
Site	
Structure	
Object	

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
5	7	buildings
0	0	sites
2	0	structures
0	0	objects
7	7	Total

Number of contributing resources previously listed in the National Register 36

Lewisburg Avenue Historic District (Boundary Decrease, Boundary Increase, and Additional Documentation) | Williamson, TN
Name of Property | County and State

6. Function or Use

Historic Functions (Enter categories from instructions)	Current Functions (Enter categories from instructions)
DOMESTIC: Single Dwelling	DOMESTIC: Single Dwelling
DOMESTIC: Secondary Structure	DOMESTIC: Secondary Structure
LANDSCAPE: Fence, Retaining Wall	LANDSCAPE: Fence, Retaining Wall

7. Description

Architectural Classification
(Enter categories from instructions.)
EARLY REPUBLIC: Greek Revival
LATE VICTORIAN: Italianate, Queen Anne, Folk Victorian, Free Classical, Eclectic
LATE-19TH & EARLY-20TH CENTURY REVIVALS: Tudor Revival, Colonial Revival
LATE-19TH & EARLY-20TH CENTURY AMERICAN MOVEMENTS: Craftsman

Materials: (enter categories from instructions.)
Principal exterior materials of the property: Wood, brick, stone, stucco, asphalt, metal

Summary Paragraph

The Lewisburg Avenue Historic District (NR 1988) is comprised of an impressive collection of residential resources from the mid-19th through the early-20th centuries. Adjacent to the south of the original town boundaries of Franklin, Williamson County, Tennessee (2017 population of 78,321), the district was placed on the National Register in 1988 with a period of significance from c.1840 to c.1935. The existing district encompasses approximately 28 acres of land along Lewisburg Avenue (formerly Lewisburg Pike), a major historic artery leading southeast from downtown Franklin. The 1988 National Register inventory documents a total of 34 contributing buildings, three (3) contributing structures, six (6) noncontributing buildings and one (1) noncontributing structure. The district is distinguished for its notable, residential architecture built by many of Franklin's leaders, businessmen, and medical professionals from the 19th through the early-20th century.

Due to the passage of time, evolving subdivisions of land, and discrepancies occurring in the original National Register nomination, the Lewisburg Avenue Historic District (Boundary Decrease, Boundary Increase, and Additional Documentation) extends the period of significance from c.1935 to c.1960 to account for the construction of a c.1940 residence, as well as multiple domestic outbuildings largely attributed to a post-World War II increase in automobile ownership. The boundary increase includes a narrow strip of land (less than ¼-acre) towards the rear of 120 Lewisburg Avenue that was a separate parcel of land in 1988 but has since been absorbed into the lot. The boundary decrease encompasses approximately 1.7 acres and excludes the rear sections of three (3) parcels that were subdivided into separate lots since 1988. The boundary decrease also includes one parcel at the south end of the district (parcel 078F F 04800). The original nomination, its inventory and boundary map reveal discrepancies concerning this parcel, and the primary resource within is no longer

extant. This update remedies the discrepancies in the original nomination and removes the resource from the inventory.

The Lewisburg Avenue Historic District (Boundary Decrease, Boundary Increase, and Additional Documentation) updates the existing inventory of resources, removing the few domestic outbuildings that are no longer extant. The updated inventory further adds outbuildings that were either overlooked in the original nomination or constructed since the 1988 designation. Thus, this amendment provides a precise count of resources located within the district. The building descriptions for each resource are expanded upon, and the contributing status of each is reclassified based on the extension of the period of significance and apparent exterior alterations since designated in 1988.

The Lewisburg Avenue Historic District (Boundary Decrease, Boundary Increase, and Additional Documentation) is comprised of a total of 54 resources encompassing approximately 21.3 acres of land along the historic Lewisburg Avenue. These numbers account for the small strip of land comprising the Boundary Increase, as well as the removal of approximately 1.7 acres forming the Boundary Decrease. A total of 44 resources, nearly 82 percent, retain good integrity and are classified as contributing elements to the historic district. A total of 6 resources documented in the 1988 nomination are no longer extant and are removed from the inventory.

Narrative Description

As listed in the National Register of Historic Places in 1988, the Lewisburg Avenue Historic District occupies approximately 28 acres of land along Lewisburg Avenue (formerly Lewisburg Pike), an historic artery leading southeast from downtown Franklin, Williamson County, Tennessee. Founded in 1799 and incorporated in 1815, the city of Franklin served as the county seat and quickly became the center of the county's commercial and political activities. When the town of Franklin was initially laid out, the area comprising the district was located directly to the south of the town limits, remaining primarily open farmland through the antebellum years. Lewisburg Avenue was built as a toll road by a private developer shortly following the establishment of Franklin, connecting the town southward through the county.

The Lewisburg Avenue Historic District comprises an impressive collection of well-preserved residences from the late-19th through mid-20th centuries. The Otey-Campbell House (501 West Margin Street) was constructed c.1840 and is the only resource that pre-dates the Civil War. It wasn't until the 1870s when Franklin experienced a substantial boom period and residential development expanded south of the original town along Lewisburg Avenue. The neighborhood is comprised of single-family, middle- and upper middle-class residential architecture. The breadth of house forms and architectural styles represented within the district is impressive and reflects more than one hundred years of evolving trends in residential design. Among the styles are Federal, Italianate, Queen Anne, Folk Victorian, Free Classical, Tudor Revival, Colonial Revival, and Craftsman. House types represented within the neighborhood include vernacular gable front-and-wing, hipped/pyramidal cottages, center passage, Queen Anne houses, English Cottages and bungalows. The district includes two historic, stone retaining walls, as well as a wrought iron fence. The vast majority of resources within the district are well-preserved and retain a high degree of historic integrity.

Listed in 1988, the original historic district National Register nomination is relatively brief. While the documentation includes an inventory of resources and assigns each as contributing or noncontributing, the

architectural descriptions are generally lacking. In most instances, distinct residential types or notable architectural styles are not indicated. The period of significance of the original district nomination is c.1840 to c.1935. Due to the passage of time, this nomination expands upon the individual architectural descriptions and historical narrative, updates contributing versus noncontributing status for each resource, and documents secondary buildings within the district. This nomination addendum updates the period of significance from c.1830 to 1960 to account for the post-World War II construction, particularly automobile garages.

The original district nomination documents a total of 40 buildings, including single-family residences and garages. Also included in the inventory are 4 structures including sheds, a gazebo, and a wrought iron fence. The *National Register Bulletin 16A* recognizes sheds as a building rather than structure. This amended district nomination remedies this err. The original nomination further reveals discrepancies in resource count and contributing status. Specifically, the nomination documents the presence of outbuildings, however, in a few instances, it does not provide a contributing status. This amendment ensures that all evident outbuildings and structures are accounted for on the inventory and include a contributing classification. Further research confirms that many of the construction dates provided in the original nomination are inaccurate. Based on a review of Sanborn maps, aerial photography, property records, and census records, this amendment adjusts dates of construction accordingly.

Six (6) properties identified in the 1988 National Register nomination are no longer extant and are removed in the inventory update. Among those is a one-story, single-family residence. The others are domestic outbuildings including garages, sheds, and a former guesthouse. It should be noted, here, that the 1988 National Register map identifies resource #21 as occupying parcel 078F F 04800. The inventory erroneously identified the one-story residence with an address of 211; however, the accurate address associated with this parcel is #213. The following is a list of resources included in the original nomination that appear to no longer be extant.

1988 Inventory #	Address	Building Type	Contributing Status (in 1988)
6	110 Lewisburg Avenue	Shed	Noncontributing
31	115 Lewisburg Avenue	Guesthouse	Noncontributing
26	201 Lewisburg Avenue	Garage	Contributing
23	207 Lewisburg Avenue	Garage	Contributing
19	210 Lewisburg Avenue	Shed	Contributing
21	211 Lewisburg Avenue	Residential	Noncontributing

Boundary Decrease

The Lewisburg Avenue Historic District (Boundary Decrease, Boundary Increase, and Additional Documentation) excludes approximately 1.7 acres of land from the district. Specifically, the boundary decrease includes the rear sections of properties that were subdivided since listed in 1988. These are identified on the boundary map as Boundary Decrease Areas A and B. Decrease Area A, adjacent to the west of 108 and 110 Lewisburg Avenue, is part of the Crosby Subdivision and Evans Estate. The subdivided lots excluded from the district as Decrease Area A include 078F C 01001 and 002, and 078F C 01101 and 002. Each contains a modern residence. Boundary Decrease Area B includes a single parcel of land (078F C 01501) with a modern residence that was subdivided from the 118 Lewisburg Avenue.

The decrease also includes the entirety of parcel 078F F 04800, located at the south end of the district, and upon which a former stone dwelling is no longer extant. The excluded parcel is identified on the boundary map as Decrease Area C.

Boundary Increase

The *Lewisburg Avenue Historic District (Boundary Decrease, Boundary Increase, and Additional Documentation)* includes a small boundary increase that takes into account evolving parcel boundaries. Following the 1988 nomination, one narrow strip of land extending from Evans Street was absorbed into the parcel for 120 Lewisburg Avenue. This narrow strip is the only boundary increase in this district update.

As the name implies, the Lewisburg Avenue Historic District (Boundary Decrease, Boundary Increase, and Additional Documentation) is comprised of large residential properties along Lewisburg Avenue. It is roughly bounded to the north by South Margin Street and the northern property line of 115 Lewisburg Avenue; and to the east by the eastern property lines of lots fronting the east side of Lewisburg Avenue, followed by the Louisville & Nashville Railroad corridor. The southern property lines of 1102 Adams Street and 210 and 211 Lewisburg Avenue form the south boundary of the amended district. The western boundary is formed by properties fronting the west side of Lewisburg Avenue, as well 1102 Adams Street and 501 S. Margin Street. Lewisburg Avenue extends in a southwesterly direction from S. Margin Street. At E. Fowlkes Street, the road splits, changing its path to a southeasterly direction. At the split, Adams Road continues the path of the northern section of Lewisburg Avenue. Historic records often refer to the section of Lewisburg Avenue north of E. Fowlkes Street and the split as Adams Street.

The Lewisburg Avenue Historic District (Boundary Decrease, Boundary Increase, and Additional Documentation) is comprised of a total of 54 resources encompassing approximately 20 ½ acres of land along the historic Lewisburg Avenue. Four (4) of the resources are classified as structures and include a nonhistoric gazebo, two (2) historic stone retaining walls and one (1) historic wrought iron fence. A total of 14 resources are not documented in the original nomination and are added to the inventory in this update. A total of 44 resources, nearly 82 percent, retain good integrity and are classified as contributing elements to the historic district. One resource, 102 Lewisburg Avenue, identified in the original nomination as noncontributing is updated to contributing due to its age and degree of integrity. None of the resources classified as contributing on the original nomination have changed status, with exception to those that are no longer extant.

The district is characterized by generally large, grassed yards with residences enjoying a deep setback from the street. The district maintains a distinctive in-town residential feel, with concrete sidewalks lining both sides of the street north of the split. South of the split, only the northeast side of the street features a concrete sidewalk. Mature shade trees and well-maintained residential yards contribute to the aesthetic of the street. Some properties retain historic retaining walls, fencing, and masonry pathways. The setback of houses is generally consistent, with the exception of some of the later properties where the residences are sited slightly closer to the street. Paved driveways leading from the street to the rear of the house are common and reflect the increase in automobile ownership from the 1940s onward. In many instances, the driveways likely replaced earlier, undeveloped routes leading to the secondary structures at the rear of the properties.

With the exception of the Otey-Campbell House, constructed c.1840, residences within the district range in date from 1866 to c.1940. None of the primary residences were constructed after the period of significance. The following chart depicts the development pattern of the district based on construction dates of residences.

The first residence constructed after the Civil War is the Fowlkes-Mayberry House, built in 1866 at 114 Lewisburg Avenue (Resource #8). The Cacey-McGory House (Resource #9) was built in 1872 at 115 Lewisburg, followed by the house at 108 (Resource #5) in c.1875. The house located at 210 Lewisburg was erected c.1880 following the subdivision of land owned by John B. McEwen. Four houses were erected during the latter decade of the 19th century. Among those include the residences of Dr. W.J. Paschall, erected in 1896 at 201 Lewisburg Avenue (Resource #19), and Dr. James and Eliza North, built in 1895 at 208 Lewisburg Avenue (Resource #26). The continued subdivision of large estates and farmland continued through the early years of the 20th century with the construction of 7 additional residence through 1919. A significant development surge occurred in the 1920s, slowing during the 1930s. The most recent residence was erected c.1940 at 102 Lewisburg Avenue (Resource #2).

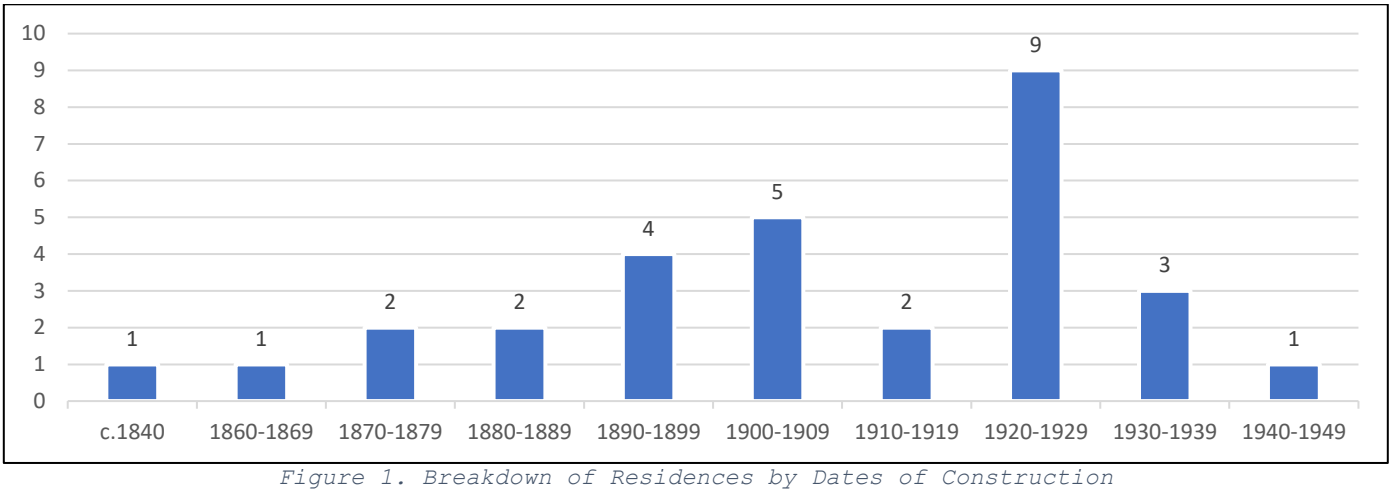


Figure 1. Breakdown of Residences by Dates of Construction

Domestic outbuildings such as garages and sheds account for 20 of the total 54 resources comprising the district. These range in date from c.1910 to the present, with the majority attributed to an increase in automobile ownership during the mid-20th century. Intact garages are modest, unadorned buildings accommodating one or two vehicles. Constructed c.1940, the front-gabled, single-car garage at 209 Lewisburg Avenue (Resource #27) best represents traditional, detached automobile garages in the district. Three (3) garages adopt Craftsman-styled design features to coordinate with the design of the main house. The detached garage at 119 Lewisburg Avenue (Resource #13) is an exemplary illustration of a Craftsman-inspired garage in the district. Most of the garages and sheds reflect some degree of exterior alterations. Some feature additions or have added upper half-stories. Nine (9) of the 20 outbuildings within the district are noncontributing elements due to their age and/or degree of exterior modifications. Four (4) structures are located within the district including a noncontributing gazebo built in the 1980s. Two (2) stone retaining walls at 117 and 203 Lewisburg Avenue (Resources #11 and 21, respectively) date to the early-20th century and are contemporaneous with the main house. Both are contributing structures to the district. The property at 211 Lewisburg Avenue (Resource #29) features a well-preserved, wrought-iron fence along its front property line. It is also a contributing structure within the district.

Integrity Statement

Since placed on the National Register in 1988, little has changed within the district. The most significant change is the loss of the one-story, stone residence identified in the original nomination as resource #21. The 1988 nomination classified the building as noncontributing due to its date of construction of c.1945. It is

unclear when the building was torn down. It occurs on the c.1950 Sanborn map as a small, square residence sited toward the front of the parcel. Exterior modifications to primary residences since 1988 are minimal. Google Earth aerial photography reflects significant changes to the rear of some properties within the district, including the installation of pools, additional outbuildings, and elaborate landscaping. Because these property modifications occur at the rear of the property, they do not compromise the overall historic aesthetic of the streetscape.

The Lewisburg Avenue Historic District (Boundary Decrease, Boundary Increase, and Additional Documentation) continues to possess a high level of integrity of design, setting, workmanship, materials, feeling, and association. The majority of resources date to the period of significance and retain their historic form, structure, and style. As such, their historic design is predominantly intact. The historic setting conveys the character of a prominent, middle- and upper middle-class, residential neighborhood that developed during the period of significance. Despite the loss of one historic residence, little has changed to the materials and design elements of buildings within the district since originally placed on the National Register. The majority of the resources possess integrity of workmanship in that the physical evidence of the crafts involved in their construction and ornamentation are evident. In fact, buildings are remarkably well-preserved, many of which have undergone renovations to return the exterior to its historic appearance. This is due largely in part to the City's impressive preservation efforts and residents' pride in the architectural heritage of the neighborhood.

The historic streetscapes, landscaping, and the overall residential sense of place of the historic district endure. Although many of the dwellings contain modern additions, most are restricted to the rear of the building, avoiding visual intrusions from the sidewalks. In addition, common alterations include replacement windows and siding; however, the majority of the modifications are in-kind with similar materials and design elements. Among the 30 primary resources, all are considered to be contributing elements to the historic district. Among the secondary buildings (ex. Garages and sheds), eleven (11), or 55%, are considered contributing. Among the four (4) structures documented within the district, only one (1) is noncontributing. In total, the district contains 44 contributing resources, which is nearly 81%.

INDIVIDUAL PROPERTY DESCRIPTIONS

The following inventory of resources is organized by street and numerically by address. As such, properties identified in the 1988 National Register nomination are renumbered. Entries list the address of the property, approximate date of construction, contributing status and, if applicable, distinguishable building type followed by style. At the end of each description is the original inventory number from the 1988 nomination. If known, the historic name, or common name, is included after the address of a resource. Secondary resources follow the description of the main resource. Dates of construction are determined by previous historical documentation, property records, Sanborn Fire Insurance Maps, and aerial photography. Secondary resources, or outbuildings, are not identified on the inventory as an individual resource but, instead, included with their primary building description. These are included on the overall resource count in Section 5 as a building. The rear of many of the properties within the district are concealed by privacy fences or are inaccessible. In these instances, Williamson County property records and aerial photography help to confirm the presence of additional outbuildings otherwise not visible from the public right-of-way.[1]

[1] Oftentimes, the date of construction of outbuildings is approximate and based on Sanborn maps, aerial photography, and the 1988 NR nomination. In the event that property owners have a more precise date of construction that would modify its contributing status, a follow-up addendum may be necessary.

Each resource is assigned a contributing or noncontributing status. Those identified as contributing retain a good degree of historic integrity. Those identified as noncontributing either fall outside of the period of significance or reflect insensitive exterior modifications that compromise the historic design and stylistic elements. Any changes in contributing status from the 1988 nomination are noted in the description. When describing the fenestration of the front façade, windows are annotated by "W" and doors by "D".

1. 1102 Adams Street, c.1900 **Contributing**

Gable-Front and Wing/Folk Victorian

This one-story, gable-front-and-wing dwelling is frame construction and clad in vinyl siding. The roof is covered in asphalt shingles and has slightly overhanging eaves with fascia. Two corbelled brick chimneys straddle the ridgeline. The gable ends are enhanced by decorative wood shingles. The front façade (east) is three bays (W, D, W) with an Eastlake-styled door featuring a fixed light, raised wood panels and decorative molding. The door is topped by a single-light transom. Windows are 1-over-1, double-hung wood sash. The front façade windows feature fixed, wood-louvered shutters. A partial-width entry porch is inset in the front ell. The porch features turned wood support posts and a concrete slab floor. A historic, gabled ell wing projects from the rear. It contains a window in its gable end and a set of paired, 1-over-1, double-hung sash at the main floor. A shed-roofed, enclosed porch is inset in the rear ell. The porch pre-dates 1950, though it is unclear when it was enclosed. The porch contains a modern, 9-light door topped by a fabric awning. (1988 NR #13)

A c.1960s, single-car frame garage is located towards the southwest corner of the property at the end of a paved driveway. It has a front gable roof and faces east towards the street. The garage is clad in fiber-cement weatherboard and its roof is covered in metal sheeting. Its northern half is open, accommodating a single car. This section has metal support posts. The remainder of the garage is an enclosed shed/storage. **(C)**

2. 102 Lewisburg Avenue, c.1940 **Contributing**

Side-Gabled House/Colonial Revival

This two-story, side-gabled house is brick-veneered with a low-pitched roof covered in asphalt shingles. The house features partial gable end returns. An exterior, shouldered brick chimney is on the south elevation. The front façade (east) is symmetrical and three bays (W, D, W). The central, wooden door features six rectangular panels and a classical frontispiece with fluted pilasters and a broken pediment with urn. Windows are 6-over-6, double-hung wood sash with brick sills and fixed, wood-louvered shutters. A small entry stoop with wood railing extends from the door. A one-story wing projects from the north elevation. Its façade (east) has a single window and a recessed entry porch that is flush with the wall of the main block. A smaller wing with hipped roof projects from the southwest corner of the house. This wing historically extended along the rear of the principal block. A second floor was added along the rear at some time after 1950. Its upper floor is clad in weatherboard siding. (1988 NR#2; status updated from NC)

At the northwest corner of the property is a c.1940, remodeled 1 ½-story garage apartment. A paved driveway extends from Lewisburg Avenue to the garage. The 1940 and 1950 Sanborn map updates confirm that a 1-story frame garage was located here. Aerial photography confirms that it was remodeled prior to 1995 when a brick veneer was applied and the upper half-story added. The two-car garage features a high-pitched, side-gabled roof with three, gabled window dormers on the front roof slope. The dormers feature closed gable ends and a 6-over-6, double-hung wood sash window. **(NC)**

3. 104 Lewisburg Avenue, c.1930 **Contributing**

Side-Gabled House/Colonial Revival

This two-story, side-gabled house is clad in weatherboard siding and features a low-pitched roof. The roof is covered in asphalt shingles and has overhanging eaves and an interior brick chimney on its front roof slope. The front façade (east) is symmetrical and three bays (2W, D, 2W) on the first floor and two bays (W, W) on the second. The central door features rectangular panels and flanking sidelights with three lights. Windows are 6-over-6, double-hung wood sash. A single-bay, one-story porch with gabled roof and arched ceiling extends from the door. The porch features paired, square wood columns. An original, one-story gabled porch extends from the north elevation. It was enclosed post-1950 and features a set of three windows on its north elevation. At the rear of the house is a full-width, two-story wing with large brick chimney. The wing does not occur on Sanborn maps through at least 1950 but appears to be a historic addition. A one-story, non-historic wing extends from its rear. (1988 NR#3)

A c.1990s-2000s, prefabricated storage shed with gambrel roof is located toward the northwest corner of the property. It has vertical board siding, two windows, and a two-leaf barn-type door. **(NC)**

4. 106 Lewisburg Avenue, c.1930 **Contributing**

Side-Gabled House/Colonial Revival

This 1 1/2-story, side-gabled house is clad in weatherboard siding and rests on a stucco foundation. The roof is covered in asphalt shingles and has wide overhanging eaves with gable end brackets. The gable ends contain paired windows. A stuccoed chimney straddles the ridgeline and a nearly full-width, shed-roof dormer is along the front roof slope. The dormer features three bays (2W, 4W, 2W). The front façade (east) of the house is symmetrical and three bays (W, D, W) with a single-leaf door with five small lights and four horizontal panels. The first-floor windows are12-over-1, double-hung wood sash. The dormer windows are 9-over-1. A one-story porch is centered on the façade. It has a flat roof, plain wood frieze, and paired square wood columns. Projecting from the north elevation is a one-story porch that is enclosed with windows and shutters. A gabled ell wing extends from the rear. (1988 NR#4)

5. 108 Lewisburg Avenue, J.L. McGan House, c.1875 **Contributing**

T-Plan House/Free Classical Queen Anne

This 1 1/2-story, T-plan dwelling is side-gabled and clad in vinyl siding. The roof is covered in asphalt shingles and has slightly overhanging eaves. An interior brick chimney straddles the ridgeline. The front-facing gable end of the T-wing is enhanced by a decorative, turned wood finial at the peak and downturned finials at each corner. A window is in the front gable end. The front façade (east) is five bays (W, W, D, W, W) with a single-leaf door topped by a two-light transom. Windows are 6-over-6, double-hung wood sash with triangular heads. The front windows feature fixed shutters. A shed-roofed dormer (c.1920) is on the front roof slope and has a ribbon of five, 6-over-6 windows. A partial-width entry porch is inset in the front ell and features a wide wooden frieze and Doric columns (c.1910). The south elevation features a non-historic, shed-roof porch that replaced an earlier porch identified on Sanborn maps. This elevation also features three, gabled wall dormers, each with 6-over-6 windows. A c.1920s, one-story wing projects from the rear of the house. Sanborn maps indicate that the house originally featured a projecting with chamfered corners on the front of the T-wing. This was removed post-1950. (1988 NR #5)

According to the 1878 Beers map of Franklin, the house was in its original T-plan form and owned by J.L. McGan. An Ancestry.com search reveals only one record of this individual in Franklin – a voting record in 1891.[2] The 1913 Sanborn map identifies a frame outhouse with an open carport or porch projecting to the north. It is plausible that this building is the present garage located southwest of the house at the end of a concrete strip driveway. The 1988 National Register nomination provides a construction date for the garage of c.1960.

