



Meeting Agenda

Historic Zoning Commission

Monday, January 9, 2023

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@franklinton.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

OFFICERS

2. Consideration Of 2023 Commission Chair & Vice-Chair.

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 Wall Construction/Signage At 1001 Benelli Park Ct.; Jim Poole, Applicant.

Sponsors: Kelly Dannenfelser, Amanda Rose, Emily Huffer

4. Consideration Of New Construction (Accessory) At 418 Lewisburg Ave. (Collins Farm); Brian Walker, Applicant.

Sponsors: Kelly Dannenfelser, Amanda Rose

5. Consideration Of Alterations (Porches/Stair Landings, Foundation Enclosure/Repair, Ramp Construction) At 239 Franklin Rd. (Hayes House); Brandon Priddy, Applicant.

Sponsors: Kelly Dannenfelser, Amanda Rose

6. Consideration Of Demolition (Accessory), New Construction (Accessory), & Alterations (Fence/Gate) At 202 2nd Ave. S.; Brandon Priddy, Applicant.

Sponsors:

Kelly Dannenfelser, Amanda Rose, Emily Huffer

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

Sponsors:

Kelly Dannenfelser, Amanda Rose, Emily Huffer

8. Consideration Of Alterations (Roofing on Principal Building & Previously-Approved Roofing on Accessory Structure) At 215 Lewisburg Ave.; John Alfrey, Applicant.

Sponsors:

Kelly Dannenfelser, Amanda Rose

9. Consideration Of Alterations (Parking, Ramp Construction, Front Yard Fence/Gate Construction) At 128 4th Ave. N.; Ben McCreary, Applicant.

Sponsors:

Kelly Dannenfelser, Amanda Rose

OTHER BUSINESS**RECEIPT OF ADMINISTRATIVE COA APPROVALS ON BEHALF OF THE HZC**

10. Convenience Signage At 99 E Main St.; Matt Horner, Applicant.

Sponsors:

Amanda Rose, Emily Huffer

11. Rear Yard Fencing At 808 W. Main St.; Will Powell, Applicant.

Sponsors:

Amanda Rose, Emily Huffer

12. Convenience Sign Reface at 231 Public Sq.; Lance Gregory, 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**

December 12, 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, left at 6:00
Kathy Worthington

Staff Present:

Amanda Rose, Planning & Sustainability
Randall Tosh, BNS
Bill Squires, Law Department (at dais)
Kelly Dannenfelser, Planning & Sustainability
Emily Huffer, Planning & Sustainability

CALL TO ORDER

Chair Roberts called the meeting to order at 5:02 p.m.

APPROVAL OF MINUTES

Minutes: October 10, 2022

- Motion to Approve the Minutes
 - Commissioner Marquardt
 - Commissioner Laster
- Motion carried 7-0 With Roberts recusal

Minutes: November 14, 2022

- Motion to Approve the Minutes
 - Commissioner Besser
 - Commissioner LeMarinel
- Motion carried 8-0

ANNOUNCEMENTS

APPROVAL OF 2023 HISTORIC ZONING COMMISSION CALENDAR

Ms. Rose announced that the meeting calendar for the 2023 Historic Zoning Commission and Design Review Committee dates along with Application deadlines calendar have very few alterations. The HZC meetings will take place the second Monday of each month, with the application deadlines corresponding accordingly. The DRC meetings will be on the third Monday of each month with the exception of January. The January DRC meeting is proposed to be on Tuesday, January 17, 2023, following the normal date, due to the observance of Martin Luther King Jr. Day. The only other adjustments to the calendar are related to application deadlines that fall on Franklin City holidays.

- Motion to Approve the HZC Calendar as presented.
 - Commissioner Pearce
 - Commissioner Denton

Motion carried 8-0

- Ms. Rose announced on December 19:
 - Surface Pro assignments and setup - 2:15-2:45
 - DRC: City Hall schematic design - 3:00

•Regular DRC – 4:00 – 8 items are currently on the agenda.

- After the recent approval of a brick wall installation at the Arlington, the contractor has brick samples available at the location.

Commissioner Pearce stated that the sample mortar is almost white whereas the building mortar is very tinted. Ms. Pearce also noted that the wall is long and is going to be very visible on West Main Street.

Ms. Rose asked that the Commissioners provide feedback to her once they have had a chance to view the samples.

- Benelli Park DRC staging

Ms. Rose explained that there will be a request for approval for a wall installation at the entrance of Benelli Park (intersection of Benelli Park Court and Floyd Moore Avenue). The dimensions of the wall are marked with spray paint for the Commissioners to see.

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 New Construction (Accessory) at 316 Bridge St.; Eric Smith, Applicant. Withdrawn by Applicant; No Action Taken

Chair Roberts stated that this item was deferred from the November meeting.

Item 2: Consideration of Alterations (Courtyard) at 159 1st Ave. N. (Harpeth Square); Andy Berry Applicant.

- Staff Presentation: Emily Huffer: Ms. Huffer stated that the proposal includes the addition of two arbors. One fronting East Main Street between the Italian restaurant and the bookstore. The other fronting Second Avenue North 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 feet, 8 inches 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. The proposal does not fully meet this guideline as the arbors are visible from the street at both locations but, the proposal meets the guideline by not removing the 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 meeting in order to better meet the intent of the guideline. The applicant also adjusted the top of the arbor to minimize the massing concerns by changing the art shape of the arbor to a flatter top and minimized the slat size. The proposal includes the installation of two gates 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 the gates should swing inwardly.

Ms. Huffer stated that staff recommends approval of this item with the following conditions of approval.

1. Any exterior signage is required to be submitted separately and receive a separate permit and a certificate of appropriateness.
- Applicant Speaker: Andy Berry with Smith Gee Studio. Mr. Berry introduced himself and noted that the gates are set on a removable base so they can fully be removed as an option.
 - Owner Representative: Steve Bacon

MOTION

- Motion for Approval with conditions
 - Commissioner Denton
 - Commissioner Besser
- Discussion

Commissioner Denton asked staff if placement and location, regarding potential signage, would have to be approved.

Ms. Rose stated that all aspects of a sign that relates to the design guidelines would require approval.

Chair Roberts noted that, according to the application documents, the gate appears to swing outward.

Mr. Berry stated that for safety reasons the gate would need to swing outward.

Ms. Rose explained that the guidelines were written primarily for fences and walls that are used for perimeter locations on properties. In that case, if the gate swung open, it would swing to the right of way. In this case, because the gate is recessed far onto the property, it would be appropriate to swing outward to meet coding requirements.

Commissioner Pearce noted that the reason to have two columns is for placement of a sign.

Mr. Bacon explained that the intent is to brand and call attention to the area. The goal is to draw pedestrians into the area. The gate portion would only be used for events that may serve alcohol. The gate would not be closed during a regular day.

Ms. Rose noted an illustration in the application documents to confirm the area under discussion.

Commissioner Marquardt requested the street view of the area and asked how far the setback is from Landmark Booksellers.

Ms. Rose provided views from the intersection of East Main Street and Main Street and Second Avenue North.

Mr. Bacon estimated the setback was 20-30 feet from Landmark Book Sellers.

- Motion, passed 8 - 0

Item 3: Consideration of Alterations (Windows/Doors, Lighting, Partial Demolition) at 230 Franklin Rd. (Factory at Franklin: Jamison Theater); Luke Dougal, Applicant.

Commissioner Josh Denton recused himself from this item.

- Staff Presentation: Amanda Rose. Ms. Rose stated that the proposal requests a series of alterations to Jamieson Theater location and also approval for select alterations to the connector section that is currently between Buildings two and three. The property was discussed at the November DRC meeting regarding these alterations. The Jameson Theater is located in building five and the secondary alterations are located at the connector between building two which highly visible from Franklin Road and building three which is the main building that you experience on the property as the entrance.
- Ms. Rose stated on the north elevation that you see on the application documents, includes the painting of the roof structure and the corrugated metal siding. The proposal also includes the removal of the non-historic bar feature and the infill of the floor level where that bar area is sunken with concrete and the painting of the door at both locations. Originally the proposal included infilling the door of the house structure with salvaged brick. This was leftover from the DRC meeting that should have been removed because the intent of the door is to keep it in place as recommended by the DRC.
- The proposal for the West elevation includes painting of the roof and the corrugated metal in keeping with previous proposals. Additionally, the proposal includes the replacement of the non-historic storefront doors and windows with new ones of a black finish which has been previously approved and keeping those existing opening dimensions. There would not be any widening or shortening of the doors in any way. Replacement

of the non-historic aluminum storefront windows with one that better matches the detailing of the historic windows is appropriate. The guidelines recommend that new storefronts, if required, be restored to match original designs. In this case, a contextual industrial design is appropriate.

- The proposal for the South elevation includes the replacement of the wall sconce to match the existing building façade lighting, which is shown in the application documents, and painting of the existing metal doors, the widening of the overhead door opening and replacement of that door. The creation of a new pedestrian door and the removal of the signage over the overhead door. Ms. Rose noted that the signage is being removed because the door is being heightened. The replacement of the non-historic light fixture is appropriate, as is the painting of the metal door and the removal of the sign. The guidelines recommend that one preserves and maintains doors on non or on historic commercial buildings in their original locations and configurations. In this case, the overhead door was added and is positioned on the site with very little visibility to pedestrians and virtually no visibility from the 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.
- The connector which is located toward Franklin Road with the main building located to the right and is adjacent to the restaurant. The little connector was approved by the commission previously at the applicant's request to be demolished because it is not historic. It is desired by the tenant, however, to maintain that connection, which is fine with the applicant's requesting because it's now being maintained to change out the storefront doors and windows to match the other storefront doors and windows that are being engaged on the site and is appropriate. The applicant is also proposing to remove the EIFS band from the connector and replace it with a black metal panel in keeping with what was approved on building two. The removal that is standing is appropriate and in keeping with the previous request, is non-historic and is not appropriate for use in the historic district. The introduction of the metal may be appropriate at this location given the industrial character of the property and the use of metal throughout, as well as their approval for the previous treatment. The use of the storefront configuration and design that was approved for the adjacent building is also appropriate at this location as well.
- Ms. Rose stated that it is recommended that this item be approved by the Commission with one condition
 1. The door on the bar as seen on the north elevation be maintained in place per the guidelines but is painted as requested.
- Applicant Speaker: Gina Emmanuel (Applicant Representative). Ms. Emmanuel reiterated that the door on the bar on the north elevation would be maintained and painted as requested. Also, there is an additional door to be added at the rear of the building and the old overhead tracks will be maintained on the building. Chair Roberts asked if there were any citizens who would like to comment on the item, there was none.

- MOTION

- Motion for Approval with conditions.
 - Commissioner Laster
 - Commissioner LeMarinel

Discussion:

Commissioner LeMarinel noted and asked for more detail about the asymmetrical grille patterns on the window profiles.

Ms. Emmanuel stated that the intent is to maintain the historical character of the windows.

- Motion, passed 7 - 0

Item 4: Consideration of Alterations (Refuse Area Locations & Screening) at 230 Franklin Rd.; Greg Gamble, Applicant.

- Staff Presentation: Amanda Rose. Ms. Rose stated that the applicant, Greg Gamble, would like to speak to the Commission about a deferral request.
- Applicant Speaker: Greg Gamble. Mr. Gamble explained that after reviewing staff comments on the application, more time is needed to better understand the design guidelines. Ms. Rose and Ms. Dannenfelter have set aside time on Friday for a meeting to gain a better understanding of the design guidelines and how the guidelines relate to this project. Mr. Gamble also noted that he believes that this item would benefit from another DRC meeting review. A deferral is requested so that discussions can continue and a request for the December 19, 2022, DRC meeting has been submitted.
- Chair Roberts asked if there were any citizens who would like to comment on the item, there was none.
 - MOTION
 - Motion to per applicant request to defer to January 9, 2023, HZC Meeting
 - Commissioner Pearce
 - Commissioner Laster
 - Motion, passed 7-0

Item 5: Consideration of Alterations to Previously-Approved New Construction (Roofing Materials: Principal & Accessory At 215 Lewisburg Ave.; John Alfrey, Applicant.

Commissioner Josh Denton rejoined the meeting at 5:34.

- Staff Presentation: Amanda Rose. The applicant is seeking a COA for two different items related to this property at 215 Lewisburg Avenue. Currently there is approval for an addition to the building and approval for the construction of an accessory structure which is a garage.

Ms. Rose stated that the first proposal is specific to the roofing material for the previously approved accessory structure (garage). Ms. Rose referred to the approved roof plan that consisted of asphalt shingles for most of the roof. The dormer at the rear was approved for a standing seam metal roof. The applicant received a stop work order on the property because there is a roofing material that's entirely metal on the structure instead. The applicant was offered options to either remove the roof and replace it as approved by the Commission or to seek approval for an alteration to the previously approved plan. The second portion of the proposed application seeks approval for the removal of the roofing material on the main house, the principal building, that consists of asphalt shingle and to replace it with a cedar shake roofing material.

Beginning with the accessory building, the garage, Ms. Rose stated that the guidelines recommend that accessory structures use materials and exterior finishes that are typically used in historical equivalents, and that details should complement (but not less elaborate) the character of a historic principal building. Asphalt shingles, fiberglass shingles, metal roofing, standing seam metal roofing are all appropriate materials. In this case, the use of standing seam metal, not originally proposed or approved, may be appropriate. The color of the material is not typical and is more elaborate than the color of the material on the principal building. It is recommended this item be denied for the accessory structure material. If the Commission chooses to approve the material, it is recommended that the Commission specify if the existing color on the roof is appropriate and otherwise specify what an approved color would be and how that color would be achieved. Ms. Rose further stated that staff recommends that the roofing material not be approved and be installed as previously approved – asphalt shingle and the dormer with a metal roof. If the Commission does approve, please specify if this color is appropriate and if not specify an appropriate color

and a way to achieve the color through painting or removal of the material.

Alterations for the principal building include the removal of the asphalt shingles and replacing those shingles with Cedar Shake roofing. The guidelines state that roofing materials contribute to the building cited in the application. Staff consulted the Sanborn Fire Insurance maps which the city had commissioned over different points in time. These maps provide information on the age, footprint of the building, scale, type of build and sometimes materials used. In this case, the building footprint indicates an age of somewhere between 1940 to 1950 and a composition roof which is made of multiple type materials. Based on the historical information available, the guidelines would suggest the most appropriate material would be the historical material which can be inferred to be a shingle material. Ms. Rose explained that asphalt shingles were very common in the 1920's on. Ms. Rose stated that the applicant sent an email, shortly before the meeting (4:30 pm), that included a photo to be presented as an exhibit. The photo has not been reviewed due to the time that the email was received, and a recommendation has not been prepared for the Commission. Ms. Rose referred to the photo via the overhead screen which indicates the presence of wood underneath the shingles. The applicant is submitting the photo for consideration that a Cedar Shake roof was historically on the building or at least the porch. The recommendation from staff based on the materials that staff had at the time of the preparation of the report is that the historic documentation for the fire insurance map doesn't indicate an alternative material. Ms. Rose stated that the recommendation is that the request for alteration (removal of the asphalt shingles) of the principal building be denied based on these above-mentioned reasons.

- Applicant Speaker: Julie Alfrey, owner. Ms. Alfrey stated that historic homes have a way of revealing the past whether through the removal of wallpaper or the removal of roofing material. Ms. Alfrey invited the staff for a site-visit to see the original Cedar Shake roof discovered. Ms. Alfrey explained that she would like to use Cedar Shake and noted the roofing material is more expensive.

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

- Citizen Speakers:
 - Gail Haddock at 213 Lewisburg Avenue. Ms. Haddock stated that she lives next door to the project under discussion. Ms. Haddock thanked the Commissioners for their volunteer efforts for the public good. As an alderman, Ms. Haddock voted in favor of the establishment of the historic overlay districts and supports the HZC as the governing body of the districts. Ms. Haddock noted the importance of upholding the guidelines established by the HZC and the city. Noncompliance should not be tolerated, and applicants should be held to the standards and requirements strictly and consistently. Ms. Haddock urged the Commissioners to follow the staff recommendations to deny the proposed changes to this project. Ms. Haddock expressed her concern about the color of the roof. Ms. Haddock finished by thanking the Commission for the attention to her remarks.
 - Bob Ravener at 221 3rd Avenue S. Mr. Ravener stated that he agrees with Ms. Haddock's remarks regarding upholding the established guidelines and he supports staff recommendations. Mr. Ravener noted the tremendous job that the staff does day in and day out, holding people accountable in an effort to keep the established character Franklin what it is.

Chair Roberts stated that the proposal would be broken down into two parts. The accessory building, then the main house (principal building).

MOTION

- Motion to Deny accessory structure
 - Commissioner Denton

- Commissioner Worthington

Discussion:

Commissioner LeMarinel stated that had the original request been presented in this color and arrangement, he would not be in favor of the request. The proposal, as originally approved, should be how the project proceeds.

Commissioner LeMarinel stated that the Commission may allow exceptions to the rules if there is a special hardship on the applicant and, in this case, there doesn't appear to be a hardship on the applicant.

Chair Roberts stated that the drawings are clear on what was originally approved. Chair Roberts supports the motion to deny the alterations to the accessory structure.

- Motion passed, 8-0

MOTION

- Deferral of principal building to January 9, 2023, HZC meeting.
 - Commissioner Marquardt
 - Commissioner Pearce

Commissioner Marquardt stated that due to the new evidence presented shortly before the meeting, more time is needed for discussion.

Commissioner Pearce also noted that because the request is for a full shake roof everywhere, more investigation and inspection is needed.

Ms. Rose offered to set up an appointment with the applicant for a site visit.

Chair Roberts suggested that Mr. Tosh and the Building and Neighborhood Services department be involved in the site visit.

- Motion passed, 8-0

Item 6: Recommendation Request for Submittal of Updated Nomination For The Lewisburg Avenue Historic District To The National Register of Historic Places.

Amanda Rose. Staff Project Leader. Ms. Rose stated that this request is to the State Historic Preservation Office regarding the updated nomination/listing for the Lewisburg Avenue Historic District to the National Register of Historic Places. The City of Franklin has several national registered districts. There are five, four of which are locally reviewed for compliance with the design guidelines. The staff has been working overtime to update the nominations/listing to be more thorough than their original forms. Many of the nominations were compiled and approved in the 1980's. There was a rush to do so because the National Historic Preservation Act had just been approved in the 1970's and it was important to get the historical properties listed. Creating updated documentation will be useful to the city staff, the Commission, and the public at large. Ms. Rose stated that the City of Franklin respectfully request that the Commission consider nomination to the State Review Board and the State Historic Preservation Office and then onto the Federal government Department of the Interior for

consideration of approving the supplemental information. The National Register of Historic Places is the government's official list of what is worthy of preservation including building structures and objects among other items. The certified local government is requested to provide an official recommendation to the state as it reviews the information and determines whether the information should be forwarded to the federal government. In this case, the certified local government is the Historic Zoning Commission and the Mayor of Franklin. Ms. Rose noted that the City of Franklin is a premier CLG in the state. Ms. Rose explained that National Register districts are not the same as local historic districts, but they can be the same as they are in the City of Franklin. The national registered districts are used as boundaries by which to base local districts. Sometimes there are portions of the district that aren't under design compliance or there are portions that expand beyond the local district. This request is to amend the existing documentation for what is already on the National Register listing.

Commissioner LeMarinel clarified that although the request is being called a nomination, it is additional documentation to be attached to a previously approved body of work.

Ms. Rose stated that she used listing and nomination interchangeably, but it should be called a listing. The National Registry boundaries for the Lewisburg Avenue Historic District are roughly the same as the local boundaries except for an additional parcel that is part of the local district.

Ms. Rose provided a summary of the proposed changes. The original listing was from 1988 and included a very brief nomination description. The staff made efforts to evaluate accessory structures that are important to the integrity of a historic district. The original listing from 1988 did not provide information on any accessory structures. The descriptions have been supplemented greatly. The original nomination included several errors with resource classification as to whether it was contributing or noncontributing. The estimated dates of construction have been addressed through thorough research as part of the update. Ms. Rose stated that the period of significance (the time that the district itself had resources that were constructed) is proposed to be extended from 1842-1935 to include, up to 1960. The survey finds that the Lewisburg Avenue Historic District maintains a high degree of integrity. The update identifies the resources from 40 buildings and revises the number from 40 buildings to 54 primary resources. The updated number includes two historic retaining walls and one historic wrought iron fence. A total of 14 of the primary resources, originally called buildings, were not documented in the original nomination. A total of 44 or 82 percent of the resources are contributing to the district. Outbuildings account for 20 of those 54 resources and are significant to staff and the Commission as requests are reviewed for potential demolition. A total of six resources are no longer present and removed from the inventory. Unfortunately, five outbuildings and one single family residence have been removed from the 1988 listing. One resource identified in the original listing was noncontributing and has been updated as a contributing resource. None of the resources classified as contributing have changed status to noncontributing, which means that the HZC is doing an excellent job reviewing requests for alterations and is mindful that approved alterations are being completed in a way that keeps the integrity of the structure. As part of the update, boundaries are being cleaned up. The boundaries are not intended to change other than a narrow strip of land toward the back of 120 Lewisburg Avenue that is a result of subdivision of property in this area. There are some boundary decreases associated with this section because of Evans Estates. Area A is west of 108 and 110 Lewisburg that includes four subdivided lots for Evans Estates. Modern residences have been built out, so it is recommended that the boundary of the NR change to take those areas out. It is important to keep a positive percentage of contributing versus noncontributing structures. Area B includes a single parcel with a modern residence that was subdivided off of 118 Lewisburg Avenue. Boundary decrease Area C is a parcel at the south end of the district. According to the Sanborn maps, a stone residence originally existed, but is no longer present. It is recommended to decrease the boundary. Ms. Rose concluded by asking the Commission for a favorable recommendation. The staff is interested in hearing the comments and feedback from the Commission as the

staff believes the update to the listing is very important to the historic resources inventory.

Chair Roberts asked Ms. Rose why the boundary stops at 210 Lewisburg Avenue and doesn't continue on through the Lewisburg historic district.

Ms. Rose stated that the 1988 nomination stopped at 210 Lewisburg Avenue, and the goal of the update wasn't to expand the district at this time. Beyond this point would be considered the local historic district.

Commissioner Pearce stated that extension of the Lewisburg Historic District could be put on the work list.

Ms. Rose noted that staff would like to propose a preservation plan for the community that addresses some of the needs. There are opportunities for expansion for most all of the districts and opportunities for new districts. There is no reason this district couldn't be expanded, but it is not part of the request at this time.

Commissioner Denton asked if decreasing the original district boundaries would create any sort of push back from the State Review Board or the Federal Review Board.

Ms. Rose explained that the Tennessee Historic Preservation office recommends keeping the integrity intact as much as possible. Removal of the noncontributing resources helps to serve as a basis for adopting local historic districts. When the adoptions are made and the guidelines are written, the alterations to buildings that are adjacent to historic buildings nearby truly reflect what the guidelines are. The alterations are considered according to the historic building rather than what the new building may look like.

Chair Roberts asked if once the recommendation is approved by the HZC will the listing be reviewed by any other City of Franklin body or will it go straight to the State Review Board and then National Registry.

Ms. Rose stated that the listing will go straight to the next level. The mayor is also asked to provide a recommendation after the Commission makes a ruling. The next step is the state review Board which is charged with reviewing all National Register new nominations, new listings updates and providing recommendation to the federal government on whether or not to approve. Ms. Rose stated that she is on the State Review Board and would need to recuse herself from discussion and voting regarding this item.

Commissioner Pearce stated that she believes all nominations benefit from review and updates.

Ms. Rose stated that during her tenure with the City of Franklin, the downtown Franklin district and the Hincheyville districts have been updated with the Lewisburg Avenue district as the third update. There are two more updates coming up that include Adams Street District and the Natchez Street District.

Commissioner Worthington asked for clarification as to whether the overlay district would be changed or not.

Ms. Rose stated that the overlay district would not be changed and made clear that the updating of the Lewisburg Avenue district is simply to increase the district's historical integrity. We are recognizing that originally 40 resources were listed whereas now 54 resources are listed as contributing.

Commissioner Worthington asked if any of the accessory structures were listed as contributing resources.

Ms. Rose stated that the majority of those are contributing resources.

Chair Roberts asked if there were any citizens who would like to speak regarding this item.

Gail Haddock, 213 Lewisburg Avenue. Ms. Haddock asked what it means if there is confusion about her property regarding the boundary lines.

Ms. Rose stated that there is some confusion because there used to be a house on the property that is no longer there. Because the building is no longer there, there isn't a need to have the property listed as part of the updated Lewisburg Avenue District.

Ms. Haddock stated that she wasn't sure if that was accurate. Ms. Haddock remembered that there was a concrete block house or cinder block house that looked like it was a building used for the sewage treatment plant when she purchased the property in 1981.

Ms. Rose asked Commissioner Laster if he knew any information about the property from his familiarity with the Sanborn maps.

Commissioner Laster stated that he would have to take a closer look at the maps.

Chair Roberts asked Ms. Haddock if there was a building in front of her house in 1988.

Ms. Haddock stated, "no" there wasn't a house.

Ms. Rose further explained that the decreased area listed as 213 Lewisburg Avenue was incorrectly listed as 211 Lewisburg Avenue. The decreased area would correspond with 213 Lewisburg Avenue. Documentation, further than this information, doesn't appear to exist other than what Ms. Haddock has explained. Because the resource is not present as compared to the 1988 nomination, it is appropriate to move forward with the current decrease that includes Ms. Haddock's property.

MOTION

- Motion to approve to recommend
 - Commissioner Pearce
 - Commissioner Laster
- Motion, passed 7-0

OTHER BUSINESS

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

- Signage (Convenience) at 125 5th Ave. S.; Michael Evans (Park Happy), Applicant.
- Signage (Convenience & Sandwich Board) at 108 4th Ave. S.; Michael Evans (Park Happy), Applicant.
- Signage (Convenience & Sandwich Board) at 135 5th Ave. S.; Michael Evans (Park Happy), Applicant.
- Signage (Sandwich Board) at 100 4th Ave. N.; Heather Joel, Applicant.
- Alterations (Structural Repair of Bell Tower) at 255 Natchez St.; Ronald Crutcher, Applicant.
- Signage (Wall) at 400 Main St. Ste. 120.; Kylie Brown, Applicant.

ADJOURN

Motion to Adjourn (6:21 pm)

- Commissioner LeMarinel
- Commissioner Pearce
- Passed 7-0



File #: 21-04138

DATE: December 29, 2022
TO: Historic Zoning Commission
FROM: Kelly Dannenfelser, Asst. Director of Planning
Amanda Rose, Preservation Planner
Emily Huffer, Assistant Preservation Planner

SUBJECT:

Consideration Of Wall Construction/Signage At 1001 Benelli Park Ct.; Jim Poole, 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 retaining wall with signage.

Applicable Design Guidelines:
Chapter 6 - Site & Setting
Chapter 7 - Fences, Walls, & Gates
Chapter 8 - Signs

Project Information
COF Project Number: 8058
Applicant: Jim Poole
Owner: Benelli Park Sec 2 HOA

BACKGROUND/STAFF COMMENTS:

The applicant appeared before the Design Review Committee (DRC) to discuss the proposal at its October 17, 2022 and December 19, 2022 meetings.

The proposal includes the construction of a retaining wall with an attached sign for the residential infill neighborhood. The wall will be at the entrance of Benelli Park Court and will face onto Boyd Mill Avenue and will be set 5' from the right-of-way. The wall will measure 20' in length, 3'-4" in height, and will be 2'-6" wide and will consist of a stone material that will blend with the other existing stone walls that are seen on Boyd Mill Avenue. The wall will taper away from Benelli Park Ct., as the need to retain the land lessens. This will further keep with the style of walls in the neighborhood. The sign that will be attached to the wall will utilize 8" aluminum letters to spell out "Benelli" and will measure 3.67 sq. ft. Uplighting will also be used to illuminate the sign and the oak tree.

The Guidelines recommend that retaining wall materials should be similar in scale, texture, color, and form to those historically used in the district. This proposal meets this guideline by utilizing a stone

material that is similar to what is seen on Boyd Mill Avenue. Additionally, the applicant has adjusted the original design based on feedback from the DRC in order to better meet the intent of this guideline.

The Guidelines recommend that development entrance signs have a maximum sign area of 5 sq. ft., with a column cap maximum of 7 ft. The proposal meets these Guidelines by measuring 3'-4" in height and 3.67 sq. ft. for the sign sq. ft.

Additionally, the Guidelines recommend that illumination should be used with a warm white light which does not distort the color of building materials or finishes. Illumination for development entrance signs should utilize external illumination, which is limited to soft landscape uplighting. The proposal meets these Guidelines by utilizing a 48" warm light, brass uplighting fixture for the sign and 3" warm light, brass spotlights for uplighting of the oak tree.

FINANCIAL IMPACT:

RECOMMENDATION:

Staff recommends that Item #3 be approved with the following conditions:

1. The application must meet all the requirements of the City of Franklin prior to issuance of a sign permit.
2. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

December 22, 2022

Historic Zoning Commission
City Hall Board Room
109 Third Avenue South
Franklin, TN 37064

Re: Application for Certificate of Appropriateness Benelli Park Section 2 HOA INC Entry Wall/Signage
1001 Benelli Park Court - 078B, Group 'G', Parcel 11, Lot 13, Book 2086, Page 379

To Whom it May Concern:

Please find attached materials for your review in consideration of a COA for the entry lot improvements at Benelli Park Subdivision entry, lot 13. The intent is to add a short stone wall which improves the look of this empty lot and makes it appear similar to the other walls along Boyd Mill (see attached examples). We are proposing to attach 8" aluminum letters (Benelli) to the wall helping create a very low profile development entrance sign in accordance with the Historic District Design Guidelines.

We will include plantings around the wall (shown on attached drawing) that will be done in phases. Uplighting will be included at the sign face only on the entry wall and at the large oak tree.

Our primary purpose with this project is to improve the aesthetics of the empty lot, help it blend in with the rest of the neighborhood and create a subtle identification of the neighborhood. We did have a site meeting with Amanda Rose at the property to review the project, incorporated her suggestions and believe this approach is an effective approach to a unique circumstance. We hope these upgrades meet your approval and you grant us a COA.

Thank you for your consideration. Let us know if you need additional information.

Benelli Park Section 2 HOA INC

Cindi McShain
Treasurer

Attachments:

Owner affidavit

Location map

Existing pictures of lot 13/area of improvements, pictures denoting location and height of wall

Proposed new plan/end of wall sample details

Pictures of existing walls along Boyd Mill

Proposed light submittals

Picture of stone sample

OWNER AFFIDAVIT

City of Franklin, Tennessee

We/I Benelli Park Section 2 HOA INC
(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 78B, Group 'G', Parcel 11, Lot 13, Book 2086, Page 379
(Property Parcel/Tax ID Number)

and located at:

1001 Benelli Park Ct, 078B-L01100
(Street Address)

am fully aware of the request for development approval in the City of Franklin,
Tennessee. Furthermore, (I)/ (we) hereby appoint

Cindi McShain, Treasurer

(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.

Cindi McShain
Signature

1005 Benelli Park Court
Property Owner Mailing Address

Franklin, TN 37064
City, State & Zip

Subscribed and sworn to before me this

3rd day of Oct., 2022.
[Signature]
Notary Public

My Commission Expires: 7/6/2026







View of lot 13 Benelli Park, Park, area of proposed improvements



Side View of lot 13



Lot 13-area of proposed improvements

Benelli Entry

Matching Stone wall at
431 Boyd Mill

Approximate location of wall looking east

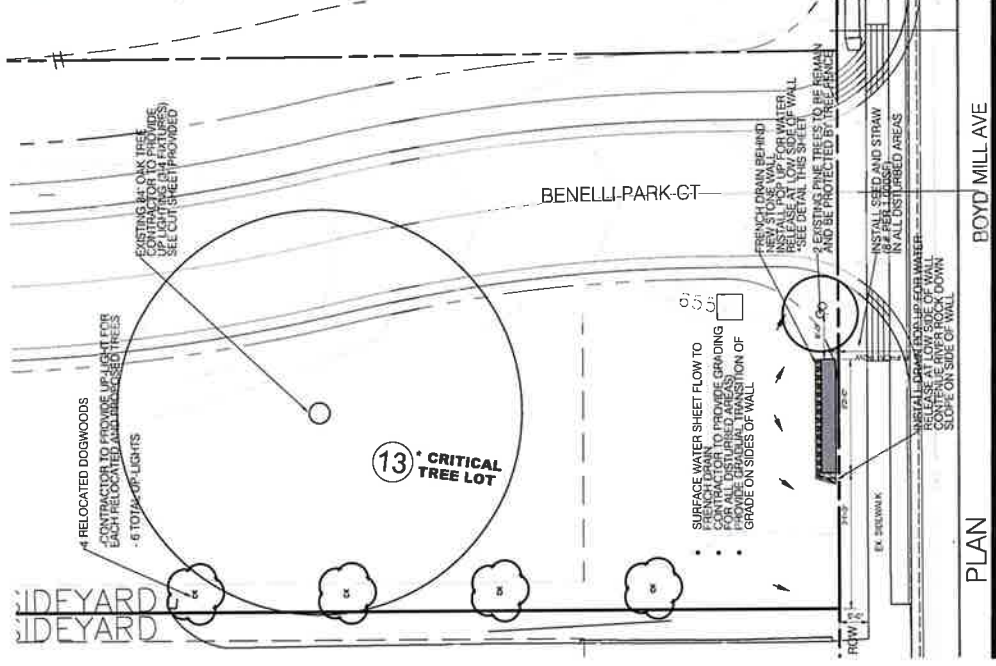




Approximate location of wall looking west

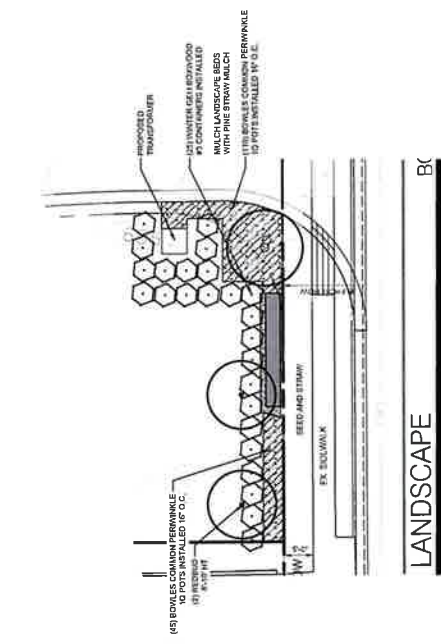
Top of wall close up from sidewalk





1. ALL GRADING TO BE PROVIDED BY CONTRACTOR. MINIMIZE WATER FLOW TOWARD BACK OF SIGNAGE.
2. CONTRACTOR TO REPAIR ALL DISTURBED AREAS WITH SEED AND STRAW.
3. CONTRACTOR TO RELOCATE 4 DOGWOOD TREES TO LOCATIONS SHOWN.
4. CONTRACTOR TO PROVIDE LOW VOLTAGE LIGHTING PACKAGE FOR 1 UP LIGHT FOR EACH RELOCATED DOGWOOD(4), MOCK UP FOR DOWN LIGHTS ON EXISTING OAK TREE (QUANTITY TBD. & POWER FOR SIGNAGE LIGHTING).
5. ALL LIGHTING TO BE SOFT WHITE LIGHT.

