



Meeting Agenda

Historic Zoning Commission

Monday, February 13, 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

ANNOUNCEMENTS

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

APPLICATIONS

2. Consideration Of New Construction (Accessory) At 230 Franklin Rd.; Luke Dougal, Applicant.

Sponsors:

Kelly Dannenfelser, Amanda Rose, Emily Huffer

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

Sponsors:

Kelly Dannenfelser, Amanda Rose, Emily Huffer

4. Consideration Of Demolition (Accessory) At 724 Fair St.; Jeff Rietveld, Applicant.

Sponsors:

Kelly Dannenfelser, Amanda Rose, Emily Huffer

5. Consideration Of Partial Demolition & Additions At 264 Natchez St.; Cleveland Salmon, Applicant.

Sponsors:

Kelly Dannenfelser, Amanda Rose

6. Consideration Of Additions (Principal And Accessory) At 803 Fair St.; Michael Lee, Applicant.

Sponsors:

Kelly Dannenfelser, Amanda Rose, Emily Huffer

7. Consideration Of Demolition (Accessory) At 316 Bridge St.; Susan Comer, Applicant.

Sponsors:

Kelly Dannenfelser, Amanda Rose

8. Consideration Of Alterations To Previously-Approved New Construction (Porches) At 725 W. Main St.; Michael Hathaway, Applicant.

Sponsors:

Kelly Dannenfelser, Amanda Rose

9. Consideration Of Preliminary Historic Zoning Commission Recommendation For Conceptual Subdivision (The Middle Eight) Proposed At 228 Franklin Rd.; Gary Vogrin, Applicant.

Sponsors:

Kelly Dannenfelser, Amanda Rose

OTHER BUSINESS

RECEIPT OF ADMINISTRATIVE COA APPROVALS ON BEHALF OF THE HZC

10. Rear Yard Fencing At 404 Main St., Michael Martin, Applicant.

Sponsors:

11. Signage (Post-and-Arm) at 230 1st Ave. S. Erin Sevigny, Applicant.

Sponsors:

ADJOURN

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



DRAFT Meeting Minutes

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

Chair Roberts called the meeting to order at 05:02 PM

Board Members Present: Susan Besser, Josh Denton, Brian Laster, Tyler LeMarinel, Jim Roberts, Mary Pearce, left at 6:43 pm, Lisa Marquardt, Scott Harrison, Kathy Worthington arrived at 5:05 pm

Board Members Absent: None

APPROVAL OF MINUTES

1. Consideration Of Approval Of Minutes

Sponsors:

Minutes: December 12, 2022

o Motion to Approve the Minutes

- Laster
- Pearce

o Motion carried 7-0 Commissioner Harrison recused himself as he was not present at the December meeting.

OFFICERS

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

Sponsors:

Kelly Dannenfelser, Amanda Rose

Chair Roberts explained that in accordance with the bylaws a Chair and Vice-Chair are to be elected each January.

o Motion for Roberts for Chair and Pearce Vice-Chair

- Marquardt
- Laster

o Motion carried 8-0

ANNOUNCEMENTS

Ms. Rose announced and welcomed Planning Commissioner Scott Harrison to the Historic Zoning Commission. Commissioner Harrison will be the representative from the Franklin Municipal Planning Commission, required by state, for this year.

Ms. Rose announced that the Design Review Committee Meeting will take place on Tuesday, January 17, 2023, in the City Hall Board Room, due to the Federal holiday on Monday.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

- Laura Turner at 1108 Dickerson Lane discussing St. Paul Episcopal Church

Ms. Turner stated that she is speaking on behalf of St. Paul's Episcopal Church as a major historic icon in the city of Franklin. Although St. Paul's is not included in the historic Hincheyville overlay and at the 2020 Tennessee Historical Commission meeting the new rector requested that the church be moved from the National Register of Historic Places. It was explained to the rector what the difference between being listed on the National Register of Historic Places and historic overlay meant, he allowed the church to remain on the register. The rector does not want any historic oversight regarding his plans to demolish the historic footprint of the church behind the Sanctuary to build a second story building.

Ms. Turner further stated that ADA access can be accommodated in the existing structure. Years ago visionary leaders of the church purchased the First Tennessee Bank building behind the church for future growth. The bank building is not historic and can accommodate growth without harming the historic, culturally significant, and sacred sanctuary of St. Paul's.

In November, the head of the Construction committee, Bob Larsen, stated that 906 Architects have identified three contractors and the church will select one in December. Ms. Turner stated that she and others have been vocal in opposition of these plans which will put in jeopardy 150-year Urban Pecan Tree. According to Ms. Turner, Mr. Larsen stated that the committee plans to meet with the HZC to be transparent regarding the upcoming changes to St. Paul's.

Ms. Turner ended by respectfully requesting support from the HZC on preserving and protecting the historic footprint of St. Paul's Episcopal Church.