This c.1910 garage is remodeled (c.1960s). It is frame with a front-gabled roof, single-car garage and a pedestrian entry door. A gabled carport projects from the north elevation and features square wood columns.

6. 110 Lewisburg Avenue, c.1900 Contributing

Side-Gabled House/Colonial Revival

This 1 1/2-story, side-gabled dwelling features a full-width, one-story wing at the rear. The house is clad in weatherboard siding and rests on a stone foundation. Its roof is high-pitched and covered in asphalt shingles. It has wide overhanging eaves and paired windows in the gable ends. Three, gabled window dormers are on the front roof slope. Each has paired, 4-over-4, double-hung wood sash windows. An interior brick chimney is on the front roof slope. The front façade (east) is symmetrical and three bays (2W, D, 2W) with a single-leaf, replacement door flanked on either side by 10-light sidelights. The windows on the façade are 9-over-1, double-hung wood sash. A c.1920 gabled entry porch is centered on the façade. It features a wide wooden frieze, Classical columns, and a turned post railing. The north elevation features a one-story projecting bay with chamfered sides and a hipped roof. The 1913 Sanborn map depicts a two-story porch along the south elevation and no front entry porch. By the 1920s, the 2-story porch was removed and the front porch added. It is possible that the house received a remodel during this period in which it received its present Colonial Revival style. (1988 NR#6)

The 1988 NR nomination identifies a c.1950 shed on the property. The shed was demolished c.2018 to make way for a large garage apartment.

The c.2018 garage apartment is 1 ½-story with a side-gabled roof covered in asphalt shingles. The frame building features shed-roofed window dormers with 6-over-1, double-hung wood sash. The two garage doors are topped by a metal awning.

7. 112 Lewisburg Avenue, c.1920 Contributing

Bungalow/Free Classical

This 1 1/2-story, bungalow is rectangular in form with a low-pitched, side-gabled roof. The roof features wide overhanging eaves boxed with vinyl. The roof is covered in asphalt shingles and has an interior brick chimney straddling the ridgeline. A set of paired, 6-over-6 double-hung wood sash windows. The house is clad in vinyl siding and rests on a stone block foundation. A one-story, gabled wing projects from the west end of the south elevation. It has a set of paired 9-over-9 windows on its south elevation. Inset at the southeast corner of the house and flush with the front façade is a flat-roofed block. Centered on the front roof slope is a prominent gabled dormer with wide eaves and a set of three, 9-over-9, double-hung wood sash windows. The front façade (east) of the main block is symmetrical and three bays (3W, D, 3W) with 9-over-9 windows and a single-leaf entry door. At the south end of the façade is an additional window occupying the flat-roofed bay. A single-bay

[2] Ancestry.com. *Tennessee, U.S., Enumeration of Male Voters, 1891* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

porch with flat roof and Doric columns is centered on the façade. At the north end is a side porch with flat roof and Doric columns on a stone foundation. It leads to a gabled wing that extends from the north elevation. (1988 NR #7)

8. 114 Lewisburg Avenue, Fowlkes-Mayberry House, 1866 Contributing
Italianate

This 1-story dwelling is L-shaped with a front-facing gabled wing extending from the north end of the façade. The house is clad in vinyl siding and rests on a stone foundation. The roof is covered in asphalt shingles and has slightly overhanging boxed eaves. Two interior brick chimneys pierce the roof. The front façade (east) is four bays (W, W, D, W) with a single-leaf door topped by a round-arched transom. The door features wood surround lined with small, round raised moldings. The door is recessed within an entryway that features an elaborate, round-arched opening. The opening has decorative surround with detailed wood moldings and keystone. The façade windows are tall, 9-over-9, double-hung wood sash with segmental-arched drip molding. A lower, gabled wing with recessed entry porch projects from the south elevation. A gabled wing also projects from the north elevation. (1988 NR# 8)

According to the 1878 Beers map, the house was owned by H.P. Fowlkes (b.1843-d.1917). The 1910 Federal Census indicates that he was employed as a lawyer in a general practice.

A c.2000 large, 1 ½-story frame garage is located at the southwest corner of the house. It features a hipped roof with a front-facing wall dormer and two garage doors. The garage replaced an earlier structure that was visible on the 1950 Sanborn map. **(NC)**

9. 115 Lewisburg Avenue, Cacey-McGory House, 1872 Contributing
Gable-Front-and-Wing/Eclectic

This 1-story dwelling adopts a T-shape form with a front-facing gable projecting from the façade. The house features a low-pitched, side-gabled roof with decorative wooden vergeboard in the gable ends. The house is clad in weatherboard siding. An exterior brick chimney is on the north elevation. The front façade (east) is three bays (W, D, W) with a glazed entry door topped by a single-light transom. The north window is a multi-light-over-1, double-hung wood sash. The upper sash is characterized by small, diamond-shaped lights. A partial-width entry porch with flat roof is inset in the front ell. It features a wide wooden frieze and square wood columns. A wooden, lattice-type balustrade is along the porch. Two large, gabled additions are at the rear of the house. (1988 NR #31)

According to the 1988 NR nomination, a c.1960 two-story frame guesthouse is at the rear of the property. There is no indication that this building survives. Property records only make reference to an attached garage. According to the 1878 Beers map, the house was owned by J.M. Cayce. Records suggest that John M. Cayce (b.1827-d.1902) was a silversmith, watchmaker and jeweler.

10. 116 Lewisburg Avenue, 1929 Contributing
Tudor Revival

This 1 ½-story house is stone-veneered with a high-pitched, side-gabled roof. The roof is covered in asphalt shingles. A high-pitched, front-facing gable is on the north end of the façade. Its gable end contains an ogee-arched, 6-light window with stone lintel. A shed-roofed dormer is off-centered on the front roof slope and contains a horizontally oriented 4-light window. The side gable ends are stuccoed with vertical half-timbering.

Triangular vents are in the side gable peaks. The gable ends also feature paired windows and decorative vergeboard. A prominent stone chimney is on the south end. A gabled wing extends from the south elevation with its roof facing to the front. The façade (east) is four bays (2W, 3W, D, 3W) with a single-leaf door topped a fabric awning. Windows are multi-light, double-hung sash with diamond-shaped panes. The window bays are topped by vertical stone lintels. A large frame addition extends from the rear and includes a two-car garage. (1988 NR#9)

11. 117 Lewisburg Avenue, George Armistead House, 1901 Contributing
Free Classical
This unique, 1 ½-story dwelling features a moderately-pitched, side-gabled roof covered in asphalt shingles. The house is clad in weatherboard and rests on a stone foundation. The roof features wide overhanging eaves with decorative, carved wooden false rafter ends. There are three interior, corbelled brick chimneys, and two hipped dormers. The dormers feature multi-light fixed windows with diamond-shaped panes. A projecting bay with chamfered sides and a hipped roof extends from near the center of the front façade (west). The façade is 5 bays (W, 3W, 3W, D, W) with 1-over-1, double-hung wood sash. The single-leaf entry door is flanked on either side by multi-light sidelights and topped by a transom. A shed-roof porch extends from the south half of the façade. It has false rafter ends, a plain wooden frieze, and Tuscan columns. A wood post balustrade surrounds the porch. At the north of the façade is a recessed entry porch with Tuscan column and lattice-type balustrade. Side gable ends feature a set of three, 9-over-1, double-hung wood sash windows. (1988 NR#30)

This house was erected in 1901 by George Armistead, former publisher of The Review Appeal and later an editor of the Nashville Banner.

A c.2015, large frame garage is located northeast of the house. It is 1 ½-story with a side-gabled roof and two hipped dormers connected by a shed dormer with three windows. The windows on the hipped dormers are 1-over-1 sash where the upper sash has diamond-shaped panes. Two garage doors are on the front façade (west). The garage adopts similar design features to the main house including false rafter ends. **(NC)**

A c.1900 stone block retaining wall is along the front of the property. Concrete steps break the historic wall and lead to a concrete path to the house. **(Contributing Structure)**

12. 118 Lewisburg Avenue, Craig-LeBlanc House, 1921 Contributing
Bungalow/Free Classical
This 1 ½-story bungalow is side-gabled with lower gabled wings flanking either side. The roof is low-pitched and covered in asphalt shingles. The house is clad in weatherboard siding and rests on a rusticated stone block foundation. A shed-roofed dormer with a set of three, 6-light casement windows. An exterior brick chimney is on the south elevation of the main block. The front façade (east) of the principal block is symmetrical and three bays (3W, D, 3W) with a single-leaf entry door. Windows are 9-over-1, double-hung wood sash. A partial-width porch with flat roof is centered on the façade. It has square wood columns. An enclosed, flat-roofed entry porch is inset at each corner of the front of the house. Both were enclosed post-1950, though the southern porch enclosure appears historic. The northern enclosure is more recent. The southern enclosure contains a multi-light entry door flanked on either side by 9-over-1 windows. The northern enclosure has a set of four windows. (1988 NR#10)

13. 119 Lewisburg Avenue, c.1920 Contributing

Tudor Revival
This 1-story, stone-veneered dwelling features a low-pitched, hipped roof with a large, front-facing gable on the façade (west). The roof is covered in asphalt shingles. The front-facing gable end is stucoo with half-timbering and a set of paired windows. Beneath the gable is a projecting bay with chamfered sides. This bay contains paired windows on the side walls and a set of three on the center. A prominent exterior stone chimney is on the façade, south of the gable. Primary windows are 6-light wood casements with four-light transoms. The northern half of the façade is recessed to accommodate a wide entry porch that extends slightly to the south beneath a gable roof with half timbering. The sprawling house features multiple gable and hipped projections towards the rear.

A c.1920 , two-car garage is at the southeast corner of the property. It has two gable roofs with gable ends that are stuccoed and half-timbered. The garage doors are two-leaf, each with four fixed lights**. (C)**

14. 120 Lewisburg Avenue, c.1920 Contributing
Bungalow/Tudor Revival
This 1-story bungalow is stone-veneered with a clipped gable roof. The roof is covered in asphalt shingles and has wide overhanging eaves. A clipped gable dormer is off-centered on the front roof slope and contains two, four-light wood casement windows. Gable ends are stucco with half-timbering. A full-width, wing with clipped gable roof is along the rear. Its walls are stucco with half timbering. The front façade (east) is three bays (2W, D, 2W) with a multi-light door and flanking sidelights. Windows are 9-over-9, double-hung wood sash. A prominent exterior stone chimney is on the façade. An open porte-cochere with gable roof extends from the north elevation. It features two prominent stone veneer columns. (1988 NR# 11)

15. 121 Lewisburg Avenue, c.1900 Contributing
Free Classical Queen Anne
This 1 ½-story residence features a high-pitched, side-gabled roof and a prominent front-facing gable on the façade (west). The house is clad in weatherboard siding and rests on a stone foundation. Two, corbelled brick interior chimneys pierce the roof. The gable ends are stucco with half -timbering and features elaborate wood vergeboards, as well as a set of paired, diamond-paned windows. A lower gabled bay projects from the north end of the façade. It also features a decorative wood-carved vergeboard. Beneath the vergeboard is a projecting window bay with rounded corners. The bay is stucco with a set of paired, 1-over-1, double-hung wood sash windows sharing a leaded-glass transom. South of the projecting bay is a glazed entry door with decorative molding and topped by a transom. South of the door is a 1-over-1 window. A partial-width entry porch is inset in the front ell. It features a wide wooden frieze with small dentils. The flat roof of the porch is supported by Tuscan columns. A sunroom with hipped roof extends from the south elevation. It has a wood-paneled apron and diamond-paned casements topped by transoms. At the north end of the house is a projecting carport with metal roof and similar stylistic details to the front porch. Multiple additions appear to be at the rear of the house. (1988 NR#28)

A c.1930, Tudor Revival-styled garage apartment is at the northeast corner of the property. It is 1 ½-story with a side-gabled roof and front-facing gable on the façade similar to the main house. The garage is clad in weatherboard siding and has three garage bay doors. The front facing gable is stucco with half-timbering and has a decorative vergeboard and paired windows**. (C)**

16. 122 Lewisburg Avenue, Judge Wallace/Smith-Adair House, 1923 Contributing

Bungalow/Colonial Revival
This 1-story, side-gabled bungalow features two gabled wing additions at the rear. The northern rear wing is historic, occurring on Sanborn maps. The house is clad in weatherboard siding and rests on a rusticated stone foundation. The roof is covered in asphalt shingles and has wide overhanging eaves. Two eyebrow dormers are on the front roof slope. Gable ends feature brackets and a fanlight. An exterior stone chimney is on the north elevation and pierces the overhanging eave. The front façade (east) is symmetrical and three bays (3W, D, 3W) with a multi-light entry door. The windows are 9-over-9, double-hung wood sash. A single-bay, gabled porch extends from the door. It has exposed purlins and paired, fluted square wood columns. A sunroom extends from the north elevation. It has a hipped roof covered in standing seam metal and exposed rafter ends. The east elevation of the sunroom contains a multi-light door flanked on either side by 9-over-9 windows. (1988 NR# 12)

A c.1920s storage building is at the rear of the property. It has a two-tiered, side-gabled roof covered in metal. The roof features overhanging eaves with exposed rafter ends. The building is clad in weatherboard siding. A pedestrian door is on the east and west elevations of the taller block**. (C)**

17. 123 Lewisburg Avenue, Richardson-Jewell-Adgent House, 1919 Contributing
Bungalow/Craftsman
This 1 ½-story dwelling is rectangular in form with a moderately-pitched, side-gabled roof. The house is clad in weatherboard siding and rests on a stone foundation. The roof is covered in asphalt shingles and has wide overhanging eaves. Gable ends are stucco and half-timbered with knee brace brackets. An interior brick chimney and large gabled dormer are on the front roof slope. The dormer also features knee brace brackets and a set of three, 15-over-1, double-hung wood sash windows. The front façade (west) is mostly concealed by mature shade trees and planted hedges. The entry door appears to be two-leaf with multiple lights. Windows on the façade are 15-over-1. A nearly full-width, one-story porch features a hipped roof and wraps around the north corner. At the east end of the porch is a front-facing gable above the porch entry steps. The porch features square box columns atop stone piers and balustrade wall. The south elevation of the house features a small projecting bay window with chamfered corners. Extending from the bay is an open porte-cochere with gabled roof and square columns. (1988 NR#27)

Southeast of the house is a c.1920s, front-gabled garage that draws upon the Craftsman style. The garage is stucco with a moderately-pitched roof that contains wide overhanging eaves. A triangular vent is in the front gable peak. The façade (west) of the garage contains two garage doors. Each is two-leaf, with each leaf containing 12 lights and three horizontal raised wood panels. **(C)**

18. 200 Lewisburg Avenue, c.1900 Contributing
Eclectic
This 1 ½-story dwelling features a complex form with multiple projecting wings including a gabled wing extending from the south end of the front façade (east). Another projects from near the north end of the rear elevation. The house is clad in weatherboard siding and the primary roof is side-gabled. The roof is covered in asphalt shingles and features overhanging eaves. Some of the gable ends feature decorative wood shingles, fixed attic windows, and a pierced, wooden vergeboard. Two interior brick chimneys straddle the ridgeline. A large pop-up, ½-story addition was constructed c.1920s and straddles the ridgeline of the primary roof, which creates the appearance of a dormer on the front and rear roofs. A front-facing gable is on the façade. The

façade is five bays (W, D, W, 2W, W) with a single-leaf entry door behind a wooden screen door. The door is flanked on either side by sidelights. Primary windows are 1-over-1, double-hung wood sash. The pop-up dormer façade contains a ribbon of four windows, each containing 9 fixed panes. A long entry porch inset within the front ell. It has a shed roof supported by Doric columns. The porch features a wood post balustrade. The rear of the house reveals two enclosed porches, 1-over-1 and 4-over-4 windows. A brick retaining wall topped by a picket fence is along the rear property line. (1988 NR#14)

A c.1960s, concrete block garage with front gable roof is located at the southwest corner of the property and faces west toward Adams Street. The garage features weatherboard cladding in the gable end, as well as a square opening that is infilled. The façade has two individual, overhead garage doors**. (C)**

19. 201 Lewisburg Avenue, Dr. W.J. Paschall House, 1896 Contributing
Free Classical Queen Anne
This 2-story, Queen Anne House features a low-pitched hipped roof with gabled bays projecting from the front (west) and side elevations. The house is clad in weatherboard siding and rests on a stone foundation. The roof is covered in asbestos shingles and has overhanging eaves. The front gable end of the projecting bay features decorative wood shingles and a modest, sawn wood vergeboard. The house features two tall corbelled brick chimneys. Windows are 1-over-1, double-hung wood sash. The southwest corner of the house is chamfered. Much of the façade is concealed by mature planted hedges. The entry door is single-leaf and flanked by four-light sidelights. A historic wrap-around porch is along the south end of the façade and wraps around the south elevation. The porch features Doric columns and a c.1960s metal, mansard-type roof. The roof of the porch is insensitive to the design of the house but is considered a historic modification. (1988 NR#26)

20. 202 Lewisburg Avenue, c.1895 Contributing
Gable Front-and-Wing/Eclectic
This 1-story residence features a T-plan form with a perpendicular gabled wing projecting from the north end of the front façade (east). The house is clad in weatherboard siding and features a low-pitched, side-gabled roof. An interior brick chimney straddles the ridgeline. The front gable end is adorned with decorative fish scale wood shingles and simple dentiled trim. The gable end is closed, and a plain cornice with carved brackets is below. The projecting bay features a slight bumpout at its center. The façade is 3 bays (W, D, 2W) with an Eastlake-styled, glazed door featuring decorative molding and panel. Above the door is a horizontal wood panel. The windows are 1-over-1, double-hung wood sash with pedimented drip moldings. A hipped-roof porch is inset in the front ell. It has a plain wood frieze and square wood columns with carved wooden brackets. A later, lattice-type balustrade is along the façade. Extending from the north elevation is a hipped porch that was enclosed post-1988. The enclosure features a large, 24-light window. A historic, gabled wing addition extends from the rear of the north elevation and has partial gable end returns. There appears to be modern additions at the rear. (1988 NR#15)

21. 203 Lewisburg Avenue, c.1920 Contributing
Bungalow/Craftsman
This 1 ½-story residence is rectangular in overall form with a moderately-pitched, side-gabled roof. The house is brick-veneered and gable ends are stuccoed with half-timbering. The roof is covered in asphalt shingles and has wide overhanging eaves with exposed rafter ends and gable end brackets. An exterior, shouldered brick chimney is on the south elevation and pierces the roof eaves. An interior brick chimney straddles the ridgeline. The side gables contain tripartite windows comprised of a 1-over-1, double-hung sash, flanked on either side

by a square, single fixed light. The sash are decorative chamfered glass. A gabled dormer is off-centered on the front roof slope. It has gable end brackets and a set of paired, single fixed lights. The front façade (west) is two bays (2S, D) with a single-leaf glazed door flanked by single-light sidelights and topped by a leaded glass transom. The windows on the façade appear to be two-leaf, leaded glass casements. The paired windows share a leaded glass transom. A prominent gabled porch extends from the façade. The gable end has brackets, stucco, and half-timbering, as well as a set of three, single-light fixed windows. The porch frieze is molded with wide dentils. It is supported by heavy, stone square columns that taper slightly downward. The porch foundation is rusticated stone blocks that extends the full-width of the façade.(1988 NR#25)

A c.1960s, two-car garage is located at the southeast corner of the property. The brick-veneered garage features a hipped roof covered in asphalt shingles. An overhead, two-car garage has five sets of 10-lights. The garage door is topped by a wide frieze with stuccoed panels styled to mimic the stucco and half-timbering of the main house**. (C)**

A c.1920, rusticated stone block retaining wall runs along the front of the property. It features stone piers between a concrete sidewalk and a concrete driveway. **(Contributing Structure)**

22. 204 Lewisburg Avenue, c.1895 Contributing
Gable Front-and-Wing/Eclectic
This 1-story residence is side-gabled with a gabled wing projecting from the south end of the front façade (east). Another gabled wing extends from the rear, and there appears to be an addition inset in the rear ell. The house is clad in weatherboard siding and rests on a rusticated stone block foundation. The roof is covered in asphalt shingles and has wide overhanging eaves and two, interior brick chimneys. Gabled wing on the façade features a slightly projecting with decorative carved wood bracketed trim at the corners. The façade is three bays (2W, D, W) with a single-leaf, wooden door containing an oval light and horizontal panel. The door is topped by a single-light transom. The windows are 1-over-1, double-hung wood sash with a simple, dentiled head. A hipped entry porch is inset in the front ell. It features fluted Scamozzi columns. A gabled bay projects slightly from the south elevation. A secondary entry door is located on the north elevation of the rear wing. It is topped by a two-light transom. Adjacent to the east of the door is a fixed window with diamond-shaped panes. A later addition extends from the rear wing to the north, connecting the house to a modern, front-gabled garage. (1988 NR#16)

23. 205 Lewisburg Avenue, Sparkman-Freeman House, 1929 Contributing
Bungalow/Craftsman
This 1-story bungalow is rectangular in form with a low-pitched, side-gabled roof and a full-width, gabled wing at the rear. The house is brick-veneered. The roof is covered in asphalt shingles and has wide overhanging eaves. Gable ends are stucco with half-timbering. An exterior brick chimney is on the north gable end and pierces the overhanging eave. A lower gable roof is centered on the front roof slope, flush with the wall of the façade (west). The front façade is 3 bays (3W, D, W) with a single-leaf, glazed entry door. The tripartite window is comprised of a large, 1-over-1, double-hung sash flanked on either side by narrower 1-over-1 windows. The window south of the entry door is 4(vertical)-over-1, double-hung wood sash. A partial-width entry porch with gabled projects from the façade. Its gable end is stucco with half-timbering. The porch features paired square wood posts on brick piers and metal railing. A smaller entry porch is recessed beneath the principal roof at the southwest corner of the house. It has paired posts on a brick pier.