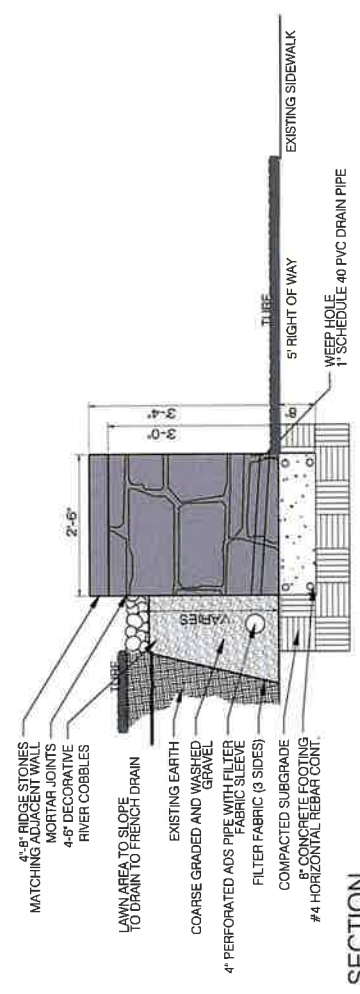
PLAN



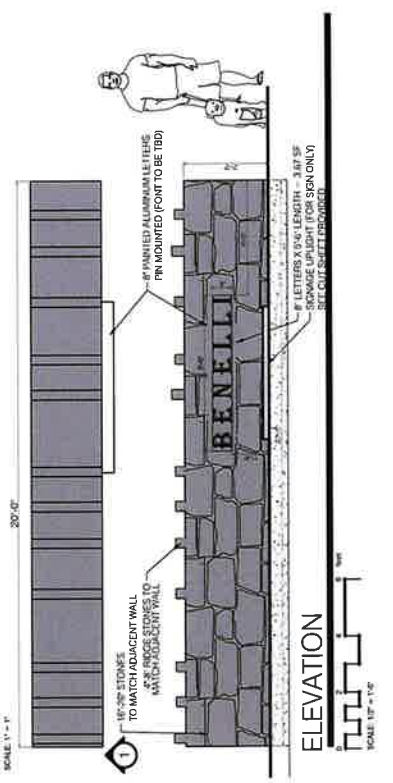
LANDSCAPE



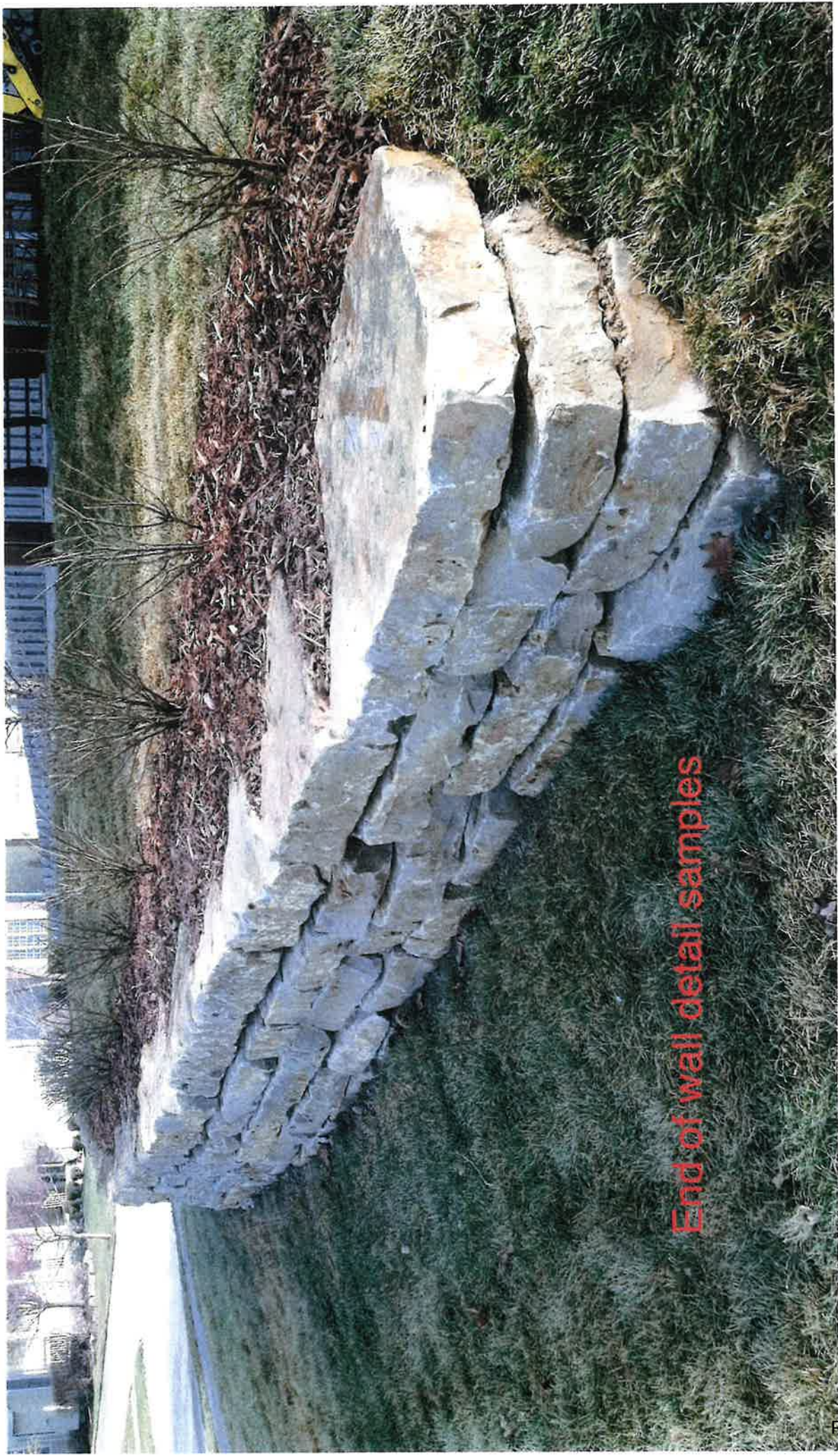
EXISTING WALL TO MATCH



SECTION

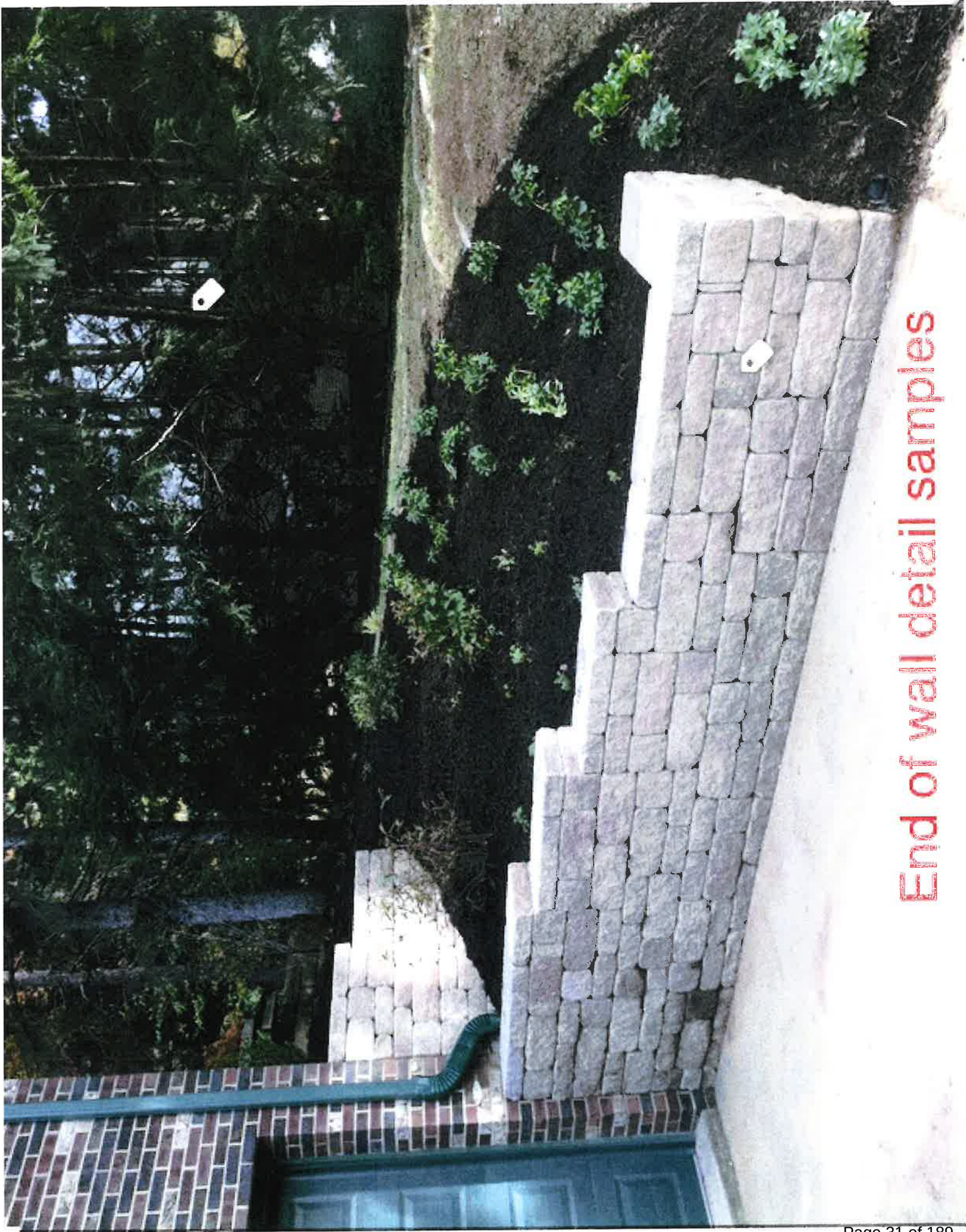


ELEVATION

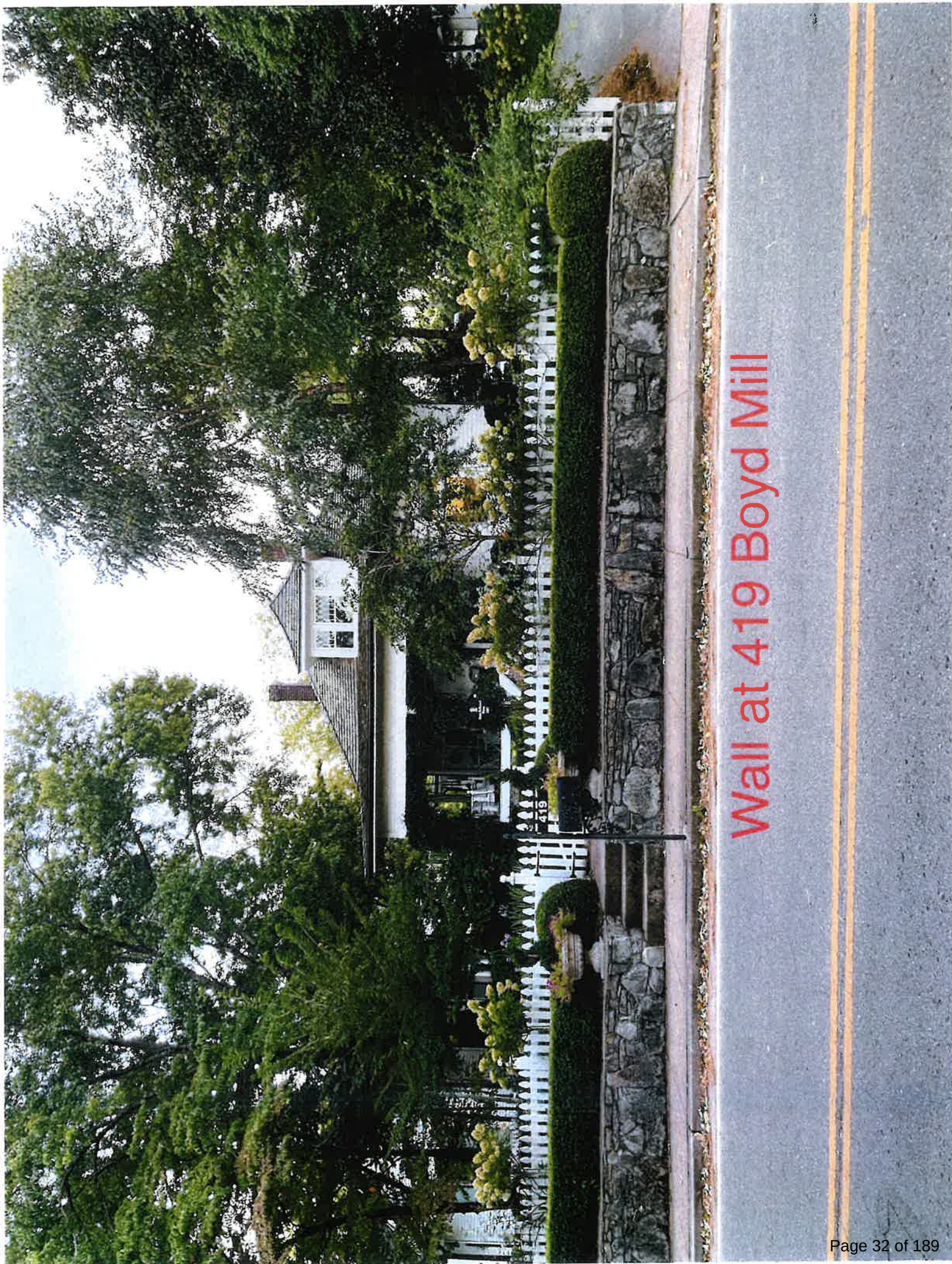




End of wall detail samples axellandscape.com



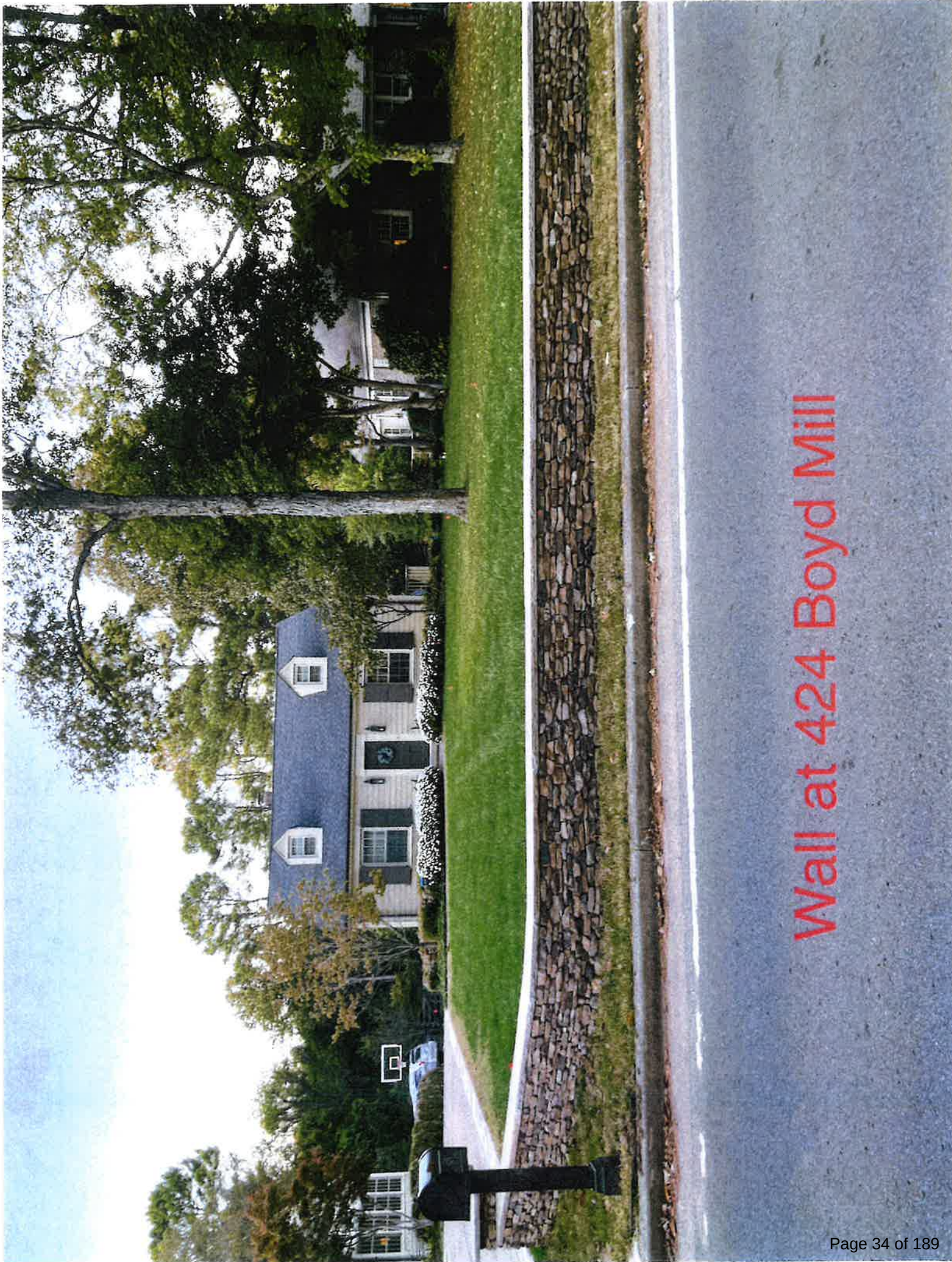
End of wall detail samples



Wall at 419 Boyd Mill



Wall at 422 Boyd Mill



Right
side of
Benelli
Entry

Wall at 431 Boyd Mill, stone will be similar



Wall at 435 Boyd Mill



Wall at 436 Boyd Mill



BRAND

SPJ Lighting

DESCRIPTION

LSL-48 Outdoor Sign Light is made of solid brass with etched finishes in Verde, Rusty, Matte Bronze, Moss, Black or Aged Brass. Includes eight 2 watt, 12 volt Nichia Forever Bright LEDs, 2700K color temperature, 1000 lumens. Wide Angle Flood optic. 1/2 inch NPT. Dual fin spikes and frost acrylic lens included. ETL listed. Suitable for wet locations. Made in USA. 20 year warranty. Dimensions: 48 inch width x 1.1 inch height x 2 inch depth. Requires remote magnetic transformer, sold separately.

Up light for sign face only on wall

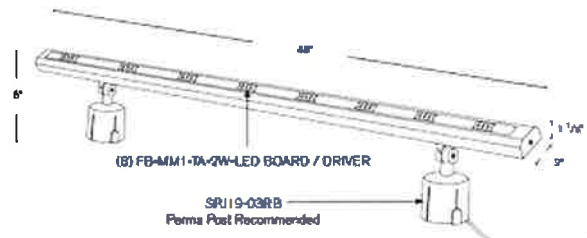


Shown in: Matte Bronze

SHADE COLOR	N/A
BODY FINISH	Matte Bronze
WATTAGE	16W
DIMMER	Low Voltage Magnetic
DIMENSIONS	48"W x 1.1"H x 2"D
LED MODULE INCLUDED	
LAMP	8 x LED/2W/12V LED

Technical Information

LUMINOUS FLUX	1000 lumens
LUMENS/WATT	500.00
LAMP COLOR	2700 K



ITEM NUMBER

SPJ358036

COMPANY	PROJECT	FIXTURE TYPE	APPROVED BY	DATE



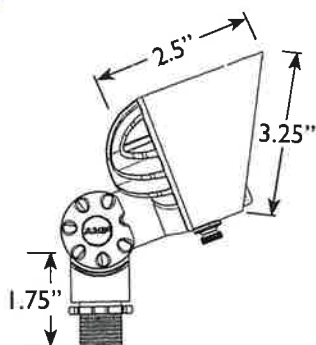
AMP® Low Voltage Landscape Lighting AMP® ONE ControlPro™ G2 LED Spotlights

Product Description

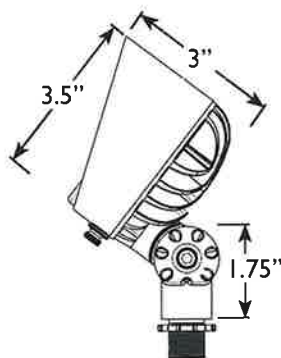
AMP® ONE ControlPro™ G2 Spotlights are the flagship product of AMP® lighting. The line consists of three models that vary in lumen output and size. All models are IR dimmable using the AMP® ONE Design-Master™ Remote Control. The user can select one of 6 preset light levels or fine-tune the levels from 2% to 100%. All models have interchangeable optics. The lenses are easily swapped in the field to achieve different beam angles. All fixtures have a 60° lens installed and include a 35° lens in the box. Other options are available on the website to order separately. These integrated Single-source LED fixtures are constructed with solid cast brass for optimal durability and heat management and backed by the AMP® lifetime warranty.



Product Dimensions



AMP® ONE ControlPro™
300 LED Spotlight



AMP® ONE ControlPro™
500 and 800 LED Spotlights

Features & Benefits

- ▶ **Solid Cast Brass Construction**
 - Resistant to corrosion
 - Will not break or bend
 - Weathers to a beautiful patina
- ▶ **Non-Serated Adjustable Knuckle for Maximum Adjustability**
 - Non-Corroding stainless steel knuckle screw
 - Ships with wrench tool to adjust
- ▶ **Adjustable Glare Guard**
 - Prevents direct glare, light trespass and light pollution
- ▶ **High Performance CREE LED Chips and Engine**
- ▶ **Interchangeable Optics for Adjustable Beam Spread**

Dimming

Light levels for the AMP® ONE ControlPro™ LED Spotlights are adjusted with the AMP® ONE Design-Master™ Remote Control. Each fixture can be controlled independently to six preset levels or fine-tuned to the exact desired level.

Warranty

Lifetime Warranty

Certifications



LISTED File # E466348



LISTED File # E466348

Product Name	Watts (W)	Max Lumens (lm)	Amps (A)	Power Factor (PF)
ControlPro™ 300 G2 LED Spotlight	5.0	350	0.61	0.68
ControlPro™ 500 G2 LED Spotlight	7.9	500	0.89	0.74
ControlPro™ 800 G2 LED Spotlight	11.2	650	1.23	0.76

* Lumen values variable as set by AMP® Design-Master™ Remote Control

Specifications

- ▶ **Construction:** Cast brass
- ▶ **Finish:** Antique bronze
- ▶ **Lead Wire:** 25' UL approved 18AWG, SPT-1 copper wire
- ▶ **Mounting Orientation:** Uplight only
- ▶ **Light Source:** Integrated Single Source CREE LED with 4 step binning
- ▶ **Lens:** Clear, flat glass
- ▶ **Beam Spread:** Ships with 60° (installed) and 35° optic
 - (17° and 24° optics available for the AMP® ONE ControlPro™ G2 800 & 500 LED Spotlights)
- ▶ **Color Temperature:** 2700K
- ▶ **Color Rendering Index:** 80+
- ▶ **Life:** 60,000 hours L70
- ▶ **Operating Voltage Range:** 6-18VAC, with decreased lumens under 11V
- ▶ **Powered by:** AMP® low voltage transformers

Specifications subject to change without notice.

Stone sample as compared to adjacent wall





File #: 21-04135

DATE: December 29, 2022
TO: Historic Zoning Commission
FROM: Kelly Dannenfelser, Asst. Director of Planning
Amanda Rose, Preservation Planner

SUBJECT:

Consideration Of New Construction (Accessory) At 418 Lewisburg Ave. (Collins Farm); Brian Walker, Applicant.

PURPOSE:

The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning a proposal to install a small 16' x 16' pavilion at Collins Farm, a City park. The applicant appeared before the Design Review Committee (DRC) to discuss the proposal at its September 19, 2022, and December 19, 2022 meetings.

Applicable Design Guidelines

Chapter 5 - New Accessory Structures

Project Information

COF Project Number: 8059

Applicant: Brian Walker

Owner: City of Franklin

BACKGROUND/STAFF COMMENTS:

The City of Franklin has partnered with the local chapter of the Daughters of the American Revolution (DAR) to complete certain maintenance needs and improvements at Collins Farm. One of the requests of the DAR is to install a pavilion on the site. The purpose of the pavilion is to provide a shady place for park visitors and volunteers to sit, rest, and discuss topics of the day and historical events of the past. The pavilion will also serve as a place for organized meetings such as volunteer workdays, educational events, and public outreach.

The Guidelines recommend that one locate new accessory structures to be secondary in prominence to the historic principal buildings on the site or in the district. Further, the Guidelines state that one 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. If new accessory structures lack historically appropriate detailing, such as on prefabricated sheds, the Guidelines recommend that they be located so they are not visible from the front facade or street.

The size of the proposed pavilion is 16' x 16' x 11' 10 ¾". It is proposed to be constructed of unstained, rough-sawn western red cedar. The posts are 6" x 6" in size and measure 7' in height and are proposed to be anchored to a concrete pad with post bases. On the drawing, the anchors are black and slightly decorative. At the DRC's request, these anchors will not be used. Instead, the anchors listed in the materials, Simpson ABW66RZ, will be used. These are not decorative; they are plain galvanized anchors.

The pavilion will be proposed to be positioned so that its gable ends face away from Lewisburg Ave. and toward the existing structures. This positioning has been chosen so that the pavilion will more seamlessly blend into its surroundings. Latticework will also be included on the gable ends, at the DRC's request, though it is not shown on the drawings. The latticework will pay homage to an outbuilding that once stood on the property (see photograph in application materials), soften the appearance of the roof's support structure, while also providing more traditional detailing. It will be installed in the same orientation as the latticework of the prior outbuilding.

The roof is proposed to consist of 26-gauge r-panel metal paneling, black in color, at a 6/12 pitch with 12" overhangs. There will be no gutters attached to this structure. The concrete pad will extend slightly beyond the drip line of the roof to dissipate the energy of any rainfall.

FINANCIAL IMPACT:

RECOMMENDATION:

No recommendation is provided, as this is a City-sponsored item.

If issued a COA, the application must meet all the requirements of the Building & Neighborhood Services Department prior to issuance of a building permit, and any proposed changes to the approved plan must be submitted to the Preservation Planner and/or the Historic Zoning Commission for review and approval prior to work commencing.

Collins Farm

418 Lewisburg Ave



Customer Acknowledgement Form

Please carefully review the construction plans and pertinent information for your project, outlined in detail in this packet. If you have any questions pertaining to the design or construction of your project, please call your local Territory Manager, or the Lawn Master main office at (877) 553-9931. At the time of installation, your Lead Installer will review the building plans with you as well.

Should a building permit be required in your area, Lawn Master Outdoor Living (LMOL) can apply for and obtain the required permit(s) for a fee. Should it be determined that any inspections, engineered drawings, or any other fees be required by your municipality, those additional charges will be applied to your purchase via a Change Order. All charges and fees must be paid prior to installation.

Customers may choose to apply for their own permit, when applicable. While most areas that require building permits will allow a Homeowner to apply for it, in so doing, certain rights and remedies afforded the Homeowner may be waived. Please confirm with your municipality whether an affidavit claiming exemption will be required. Should you elect to proceed with applying for a permit, LMOL will provide you with detailed construction plans. Should they require more than normally provided, such as engineered drawings or wet stamps that require a licensed engineer, LMOL can assist you in locating a licensed professional engineer or you may utilize one of your own choosing. Customers will be responsible for all fees and will need to send a copy of the permit(s) and supporting documents to LMOL prior to being scheduled for installation.

NOTE: Permits do not circumvent approvals from Homeowner's Associations (HOA), or vice versa. It is commonplace that both a permit and HOA approval are required. Customers must obtain HOA approval(s), where applicable, and send LMOL proof of approval before an installation date can be assigned. Most HOA's will only accept applications and discuss projects with the Homeowner.

Acknowledge: ****PLEASE REVIEW AND INITIAL EACH LINE THAT APPLIES (Five Initials in Total)****

EPA Lead Rule: _____ EPA Lead Rule does not apply to this project (see page 2)
_____ EPA Lead Rule may apply to this project (On site testing by Certified Renovator may be required)

HOA Approval: _____ HOA Approval Required
_____ HOA Approval is Not Needed.

Building Permit: _____ Customer to Apply and Provide Own Permit
_____ LMOL to Provide Permit
_____ Permit Not Needed for Project – *Verification Required, contingent on city building code.*

Lumber Note: _____ Customer understands 'rough cut' North American Timber is a natural product in which surface cracks, chips, wane, knots, variation in grain color, texture, and, checking is typical and may be present prior to installation, or may appear over time.

Underground Lines: _____ Lawn Master will schedule a utility line locate to mark the public underground utilities, when necessary. The location company may remotely determine that there are no public underground utilities in the installation area. The customer responsible for locating all other underground obstructions such as, but not limited to sprinkler lines, septic/sewer lines, or homeowner installed (privately installed) electric, gas, or water lines.

Customer's Signature _____ Date _____

Customer's Name _____ (PRINT)

Territory Manager BILLY JOHNSON

EPA Lead Renovation Form

Federally Mandated Repair and Painting Program

Common renovations, repair and painting activities that disturb lead-based paint (like sanding, cutting, replacing windows, and more) can create hazardous lead dust and chips which can be harmful to adults and children. With careful work practices and thorough clean-up, renovations can be done safely. EPA's Lead Renovation, Repair and Painting Rule (RRP RULE) lowers the risk of lead contamination from home renovation activities. It requires that firms performing renovations, repair, and painting projects that disturb lead-based paint in homes, childcare facilities and preschools built before 1978, be certified by EPA-approved trainers as renovators who abide by the lead-safe work practices.

The following question will determine if your Exterior project falls under the EPA RRP Rule (place a checkmark beside those that apply) :

- | | | |
|--|---------|----------|
| 1. Is the structure (pergola or pavilion) connected to the home or existing building? | No_____ | Yes_____ |
| 2. Is the structure (pergola or pavilion) connected to a painted surface? | No_____ | Yes_____ |
| 3. Was the existing building (house, garage, barn, etc.) built on or before December 31, 1977? | No_____ | Yes_____ |
| 4. Is the connection area equal to or greater than 20 square feet (exterior)? | No_____ | Yes_____ |

If connected to painted surface, documentation of built date of home and drawings showing connection area square footage must be submitted to LMOL Review Committee.

If the answer to **all 4** questions is "Yes", then the EPA RRP Rule may apply to this project. Before moving forward, the Territory Manager must contact the company Certified Renovator, your Immediate supervisor, or Sr. Construction Manager for assistance. To move forward on this project, lead testing by a Certified Renovator should be conducted to determine if lead is present. In the event lead is detected, special work practices and cleanup must be conducted. Also, it may be required that an EPA pamphlet (The Lead-Safe Certified Guide to Renovate Right) be provided to the Homeowner.

Customer's Signature _____ Date _____

Territory Manager **BILLY JOHNSON**

Certified Renovator: Jeff Lynd, *Director of Construction and Design*

IMPORTANT NOTICE – PLEASE READ IN FULL

Please review this notice and the official construction plans for your North American Timber structure. This document is an addendum to the Home Improvement Agreement contract. Your signature below indicates your approval of the design shown in these plans and your acknowledgment of the info outlined in this packet and grants Lawn Master permission to order, cut, stain, deliver, and install the material related to the scope of work on the following pages. Please pay special attention to the measurements, dimensions, and placement notes. If you see any changes that you would like to make prior to signing these plans, please notify your Lawn Master Territory Manager immediately so we can revise the design and resubmit them to you for your final approval.

Any changes after the approval will require a written Change Order and may result in associated additional costs or refunds due prior to the installation date, including changes made on site during the installation. Please refer to the Customer's Responsibilities and Change Order sections of the Home Improvement Agreement document for more information.

North American Timber (including Western Red Cedar Douglas Fir, and Incense Cedar) is a natural product in which certain characteristics are exhibited including, but not limited to, surface cracks, checking (naturally occurring cracks in heavy timbers due to changes in moisture content), wane, knots, and variations in texture and/or color. These characteristics are not indicative of defective material or workmanship and are to be expected. North American Timber expands and contracts over time due to changes in its moisture content; seasonal tightening of the bolts is recommended.

If your design includes digging post holes on site, Lawn Master Outdoor Living is not responsible for unmarked or mismarked underground private utilities, irrigation system components, or pool circulation lines. Material removed from post holes, which may include dirt, rocks, concrete, and/or sand, is not removed from the customer's property by Lawn Master Outdoor Living's installation crew. If excessive amounts of rock or concrete is encountered while digging post holes, a charge of \$109.99 per hour may be applied to the final invoice, due upon completion and acceptance of the contracted work.

Customer's Signature: _____

Date: _____



- 100% western red cedar
- 6x6 post attached to existing slab
with Simpson ABW66RZ post
base with 1/2" wedge anchor bolt
- 4x8 headers
- 6/12 roof pitch
- 12" overhangs
- 2x6 rafters 24" o.c. max
- 2x4 purlings 32" o.c. max
- 26 ga R-panel metal roofing
- 5/8" all thread bolts
- 3" ring shank, galv nails .120 dia.



Special Conditions

-
-
-

Initial _____



Project Description: 16X16 RANCH PAVILION

Stain Color: BROWN

End cut Style: FLUSH

Customer Name: Patrick Reina

Territory Manager:

Project Address:

City, State & ZIP:

Reviewer:

(FOR OFFICE USE ONLY)

Customer Approval – After reviewing this document, please sign all of the included pages.

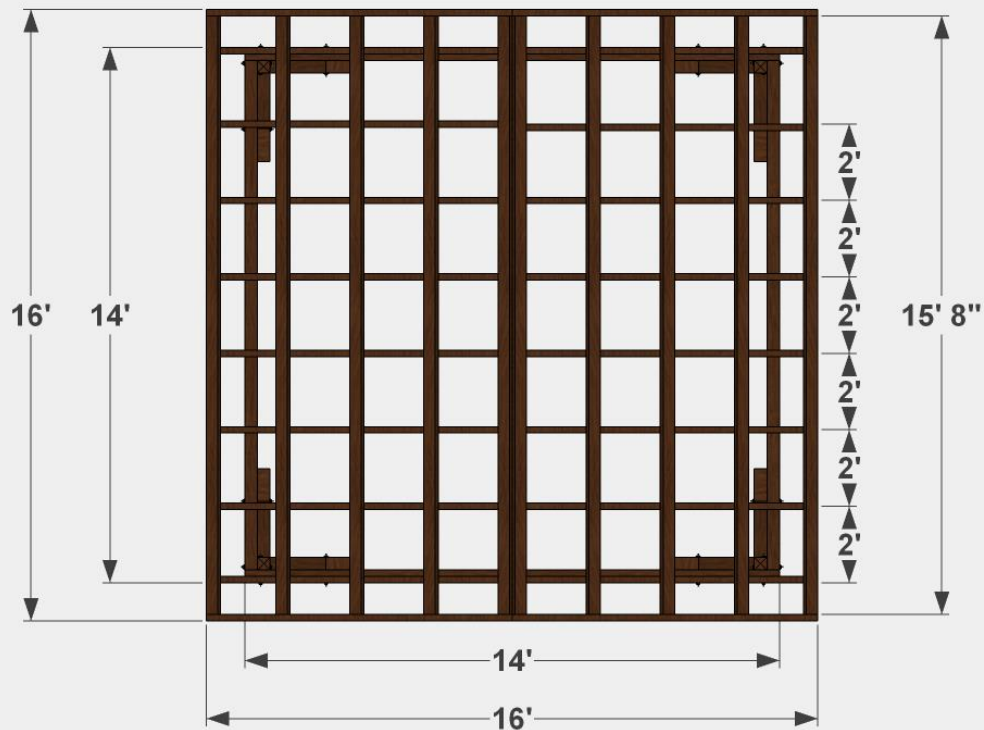
Signature _____ Date _____

Notes:

- R PANEL METAL ROOF
- GALVALUME COLOR
-

Phone: _____
Please specify the best phone number that
homeowner(s) can be reached at by Lawn
Master builders during installation
(NECESSARY ONLY ON ONE
PAGE OF THE DRAWINGS)

Contents and designs shown in these construction plans are the exclusive property of Lawn Master Outdoor Living and duplication
of such plans is unauthorized without the expressed written consent of Lawn Master Outdoor Living.



PLAN VIEW



Project Description: 16X16 RANCH PAVILION

Stain Color: BROWN

End cut Style: FLUSH

Customer Name: Patrick Reina

Territory Manager:

Project Address:

City, State & ZIP:

Reviewer:

(FOR OFFICE USE ONLY)

Customer Approval – After reviewing this document, please sign all of the included pages.

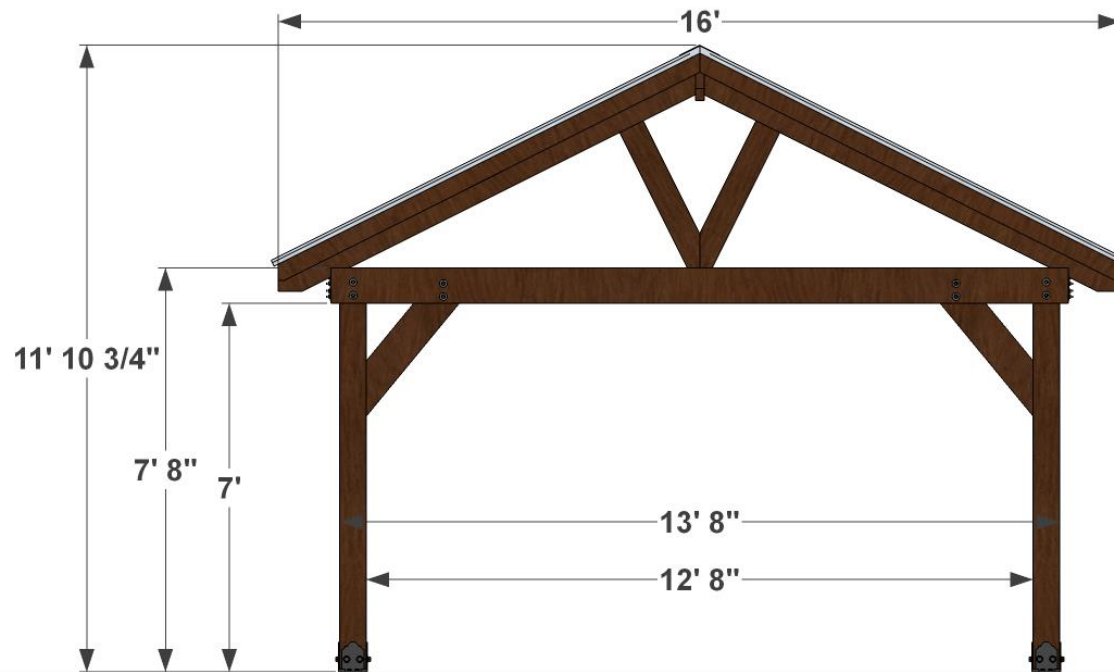
Signature _____ Date _____

Contents and designs shown in these construction plans are the exclusive property of Lawn Master Outdoor Living and duplication of such plans is unauthorized without the expressed written consent of Lawn Master Outdoor Living.

Notes:

- R PANEL METAL ROOF
- GALVALUME COLOR
-

Phone: _____
Please specify the best phone number that homeowner(s) can be reached at by Lawn Master builders during installation
(NECESSARY ONLY ON ONE PAGE OF THE DRAWINGS)



FRONT ELEVATION



Project Description: 16X16 RANCH PAVILION

Stain Color: BROWN

End cut Style: FLUSH

Customer Name: Patrick Reina

Territory Manager:

Project Address:

City, State & ZIP:

Reviewer:

(FOR OFFICE USE ONLY)

Customer Approval – After reviewing this document, please sign all of the included pages.

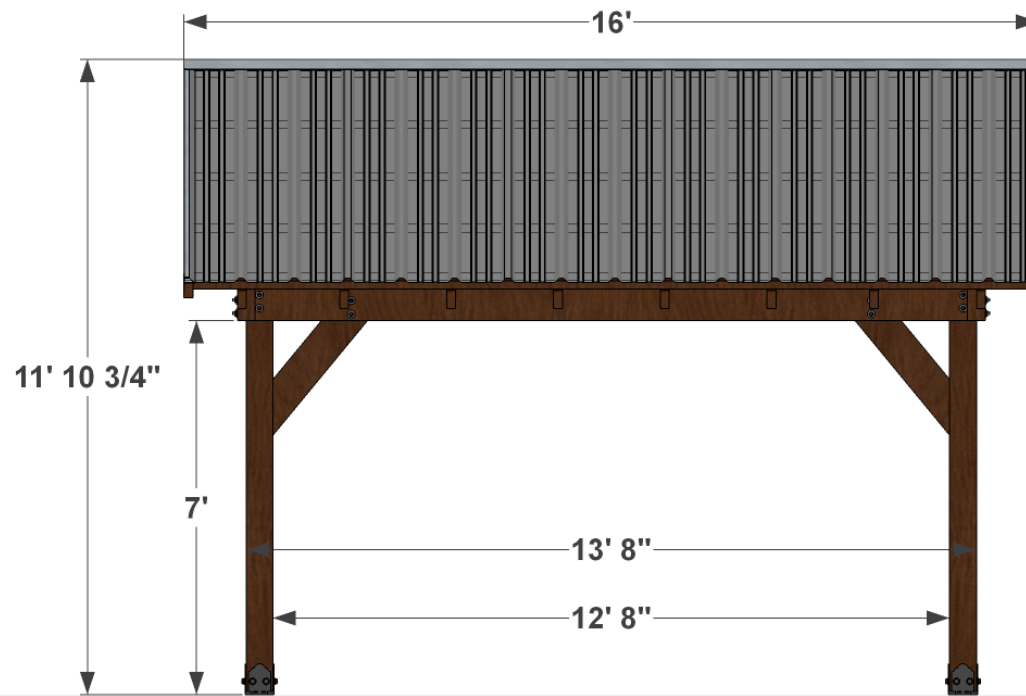
Signature _____ Date _____

Contents and designs shown in these construction plans are the exclusive property of Lawn Master Outdoor Living and duplication of such plans is unauthorized without the expressed written consent of Lawn Master Outdoor Living.

Notes:

- R PANEL METAL ROOF
- GALVALUME COLOR
-

Phone: _____
Please specify the best phone number that homeowner(s) can be reached at by Lawn Master builders during installation
(NECESSARY ONLY ON ONE PAGE OF THE DRAWINGS)



Project Description: 16X16 RANCH PAVILION

Stain Color: BROWN End cut Style: FLUSH

Customer Name: Patrick Reina

Notes:

- R PANEL METAL ROOF
- GALVALUME COLOR
-

Territory Manager: Project Address:

City, State & ZIP:

Reviewer: **Customer Approval** – After reviewing this document, please sign all of the included pages.

(FOR OFFICE USE ONLY) Signature _____ Date _____

Phone: _____

Please specify the best phone number that homeowner(s) can be reached at by Lawn Master builders during installation

(NECESSARY ONLY ON ONE PAGE OF THE DRAWINGS)

Contents and designs shown in these construction plans are the exclusive property of Lawn Master Outdoor Living and duplication of such plans is unauthorized without the expressed written consent of Lawn Master Outdoor Living.

INSTRUCTIONS FOR RETURNING DOCUMENTS

Thank you for choosing Lawn Master Outdoor Living for your outdoor project!

These documents have been sent to you as a DocuSign Packet, which you can sign and return to me online.

If you are unable to download the DocuSign App or view/sign the documents, it may be necessary for you to print, sign, scan, and email the signed copies back to me.

In the event you do not have the resources to scan and email the documents back to me, please call me on my cell phone (listed below) for additional options.

Please contact me with any questions.

Sincerely,

Billy Johnson

(865)-384-8398

wjohnson@lawn-master.com

Looking Northwest



Looking East



Looking West



View From Lewisburg Ave.



Picnic pavilion at the Allegheny Portage Railroad National Historic Site picnic area
Gallitzin, PA



Pavilion at Red Clay State Historic Park, Cleveland, TN



Outbuilding - Collins Farm, Franklin, TN
(No longer exists)



OWNER AFFIDAVIT

City of Franklin, Tennessee

We/I BRIAN WALKER - CITY OF FRANKLIN PARKS DEPT.
(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:

078 04500 00009078
(Property Parcel/Tax ID Number)

and located at:

418 LEWISBURG AVE.
(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

BRIAN WALKER
(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.

B. Walker
Signature

CITY OF FRANKLIN 109 3rd AVE S.
Property Owner Mailing Address

FRANKLIN, TN 37064
City, State & Zip

Subscribed and sworn to before me this

29th day of AUGUST, 2022.

Cara L. Rives
Notary Public

My Commission Expires: 11/19/2025





File #: 21-04134

DATE: December 29, 2022
TO: Historic Zoning Commission
FROM: Kelly Dannenfelser, Asst. Director of Planning
Amanda Rose, Preservation Planner

SUBJECT:

Consideration Of Alterations (Porches/Stair Landings, Foundation Enclosure/Repair, Ramp Construction) At 239 Franklin Rd. (Hayes House); Brandon Priddy, Applicant.

PURPOSE:

The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning a Certificate of Appropriateness (COA) application for alterations proposed at the Hayes House, located at the Park at Harlinsdale Farm. Proposed alterations include the following:

- Alterations to the stairs/landings at several secondary entrances for ADA compliance;
- Alterations to the main porch to better distinguish newer work from historic configurations;
- The construction of an ADA ramp at the rear of the building, to tie the parking area to an accessible entrance;
- In-kind repair of existing brick paths; and
- Alterations to the parking area through the use of West Tennessee paving material.

Applicable Design Guidelines

Chapter 2 - Historic Residential Buildings

Chapter 6 - Sidewalks & Walkways

Chapter 9 - Ramps & Lifts

Project Information

COF Project Number: 8060

Applicant: Brandon Priddy

Owner: City of Franklin

BACKGROUND/STAFF COMMENTS:

The applicant appeared before the Design Review Committee (DRC) to discuss the proposal at its September 19, 2022 meeting.

Porch/Stair Landings

The secondary entrances of the building feature stone and/concrete stairs and landings, each in various states of repair, and the application seeks to repair/replace these landings by removing the

stones, building a new concrete sub-structure, and replacing the stones at an ADA-appropriate tread and riser height. Simple black steel railings are proposed to be installed for accessibility on a couple of the locations, while a simple wood railing is proposed at the location of the rear addition (as this better coordinates with the proposed access ramp). The Guidelines support the maintenance of historic materials and appearances; the proposed alterations are conducive to maintaining historic appearance while also meeting code requirements.

The porch stairs are proposed for alterations as well, as the existing stairs and railings are not original. The application seeks to propose a new wood stair in a style more contemporary to the architecture of the building. The State Historic Preservation Office (SHPO) approved only a very simple design for both sets of front porch steps and railings; as such, the same is being proposed to the HZC. See page A2 for the proposed conditions. The proposed conditions are in keeping with the Guidelines' recommendation for the use of simple, wood detailing on porches.

Lattice is proposed to enclose the porch foundation area as well, and the style is in keeping with the recommendations of the Guidelines, as the piers are proposed to be left exposed. Further, the proposal includes a request to paint the non-historic brick underneath the porch deck; this is appropriate, as the brick is not historic. SHPO approval will be required for this aspect of the application, if approved by the HZC, before work commences.

Accessibility Ramp

The Guidelines support the construction of ramps on rear or side facades where not readily feasible, recommend the use of wood or concrete, and support simple designs that offer reversibility and do not involve the removal of historic features. A simple wood accessibility ramp is proposed to tie the parking area to the accessible entrance. This is demonstrated by starting the ramp at the rear and left corner of the building, spanning it across the rear elevation, and tying it to the rear and right secondary entrance. The underside of the addition is proposed to be enclosed at this location as well, with painted brick to better support the structural integrity of the addition and the ramp. The proposal is in keeping with the intent of the Guidelines.

Walkways and Parking

The proposal also includes the repaving of the existing parking area with West Tennessee mix, which will match the material of the main drive to the farm and will offer a soft, historically typical treatment to the area. The existing stone and brick paths are proposed to be cleaned up and repaired, with a new stone path (from reclaimed stone on site) to be added from the parking area to the foremost secondary entrance on the left facade. This is an appropriate and historically typical pattern. A new brick landing is proposed to be added to the front entrance and also to the secondary entrances on the right facade for ADA compliance. The herringbone pattern will distinguish the new work from the old and will correspond to the context of the site.

FINANCIAL IMPACT:

RECOMMENDATION:

No recommendation is provided, as this is a City-sponsored item.

Narrative for Proposed Work at The Hayes House at Harlinsdale Park

December 22, 2022

Project Description:

The Hayes House is the historic home of the family that owned and operated the horse farm located at what is currently Harlinsdale Park. The current project scope is to restore and renovate this home so that it can serve as a display area for education about the history of the property, a space to hold small events inside and larger events in the yard, and an office for the Friends of Franklin Parks

Project Goals:

Accessibility: as a former residential property the current layout provides minimal if any accessibility. Note that this is not limited to ramps, but also includes safe stairways with safe surface treads and sturdy handrails. Many of the current stairs are in disrepair, far exceeding rise and run tolerances and not having stable surfaces for walking. In addition there is no ramp access. A primary goal of this project is to provide safe points of access for citizens of all abilities.

Restoration: This property is a wonderful example of a rural Victorian Farmhouse and the guiding principal for this project is restoration. Changes are only being made to provide for life safety and accessibility. This includes stairs and railings as described in the drawings, landings at the top and bottom of those stairs. In addition we will be providing a new foundation for the "sun porch" area off the rear which has fallen 8-12 inches over the last several years. While this does represent a change, it is at the rear of the house and will be done in the interest of providing long-term stability.