- Nell Henderson at 202 Revere Lane discussing St. Paul Episcopal Church

Nell Henderson, wife of John Henderson and former early president of the Heritage Foundation, are most concerned with the recent developments regarding St. Paul Episcopal Church. Ms. Henderson read a letter Mr. Henderson wrote highlighting his concerns. Mr. Henderson and other members of the church believe the historical essence will be damaged if the ongoing capital campaign continues without adjustment and corrective measures regarding historical preservation. Renovations made to the church should be in keeping with the historical nature of the church and Upgrades/additions can be made without disrupting the historical architecture or the historical trees. The letter went on to suggest that Parish leadership visit other historic Episcopal churches in Tennessee such as Christ Church Cathedral in Nashville among others. As Ms. Henderson read Mr. Henderson's letter, she noted alternative ways to meet the needs of St. Paul's proposed construction plan without damaging the historic building and without inconveniencing the congregation while under construction. Lastly, Ms. Henderson stated that the historic designations (National Register of Historic Places and the Hincheyville District) are not easily remedied if hasty missteps are taken. Ms. Henderson explained that the letter was signed by several communicantes and the letter was presented to the vestry. Ms. Henderson and her husband spoke to the vestry and encouraged them to listen to the professionals and experts in the areas of preservation. This board will be hearing the proposed contemporary alterations in the future. "We feel the plan, for one of our major landmarks, is more

contemporary than it should be for a 19th-century historic church.” “It is our hope that this board will be able to point out its heritage and historical importance for future generations, to the rector and the St Paul’s construction committee.”

APPLICATIONS

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

Sponsors:

Kelly Dannenfelser, Amanda Rose, Emily Huffer

Project Leader: Emily Huffer

Staff Presentation: Ms. Huffer stated that 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 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. Up lighting 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 meeting to better meet the intent of this guideline.

The guidelines recommend that development entrance signs have a maximum sign area of five square feet with a column cap maximum set of seven feet.

The proposal meets these guidelines by measuring three feet in height, three feet, four inches in height and 3.67 square feet for the sign square footage. 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 on entrance signs should utilize external illumination, which is limited to soft landscape, up lighting. The proposal meets these guidelines by utilizing a 48-inch warm light brass up lighting fixture for the sign and a three inch warm light brass fixture for the up lighting of the oak tree.

Ms. Huffer completed her presentation by explaining that 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.

Applicant Speaker: Jim Poole, resident of Benelli Park. Mr. Poole thanked Ms. Rose and the staff for their help and support throughout the process. Mr. Poole stated that Ms. Huffer summarized the proposal nicely and he did not have anything else to add.

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

MOTION

- o Motion for Approval with conditions
 - Harrison
 - Denton

Discussion

Commissioner Worthington asked if there were specific details regarding the individual letters of the sign.

Mr. Poole stated that the letters will be aluminum cut out individually and will be mounted to the face of the stone.

Ms. Rose provided an illustration on the overhead screen for further information about the letters.

Mr. Rose stated that the letter color would be aluminum or dark silver for readability against the stone.

With no further discussion, Chair Roberts asked the Commissions to vote.

MOTION VOTE:

- o Motion for Approval with conditions
 - Harrison
 - Denton
- o Motion, passed 9 – 0

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

Sponsors:

Kelly Dannenfelser, Amanda Rose

- Applicant Speaker: Brian Walker
- Project Leader: Amanda Rose

Staff Presentation: Ms. Rose stated that the applicant is requesting a certificate of appropriateness for the installation of a small 16 by 16 pavilion at Collins Farm, which is a city park off Lewisburg Avenue. The applicant appeared before the DRC in September and in December of last year. Ms. Rose stated that 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.

Ms. Rose explained that 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. Because the pavilion is located in the flood plain a flood durable wood of western red cedar is proposed. 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.

RECOMMENDATION:

Ms. Rose completed her presentation by stating that no recommendation is provided, as this is a city-sponsored item.

Finally, Ms. Rose stated that 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.

Applicant Presentation: Brian Walker. Mr. Walker with Franklin Parks Department. Mr. Walker did not have anything further to add to Ms. Rose's presentation.

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

MOTION

- Motion for Approval
 - o Marquardt
 - o Harrison

DISCUSSION

Commissioner Pearce asked if Ms. Rose could pull up the photo of the lattice work. Ms. Pearce stated that she is pleased with the applicant response to the DRC recommendations.

Ms. Rose provided a historic photo of the building that was on the site years ago. This photo is the inspiration of the lattice work recommended by the DRC.

There being no further discussion, Chair Robert asked the Commissioner to vote.

MOTION VOTE:

- Motion for Approval
 - o Marquardt
 - o Harrison
- Motion, passed 9 – 0

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

- Applicant Speaker: Brandon Priddy
- Project Leader: Amanda Rose

Staff Presentation: Amanda Rose. Ms. Rose stated that this COA is to request a series of alterations to the Hayes House located at the Park at Harlinsdale Farm on Franklin Road. Ms. Rose explained that the applicant appeared before the Design Review Committee (DRC) to discuss the proposal at its September 19, 2022, meeting. Ms. Rose mentioned that this is a city-sponsored item and there will not be a recommendation, only an overview of the alterations and what the guidelines suggest.