A c.1930s, front-gabled garage is northeast of the house. It is brick-veneered with stucco and half-timbering in the gable end. The garage appears to feature a porch on the west elevation that mimics the main house. The garage is concealed by a picket fence and mature vegetation**. (C)**

24. 206 Lewisburg Avenue, McCall-Koetje House, 1912 Contributing
Pyramidal Cottage/Free Classical
This 1-story, pyramidal cottage is nearly square in form with a low-pitched roof covered in asphalt shingles. The house is clad in weatherboard siding. An interior brick chimney on the north roof slope is clad in weatherboard siding. A hipped dormer with triple windows is centered on the front roof slope. A second hipped dormer is on the south roof slope. The front façade (east) is symmetrical and 3 bays (W, D, W) with a single-leaf, glazed door topped by a transom. Windows, including those in the dormer, are 1-over-1, double-hung wood sash. A full-width entry porch is recessed beneath the principal roof. It features a wide, plain wood frieze and Tuscan columns. A shed-roofed addition is at the rear. (1988 NR#17)

25. 207 Lewisburg Avenue, Carick-North House, 1927 Contributing
Bungalow/Craftsman
This 1-story bungalow is rectangular in overall form with a low-pitched, side-oriented clipped gable roof. A full-width gabled wing is along the rear, followed by a lower gabled wing extending from the south end of the rear elevation. The house is clad in random coursed stone veneer. The roof is covered in asphalt shingles and has wide overhanging boxed eaves. An interior brick chimney pierces the roof. A clipped gable bay projects from the south end of the front façade (west). The façade is three bays (W, D, W, 2W) where the paired windows occupy the projecting bay. The entry door is single-leaf. The windows on either side of the door are 8-light fixed sash. Primary windows are 4(vertical)-over-1, double-hung wood sash. An entry porch is inset in the front ell. It has slender square, wood columns atop brick piers. (1988 NR#23)

A c.1990, 1 ½-story from garage is located directly behind the house. It appears to be clad in a fiber-cement weatherboard and has a clipped gable roof. The front gable end has three windows. The building does not occur on Sanborn maps through 1950. According to the 1988 NR nomination, a c.1930 garage was located at the rear of the property; however, there is no indication that this garage is extant. **(NC)**

26. 208 Lewisburg Avenue, Dr. James A and Eliza R. North House, 1895 Contributing
Colonial Revival
This 2-story, hipped residence is clad in vinyl siding. Its roof is low-pitched and covered in asphalt shingles. The roof has wide overhanging eaves with dentils. An interior brick chimney pierces the roof. Gabled vents are on the side and rear roof slopes. The front façade (east) is 3 bays (W, W, W) on the 2nd floor and 3 bays (3W, D, W) on the 1st floor. The tripartite window occupies a projecting bay with half-hip roof and chamfered sides. Beneath each window on the projection is a horizontal, wood-paneled apron. Windows are 4-over-4, double-hung wood sash. A single-bay entry porch extends from the entry door. It has a hipped roof and paired, square wood columns. Two windows are on each side elevation, confirming the house is two rooms deep. (1988 NR#18)

A. c1960s, two-car garage with attached apartment is located at the northwest corner of the property. The garage is front-gabled. The apartment is not visible from the public right-of-way. It appears that the garage is clad in vinyl siding. **(NC)**

27. 209A&B Lewisburg Avenue, c.1935 Contributing
English Cottage/Colonial Revival
This 1-story, stone-veneer cottage is L-shaped with a side-gabled roof and a wide gabled wing projecting from the façade (west). A smaller projecting bay extends from the wing on the façade and has a lower roofline. The roof is low-pitched and covered in asphalt shingles with no eave overhang. A prominent exterior stone chimney is on the façade of the projecting wing. The front façade is 4 bays (2W, W, W, 2W) with 6-over-6 and 8-over-8, double-hung wood sash windows. Inset at the northwest corner of the façade is a small entry porch with square columns and arched frieze. The entry door is located within the porch on its south wall. A gabled bay projects from the rear of the north elevation. (1988 NR #22)

A c.1940s, detached garage is located northeast of the house at the end of a concrete driveway. The frame garage has a front-gabled roof and an overhead metal door. **(C)**

A c.2005 pool house or apartment is located at the rear of the house. It is not visible from the street. **(NC)**

28. 210 Lewisburg Avenue, c.1880 Contributing
Gable Front-and-Wing/Queen Anne
This 1-story, Queen Anne-styled residence is side-gabled with a cross-gabled wing extending from the north end of the front façade (east). The house is largely concealed by planted trees and hedges. The projecting wing features a gable end with decorative fish scale shingles, carved wood vergeboard, and a paired wood-louvered vent topped by a round-arched light. Beneath the gable is a slightly projecting, cutaway bay with paired windows and spindled trim at the corners. Primary windows are 1-over-1, double-hung wood sash topped by a pedimented hood molding. A small entry porch is inset in the front ell and has turned wood support posts. The house is clad in weatherboard siding. The asphalt-shingled roof features an interior, corbelled brick chimney. The driveway is brick. Towards the rear of the house and adjacent to the driveway are what appear to be a stone or concrete hitching post and carriage step. A frame shed noted on the 1988 NR nomination appears to not be extant. (1988 NR#19)

At the northwest corner of the property is a 2-story garage/apartment that appears to date to c.2010. There is a single car garage door with 8 lights. The frame building has a gabled roof. **(NC)**

29. 211 Lewisburg Avenue, Mills-Jewell House, 1886 Contributing
Queen Anne
This 2-story, Queen Anne house is L-shaped with a side-gabled roof. The house features a small hipped bay projecting slightly from the south end of the front façade (west), followed by a front-facing gable wing. A large, 2-story gabled wing extends from the rear and is historic to the house. According to the c.1950 Sanborn map update, an entry porch is along the south elevation of the rear wing. A later gabled wing addition extends to the east. The house is clad in weatherboard siding and the roof covered in asphalt shingles. The gable eave of the front wing features decorative carved wood false rafter ends. A 2-story projecting bay window extends from the wing. It has a hipped roof and chamfered sides. Each floor of the bay window contains four, 1-over-1, double-hung wood sash with paneled aprons. The windows are divided by molded wood frames. North of the projecting bay window is a single-leaf entry door with molded surround and transom. The door occupies the hipped bay. To the north are two windows occupying the main body of the house. All windows are 1-over-1 sash. (1988 NR#20, incorrect address of 213 and incorrect location on map)

A contemporaneous, c.1885 wrought iron fence is along the front property line. The 1988 NR nomination indicates that the fence was designed by Mastfous and Company of Springfield, Ohio**. (Contributing Structure)**

A c.1980 open gazebo with turned wood support posts, brackets, wide molded and frieze, and domed roof is northeast of the house at the end of a gravel driveway. **(NC)**

30. 501 Margin Street, Otey-Campbell House, 1840 Contributing
Center Passage/Greek Revival

This impressive, 1-story brick residence is L-shaped with a side-gabled roof. The house is oriented to the north. The brick is laid in Flemish bond and the house rests on a field stone foundation. The roof is low-pitched and covered in asphalt shingles. It has slightly overhanging boxed eaves. Exterior end chimneys pierce the eave. The front façade is symmetrical land 3 bays (W, D, W) with a double entry door flanked on either side by diamond-light sidelights with paneled wood aprons. A diamond-light transom spans the entrance. Windows are 9-over-9, double-hung wood sash with a wood lintel. A single-bay entry porch with gabled roof extends from the front door. It features a closed gable end, plain wood frieze, round Tuscan columns, and a turned post balustrade. The porch is present by the 1898 Sanborn map, though is likely not original to the building. Side gable ends feature a three-light fixed window in the gable. An ell wing, likely a mid-19th century addition, extends from the rear of the house. Its east elevation contains two, 9-over-9 windows as well as a former entry that was removed and replaced by a 12-over-12, double-hung wood sash window. It is flanked by 4-light sidelights and topped by a lintel. Concrete steps lead to the former entrance. The west elevation of the wing contains a 6-over-6 window in the gable end, on either side of an exterior end chimney. At ground level east of the chimney is a rear, double-door with multiple lights and a wooden screen door. A 1-story frame addition is inset in the rear ell. (1988 NR#1)

A c.1910, frame shed is located southwest of the house at the end of a gravel driveway. It is clad in weatherboard siding and has a side-gabled metal roof. Its east elevation contains a wide entryway with modern double door built of wooden lattice. A flat-roofed carport with metal roof extends to the north. Sanborn maps confirm this was built between 1908 and 1913. The 1913 Sanborn map indicates it was used as an outhouse. **(C)**

Lewisburg Avenue Historic District (Boundary Decrease, Boundary Increase, and Additional Documentation) | Williamson, TN
Name of Property | County and State

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- [ ] A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- [ ] B Property is associated with the lives of persons significant in our past.
- [x] C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- [ ] D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply.)
Property is: N/A

- [ ] A Owned by a religious institution or used for religious purposes.
- [ ] B removed from its original location.
- [ ] C a birthplace or grave.
- [ ] D a cemetery.
- [ ] E a reconstructed building, object, or structure.
- [ ] F a commemorative property.
- [ ] G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance
(Enter categories from instructions.)
Architecture

Period of Significance
c.1840 to c.1940

Significant Dates
c.1840

Significant Person
(Complete only if Criterion B is marked above.)
N/A

Cultural Affiliation
N/A

Architect/Builder

Statement of Significance Summary Paragraph

The *Lewisburg Avenue Historic District (Boundary Decrease, Boundary Increase, and Additional Documentation)* is significant at the local level under Criterion C for Architecture. The period of significance begins with the date of construction of the earliest extant building (c.1840) and extends to c.1960 to include post-World War II development, particularly the construction of automobile-related outbuildings. All subsequent development is less than fifty years of age. The district largely developed as a middle and upper-middle class residential neighborhood extending south from the original town boundary. It was developed by some of Franklin's most influential and successful citizens, many of whom contributed to the economic prosperity of the City throughout the 19th and 20th centuries. Its impressive collection of residential architecture comprises a wide array of architectural types and styles that reflect evolving trends in design since the mid-19th century. Among the represented architectural styles within the district are Greek Revival, Italianate, Queen Anne, Folk Victorian, Free Classical, Tudor Revival, Colonial Revival, and Craftsman. House types represented within the neighborhood include vernacular gable front-and-wing, hipped/pyramidal cottages and center passage, as well as English Cottages and bungalows. The district includes two historic, stone retaining walls, as well as a wrought iron fence. The vast majority of resources within the district are well-preserved and retain a high degree of historic integrity.

Narrative Statement of Significance

In October of 1799, the town of Franklin and Williamson County were established by an act of the Tennessee Legislature. Sited along the western banks of the Harpeth River, the town site was planned by Abraham Maury who set aside 109 acres of land for the establishment of a town. Maury reserved two acres for a Town Square and planned sixteen city blocks, each containing twelve lots, and located between Main Street, Main Cross Street, Bridge Street, Church Street, Indigo Street, and Cameron Street (Figure 2). He named the town in honor of Benjamin Franklin. Franklin was selected as the county seat and quickly became a bustling commercial and political center within the county.[3] The region surrounding Franklin was noted for its rich fertile soil. Prosperous plantations and farms emerged throughout the county, and Franklin's advantageous location along the Harpeth River, coupled with its role as the county seat, fueled economic and population growth. Shortly after its establishment, Franklin was incorporated in 1815.

[3] Carter 1969; Philip Thomason, Andra Martens, and Cate Hamilton, "Franklin Historic District (Additional Information)," National Register Nomination Form, National Park Service, 2016.

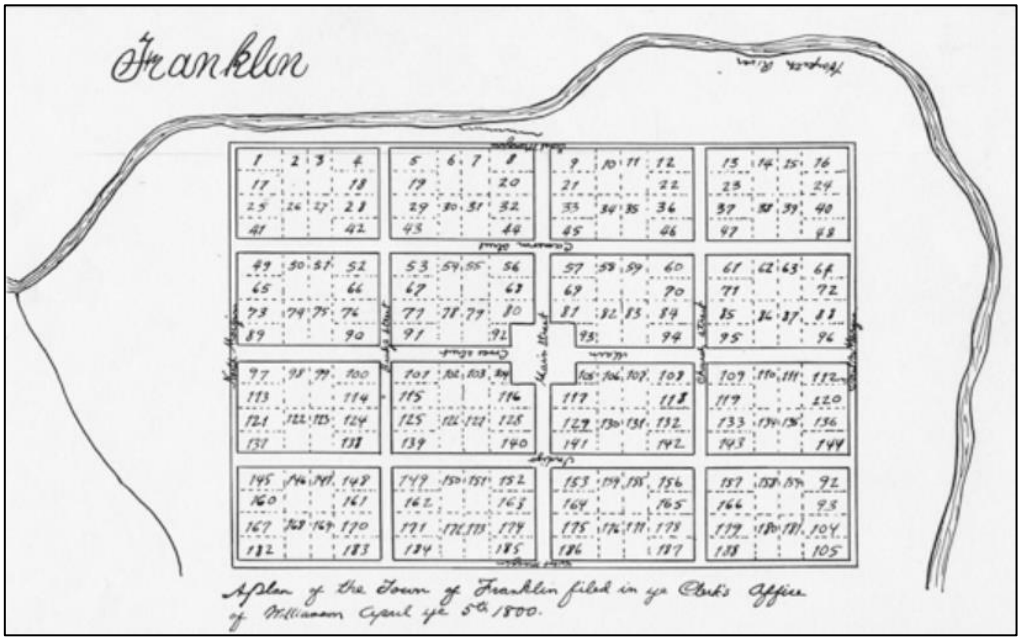


Figure 2. Original Plat (1799) of Franklin; South Margin Street forms the southern boundary of the original town.

As the town of Franklin developed during the early years of its establishment, the land to the south of the original town remained largely rural, agricultural farmland. The *Lewisburg Avenue Historic District* and its surviving resources convey the changing landscape along the former toll road as it transitioned from rural farmland to a residential corridor lined with grand, middle and upper-middle class houses. The earliest residence in the district is the Otey-Campbell House (Resource #30), which fronts the south side of S. Margin Street, the original southern boundary of the town. It is the only residence erected prior to the Civil War. The house has long been considered a local landmark in Franklin. Randal McGavock is believed to have contributed to its construction as is has many similarities to his residence at nearby Carnton Plantation (NR#73001857).[4] McGavock records confirm several alliances between McGavock and Otey families in Virginia and Tennessee. In 1848, Sally McGavock, niece of Randall, married John H. Otey, a native of Virginia. The couple is believed to have resided at the house fronting S. Margin Street. During the early years, the house was sited within a small farmstead along the periphery of the town of Franklin.[5]

[4] Virginia McDaniel Bowman, *Historic Williamson County: Old Homes and Sites*, Nashville, TN: Blue & Gray Press, 1971; p.138-139.
[5] *Ibid.*



Figure 3. Photograph of the Otey-Campbell House, 1932

Source: Nashville Banner, February 28, 1932

Prior to the Civil War, roads throughout the state were primarily built by private companies who would place tollhouses along the routes to collect fees. One such route was Lewisburg Pike (also the Franklin-Louisburg Pike, and presently Louisville Avenue). Reminiscences of Dr. Samuel Henderson from 1834 to 1876 reference the beginnings of the Franklin-Lewisburg Pike. According to Henderson, surveying for the pike began in May of 1852, and he was responsible for building a portion of the road that passed his property.[6] Though the privately funded turnpikes kept state taxes low, they proved quite costly for farmers and merchants trekking to markets who would often have to stop and pay multiple times along a route. The Civil War added further stress as the roads were severely damaged by heavy military traffic.[7] The Lewisburg Pike endured particular hardship during the Civil War. On April 10, 1863, General Earl Van Dorn and his 28th Mississippi Cavalry attempted a raid on Franklin approaching via the Lewisburg Pike. Reports indicate that wounded and dead lay in the street and open meadows alongside Lewisburg Pike.[8] Following the Civil War, public funding gradually replaced private construction of roads throughout the state.

Though the Otey-Campbell House was "caught up in the fierce attack" in 1863, it survived unscathed.[9] However, the house and its three acres were sold at auction to William G. Clouston in 1865, with the deed to be made in the names of Martha Jane and Margaret Ann Clouston, daughters of Edward G. and Scena McCabe Clouston. The house was later referred to as the Clouston Place as it remained in the family for more than 50 years. In the 1930s, the house was acquired by James H. Campbell.[10]

[6] Lyn Sullivan Pewitt, *Back Home in Williamson County*, Bicentennial Edition, Franklin, TN: Hillsboro Press, 1986; p.86.
[7] Civil War Trails, Battle of Franklin historic marker.
[8] *Ibid*, p.138.
[9] *Ibid*, p.138.
[10] *Ibid*, p.139.



Figure 4. Section of 1878 Beers Map of Williamson County

In the years following the Civil War, the damage to Lewisburg Avenue was repaired and traffic along the route began to increase. The first residence constructed after the Civil War within the district is the Fowlkes-Mayberry House, built in 1866 at 114 Lewisburg Avenue (Resource #8). The residence was built for Henry Fowlkes who served in the Tennessee State Senate in 1879 as Speaker of the House. Henry Pleasant Fowlkes (b.1843-d.1917) was a farmer and a lawyer. He occupied the residence until his death in 1917. By the 1870s, Franklin was expanding to the west and south, with new residences emerging along Lewisburg Avenue between S. Margin and present-day Fowlkes Street. The first was the Cayce-McGory House (Resource #9), built in 1872 at 115 Lewisburg. According to the 1870 census, John M. Cayce (b.1827-d.1902) was employed as a jeweler. Upon his death, he was recognized as a notable silversmith and watchmaker in Franklin.[11] J.L. McGan residence was built at 108 (Resource #5) in c.1875. The 1878 Beers map of Williamson County depicts four residences, set within large residential lots, along Lewisburg Avenue and within the historic district. These include Clouston Place, and the homes of J.M. Cayce, Henry P. Fowlkes, and J.L. McGan. A large lot of land situated between the McGan and Fowlkes houses was owned by an individual with the initials of H.P.S. A house was not built here as of 1878.

Development continued southward during the latter decades of the 19th century. This was largely made possible by the subdivision of land owned by Colonel John B. McEwen, a prominent attorney and businessman in Franklin. During the Civil War, he served as the city's mayor (1861-1865). McEwen was a prominent landowner, purchasing and selling large tracts of land and city lots during the post-war years. Among his landholdings was a large tract of land south of the city limits.[12] McEwen subdivided the land, laying out large residential tracts between Lewisburg Avenue and Columbia Pike to the west, south of Fowlkes Street (formerly Buchanan Street).[13] The addition extended south of Stewart Street, a cross street between Adam Street and Lewisburg Avenue (Figure 5). A parcel located at the split of Lewisburg Avenue and Adams Street and identified as lot 28 was initially reserved for use as a park, though it would later be developed by a residence. An article in the *Tennessean* in 1890 announces the new subdivision, noting that three residences were already constructed (Figure 6). Streets were named in honor of Confederate generals, with lots averaging 95 by 250 feet.[14]

[11] Ancestry.com. *U.S., Craftperson Files, 1600-1995* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2014.
[12] Philip Thomason and Teresa Douglas, *Adams Street Historic District National Register of Historic Places Nomination Form*, National Park Service, 1999; Section 8, Page 11.
[13] It is believed that the McEwen Addition was first subdivided in the 1880s, though the plat drawing is dated 1892.
[14] "Addition to Franklin," *The Tennessean*, September 26, 1890.

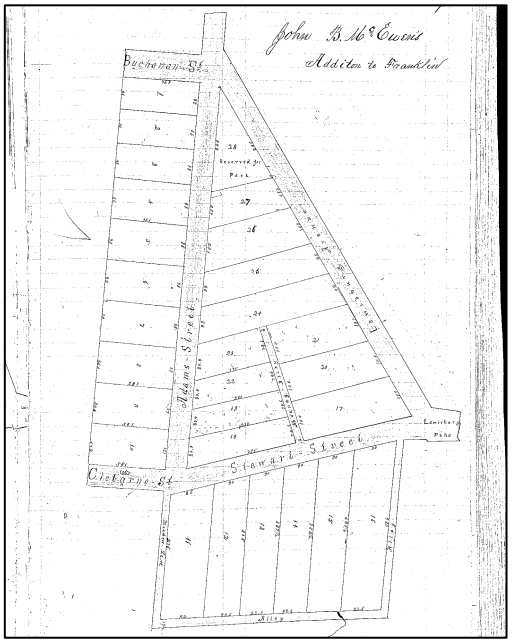
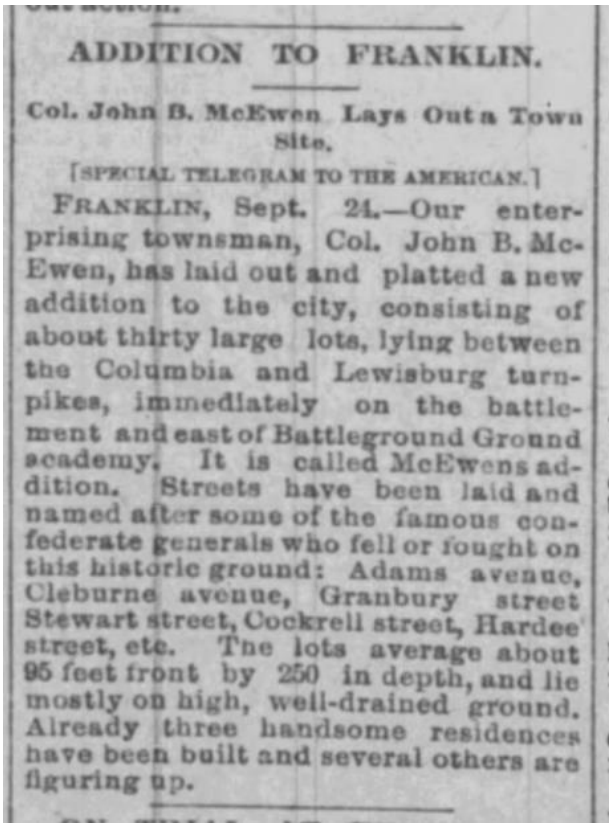


Figure 5. McEwen's Addition, Plat Book 16, Page 1, 1892



ADDITION TO FRANKLIN.

Col. John B. McEwen Lays Out a Town Site.

[SPECIAL TELEGRAM TO THE AMERICAN.]

FRANKLIN, Sept. 24.—Our enterprising townsman, Col. John B. McEwen, has laid out and platted a new addition to the city, consisting of about thirty large lots, lying between the Columbia and Lewisburg turnpikes, immediately on the battlement and east of Battleground Ground academy. It is called McEwens addition. Streets have been laid and named after some of the famous confederate generals who fell or fought on this historic ground: Adams avenue, Cleburne avenue, Granbury street Stewart street, Cockrell street, Hardee street, etc. The lots average about 95 feet front by 250 in depth, and lie mostly on high, well-drained ground. Already three handsome residences have been built and several others are figuring up.

Figure 6. The Tennessean, September 26, 1890

Most of the land encompassing the McEwen Addition is located within the *Adams Street Historic District* (NRHP-listed 1999). However, *Lewisburg Avenue Historic District* inventory resources #1 and 18 to 28 (odd) are attributed to the subdivision of the McEwen land in the 19th century. These range in date from c.1880 to 1912, and all are vernacular house forms. The first is the house located at 210 Lewisburg (Resource #28). This was followed in the 1890s by residences at 202 and 204 Lewisburg (Resources #20 and #22); and the Dr. James and Eliza North house at 208 Lewisburg Avenue (Resource #26). Though located outside of McEwen's Addition, the residence of Dr. W.J. Paschall was erected in 1896 at 201 Lewisburg Avenue (Resource #19).

The first two decades saw continued residential development within the district with the introduction of seven new houses, three of which are located within the McEwen Addition. Among those residences include the George Armistead House, built in 1901 at 117 Lewisburg Avenue (Resource #11). Armistead was the former publisher of *The Review Appeal* and later an editor of the *Nashville Banner*. The Carrick-North House (Resource #24) was built in 1912 at 206 Lewisburg Avenue, and the Richardson-Jewell House (Resource #23) was erected in 1919 at 123 Lewisburg Avenue. In 1903, the entirety of the *Lewisburg Avenue Historic District* was formally annexed into the city limits.