9/16/2022 5:00:02 PM

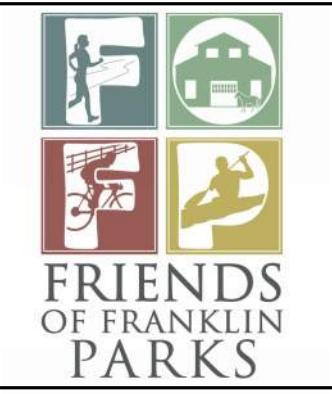


RENOVATION & REHABILITATION

of the

HISTORIC HAYES HOUSE on

THE PARK AT HARLINSDALE FARM



**RENOVATION &
REHABILITATION
of the HISTORIC
HAYES HOUSE on
THE PARK AT
HARLINSDALE
FARM**

FRIENDS OF
FRANKLIN PARKS

FRANKLIN, TN

PRELIMINARY
NOT FOR
CONSTRUCTION

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
H2C	SUBMITTAL	12/22/22

Project Number
22.1034
COVER

A0



EXISTING STAIR IS NOT ORIGINAL TO THE HOUSE AND DOES NOT MATCH IN STYLE. WE ARE PROPOSING A NEW STAIR IN A STYLE MORE CONSISTENT WITH WHAT WOULD HAVE BEEN ORIGINAL. NO IMAGES HAVE BEEN LOCATED OF THE ORIGINAL FRONT STAIRS



STAIR 5: EXISTING STONE STEPS WILL BE REMOVED AND A NEW CONCRETE SUB-STRUCTURE CONSTRUCTED, WHICH SHALL BE CUSTOM FORMED TO ALLOW RE-SETTING OF STONES IN A MANNER THAT WILL CREATE STAIR TREADS AND RISERS WITHIN CODE-REQUIRED DIMENSIONS. THE FINAL CONDITION WILL BE A STAIR COMPRISED OF HISTORIC MONOLITHIC STONES THAT WILL MEET CODE REQUIREMENTS AND WILL ALSO HAVE LONG-TERM STABILITY

REPAIR LANDING - REPLACEMENT OF MANY ROTTED WOOD ELEMENTS WILL BE NECESSARY

NEW SIMPLE PAINTED BLACK STEEL RAILINGS WILL BE INSTALLED FOR ACCESSIBILITY & STABILITY

EXISTING BOOT SCRAPER AND STONE IN WHICH IT HAS BEEN INLAID WILL BE REMOVED TO ALLOW FOR STAIR WORK AND RE-INSTALLED AT AN AREA NEAR IT'S CURRENT LOCATION

RE-INSTALL EXISTING STONE STAIRS OVER NEW FORMED CONCRETE SUB-STRUCTURE

NEW CONCRETE LANDING TO MEET CODE REQUIREMENTS

CONCRETE SLOPED WALK WITH NO RAILING

REPAIR SIDING



EXISTING BOOT SCRAPER AND STONE IN WHICH IT HAS BEEN INLAID WILL BE REMOVED TO ALLOW FOR STAIR WORK AND RE-INSTALLED AT AN AREA NEAR IT'S CURRENT LOCATION

REMOVE DAMAGED WOOD RAILING & REPLACE WITH SIMPLE WOOD RAILING (NOTE THAT CURRENT RAILING DOES NOT MEET CODE)

EXISTING STONE STEPS WILL BE REMOVED AND A NEW CONCRETE SUB-STRUCTURE CONSTRUCTED, WHICH SHALL BE CUSTOM FORMED TO ALLOW RE-SETTING OF STONES IN A MANNER THAT WILL CREATE STAIR TREADS AND RISERS WITHIN CODE-REQUIRED DIMENSIONS. THE FINAL CONDITION WILL BE A STAIR COMPRISED OF HISTORIC MONOLITHIC STONES THAT WILL MEET CODE REQUIREMENTS AND WILL ALSO HAVE LONG-TERM STABILITY

NEW WOOD FRAMED RAMP WITH WOOD DECKING

SEE BASEMENT PLAN ON FOLLOWING PAGE FOR BASEMENT STAIR WORK



PROPOSED NEW REAR WOOD RAILING: AESTHETIC IS SIMPLE TO BE CONSISTENT WITH THE REAR ENTRY FOR A HOUSE OF THIS PERIOD



STAIR 4a

EXISTING CONCRETE STAIR & RAILINGS ARE IN SEVERE DISREPAIR AND WILL BE REMOVED & REPLACED WITH A NEW WOOD-FRAMED STAIR & RAILING OF A SIMPLE STYLE THAT'S CONSISTENT WITH WHAT WOULD HAVE BEEN CONSTRUCTED AND ALSO MEETS CODE



STAIR 3



PROPOSED WOOD FRAME STAIR & RAILING



EXISTING STAIR 2

EXISTING STAIR 2 IS NOT ORIGINAL TO THE HOUSE AND DOES NOT MATCH IN STYLE. WE ARE PROPOSING A NEW STAIR IN A STYLE MORE CONSISTENT WITH WHAT WOULD HAVE BEEN ORIGINAL. NO IMAGES HAVE BEEN LOCATED OF THE ORIGINAL FRONT STAIRS

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

0' 2' 4' 8'



REMOVE STAIR & REPLACE WITH NEW STAIR SIMILAR TO IMAGE PROVIDED

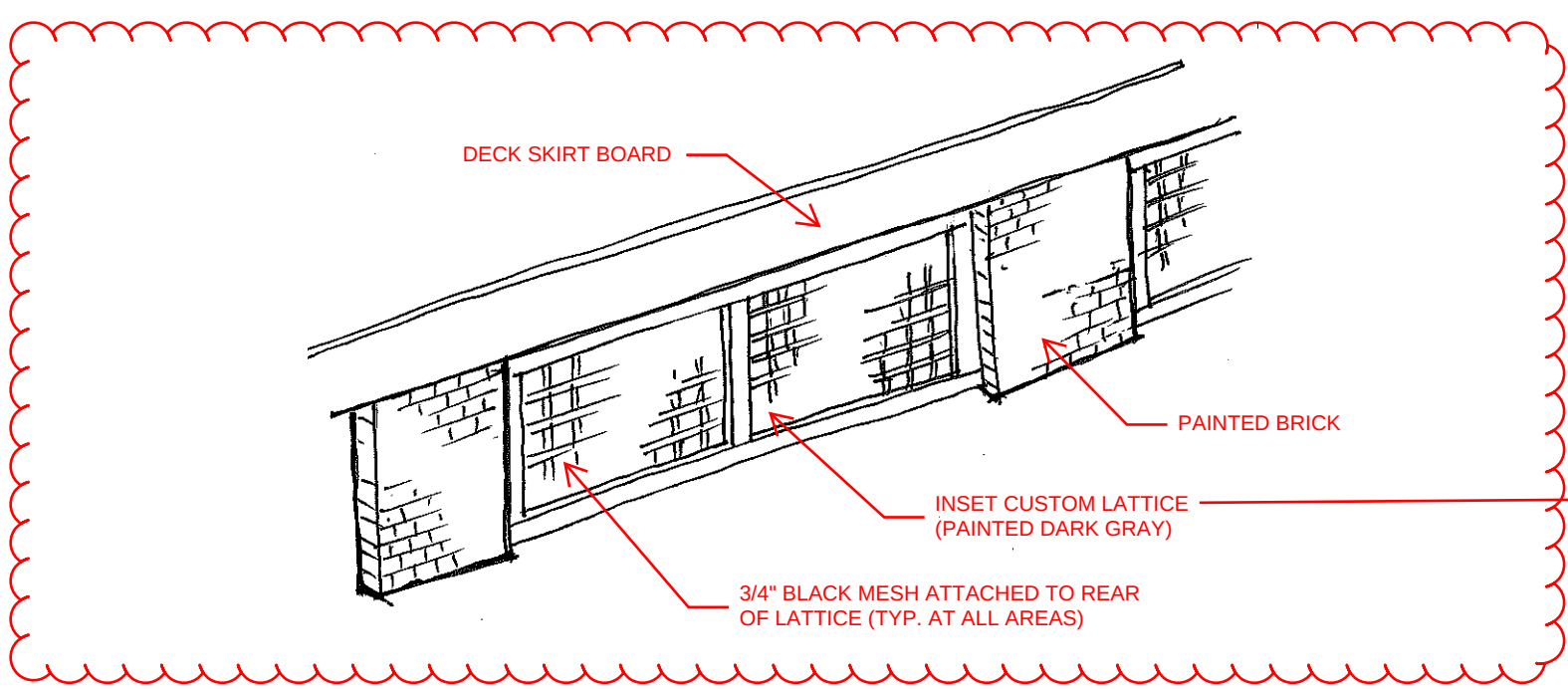
STAIR 2



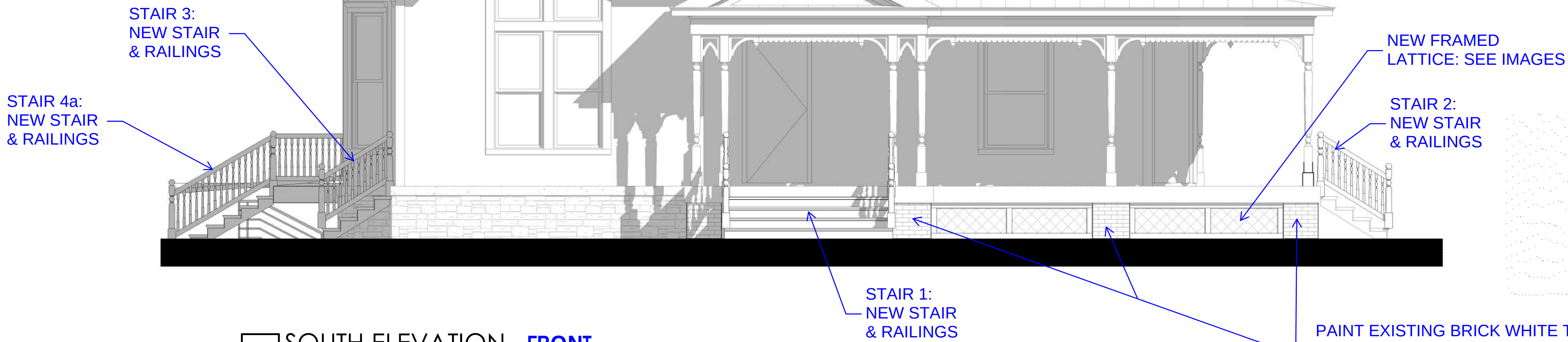
PROPOSED STAIR RAILINGS



VIEW OF FRONT WALK AND ENTRANCE
(SEE SITE PLAN FOR FULL SCOPE)



EXAMPLE OF CUSTOM SITE-FABRICATED LATTICE



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

0' 2' 4' 8'

TYPICAL AT ALL SIDES: REPAIR SIDING & TRIM, REPLACING WITH IN-KIND MATERIAL AS A LAST RESORT. AT CONCLUSION OF THIS REPAIR WORK ALL SIDING WILL BE RE-PAINTED



VIEW OF REAR FROM NW CORNER



3 WEST ELEVATION SIDE
1/4" = 1'-0"

0' 2' 4' 8'





RENOVATION &
REHABILITATION
of the HISTORIC
HAYES HOUSE on
THE PARK AT
HARLINSDALE
FARM

FRIENDS OF
FRANKLIN PARKS

FRANKLIN, TN

PRELIMINARY
NOT FOR
CONSTRUCTION

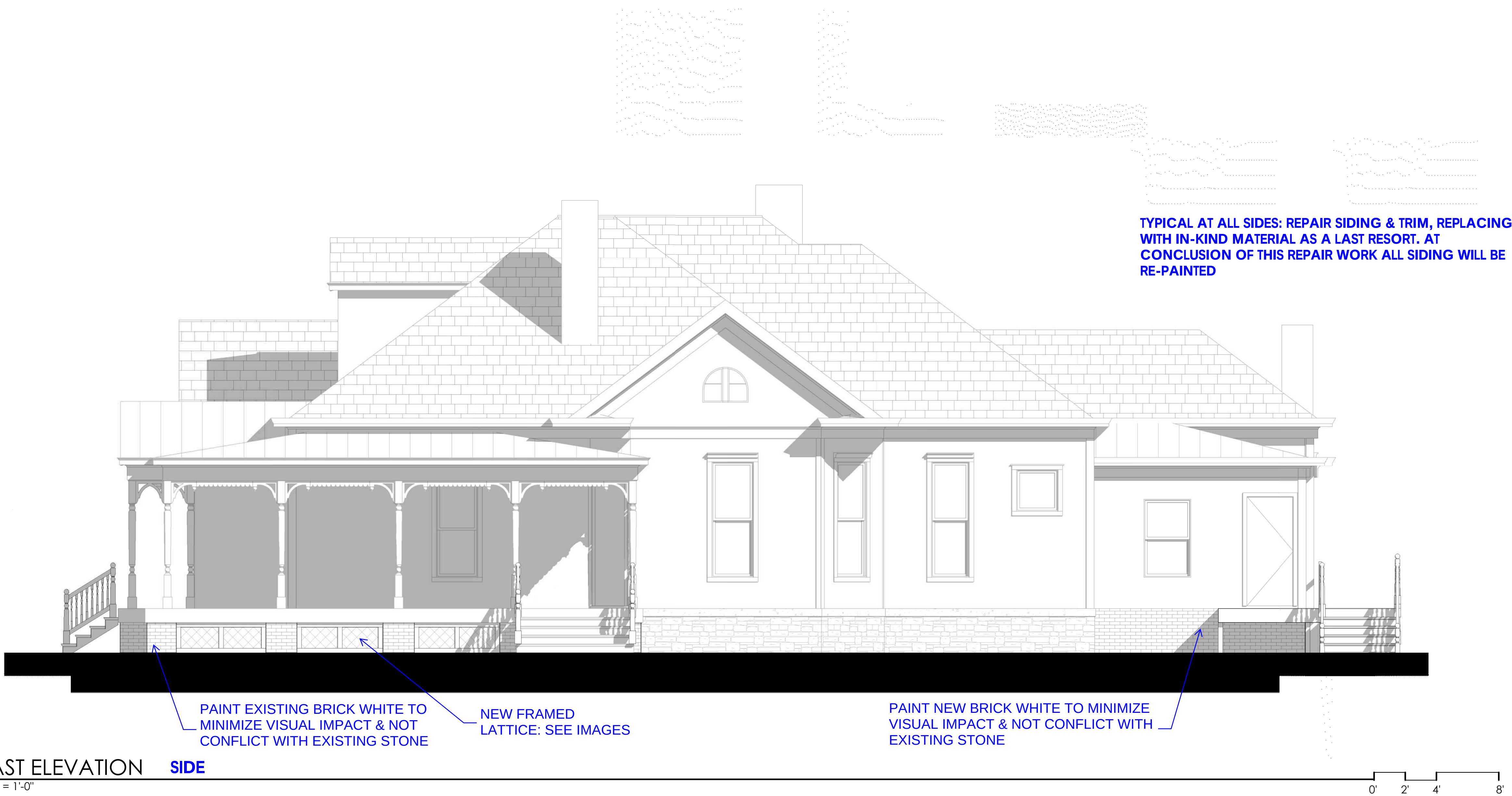
2022, 906 STUDIO ARCHITECTS, LLC.
DRAWINGS AND DESIGN CONCEPTS
SHALL NOT BE USED OR REPRODUCED
IN WHOLE OR PART IN ANY FORM,
WITHOUT PRIOR WRITTEN CONSENT
OF 906 STUDIO ARCHITECTS, LLC.

NO.	DESCRIPTION	DATE
H2C	SUBMITTAL	12/22/22

Project Number
22.1034

ELEVATIONS

A11



2 EAST ELEVATION SIDE
1/4" = 1'-0"



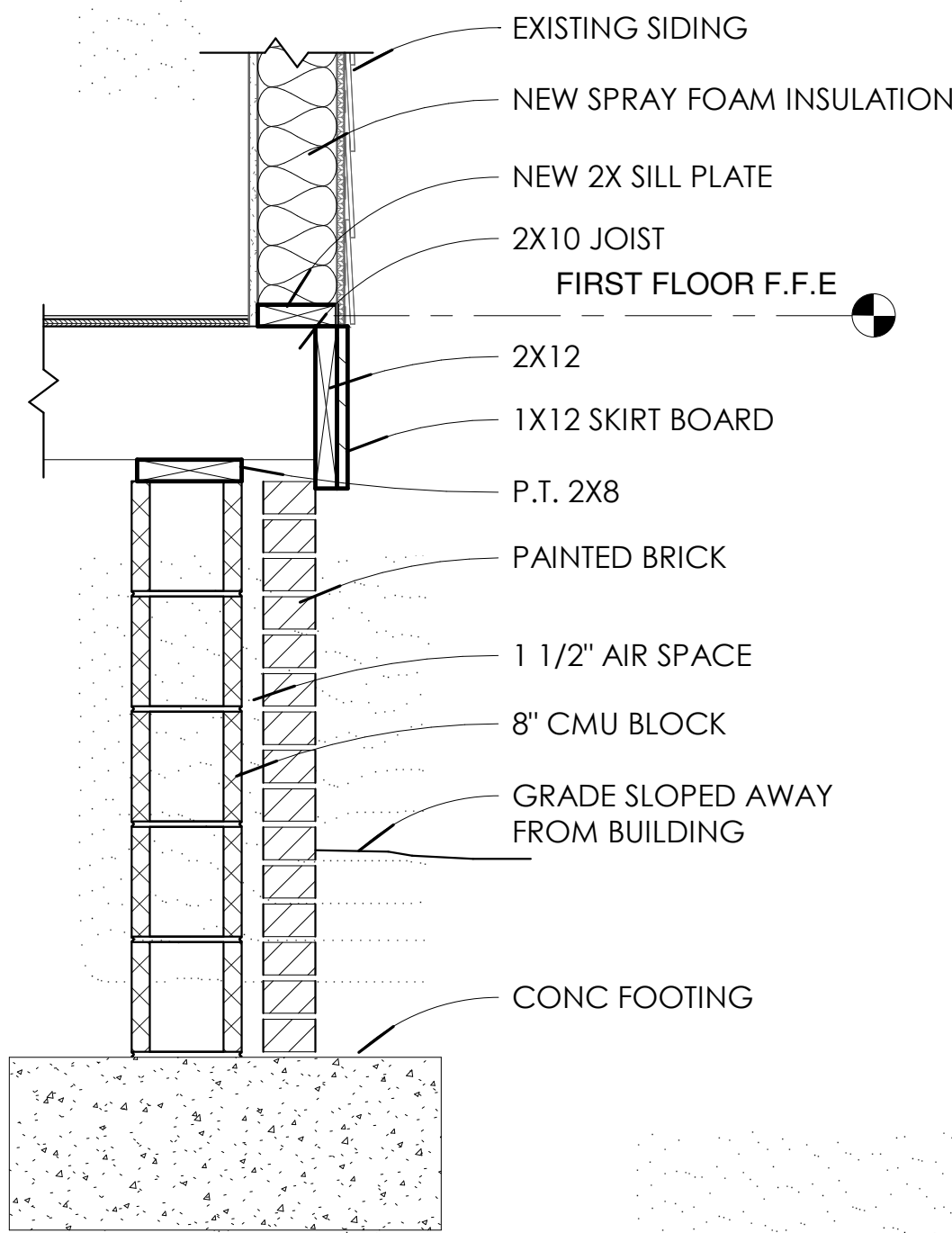
9/6/2022 5:00:15 PM



PROPOSED RAMP WITH WOOD BALUSTERS

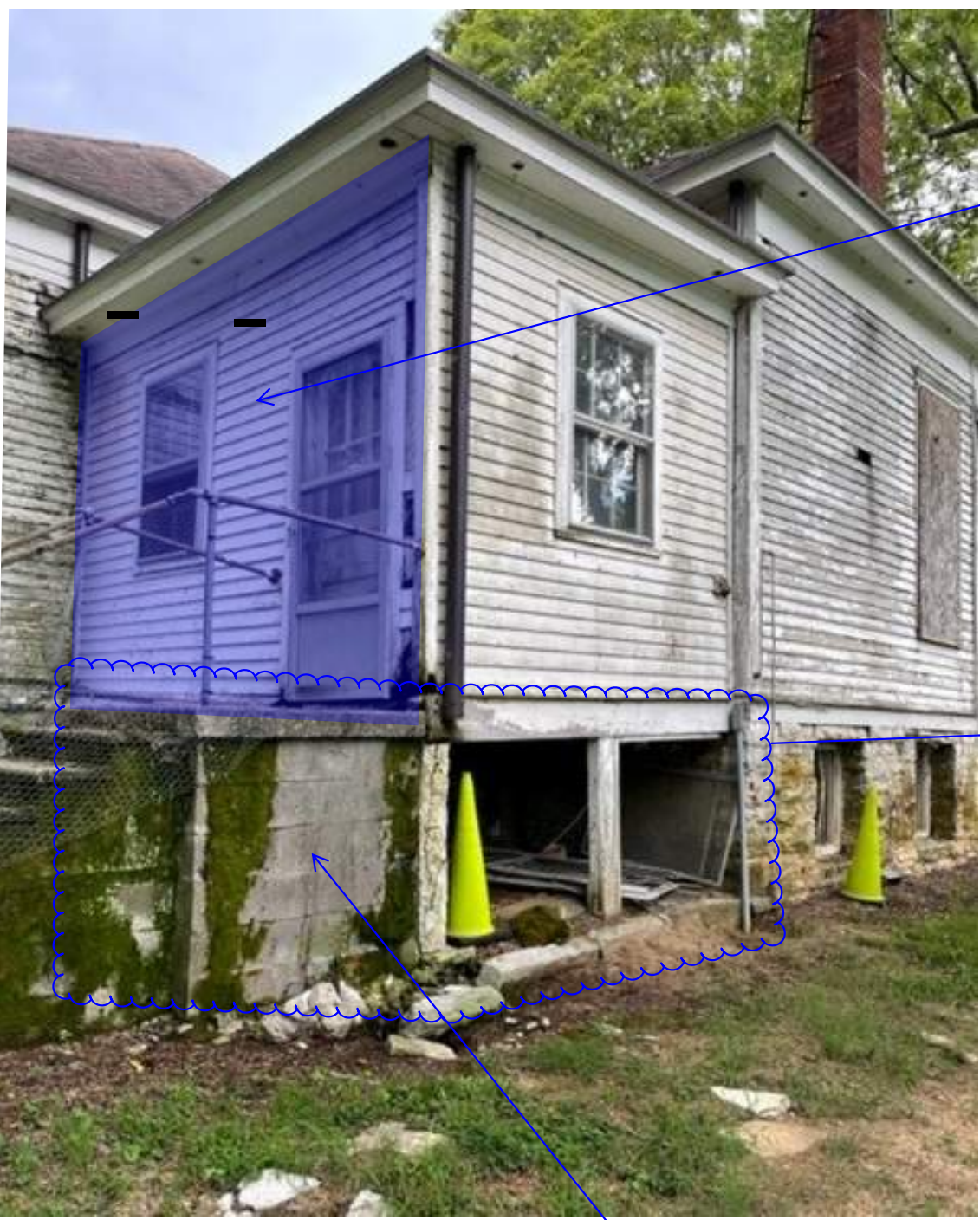


WOOD RAMP WITH WOOD BALUSTERS



3 PORCH DETAIL

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



VIEW OF REAR

THIS WALL HAS FALLEN 6-8 INCHES OVER TIME. TEMPORARY SHORING WILL BE INSTALLED AND THE WALL JACKED UP 4" TO CLOSE GAPS WHERE ADDITION MEETS MAIN BUILDING

NEW CMU WALL IS PROPOSED TO PROVIDE LONG-TERM STABILITY - TO BE FACED WITH PAINTED BRICK

STAIR TO BE DEMOLISHED TO ALLOW ACCESS FOR NEW FOUNDATION WALL



VIEW OF REAR

RENOVATION &
REHABILITATION
of the HISTORIC
HAYES HOUSE on
THE PARK AT
HARLINSDALE
FARM

FRIENDS OF
FRANKLIN PARKS

FRANKLIN, TN

PRELIMINARY
NOT FOR
CONSTRUCTION

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
H2C	SUBMITTAL	12/22/22

Project Number
22.1034

REAR RAMP

A12

OWNER AFFIDAVIT

City of Franklin, Tennessee

We/I Ken Moore
(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:

Harlinsdale Barn
(Property Parcel/Tax ID Number)

and located at:

239 Franklin Road in Franklin, TN
(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

906 Studio Architects, LLC
(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 [Signature]

109 3rd Ave S

Property Owner Mailing Address

Franklin, TN 37064

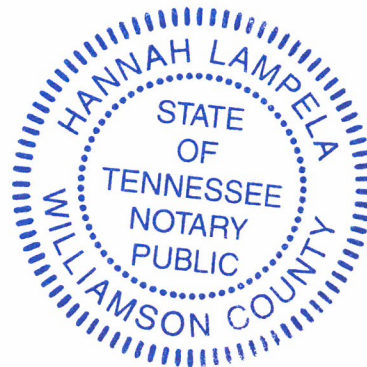
City, State & Zip

Subscribed and sworn to before me this

15 day of March, 2022.

[Signature]
Notary Public

My Commission Expires: 1/14/2026





File #: 21-04133

DATE: December 29, 2022
TO: Historic Zoning Commission
FROM: Kelly Dannenfelser, Asst. Director of Planning
Amanda Rose, Preservation Planner
Emily Huffer, Assistant Preservation Planner

SUBJECT:

Consideration Of Demolition (Accessory), New Construction (Accessory), & Alterations (Fence/Gate)
At 202 2nd Ave. S.; Brandon Priddy, Applicant.

PURPOSE:

The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the demolition of a non-historic accessory structure, construction of a new accessory structure, and alterations to the fence and gate at 202 2nd Ave. S.

Applicable Design Guidelines

Chapter 5 - Accessory Structures
Chapter 7 - Fences, Walls, and Gates
Chapter 10 - Demolition and Relocation

Project Information

COF Project Number: 8061
Applicant: Brandon Priddy
Owner: Kelly Harwood

BACKGROUND/STAFF COMMENTS:

The applicant appeared before the Design Review Committee (DRC) to discuss the proposal at its May 16, 2022, June, 20, 2022, and December 19, 2022 meetings.

Demolition:

The proposal includes the demolition of an existing, non-historic accessory structure. The Guidelines recommend against the demolition of historic buildings or structures if they retain integrity. The existing accessory structure is a ca. 2000s prefabricated structure. As a non-historic accessory structure, its removal is consistent with the Guidelines.

New Construction:

The proposal includes the construction of a new accessory structure. The Guidelines state that new accessory structures are to be located behind the rear plane of the principal building. The front facade of a new accessory structure is recommended to be parallel with the principal building's front

facade and placed in traditional locations in line with other visible accessory structures in the district. New accessory structures are to be secondary in prominence to the historic principal buildings on the site or in the district. New accessory structures should not block the view of principal buildings from public viewsheds. The new accessory structure should be compatible with and be visually subordinate in size, mass, and height to the principal building they support. The Guidelines also recommend that the size of new accessory structures be subordinate to the principal building and not exceed 1.5 stories; the new structure's footprint should not exceed 50 percent of the principal building's. The new accessory structure and principal building's footprints are not to exceed 35 percent of the lot.

- **Location and Design** - The new accessory building is intended to be situated in the same general area as the existing accessory structure that is proposed for removal. The applicant has adjusted the original design based on feedback from the DRC to better meet the scale and sizing concerns that were expressed. The overall ridge height of the new construction does not exceed the second floor window sills of the principal building.
 - On the north elevation that faces Church Street, the proposal includes a 10'x10' stone veneer faux door and faux bi-fold shutters. Based on feedback from the December 19, 2022 DRC meeting, the applicant adjusted the features of the second frontage from a faux bay of windows to the 10'x10' faux door and by adding stone veneer on the foundation of the structure. The Guidelines state that facade alterations are important to preserve, especially when they are highly visible from public streets. By adjusting the design of this facade from DRC comments, it addresses the concerns of the commissioners and better meets the intent of the Guidelines.
 - On the south elevation that faces towards the existing fountain will not be seen from street view, and it will utilize a glass door system. The applicant will repurpose two Gothic stained glass windows, to be placed on either side of the door. The stained glass windows will also have storm windows to protect the glass from the elements. While the use of stained glass is not typical to the Guidelines, it will be utilized on a facade that is not visible from the public viewshed.
 - The east elevation of the new accessory building, which faces the principal building, will utilize a 12'x14' wooden arched door. Per the recommendation from the December 19, 2022 DRC meeting, the dimensions for the arched door were altered.
 - On the west elevation, which faces the rear of the property, an exterior panel door is proposed. This elevation will not be seen from public view.
- **Materials** - The materials of the new accessory building will utilize painted siding with 4" exposure and a dark metal standing seam roof, which are consistent with the Guidelines. While the applicant does not state what type of siding will be utilized, the Guidelines recommend that new accessory structures utilize materials and exterior finishes typically used in historic equivalents and to avoid the use of modern siding materials like vinyl or pressed wood.
- **Size** - The footprint of the proposed new accessory structure measures 1012 sq. ft., which equates to 42 percent of the footprint of the primary building. The total building coverage measures approximately 20 percent of the lot, which is consistent with the Guidelines.

Fence & Gate:

The proposed fence is to be located facing Church Street at the left rear corner of the primary building connecting to the right corner of the proposed new accessory structure. The applicant plans to use a black metal fence, which is consistent within the Guidelines that state that fences should be compatible with the architectural style of the building and should support the historic character of the district. The use of this type of fencing is appropriate due to the primary building being a high-style Federal building. Further, the Guidelines state that fences for the rear yard are to be at least 20' behind the front facade and are not to exceed 7' in height.

Additionally, the applicant is proposing to have a gate to control access to the site. The proposed gate is an antique metal gate that is 10' wide and 5' tall and will have stone pillars on either side of the gate. The dimensions of the pillars are proposed as being 5'-8" tall and 2' wide. The Guidelines state that gates should be of a different design, material, or detailing from the associated fence or wall design. While the applicant follows these Guidelines, it would be appropriate for the stone of the pillars to be compatible with the stone foundation of the primary building.

The applicant is proposing new gates attached to the existing fence at the rear of the property, to screen the trash receptacles. It is unclear from the application the dimensions and material of the gates. Because the proposed location is at the rear of the property, this proposal may qualify for administrative review.

FINANCIAL IMPACT:

RECOMMENDATION:

Staff recommends that Item #6 be approved with the following conditions:

1. The siding material must be a cementitious board or wood, rather than vinyl or pressed wood.
2. The stone for the gate pillars must be consistent with the color and context of the stone on the building's foundation.
3. The proposed screening of trash receptacles with the fence is unclear, and it is not approved as part of this application. It may qualify for an Administrative Certificate of Appropriateness, however; the applicant must work with the Assistant Preservation Planner to provide the additional information requisite to consider this action.
4. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
5. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

Project Consideration:

Be advised that if the studio is proposed for public use/access, not just for the property owner's use, additional parking will be required.

906

Narrative for Proposed New Studio Building at Gallery 202 at 202 Second Ave.

December 12, 2022

Project Description:

Kelly Harwood, Franklin artist and Owner of Gallery 202 at 202 Second Avenue, is proposing a new detached accessory structure on the site that will provide additional studio space for him within the property.

Demolition: There is an existing non-historical, non-contributing structure currently used for storage that is in disrepair and will be demolished and removed.

Site: An antique gate and fence as well as stone pillars will be added to the site to manage access. In addition a small paver path will be added to tie the new building into the existing fountain on site. Finally the fence at the rear will be modified (all modifications to match existing fence construction) to fully screen garbage behind the proposed structure.

Proposed Structure: The building form and massing is simple so as not to detract from the primary historic structure. In keeping with the design guidelines, proportions are consistent with those of the main house and the overall height of the proposed structure has been managed so that the eave line is well below the main building as is the roofline.

The primary exterior material will be painted siding with a 4 – 5 inch reveal. Roof will be prefinished metal in a dark color to minimize visual impact. All colors will be a darker palette so as to allow this new structure to “recede” visually. While many windows were not desired because of the functional considerations of a studio, simple canopies and faux shutters have been utilized to articulate this new building in a way that will complement the primary structure but not divert attention from it.

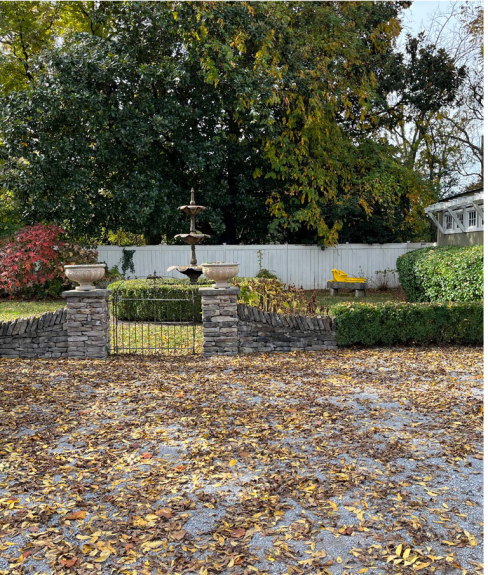
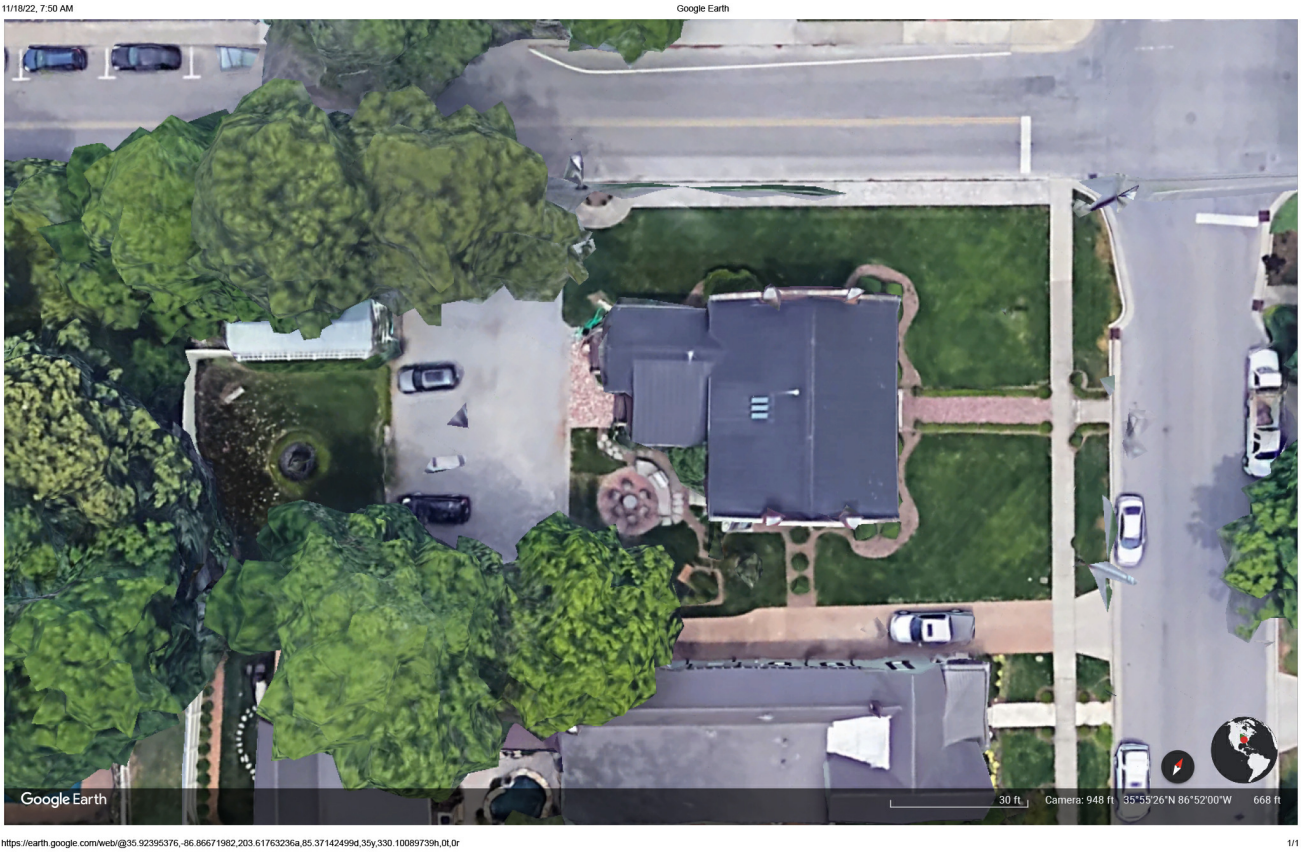
Large wood doors of a simple form will face the primary structure and glass doors will be utilized facing the existing fountain on site. The Owner has a pair of decorative stained glass windows that he would like to use on this building, but note that they would be placed on the new building facing the interior courtyard, making them not at all visible from any street. They would only be visible from the property itself, becoming a visual highlight that would further enhance the existing interior courtyard and fountain.