The 1920s saw the most significant residential building campaign along Lewisburg Avenue. Among these include the Judge Wallace- Smith Adair House (Resource #16) at 122 Lewisburg and built in 1923. The McCall-Koetje House (Resource #25) was built in 1927 at 207 Lewisburg Avenue. Located at 205 Lewisburg Avenue and erected in 1929 is the Sparkman-Freeman House (Resource #23). New development slowed by the 1930s, and the last residence was built c.1940 at 102 Lewisburg Avenue (Resource #2). A 1949 aerial photograph shows the district largely as it appears today. Properties fronting the east side of Lewisburg Avenue featured deep yards that appear to feature gardens and planted trees. Outbuildings are somewhat discernable in the photograph. During the post-World War II years, the construction of detached garages was common. Since placed on the NRHP in 1988, little has changed within the district. It is evident that property owners take considerable pride in their residences and landscaping. Since placed on the National Register in 1988, the district, as well as several additional adjacent properties, has become a locally designated historic district. In 2022, the city adopted design guidelines for its historic districts including guidelines for the preservation, repairs, replacements and alterations to historic residential buildings. According to the guidelines, historic residential buildings are those classified as contributing properties to the district. Such endeavors will ensure the continued preservation of the *Lewisburg Avenue Historic District*. A historic marker recognizing the significance of the Lewisburg Avenue Historic District was installed in 1993 by Heritage Foundation of Franklin and Williamson County, Williamson County Historical Society.

Architectural Context

The *Lewisburg Avenue Historic District* encompasses an impressive array of domestic building types and styles that portray distinct trends in residential design from the 1840s to the mid-20th century. These residential properties reflect the early settlement and development of the middle-class, residential corridor and the growing prosperity of the City of Franklin. The district is dominated by vernacular dwellings such as the gable front-and-wing, pyramidal cottage, center passage, and side-gabled cottages. English cottages and American-inspired bungalows also occur throughout the district. Among the varied architectural styles applied to the historic dwellings include the Greek Revival, Italianate, Queen Anne, Folk Victorian, Tudor Revival, Colonial Revival, and Craftsman. Each house type and style convey a unique period in American residential

architectural design that coincide with the development of the district from c.1840 through the mid-20th century.

Greek Revival Style (c.1820-1860)

The first popular Romantic style of architecture that emerged by the 1820s is Greek Revival, which dominated the newly independent United States through much of the first half of the 19th century. The style evoked architectural precedents of the Greek democracy thought to be appropriate for the new American republic. Similar in overall form and symmetry as the earlier Federal style, Greek Revival architecture is most often recognized by a low-pitched roof, wide band of trim emphasizing the cornice or porch roof; and prominent entry porches or full-width porticos supported by columns typically of the Doric style. The front door surround most often features sidelights and a rectangular transom.[15] Only one representation of Greek Revival architecture occurs within the *Lewisburg Avenue Historic District*. The only residence built prior to the Civil War, the Otey-Campbell House at 501 S. Margin Street (Resource #30) features gable end chimneys, a symmetrical façade, full-height with classical columns, and an entry door with sidelights and transom.

Italianate (c.1840-1885)

Another Romantic, or picturesque, architectural style is Italianate, which was inspired by the architecture of the Italian Renaissance. Popular nationwide, Italianate residences are generally two or three stories with low-pitched hipped or gable roofs enhanced by wide overhanging eaves with decorative brackets beneath. Windows tend to be tall and narrow, often arched or curved above with elaborated crowns. Some Italianate architecture contain square cupolas or towers.[16] Only one (1) property within the historic district reflects restrained elements of the Italianate style. Constructed in 1866 at 114 Lewisburg Avenue (Resource #8), the Fowlkes-Mayberry House features segmental-arched windows with modest crowns and a recessed entrance within an arched opening.

Queen Anne (1880-1910)

Late-19th century architecture within the historic district is dominated by Victorian-inspired design. During this period, rapid industrialization and expansion of the railroads led to dramatic changes in residential design and construction. The introduction of balloon frame construction allowed for complex and irregular plans, an escape from the box-like forms of earlier decades. In addition, doors, windows, roofing, siding, and decorative materials could be mass-produced in large factories and shipped at a relatively low cost.[17] A variety of distinct styles emerged in the United States during the Victorian era. Among those include Queen Anne and two of its sub-styles - Folk Victorian and Free Classical. Five (5) residences within the *Lewisburg Avenue Historic District* exhibit elements of the Queen Anne style and its sub-styles. Each is a relatively modest representation of the style with restrained applications.

The Queen Anne style is characterized by a steeply-pitched roof of irregular shape and multiple projecting gable bays. Patterned shingling is common, as well as cutaway bay windows, and other methods to avoid a

[15] McAlester 2017; 244-248.
[16] McAlester 2017; p. 283.
[17] McAlester 2017; p.314.

smooth wall appearance. Facades are typically asymmetrical with a partial, or full-width porch that oftentimes wraps around the side elevations. Towers are a common element of Queen Anne houses, along with decorative brick patterning, vergeboards in gable ends, spindlework, Classical columns, and decorative brackets. Constructed in 1866, the Mills Jewel House at 211 Lewisburg Avenue best represents the Queen Anne style in the historic district. The two-story dwelling features multiple projecting gabled bays and patterned shingling and vergeboard in the gable ends. Another fine representation of Queen Anne is the c.1880 residence at 210 Lewisburg Avenue (Resource #28). The house features multiple projecting bays, and patterned shingling, a Palladian-styled vent, and decorative vergeboard in the gable end. Decorative spindelwork further enhances the dwelling.

Queen Anne Sub-Style: Folk Victorian (c.1870-1910)

Folk Victorian is considered a restrained variation of Queen Anne. It is defined by the presence of Victorian decorative detailing on simple folk house forms. Details are usually either Italianate or Queen Anne-inspired and are generally confined to porch and cornice detailing. Window surrounds are generally simple or may have a modest pediment above. Spindlework in the porch frieze is common. Unlike Queen Anne, Folk Victorian houses generally lack textured, or varied, wall surfaces; however, patterned shingles in gable ends may occur.[18] Only one (1) residence within the district reflects Folk Victorian design elements. The vernacular, gable front-and-wing house located at 1102 Adams Street (Resource #1), constructed c.1900, features turned wood porch posts and patterned shingling in the front gable end. The window surrounds feature simple, flat pedimented heads.

Queen Anne Sub-Style: Free Classical (c.1890-1910)

About 35 percent of Queen Anne houses are classified as a adopting a Free Classical design. This sub-style uses classical columns, rather than the delicate turned posts and spindlework, as porch supports. The classical columns are either full height or raised on a pedestal. The columns are often grouped together in units of two or three. Palladian windows, cornice-line dentils, swags and garlands and other classical details are also common. The sub-style is similar to Colonial Revival houses with asymmetrical facades.[19] An exemplary representation of Free Classical Queen Anne in the historic district is the 1 ½-story house at 121 Lewisburg Avenue (Resource #15), erected c.1900. The house is characterized by its multiple projecting bays and a porch with wide frieze with dentils and large classical columns. Other distinguishing features include gable ends with stucco and half-timbering, and decorative vergeboard. A unique, projecting window bay is stuccoed with curved corners and leaded glass transom.

In a few instances, a house is classified as Eclectic. Such occurrences adopt elements of both sub-styles of Queen Anne. An example of an Eclectic style is the house at 204 Lewisburg Avenue (Resource #22), erected c.1895. A cutaway bay on its façade features decorative carved trim with downturned finials, while its entry porch features Scamozzi columns.

Colonial Revival (c.1880-1955)

In addition to the popular Victorian-inspired residential architecture of the late-19th century, the Eclectic movement drew inspiration from a wide spectrum of Western architectural tradition, including Ancient classical, Medieval, and Renaissance Classical. The movement occurred in two phases. The first occurred at

[18] McAlester 2017; p. 398.
[19] McAlester 2017; p. 346.

the end of the 19th century, and was renewed around 1920, spreading rapidly across the country. Styles that emerged from this movement and were inspired by English and Anglo-American Period Houses include Colonial Revival, Neoclassical (or Classical Revival), and Tudor Revival. Colonial Revival emphasized simplicity and symmetry. Houses reflecting this style are most often side-gabled with symmetrical facades. Entry doors are usually accented by a decorative crown or pediment supported by pilasters. Fanlights and sidelights are common, as are double-hung sash windows with multi-pane glazing.[20] Seven (7) houses within the *Lewisburg Avenue Historic District* draw upon the Colonial Revival style. They range in date from c.1895 through c.1940. Built in 1895, the Dr. James A and Eliza R. North House (Resource #26) at 208 Lewisburg Avenue has a low-pitched roof featuring overhanging eaves with dentils. The house has multi-light, double-hung windows, a symmetrical façade, and a single-bay porch. Another fine example is the house located at 110 Lewisburg Avenue (Resource #6), built c.1900. The side-gabled dwelling has a symmetrical façade with three gabled dormers, an entry door with multi-light sidelights, and an entry porch with classical columns.

Tudor Revival (c.1890-1940)

This dominant style of domestic architecture was popular nationwide throughout the early-20th century. The style is inspired by late Medieval and early-Renaissance English precedents, ranging from modest folk cottages to grand manors. Common features distinguishing the style include steeply-pitched roofs, usually side-gabled; a façade dominated by one or more prominent front-facing gables; tall, narrow windows, usually in multiple groups; massive exterior chimneys; and a round-arched entry door. Masonry exteriors and half-timbering, particularly in gable ends, frequently characterize Tudor Revival-styled residences. A classic representation of Tudor Revival is the grand residence at 116 Lewisburg Avenue (Resource #10), erected in 1929. The house features a steep roof, stone veneer, and multiple gables and projecting bays. Side gable ends are stuccoed with half-timbering, and windows are double-hung sash with diamond-shaped lights.

Oftentimes, picturesque Tudor Revival-inspired houses were designed with restrained use of the style. In some cases, the overall form is similar to that of traditional Tudor Revival houses with projecting gabled bays and high-pitched roofs. In other instances, the house may be simpler in form and roof line. In either case, the picturesque feel of an English cottage is evident, sometimes employing distinctive Tudor Revival detailing. For example, the stone-veneered bungalow located at 120 Lewisburg Avenue (Resource #14) features a prominent exterior stone chimney on the façade, multi-light double-hung windows and stucco and half-timbering in clipped gable ends.

Craftsman Style (1905-1930)

The Craftsman style is among the most popular architectural styles in the United States of American origin. Character-defining elements of the style include a low-pitched hipped or gable roof with exposed rafter ends, and prominent battered, or tapered, columns on masonry piers applied to large front porches. Gable ends often feature decorative brackets and half-timbering. Typical windows consist of a multi-pane upper sash (commonly vertical panes) and a single-pane lower sash.[21] The style was largely made popular by print media such as magazines and mail order catalogs. The style is most commonly associated with the bungalow house form on which it is often applied. This form is characterized by its compact size (one-story or one-and-one-half-story), front or side-gabled roofs, large front dormers, and porches with two-part supports.

[20] McAlester 2017; 407-410.
[21] McAlester 2017, p.567.

Four (4) dwellings within the Lewisburg Avenue Historic District are representative of Craftsman-styled bungalows. Erected in 1919, the Richardson-Jewell-Adgent House (Resource #17) is a large bungalow with gable end brackets. Its prominent entry porch features square wood posts on heavy, tapered stone pedestals. Another fine example of a Craftsman bungalow is the house located at 203 Lewisburg Avenue (Resource #21), built c.1920. The side-gabled house features a prominent entry porch with heavy stone columns. Gable ends are stucco with half-timbering, and the front roof slope features a gabled dormer.

Secondary Buildings

Historic residential neighborhoods commonly feature a variety of domestic outbuildings located to the rear of the house. Garages, carriage houses, privies, utility sheds, and small secondary apartments frequently occurr. The increase in automobile ownership, and technological improvements such as plumbing and electricity, ultimately resulted in removal of some domestic outbuildings and the construction of more modern facilities, particularly automobile garages. In the district, one- and two-car garages dating from the early- to mid-20th century are common, as well as simple frame sheds. Constructed c.1940, the front-gabled, single-car garage at 209 Lewisburg Avenue (Resource #27) best represents traditional, detached garages in the district. Three (3) garages adopt Craftsman-styled design features to coordinate with the design of the main house. The detached garage at 119 Lewisburg Avenue (Resource #13) is an exemplary illustration of a Craftsman-inspired garage in the district. Most of the garages and sheds reflect some degree of exterior alterations. Some feature additions or have added upper half-stories.

Many outbuildings are quickly disappearing from the residential landscape as larger, garage apartments are constructed. Surviving secondary buildings in the historic district are important in understanding the evolution of residential living since the mid-19th century.

Summary:
As amended, the *Lewisburg Avenue Historic District* survives as an exemplary collection of middle-class residential house types and styles that speak toward the prosperity and growth of the city of Franklin. The c.1840, Otey-Campbell House was constructed prior to the building of Lewisburg Avenue when the area was largely agricultural, outside the limits of the original town. During the Civil War, Lewisburg Avenue, a primary toll road leading into Franklin, consequently experienced the devastation of war. As the city's economy revived in the years following the Civil War, land subdivisions along Lewisburg Avenue allowed for the development of the impressive, middle-class residences sited within large, landscaped lots. The architectural styles represented within the district convey distinct trends in American architectural design since the mid-19th century through the mid-20th century. Houses within the district are remarkably well-preserved, exhibiting minimal, if any, exterior alterations.

9. Major Bibliographic References

Bibliography (Insert bibliography here- cite the books, articles, and other sources used in preparing this form.)

"Addition to Franklin," *The Tennessean*, September 26, 1890.

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D.G. Beers & Co., "Map of Williamson County, Tennessee," Philadelphia: D.G. Beers & Co., 1878.

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Pewitt, Lyn Sullivan, *Back Home in Williamson County*, Bicentennial Edition, Franklin, TN: Hillsboro Press, 1986.

Sanborn Map Company, Franklin, Tennessee, Tennessee Map Index, 1908, 1913, 1928, updated 1940s and 1950s.

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Thomason, Philip and Teresa Douglas, *Adams Street Historic District National Register of Historic Places Nomination Form*, National Park Service, 1999.

Williamson County Property Records.

Lewisburg Avenue Historic District (Boundary Decrease, Boundary Increase, and Additional Documentation) | Williamson, TN
Name of Property | County and State

Previous documentation on file (NPS):		Primary location of additional data:	
	preliminary determination of individual listing (36 CFR 67 has been requested)	X	State Historic Preservation Office
x	previously listed in the National Register		Other State agency
	previously determined eligible by the National Register		Federal agency
	designated a National Historic Landmark		Local government
	recorded by Historic American Buildings Survey #		University
	recorded by Historic American Engineering Record #		Other
	recorded by Historic American Landscape Survey #	Name of repository:	
Historic Resources Survey Number (if assigned):			

10. Geographical Data

Acreage of Property 21.3 **USGS Quadrangle** Franklin, TN

(Use either the UTM system or latitude/longitude coordinates. Delete the other.)

Latitude/Longitude Coordinates
Datum if other than WGS84: N/A
(enter coordinates to 6 decimal places)

The following five coordinates are those identified on the 1988 National Register nomination. However, improved technology allows for more accurate coordinate readings. As such, the original coordinates are considered inaccurate, and the revised boundaries are more appropriately defined by a new set of coordinates. The revised coordinates are listed below and the location of each is keyed to the location map.

1988 Nomination Coordinates
A. Latitude: 35.919250 Longitude: -86.870095
B. Latitude: 35.916995 Longitude: -86.869101
C. Latitude: 35.915645 Longitude: -86.870765
D. Latitude: 35.914379 Longitude: -86.867997
E. Latitude: 35.913389 Longitude: -86.869439

Revised Coordinates
A. Latitude: 35.921080 Longitude: -86.870080
B. Latitude: 35.920900 Longitude: -86.869490

C. Latitude: 35.919030	Longitude: -86.869870	
D. Latitude: 35.919040	Longitude: -86.868810	
E. Latitude: 35.918260	Longitude: -86.867480	
F. Latitude: 35.916540	Longitude: -86.867640	
G. Latitude: 35.915890	Longitude: -86.868890	
H. Latitude: 35.915860	Longitude: -86.869500	
I. Latitude: 35.917510	Longitude: -86.870170	
J. Latitude: 35.917970	Longitude: -86.871290	
K. Latitude: 35.918300	Longitude: -86.871210	
L. Latitude: 35.918260	Longitude: -86.870840	
M. Latitude: 35.920520	Longitude: -86.870400	

Verbal Boundary Description

The following boundary description and justification are taken from the original National Register nomination, completed in 1988.

1988 – The boundary for the Lewisburg Avenue Historic District is defined on the north by the southern boundary of the Franklin Historic District and modern residences, on the east by the L&N Railroad tracks, and on the south and west by modern residences.

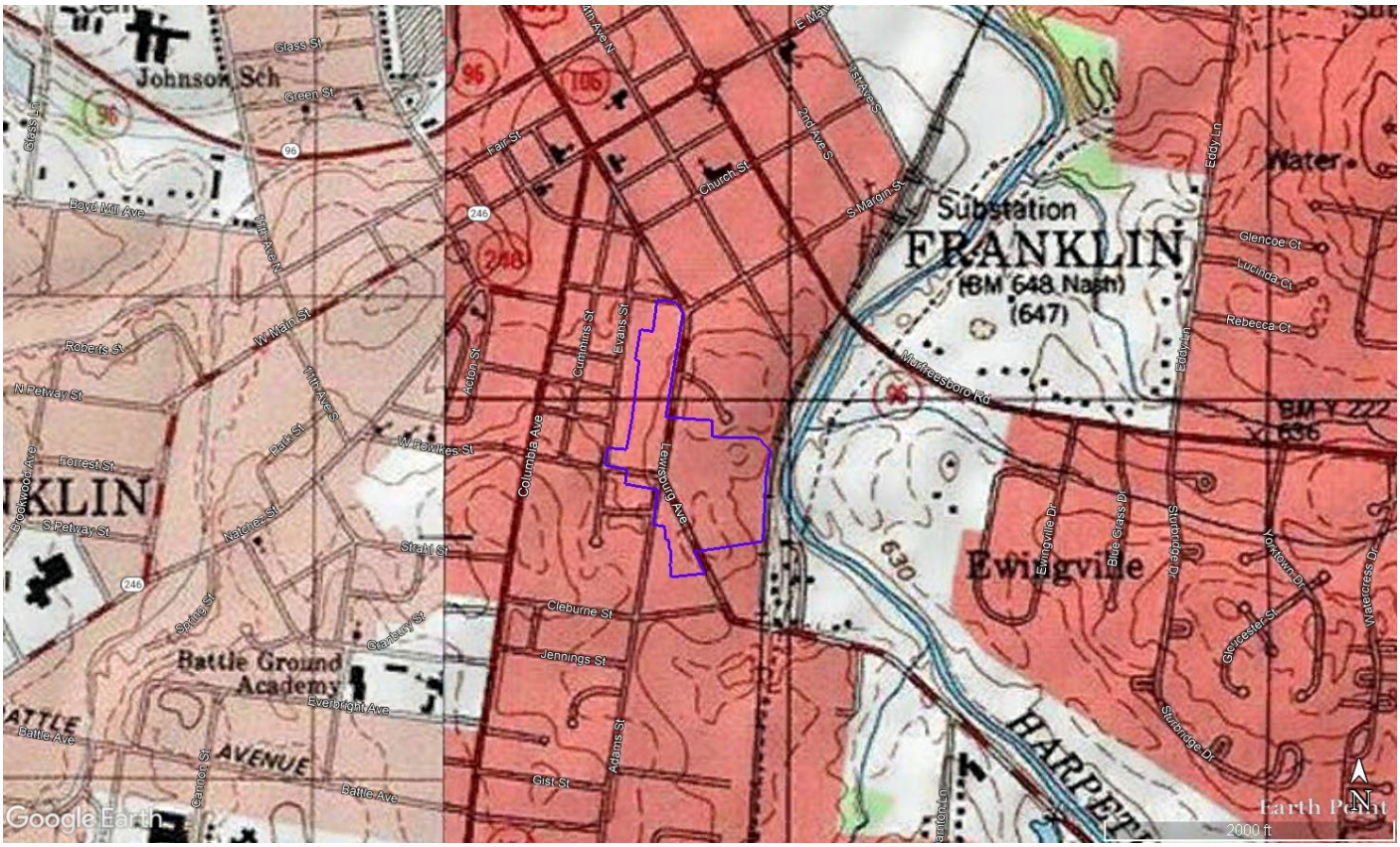
2022 Boundary Decrease, Increase and Additional Documentation
The boundaries of the district include all properties nominated in 1988, with exception to parcel 078F F 04800, located at the south end of the district. The boundary follows the rear property lines of each parcel within the district. Due to changes in size to several parcels of land since the 1988 listing, the boundaries are adjusted to exclude developed, subdivided parcels.

The 2022 Boundary Increase and Decrease and Additional Documentation map shows the revised boundaries, as well as the acreage that is excluded or added since the 1988 National Register nomination.

Boundary Justification (Explain why the boundaries were selected.)

As amended, the boundaries of the Lewisburg Avenue Historic District comprise a cohesive collection of historic, middle-class residences along Lewisburg Avenue. The district is adjacent to the south of the original town plan of Franklin. The district is bordered to the north by the Downtown Franklin Historic District and to the west by modern residential development. The Adams Street Historic District is adjacent to the west and south; and the L&N Railroad corridor more or less forms the eastern boundary.

Since listed on the National Register in 1988, several parcels of land within the district have reduced in size, specifically these changes are restricted to the depth of the parcel rather than its width. The present boundaries are drawn to include the entirety of the current parcels of land. As such, adjustments to the boundaries of the district include two decrease areas. The boundary decrease also includes the entirety of parcel 078F F 04800, located at the south end of the district. The exclusion of this parcel is due to the loss of the former residence. The amended district also includes a narrow strip of land extending from Evans Street that has been absorbed into the parcel for 120 Lewisburg Avenue.



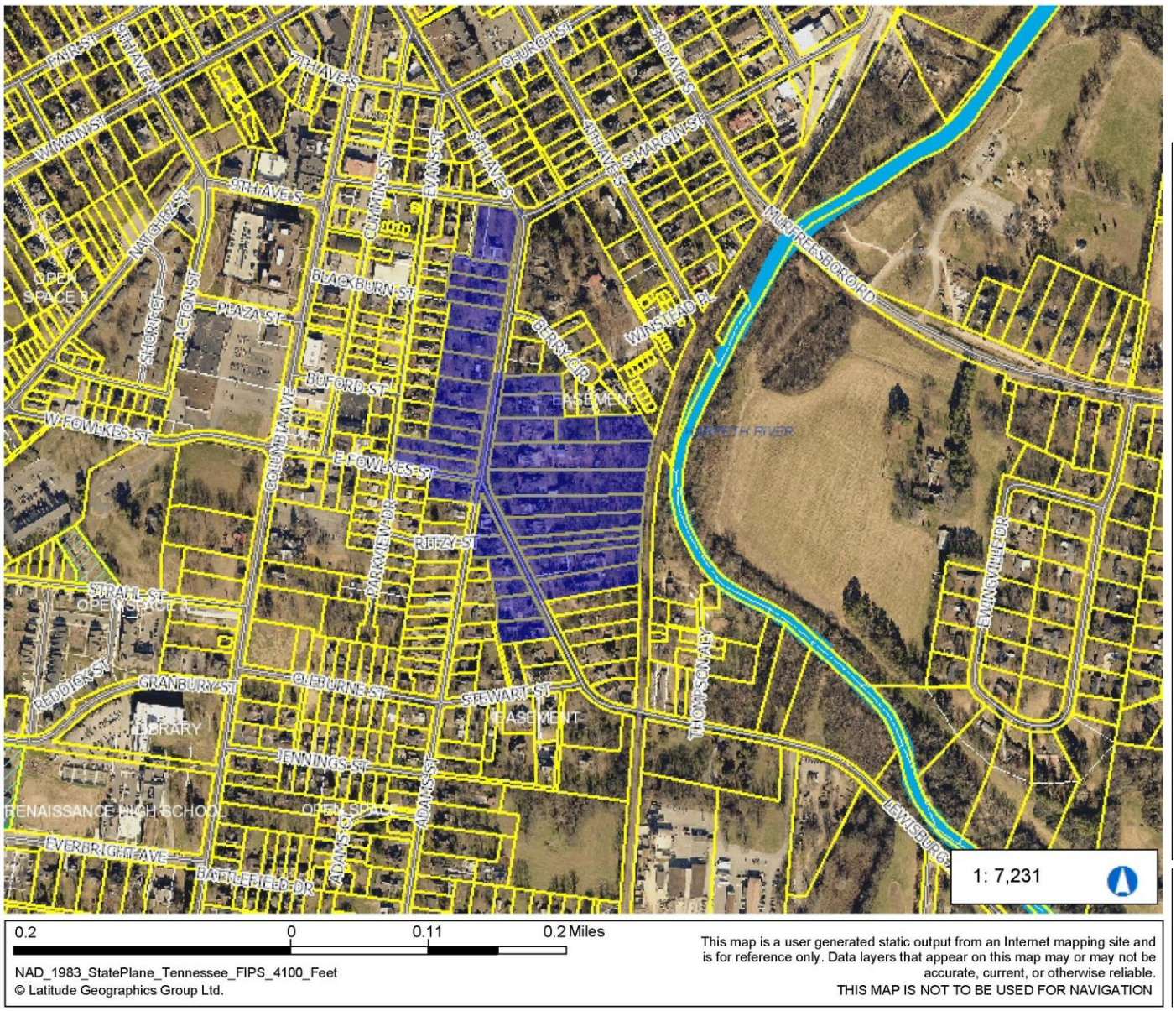
LEWISBURG AVENUE HISTORIC DISTRICT (INCREASE/DECREASE, ADDITIONAL DOCUMENTATION)
LEIPER'S FORK, TN (1981) AND FRANKLIN, TN (1997) USGS TOPOGRAPHIC MAPS

Lewisburg Avenue Historic District (Boundary Decrease, Boundary Increase, and Additional Documentation) | Williamson, TN
Name of Property | County and State



Location Map: Lewisburg Avenue Historic District Boundary, USGS topographic mapping showing locations of keyed coordinates

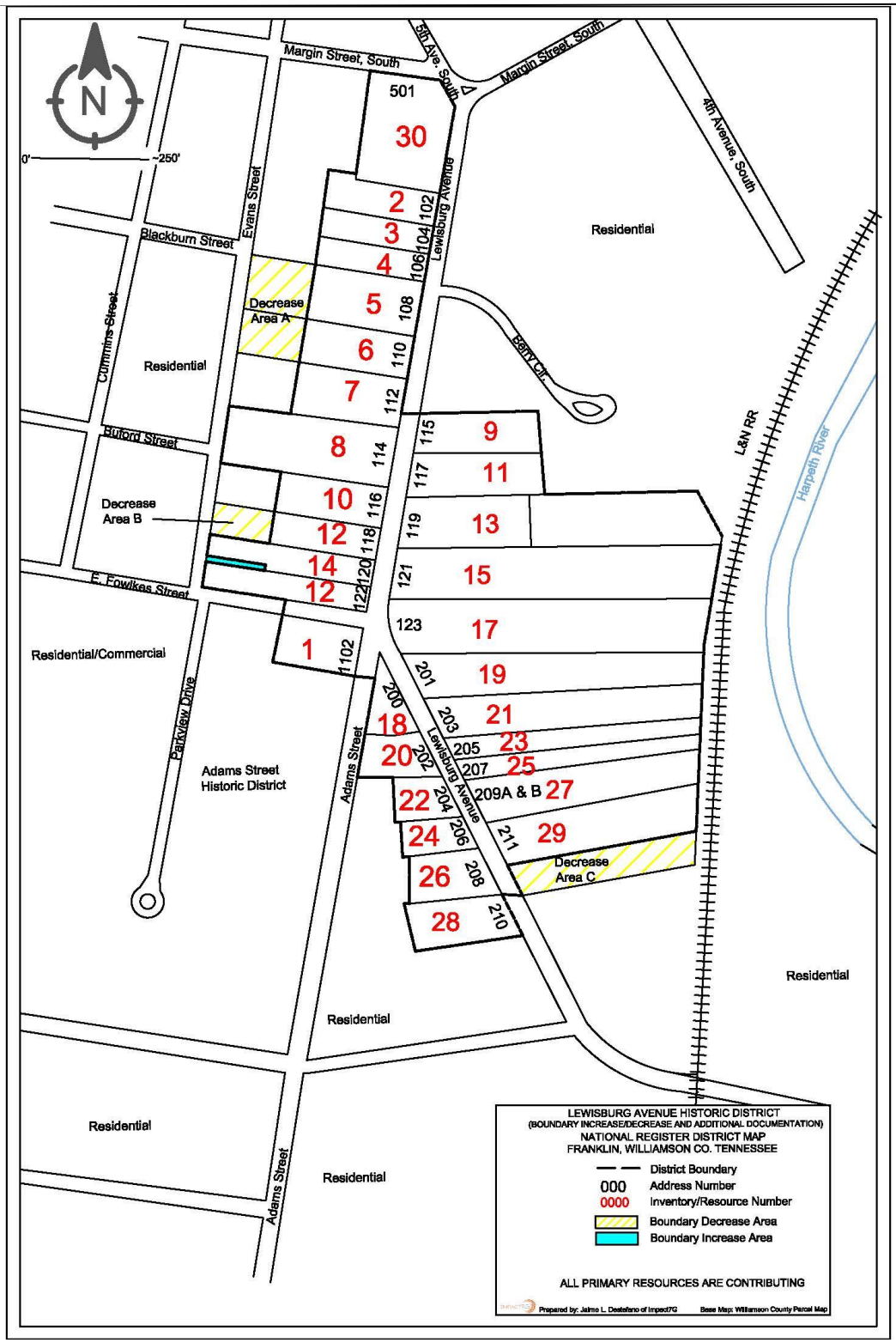
Lewisburg Avenue Historic District (Boundary Decrease, Boundary Increase, and Additional Documentation) | Williamson, TN
Name of Property | County and State



Williamson County Parcel Map with Aerial Photograph Overlay Showing the Amended District Boundary (Shaded Blue)

Lewisburg Avenue Historic District (Boundary Decrease, Boundary Increase, and Additional Documentation) | Williamson, TN

Name of Property | County and State



Lewisburg Avenue Historic District Boundary Map, 2022
*Larger Map with Photograph Locations Supplements the Nomination Form

11. Form Prepared By

Name	Jaime L. Destefano, MSHP		
Organization	Impact7G, Inc.		
Street & Number	1300 FM 2673, PO Box 2194	Date	August 2022
City or Town	Canyon Lake	Telephone	404-694-2066
E-mail	jdestefano@impact7g.com	State TX	Zip Code 78133

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to map.
- **Photographs (**refer to Tennessee Historical Commission National Register *Photo Policy* for submittal of digital images and prints**)**
- **Additional items:** (additional supporting documentation including historic photographs, historic maps, etc. should be included on a Continuation Sheet following the photographic log and sketch maps)

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).
Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Lewisburg Avenue Historic District (Boundary Decrease, Boundary Increase and Additional Documentation) | Williamson, TN

Name of Property | County and State

Photo Log

Name of Property: Lewisburg Avenue Historic District (Boundary Decrease, Boundary Increase and Additional Documentation)
City or Vicinity: Franklin
County: Williamson State: TN
Photographer: Michelle Taylor, Impact7G
Date Photographed: May 20, 2022

Description of Photograph(s) and number, include description of view indicating direction of camera:
1 of 40. 501 S. Margin Street (Resource #30), front façade. Photographer facing south
2 of 40. 501 S. Margin Street (Resource #30), storage shed. Photographer facing northwest
3 of 40. 1102 Adams Street (Resource #1), front façade. Photographer facing northwest
4 of 40. 1102 Adams Street (Resource #1), garage, southeast elevation. Photographer facing northwest
5 of 40. 211 Lewisburg Avenue (Resource #29), southwest oblique. Photographer facing northeast
6 of 40. 211 Lewisburg Avenue (Resource #29), wrought iron fence. Photographer facing northwest
7 of 40. 208 Lewisburg (Resource #26), northeast oblique. Photographer facing southwest
8 of 40. 206 Lewisburg (Resource #24), front facade. Photographer facing southwest
9 of 40. 204 Lewisburg (Resource #22), front facade. Photographer facing southwest
10 of 40. 203 Lewisburg (Resource #21), front facade. Photographer facing northeast
11 of 40. 201 Lewisburg (Resource #19), front facade. Photographer facing east
12 of 40. 200 Lewisburg (Resource #18), front facade. Photographer facing southwest
13 of 40. 123 Lewisburg (Resource #17), front facade. Photographer facing east
14 of 40. 122 Lewisburg (Resource #12), front facade. Photographer facing northwest
15 of 40. 121 Lewisburg (Resource #15), front facade. Photographer facing east
16 of 40. 120 Lewisburg (Resource #14), northeast oblique. Photographer facing southwest
17 of 40. 119 Lewisburg (Resource #13), garage. Photographer facing east
18 of 40. 117 Lewisburg (Resource #11), stone retaining wall. Photographer facing southeast
19 of 40. 117 Lewisburg (Resource #11), front facade. Photographer facing southeast
20 of 40. 116 Lewisburg (Resource #10), front facade. Photographer facing northwest
21 of 40. 114 Lewisburg (Resource #8), front facade. Photographer facing northwest
22 of 40. 112 Lewisburg (Resource #7), front facade. Photographer facing northwest
23 of 40. 108 Lewisburg (Resource #5), front facade. Photographer facing northwest

Property Owner:

(This information will not be submitted to the National Park Service, but will remain on file at the Tennessee Historical Commission)

Name **Varies**

Street & Number _____ Telephone _____

City or Town _____ State/Zip _____

Property Owner information

City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 21-04042

DATE: December 5, 2022

TO: Historic Zoning Commission

FROM: Amanda Rose, Preservation Planner
Emily Huffer, Assistant Preservation Planner

SUBJECT:

Signage (Convenience) at 125 5th Ave. S.; Michael Evans (Park Happy), Applicant.

PURPOSE:

The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning administrative action.

BACKGROUND/STAFF COMMENTS:

FINANCIAL IMPACT:

RECOMMENDATION:

N/A; see attachments.

PLANNING AND SUSTAINABILITY DEPARTMENT

Emily Hunter, AICP
Director

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

HISTORIC FRANKLIN TENNESSEE

Franklin Historic Zoning Commission
Administrative Review Certificate of Appropriateness (COA)

Address:	**125 5th Ave. S. (Franklin Historic District)**
Applicant:	**Michael Evans (Park Happy)**
Type of Work:	**Signage (Sandwich Board & Convenience Signs)**
Project Number:	**8015**
Project Reviewer:	**Emily Huffer**
Status:	**Approval with conditions (See "Approved Work Specifications" Below)**
Approval Date:	**November 14, 2022**
Expiration Date:	**November 14, 2024 (if work has not commenced)**

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for the installation of three 72-inch convenience signs at 125 5th Avenue South. Additionally, the applicant is seeking approval for the installation of a pay station sign. The proposed location consists of a parking lot for the Generations Church.

This application is seeking to address some existing signage that is out of compliance with the Guidelines. A portion of this application seeks approval for additional signage (not currently in place).

Proposed 72-inch Convenience Signs:

- The proposed 72-inch signs consist of printed vinyl decals of individual words/logo on foam core aluminum. The sign measures 19 inches in height and 15 inches in width and span to measure approximately 2 sq. ft. The proposed background color is navy blue, with white lettering. There are small amounts of additional logo coloring (red, yellow, blue, white). The finish is proposed as matte.
- The current convenience signs are 76 inches in height.
- The proposed location for these three signs will be on the right side of the parking lot.

Proposed Pay Station Sign:

- Proposed pay station sign consists of printed vinyl decals of individual words/logo on foam core aluminum; its background will be a dark navy blue. The lettering is white vinyl which will be applied to the center of the sign. There are small amounts of additional logo coloring (red, yellow, blue, white). The finish is proposed as matte.
- The pay station sign measures 70 inches in height. The sign itself measures 28 inches in height with 22 inches in width and span to measure approximately 4.41 sq. ft. in area.

- The proposed location for the pay station sign is next to the pay station, which is near the rear side of the building.

APPLICABLE GUIDELINES
Chapter 8 - Signs

APPROVED WORK SPECIFICATIONS
The signage is **approved** with the following **conditions**:

1. **72-inch Convenience Sign**
    - The sign is approved as submitted. As a condition of approval, the existing 76-inch sign must be removed.
    - While the Guidelines recommend the use of no more than 3 colors, the additional use of colors is small, minimal in use on the logo, and consistent with previous Historic Zoning Commission approvals.

2. **Pay Station Sign**
    - While the Guidelines recommend the use of no more than 3 colors, the additional use of colors is small, minimal in use on the logo, and consistent with previous Historic Zoning Commission approvals.

3. **All Sign Types**
    - Any requests for illumination must be submitted to the Preservation Planner for review and approval.
    - The application must meet all the requirements of the Building & Neighborhood Services Department**.**
    - Any changes to the approved plans must be returned to the Preservation Planner for review and approval.

Amanda Rose, AICP | Preservation Planner
Planning & Sustainability Department
City of Franklin, Tennessee
615.550.6737
http://www.franklintn.gov/



- 3x Convenience Sign; posts at 72” tall; current height is 76”, but will cut to approved height
- Convenience Sign; post at 70” tall
- Paystation

Notes:

- Aerial imagery is out-of-date; parking layout has been slightly modified
- Within off-street parking area, painted markings are being used on asphalt for parking space identification



- Convenience Sign; post at 70” tall
- Paystation

Convenience Sign; posts at 72” tall





Convenience Sign;
posts at 72” tall

Convenience Sign;
posts at 72” tall



SignsFirst
nashville
2461 Bransford Ave | Nashville, TN 37204
615.297.5681 | www.SFNASH.com

#173 24x36 coro -15x19 pvc - 15x19 print for blank- Gray & White

PARK HAPPY

SPECIFICS

INVOICE

LINE ITEM #1

size: 24in x 36in
quantity: 2
4mil coro
Single Sided

LINE ITEM #2

size: 22in x 28in
quantity: x1
IJ40 - 8508 lam
single sided
APPLY TO PROVIDED BLANKS

LINE ITEM #3

size: 15in x 19in
quantity: x3, SEE ART
IJ40 - 8508 lam
single sided
APPLY TO PROVIDED BLANKS

LINE ITEM #4

size: 15in x 19in
quantity: x4, SEE ART
IJ40 - 8508 GLOSS
APPLIED to 6mm white PVC
Route to Shape
Edges with 45° Angle

PANTONE CALL OUTS

PANTONE	PANTONE	PANTONE
432	429	427

PRODUCTION READY
YES
PRE PRESS READY

1 X2

24 in

36 in



2 X1

22 in

28 in



PRINT APPLIED TO BLANK

3 X2

15.00 in

19.00 in



4 X2

15.00 in

19.00 in



PRINT IS 1/4" SMALLER OVER ALL

X1



PRINT APPLIED TO BLANK

X2





ONE&DONE
Maintain Signs First Standard Quality Control - check all items all the time

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Mike Ensch
(Please print Name/Names in Full)
being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

Historic Franklin Presbyterian Church
(Property Parcel/Tax ID Number)
and located at:

435 Main St
(Street Address)
am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Mike Ensch
(Please print Name/Names in Full)
to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Signature

435 Main St
Property Owner Mailing Address

Franklin TN 37064
City, State & Zip

(PO Box 323 Franklin 37065)

Subscribed and sworn to before me this

6 day of September, 2022.

Audrey Crowe
Notary Public

My Commission Expires: 5/16/2026

AUDREY CROWE
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXP. MAY 16, 2026

City of Franklin
Planning & Sustainability Department
109 Third Ave So. | Franklin, TN 37064
P. 615-550-6729 or 615-791-3232
E. susan.coleman@franklintn.gov

Project Overview #853379

Project Title: 125 5th Ave South

Application Type: 08b) Administrative Certificate of Appropriateness (COA)

Workflow: COA Administrative Default

Jurisdiction: Franklin

State: TN

County: Williamson

Required Administrative Review COA Application Supporting Materials

Please consult the list below for the necessary supporting materials to include within the Administrative Review COA application packets.

Signage:

- Description of project
- Specification information that illustrates how proposed signage will look, including notes on dimensions, height, materials, and colors
- Photographs of project site location
- Signed and notarized owner affidavit

Rear Yard Fencing:

- Description of project
- Specification information that illustrates how proposed fencing will look, including notes on height, materials, and proposed fencing features
- Site plan that demonstrates proposed location/perimeter of fencing
- Photographs of project site location
- Signed and notarized owner affidavit
- **Note: Primary yard fencing does not qualify for administrative review**

Awnings:

- Description of project
- Specification information that illustrates how proposed awning will look, including notes on awning dimensions, signage dimensions on awning, awning materials, awning shape, and awning colors
- Specification information for proposed awning materials
- Photographs of project site location, including photograph of full window or door over which proposed awning will be affixed
- Signed and notarized owner affidavit

HVAC Equipment and/or Related Screening:

- Description of project
- Specification information that illustrates how proposed HVAC equipment and/or screening will look, including screening dimensions and materials
- Site plan demonstrating proposed location of equipment and/or screening
- Photographs of project site location
- Signed and notarized owner affidavit

Note: The applicant shall provide any additional information as determined by the Preservation Planner that will be necessary to obtain administrative review by staff.

Owner Affidavit

This application requires a signed and notarized owner affidavit form.

Please use the button below to download the form, then upload a completed copy in step 2 of the application process (Upload Files).

Owner Affidavit Form

Contact Information - Project Contact

Project Contact
Michael Evans
Park Happy LLC
P.O Box 40018
Nashville, TN 37204
P:6159734018
michael@parkhappy.net

Contact Information - Property Owner

Property Owner
Mike Ensch
Historic Franklin Presbyterian Church
435 Main St.
Franklin, TN 37064
P:6157949094
officeadministrator@hfpc.org

Address or Parcel

Project Address or Parcel: 125 5TH AVE S (078C-O00100)

Calculated Acreage: Parcel
- 125 5TH AVE S: 0.90465388999999996

Scenic Corridor Overlay:

Hillside/Hillcrest Overlay:

Flood Fringe Overlay:

500ft Buffer of Hillside Overlay:

Type of Work Proposed : Signage

Height of Overall Sign: 6

Indicate shape/dimensions of window or door over which proposed awning will be affixed.:

Columbia Avenue Overlay:

Zoning District: Zoning Districts
- 125 5TH AVE S: DD

Central Franklin Overlay: Central Franklin Overlay
- 125 5TH AVE S: Central Franklin Overlay District

Historic Preservation Overlay: Historic Preservation Overlay
- 125 5TH AVE S: Historic Preservation Overlay

Floodway Overlay:

COF Number of Site Plan: 0

Type of Signage Proposed: Freestanding (not Post-and-Arm)

Height of Sign Face or Sign Area: 6

HVAC Type:

Narrative

Project Description:
Park Happy operates a subsection of the Historic Franklin Presbyterian Church's parking lot for paid public parking. All relevant

spaces are painted with the words "Pay to Park". There are currently 3 signs that are 15"x19" in dimension on poles 76" in height. These poles will be topped to 72" in height, with the top of the signs moved to 71".

There is also a solar-powered paystation. The solar panel is not a separate installation.

Finally, there is a 22"x28" sign on a 70" tall post. The top of the sign is at 69".

All signs are a vinyl face applied to an aluminum base.

The included proof displays some signs that are no longer in active use. Item #1 and item #4 are not part of this submission.

City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 21-04044

DATE: December 5, 2022

TO: Historic Zoning Commission

FROM: Amanda Rose, Preservation Planner
Emily Huffer, Assistant Preservation Planner

SUBJECT:

Signage (Convenience & Sandwich Board) at 108 4th Ave. S.; Michael Evans (Park Happy), Applicant.

PURPOSE:

The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning administrative action.

BACKGROUND/STAFF COMMENTS:

FINANCIAL IMPACT:

RECOMMENDATION:

N/A; see attachments.

PLANNING AND SUSTAINABILITY DEPARTMENT

Emily Hunter, AICP
Director

HISTORIC FRANKLIN TENNESSEE

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

Franklin Historic Zoning Commission
Administrative Review Certificate of Appropriateness (COA)

Address:	**108 4th Ave. S. (Franklin Historic District)**
Applicant:	**Michael Evans (Park Happy)**
Type of Work:	**Signage (Sandwich Board & Convenience Signs)**
Project Number:	**8017**
Project Reviewer:	**Emily Huffer**
Status:	***Approval with conditions – All except Pay Station Sign #1** ***Denied – Pay Station Sign #1 Only** **(See "Approved Work Specifications" and "Non-Approved Work" Below)**
Approval Date:	**November 16, 2022**
Expiration Date:	**November 16, 2024 (if work has not commenced)**

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for the installation of a sandwich board sign at the entrance to 108 4th Avenue South. Additionally, the applicant is seeking approval for the installation of three double-sided convenience signs, and two pay station signs. The proposed location is a parking area located behind building that front 4th Avenue South and Main Street.

This application is seeking to address some existing signage that is out of compliance with the Guidelines. A portion of this application seeks approval for additional signage (not currently in place).

Proposed Sandwich Board:

- The sandwich board consists of a frame with a hanging sign panel. The sign panel consists of a dark navy Aluminum Composite Material. The lettering is white vinyl, which will be applied to the center of the sign. The finish is proposed as matte.
- The frame of the sandwich board consists of a black, powder coated, steel pipe.
- The sandwich board sign measures 16 inches in height with 36 inches in width and spans to measure approximately 3.9 sq. ft. in area.
- The proposed location is within the parking lot on top of a landscaped pad.

Proposed Double-Sided Signs:

- The proposed double-sided signs consist of printed vinyl decals of individual words/logo on foam core aluminum.

- The proposed background color is a matte, navy blue, with white lettering. There are small amounts of additional logo coloring (red, yellow, blue, white).
- The signs each measure 19 inches in height and 15 inches in width and span to measure approximately 2 sq. ft. Each sign is proposed to be mounted onto a metal post, which measures 72 inches in height.
- The proposed location for these three signs will be in the center of the parking lot, between two bays.

Proposed Pay Station Sign #1 (Larger):

- This sign consists of a pay station and sign affixed to its top. It measures a total of 86 inches in height. The sign itself measures 28 inches in height with 22 inches in width and span to measure approximately 4.41 sq. ft. in area.
- Proposed pay station sign #1 consists of printed vinyl decals of individual words/logo on foam core aluminum; its background will be a dark navy blue. The lettering is white vinyl which will be applied to the center of the sign. Finish is proposed as matte. The proposed background color is a matte, navy blue, with white lettering. There are small amounts of additional logo coloring (red, yellow, blue, white).
- The proposed location for the pay station sign #1 is on the landscaping bed in the parking lot.

Proposed Pay Station Sign #2 (Smaller):

- The proposed location for the pay station sign #2 is on the landscaping bed in the parking lot to the right of proposed pay station sign #1.
- Proposed pay station sign #2 consists of printed vinyl decals of individual words/logo on foam core aluminum, its background will be a dark navy blue. The lettering is white vinyl which will be applied to the center of the sign. Finish is proposed as matte. The proposed background color is a matte, navy blue, with white lettering. There are small amounts of additional logo coloring (red, yellow, blue, white).
- The pay station sign measures 11.75 inches in height with 9 inches in width and span to measure approximately 0.74 sq. ft. in area.

APPLICABLE GUIDELINES

Chapter 8 - Signs

APPROVED WORK SPECIFICATIONS

The following portions of the application are **approved** with the following **conditions**:

1. **Sandwich Board**

2. **Double Sided Signs**
    - While the Guidelines recommend the use of no more than 3 colors, the additional use of colors is small, minimal in use on the logo, and consistent with previous Historic Zoning Commission approvals.

3. **Pay Station Sign #2**
    - While the Guidelines recommend the use of no more than 3 colors, the additional use of colors is small, minimal in use on the logo, and consistent with previous Historic Zoning Commission approvals.