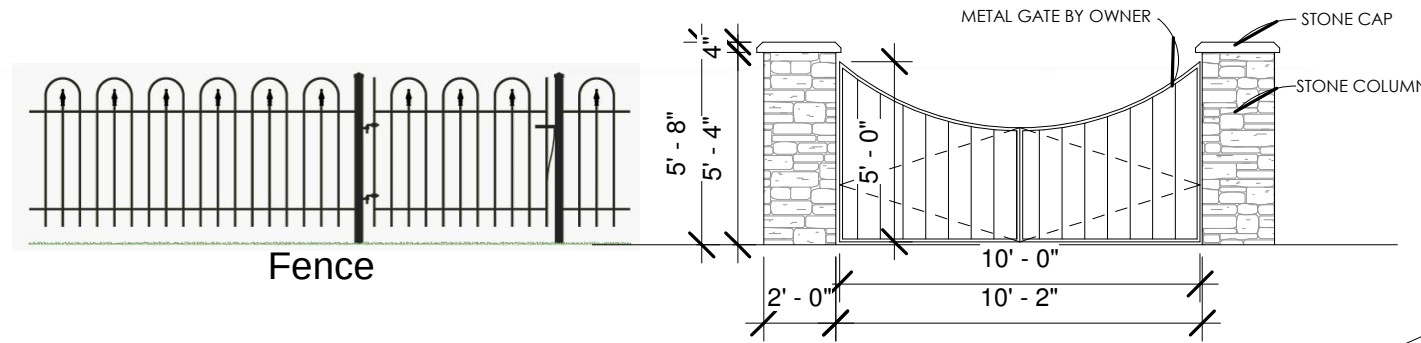
202 SECOND AVE. SOUTH : FRANKLIN, TN

PROPOSED STUDIO

KELLY HARWOOD : DESIGN REVIEW COMMITTEE SUBMITTAL



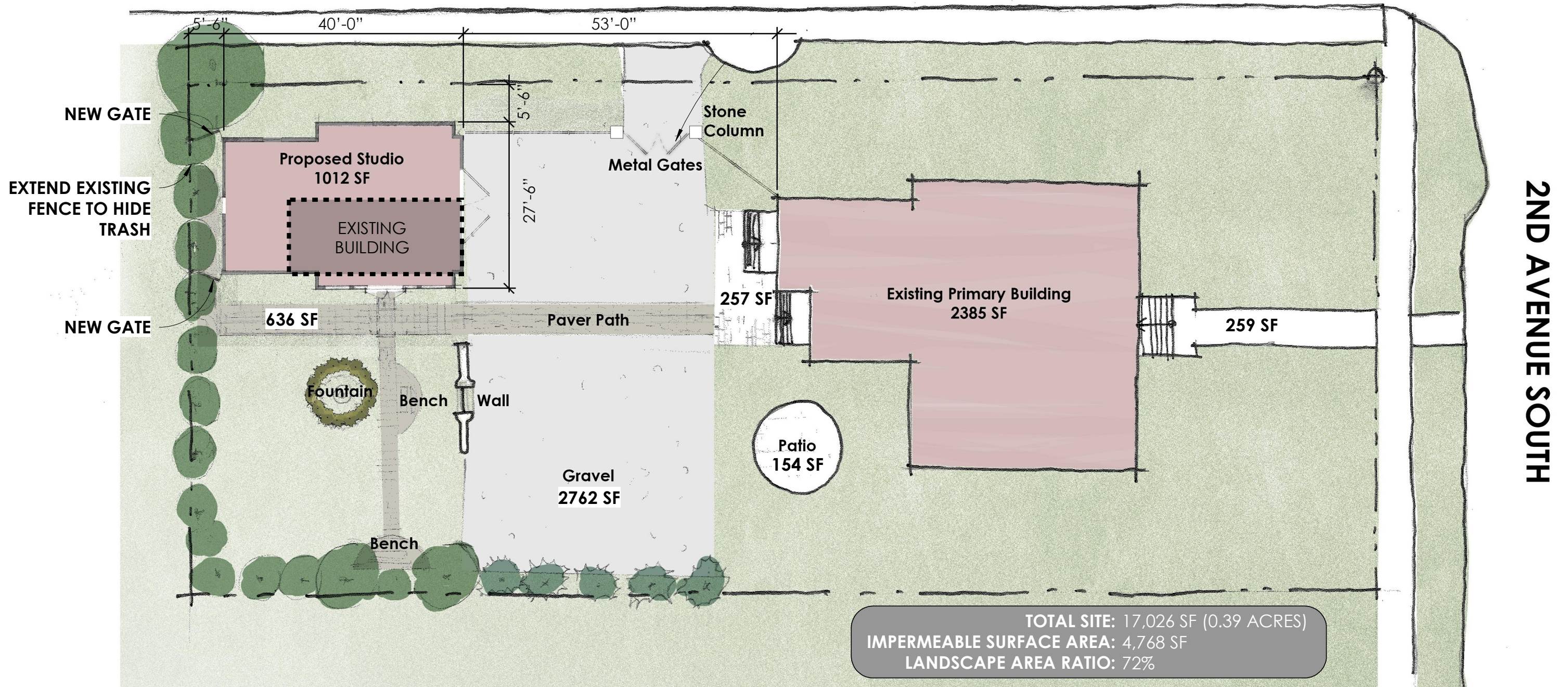




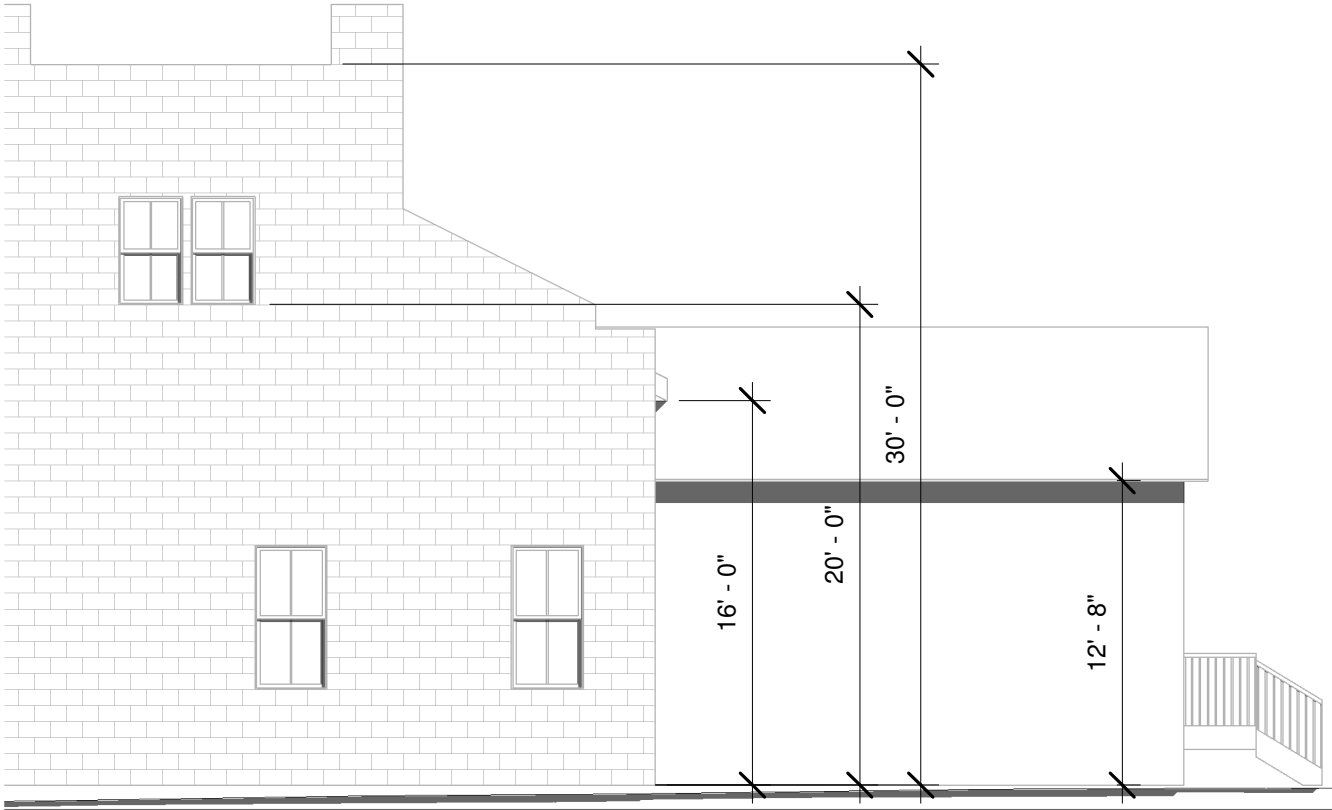
METAL GATE

Metal Gate & Stone Columns
3/16" = 1'-0"

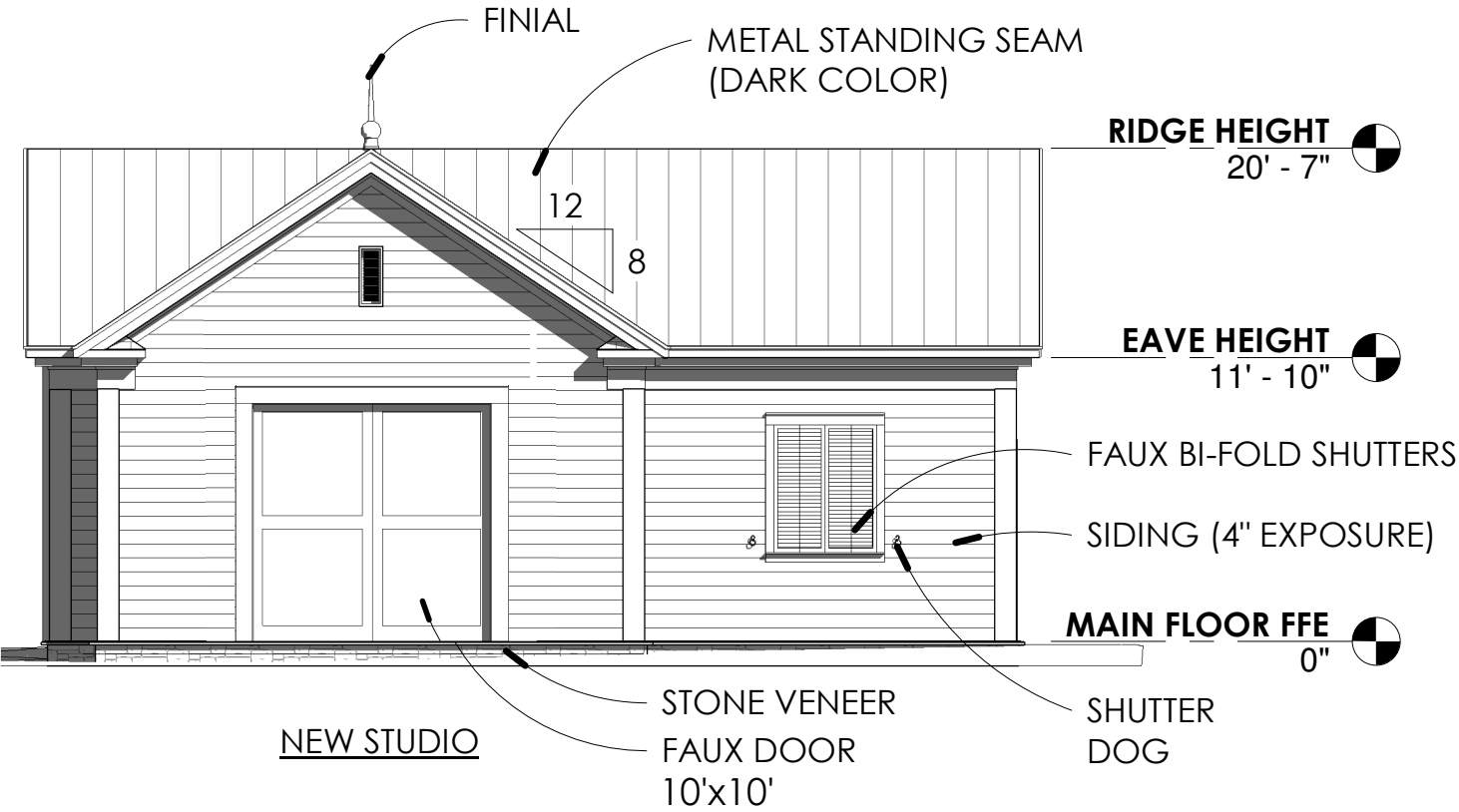
CHURCH STREET



TOTAL SITE: 17,026 SF (0.39 ACRES)
IMPERMEABLE SURFACE AREA: 4,768 SF
LANDSCAPE AREA RATIO: 72%



EXISTING PRIMARY BUILDING

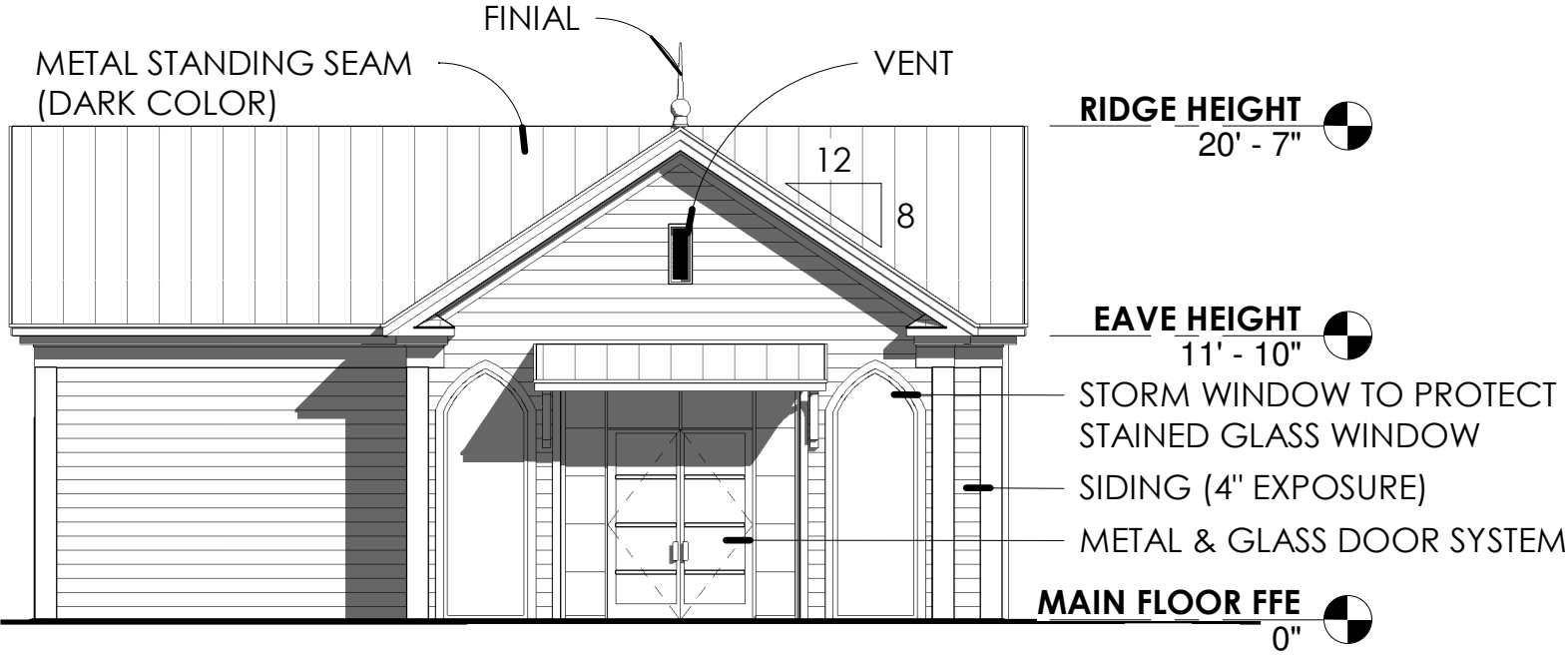


NEW STUDIO

1 North Elevation / View from Church St
1/8" = 1'-0"



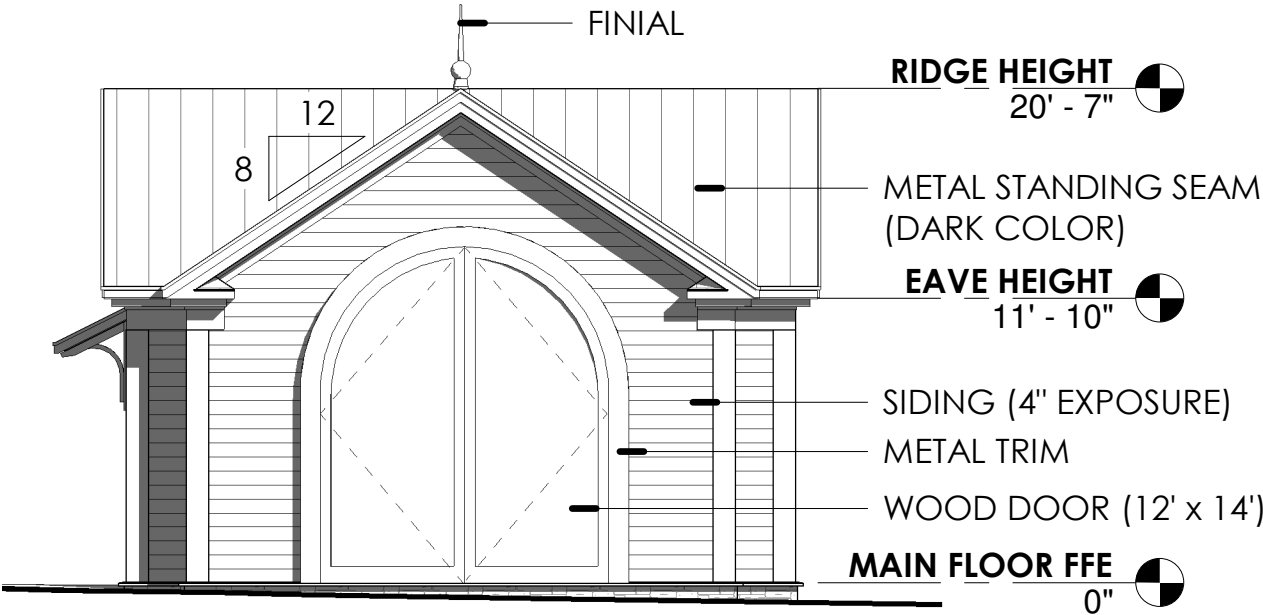
PRECEDENT FOR
BIG WOOD DOORS



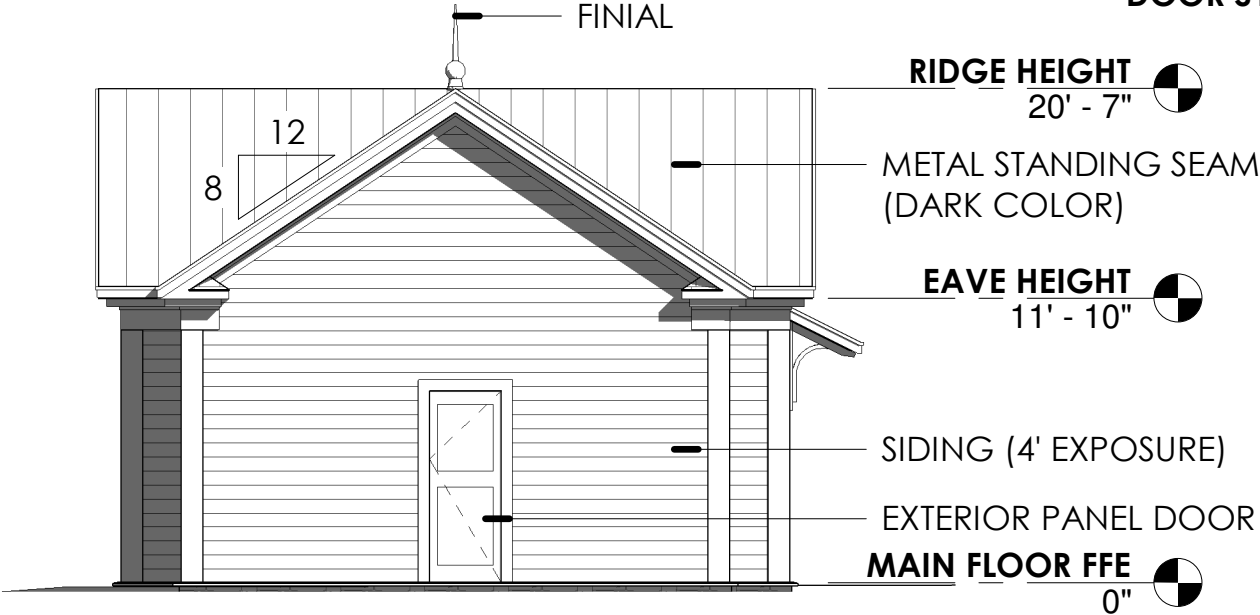
1 South Elevation - Facing Existing Fountain
1/8" = 1'-0"



PRECEDENT FOR WOOD & GLASS
DOOR SYSTEM



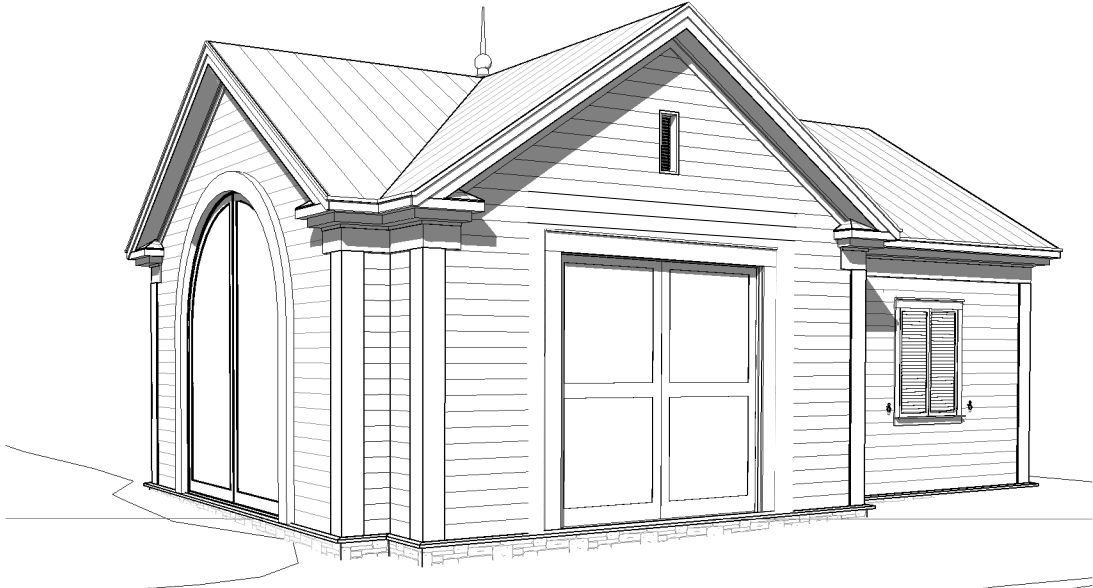
2 East Elevation - Facing Existing Building
1/8" = 1'-0"



3 West Elevation - Facing Rear of Property
1/8" = 1'-0"



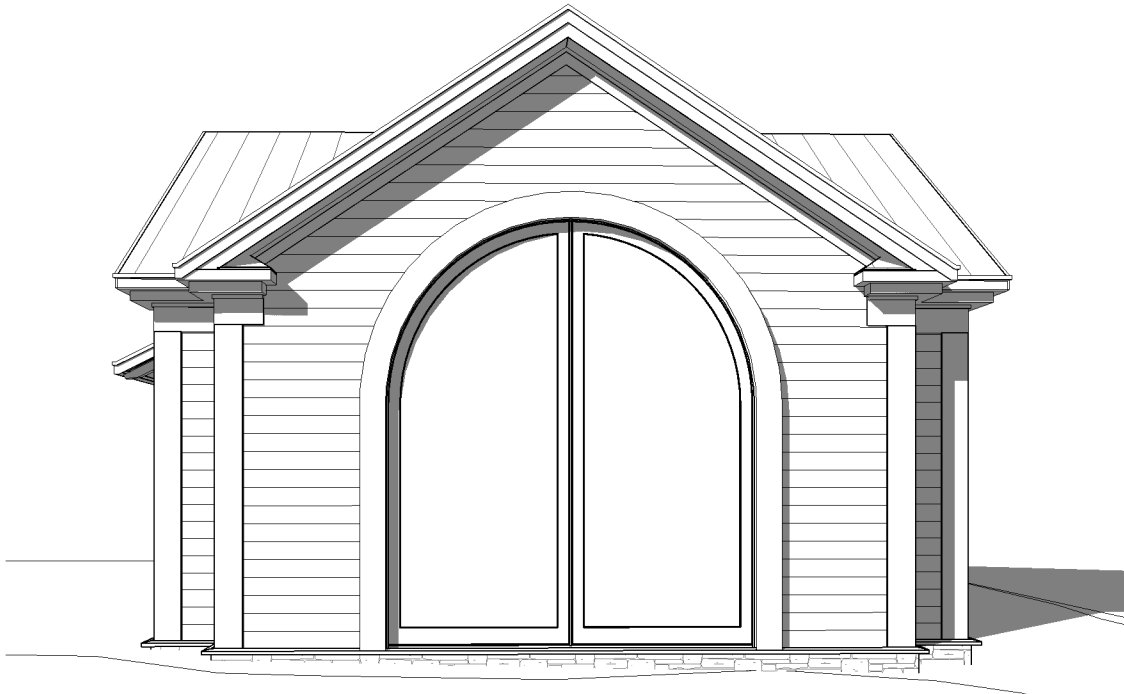
STAINED GLASS
WINDOW



1 VIEW FACING CHURCH ST



3 VIEW FACING PARKING LOT



2 VIEW FACING PRIMARY BUILDING



4 VIEW FACING FOUNTAIN

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I KELLY HARWOOD
(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)
and located at:

202 2ND AV. SO. 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

906 STUDIO + ASSOCIATES
(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.

Kelly Harwood
Signature

3706 ESTES ROAD
Property Owner Mailing Address

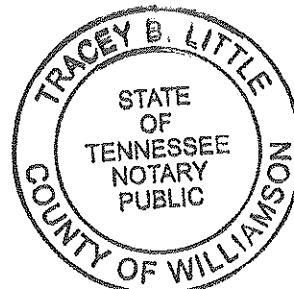
NASH, TN. 37215
City, State & Zip

Subscribed and sworn to before me this

15 day of NOV., 20 22.

Tracey B. Little
Notary Public

My Commission Expires: 7/5/25





File #: 21-04029

DATE: December 29, 2022
TO: Historic Zoning Commission
FROM: Eric Stuckey, City Administrator
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 (HZN) 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 and December 19, 2022 meetings. Additionally, the applicant requested to defer this proposal from the December 12, 2022 HZN meeting, to the January 9, 2023 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.

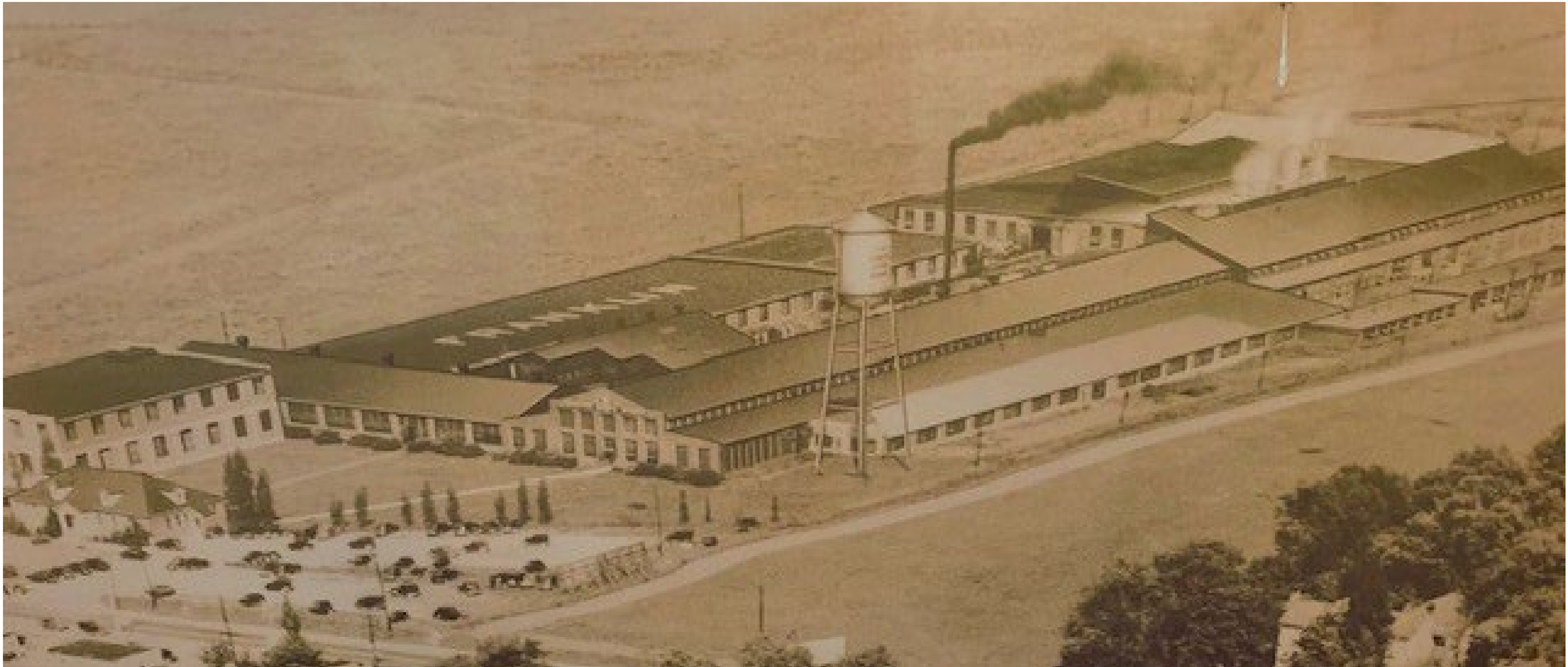
The Guidelines are not intended to be a comprehensive document that covers all zoning requests, such as the placement of refuse areas, but the Guidelines do note that site and setting alterations should not be undertaken in locations that are visible from the public view and distract from or overwhelm 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.

During the December 19, 2022 DRC meeting, the DRC requested that the applicant provide alternative locations, further away from the street, for consideration. Additional locations were not provided for consideration.

FINANCIAL IMPACT:

RECOMMENDATION:

Staff recommends that Item #7 be denied, based on the Staff Analysis and Recommendation dated January 9, 2023.



THE FACTORY

FRANKLIN, TN

HZC SUBMITTAL

12/23/2022

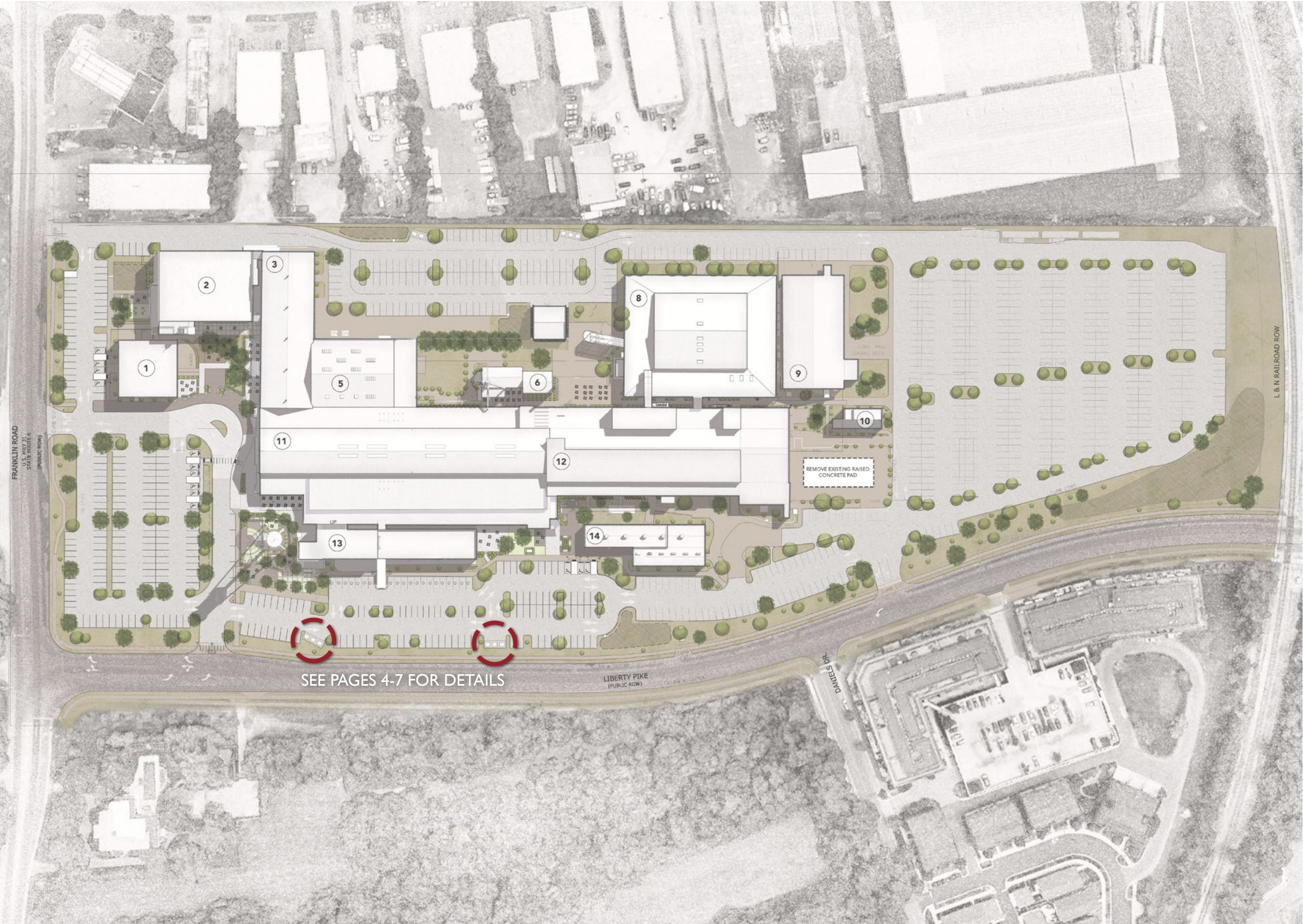


HOLLADAY
PROPERTIES



CENTRIC
ARCHITECTURE

Kimley»Horn

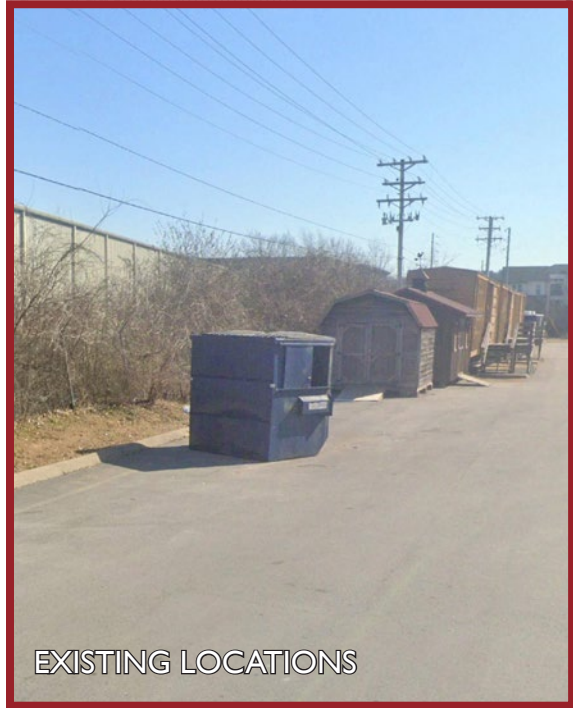
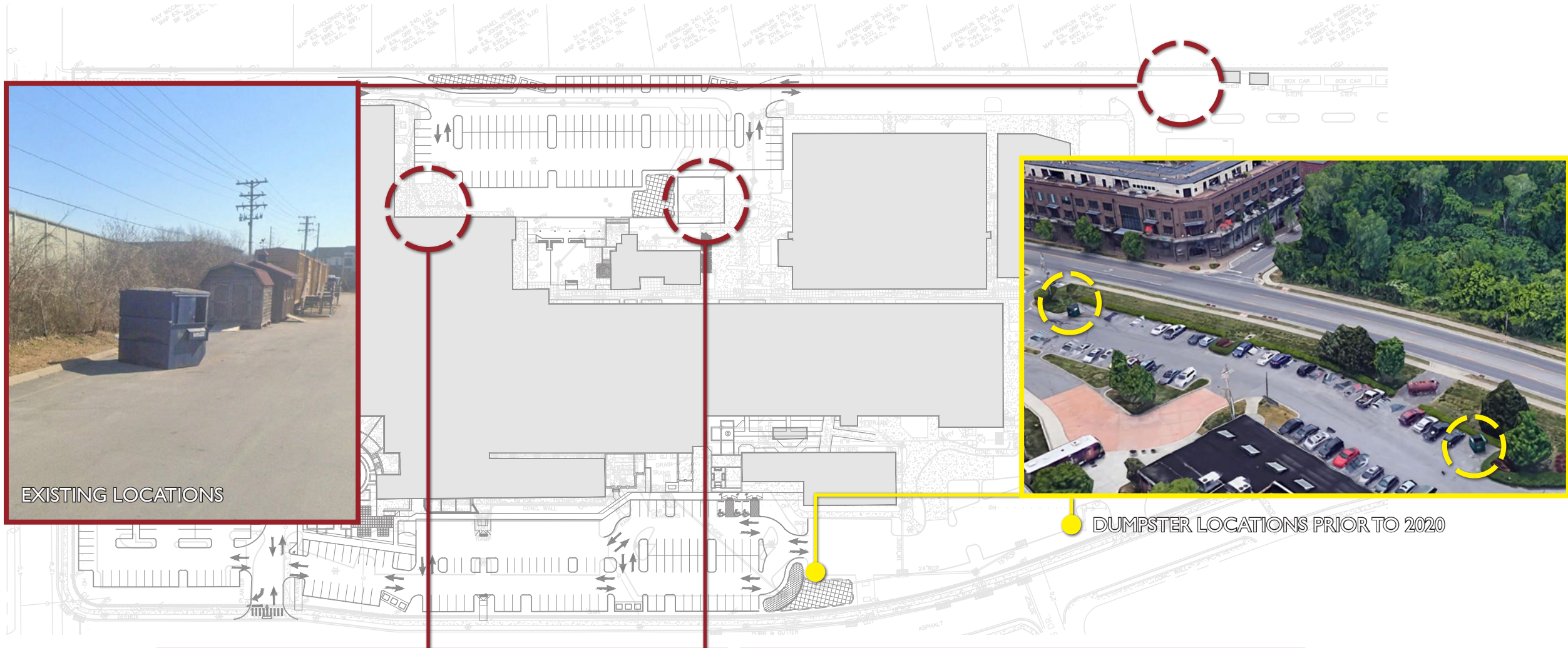


REFUSE AREA SCREENING
(LIBERTY PIKE LOCATIONS)

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.



EXISTING LOCATIONS



DUMPSTER LOCATIONS PRIOR TO 2020



EXISTING LOCATIONS



EXISTING LOCATIONS

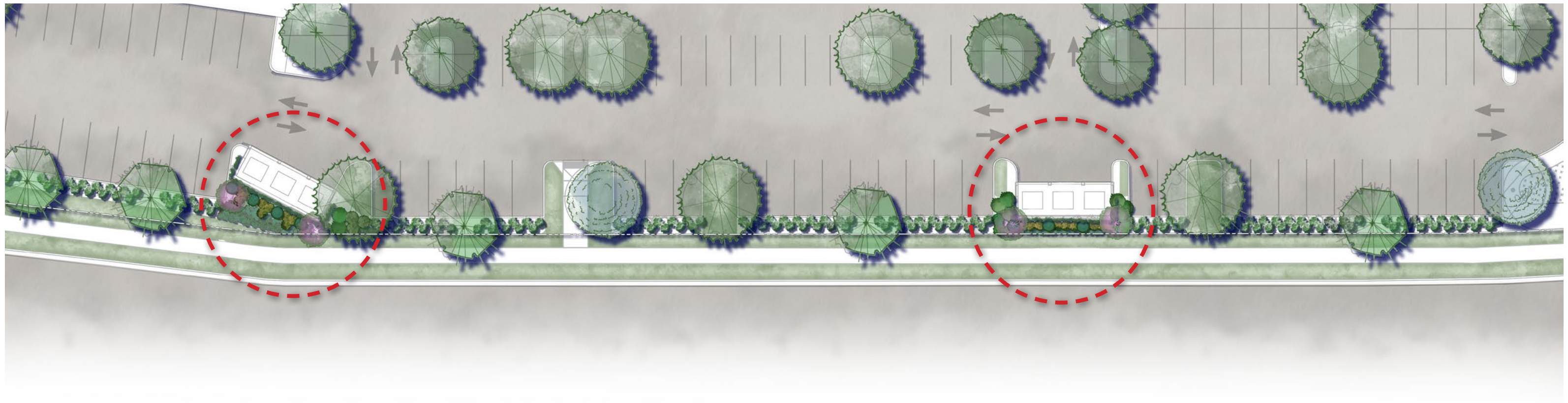
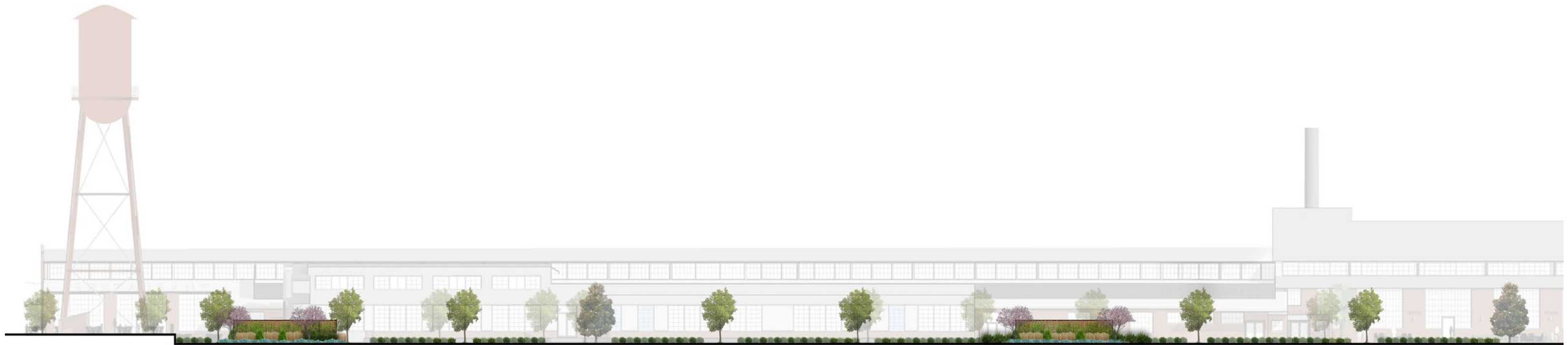
MODIFICATIONS OF STANDARDS

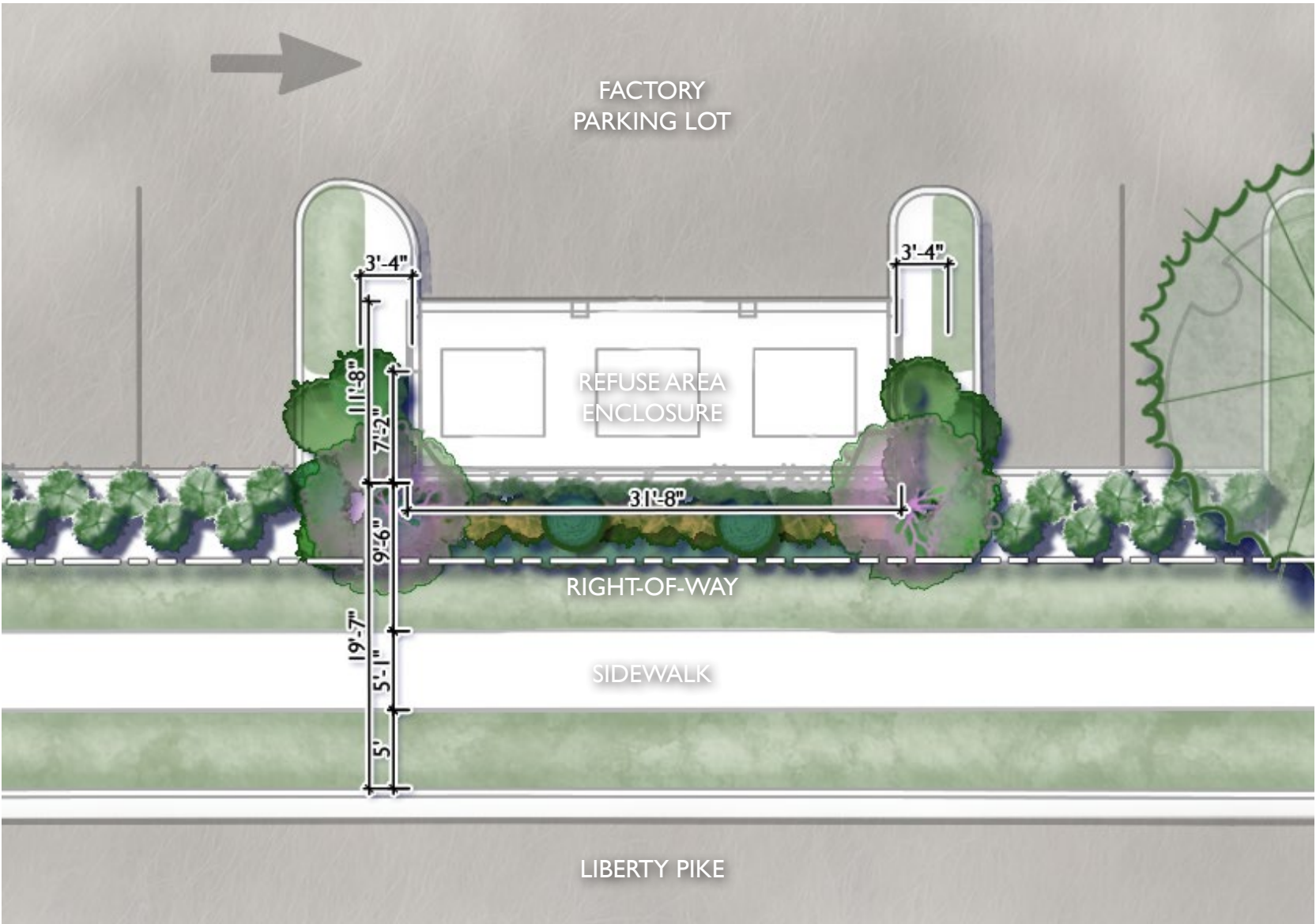
(APPROVED 10-11-2022)