4. **All Sign Types**
    - Any requests for illumination must be submitted to the Preservation Planner for review and approval.
    - The application must meet all the requirements of the Building & Neighborhood Services Department prior to issuance of a **sign permit.**
    - Any changes to the approved plans must be returned to the Preservation Planner for review and approval.

NON-APPROVED WORK

The following portions of the application are **not approved,** with the following:

1. **Pay Station Sign #1**
    - **Per Guidelines, where not visible from the right-of-way, convenience signs used for parking spaces may be up to 6.5 feet tall.** The proposal, measuring 86 inches in height, exceeds the recommendations of the Guidelines. As such, the applicant shall either remove the sign or work with staff to determine an alternative that meets all applicable Guidelines.

Amanda Rose, AICP | Preservation Planner
Planning & Sustainability Department
City of Franklin, Tennessee
615.550.6737
http://www.franklintn.gov/



- 3x Double-sided Convenience Sign; posts at 72” tall
- Convenience Sign; sign at 86” tall
- Paystation
- Sandwich Board

Notes:

- Seeking zoning variance to height limit due to site constraints
- There are two signs on the lot that are outside the scope of this application (marked ◆)
- Within off-street parking area, painted markings will be used on asphalt for parking space identification



- Convenience Sign; sign at 86” tall
- Paystation
- Convenience Sign; sign at 41” tall

Notes:

- This sign exceeds the allowed height. Due to its distance from the right-of-way and placement in a landscaped bed, a zoning variance is requested. If approved, a sign of similar dimensions but approved color-scheme will be put in its place. If denied, the hedges in this picture will be removed to allow for a larger concrete pad and a sign of approved height.



The Sandwich Board pictured here will be replaced with a finished metal option.



- 3x Double-sided Convenience Sign; posts at 72” tall; if approved, these signs will be replaced with signs of the same dimension but approved color scheme





- These two signs are not ours and may not have COAs; they are not included in this site plan

SignsFirst
nashville

WO# 75838

PARK HAPPY

#186 Alley 3 Lot Franklin Package

LEAH RIEK

TOTAL PRODUCTS 3

PRODUCT #3

QUANTITY
-1
MATERIAL(s)
-Printed vinyl applied to provided blank

NOTES

PANTONE CALL OUTS

PANTONE	PANTONE	PANTONE	PANTONE
432	427	000	000

I understand that proof reading is my responsibility and that any errors in proof reading which may result in a reprint on the approved sheet are also my responsibility. This proof is for layout **only**, color must be approved in person at an additional charge. If I choose not to proofread the following design(s), I will **not** hold Signs First responsible for any errors. All artwork on this sheet is copyright of Signs First Nashville.



PRINT APPLIED TO BLANK

SIGNATURE **DATE**

SignsFirst
nashville

WO# 75838

PARK HAPPY

#186 Alley 3 Lot Franklin Package

LEAH RIEK

TOTAL PRODUCTS 3

PRODUCT #2

QUANTITY
-1
MATERIAL(s)
-Printed vinyl applied to provided blank

NOTES

PANTONE CALL OUTS

PANTONE	PANTONE	PANTONE	PANTONE
432	427	000	000

I understand that proof reading is my responsibility and that any errors in proof reading which may result in a reprint on the approved sheet are also my responsibility. This proof is for layout **only**, color must be approved in person at an additional charge. If I choose not to proofread the following design(s), I will **not** hold Signs First responsible for any errors. All artwork on this sheet is copyright of Signs First Nashville.



PRINT APPLIED TO BLANK

SIGNATURE **DATE**

SignsFirst
nashville

WO# 75838

PARK HAPPY

#186 Alley 3 Lot Franklin Package

LEAH RIEK

TOTAL PRODUCTS 3

PRODUCT #1

QUANTITY
-6
MATERIAL(s)
-Printed vinyl applied to .200 Matte Black HDPE with beveled edges

NOTES

PANTONE CALL OUTS

PANTONE	PANTONE	PANTONE	PANTONE
432	427	000	000

I understand that proof reading is my responsibility and that any errors in proof reading which may result in a reprint on the approved sheet are also my responsibility. This proof is for layout **only**, color must be approved in person at an additional charge. If I choose not to proofread the following design(s), I will **not** hold Signs First responsible for any errors. All artwork on this sheet is copyright of Signs First Nashville.



SIGNATURE **DATE**

SignsFirst
nashville

WO# 75838

PARK HAPPY

#136 GC Lot Franklin Package

LEAH RIEK

TOTAL PRODUCTS 3

PRODUCT #3

QUANTITY
-3
MATERIAL(s)
-Printed vinyl applied to 6MM ACM

NOTES

PANTONE CALL OUTS

PANTONE	PANTONE	PANTONE	PANTONE
432	427	000	000

I understand that proof reading is my responsibility and that any errors in proof reading which may result in a reprint on the approved sheet are also my responsibility. This proof is for layout **only**, color must be approved in person at an additional charge. If I choose not to proofread the following design(s), I will **not** hold Signs First responsible for any errors. All artwork on this sheet is copyright of Signs First Nashville.



SIGNATURE **DATE**


RAW





OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Thomas H. Shell
(Please print Name/Names in Full)
being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

Map 078C, Group O, Parcel 007.00
(Property Parcel/Tax ID Number)
and located at:

108 Fourth Ave. South, Franklin, TN 37064
(Street Address)
am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Park Happy - Keith Moorman & employees
(Please print Name/Names in Full)
to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Thomas H. Shell
Signature

108 Fourth Ave. So., #220
Property Owner Mailing Address

Franklin, TN 37064
City, State & Zip

Subscribed and sworn to before me this

7th day of September, 20 22.

Carol Worsham
Notary Public

My Commission Expires: 3/7/2026

CAROL WORSHAM
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-07-2026

CITY OF FRANKLIN, TN

108 4th Ave South

City of Franklin
Planning & Sustainability Department
109 Third Ave So. | Franklin, TN 37064
P. 615-550-6729 or 615-791-3232
E. susan.coleman@franklintn.gov

Project Overview #864319

Project Title: 108 4th Ave South
Application Type: 08c) Certificate of Appropriateness (COA)
Workflow: COA Default
Jurisdiction: Franklin
State: TN
County: Williamson

Required Application Supporting Materials

FRANKLIN HISTORIC DISTRICT GUIDELINES

The *Franklin Historic District Design Guidelines* provide guidance for most commonly proposed changes. The HZC consults the design criteria when reviewing applications for COAs. **Please refer to the *Guidelines* prior to submitting an application.** The *Guidelines*, along with other useful links, are available on the City website at www.franklintn.gov/hzcdrc.

REQUIRED APPLICATION SUPPORTING MATERIALS

Please consult the list below for the necessary supporting materials to include within COA application packets.

New Construction, Additions, and/or Porch/Deck Projects

- Description of project and proposed materials
- Site plan
- Lot survey
- Scaled architectural elevations or drawings
- Photographs of project site location
- Signed and notarized owner affidavit

Exterior Alterations

- Description of project and proposed materials
- Photographs of project site location
- Architectural elevations or drawings (for roof structure alterations)
- Specification information for materials/architectural features
- Documentation of earlier historic appearance (restoration only)
- Signed and notarized owner affidavit

Demolition, Relocation

- Please consult the *Franklin Historic District Design Guidelines*.
- Pre-application meeting with the City Preservation Planner is required for proposed principal structure demolitions and relocations.

Note: The applicant shall provide any additional information as determined by the Planning & Sustainability Department that will be necessary to obtain a review by staff and/or by the Historic Zoning Commission.

Administrative Review

Please consult the list below for the necessary supporting materials to include within the Administrative Review COA application packets.

Signage:

- Description of project
- Specification information that illustrates how proposed signage will look, including notes on dimensions, height, materials, and colors
- Photographs of project site location
- Signed and notarized owner affidavit

Rear Yard Fencing:

- Description of project
- Specification information that illustrates how proposed fencing will look, including notes on height, materials, and proposed fencing features
- Site plan that demonstrates proposed location/perimeter of fencing
- Photographs of project site location
- Signed and notarized owner affidavit
- **Note: Primary yard fencing does not qualify for administrative review**

Awnings:

- Description of project
- Specification information that illustrates how proposed awning will look, including notes on awning dimensions, signage dimensions on awning, awning materials, awning shape, and awning colors
- Specification information for proposed awning materials
- Photographs of project site location, including photograph of full window or door over which proposed awning will be affixed
- Signed and notarized owner affidavit

HVAC Equipment and/or Related Screening:

- Description of project
- Specification information that illustrates how proposed HVAC equipment and/or screening will look, including screening dimensions and materials
- Site plan demonstrating proposed location of equipment and/or screening
- Photographs of project site location
- Signed and notarized owner affidavit

Note: The applicant shall provide any additional information as determined by the Preservation Planner that will be necessary to obtain administrative review by staff.

Owner Affidavit

This application requires a signed and notarized owner affidavit form.

Please use the button below to download the form, then upload a completed copy in step 2 of the application process (Upload Files).

Owner Affidavit Form

Contact Information - Project Contact

Project Contact
Michael Evans
Park Happy LLC
P.O Box 40018
Nashville, TN 37204
P:6159734018
michael@parkhappy.net

Contact Information - Property Owner

Property Owner
Thomas Shell

108 4th Ave. S, #220
Franklin, TN 37064
P:6159433358
tshellco@bellsouth.net

Address or Parcel

Project Address or Parcel: 108 4TH AVE S (078C-O00700)

Calculated Acreage: Parcel
- 108 4TH AVE S: 0.63810606000000003

Columbia Avenue Overlay:

Zoning District: Zoning Districts
- 108 4TH AVE S: DD

Scenic Corridor Overlay:

Central Franklin Overlay: Central Franklin Overlay
- 108 4TH AVE S: Central Franklin Overlay District

Hillside/Hillcrest Overlay:

Historic Preservation Overlay: Historic Preservation Overlay
- 108 4TH AVE S: Historic Preservation Overlay

Flood Fringe Overlay:

Floodway Overlay:

500ft Buffer of Hillside Overlay:

COF Number of Site Plan: 0

Project information

Review Type: Nonresidential

Type of Work Proposed: Signage

Construction Type:

Porch or Deck Project:

New Addition Type:

Windows or Exterior Door Work:

Note: Pre-application meeting with staff is required for proposed demolition or relocation of primary structures. Demolition consideration is based on the criteria listed in the *Franklin Historic District Design Guidelines.*

Indicate the materials/dimensions of the fencing to be installed.:

Demolition or Relocation Proposed:

Other Exterior Alterations Proposed:

Estimated Age of Addition:

Footprint Square Footage of Recent Addition:

Number of Attached Signs Proposed: 3

Sign 1

Type of Signage Proposed: Freestanding (not Post-and-Arm)

Height of Overall Sign: 86

Height of Sign Face or Sign Area: 4.3

Sign 2

Type of Signage Proposed: Freestanding (not Post-and-Arm)

Height of Overall Sign: 41

Height of Sign Face or Sign Area: .73

Sign 3

Does the existing structure have any recent additions?:

Type of Signage Proposed: Freestanding (not Post-and-Arm)

Height of Existing and Proposed Construction (from FFE to Roof Peak):

Height of Overall Sign: 6

Lot Square Footage:

Height of Sign Face or Sign Area: 2

Indicate shape/dimensions of window or door over which proposed awning will be affixed.:

Footprint Square Footage of Existing Structures on Lot:

Footprint Square Footage of Proposed Additions/Structures:

HVAC Type:

Narrative

Project Description:

Park Happy operates the entire parking area located behind 108 4th Ave. S. The parking lot is accessible only through alleys and has no visibility from streets or sidewalks.

The parking lot has one solar-powered paystation. The solar panel has the same footprint as the paystation, is placed on top of the paystation and is not a separate installation.

The site will have 3x 6' tall posts through the middle of the lot. On these posts, we will have 6 signs that are 19" x 15" in area. The signs are vinyl stickers applied to black, 5mm PVC. These signs will be back-to-back, minimizing the visibility of the PVC.

Adjacent to the paystation, there will be one 41" tall sign that is 11.75" x 9" in area. This sign is a vinyl sticker applied to an aluminum base.

Behind the paystation, there will be one 86" tall sign that is 28" x 22" in area. This sign is a vinyl sticker applied to an aluminum base. From our understanding of the guidelines, this sign may not be approvable through the COA process, but is the best option considering site constraints. The sign is as far from the public right-of-way as possible and is further obscured in a landscaped bed. Please reference the site plan for additional information and photos.

There will be a sandwich board sign. The sign itself is 16" x 36" in area. The sign is a vinyl sticker applied to an aluminum composite material base. The frame that holds the sign is made of black, powder-coated steel pipe.

Even with the above signage, we determined the lot did not adequately inform all parkers of the responsibility to pay for their parking. To address that, we have added painted markings in an off-street parking area to parking spaces along the perimeter of the lot.

Lastly, please note that there are two signs on the lot that are not part of this COA application. The signs are for the restaurants' carryout spaces. We make no representation regarding their appropriateness.

City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 21-04045

DATE: December 5, 2022

TO: Historic Zoning Commission

FROM: Amanda Rose, Preservation Planner
Emily Huffer, Assistant Preservation Planner

SUBJECT:

Signage (Convenience & Sandwich Board) at 135 5th Ave. S.; Michael Evans (Park Happy), Applicant.

PURPOSE:

The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning administrative action.

BACKGROUND/STAFF COMMENTS:

FINANCIAL IMPACT:

RECOMMENDATION:

N/A; see attachments.

Franklin Historic Zoning Commission
Administrative Review Certificate of Appropriateness (COA)

Address:	**135 5th Ave. S. (Franklin Historic District)**
Applicant:	**Michael Evans (Park Happy)**
Type of Work:	**Signage (Sandwich Board & Convenience Signs)**
Project Number:	**8016**
Project Reviewer:	**Emily Huffer**
Status:	**Approval with conditions (See "Approved Work Specifications" Below)**
Approval Date:	**November 16, 2022**
Expiration Date:	**November 16, 2024 (if work has not commenced)**

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for the installation of three 70" convenience signs at 135 5th Ave. S. Additionally, the applicant is seeking approval for the installation of four post-and-panel signs (reviewed in this application as "convenience signs"), two pay station signs, and two sandwich board signs. The proposed location consists of a parking lot for the Generations Church fronting 5th Avenue S. and Church Streets.

This application is seeking to address some existing signage that is out of compliance with the Guidelines. A portion of this application seeks approval for additional signage (not currently in place).

Proposed 70-inch Convenience Signs:

- The proposed 70-inch signs consist of printed vinyl decals of individual words/logo on foam core aluminum. The sign measures 19 inches in height and 15 inches in width and span to measure approximately 2 sq. ft. The proposed background color is a matte navy blue, with white lettering. There are small amounts of additional logo coloring (red, yellow, blue, white). Each sign is proposed to be mounted onto a metal post, which measures 70 inches in height.
- The proposed location for these three signs will be in various locations in the parking lot property. Two of these signs will be beside the two pay stations. The third sign will be at the entrance of the parking lot from the alley.

Proposed Post-And-Panel Convenience Signs:

- The proposed 48-inch signs consist of printed vinyl decals of individual words/logo on foam core aluminum. The sign measures 18 inches in height and 22 inches in width and

span to measure approximately 2.75 sq. ft. The proposed background color is a matte, navy blue, with white lettering.
- Three of the signs are proposed to be on the southwest portion of the parking lot, across from the church building. A fourth sign is proposed to be placed adjacent to Church Street.

Proposed Pay Station Signs:
- The pay station sign measures 70 inches tall. The sign itself measures 28 inches in height with 22 inches in width and span to measure approximately 4.41 sq. ft. in area.
- The proposed pay station signs consist of printed vinyl decals of individual words/logo on foam core aluminum. The lettering is white vinyl which will be applied to the center of the sign. The proposed background color is a matte navy blue, with white lettering. There are small amounts of additional logo coloring (red, yellow, blue, white). The finish is proposed as matte.
- The proposed location for the pay station signs is next to the pay station which share a concrete pad behind the Generations Church Building.

Proposed Sandwich Boards:
- The sandwich board consists of a frame with a hanging sign panel. The sign panel consists of a dark navy Aluminum Composite Material. The lettering is white vinyl, which will be applied to the center of the sign. The finish is proposed as matte.
- The frame of the sandwich board consists of a black, powder coated, steel pipe.
- The sandwich board sign measures 16 inches in height with 36 inches in width and spans to measure approximately 3.9 sq. ft. in area.
- The proposed locations are within the Church Street entrance and 4th Avenue South entrance.

APPLICABLE GUIDELINES
Chapter 8 - Signs

APPROVED WORK SPECIFICATIONS
The following portions of the application are **approved** with the following **conditions**:

1. **70" Convenience Signs**
    - While the Guidelines recommend the use of no more than 3 colors, the additional use of colors is small, minimal in use on the logo, and consistent with previous Historic Zoning Commission approvals.

2. **Post-And-Panel Convenience Signs**
    - The three proposed signs at the southwest portion of the parking lot, across from the church building, are appropriate.
    - While the Guidelines recommend the use of no more than 3 colors, the additional use of colors is small, minimal in use on the logo, and consistent with previous Historic Zoning Commission approvals.

3. **Pay Station Signs**
    - While the Guidelines recommend the use of no more than 3 colors, the additional use of colors is small, minimal in use on the logo, and consistent with previous Historic Zoning Commission approvals.

4. **Sandwich Boards**

5. **All Sign Types**
    - Any requests for illumination must be submitted to the Preservation Planner for review and approval.
    - The application must meet all the requirements of the Building & Neighborhood Services Department prior to installation**.**
    - Any changes to the approved plans must be returned to the Preservation Planner for review and approval.

NON-APPROVED WORK

The following portions of the application are **not approved** with the following:

1. A fourth sign is proposed to be placed adjacent to Church Street. Per Guidelines, a maximum of one convenience sign may be permitted per entrance and one per exit. Limited additional signs may be deemed appropriate when they are not visible from the right-of-way. Staff has determined that the fourth proposed sign is visible from the right-of-way. As such, the applicant shall remove the proposed fourth sign or otherwise work with staff to determine a location that can be supported per Guidelines and the Zoning Ordinance.

Amanda Rose, AICP | Preservation Planner
Planning & Sustainability Department
City of Franklin, Tennessee
615.550.6737
http://www.franklintn.gov/



- 4x Double-poled Convenience Sign; posts at 48” tall
- 3x Convenience Sign; post at 70” tall
- Paystations
- Sandwich Boards

Notes:

- Seeking reconsideration of 4 convenience signs
- There are 14 signs on the lot that are outside the scope of this application (marked)

- 4x Double-poled Convenience Sign; posts at 48” tall; the 3 pictured below are not visible from the right-of-way; the 4th is visible from Church St.; the signage area for each sign is 22” wide by 18” tall
- These 9 signs are not ours and may not have COAs; they are outside the scope of this site plan









The Sandwich Board pictured here will be replaced with a finished metal option. The same will be used at the Church St. entrance/exit.
The frame of the sandwich board is 43” wide by 39” tall.
The sign held by the frame 36” wide by 16” tall.

- Paystations
- 2x Convenience Sign; signs beside paystations will be replaced with sign pictured below; height at 70”; sign area is 28” x 22”







PARK HAPPY LLC

Welcome, friends!

Please pay to park and display your receipt on your dashboard.

Failure to pay the correct rate in advance may result in a violation fees up to $150 per violation and/or immobilization. Exiting and reentering on the same receipt and passing a used receipt among patrons are not allowed. Payment made to unauthorized persons will not be recognized. This facility provides only parking, not security to persons or property. You are solely responsible for your safety. By parking here you affirmately agree to a contract between Park Happy LLC and customer requiring binding arbitration on an individual basis, waiving the right to a jury trial or class action, limiting the remedies available to you in the event of a dispute, and that these terms are valid whether or not you choose to read them. If this is unacceptable, you may leave the facility within 5 minutes of entering at no charge. Go to www.parkhappy.net for more information. The total price of parking is the parking fee plus 9.75% sales tax and 2.75% credit card processing fee.

DISPLAY RECEIPT ON DASH

INSTRUCTIONS

1 PRESS KEYPAD

2 FOLLOW PROMPTS

3 MAKE PAYMENT

4 TAKE RECEIPT

SignsFirst
nashville

WO# 75838

PARK HAPPY

#136 GC Lot Franklin Package

LEAH RIEK

TOTAL PRODUCTS 3

PRODUCT #1

QUANTITY
-1
MATERIAL(s)
-Printed vinyl applied to .200 Matte Black HDPE with beveled edges

NOTES

PANTONE CALL OUTS

PANTONE	PANTONE	PANTONE	PANTONE
432	427	000	000

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x1



SIGNATURE **DATE**

SignsFirst
nashville

WO# 75838

PARK HAPPY

#136 GC Lot Franklin Package

LEAH RIEK

TOTAL PRODUCTS 3

PRODUCT #3

QUANTITY
-3
MATERIAL(s)
-Printed vinyl applied to 6MM ACM

NOTES

PANTONE CALL OUTS

PANTONE	PANTONE	PANTONE	PANTONE
432	427	000	000

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SIGNATURE **DATE**

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Steve Bacon, Partner and Property Manager for Church Street Associates LLC
(Please print Name/Names in Full)
being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

78C G 4 90 & C
(Property Parcel/Tax ID Number)
and located at:

408 Church Street
(Street Address)
am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

(Please print Name/Names in Full)
to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Signature

198 E Main Street, Suite 101-3
Property Owner Mailing Address

Franklin, TN 37064
City, State & Zip

Subscribed and sworn to before me this

15th day of September, 2022.

Mary Catherine McAnulty
Notary Public

My Commission Expires: 12-12-2023

MARY CATHERINE MCANULTY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

City of Franklin
Planning & Sustainability Department
109 Third Ave So. | Franklin, TN 37064
P. 615-550-6729 or 615-791-3232
E. susan.coleman@franklintn.gov

Project Overview #875511

Project Title: 135 5th ave south

Application Type: 08b) Administrative Certificate of Appropriateness (COA)

Workflow: COA Administrative Default

Jurisdiction: Franklin

State: TN

County: Williamson

Required Administrative Review COA Application Supporting Materials

Please consult the list below for the necessary supporting materials to include within the Administrative Review COA application packets.

Signage:

- Description of project
- Specification information that illustrates how proposed signage will look, including notes on dimensions, height, materials, and colors
- Photographs of project site location
- Signed and notarized owner affidavit

Rear Yard Fencing:

- Description of project
- Specification information that illustrates how proposed fencing will look, including notes on height, materials, and proposed fencing features
- Site plan that demonstrates proposed location/perimeter of fencing
- Photographs of project site location
- Signed and notarized owner affidavit
- **Note: Primary yard fencing does not qualify for administrative review**

Awnings:

- Description of project
- Specification information that illustrates how proposed awning will look, including notes on awning dimensions, signage dimensions on awning, awning materials, awning shape, and awning colors
- Specification information for proposed awning materials
- Photographs of project site location, including photograph of full window or door over which proposed awning will be affixed
- Signed and notarized owner affidavit

HVAC Equipment and/or Related Screening:

- Description of project
- Specification information that illustrates how proposed HVAC equipment and/or screening will look, including screening dimensions and materials
- Site plan demonstrating proposed location of equipment and/or screening
- Photographs of project site location
- Signed and notarized owner affidavit

Note: The applicant shall provide any additional information as determined by the Preservation Planner that will be necessary to obtain administrative review by staff.

Owner Affidavit

This application requires a signed and notarized owner affidavit form.

Please use the button below to download the form, then upload a completed copy in step 2 of the application process (Upload Files).

Owner Affidavit Form

Contact Information - Project Contact

Project Contact
Michael Evans
Park Happy LLC
P.O Box 40018
Nashville, TN 37204
P:6159734018
michael@parkhappy.net

Contact Information - Property Owner

Property Owner
Steve Bacon
Church Street Associates LLC
198 E. Main St., Ste 101-3
Franklin, TN 37064
P:6155991580
steve@hamiltonyoung.com

Address or Parcel

Project Address or Parcel: 135 5TH AVE S (078C-G00400)

Calculated Acreage: Parcel
- 135 5TH AVE S: 2.3294351

Scenic Corridor Overlay:

Hillside/Hillcrest Overlay:

Flood Fringe Overlay:

500ft Buffer of Hillside Overlay:

Type of Work Proposed : Signage

Height of Overall Sign: 3.3

Indicate shape/dimensions of window or door over which proposed awning will be affixed.:

Columbia Avenue Overlay:

Zoning District: Zoning Districts
- 135 5TH AVE S: DD

Central Franklin Overlay: Central Franklin Overlay
- 135 5TH AVE S: Central Franklin Overlay District

Historic Preservation Overlay: Historic Preservation Overlay
- 135 5TH AVE S: Historic Preservation Overlay

Floodway Overlay:

COF Number of Site Plan: 0

Type of Signage Proposed: Sandwich Board Signage

Height of Sign Face or Sign Area: 4

HVAC Type:

Narrative

Project Description:
Park Happy operates the parking lot associated with Generations Church. The parking lot has frontage along 5th and Church.

The parking lot has two solar-powered paystations. The solar panel has the same footprint as the paystation, is placed on top of the paystation and is not a separate installation.

Along side each paystation, there will be two posts that are 70" tall. On these posts, we will place two signs that are each 28" x 22" in area. The signs are vinyl stickers applied to an aluminum base.

At each entrance/exit of the lot (one at 5th Ave and one at Church Street), we will place sandwich boards notifying the public that the lot is paid parking. The sandwich board frames are made of black powder-coated tube steel and measure 39" x 43". The sign itself is 16" x 36" in area. The sign is a vinyl sticker applied to an aluminum composite material base.

The lot currently has 8 double-pole signs that are 48" tall and 22" wide. We will remove the signs along Church Street. We request to maintain one sign along 5th Ave. that is mostly obstructed by landscaping. We also request to maintain 3 additional signs that are not visible from the public right-of-way. The poles are black-painted, square steel posts. The signs are vinyl stickers applied to a white, 6mm PVC backer. The sign itself is 16" tall by 22" wide in area. The sign along 5th Ave. can be remade with a black, 5mm PVC backer if that is deemed more appropriate and less intrusive.

A third sign will be placed at the alley entrance to the lot. The post will be 70" tall. The sign will be 26" x 20" in area. The sign is a vinyl sticker applied to a black, 5mm PVC backer.

Lastly, please note that there are 9 signs on the lot that are not part of this COA application. The signs reserve certain spaces for certain tenants. We make no representation regarding their appropriateness and the signs are not included in this site plan.

City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 21-04046

DATE: December 5, 2022

TO: Historic Zoning Commission

FROM: Amanda Rose, Preservation Planner
Emily Huffer, Assistant Preservation Planner

SUBJECT:

Signage (Sandwich Board) at 100 4th Ave. N.; Heather Joel, Applicant.

PURPOSE:

The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning administrative action.

BACKGROUND/STAFF COMMENTS:

FINANCIAL IMPACT:

RECOMMENDATION:

N/A; see attachments.

PLANNING AND SUSTAINABILITY DEPARTMENT

Emily Hunter, AICP
Director

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

HISTORIC
FRANKLIN
TENNESSEE

Franklin Historic Zoning Commission
Administrative Review Certificate of Appropriateness (COA)

Address:	**100 4th Avenue N. (Franklin Historic District)**
Applicant:	**Heather Joel**
Project #:	**8019**
Project Reviewer:	**Emily Huffer**
Type of Work:	**Sandwich Board Sign**
Status:	**Approval with conditions (See "Approved Work Specifications"**
Approval Date:	**November 21, 2022**

APPLICATION REQUEST

The applicant is seeking a Certificate of Appropriateness for the design of a sandwich board sign as part of an Outdoor Merchandise Displays and Sandwich Board Permit.

APPLICABLE GUIDELINES

Chapter 8, Signs

APPROVED WORK SPECIFICATIONS

The portion of the application specific to the **proposed sandwich board design** is **approved with the following conditions**:

1. The design of the proposed sandwich board signage is **consistent** with the *Guidelines*.
    - The size and dimensions of the proposed signage (rectangular, 3'-10" tall frame with less than 6 sq. ft. sign face) are consistent with the *Guidelines*.
    - The material of the proposed signage (wood frame) is consistent with the *Guidelines*.
    - The color scheme of the proposed signage (chalkboard) is consistent with the *Guidelines*.

2. **The signage must be placed on the sidewalk within appropriate locations as specified by Title 16, Chapter 7 of the City of Franklin Municipal Code** As Relating to the Display of Merchandise, Decorative Fixtures, and Sandwich Board Signs on the Public Sidewalk within Franklin's Historic Preservation Overlay.

3. The application must meet all the requirements of the Building & Neighborhood Services Department prior to issuance of an Outdoor Merchandise Displays & Sandwich Board Signs permit.
4. Any proposed changes to the approved sandwich board design must be returned to the Preservation Planner for review and approval.

Amanda Rose, AICP | Preservation Planner
Planning & Sustainability Department
City of Franklin, Tennessee
615.550.6737
http://www.franklintn.gov/

City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 21-04047

DATE: December 5, 2022

TO: Historic Zoning Commission

FROM: Amanda Rose, Preservation Planner
Emily Huffer, Assistant Preservation Planner

SUBJECT:

Alterations (Structural Repair of Bell Tower) at 255 Natchez St.; Ronald Crutcher, Applicant.

PURPOSE:

The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning administrative action.

BACKGROUND/STAFF COMMENTS:

FINANCIAL IMPACT:

RECOMMENDATION:

N/A; see attachments.

PLANNING AND SUSTAINABILITY DEPARTMENT

Emily Hunter, AICP
Director

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

HISTORIC FRANKLIN TENNESSEE

Franklin Historic Zoning Commission
Administrative Review Certificate of Appropriateness (COA)

Address:	**255 Natchez St. (Franklin Historic District)**
Applicant:	**Ronald Crutcher**
Type of Work:	**Structural Repair on Belltower**
Project Number:	**8022**
Project Reviewer:	**Emily Huffer**
Status:	**Approval with conditions (See "Approved Work Specifications" Below)**
Approval Date:	**November 30, 2022**
Expiration Date:	**November 30, 2024 (if work has not commenced)**

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for the structural repair and restoration of the belltower at the Shorter Chapel AME Church at 255 Natchez Street. The repairs consist of the following:

- Restoration of spire;
- Replacement of shingles in-kind;
- Reframing of cupola;
- Gutter and flashing work;
- Replacement of a small section of vinyl siding at the backside of tower (at location where tower meets the roof) with cementitious siding;
- Tuck-pointing of brick with soft mortar to match the existing brick and mortar; and
- Replacement of the wooden louvers on the belltower in-kind.

The proposed work falls into the in-kind repair and replacement categories and is therefore appropriate. Replacement of vinyl siding with cementitious siding, while not in-kind work, is appropriate and meets the recommendations of the Guidelines as related to the materials and exterior finishes.

APPLICABLE GUIDELINES

Chapter 4 - Civic Buildings

APPROVED WORK SPECIFICATIONS

The application is **approved** with the following:

1. The application must meet all the requirements of the Building & Neighborhood Services Department prior to issuance of a **building permit.**

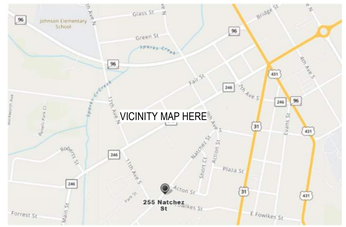
2. Any changes to the approved plans must be returned to the Preservation Planner for review and approval.

Amanda Rose, AICP | Preservation Planner
Planning & Sustainability Department
City of Franklin, Tennessee
615.550.6737
http://www.franklintn.gov/

SHORTER CHAPEL A. M. E. CHURCH ESTABLISHED MAY 12, 1873

CONSTRUCTION DOCUMENTS

255 NATCHEZ STREET
FRANKLIN, TENNESSEE 37064



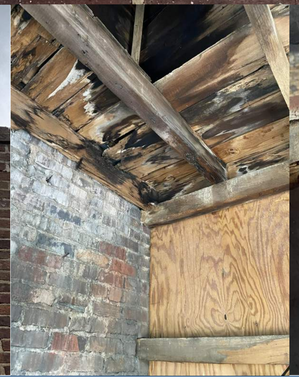
















TRUSTEES

JAMES ANDERSON
NATHANIEL BLACKMON
STEPHANIE COKER
PHILLIP BARBER

PASTOR KENNETH HILL

2021

CONSTRUCTION DOCUMENTS

OCTOBER 14, 2021

CLIENT SHORTER CHAPEL A.M.E. CHURCH
CLIENT ADDRESS

EXISTING ZONING: EXISTING PROJECT ZONE

PROPOSED USE: PROPOSED USE

BUILDING SF | LAND AREA SQ FT | ACRE

CONTACTS

ARCHITECT
PARADYM STUDIO
2934 SIDCO DR. STE 110
NASHVILLE, TN
ARCHITECT: TYLER THAYER, RA
EMAIL: TYLER@PARADYMSTUDIO.COM
PHONE: 615-256-5562
PROJECT COORDINATOR:
EMAIL:

CONTACT 02
DAVID B. THAYER, RA
Paradym Studio
(615) 477-7476

DAVID TYLER THAYER
REGISTERED ARCHITECT
AGRICULTURE CT.
No. 109505
STATE OF TENNESSEE

10/14/2021

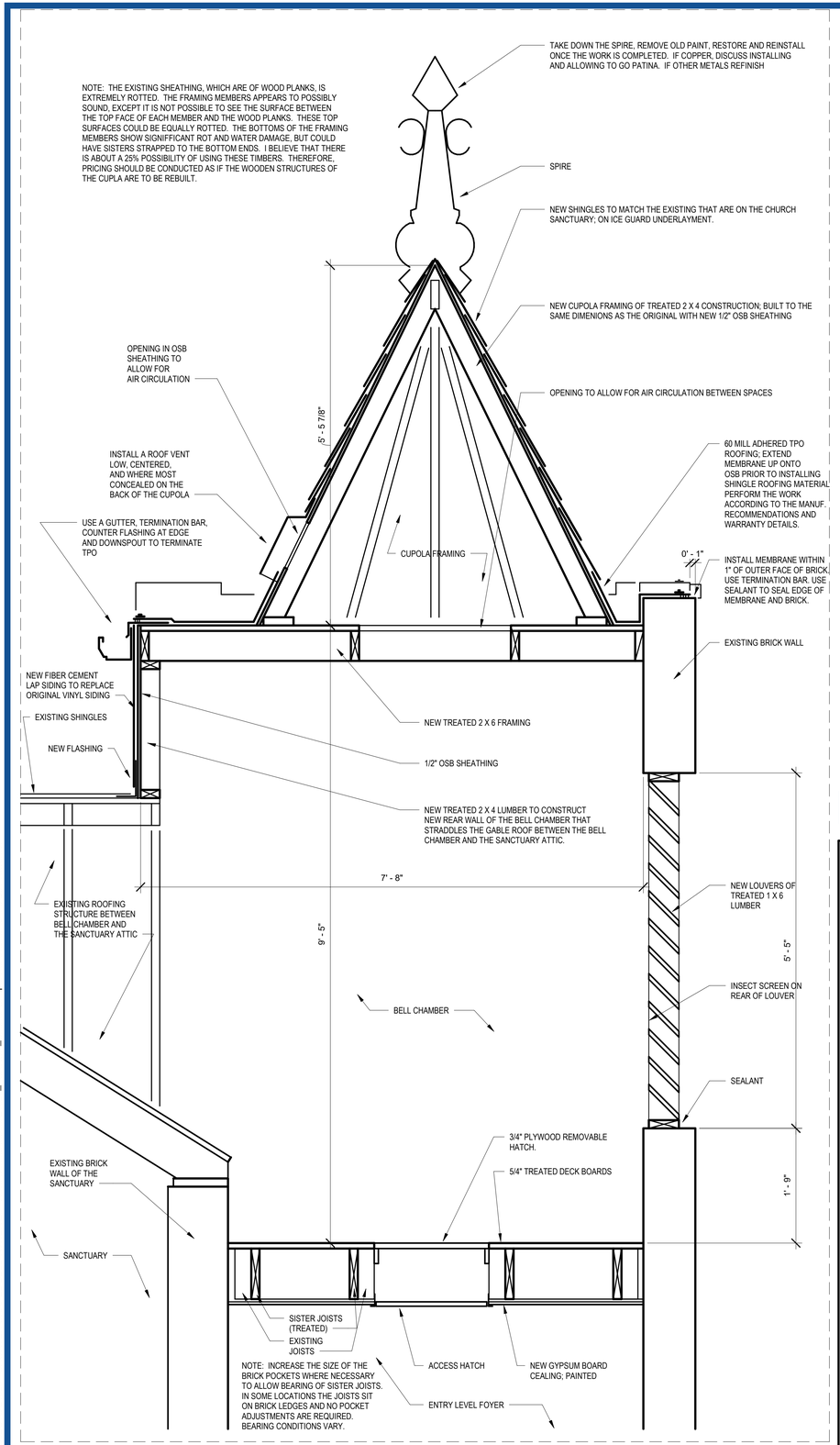
CONTACT 03
Ronald Crutcher
Owners' Representitive
1324 Adams Street
Franklin, TN 37064
(615(210-1593

CONTACT 04
Phillip Barber
Trustee Representative
(615) 305-2040

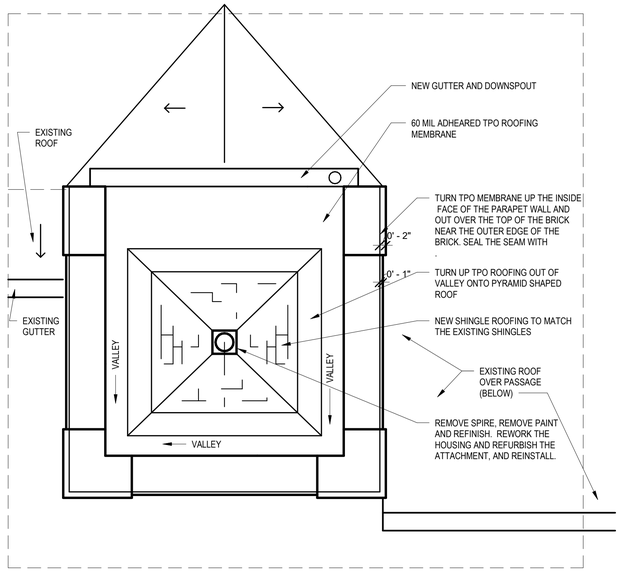
SCOPE OF WORK

1. Some time ago the client established the goal of reinstating the original bell back into the bell chamber from which it fell in the 60's. Since that time it has been on a small table on the alter. The church raised funds to return the bell to it proper location and to remediate the current source of water that is entering the structure.
2. Develop a new cradle for the bell.
3. Repair the structure as necessary.
4. Replace the roof.
5. Tuck point the brick of the Bell Tower.
6. Replace some bricks in the Bell Tower that are missing or severly damaged with original bricks taken from the rear of the building at obscure locations.

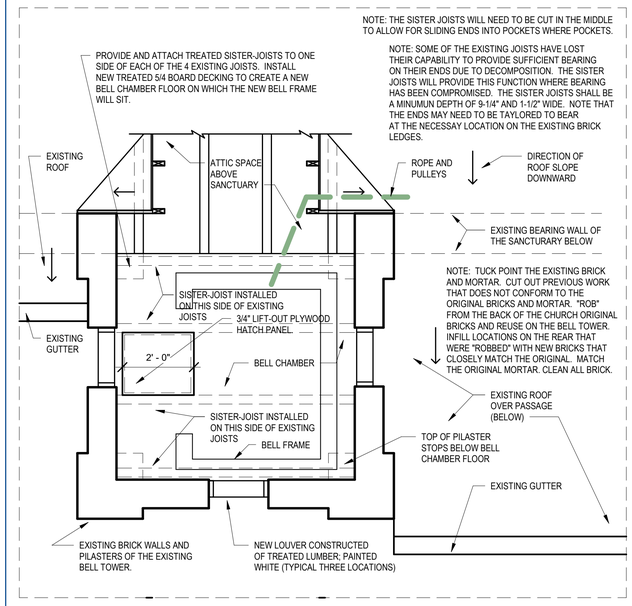
Note: Based on the construction cost, and available funds Additional work may include: New Doors and Repair/Replace the existing flooring.



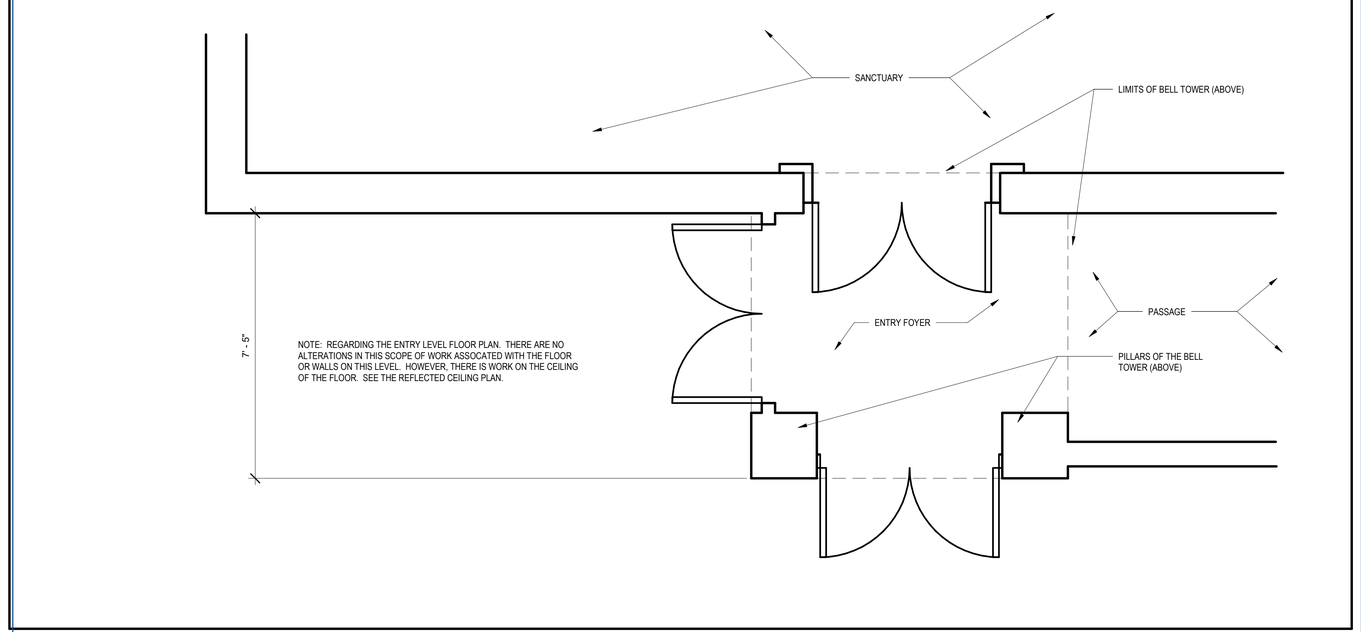
4 BELL TOWER SECTION
1" = 1'-0"



3 BELL TOWER ROOF PLAN
1/2" = 1'-0"



2 BELL CHAMBER PLAN
1/2" = 1'-0"



1 BELL TOWER ENTRY LEVEL PLAN
1/2" = 1'-0"

STUDIO
PARADYM STUDIO, PLLC
2934 SIDCO DR. STE 110
NASHVILLE, TN 37204
call | 615.258.5562
email | hello@paradymstudio.com

SHORTER CHAPEL A. M. E. CHURCH

255 NATCHEZ STREET
FRANKLIN, TENNESSEE
37064

DAVID TYLER THAYER
REGISTERED ARCHITECT
No. 102504
STATE OF TENNESSEE

10/14/2021

ISSUED FOR
- ☐ Lease Outline Diagram
- ☐ Schematic Design
- ☐ Design Development
- ■ Construction

REVISIONS

PROJECT NUMBER:
211026

DRAWN BY:
DAVID B. THAYER

DATE:
OCTOBER 14, 2021

DRAWING
PLANS AND SECTION

A-1

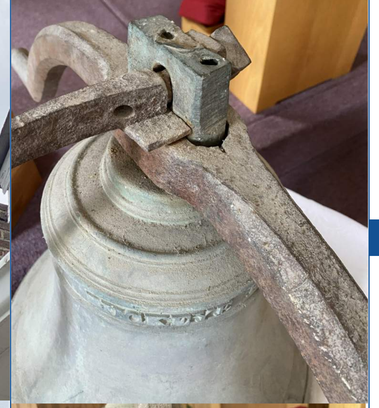
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Z:\01.1_PROJECTS\21026 - SHORTER CHAPEL BELL TOWER\20 - Revit Central Model\211026_PSARCH_Shorter Chapel Renovation to the Bell Tower.rvt





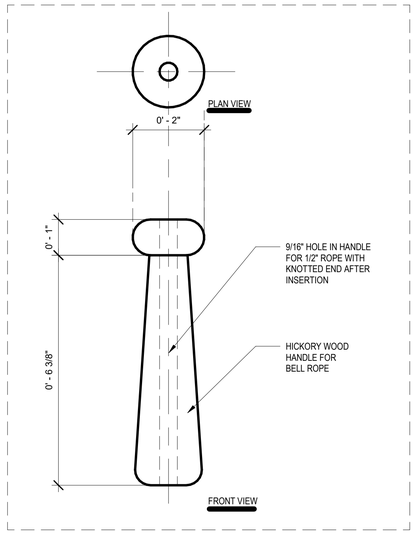




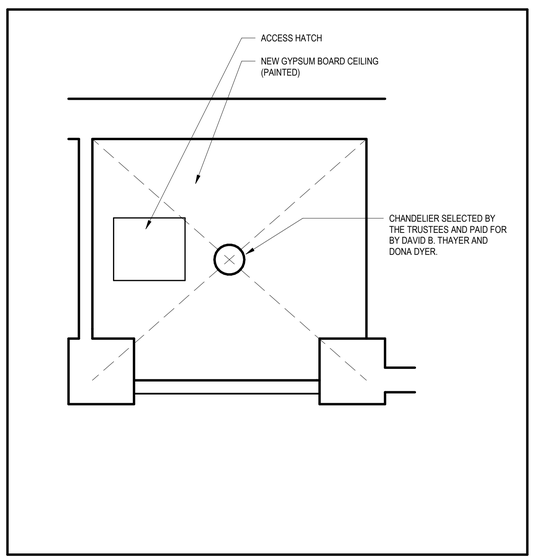




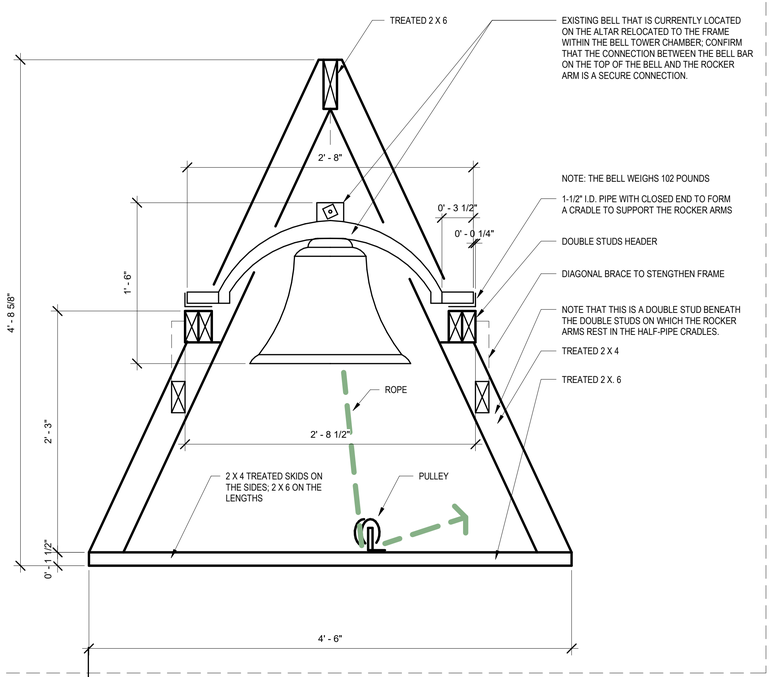




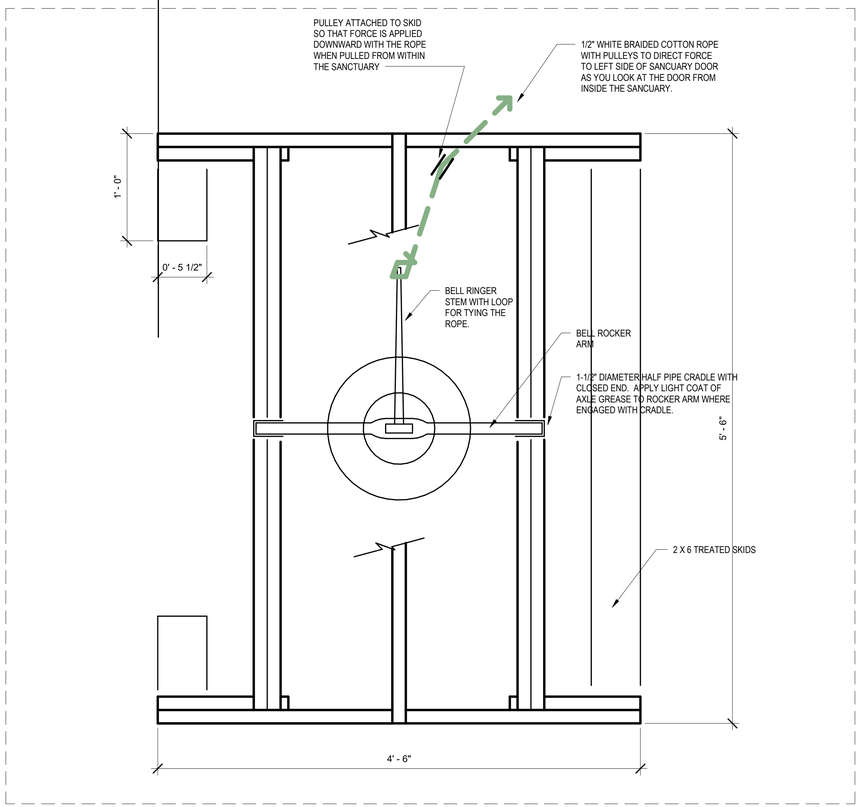
4 HANDLE FOR BELL ROPE
6" = 1'-0"