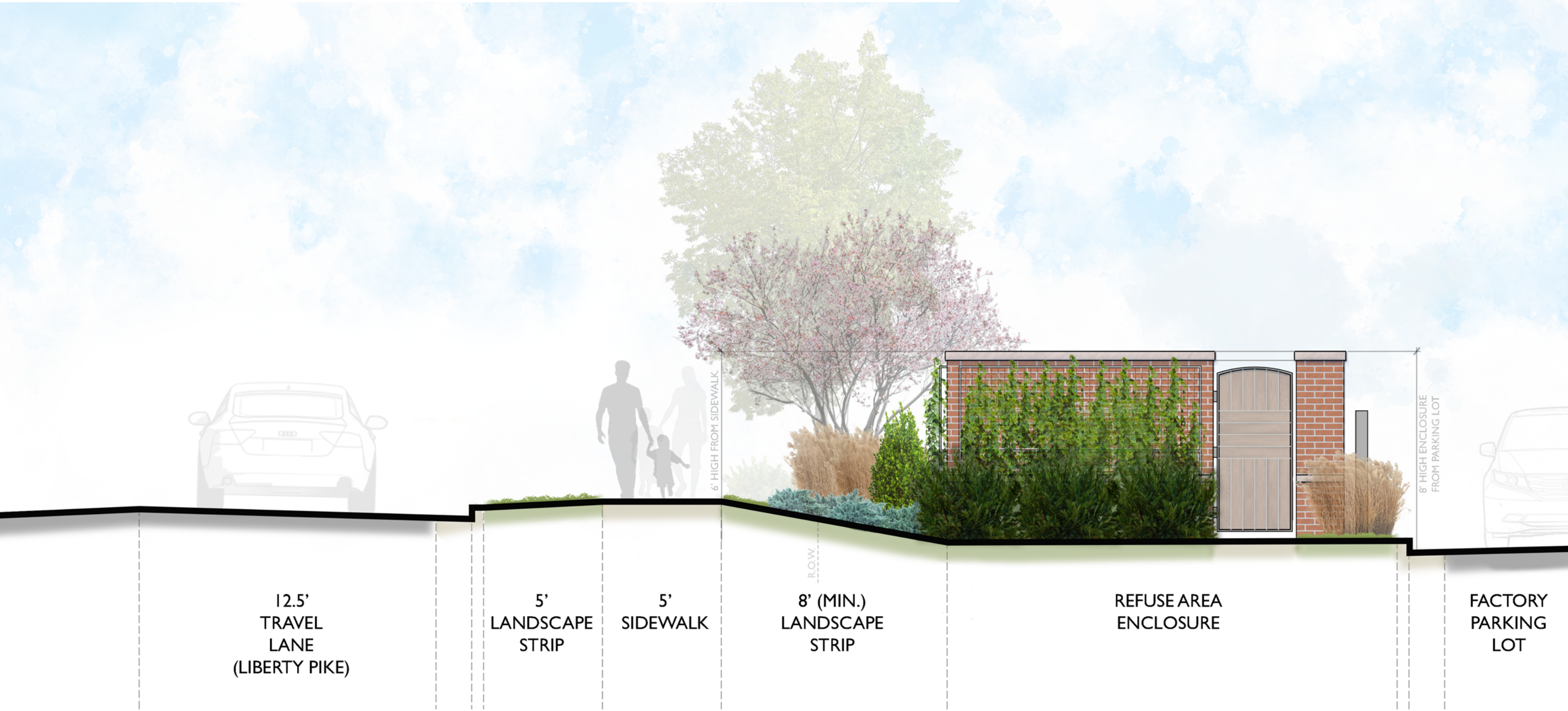
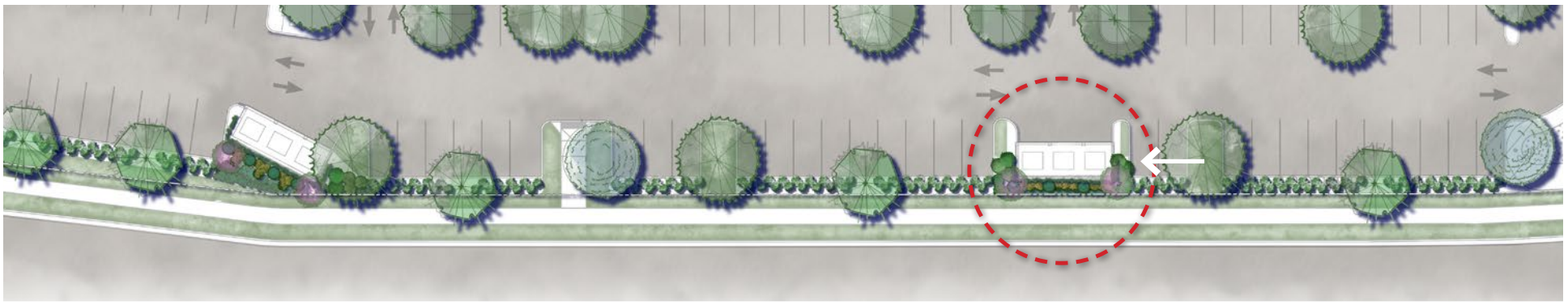
A Modification of standard 13.3.4 A. Refuse Areas is requested to allow trash dumpsters and compactors locations in parking areas fronting Liberty Pike. Adaptive reuse of existing structures is challenging when the existing building is historic (like the Factory) and is not in compliance with the zoning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

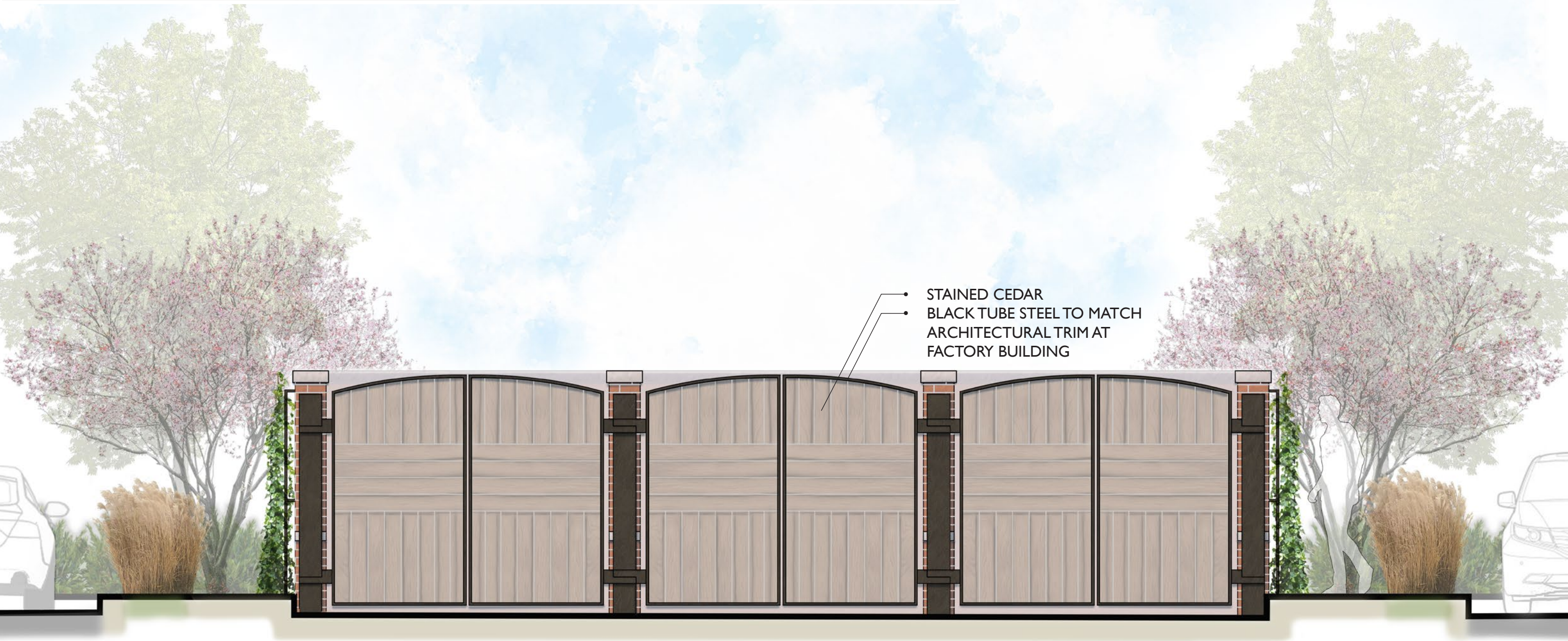
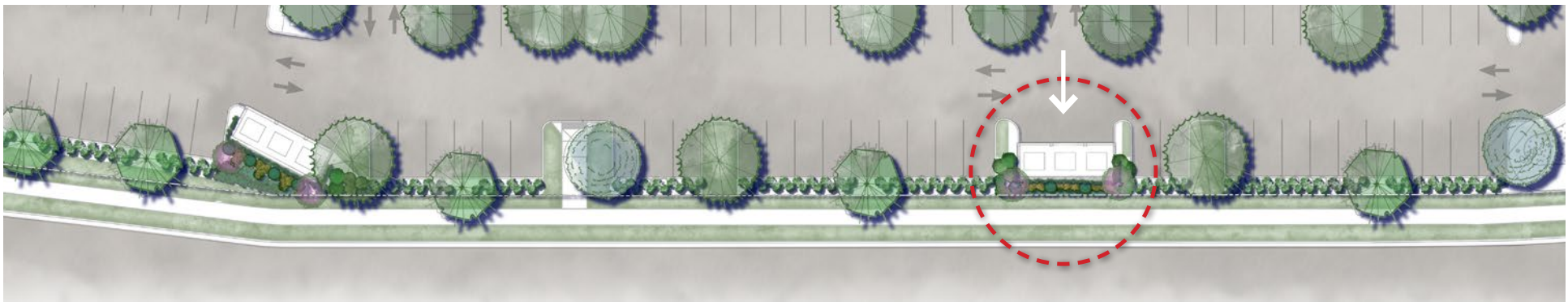
Envision Franklin strongly encourages the reuse of historic structures where possible, but the success of the re-use of the Factory depends on an infusion of new businesses. This modification of standards is requested to allow for trash enclosures at the frontage of Liberty Pike so that they are in proximity 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."









OWNER AFFIDAVIT

City of Franklin, Tennessee

Factory Partners, LLC

We/I _____

(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:

Tax Map 63M, Group A, Parcel 21.00

(Property Parcel/Tax ID Number)

and located at:

230 Franklin Rd, 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

Gamble Design Collaborative, Centric Architecture, Kimley-Horn, TTL, Inc.

(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

2710 Old Lebanon Rd, Ste 5

Property Owner Mailing Address

Nashville TN 37214

City, State & Zip

Subscribed and sworn to before me this

30th day of Nov, 2022.

Mich Williams

Notary Public

My Commission Expires: 9.08.25





File #: 21-04136

DATE: December 29, 2022
TO: Historic Zoning Commission
FROM: Kelly Dannenfelser, Asst. Director of Planning
Amanda Rose, Preservation Planner

SUBJECT:

Consideration Of Alterations (Roofing on Principal Building & Previously-Approved Roofing on Accessory Structure) At 215 Lewisburg Ave.; John Alfrey, Applicant.

PURPOSE:

The purpose of this memorandum is to provide information to the Historic Zoning Commission (HZC) 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. A COA application submitted previously for the consideration of the installed/non-approved orange metal roofing on the accessory structure was denied by the HZC during its December 12, 2022 meeting.

The second proposal seeks approval for the removal of the principal building's asphalt shingle roofing and its replacement with cedar shake roofing. The HZC deferred review of this item from the December 12, 2022 to this January 9, 2023 meeting, as insufficient information was provided to make determination of the proposal's appropriateness.

Applicable Design Guidelines

Chapter 2 - Historic Residential Buildings
Chapter 5 - New Accessory Structures

Project Information

COF Project Number: 8062
Applicant: John Alfrey
Owner: Julie Alfrey

BACKGROUND/STAFF COMMENTS:

Accessory Structure

The Guidelines recommend that one locate new accessory structures to be secondary in prominence to the historic principal buildings on the site or in the district. Further, the Guidelines state that one

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. For alterations to non-historic accessory buildings (such as this one), the Guidelines reference Chapter 2, which states that one should use materials and finishes with a character compatible to those used historically and with proven durability. Details should be designed to minimize impacts on the historic district.

In this case, the use of metal, while not originally proposed/approved for use, is appropriate. The inherent color of the roofing material is more elaborate than the color of the material on the principal building, however, and therefore draws more emphasis to/more visual prominence to the accessory structure. This is not in keeping with the Guidelines, which recommend that new building be secondary in prominence to historic ones. Further, because the accessory structure was constructed in a manner that did not match the specifications in the original building permit (staff worked with the HZC and the applicant to seek to mitigate the height as best as possible), the accessory structure is more prominent than intended originally.

Color and finish, when inherent to a material, can be impactful on the character of historic district. In this case, it appears that the metal color that was installed was chosen to emulate the color and high sheen of copper metal. Copper is not likely to be supported on an accessory building, as historically, it is an expensive, high-style material, and the Guidelines also state that new accessory buildings should be designed more simply than the principal buildings by using “details [that] complement, but [are] less elaborate than, the character of the historic principal buildings.” Further, copper roofing weathers to a patina finish, whereas alternative materials may not. Without additional information on the existing metal, it is not clear if the high sheen will fade, and if it is not copper, it will not patina. Thus, the use of the installed metal roofing may be appropriate if it can be painted to be muted and subdued so that it is more in keeping with the Guidelines.

Staff recommended that the applicant provide a physical sample, painted in the requested color, for HZC consideration. Paint commonly fades and peels, so if the proposed color is not inherent to the material itself, it is necessary to understand how the paint color and treatment is proposed to be maintained and to meet the Guidelines. The application includes information on the prevalence of use of metal roofing on buildings and structures in the historic districts; the Guidelines do not contest this. The application also includes photographs of various copper (material) metal roofs, wood shingle roofs, dimensional asphalt shingle roofs, and a muted red/orange metal roofs. The applicant also submitted a sheet of potential paint colors, should the HZC opt to allow for painting the existing metal with the applicant's paint choice, Sherwin Williams Pro Industrial Waterbased Alkyd Urethane. Research indicates that alkyd urethane is appropriate for use on exteriors and metals.

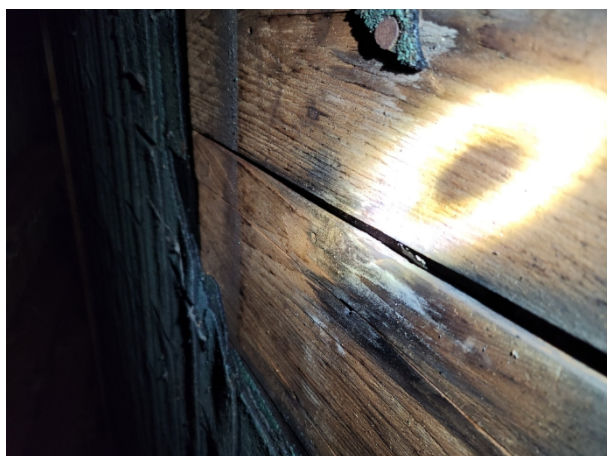
Principal Building

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.

At the HZC's request, the applicant has provided additional information to support the proposal, including photographs of the roof and photographs of the wood shingles proposed for use.

Staff visited the site on December 15, 2022 to investigate the roofing material. There is an enclosed back porch addition with a shed roof that was added to the original building, and under the shed roof,

there is evidence of a previous green shingle roof. The starting run of the roof along the edge, however, has wood shakes underneath the green shingle. From this investigation, staff finds that the building had wood shakes applied to it at some point in its history; staff's photographs are included below.



FINANCIAL IMPACT:

RECOMMENDATION:

Staff recommends that Item #8 be approved with the following conditions:

1. The metal roofing on the accessory structure may be maintained but must be painted a muted, subdued color to meet the intent of the Guidelines. The HZC shall select a color with a non-gloss finish and of a muted, subdued color.
2. The color and sheen of the metal selected for the principal building addition (previously approved) must be consistent with that selected by the HZC for the accessory structure.
3. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit/work commencing.
4. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

Dear Franklin Historic Society

We are looking for approval to re-roof the main house with cedar shingles, and for reconsideration on the metal roof on the garage.

Cedar Shingles

Our reasoning for wanting to do cedar shingles on the main house is because we have found that the original roofing material was cedar shingles as far as we can tell. We found a section of this original cedar roofing under the current roofing and have already had it verified by Randy at codes. Shown below a picture of the original roofing as well as a picture showing the cedar roofing going all the way under the old roofing



Additionally we have attached a picture of a sample of the cedar shingles that we would like to use for the new roof on the main house.



As well as an example, seen below, of 515 Church Street (within the historic district) that has a cedar shingle roof.



Given this example of another house in the same historic overlay and the proof that our house originally had a cedar roof, we are looking for approval for our house to be restored to the original roofing material.

Metal Roof on Garage

We are looking for reconsideration of the metal roof on the garage because it seems to be an approved roofing material in the area. (following are examples of other homes in the historic overlay with metal roofing.







As well as other accessory structures in the historic overlay such as garages and sheds that have metal roofing.









In terms of the garage roof not being an approved color, I have included a picture of the garage roof (first picture below) as well as other roofs in the area that are similar color to our garage roof, including the house directly across the street that is within sight of our garage roof. (second picture)





In addition to this, the metal roofing was already approved for use on the main house and did not require a color to be submitted for approval. Since we were planning on using the same color metal roofing on the back of the house. This should help tie in the color and material that is already in place on the garage roof. In addition to these points I would also like to say that the metal roof has a lifelong lifespan opposed to the shingles that have a twenty year lifespan.

Other Possible Color for Garage Roof

If the Historic Society chooses to reject the current color of the metal roof on the garage then we have taken the liberty to find a paint that is made specifically for metal roofing and is strong enough for commercial applications. This paint would outlast the potential lifespan of a shingle roof. Shown below are the paints and a list of color options.



215 LEWISBURG AVENUE RENOVATION/
ADDITION

**215 LEWISBURG AVE
FRANKLIN, TENNESSEE 37064**



**215 LEWISBURG
AVENUE
RENOVATION/
ADDITION**
JULIE ALFREY

215 LEWISBURG AVE
FRANKLIN, TENNESSEE 37064

2022, 906 STUDIO ARCHITECTS, I.L.C.
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, I.L.C.

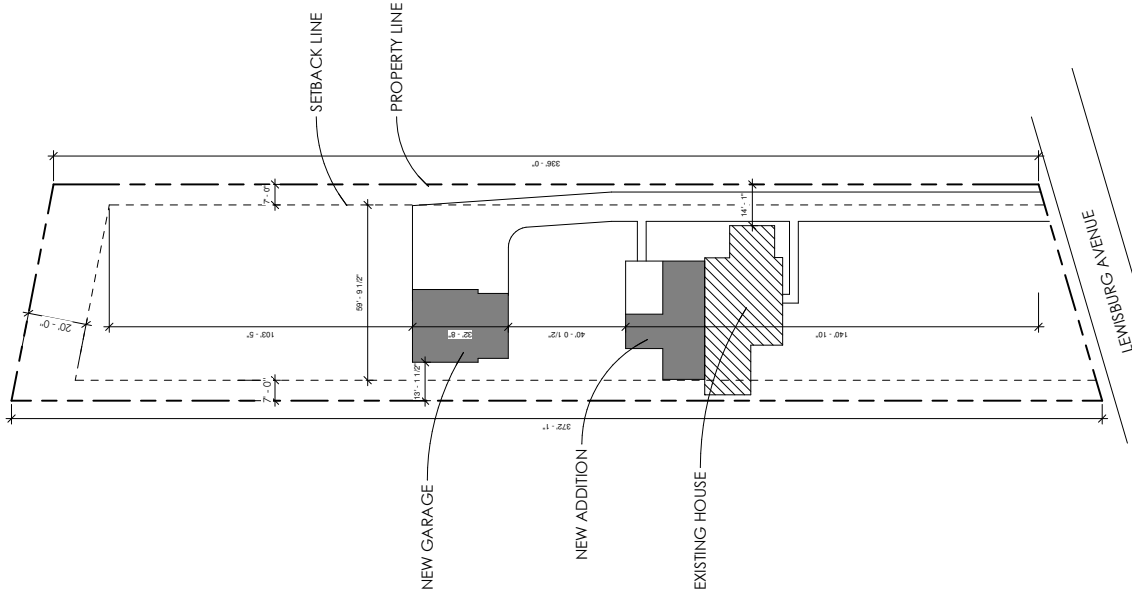
[illegible]Project Number
21.1090

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

[illegible]

SITE PLAN NOTES

1. STRUCTURES SHALL BE LOCATED BY A QUALIFIED SURVEYOR ONLY AND SHALL FURNISH PAD CORNER MARKERS TO THE OWNER PRIOR TO PLACING OF FOUNDATION.
2. PROPERTY LINE DIMENSIONS ARE PREPARED WITH INFORMATION FURNISHED BY THE OWNER AND SHALL NOT BE CONTRIDICTED BY A SURVEY OF THE PROPERTY. THE PROPERTY LINES SHALL BE DESIGNED ON THE CIVIL DRAWINGS AND SHALL CONFORM TO ALL LOCAL ZONING AND ORDINANCES. THE OWNER SHALL OBTAIN ALL APPROVED VARIANCES. BUILDER SHALL LOCATE ALL STRUCTURES AND CERTIFY COMPLIANCE WITH SETBACKS PRIOR TO ANY WORK.
3. THE BUILDER SHALL OBTAIN THE PLANS FOR PERMITS AND CONSTRUCTION OF THE SITE PERMITS. THE BUILDER SHALL OBTAIN A SEPARATE CONSTRUCTION PERMIT THAT MAY REQUIRE A SEPARATE BUILDING PERMIT. COORDINATE WITH LOCAL BUILDING DEPT.
4. THE BUILDER SHALL COORDINATE WITH LOCAL BUILDING CODES OFFICE TO DETERMINE IF EXTERIOR WALLS NOT ATTACHED TO THE PRIMARY STRUCTURE REQUIRE A SEPARATE BUILDING PERMIT.
5. THE BUILDER SHALL OBTAIN A GEOTECHNICAL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SOILS REPORT.



1 SITE PLAN
1" = 20'-0"



NO.	DESCRIPTION	DATE
1	REVISION	05/18/2022
2	REVISION	05/18/2022
3	REVISION	05/18/2022
4	REVISION	05/18/2022
5	REVISION	05/18/2022
6	REVISION	05/18/2022
7	REVISION	05/18/2022
8	REVISION	05/18/2022
9	REVISION	05/18/2022
10	REVISION	05/18/2022

Project Number	21.1090
SITE PLAN	

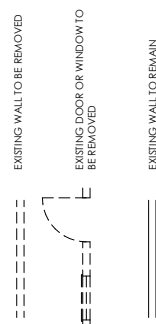
1. THE BIDDER SHALL VERIFY AND ASCERTAIN THE EXISTING STRUCTURE OF THE HOUSE IN REGARD TO THE SCOPE OF THIS DEMOLITION/RENOVATION PROJECT INCLUDING ALL LOAD-BEARING ELEMENTS; FOUNDATION, FRAMING AND OTHERWISE, AND THE IMPACT OF THE PLANNED DEMOLITION WORK TO SAID, PRIOR TO COMMENCING DEMOLITION ACTIVITIES.
2. THE BIDDER SHALL BE RESPONSIBLE FOR MEANS-AND-METHODS, BRACING AND SHORING, REQUIRED TO MAINTAIN THE STRUCTURAL INTEGRITY OF THE EXISTING STRUCTURE DURING DEMOLITION AND RENOVATION.

1. THE BUILDER SHALL VERIFY AND ASCERTAIN THE EXISTING STRUCTURE OF THE VERRY IN REGARD TO THE SCOPE OF THIS DEMOLITION/RENOVATION PROJECT INCLUDING ALL LOAD-BEARING ELEMENTS; FOUNDATION, FRAMING AND ROOFING SYSTEMS. THE BUILDER SHALL PREPARE A DEMOLITION WORK PLAN TO SAID, PRIOR TO COMMENCING DEMOLITION ACTIVITIES.
2. THE BUILDER SHALL BE RESPONSIBLE FOR MEANS-AND-METHODS, BRACING AND SHORING, REQUIRED TO MAINTAIN THE STABILITY OF THE REMAINING STRUCTURE DURING DEMOLITION AND RENOVATION ACTIVITY.
3. ALL ELECTRICAL, MECHANICAL OR PLUMBING EQUIPMENT SHALL NOT BE AFFECTED BY CONSTRUCTION TO BE DEMOLISHED. SHALL BE REMOVED/CAPPED/TERRACEABLE ARE WORKED IN COMPLIANCE WITH APPLICABLE BUILDING CODES AND REGULATIONS. THE BUILDER SHALL OBTAIN PERMITS FOR THE FINAL RENOVATION PRODUCT MUST EFFICIENTLY VERIFY WITH THE OWNER IF ANY ITEMS SCHEDULED FOR DEMOLITION/REMOVAL ARE DESIRED TO BE RETAINED BY THE OWNER OR INCLUDED IN THIS RENOVATION PROJECT
4. THE BUILDER SHALL REMOVE ALL MATERIALS FROM COUNTERTOPS, CASWORK, SHELVES, DOORS, WINDOWS, PLUMBING AND LIGHTING FIXTURES, MECHANICAL EQUIPMENT, MIRRORS, ACCESSORIES ETC.'SO REMOVE EQUIPMENT AND MATERIALS AS NEARLY AS POSSIBLE AWAY.

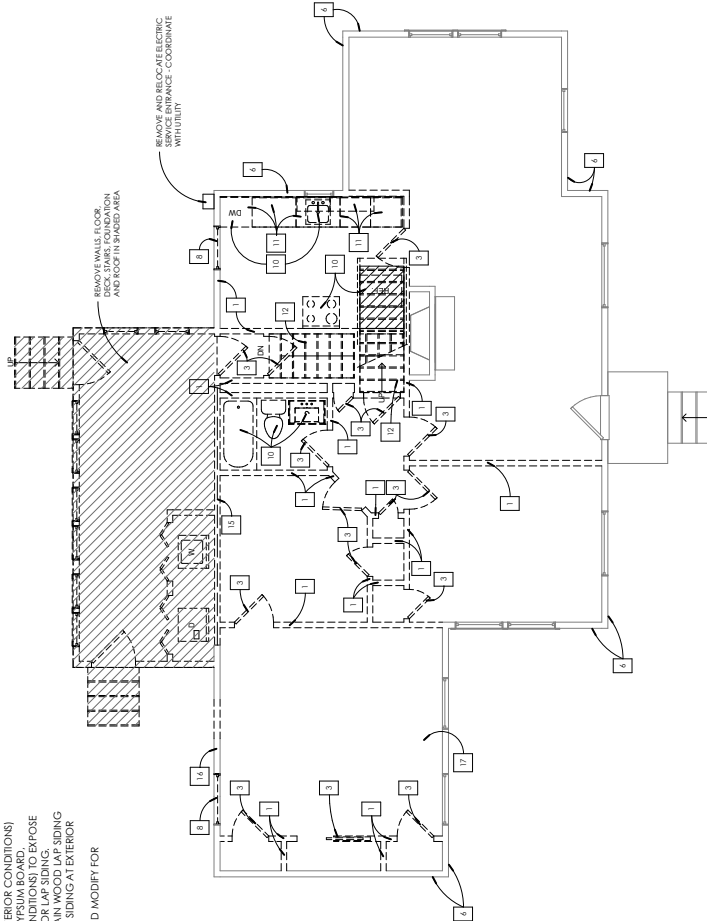
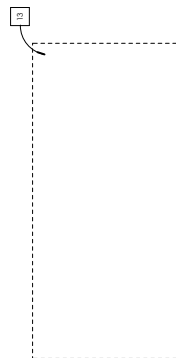
1. THE BUILDER SHALL BE RESPONSIBLE FOR PROVIDING, IN COMPLIANCE WITH BEST ENGINEERING AND CONSTRUCTION PRACTICES, ALL NECESSARY BUILDING CODES, ANY STRUCTURAL REINFORCEMENTS, MODIFICATIONS TO FOUNDATION, FRAMING AND OTHERWISE, NECESSITATED BY MODIFIED LOADING CONDITIONS, THAT ARE REQUIRED TO EXECUTE THE WORK.
2. WHEN INTERIOR AND EXTERIOR DEMOLITION HAVE OCCURRED, REMOVAL OF WALLS, CEILINGS, PLUMBING FIXTURES, CABINETRY, MEP ROUGHINS ETC, PATCH AND REPAIR DAMAGED SURFACES TO MATCH AND MAINTAIN THE EXISTING FINISHES.
3. WHEN PATCHING AND REPAIRING OF WALLS, CEILINGS, SOFFITS, FLOORS ETC HAVE OCCURRED, RENISH THESE AREAS TO MATCH AND ALIGN WITH THE EXISTING FINISHES ON THE REMAINING PORTION OF THE PATIENT REPAIRED AREA AND ALL ADJACENT SURFACES.

1. THE BUILDER SHALL BE RESPONSIBLE FOR PROVIDING, IN COMPLIANCE WITH BEST ENGINEERING AND CONSTRUCTION PRACTICES, ALL NECESSARY BUILDING CODES, ANY STRUCTURAL REINFORCEMENTS, MODIFICATIONS TO FOUNDATION, FRAMING AND OTHERWISE, NECESSITATED BY MODIFIED LOADING CONDITIONS, THAT ARE REQUIRED TO EXECUTE THE WORK.
2. WHEN INTERIOR AND EXTERIOR DEMOLITION HAVE OCCURRED, REMOVAL OF WALLS, CEILINGS, PLUMBING FIXTURES, CABINETRY, MEP ROUGHINS ETC, PATCH AND REPAIR DAMAGED SURFACES TO MATCH AND MAINTAIN THE EXISTING FINISHES.
3. WHEN PATCHING AND REPAIRING OF WALLS, CEILINGS, SOFFITS, FLOORS ETC HAVE OCCURRED, RENISH THESE AREAS TO MATCH AND ALIGN WITH THE EXISTING FINISHES ON THE REMAINING PORTION OF THE PATIENT REPAIRED AREA AND ALL ADJACENT SURFACES.

EXISTING WALL TO BE REMOVED



1. REMOVE INTERIOR WALL FROM CEILING TO SUBFLOOR. EXTENT AS GENERALLY INDICATED ON THIS PLAN AND AS DIMENSIONALLY CLARIFIED ON THIS PLAN.
2. REMOVE PORTION OF WALL, EXTENT AS GENERALLY INDICATED ON THIS PLAN AND AS DIMENSIONALLY CLARIFIED ON THIS PLAN.
3. REMOVE EXISTING PART OF WALL ON THIS PLAN AND DIMENSIONALLY CLARIFIED GRAPHICALLY ILLUSTRATED ON THE FLOOR PLANS.
4. REMOVE FINISH TRIM FROM OPENING.
5. REMOVE EXISTING VINYL SIDING, WHICH CONCEALS EXISTING WOOD LAP SIDING AS REQUIRED TO MATCH EXISTING APPEARANCE.
6. REMOVE PORTION OF EXTERIOR WALL AS REQUIRED TO MATCH EXISTING APPEARANCE.
7. REMOVE EXISTING EXTERIOR WALL AND EXTERIOR AS GENERALLY INDICATED ON THIS PLAN AND AS DIMENSIONALLY CLARIFIED AND GRAPHICALLY ILLUSTRATED ON THE FLOOR PLANS AND ELEVATIONS.
8. REMOVE EXISTING EXTERIOR WALL, WHICH TRIMMS THIS EXTERIOR, AS REQUIRED TO MATCH THIS DOWN TO SUBFLOOR, AS REQUIRED FOR INSTALLATION OF NEW DOOR ASSEMBLY.
9. REMOVE EXISTING PLUMBING FIXTURES, SINKING, MIRRORS, ETC.
10. REMOVE CABBINERY, SHELVES, CASEWORK ETC.
11. REMOVE STAIR CASE, RAILING, ETC.
12. REMOVE EXISTING STRUCTURE.
13. REMOVE EXISTING WALL, WALL.
14. EXISTING BEARING WALL, SUPPORTS EXISTING ROOF STRUCTURE. PROPOSED DORMER WALL AND UPPER FLOOR. BUILDER SHALL PROVIDE TEMPORARY BRACING AND SHORING FOR DEMO PHASE AND REMOVE EXISTING WALL, EXTERIOR WALL, EXTERIOR VINYL SIDING (AT EXTERIOR CONDITIONS) AND INTERIOR WALL FINISH (GYPSUM BOARD, PLASTER, ETC. AT INTERIOR CONDITIONS) TO EXPOSE CARPENTRY AND RETAIN WOOD LAP SIDING FOR REPAIR/REPLACEMENT OF SIDING AT EXTERIOR.
15. REMOVE EXISTING CEILING AND MODIFY FOR SUPERIOR FINISH.
16. REMOVE EXISTING CLAD WALLS.
17. REMOVE EXISTING CLAD WALLS.
18. REMOVE EXISTING CLAD WALLS.
19. REMOVE EXISTING CLAD WALLS.
20. REMOVE EXISTING CLAD WALLS.
21. REMOVE EXISTING CLAD WALLS.
22. REMOVE EXISTING CLAD WALLS.
23. REMOVE EXISTING CLAD WALLS.
24. REMOVE EXISTING CLAD WALLS.
25. REMOVE EXISTING CLAD WALLS.
26. REMOVE EXISTING CLAD WALLS.
27. REMOVE EXISTING CLAD WALLS.
28. REMOVE EXISTING CLAD WALLS.
29. REMOVE EXISTING CLAD WALLS.
30. REMOVE EXISTING CLAD WALLS.
31. REMOVE EXISTING CLAD WALLS.
32. REMOVE EXISTING CLAD WALLS.
33. REMOVE EXISTING CLAD WALLS.
34. REMOVE EXISTING CLAD WALLS.
35. REMOVE EXISTING CLAD WALLS.
36. REMOVE EXISTING CLAD WALLS.
37. REMOVE EXISTING CLAD WALLS.
38. REMOVE EXISTING CLAD WALLS.
39. REMOVE EXISTING CLAD WALLS.
40. REMOVE EXISTING CLAD WALLS.
41. REMOVE EXISTING CLAD WALLS.
42. REMOVE EXISTING CLAD WALLS.
43. REMOVE EXISTING CLAD WALLS.
44. REMOVE EXISTING CLAD WALLS.
45. REMOVE EXISTING CLAD WALLS.
46. REMOVE EXISTING CLAD WALLS.
47. REMOVE EXISTING CLAD WALLS.
48. REMOVE EXISTING CLAD WALLS.
49. REMOVE EXISTING CLAD WALLS.
50. REMOVE EXISTING CLAD WALLS.
51. REMOVE EXISTING CLAD WALLS.
52. REMOVE EXISTING CLAD WALLS.
53. REMOVE EXISTING CLAD WALLS.
54. REMOVE EXISTING CLAD WALLS.
55. REMOVE EXISTING CLAD WALLS.
56. REMOVE EXISTING CLAD WALLS.
57. REMOVE EXISTING CLAD WALLS.
58. REMOVE EXISTING CLAD WALLS.
59. REMOVE EXISTING CLAD WALLS.
60. REMOVE EXISTING CLAD WALLS.
61. REMOVE EXISTING CLAD WALLS.
62. REMOVE EXISTING CLAD WALLS.
63. REMOVE EXISTING CLAD WALLS.
64. REMOVE EXISTING CLAD WALLS.
65. REMOVE EXISTING CLAD WALLS.
66. REMOVE EXISTING CLAD WALLS.
67. REMOVE EXISTING CLAD WALLS.
68. REMOVE EXISTING CLAD WALLS.
69. REMOVE EXISTING CLAD WALLS.
70. REMOVE EXISTING CLAD WALLS.
71. REMOVE EXISTING CLAD WALLS.
72. REMOVE EXISTING CLAD WALLS.
73. REMOVE EXISTING CLAD WALLS.
74. REMOVE EXISTING CLAD WALLS.
75. REMOVE EXISTING CLAD WALLS.
76. REMOVE EXISTING CLAD WALLS.
77. REMOVE EXISTING CLAD WALLS.
78. REMOVE EXISTING CLAD WALLS.
79. REMOVE EXISTING CLAD WALLS.
80. REMOVE EXISTING CLAD WALLS.
81. REMOVE EXISTING CLAD WALLS.
82. REMOVE EXISTING CLAD WALLS.
83. REMOVE EXISTING CLAD WALLS.
84. REMOVE EXISTING CLAD WALLS.
85. REMOVE EXISTING CLAD WALLS.
86. REMOVE EXISTING CLAD WALLS.
87. REMOVE EXISTING CLAD WALLS.
88. REMOVE EXISTING CLAD WALLS.
89. REMOVE EXISTING CLAD WALLS.
90. REMOVE EXISTING CLAD WALLS.
91. REMOVE EXISTING CLAD WALLS.
92. REMOVE EXISTING CLAD WALLS.
93. REMOVE EXISTING CLAD WALLS.
94. REMOVE EXISTING CLAD WALLS.
95. REMOVE EXISTING CLAD WALLS.
96. REMOVE EXISTING CLAD WALLS.
97. REMOVE EXISTING CLAD WALLS.
98. REMOVE EXISTING CLAD WALLS.
99. REMOVE EXISTING CLAD WALLS.
100. REMOVE EXISTING CLAD WALLS.


$$\left\{ \begin{array}{l} \delta \\ \gamma \\ \beta \\ \alpha \end{array} \right.$$

**215 LEWISBURG
AVENUE
RENOVATION/
ADDITION
JULIE ALFREY**

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.

[illegible]

Project Number
21.1090

DEMOLITION PLAN

A010

DEMOLITION GENERAL NOTES

1. THE BUILDER SHALL VERIFY AND ASCERTAIN THE EXISTING STRUCTURE OF THE HOUSE IN REGARD TO THE SCOPE OF THE DEMOLITION WORK. THIS SHALL INCLUDE BUT NOT BE LIMITED TO: FOUNDATION, WALL, FLOOR, BEARING ELEMENTS, FOUNDATION, FRAMING AND OTHERWISE, AND THE IMPACT OF THE PLANNED DEMOLITION WORK TO SAID. PRIOR TO COMMENCING DEMOLITION WORK, 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.
2. ALL ELECTRICAL, MECHANICAL OR PLUMBING INFRASTRUCTURE WITHIN OR AFFECTED BY CONSTRUCTION TO BE DEMOLISHED, SHALL BE REMOVED AND REWORKED IN COMPLIANCE WITH APPLICABLE BUILDING CODES AND BEST PRACTICES, AS REQUIRED TO SERVICE THE SCOPE OF THE FINAL RENOVATION PRODUCT MOST EFFICIENTLY. VERIFY WITH THE OWNER IF ANY ITEMS SCHEDULED FOR DEMOLITION ARE TO BE REUSED OR REUSED BY THE OWNER OR REUSED IN THIS RENOVATION PROJECT INCLUDING BUT NOT LIMITED TO CABINERY, COUNTERTOPS, CASEWORK, SHELVES, DOORS, WINDOWS, FLOORING, 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 THE EXISTING STRUCTURE, OTHERWISE, NECESSITATED BY MODIFIED LOADING CONDITIONS, THAT ARE REQUIRED TO EXECUTE THE DESIGN INTENT OF THE REMODEL.
2. WHERE THE EXISTING STRUCTURE HAS OCCURRED REMOVAL OF WALLS, CEILINGS, PLUMBING FIXTURES, CABINERY, MEP ROUGH-INS ETC., PATCH AND REPAIR DAMAGED SURFACES TO MATCH AND ALIGN WITH EXISTING ADJACENT SURFACES.
3. FINISHES, CEILINGS, SOFFITS, FLOORS ETC. HAVE OCCURRED, REFRESH THESE AREAS TO MATCH AND ALIGN WITH ADJACENT REMAINING SURFACES OR REFINISH THE ADJACENT REMAINING SURFACES TO MATCH THE ADJACENT SURFACES.

DEMOLITION PLAN KEYNOTES

1. REMOVE INTERIOR WALL FROM CEILING TO FLOOR, EXCEPT AS OTHERWISE NOTED 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 OPENING SIZE OR LOCATION AS REQUIRED BY THE RENOVATION PRODUCT, AS DIMENSIONALLY CLARIFIED ON THIS PLAN AND AS DIMENSIONALLY CLARIFIED ON THE FLOOR PLANS.
5. REMOVE FINISH FROM OPENINGS.
6. REMOVE EXISTING WOOD LAP SIDING, REPAIR AND REPLACE EXISTING WOOD LAP SIDING AS REQUIRED, TO MATCH EXISTING APPEARANCE.
7. REMOVE EXISTING EXTERIOR WALL AS REQUIRED FOR INSTALLATION OF NEW DOOR OR WINDOW, EXCEPT AS GENERALLY INDICATED ON THIS PLAN AND AS DIMENSIONALLY CLARIFIED AND GRAPHICALLY ILLUSTRATED ON THE FLOOR PLANS.
8. REMOVE EXTERIOR WALL BELOW WINDOW(S), DOWN TO SUBFLOOR, AS REQUIRED FOR INSTALLATION OF NEW DOOR ASSEMBLY, INCLUDING EXISTING FIXTURES, LIGHTING, MIRRORS, ACCESSORIES ETC.
9. REMOVE CABINERY, SHELVES, CASEWORK ETC.
10. REMOVE STAIR, CASE, RAILING, ETC.
11. REMOVE EXISTING WALL, SUPPORTS EXISTING ROOF STRUCTURE, PROPOSED DORMER WALL AND UPPER DOOR, BUILTERS SHALL PROVIDE BATHING AND BEARING ELEMENTS, FOUNDATION, FRAMING AND APPROPRIATE REPLACEMENT FOR FINAL CONDITION.
12. REMOVE VINYL SIDING (AT EXTERIOR CONDITIONS) AND INTERIOR WALL FINISH (GYPSUM BOARD, ETC.) TO EXPOSE EXISTING, CONCEALED EXTERIOR LAP SIDING FOR REPAIR/REPLACEMENT OF SIDING AT EXTERIOR WALLS AND CEILING.
13. REMOVE EXISTING CEILING AND MODIFY FOR SLOPED CEILING.

906

STUDIO

ARCHITECTS

148 Fifth Avenue South
Franklin, TN 37054
615.988.9065
926studio.com

215 LEWISBURG AVENUE
RENOVATION/
ADDITION
JULIE ALFREY

215 LEWISBURG AVE
FRANKLIN, TENNESSEE 37064

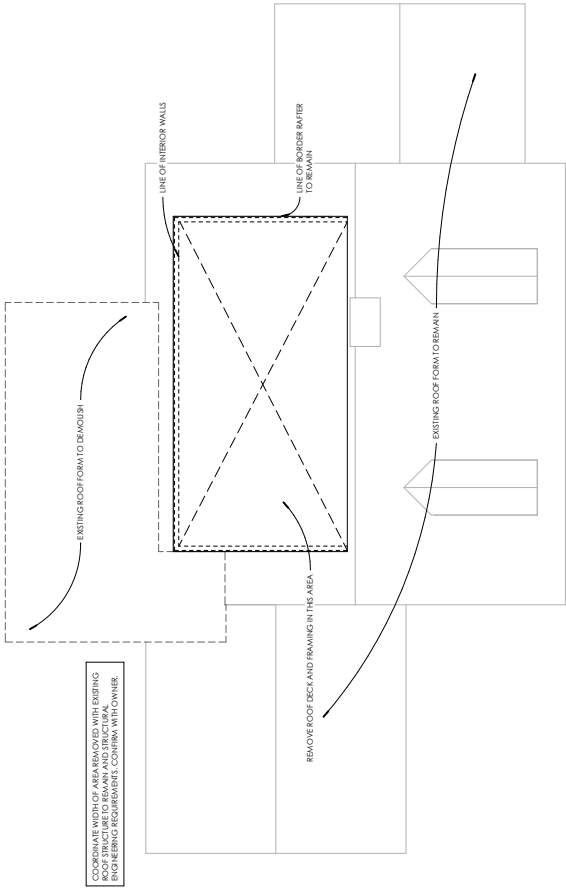
FOR THE STUDY ARCHITECTS, LLC
SHALL NOT BE USED OR REPRODUCED
WITHOUT PRIOR WRITTEN CONSENT
OF PMA STUDIO ARCHITECTS, LLC

NO.	DESCRIPTION	DATE
1	REVISION	05/18/2022

Project Number
211090

ROOF DEMOLITION
PLAN

A012



1 ROOF DEMOLITION PLAN

1/4" = 1'-0"

[illegible]

1 HOUSE FOUNDATION PLAN

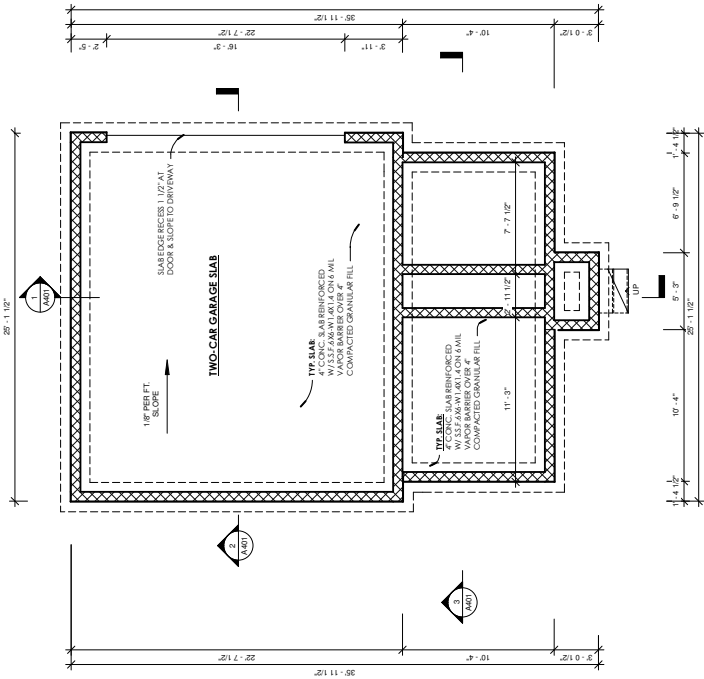
 $\frac{1}{10}$ ∞

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 FOUNDATION DESIGN, TO PROVIDE FOUNDATION CONSTRUCTION DETAILS, 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 OF ANY ADVERSE SITE CONDITIONS THAT MAY AFFECT THE FOUNDATION DESIGN OR 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 COATING AND PROTECTING OR REPAIRING ALL EXISTING FOUNDATION ELEMENTS AND ALL 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 CONSULTING SERVICES TO PROVIDE FOUNDATION DESIGN, TO PROVIDE FOUNDATION CONSTRUCTION DETAILS, AND TO PROVIDE CONSTRUCTION OBSERVATION SERVICES.
5. THE BUILDER SHALL BE RESPONSIBLE FOR DETERMINING THE MOST APPROPRIATE FOUNDATION SYSTEM BASED ON THE SPECIFIC STEPS GRADING CONDITION (SLAB ON GRADE, CRAWL SPACE, HEIGHTS AND STEPS OF STEPMATS ETC.).
6. TERRACE PROTECTION: THE BUILDER SHALL PROVIDE PROTECTION AGAINST DAMAGE FROM SUBMERGENT, TERMITES AS REQUIRED BY THE CODE.
7. FOUNDATION WALLS OR TOP OF SLAB TO FG SHALL BE AS DESCRIBED 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 FOUNDATION WALLS SHALL BE AS DESCRIBED 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 DETAIL OF FOOTINGS SHALL MEET OR EXCEED MINIMUM FROST DESIGN DEPTHS AS REQUIRED BY THE LOCAL JURISDICTION.
11. THE NUMBER OF STAIR RISES NECESSARY TO ACCESS THE PORCHES 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. FOUNDATION WALLS SHALL BE CONSTRUCTED TO ALLOW FOR PROPER DRAINAGE, ISOLATION OF FLOORING, 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 SUBGRADE SHALL BE COMPACTED TO 95% OR GREATER OF NATURAL BEARING CAPACITY WITH NO VOIDS.
17. ALL SUBGRADE SHALL BE SLOPED TO DRAIN AWAY FROM THE HOUSE.
18. FOUNDATION WALLS SHALL BE DAMPROOFED OR WATERPROOFED AS REQUIRED.
19. GRADE SHALL BE DAMPROOFED OR WATERPROOFED AS REQUIRED BY CODE.
20. DRAINAGE SHALL BE PROVIDED AROUND FOUNDATIONS THAT RETAIN EARTH AND ENCLOSE HABITABLE SPACE BELOW.
21. PROPOSE HABITABLE SPACE IN CONFORMANCE WITH CODE REQUIREMENTS OF AN UNVENTED UNDER-FLOOR SPACE 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.

NO.	DESCRIPTION	DATE
1	FOUNDATION PLAN	05/18/2022

Project Number
211090
FOUNDATION PLAN



A102

FLOOR PLAN NOTES

- ALL PLAN DIMENSIONS ARE TO OUTSIDE FACE OF STUD OR BLOCK.
- UNLESS NOTED OTHERWISE, WINDOW DIMENSIONS SHALL BE TO CENTERLINE OF WINDOW OR WINDOW GROUPINGS UNLESS NOTED OTHERWISE.
- INTERIOR WALL OPENINGS WITH OR WITHOUT DOORS SHALL BE EITHER CENTERED IN THE ROOM OR LOCATED AT $\pm 1/4$ FROM INTERSECTING WALL, UNLESS DIMENSIONED OTHERWISE.
- ALL WALLS EXTERIOR AND INTERIOR SHALL BE 45-DEGREE UNLESS OTHERWISE NOTED.
- ALL WALLS EXTERIOR AND INTERIOR ARE ASSUMED TO BE FRAMED WITH 2X4 WOOD STUDS, UNLESS REQUIRED TO BE DIFFERENT FOR THE PURPOSES OF PLUMBING OR DUCTS WITHIN THE WALL (SEE ALL COORDINATES), OR UNLESS AS NOTED OTHERWISE.
- ALL WALLS FEATURING CASED OPENINGS (WITH OR WITHOUT TRIM) SHALL BE 2X6.
- ALL WALLS FEATURING CASED OPENINGS ARE ASSUMED IN THESE DOCUMENTS TO BE SHEATHED WITH 1/2" THICK GYPSUM BOARD, PAINTED, UNLESS NOTED OTHERWISE.
- ALL WALLS SHALL FEATURE BASE TRIM, PAINTED, AS SELECTED BY THE OWNER. PROVIDE CONTINUOUS BEAD OF PAINTABLE SEALANT BETWEEN TRIM AND GYPSUM BOARD TO HIDE ALL GAPS. PAINT SEALANT TO MATCH TRIM.
- RETURN AIR GRILLS AND THERMOSTATS SHALL BE LOCATED AS SHOWN. PROVIDE 1/2" CLEARANCE FROM WALLS AND FLOORS. FROST-FREE HOSE BIB LOCATIONS SHALL BE AS DIRECTED BY THE OWNER'S REPRESENTATIVE IN COLLABORATION WITH THE BUILDER.

NEW WALL -
EXISTING WALL TO REMAIN -

WALL TYPES

AREA CALCULATIONS

BASED ON OUTSIDE FACE OF STUD OR BLOCK

HEATED	UNHEATED
FIRST FLOOR EXISTING	1279.3 SF
FIRST FLOOR ADDITION	740.3 SF
LOFT	141.1 SF
POTTING ROOM	79.3 SF
SECOND FLOOR EXISTING	131.6 SF
SECOND FLOOR ADDITION	191.5 SF
STUDIO	514.5 SF
HEATED	3164.3 SF
UNHEATED	
EXISTING BASEMENT	426.3 SF
NEW BASEMENT	282.3 SF
GRAND TOTAL	4165.5 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"	(2) 2068
105	4'-0"	6'-8"	
106	2'-8"	7'-0"	POCKET DOOR
107	2'-8"	6'-8"	POCKET DOOR
108	2'-4"	8'-0"	DOOR OPENING
109	2'-4"	8'-0"	DOOR OPENING
110	3'-0"	7'-0"	REAR DOOR
301	16'-0"	7'-0"	
302	6'-0"	7'-0"	
303	2'-8"	7'-0"	EXTERIOR WEATHER DOOR
305	2'-6"	7'-0"	PROOFING

WINDOW SCHEDULE

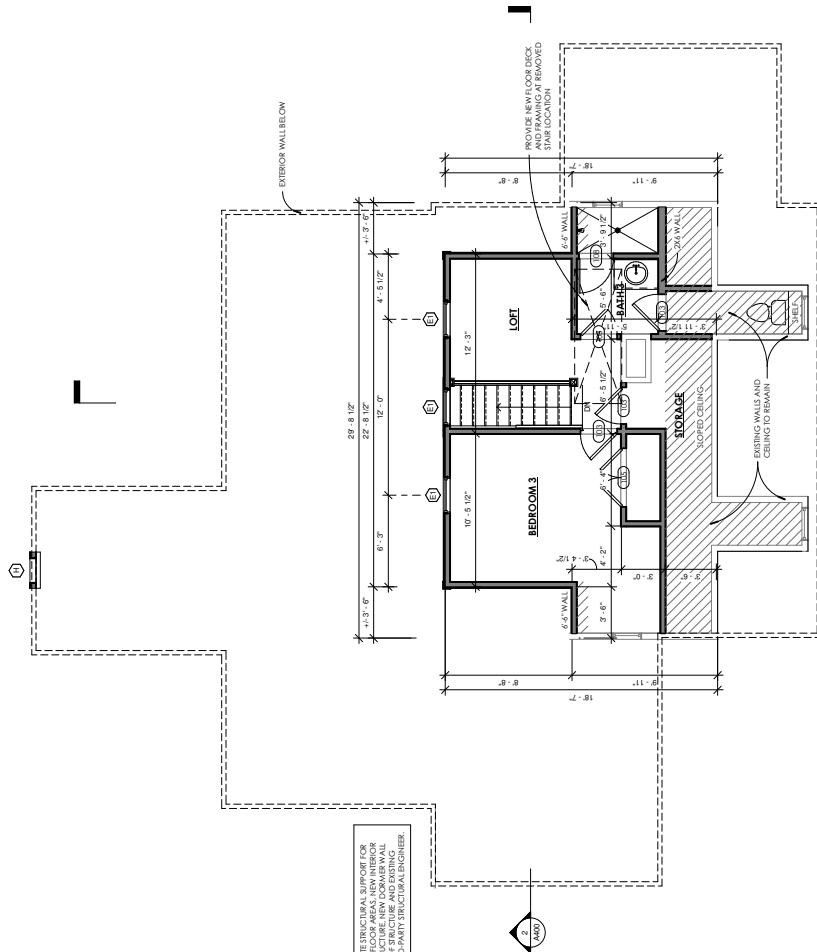
MARK	WIDTH	HEIGHT	COMMENTS
A	2'-4"	4'-6"	DOUBLE HUNG
B	2'-0"	3'-0"	FIXED
C	2'-0"	7'-0"	DOUBLE HUNG
D	2'-6"	4'-0"	DOUBLE HUNG
E1	2'-6"	4'-0"	EGRESS WINDOW
E2	2'-6"	4'-0"	EGRESS WINDOW
F	2'-6"	4'-0"	DOUBLE HUNG
G	2'-8"	3'-0"	FIXED
H	1'-8"	2'-0"	FIXED

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

PROVIDE SAFETY GLAZING IN LOCATIONS AS REQ. BY IBC.

1 SECOND FLOOR PLAN

1/4" = 1'-0"



ALL INTERIOR WALL, CORNER, AND PARTIAL CORNER WALLS ON EXISTING FLOOR STRUCTURE ARE TO REMAIN. ALL RENOVATION WORK NEW FLOOR AREA, NEW INTERIOR WALLS, NEW PARTIAL CORNER WALLS, NEW INTERIOR EXTERIOR WALLS ETC. WITH THIRD-PARTY STRUCTURAL ENGINEER.



FLOOR PLAN NOTES

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

AREA CALCULATIONS

HEATED	UNHEATED
FIRST FLOOR EXISTING	428.5 SF
FIRST FLOOR ADDITION	285.5 SF
POTTING ROOM	79.5 SF
SECOND FLOOR EXISTING	191.5 SF
STUDIO	514.5 SF
HEATED	3164.5 SF
UNHEATED	428.5 SF
EXISTING WASHROOM	428.5 SF
STUDIO	514.5 SF
GRAND TOTAL	4165.5 SF

DOOR SCHEDULE

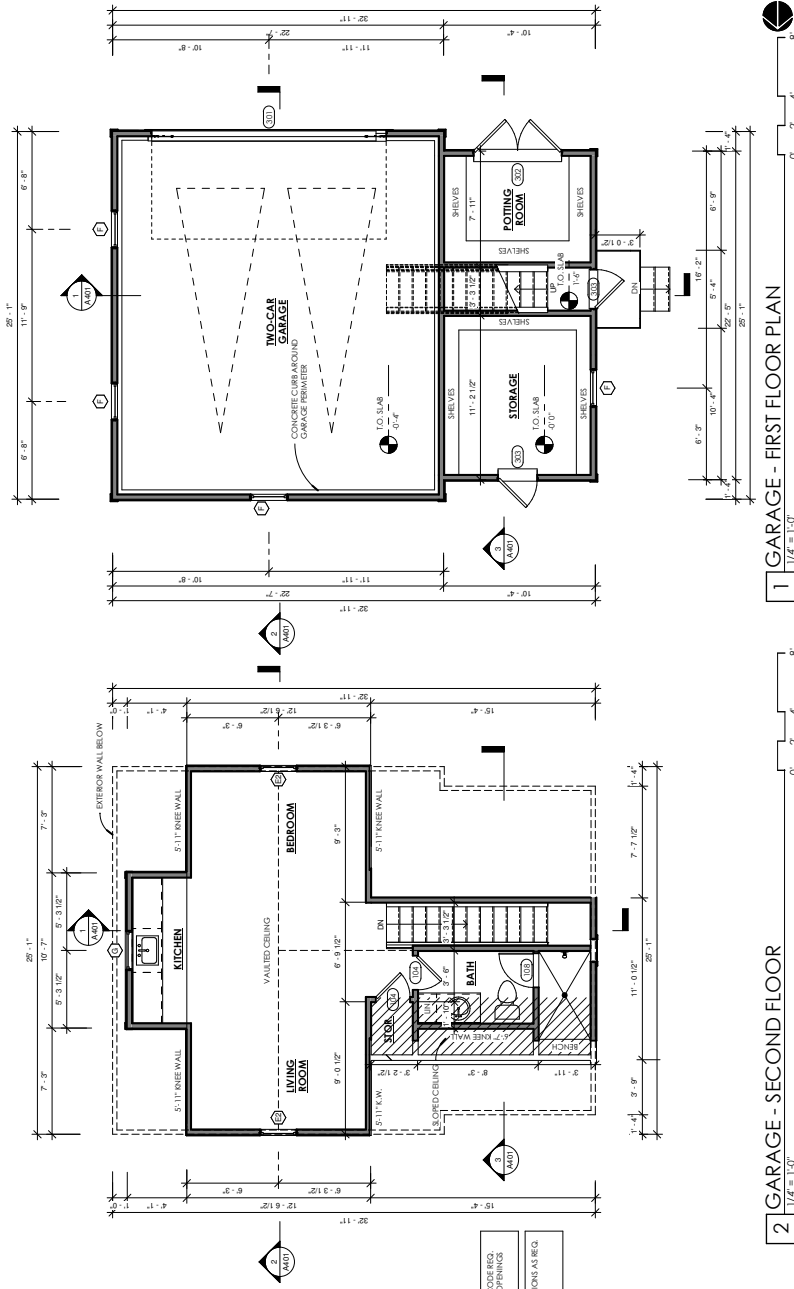
Type	Mark	Width	Height	Comments
101	4'-0"	8'-0"	(2) 2080	CASED OPENING
102	2'-8"	7'-0"		CASED OPENING
103	2'-8"	7'-0"		CASED OPENING
104	2'-4"	6'-8"		(2) 2068
105	4'-0"	6'-8"		
106	2'-8"	7'-0"		POCKET DOOR
107	2'-8"	6'-8"		POCKET DOOR
108	2'-4"	8'-0"		POCKET DOOR
109	3'-0"	7'-0"		POCKET DOOR
110	3'-0"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

WINDOW SCHEDULE

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

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

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



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

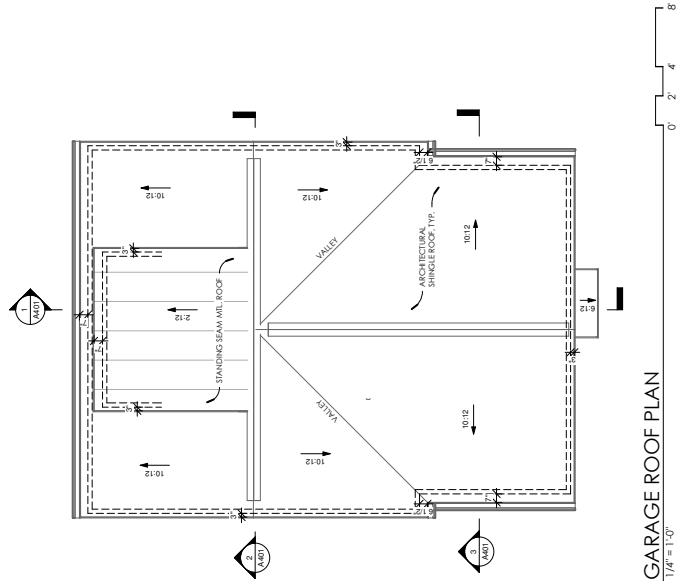
1 GARAGE - FIRST FLOOR PLAN
1/4" = 1'-0"



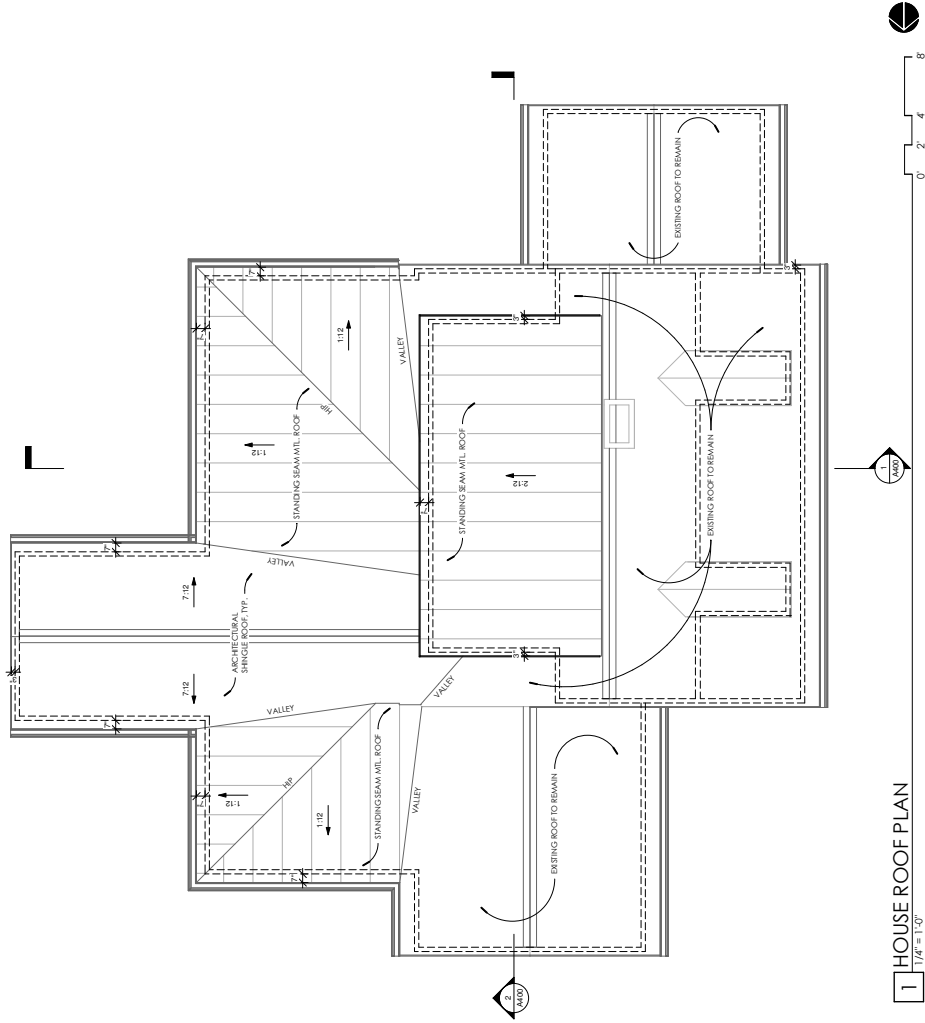
ROOF PLAN NOTES

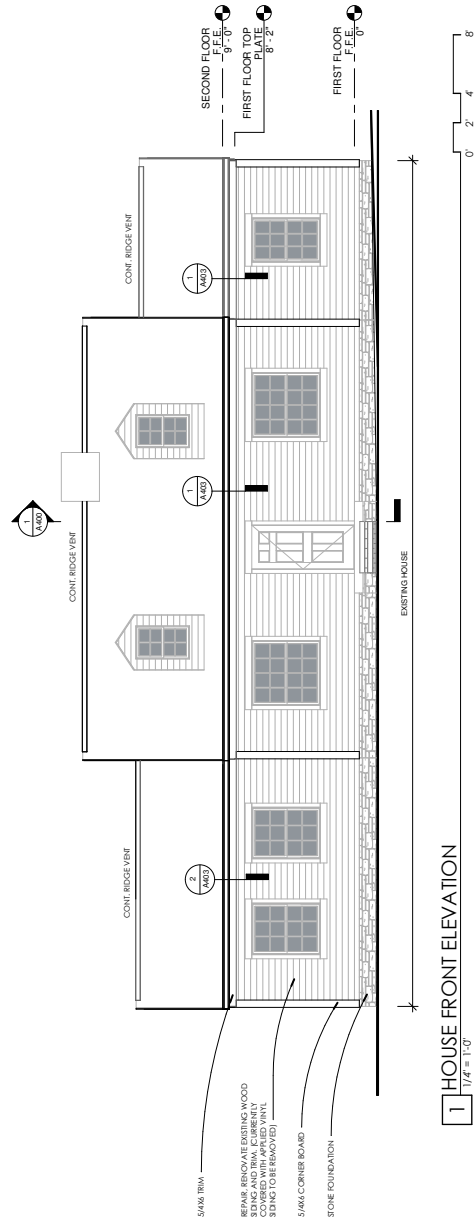
1. IT IS THE RESPONSIBILITY OF THE BUILDER TO ENGAGE THIRD-PARTY PROFESSIONAL DESIGN CONSULTANTS TO PROVIDE THE DESIGN AND CONSTRUCTION OF THE ROOF SYSTEM, INCLUDING THE DESIGN OF THE ROOF STRUCTURE, ROOFING, AND FLASHING, AND TO ACCOMMODATE THE SPECIFIC FRAMING CODE, AND TO ACCOMMODATE THE SPECIFIC FRAMING CODE, AND TO ACCOMMODATE THE SPECIFIC FRAMING CODE, AND TO ACCOMMODATE THE SPECIFIC FRAMING CODE.
2. THE ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS, AND THE ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS, AND THE ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS, AND THE ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS.
3. THE ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS, AND THE ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS, AND THE ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS, AND THE ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS.
4. THE ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS, AND THE ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS, AND THE ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS, AND THE ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS.
5. THE ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS, AND THE ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS, AND THE ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS, AND THE ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS.

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

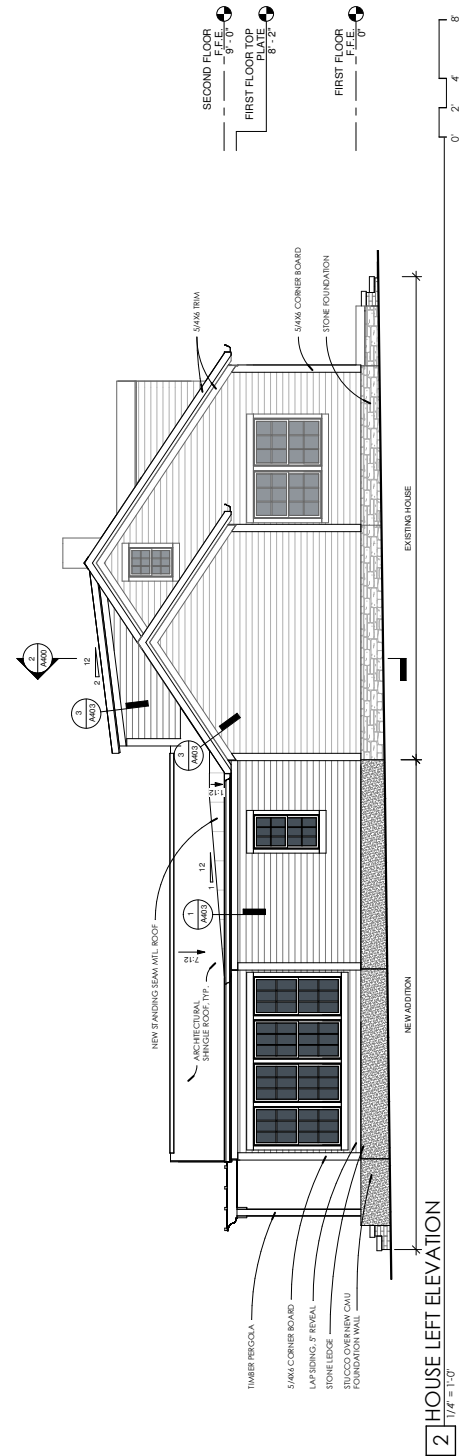


1 HOUSE ROOF PLAN
1/4" = 1'-0"

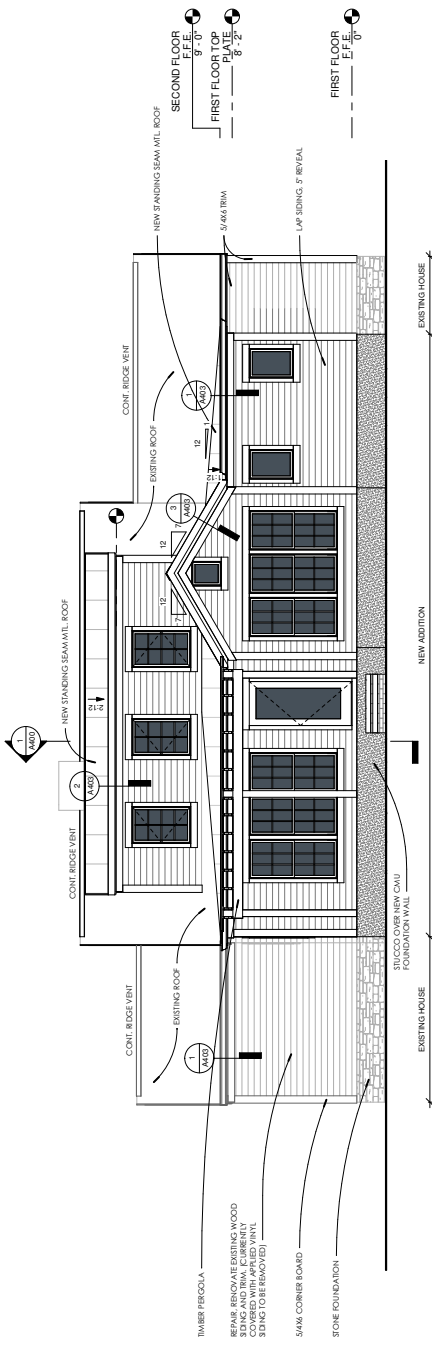




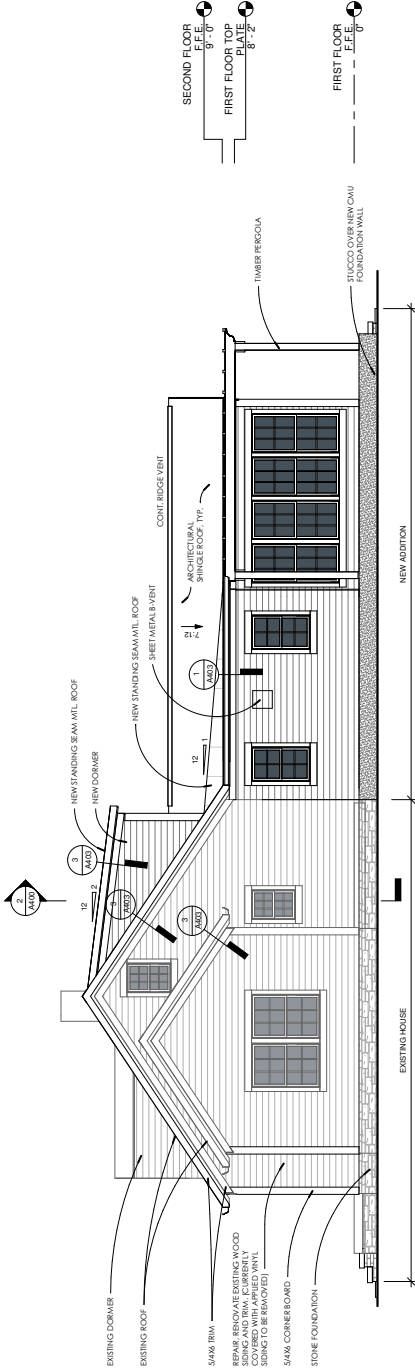
HOUSE FRONT ELEVATION



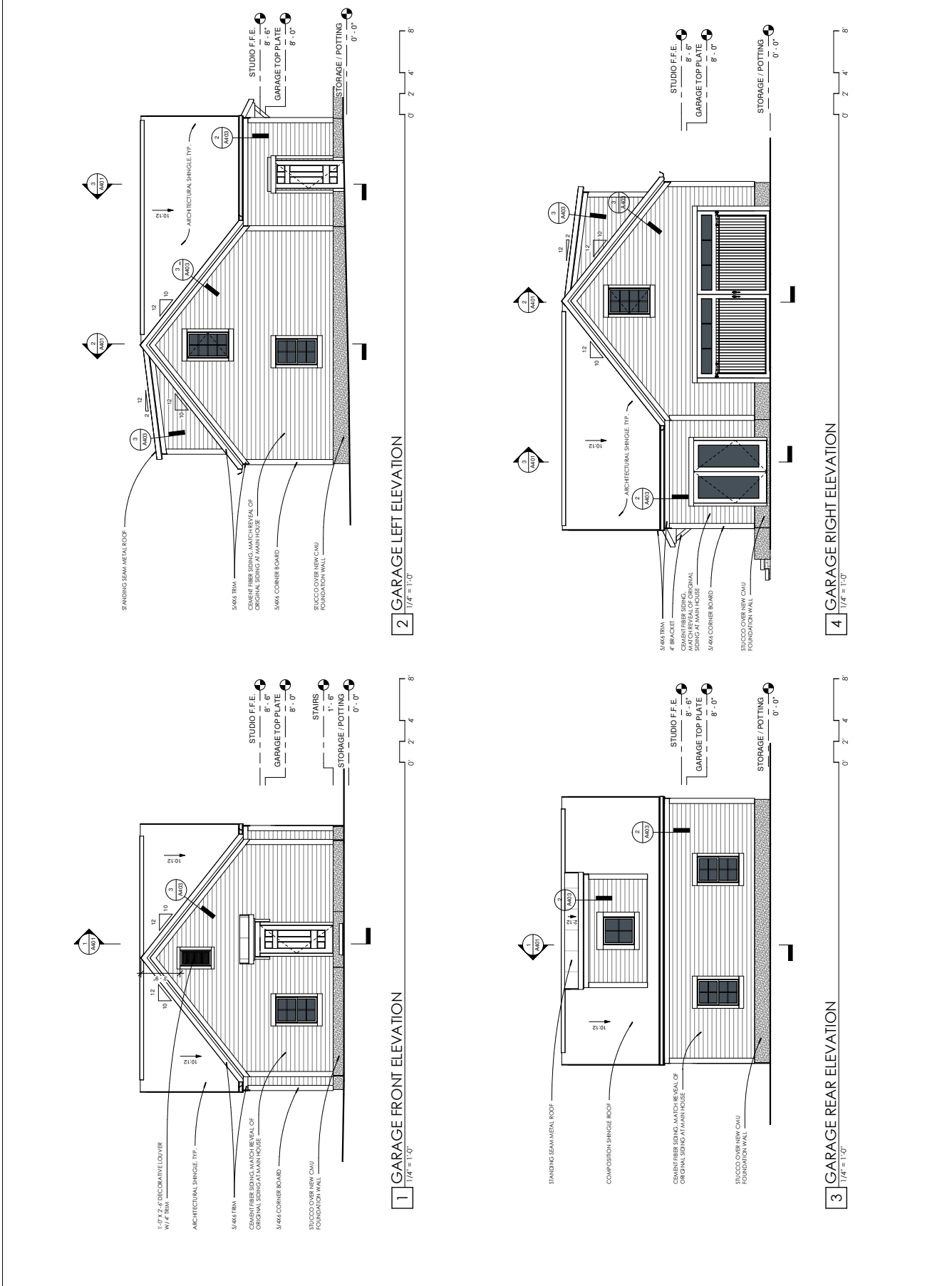
2 HOUSE LEFT ELEVATION

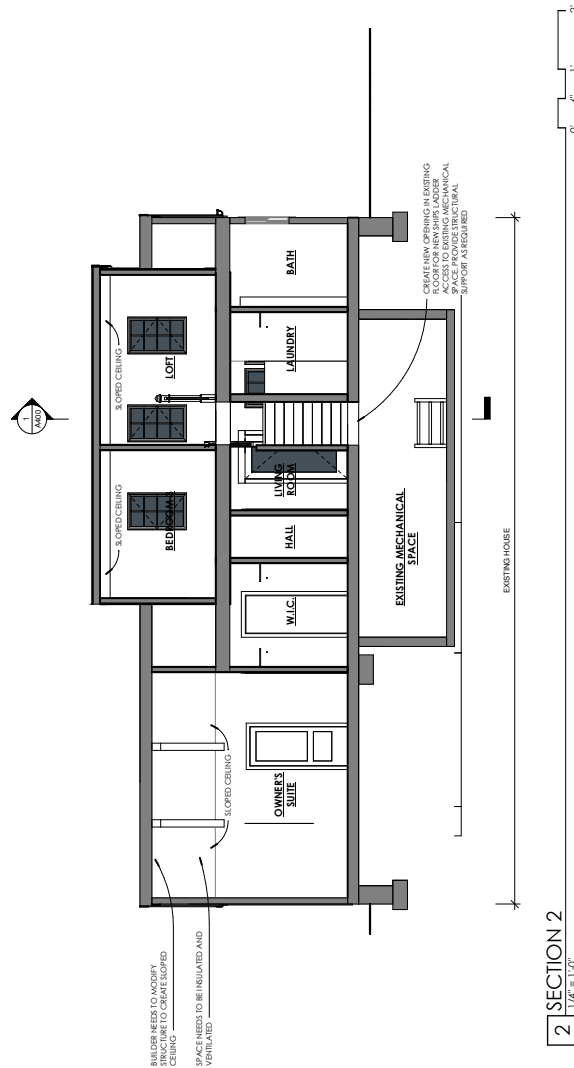
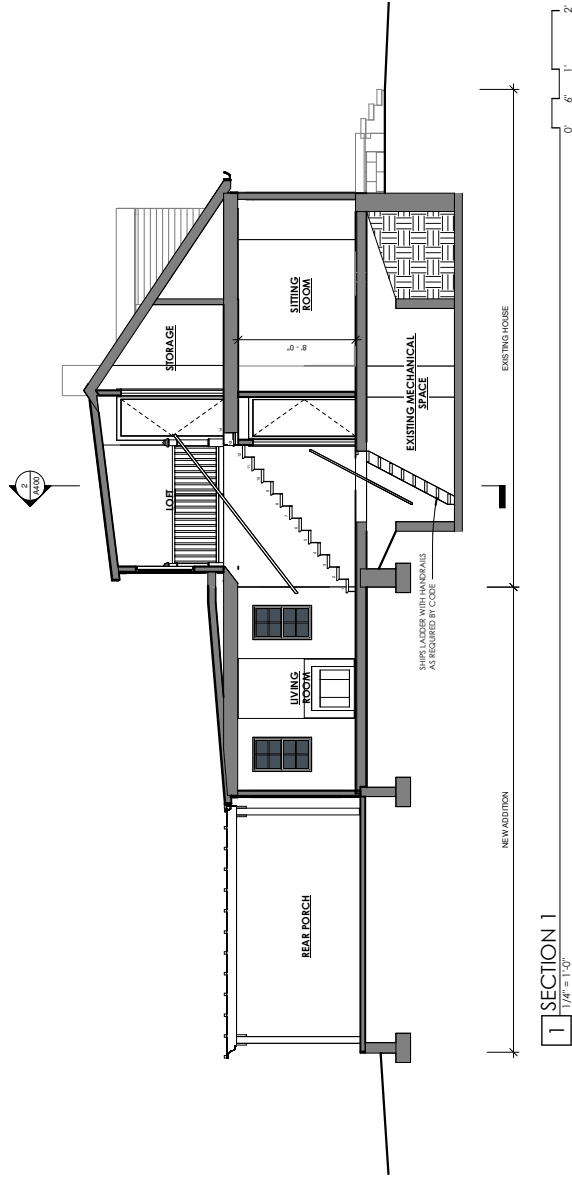


1 HOUSE REAR ELEVATION
1/4" = 1'-0"

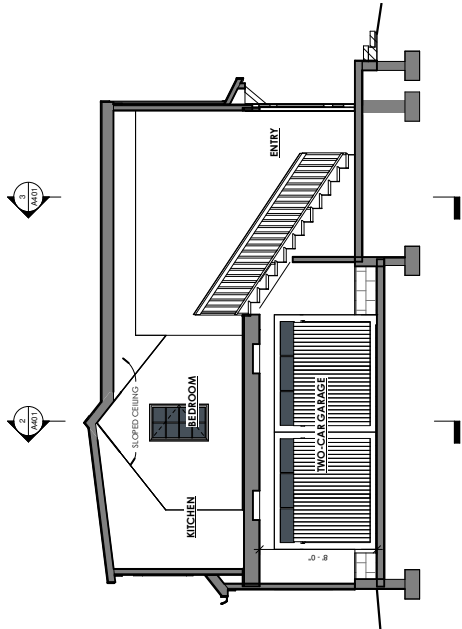


2 HOUSE RIGHT ELEVATION
1/4" = 1'-0"

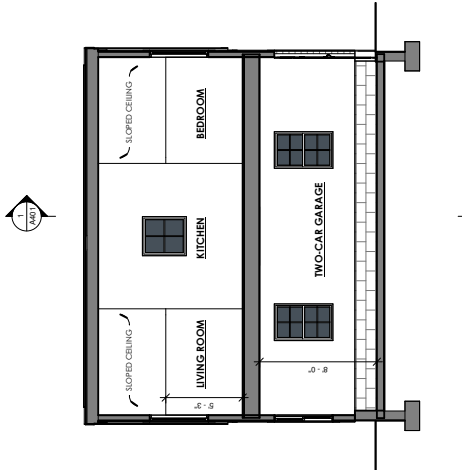




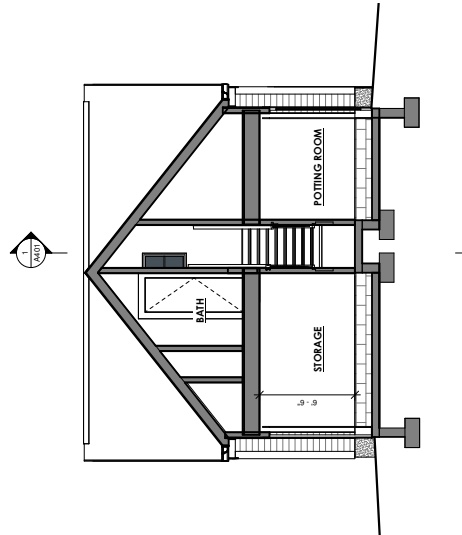
1 SECTION 3
1/4" = 1'-0"



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



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



BUILDING SECTIONS

A401

Project Number
21.1090

NO. DESCRIPTION DATE
BUILDING SET 05/18/2022

NOTES: FOR STUDY ARCHITECTS TO
DRAW AND DATE CONCEPTS
SHALL NOT BE USED OR REPRODUCED
WITHOUT PRIOR WRITTEN CONSENT
OF PMA STUDIO ARCHITECTS, LLC