3 ENTRY LEVEL REFLECTED CEILING PLAN
1/2" = 1'-0"



2 BELL FRAME SECTION
1 1/2" = 1'-0"



1 Bell Frame Plan
1 1/2" = 1'-0"

STUDIO

PARADYM STUDIO, PLLC
2934 SIDCO DR. STE 110
NASHVILLE, TN 37204
call | 615.258.5562
email | hello@paradymstudio.com

SHORTER CHAPEL A. M. E. CHURCH

255 NATCHEZ STREET
FRANKLIN, TENNESSEE
37064

DAVID TYLER THAYER
REGISTERED ARCHITECT
AGRICULTURE CT.
No. 102,059
STATE OF TENNESSEE

10/14/2021

ISSUED FOR

- [ ] Lease Outline Diagram
- [ ] Schematic Design
- [ ] Design Development
- [x] Construction

REVISIONS

PROJECT NUMBER:
211026

DRAWN BY:
DAVID THAYER

DATE:
OCTOBER 14, 2021

DRAWING
BELL DETAILS AND PHOTOGRAPHS

A-2

1/31/2022 11:51:14 AM
Z:\01.1_PROJECTS\211026 - SHORTER CHAPEL BELL TOWER\20 - Revit Central Model\211026_PSARCH_Shorter Chapel Renovation to the Bell Tower.rvt

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Kenneth Hill
(Please print Name/Names in Full)
being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

(Property Parcel/Tax ID Number) 52-2B 72211
and located at:
255 Natchez Street
(Street Address)
am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint
Kenneth Hill
(Please print Name/Names in Full)
to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Kenneth Hill
Signature

255 Natchez Street
Property Owner Mailing Address

Franklin, TN 37064
City, State & Zip

Subscribed and sworn to before me this

20 day of 11, 2022.

Notary Public

My Commission Expires: 2/24/25

JUANITA E. PATTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Historic Shorter Chapel African Methodist Episcopal Church

"A Tie to the Past - A Link to the Future"

Reverend Kenneth H. Hill, Ph.D.
Pastor

May 10, 2022

Mr. and Mrs. Ronald Crutcher
1324 Adams Street
Franklin, Tennessee 37064

Dear Ronald and Joyce,

Thank you for your gift of $500.00 made to the Shorter Chapel AME Church Bell Tower Fund. We are grateful for the gift from you both.

With this gift and others, we will be able to repair our Bell Tower to its 1926 look and feel. The Tower is scheduled to operate like 2022. We look forward to a time when we can ring out the bells to Franklin returning this tower to its former glory.

I hope those who come after us will be able to look at the work we have done and be grateful for the care we are taking now. When completed the new Bell Tower will ring into the community the sound of hope to the people of the Natchez community and beyond!

Blessings,

Reverend Dr. Kenneth Hill
Shorter Chapel AME Church

Please keep this letter for your tax records. No gifts were received for the donation. Refer to EIN # 52-2372211. Shorter Chapel AME Church may list your name in print along with other donors. If you have a preference, please reach out to the Church.

255 Natchez Street
Franklin, Tennessee 37064
615-790-6611
www.shorterchapelame.com
shorterchapelamec@comcast.net

CITY OF FRANKLIN, TN

255 Natchez St

City of Franklin
Planning & Sustainability Department
109 Third Ave So. | Franklin, TN 37064
P. 615-550-6729 or 615-791-3232
E. susan.coleman@franklintn.gov

Project Overview #896927

Project Title: 255 Natchez St
Application Type: 08b) Administrative Certificate of Appropriateness (COA)
Workflow: COA Administrative Default
Jurisdiction: Franklin
State: TN
County: Williamson

Required Administrative Review COA Application Supporting Materials

Please consult the list below for the necessary supporting materials to include within the Administrative Review COA application packets.

Signage:

- Description of project
- Specification information that illustrates how proposed signage will look, including notes on dimensions, height, materials, and colors
- Photographs of project site location
- Signed and notarized owner affidavit

Rear Yard Fencing:

- Description of project
- Specification information that illustrates how proposed fencing will look, including notes on height, materials, and proposed fencing features
- Site plan that demonstrates proposed location/perimeter of fencing
- Photographs of project site location
- Signed and notarized owner affidavit
- **Note: Primary yard fencing does not qualify for administrative review**

Awnings:

- Description of project
- Specification information that illustrates how proposed awning will look, including notes on awning dimensions, signage dimensions on awning, awning materials, awning shape, and awning colors
- Specification information for proposed awning materials
- Photographs of project site location, including photograph of full window or door over which proposed awning will be affixed
- Signed and notarized owner affidavit

HVAC Equipment and/or Related Screening:

- Description of project
- Specification information that illustrates how proposed HVAC equipment and/or screening will look, including screening dimensions and materials
- Site plan demonstrating proposed location of equipment and/or screening
- Photographs of project site location
- Signed and notarized owner affidavit

Note: The applicant shall provide any additional information as determined by the Preservation Planner that will be necessary to obtain administrative review by staff.

Owner Affidavit

This application requires a signed and notarized owner affidavit form.

Please use the button below to download the form, then upload a completed copy in step 2 of the application process (Upload Files).

Owner Affidavit Form

Contact Information - Project Contact

Project Contact
Ronald Crutcher
Crutcher and Associates LLC
1324 Adams Street
Franklin, TN 37064
P: (615) 794-5442
recejc3@comcast.net

Contact Information - Property Owner

Property Owner
Dr..Kenneth Hill
The African Methodist Episcopal Church (AME)
255 Ntachez Sreet , N/A
Franklin, TN 37064
P: 6157906611
recejc3@comcast.net

Address or Parcel

Project Address or Parcel: 255 NATCHEZ ST (078F-A02200)

Calculated Acreage: Parcel
- 255 NATCHEZ ST: 0.12056369

Scenic Corridor Overlay:

Hillside/Hillcrest Overlay:

Flood Fringe Overlay:

500ft Buffer of Hillside Overlay:

Type of Work Proposed : HVAC Equipment or Screening

Height of Overall Sign:

Indicate shape/dimensions of window or door over which proposed awning will be affixed.:

Columbia Avenue Overlay:

Zoning District: Zoning Districts
- 255 NATCHEZ ST: R-6 Resid*

Central Franklin Overlay: Central Franklin Overlay
- 255 NATCHEZ ST: Central Franklin Overlay District

Historic Preservation Overlay:

Floodway Overlay:

COF Number of Site Plan: 0

Type of Signage Proposed:

Height of Sign Face or Sign Area:

HVAC Type: Equipment Installation

Narrative

Project Description:
Repair existing bell tower. Repairs consist of replacing wood framing behind brick. Brick to be tuck pointed with soft mortar to match existing. Wooden louvers to be replaced in kind and will be painted to match. No HVAC or electrical changes.

City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 21-04048

DATE: December 5, 2022

TO: Historic Zoning Commission

FROM: Amanda Rose, Preservation Planner
Emily Huffer, Assistant Preservation Planner

SUBJECT:

Signage (Wall) at 400 Main St. Ste. 120.; Kylie Brown, Applicant.

PURPOSE:

The purpose of this memorandum is to provide information to the HIstoric Zoning Commission concerning administrative action.

BACKGROUND/STAFF COMMENTS:

FINANCIAL IMPACT:

RECOMMENDATION:

N/A; see attachments.

Franklin Historic Zoning Commission
Administrative Review Certificate of Appropriateness (COA)

Address:	**400 Main St. Ste. 120 (Downtown Franklin Historic District)**
Applicant:	**Kylie Brown**
Project #:	**8020**
Type of Work:	**Signage (Wall)**
Project Reviewer	**Emily Huffer**
Status:	**Approval with conditions (See "Approved Work Specifications" Below)**
Approval Date:	**November 30, 2022**
Expiration Date:	**November 30, 2024 (if work has not commenced)**

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for the installation a wall sign panel at 400 Main St. The proposed sign will be on the corner of 4th Avenue N. and Main Street below the existing signs for the visitor center. The sign will be mounted into the stone façade of the building. The sign will consist of an aluminum composite material that is 3mm thick and will utilize a black background with white lettering. The size of the proposed sign is 19.5 inches in height and 71.5 inches in length, therefore 9.71 sq. ft.

APPLICABLE GUIDELINES

Chapter 8-Signs

APPROVED WORK SPECIFICATIONS

The signage is **approved** with the following **conditions**:

1. The Guidelines recommend that mounting bolts be placed through mortar joints and not through the face of the masonry so as to preserve the integrity of the historic façade. In this case, while not a masonry building, the façade is historic and character-defining in its own right and should be preserved. Therefore, no holes should be placed within the facade to accommodate new signage.
    - **The signage can be installed in the proposed location (underneath existing sign panel) but cannot utilize new holes to do so.**

2. The sign square footage of a wall sign must be a maximum of 9 sq. ft., per the Guidelines.
    - **The proposed sign exceeds the size recommendations and must be reduced to no more than 9 sq. ft.**

3. **The rendering provided with the black background and the white lettering must be utilized to have consistency with the Guidelines.** The additional rendering of the sign with a white background and dark lettering does not meet the Guidelines.

4. The application must meet all the requirements of the Building & Neighborhood Services Department prior to issuance of a **sign permit**.

5. Any changes to the approved plans must be returned to the Preservation Planner for review and approval.

Additional Project Considerations for Applicant

The following comments are offered for the applicant's consideration prior to submittal of a sign permit application:

- When applying for a sign permit, please include information on how the sign will be mounted to the building.

Amanda Rose, AICP | Preservation Planner
Planning & Sustainability Department
City of Franklin, Tennessee
615.550.6737
http://www.franklintn.gov/

SIGNS 1ST

WO# 75797

Vinnie Louise

Building Sign

JJ Weiss

TOTAL PRODUCTS 1

PRODUCT #1

TOTAL QUANTITY
x1

MATERIAL(s)
3mm ACM

NOTES

-INSTALLED

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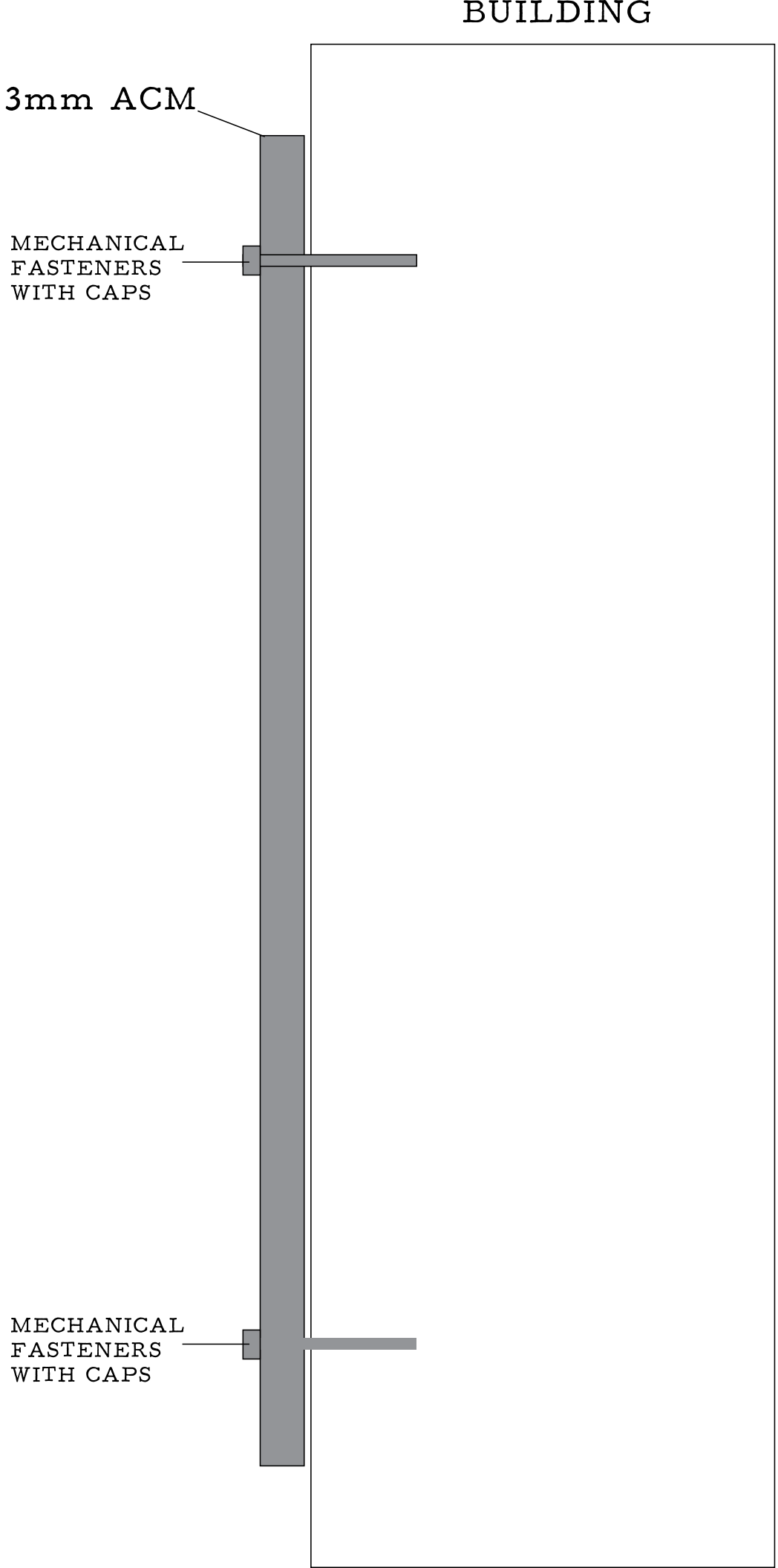


CURRENT



SIGNATURE **DATE**

****DISCLAIMER:** Vehicles need to be washed the day before installation and dry when brought in (weather permitting). **$100** cleaning fee will be charged on small vehicles and a **$300** fee for larger vehicles.
****DISCLAIMER:** A **$100** rescheduling fee will be charged for failure to call and cancel **24 hrs.** before an installation.


BUILDING
3mm ACM
MECHANICAL
FASTENERS
WITH CAPS
MECHANICAL
FASTENERS
WITH CAPS

SIGNS 1ST

WO# 75797

Vinnie Louise

Building Sign

JJ Weiss

TOTAL PRODUCTS 1

PRODUCT #1

TOTAL QUANTITY
x1

MATERIAL(s)
3mm ACM

NOTES

-INSTALLED

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CURRENT





SIGNATURE **DATE**

****DISCLAIMER:** Vehicles need to be washed the day before installation and dry when brought in (weather permitting). **$100** cleaning fee will be charged on small vehicles and a **$300** fee for larger vehicles.
****DISCLAIMER:** A **$100** rescheduling fee will be charged for failure to call and cancel **24 hrs.** before an installation.

From: Kylie Brown
To: Emily Huffer
Cc: Amanda Rose
Subject: Re: 400 main St Ste 120 (AP no:) (COF no: 078C-M01600)
Date: Monday, November 21, 2022 9:37:46 AM
Attachments: image.png
image.png

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Hello,
Sorry for the confusion.
The white sign was proposed before we were aware of needing a darker background.
So the white rendering is no longer valid.
Please use the placement and color/design of the black sign rendering!
Thank you,
Kylie

On Mon, Nov 21, 2022 at 9:33 AM Emily Huffer <emily.huffer@franklintn.gov> wrote:

> Hey Kylie!
>
> Happy Monday! I have a few questions regarding your COA Sign Application!
>
> #1 In your application, you have included two different signs. One with a black background and the other with a white background. I was unsure which configuration you wanted to proceed with. Staff can only support the sign with a black background, as that is what is recommended in the Guidelines.
>
> #2 Will the new sign go below the red signs (currently on the wall) or will they be replacing the red signs? If the new sign is replacing the red signs, then it should utilize the same holes in the façade that the red signs used.



CURRENT





CURRENT



I look forward to hearing back from you and please let me know if you have any questions!

Thanks!

Emily Huffer
Assistant Preservation Planner
City of Franklin Planning & Sustainability Department
615.550.6795 | www.franklintn.gov/planning

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OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Maureen Thornton, authorized signer for the Williamson County Convention + Visitors Bureau
(Please print Name/Names in Full)
being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

map 78C-M-parcel 016.00 / TAX ID# 26-0600935
(Property Parcel/Tax ID Number)

and located at:

400 main Street, Franklin TN 37064
(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Vinnie + Louise
(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Maureen Thornton
Signature

450 main Street
Property Owner Mailing Address

franklin, TN 37064
City, State & Zip

Specifically adding City of Franklin approved business sign onto 400 main Street building per attached photo

Subscribed and sworn to before me this

9th day of November, 20 22.

Notary Public

IAN SPALLINGER
TENNESSEE NOTARY PUBLIC
My Comm Exp. 07/13/2024
COUNTY OF WILLIAMSON

My Commission Expires: 07/13/2024

SIGNS 1ST

WO# 75797

Vinnie Louise

Building Sign

JJ Weiss

OTAL PRODUCTS 1

PRODUCT #1

OTAL QUANTITY

ATERIAL(s)
nm ACM

NOTES
NSTALLED

I understand that proof reading s **my** responsibility and that any rrors in proof reading which may sult in a reprint on the approved heet are also **my** responsibility. f I choose not to proofread the ollowing design(s), I will **not** hold ns First responsible for any errors. his proof is for layout **only**, color ust be approved in person at an dditional charge. All artwork on this t is copyright of Signs First Nashville



CURRENT



SIGNATURE

DATE

****DISCLAIMER:** Vehicles need to be washed the day before installation and dry when brought in (weather permitting). **$100** cleaning fee will be charged on small vehicles and a **$300** fee for larger vehicles.

---------- Forwarded message ---------
From: **Maureen Haley Thornton** <maureen@visitfranklin.com>
Date: Mon, Sep 12, 2022 at 12:18 PM
Subject: Re: Franklin sign
To: Keith Rosenblum <rosenblum@alliantcommercial.com>

Thank you for the clarification. If this is approved by the City of Franklin it's ok with me.

Franklin
TENNESSEE

Maureen Haley Thornton
President & CEO

maureen@visitfranklin.com | 615.790.5333
400 Main St, Ste 200 | Franklin, TN 37064
visitfranklin.com

City of Franklin
Planning & Sustainability Department
109 Third Ave So. | Franklin, TN 37064
P. 615-550-6729 or 615-791-3232
E. susan.coleman@franklintn.gov

Project Overview #860668

Project Title: 400 main st ste 120

Application Type: 08b) Administrative Certificate of Appropriateness (COA)

Workflow: COA Administrative Default

Jurisdiction: Franklin

State: TN

County: Williamson

Required Administrative Review COA Application Supporting Materials

Please consult the list below for the necessary supporting materials to include within the Administrative Review COA application packets.

Signage:

- Description of project
- Specification information that illustrates how proposed signage will look, including notes on dimensions, height, materials, and colors
- Photographs of project site location
- Signed and notarized owner affidavit

Rear Yard Fencing:

- Description of project
- Specification information that illustrates how proposed fencing will look, including notes on height, materials, and proposed fencing features
- Site plan that demonstrates proposed location/perimeter of fencing
- Photographs of project site location
- Signed and notarized owner affidavit
- **Note: Primary yard fencing does not qualify for administrative review**

Awnings:

- Description of project
- Specification information that illustrates how proposed awning will look, including notes on awning dimensions, signage dimensions on awning, awning materials, awning shape, and awning colors
- Specification information for proposed awning materials
- Photographs of project site location, including photograph of full window or door over which proposed awning will be affixed
- Signed and notarized owner affidavit

HVAC Equipment and/or Related Screening:

- Description of project
- Specification information that illustrates how proposed HVAC equipment and/or screening will look, including screening dimensions and materials
- Site plan demonstrating proposed location of equipment and/or screening
- Photographs of project site location
- Signed and notarized owner affidavit

Note: The applicant shall provide any additional information as determined by the Preservation Planner that will be necessary to obtain administrative review by staff.

Owner Affidavit

This application requires a signed and notarized owner affidavit form.

Please use the button below to download the form, then upload a completed copy in step 2 of the application process (Upload Files).

Owner Affidavit Form

Contact Information - Project Contact

Project Contact
Kylie Brown
Signs First
710 Berry Rd
Nashville, TN 37204
P: 615-297-5681
Kylie@sfnash.com

Contact Information - Property Owner

Property Owner
Maureen Haley Thornton

400 Main St, 200
Franklin, TN 37064
P: 615.790.5333
Maureen@visitfranklin.com

Address or Parcel

Project Address or Parcel: 400 MAIN ST STE 120 (078C-M01600)

Calculated Acreage: Parcel
- 400 MAIN ST STE 120: 0.091125979999999995

Scenic Corridor Overlay:

Hillside/Hillcrest Overlay:

Flood Fringe Overlay:

500ft Buffer of Hillside Overlay:

Type of Work Proposed : Signage

Height of Overall Sign: 1.625

Indicate shape/dimensions of window or door over which proposed awning will be affixed.:

Columbia Avenue Overlay:

Zoning District: Zoning Districts
- 400 MAIN ST STE 120: DD

Central Franklin Overlay: Central Franklin Overlay
- 400 MAIN ST STE 120: Central Franklin Overlay District

Historic Preservation Overlay: Historic Preservation Overlay
- 400 MAIN ST STE 120: Historic Preservation Overlay

Floodway Overlay:

COF Number of Site Plan: 078C-M01600

Type of Signage Proposed: Wall-Mounted

Height of Sign Face or Sign Area: 1.625

HVAC Type:

Narrative

Project Description:

Install (1) non-lit panel onto existing backer with screws and screw caps.