215 LEWISBURG AVE
FRANKLIN, TENNESSEE 37064

JULIE ALFREY

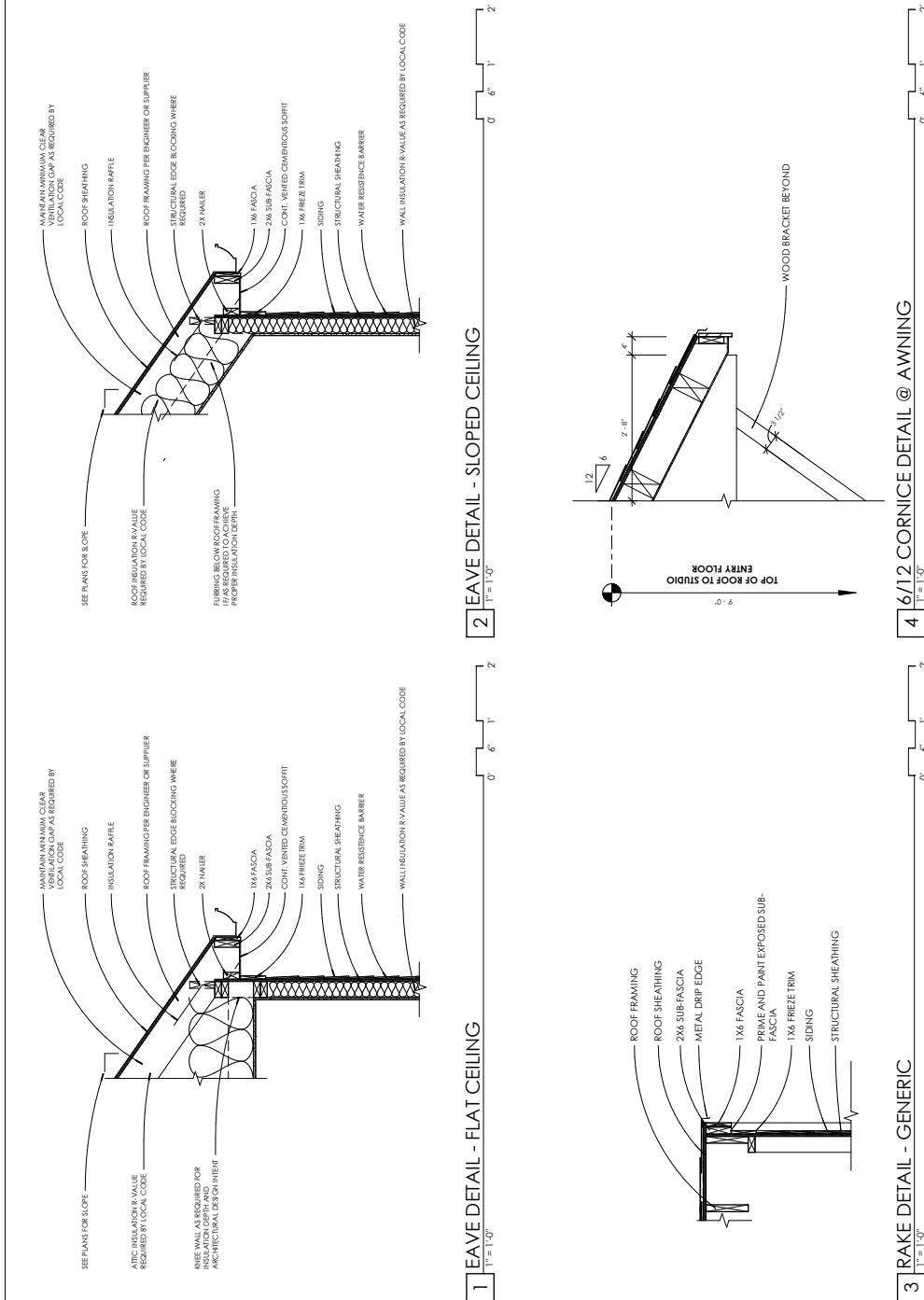
215 LEWISBURG
AVENUE
RENOVATION/
ADDITION

ARCHITECTS
143 Fifth Avenue South
Franklin, TN 37064
615.988.9065
926studio.com

STUDIO

906



[illegible]

Project Number

21.1090

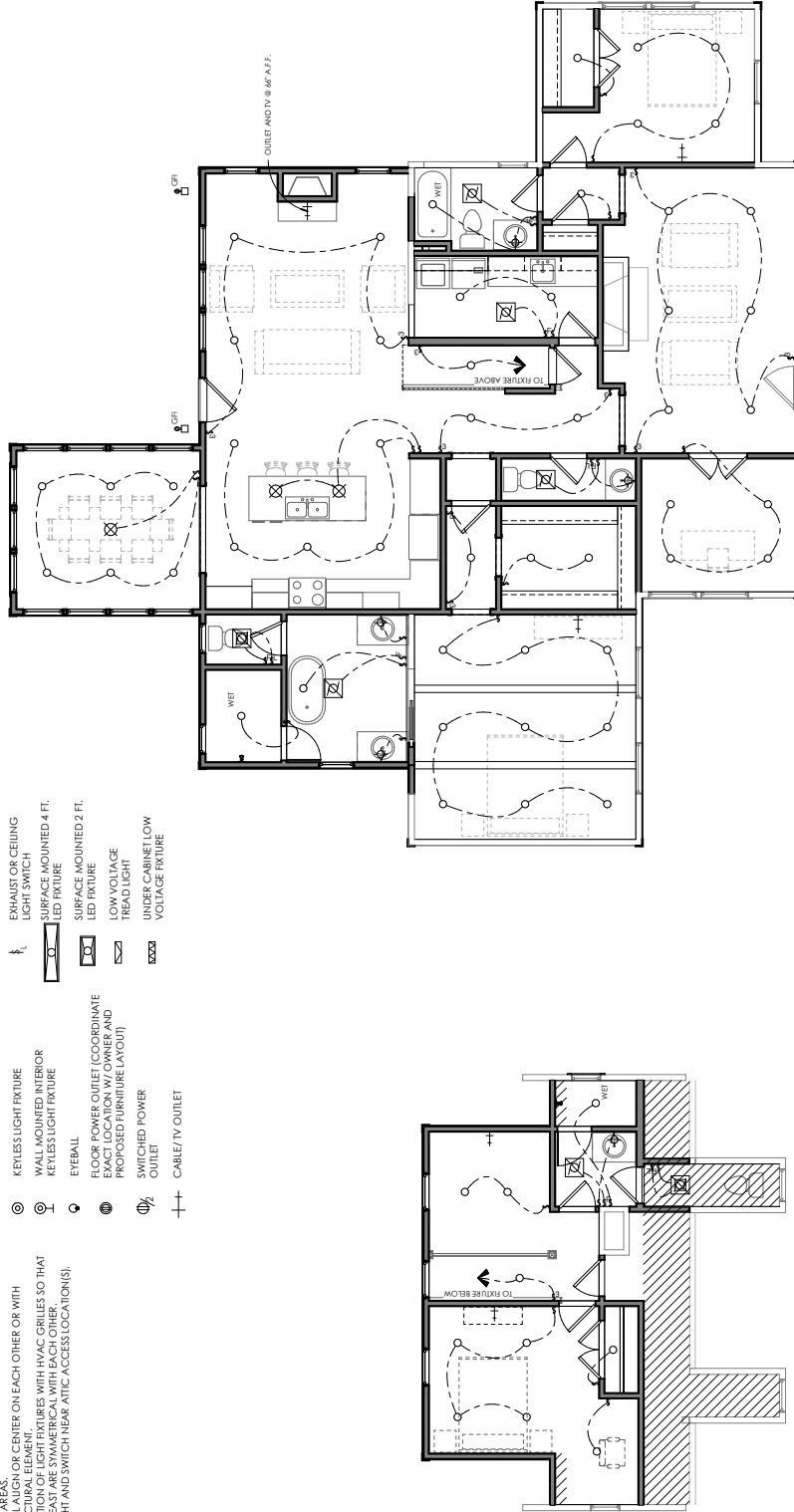
DETAILS

ELECTRICAL LEGEND

- | | |
|---|--|
|  | EXTERIOR LANTERN TYPE
LIGHT FIXTURE |
|  | EXTERIOR SECURITY TYPE LIGHT
FIXTURE |
|  | SURFACE MOUNTED LED FIXTURE |
|  | RECESSED WALL
FLOOD FIXTURE |
|  | FEATURE/CHANDLER
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
LOCATION WITH OWNER AND
SWITCHED JUNCTION LAYOUT) |
|  | CABLE TV OUTLET |

ELECTRICAL LEGEND

- | | |
|---|--------------------------------------|
|  | 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 |
|  | LIGHT SWITCH |
|  | SURFACE MOUNTED 4 FT.
LED FIXTURE |
|  | SURFACE MOUNTED 2 FT.
LED FIXTURE |
|  | LOW VOLTAGE
TREAD LIGHT |
|  | UNDER CABINET LOW
VOLTAGE FIXTURE |

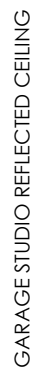


2 SECOND FLOOR REFLECTED CEILING PLAN

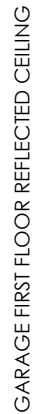
1	1st FLOOR REFLECTED CEILING PLAN
	1/4" = 1'-0"

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 EACH OF THE FOLLOWING ARE SERVED BY A DEDICATED CIRCUIT: REFRIGERATOR, FREEZER, WARMER, DRYER, FREEZER, REFRIGERATOR, COOK TOP, VEHT HOOD, OVEN, DISHWASHER, FOOD DISPOSAL, TRASH COMPACTOR, HVAC EQUIPMENT, ALUMINUM SYSTEM WATER HEATER, ETC. CAN OPERATE AS REQUIRED.
3. PROVIDE ONE (1) CIRCULATING AIR FLOW VENT TO EXTERIOR FOR EACH HOUSE.
4. SIZE ELECTRICAL PANELS PER LOCAL CODES TO CONFORM TO ALL CALCULATED LOADS AS WELL AS PROVIDE A MINIMUM OF EIGHT (8) SINGLE AND GROUP SWITCHES SHALL BE LOCATED AS CLOSE AS POSSIBLE WITHOUT INTERSECTING ANY DOOR/WINDOW TRIM.
5. PROVIDE GROUND-Fault CIRCUIT INTERRUPTER (GFCI) TYPE DEVICES AND TWO OUTLETS IN GARAGE, OUTSIDE AND/OR NEAR WATER CONDITIONS SUCH AS BATH, KITCHEN, LAUNDRY, AND OTHER AREAS WHERE THERE MAY BE RISK OF NOT LIMITED TO, VANITIES, WASHERS, SINKS, TUB, SHOWER, ETC. REQUIRED BY APPLICABLE CODES. IN AREAS INCLUDING BUT NOT LIMITED TO FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLOIS, LIBRARIES, DEN'S, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS OR LIGHT FIXTURES SHALL ALIGN OR CENTER ON EACH OTHER OR WITH ADJACENT ARCHITECTURAL ELEMENT.
6. COORDINATE LOCATION OF LIGHT FIXTURES WITH HVAC GRILLES SO THAT BOTH FUNCTIONALITY AND AESTHETICS ARE MAINTAINED.
7. PROVIDE UTILITY LIGHT AND SWITCH NEAR ATIC ACCESS LOCATIONS).

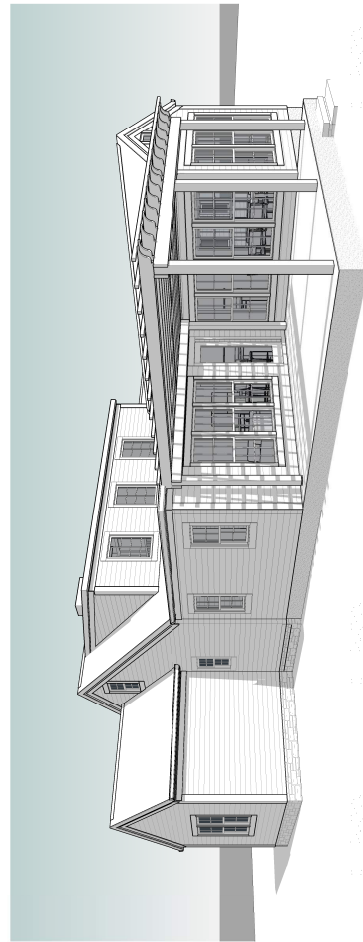
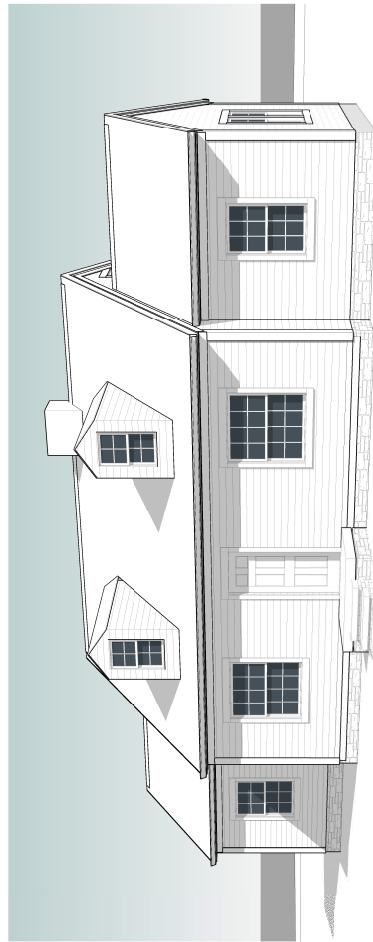
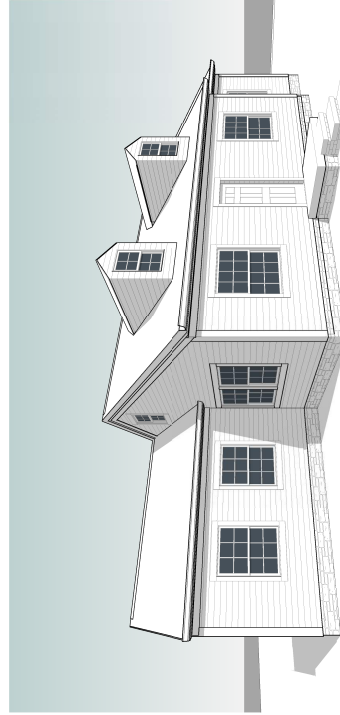
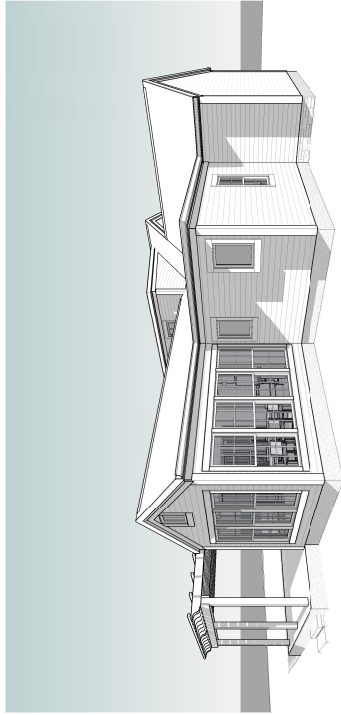
	EXTERIOR, LANTERN TYPE, LIGHT FIXTURE		CEILING FAN
	EXTERIOR, SECURITY TYPE, SOFT MOUNTED LIGHT FIXTURE		CEILING FAN W/ LIGHT FIXTURE
	RECESSED WALL FLOOD LIGHT		EXHAUST FAN WITH LIGHT FIXTURE
	FEATURE/CHANDIELIER TYPE LIGHT FIXTURE		EXHAUST FAN WITHOUT LIGHT FIXTURE
	CEILING MOUNTED LIGHT FIXTURE		SINGLE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

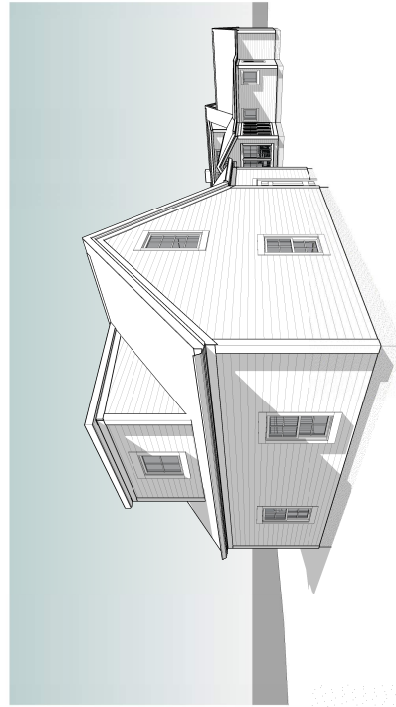
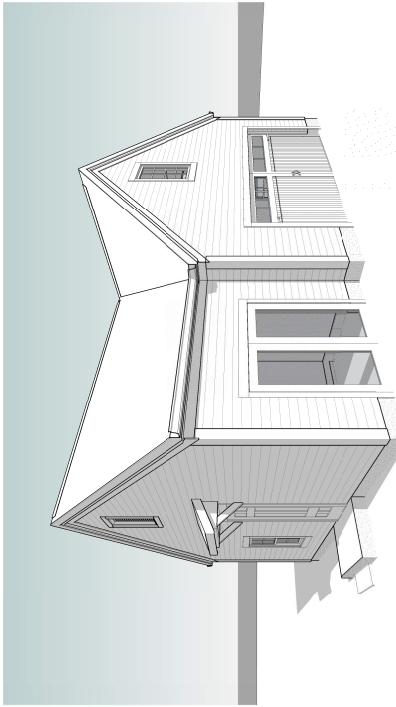
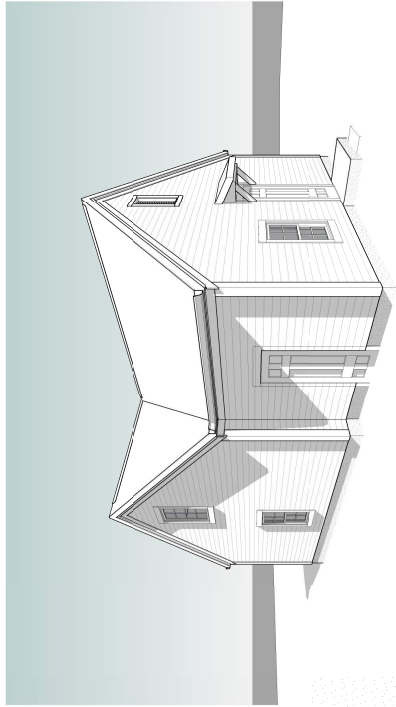
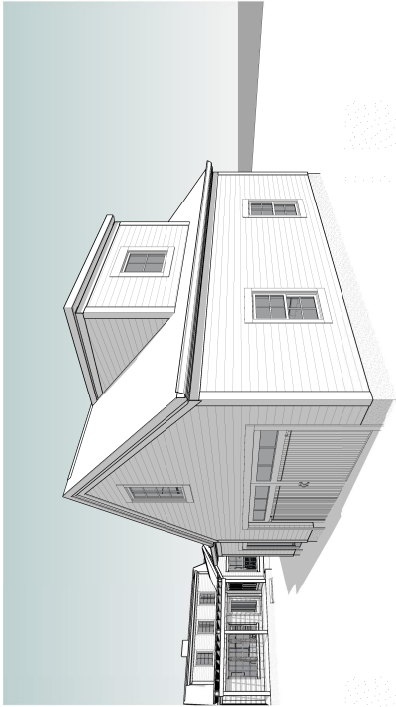


PLAN
1/4" = 1'-0"



PLAN
1/4" = 1'-0"





OWNER AFFIDAVIT
City of Franklin, Tennessee

We, M. JULIA ALFRED & LISA N. ASPLUND

(Please print Names in Full)

being duly sworn, depose and say(s) that (I am)(we are) the owner(s) of the property described as:

Parcel & OT&F # 04800

(Property Parcel/Tax ID Number)

and located at:

215 Lanesburg Ave., Franklin

(Street Address)

are fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I) (we) hereby appoint

906 Studio Architects

(Please print Name in Full)

to act as my/our authorized agent(s) in respect to all matters pertaining to the processing and obtaining of development with the exception of legal documents for recording purposes.

M. Julia Alfred Lisa Asplund
Signature

5377 GULFSHORE BLVD N 84

Property Owner Mailing Address:

NAPLES, FL 34103

City, State & Zip

Subscribed and sworn to before me this

3rd day of January, 2022

[Signature]
Notary Public

My Commission Expires: 1/6/2023





File #: 21-04137

DATE: December 29, 2022
TO: Historic Zoning Commission
FROM: Kelly Dannenfelser, Asst. Director of Planning
Amanda Rose, Preservation Planner

SUBJECT:

Consideration Of Alterations (Parking, Ramp Construction, Front Yard Fence/Gate Construction) At 128 4th Ave. N.; Ben McCreary, Applicant.

PURPOSE:

The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning a Certificate of Appropriateness (COA) proposal for the construction of an accessibility ramp, alterations to a partially completed parking area, and the installation of a front yard fence and gate at 128 4th Ave. N. All proposals were previously approved in early 2021, under the previous set of Guidelines. The work has not been completed, however, and the associated COAs have expired.

Applicable Design Guidelines

Chapter 6 - Site & Setting
Chapter 7 - Fences, Walls, and Gates
Chapter 9 - Modern Features

Project Information

COF Project Number: 8063
Applicant: Ben McCreary
Owner: Jason Ritzen

BACKGROUND/STAFF COMMENTS:

Accessibility Ramp

The proposed accessibility ramp is located on the rear elevation of the house. The ramp is composed of wood and is designed to include wood or metal balusters and painted wood lattice. The Guidelines recommend that ramps be composed of wood and placed on rear or secondary elevations. The Guidelines also recommend that ramps be designed to be reversible and have a minimal impact on historic features and that detailing be similar to that found on the historic buildings onto which they are placed. Wood balusters should be selected for consistency with the Guidelines. The location, design, and detailing of the proposed ramp are consistent with the Guidelines.

Parking Alterations

The Guidelines recommend that one minimize the visual impact of parking by following historic

patterns that locate parking along the rear or side of the buildings. Parking or nonresidential uses in residential buildings should be located behind the building or should be further screened from off-site. Materials for parking areas for nonresidential uses in residential buildings must comply with the Zoning Ordinance.

The proposed location is to the side of the building, and the depth of the lot does not allow for placement of the parking to the rear. The nature of the fencing may allow for visibility of the parking, which is not consistent with the Guidelines, so additional landscaping should be utilized to screen parking areas from street view. The materials for the parking are listed differently throughout the document, but ultimately, the material must comply with the Zoning Ordinance.

Fencing/Gate

The Guidelines state that one should design fences and walls to be compatible with the architectural style of the building. For example, wood picket fencing is appropriate for vernacular frame houses, while cast-iron fencing and brick columns are more appropriate for more ornate, high-style architecture.

The proposal includes the construction of wooden scalloped picket fencing and gates in the primary yard. The fencing extends along the primary yard of the property and ties into swing gates, of the same style (scalloped) and materials, located at the entrance to the parking area on the side of the house. The fencing (straight picket) is also proposed to tie into a wooden pedestrian gate in the front yard and to the wooden privacy fencing located along the side yard property lines. The proposal is consistent with the Guidelines for height (three feet) and style. The proposed swing gates appear to be consistent with the Guidelines but should be configured to swing inwardly and not open onto the public sidewalk. The site plan (SP101) shows stone piers for the gate, which page A201 demonstrates wood posts with "Martha's Vineyard" post caps. The use of wood piers is more appropriate to the context of the building and more consistent with the recommendations of the Guidelines.

FINANCIAL IMPACT:

RECOMMENDATION:

Staff recommends that Item #9 be approved with the following conditions:

1. Wood balusters should be selected for the ramp for consistency with the Guidelines.
2. The applicant must utilize wood posts for the fence/gate for consistency with the Guidelines. Additionally, the swing gate must be configured to swing inwardly and not open onto the public sidewalk for consistency with the Guidelines.
3. Additional landscaping may be required to screen the parking from off-site, per the Zoning Ordinance.
4. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit/work commencing. Approval for the parking entrance gate is contingent upon approval of a site plan by the City of Franklin.
5. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

Project Considerations

1. On the site plan sheet SP101, identify the location of the curb on the drawing. As discussed previously, the minimum setback for any gate is to be 30 ft from the edge of the travel lane, which is the streetside edge of the on-street parking. On-street parking spaces are to be 8 ft in width as measured from the face-

of-curb. It appears the gate is set back appropriately, but without the curb location or dimensions for the on-street parking spaces shown, staff cannot verify.

2. Upon inspection, if the ramp does not screen the HVAC sufficiently from off-site views, additional screening may be required.
3. Applicant shall be aware that no variance or waiver of any requirement of the Zoning Ordinance may be granted through approval of the Certificate of Appropriateness or associated site plan. The note below which was included on the site plan is not being approved or upheld with the Certificate of Appropriateness, and no variance or legal opinion regarding the note is being rendered by staff's review of the site plan.

NOTE: CROSS-ACCESS EASEMENT NOT PROVIDED
AND WILL BE ADDRESSED SEPARATELY WITH THE
CITY DURING PERMIT APPLICATION

SITE ELEMENTS & PARKING

128 4TH AVENUE NORTH
FRANKLIN, TN 37064

2022.12.21 // HZC SUBMISSION DOCUMENTS

ARCHITECTURE SHEET LIST

G002	GENERAL NOTES
SP101	SITE PLAN
A101	PLANS & DETAILS
A201	GATE PLAN AND DETAILS

CHISEL

workshop

PO BOX 680566 | FRANKLIN, TN 37068

HZC
SUBMISSION
DOCUMENTS

128 4TH AVENUE N

128 4TH AVENUE NORTH, FRANKLIN TN 37064

RENOVATION & PARKING

2022.12.21

200402

COVER SHEET

G001

HZC
SUBMISSION
DOCUMENTS

128 4TH AVENUE N
128 4TH AVENUE NORTH, FRANKLIN TN 37064
RENOVATION & PARKING

2022.12.21

200402

SITE PLAN

SP101

REVISION 1 ON 2022.02.22

GENERAL NOTES

- SEE G002 FOR ZONING AND CODE ANALYSIS
- EAVES, GUTTERS OR DOWNSPOUTS, SHALL NOT PROJECT INTO OR OVER REQUIRED YARD SETBACK NOT MORE THAN 24" PER METRO ZONING CHAPTER 17.12.040. SEE SITE PLAN FOR EAVE ENCROACHMENT.
- CHIMNEYS SHALL NOT PROJECT MORE THAN THREE FEET INTO REQUIRED SETBACK PER METRO ZONING CHAPTER 17.12.040.
- GRADING PLAN SHOWN FOR DESIGN INTENT ONLY. COORDINATE GRADING PLAN, SITE WALLS, DRAINAGE DESIGN, ETC WITH CIVIL ENGINEER OR LANDSCAPE ARCHITECT.

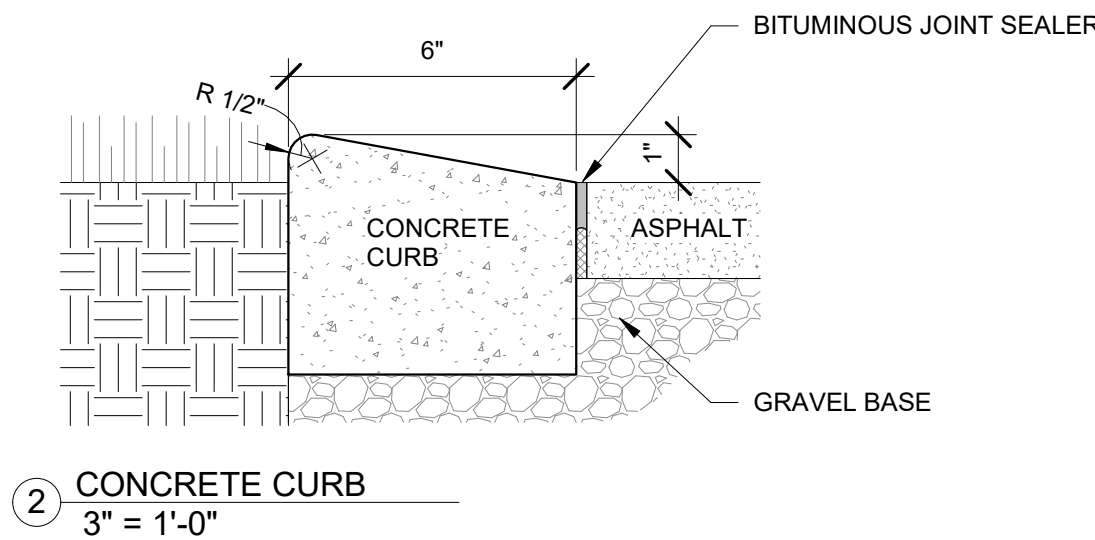
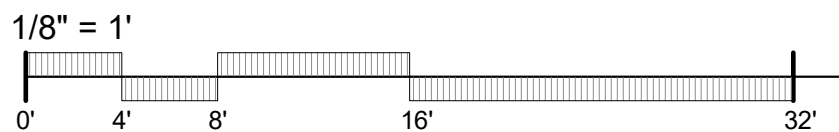
SITE CALCULATIONS

MIN REQUIRED LSA:	0%
LANDSCAPE SURFACE AREA:	60%
SITE AREA:	13,734 SF
EXISTING STRUCTURE:	2,936 SF
EXISTING IMPERVIOUS:	2,541 SF
NEW IMPERVIOUS:	45 SF
TOTAL IMPERVIOUS AREA:	5,522 SF

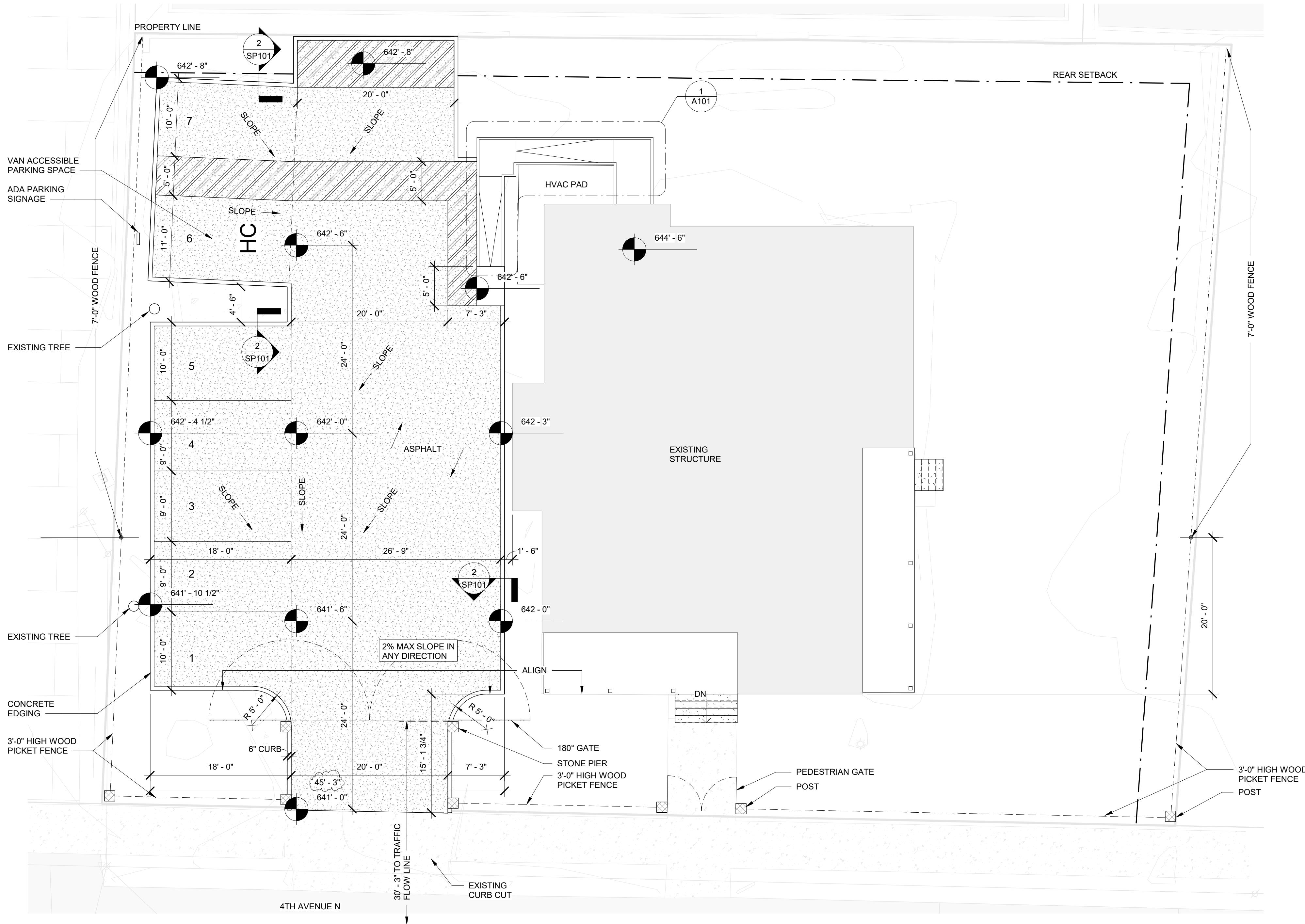
HISTORIC DISTRICT NOTES

- THESE DRAWINGS ARE ISSUED FOR CONSTRUCTION AS APPROVED BY THE FRANKLIN HISTORIC ZONING COMMISSION. ANY ALTERNATIONS TO THE SITE DESIGN REQUIRES ADDITIONAL FRANKLIN HISTORIC ZONING COMMISSION REVIEW AND APPROVAL.

GRAPHIC SCALES



NOTE: CROSS-ACCESS EASEMENT NOT PROVIDED AND WILL BE ADDRESSED SEPARATELY WITH THE CITY DURING PERMIT APPLICATION



1 SITE PLAN
1/8" = 1'-0"



HZC
SUBMISSION
DOCUMENTS

128 4TH AVENUE N
128 4TH AVENUE NORTH, FRANKLIN TN 37064
RENOVATION & PARKING

2022.12.21

200402

PLANS & DETAILS

A101

FLOOR PLAN LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- NEW CONSTRUCTION
- A WALL TYPE - SEE G002

GENERAL NOTES

1. PERFORM ALL WORK IN COMPLIANCE WITH STATE AND LOCAL CODES, EXECUTED IN ACCORDANCE WITH ACCEPTED INDUSTRY STANDARDS
2. VERIFY ALL MEASUREMENT IN THE FIELD BEFORE COMMENCEMENT OF WORK
3. PROCURE ALL REQUIRED AND NECESSARY PERMITS AND APPROVALS PRIOR TO THE COMMENCEMENT OF ANY WORK
4. ALL DIMENSIONS ARE SHOWN TO THE FACE OF MATERIAL, UNLESS NOTED OTHERWISE

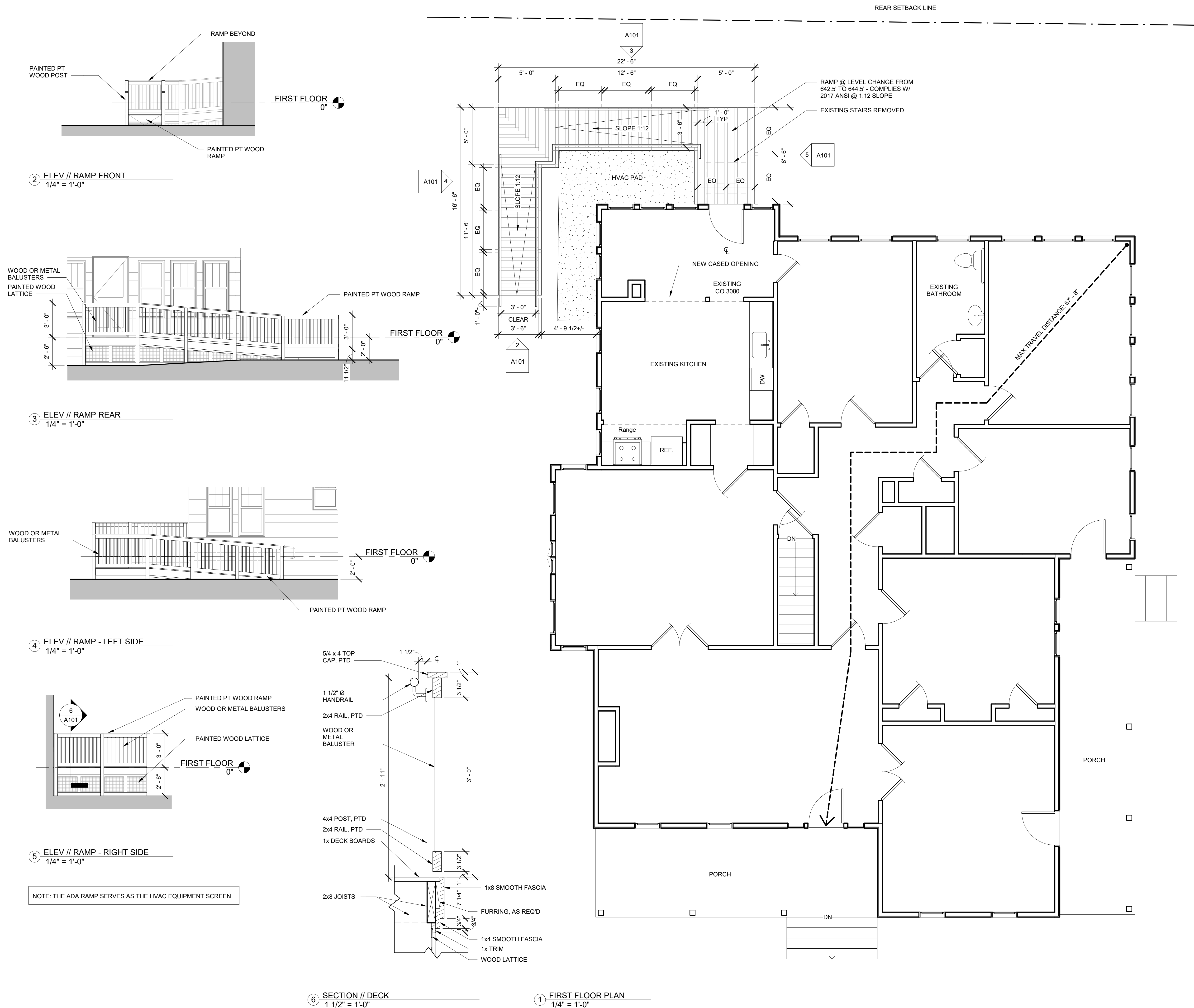
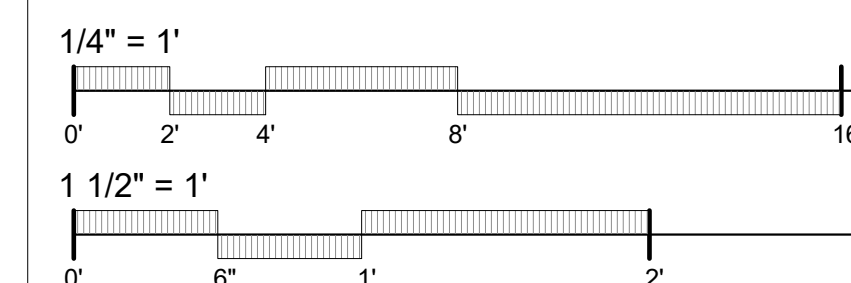
FLOOR PLAN NOTES

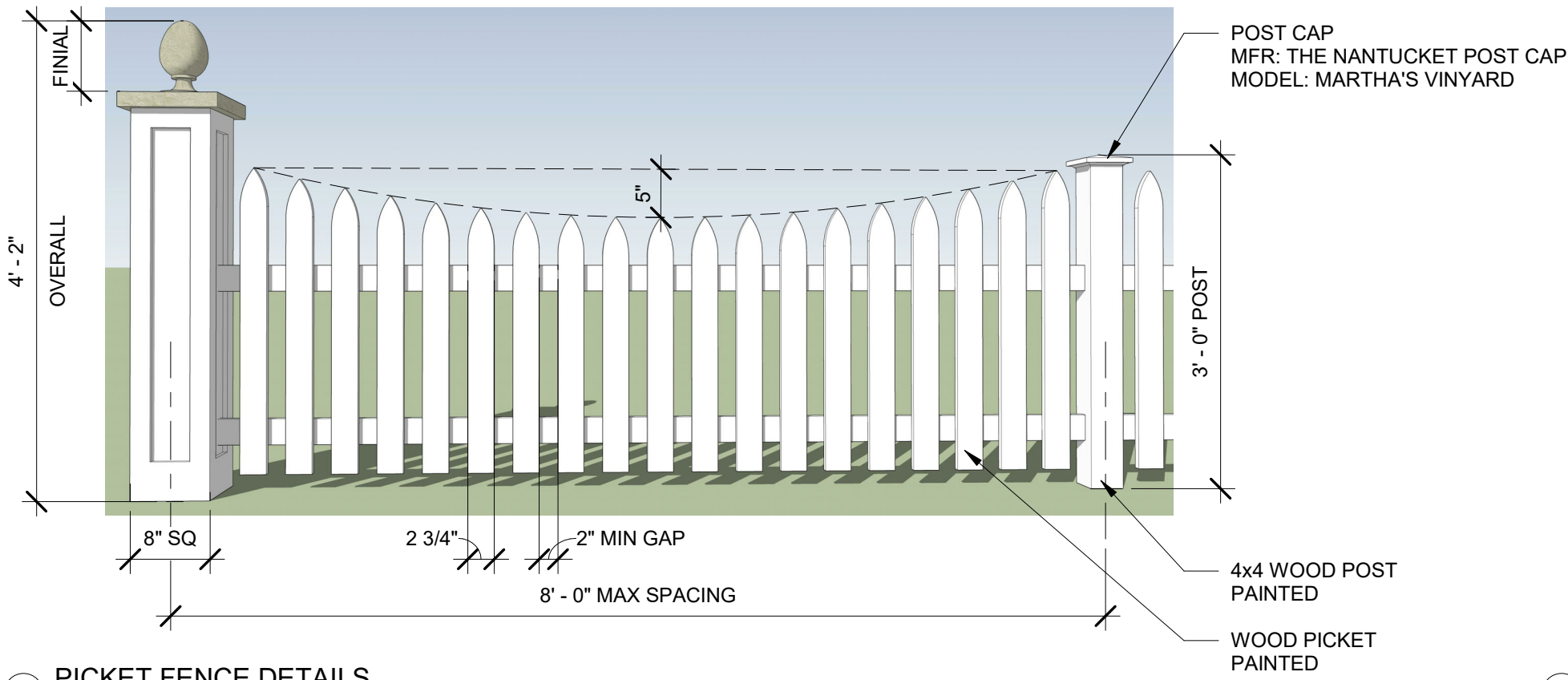
1. ONLY MODIFICATION TO INTERIOR WALLS CONSISTS OF CREATING A NEW CASSED OPENING ALONG AN INTERIOR WALL IN THE EXISTING KITCHEN
2. EXTERIOR MODIFICATIONS CONSIST OF A NEW ACCESSIBLE RAMP & REPAIR OR REPLACEMENT OF EXISTING WINDOWS PER PRIOR HZC COA

HISTORIC DISTRICT NOTES

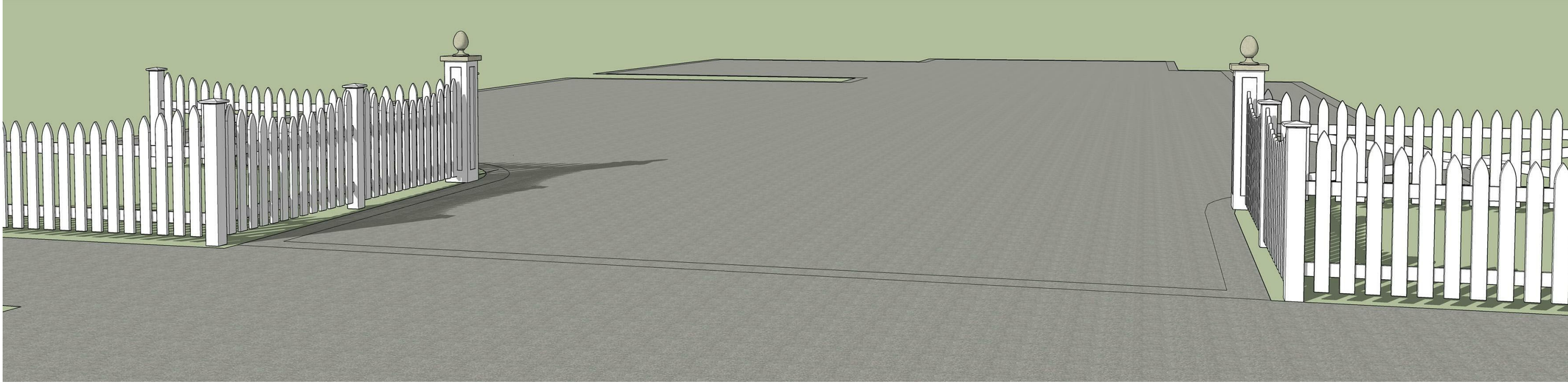
1. THESE DRAWINGS ARE ISSUED FOR CONSTRUCTION AS APPROVED BY THE FRANKLIN HISTORIC ZONING COMMISSION. ANY ALTERNATIONS TO THE SITE DESIGN REQUIRES ADDITIONAL FRANKLIN HISTORIC ZONING COMMISSION REVIEW AND APPROVAL.

GRAPHIC SCALES

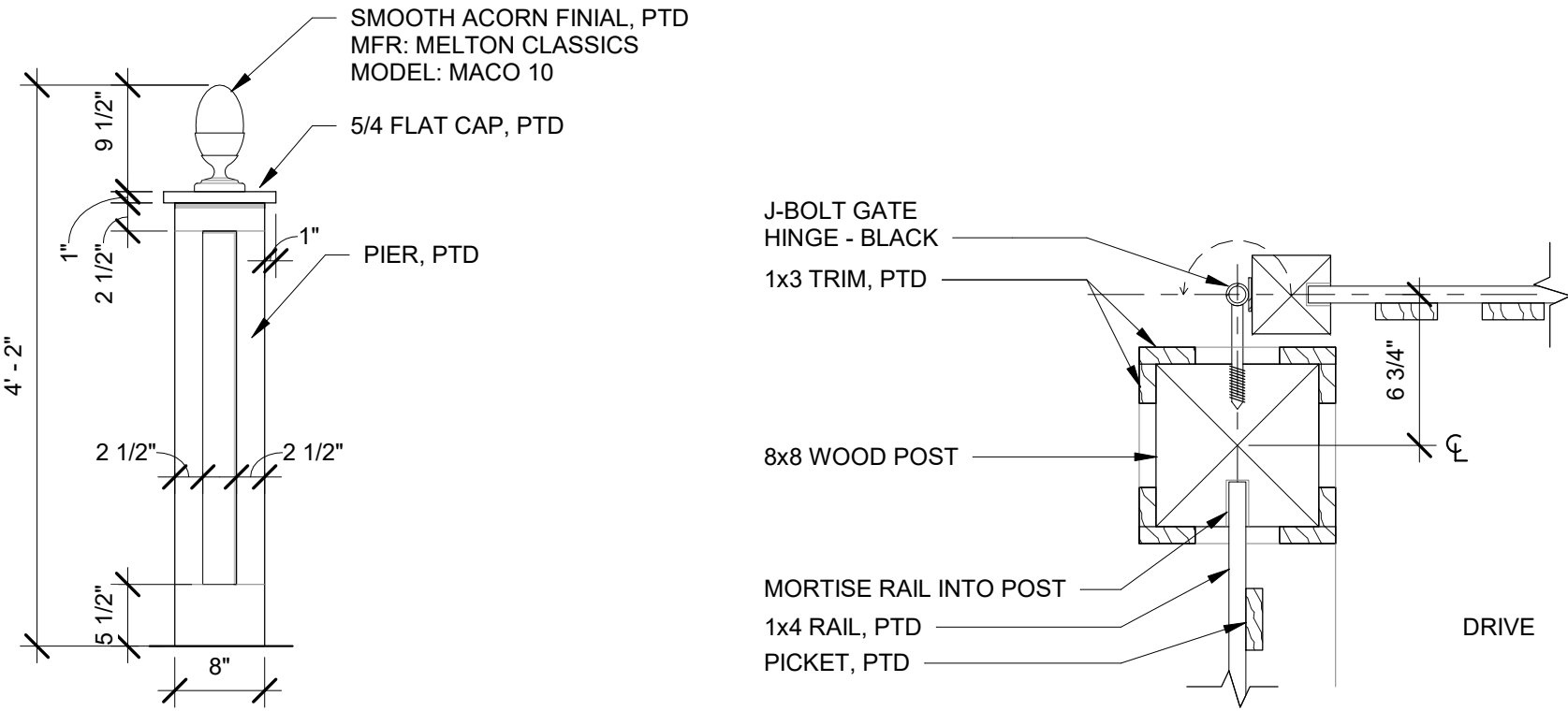




2 PICKET FENCE DETAILS
3/4" = 1'-0"

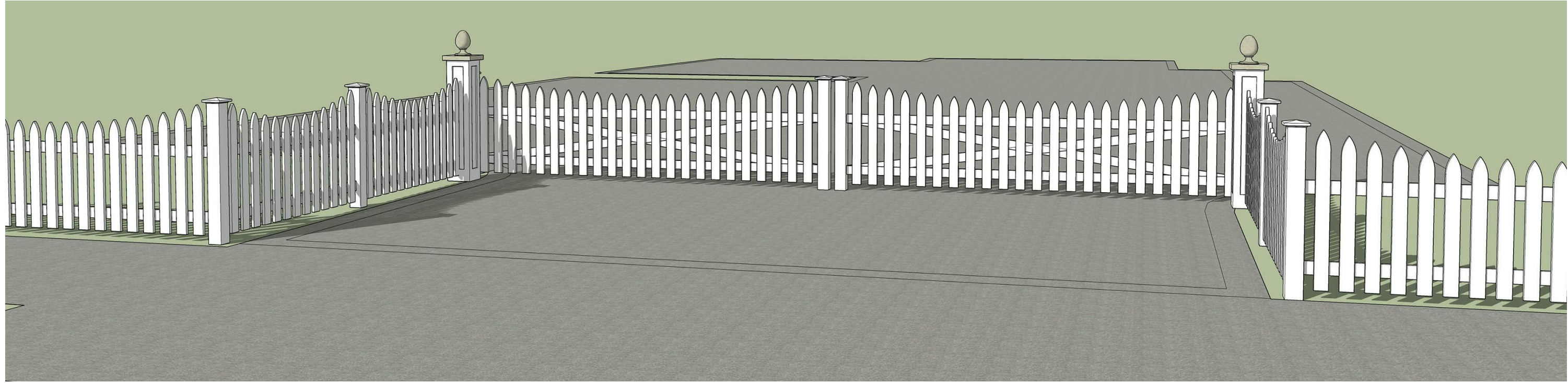


3 PERSPECTIVE // GATE OPEN
1/2" = 1'-0"

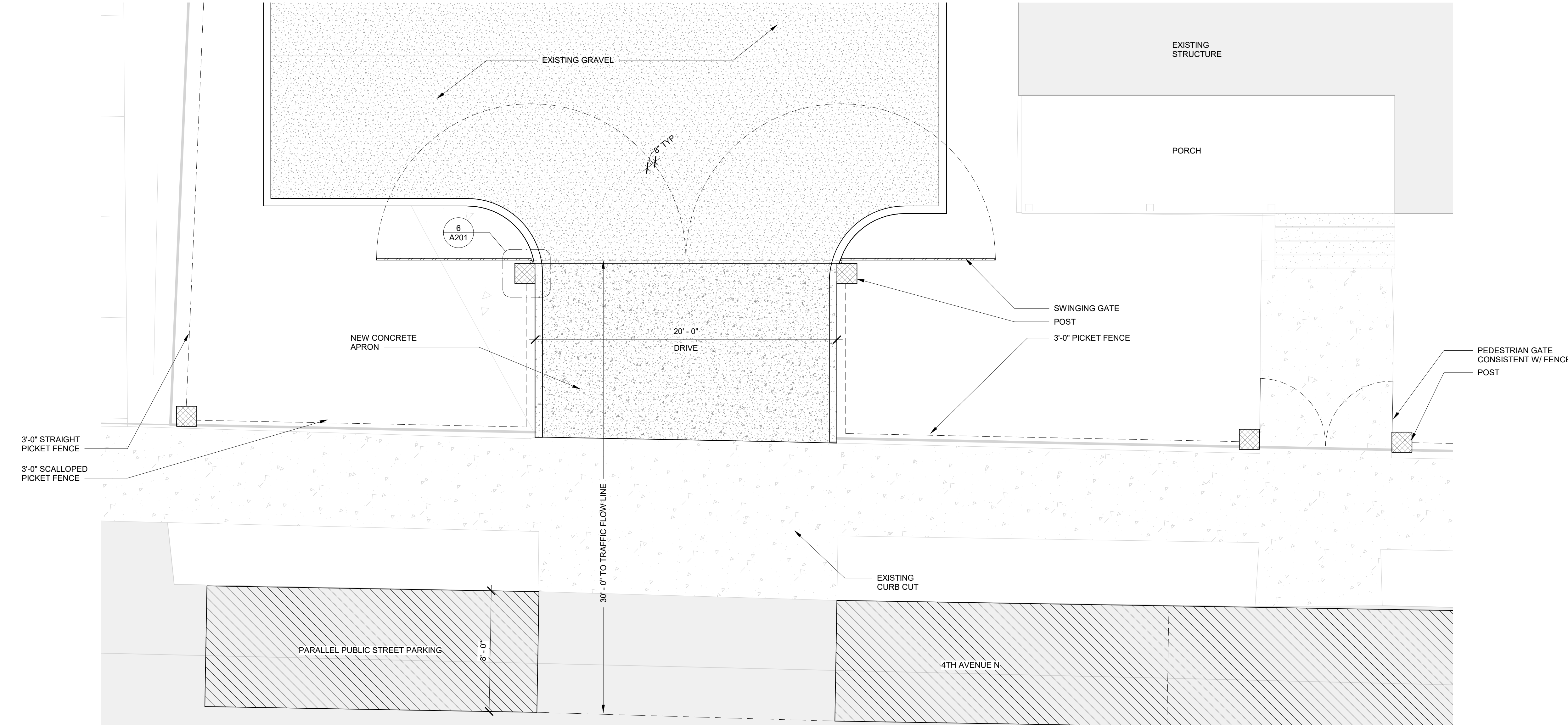


5 DECORATIVE PIER
3/4" = 1'-0"

6 PLAN // GATE PIVOT
1 1/2" = 1'-0"



4 PERSPECTIVE // GATE CLOSED
1/2" = 1'-0"



1 ENLARGED PLAN // ENTRY GATE
1/4" = 1'-0"

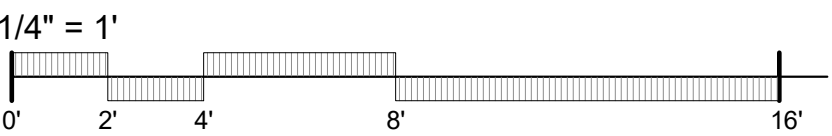
ELEVATION LEGEND

- EXISTING CONSTRUCTION
- NEW CONSTRUCTION
- WINDOW TYPE - SEE A601
- BRICK EXTERIOR
- STONE EXTERIOR
- HARDIE SIDING EXTERIOR

GENERAL NOTES

- PROVIDE HALF ROUND METAL GUTTERS AND ROUND DOWNSPOUTS.
- SEE SHEET A101 FOR WINDOW AND DOOR SPECIFICATIONS AND COLOR.
- CONTRACTOR TO PROVIDE FULL SIZE MOCKUP OF TYPICAL CONSTRUCTION METHODS PRIOR TO PROCUREMENT OF MATERIAL. MOCK UP SHALL INCLUDE BRICK WATER TABLE, PAINTED BRICK, FASCIA, DENTIL MOULDING, EAVE, AND ROOF SHINGLES.
- EXTERIOR FINISHES:
 - BRICK: PAINT GRADE
 - BRICK COLOR: TBD
 - ASPHALT SHINGLE: CERTANTEED
 - ASPHALT SHINGLE MODEL: LANDMARK
 - ASPHALT COLOR: COLONIAL SLATE
 - METAL ROOF COLOR: TBD
 - TRIM COLOR: WHITE
 - WINDOW CLAD COLOR: MARVIN STONE WHITE
- PROVIDE WEEPS IN BRICK WALL AS REQUIRED
- SEE TYPICAL EXTERIOR DETAILS, SHEET A301.
- PROVIDE ACCESS PANEL TO CRAWL SPACE AS REQUIRED BY IRC R408.4. ACCESS THROUGH FLOOR SHALL BE A MINIMUM OF 18" X 24". ACCESS THROUGH PERIMETER WALL SHALL BE A MINIMUM OF 16" X 24". VENTILATE PER M1305.1.4.

GRAPHIC SCALES



HZC SUBMISSION DOCUMENTS

128 4TH AVENUE N
128 4TH AVENUE NORTH, FRANKLIN TN 37064

RENOVATION & PARKING

2022.12.21

200402

GATE PLAN AND DETAILS

A201

OWNER AFFIDAVIT

City of Franklin, Tennessee

We/I JASON RITZEN

(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:

078C C 01000 000

(Property Parcel/Tax ID Number)

and located at:

128 4TH AVE N, FRANKLIN, TN 37064

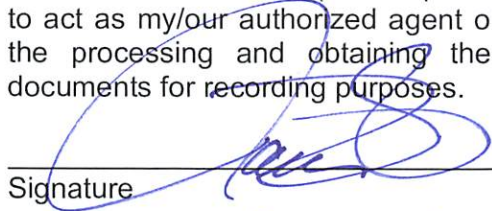
(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

CHISEL WORKSHOP / BEN MCCREARY

(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 

128 Fourth Ave. N

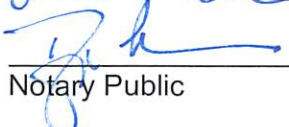
Property Owner Mailing Address

FRANKLIN, TN 37064

City, State & Zip

Subscribed and sworn to before me this

5th day of Dec, 20 22.



Notary Public

My Commission Expires: 15.03.24





File #: 21-04139

DATE: December 29, 2022
TO: Historic Zoning Commission
FROM: Amanda Rose, Preservation Planner
Emily Huffer, Assistant Preservation Planner

SUBJECT:

Convenience Signage At 99 E Main St.; Matt Horner, Applicant.

PURPOSE:

The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning an Administrative COA issued for convenience signage.

BACKGROUND/STAFF COMMENTS:

FINANCIAL IMPACT:

RECOMMENDATION:

N/A; see attached files.



HISTORIC
FRANKLIN
TENNESSEE

Franklin Historic Zoning Commission Certificate of Appropriateness (COA)

Address: 99 E. Main St. (Downtown Franklin Historic District)
Applicant: Matt Horner
Owner: Henry P. Ingram
Project Number: 8030
Project Reviewer: Emily Huffer

Type of Work: Consideration of Convenience Signage

Status: Approved with Conditions
(See “Approved Work Specifications” below)

Approval Date: December 16, 2022
Expiration Date: December 16, 2024 (if work has not commenced)

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for the installation of nine convenience signs for the rear parking lot at 99 E. Main St.

- **Sign Size:** The proposed size of the nine signs on the property are to be 12” x 18” and spans to measure 1.5 sq. ft. in area. Each sign is proposed to be mounted onto a metal post, which will measure 6’ in height, with 2’ in the ground, so that only 4’ will be above ground for the sign. The sign meets the intent of the Guidelines by measuring no more than 1.5 sq. ft. when used for parking spaces. The Guidelines state that convenience signs should be a maximum height of 4’ and the proposed sign is 4’ in height.
- **Material:** The material of the proposed sign face consists of aluminum. The proposed sign post consists of a metal material. The proposed materials do meet the Guidelines for the both the sign and the signpost, being of a matte, metal.
- **Design:** The proposed background color is black with white lettering, with an accent color of red that occupies the majority of the sign. The Guidelines recommend the use of a maximum of three colors, a darker background color than the lettering color and the use of muted colors that complement the façade. The Guidelines also recommend that vibrant colors be used as accents only. While the use of a vibrant color (red) is appropriate within the Guidelines, the vibrant color is not used as an accent and represents a majority of the sign face, which is not appropriate. Further, red is not a complementary color to the façade.

- **Location:** The Guidelines recommend the use of no more than one convenience sign per entrance and no more than one convenience sign per exit. Further, the Guidelines state that limited additional convenience signs may be approved when they are not visible from the right-of-way.

The locations for these signs are for the rear parking lot at 99 E. Main St:

- The proposed location for sign #7 is at the **entrance/exit** to the parking lot to the left, next to the 99 E. Main building, by the sidewalk. **The location for sign #7 is appropriate.**
- The proposed location for sign #8 is on the right side of the bank parking lot **entrance/exit**. **The location for sign #8 is appropriate.**

The following locations are proposed in addition to the permissible entrance/exit locations:

- The proposed location for sign #1 is parallel to the silos, and the sign will face into the parking lot toward the bank building. The proposed location offers minimal visibility from the right-of-way. As such, the **location for sign #1 is appropriate.**
- The proposed location for sign #2 is behind the bank on a landscaping pad. **The location for sign #2 is appropriate.**
- The proposed location for sign #3 is behind the bank building. **The location for sign #3 is appropriate.**
- The proposed location for sign #4 is between the bank and 99 E. Main building on a landscaping pad recessed deeply from the street. **The location for sign #4 is appropriate.**
- The proposed location for sign #5 is between the bank and 99 E. Main building on a landscaping pad where existing signs are in place. The existing signs are highly visible, so it is believed that any new signage will be visible as well. **As such the location for sign #5 is not appropriate.**
- The proposed location for sign #6 is in front of the fire escape on a landscaping pad. The proposed location offers minimal visibility from the right-of-way. As such, the **location for sign #6 is appropriate.**
- The proposed location for sign #9 is in front of the refuse area. This location is highly visible from the right-of-way. As such, **the location for sign #9 is not appropriate.**

APPLICABLE DESIGN GUIDELINES

Chapter 8 – Signs

APPROVED WORK SPECIFICATIONS

The application is approved with the following conditions:

1. The signs must be redesigned to minimize the use of the vibrant red color, per Guidelines. The redesigned specifications must be submitted to the Planning staff for review and approval prior to work commencing.
2. The following sign locations are approved: #1-4, #6-8.
3. All signs must utilize a matte finish, rather than a gloss finish.
4. The application must meet all the requirements of the Building & Neighborhood Services Department prior to work commencing.
5. **All existing non-approved convenience signs must be removed.**

NON-APPROVED WORK

The following portions of the application are denied with the following:

1. The following sign locations are **not approved**: #5, #9.

Amanda Rose, AICP
Preservation Planner
City of Franklin Planning & Sustainability Department
615.550.6737 | www.franklintn.gov/planning

Location 1 on Site Map



Location 2 on Site Map



Location 3 on Site Map



Location 4 on Site Map



Location 5 on Site Map



Location 6 on Site Map



Location 7 on Site Map



Location 8 on Site Map



Location 9 on Site Map

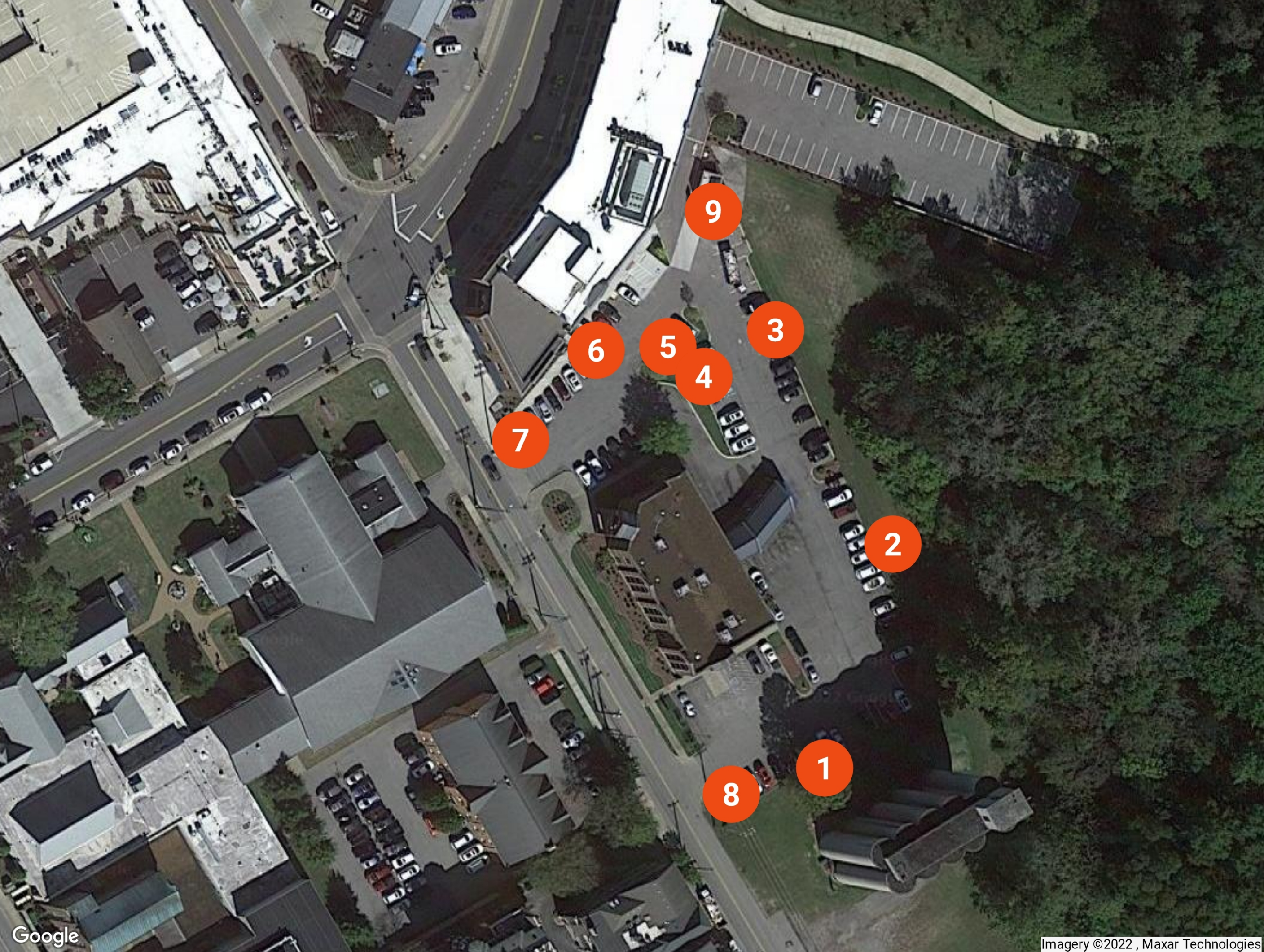


Sign 1



Sign is 12 inches wide and 18 inches tall

Sign is made on Aluminum



Site plan for 121 1st ave

Location 1 – One 12X18 sign sitting 4ft off the ground

Location 2 – One 12X18 sign sitting 4ft off the ground

Location 3 – One 12X18 sign sitting 4ft off the ground

Location 4 – One 12X18 sign sitting 4ft off the ground

Location 5 – One 12X18 sign sitting 4ft off the ground

Location 6 – One 12X18 sign sitting 4ft off the ground

Location 7 – One 12X18 sign sitting 4ft off the ground

Location 8 – One 12X18 sign sitting 4ft off the ground

Location 9 – One 12X18 sign sitting 4ft off the ground

We have decided to just use one sign layout for every location.

The sign is in the Power point presentation.

From: [Matt Horner](#)
To: [Amanda Rose](#); [Tim Wilson](#)
Cc: [Emily Huffer](#); [Nathan Beck](#)
Subject: RE: PMC Clarification
Date: Monday, December 12, 2022 9:50:05 AM
Attachments: [image001.png](#)
[image002.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.

Thanks Amanda. I can do that no problem.



Matt Horner
Commerical Parking Manager
3713 Charlotte Ave. Nashville, TN 37209
| [WEBSITE](#)
Office: 615.463.2307

From: Amanda Rose <amanda.rose@frankltn.gov>
Sent: Monday, December 12, 2022 9:48 AM
To: Matt Horner <mhorner@parkingmgt.com>; Tim Wilson <twilson@parkingmgt.com>
Cc: Emily Huffer <emily.huffer@frankltn.gov>; Nathan Beck <nathan.beck@frankltn.gov>
Subject: Re: PMC Clarification

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Matt -

An aerial is not sufficient. In order for staff to be able to review whether or not the request meets the Zoning Ordinance regulations, we have to be able to see if the signs will be visible from the right-of-way. Because of that, we ask that you place temporary wood stakes in the ground at the locations noted in Emily's message.

If that is not amenable, staff can review as submitted and only approve the signs that we are confident to meet the Zoning Ordinance regulations.

Please let me know what you'd prefer.

Amanda Rose, AICP | Preservation Planner
Planning & Sustainability Department
City of Franklin, Tennessee
615.550.6737
<http://www.frankltn.gov/planning>

From: Matt Horner <mhorner@parkingmgt.com>
Sent: Monday, December 12, 2022 9:14:41 AM
To: Emily Huffer <emily.huffer@frankltn.gov>; Tim Wilson <twilson@parkingmgt.com>
Cc: Amanda Rose <amanda.rose@frankltn.gov>
Subject: RE: PMC Clarification

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.

Emily,

For the first question we will use a 6ft pole in which 2 ft will be put in the ground so it will be a total of 4ft in height with the sign. I attached the signpost.

On the second question do you just want pictures marked where the sign will go. If so the will go exactly where the sign is in all the pictures but I can put a marker in the picture if that's what you need. IS an arial picture suffice for this?

Thanks

Matt



Matt Horner
Commerical Parking Manager
3713 Charlotte Ave. Nashville, TN 37209
| [WEBSITE](#)
Office: 615.463.2307

From: Emily Huffer <emily.huffer@franklintn.gov>
Sent: Friday, December 9, 2022 4:40 PM
To: Matt Horner <mhorner@parkingmgt.com>; Tim Wilson <twilson@parkingmgt.com>
Cc: Amanda Rose <amanda.rose@franklintn.gov>
Subject: Re: PMC Clarification

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Location 4 on Site Map



Emily Huffer

Assistant Preservation Planner

City of Franklin Planning & Sustainability Department
615.550.6795 | www.franklintn.gov/planning

From: Emily Huffer
Sent: Friday, December 9, 2022 4:39 PM
To: mhorner@parkingmgt.com <mhorner@parkingmgt.com>; twilson@parkingmgt.com <twilson@parkingmgt.com>
Cc: Amanda Rose <amanda.rose@franklintn.gov>
Subject: PMC Clarification

Mr. Horner,

Hope you are doing well! Staff needs clarification regarding your COA sign application at 99 E. Main St.

1. What will the signs be affixed to? If posts are proposed, what will the posts consist of and look like? Can you send us a photo of what you are proposing? In the photo provided below, it appears that no posts are proposed and that the sign panels are sizable. This may not be your intention, however. Can you confirm if the signs are proposed to be installed on posts, or if the signs will actually be placed without posts and sized 4 ft. in height?
2. In order for staff to determine if additional signs can be permitted beyond those requested for the entrance and exit locations, we need to confirm if the additional signs are visible from the rights-of-way. Can you please mark on site where exactly where the signs at proposed Locations 1, 4, 5, and 6 will be? Placing stakes will be sufficient; the markings need to be something with height.

Once we receive this clarification, we can continue to process your proposal.

An additional note: Please note that the Guidelines recommended the use of muted colors that complement the façade, rather than vibrant colors, which may be considered as accents only. <https://web.franklintn.gov/flippingbook/designguidelineshzc/146/>. As such, staff must require that the red color be adjusted to be more muted or otherwise removed from the signs.

Thank you!

Emily Huffer

Assistant Preservation Planner

City of Franklin Planning & Sustainability Department
615.550.6795 | www.franklintn.gov/planning



RESERVED
TENNANT
CUSTOMER
PARKING
ONLY

FedEx

US DOT 86876





RESERVED
BANK
PARKING
ONLY

RESERVED
BANK
PARKING
ONLY

RESERVED
BANK
PARKING
ONLY



NOT
HAVE
IMAGES
BE

Please
Phone

99

THE UNIVERSITY OF THE DISTRICT OF COLUMBIA
SCHOOL OF LANDSCAPE ARCHITECTURE
1200 16TH STREET, N.W.
WASHINGTON, D.C. 20036
202-691-1200

4ft.



OWNER AFFIDAVIT

City of Franklin, Tennessee

We/I Henry P Ingram
(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:

078C E 00406 00009078C
(Property Parcel/Tax ID Number)

and located at:

99 E Main Street
(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

PMC Parking
(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]
Signature

121 1st Ave South Suite 220
Property Owner Mailing Address

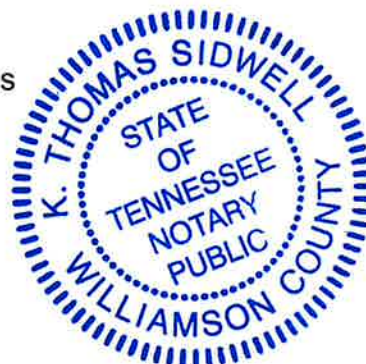
Franklin TN 37069
City, State & Zip

Subscribed and sworn to before me this

30th day of Nov, 2022.

[Signature]
Notary Public

My Commission Expires: 11/10/25





Project Overview

#907714

Project Title: 99 East Main Street

Jurisdiction: Franklin

Application Type: 08c) Certificate of Appropriateness (COA)

State: TN

Workflow: COA Default

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.franklinton.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**

Matt Horner
Parking Management Company
3713 Charlotte Avenue
Nashville, TN 37209
P: 615-352-0415
mhorner@parkingmgt.com

Contact Information - Property Owner

Property Owner

Henry Ingram

99 East Main Street

Franklin, TN 37064

P: 615.349.6393

bucky@crossfirecapital.org

Address or Parcel

Project Address or Parcel: 121 1ST AVE S

Calculated Acreage:

Scenic Corridor Overlay:

Hillside/Hillcrest Overlay:

Flood Fringe Overlay:

500ft Buffer of Hillside Overlay:

Columbia Avenue Overlay:

Zoning District:

Central Franklin Overlay:

Historic Preservation Overlay:

Floodway Overlay:

COF Number of Site Plan: 078C-E00300

Project information

Review Type: Nonresidential

Construction Type:

New Addition Type:

Type of Work Proposed: Signage

Porch or Deck Project:

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.:

Other Exterior Alterations Proposed:

Footprint Square Footage of Recent Addition:

Demolition or Relocation Proposed:

Estimated Age of Addition:

Number of Attached Signs Proposed: 1

Sign 1

Type of Signage Proposed: Post-and-Arm

Height of Sign Face or Sign Area: 4

Height of Overall Sign: 4

Sign 2

Type of Signage Proposed:

Height of Sign Face or Sign Area:

Height of Overall Sign:

Sign 3

Does the existing structure have any recent additions?:

Type of Signage Proposed:

Height of Existing and Proposed Construction (from FFE to Roof Peak):	Height of Overall Sign:
Lot Square Footage:	Height of Sign Face or Sign Area:
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:
TO convert the parking lot to a paid lot. We will only use signs for this conversion.



File #: 21-04140

DATE: December 29, 2022
TO: Historic Zoning Commission
FROM: Amanda Rose, Preservation Planner
Emily Huffer, Assistant Preservation Planner

SUBJECT:

Rear Yard Fencing At 808 W. Main St.; Will Powell, Applicant.

PURPOSE:

The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning an Administrative COA issued for a rear yard fence.

BACKGROUND/STAFF COMMENTS:

FINANCIAL IMPACT:

RECOMMENDATION:

N/A; see attached files.



HISTORIC
FRANKLIN
TENNESSEE

Franklin Historic Zoning Commission Administrative Review Certificate of Appropriateness (COA)

Address: 808 W Main St. (Hincheyville Historic District)
Applicant: Will Powell
Project #: 8021
Type of Work: Rear Yard Fencing
Reviewer: Emily Huffer

Status: Approval with conditions
(See “**Approved Work Specifications**” Below)

Approval Date: December 16, 2022
Expiration Date: December 16, 2024 (if work has not commenced)

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) to replace an existing wooden fence that separates the easement from the yard with a 7' tall brick wall that is 49' in length. The proposed wall features four 16" x 16" brick posts spaced 13'-6" apart, and the wall will be one brick thick. A proposed 3' x 6' wooden door will be placed facing 8th Ave. N. and will be utilized for trash receptacle access.

- **Location:** The Guidelines state that fences and walls should be in typical locations along the property line. The location of the brick wall is appropriate within the Guidelines due to the wall replacing the existing wooden fence in the same footprint at the perimeter of the property.
- **Height:** The Guidelines state that walls and fences in the rear yard cannot exceed 7' in height. The height of the proposed brick wall is appropriate at 7'.
- **Material:** The proposed brick material and the utilization of a wood door are appropriate in light of the Guidelines, as they state that the material of walls and fences should be compatible with the principal building and differentiate the material used for the door and wall.
- **Design:** The Guidelines state that fences and walls should be compatible with the principal building. As such, the proposed brick wall is appropriate.

APPLICABLE GUIDELINES

Chapter 7 – Fences, Gates, and Walls

APPROVED WORK SPECIFICATIONS

The rear yard fencing is **approved** with the following conditions:

- Per the Guidelines, the gate must be configured to swing inwardly.
- The application must meet all the requirements of the Building & Neighborhood Services Department prior to work commencing.
- 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/>











From: Melissa Powell <Melissa.Powell@firstbankonline.com>
Sent: Friday, December 2, 2022 10:47 AM
To: Will Powell; Amanda Rose
Cc: Emily Huffer; billpowell2@msn.com
Subject: 808 W Main St
Attachments: 808 Fence Zip drive.zip

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.

Amanda,

Please find requested information attached:

- 1) 1st attachment
 - a. Survey notating alley
 - b. Aerials showing previous fence and placement
 - c. Pictures of future brick fence (minus grates)
- 2) 2nd attachment
 - a. Marked up line where fence would be replaced (exact same footprint as before)
 - b. Red "circle" is where a door would go to access trash cans on street (same spot as previous gate/door)
- 3) 3rd attachment
 - a. Gate/door would be a simple wood structure- don't have this exact door but something like this
 - b. Roughly 36" by 6'
- 4) Photos of current space below

This should be it and thanks for your help. Please let me know if you have any questions.

Will Powell
Williamson County President
Senior Vice President

722 Columbia Avenue
Franklin, TN 37064
P: 615-236-8315
F: 615-283-7783
will.powell@firstbankonline.com
NMLS #: 799604

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I William W. Powell

(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:

Parcel 03700

(Property Parcel/Tax ID Number)

and located at:

808 W Main St 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

William Powell

(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]

Signature

808 W Main St

Property Owner Mailing Address

Franklin TN 37064

City, State & Zip

Subscribed and sworn to before me this

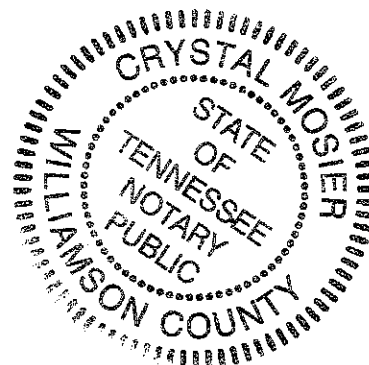
22 day of November 22

Crystal Mosier

Notary Public

My Commission Expires:

11/10/25





Project Overview

#905020

Project Title: 808 W Main St Franklin, TN 37064

Jurisdiction: Franklin

Application Type: 08b) Administrative Certificate of Appropriateness (COA)

State: TN

Workflow: COA Administrative Default

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

Bill Powell
William Powell Co, LLC
1269 Lewisburg Pk
Franklin, TN 37064
P: 615-390-4162
billpowell2@msn.com

Contact Information - Property Owner

Property Owner

Will Powell

808 West Main St
Franklin, TN 37064
P: 615-430-6933
willwpowell@hotmail.com

Address or Parcel

Project Address or Parcel: 808 W MAIN ST (078C-B03700)

Calculated Acreage: Parcel

- 808 W MAIN ST: 0.17070059000000001

Scenic Corridor Overlay:

Hillside/Hillcrest Overlay:

Flood Fringe Overlay:

500ft Buffer of Hillside Overlay:

Type of Work Proposed : Rear Yard Fencing

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

- 808 W MAIN ST: R-4 Resid*

Central Franklin Overlay: Central Franklin Overlay

- 808 W MAIN ST: Central Franklin Overlay District

Historic Preservation Overlay: Historic Preservation Overlay

- 808 W MAIN ST: Historic Preservation Overlay

Floodway Overlay:

COF Number of Site Plan: na

Type of Signage Proposed:

Height of Sign Face or Sign Area:

HVAC Type:

Narrative

Project Description:

Replace rear privacy fence & mirror exact footprint of previous fence. Separates Powell back yard from driveway easement/ alley to

neighbor's house. Previously wood and replacing with simple, brick fence to maximize privacy, noise pollution, exhaust fumes.
7' tall, w/ 4 16" x16" brick posts spaced 13'6" apart, 49' long (same footprint as before)
one brick thick



File #: 21-04141

DATE: December 29, 2022
TO: Historic Zoning Commission
FROM: Amanda Rose, Preservation Planner
Emily Huffer, Assistant Preservation Planner

SUBJECT:

Convenience Sign Reface at 231 Public Sq.; Lance Gregory, Applicant.

PURPOSE:

The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning an Administrative COA issued for convenience signage.

BACKGROUND/STAFF COMMENTS:

FINANCIAL IMPACT:

RECOMMENDATION:

N/A; see attached files.



HISTORIC
FRANKLIN
TENNESSEE

Franklin Historic Zoning Commission Certificate of Appropriateness (COA)

Address: 231 Public Sq. (Downtown Franklin Historic District)
Applicant: Lance Gregory
Owner: Charles Crews
Project Number: 8056
Project Reviewer: Emily Huffer

Type of Work: Consideration of Convenience Signage

Status: Approved with Conditions
(See "Approved Work Specifications" below)

Approval Date: December 30, 2022
Expiration Date: December 30, 2024 (if work has not commenced)

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for the installation of one convenience sign for the parking lot at 231 Public Square.

- **Sign Size:** The proposed size of the sign on the property are to be 18" x 24" and spans to measure 3 sq. ft. in area. The sign is proposed to be mounted onto a metal post. The sign meets the intent of the Guidelines by measuring no more than 4.5 sq. ft. when used for an entrance/exit to a parking lot.
- **Material:** The material of the proposed sign face consists of aluminum. The proposed signpost consists of a metal material. The proposed materials do meet the Guidelines for the both the sign and the signpost, being of a matte, metal.
- **Design:** The proposed background color is black with white lettering. The Guidelines recommend the use of a maximum of three colors, a darker background color than the lettering color and the use of muted colors that complement the façade, which the proposed design meets.
- **Location:** The Guidelines recommend the use of no more than one convenience sign per entrance and no more than one convenience sign per exit. The location for this sign is at the entrance for the parking lot for the 231 Public Square building, which fronts 2nd Avenue South. The proposed sign will replace the existing sign that is currently on the property, in the same location. The location for this sign is appropriate.

APPLICABLE DESIGN GUIDELINES

Chapter 8 – Signs

APPROVED WORK SPECIFICATIONS

The application is approved with the following conditions:

1. The current metal signpost must be used or a new metal, matte signpost, with a maximum height of 4', can be used.
2. All signs must utilize a matte finish, rather than a gloss finish.
3. The application must meet all the requirements of the Building & Neighborhood Services Department prior to work commencing.

Amanda Rose, AICP

Preservation Planner

City of Franklin Planning & Sustainability Department

615.550.6737 | www.franklintn.gov/planning

Job Description

Qty1
18x24
single sided
063 Aluminum

Cast Laminate

**Permit
parking only
All violators
will be towed**

**HARPETH TOWING
615-591-7445**

**Additional parking
available behind Shuff's Music**

Client Name:
Elmington

Job Number:
24299

Order Date:
12/9/2022

Please note that no items will be printed without client approval. After approval turn around time is generally 24 to 48 hours for a standard job. Specialty jobs or large quantity will be discussed with you before hand.





**Permit
parking only
All violators
will be towed**

**A-Plus Towing &
Recovery, LLC
615-791-1212**

Additional parking
available behind Shuff's Music



E Main St



McPhail-Cliffe Office

Franklin, TN



Blink Ch



Second Avenue
Parking Garage

2nd Ave S



Project Overview

#919997

Project Title: 231 Public Sq Franklin Tn 37064

Jurisdiction: Franklin

Application Type: 08b) Administrative Certificate of Appropriateness (COA)

State: TN

Workflow: COA Administrative Default

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

Lance Gregory
Elmington Capital
118 16th Ave S, 200
Nashville, TN 37203
P: 6159430094
maintenance@elmingtoncapital.com

Contact Information - Property Owner

Property Owner

Charles Crews
Crews Public Square LLC
118 16th ave south, suite 200
Nashville, TN 37203
P: 6155984638
crews.charles@gmail.com

Address or Parcel

Project Address or Parcel: 231 PUBLIC SQ (078C-F00100)

Calculated Acreage: Parcel

- 231 PUBLIC SQ: 0.30762188000000001

Scenic Corridor Overlay:

Hillside/Hillcrest Overlay:

Flood Fringe Overlay:

500ft Buffer of Hillside Overlay:

Type of Work Proposed : Signage

Height of Overall Sign: 8

Indicate shape/dimensions of window or door over which proposed awning will be affixed.:

Columbia Avenue Overlay:

Zoning District: Zoning Districts

- 231 PUBLIC SQ: DD

Central Franklin Overlay: Central Franklin Overlay

- 231 PUBLIC SQ: Central Franklin Overlay District

Historic Preservation Overlay: Historic Preservation Overlay

- 231 PUBLIC SQ: Historic Preservation Overlay

Floodway Overlay:

COF Number of Site Plan: 078C-F00100

Type of Signage Proposed: Post-and-Arm

Height of Sign Face or Sign Area: 2

HVAC Type:

Narrative

Project Description:

We would like to update our permit only parking sign. Its a little bigger and has updated tow number.