The 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 using the West Tennessee paving material.

Porch/Stair Landings

Ms. Rose stated that 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 coordinate 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.

Ms. Rose stated that lattice work 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

Ms. Rose explained that 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

Finally, Ms. Rose stated that 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 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.

RECOMMENDATION:

Ms. Rose finished her presentation by stating that no recommendation is provided, as this is a city-sponsored item.

Applicant Presentation: Brandon Priddy, 906 Studio Architects. Mr. Priddy thanked Ms. Rose for her help in communicating with the State Historic Preservation Office.

Ms. Rose added that the SHPO has approved the proposal. The only remaining approval needed from the state is approval to paint the brick piers under the porch. The state reviewed the proposal from both interior arrangements and exterior alterations. Ms. Rose stated that she is very confident the plan would meet the guidelines of the Secretary of the Interior, as proposed today.

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

MOTION

- Main motion for Approval
 - o Pearce
 - o LeMarinel

DISCUSSION

Commissioner Laster asked when the brick piers were constructed.

Ms. Rose stated that she believed brick piers were added when the state approved repairs for the Queen Ann gutters. Or, brick piers were added when the City of Franklin took ownership of the farm in the mid 2000's. The brick piers were added in the more recent future.

Commissioner Laster stated that the reason for painting of the brick piers is to blend in with the stone.

Mr. Priddy stated that, yes, this is correct. We visually want to make the piers recede more. Also, the brick that will be used to stabilize the porch on one side of the house could also be painted to minimize the visual impact.

Commissioner Laster asked if the stone would be painted.

Mr. Priddy stated, "no."

Commissioner Marquardt stated that Mr. Hathaway mentioned, in September, matching the railing at Fort Granger to an area on the Hayes House.

Mr. Priddy stated that in conferring with the state, it was preferred that a simpler style be used for the Hayes House.

Commissioner Marquardt noted that she likes the railing at Fort Granger and how it fades away, but she completely understands the preferences and guidelines of the state.

Ms. Rose stated that the State Historic Preservation Office abides by the Secretary of Interior standards which the city of Franklin has developed its Historic Design Guidelines. In this case, because the Hayes House is framed and the style is contemporary to the late 1800's, early 1900's, it was recommended that wood be the material to reflect this historical time period. The experience at Fort Grainger is the cultural experience and with that type of railing, one is able to see through to the surrounding landscape. There is merit to both types but in talking to the state consultant and city staff, it was felt that the wood would achieve the same feeling at the Hayes House.

Commissioner LeMarinel asked for more details regarding the materials that will be used for the Hayes House. Is there a scheme that would provide this information.

Mr. Priddy stated that colors have not been discussed yet, but initially a gray color has been discussed. No final decisions have been made regarding colors.

Commissioner LeMarinel mentioned the green colors used on the front steps. Mr. LeMarinel also stated that as foreign as the ramp looks on the drawing, in real-life, depending on the color, could look even more bizarre or misplaced. Mr. LeMarinel stated that it would be his preference that the alterations tie together in some fashion.

Mr. Priddy stated that the colors could be matched to what is existing.

AMENDMENT #1

- Rear ramp verticals painted to match the color scheme of the front porch, staff approval on color and deck can be sealed wood.
 - o LeMarinel
 - o Marquardt
 - o Rescinded

Discussion

Commissioner Pearce asked if Mr. LeMarinel is agreeable to adding that it should come back to staff for approval.

Commissioner LeMarinel expressed his concerns about maintenance of the painted wood ramp. Since the ramp isn't covered, the wood ramp would not weather well if painted. Painting everything that is vertical would work while the ramp floor is sealed wood.

Commissioner LeMarinel suggested the best route may be for the applicant and staff to work together on the coordination of colors and materials.

Commissioner Pearce noted her concern that if the green paint colors don't end up being exactly the best color choice, their hands would be tied and no changes could be made.

Commissioner LeMarinel asked if he should rescind his motion.

Commissioner Marquardt was agreeable to the change.

After no further discussion, Chair Roberts asked the Commissioners to vote.

AMENDMENT #2

- The applicant will work with Staff on the color scheme of the rear ramp and steps.
 - o Pearce
 - o Denton
 - o Amendment #2 carried 9-0
-

MOTION VOTE:

- Main motion for Approval
 - o Pearce
 - o LeMarinel
- Overall Motion, as amended, passed 9-0

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

- Applicant Speaker: Brandon Priddy
- Project Leader: Emily Huffer

Staff Presentation: Emily Huffer. 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 buildings. 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 windowsills 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, 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.

RECOMMENDATION:

Staff recommends that this Item 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.

Applicant Presentation: Brandon Priddy. Mr. Priddy thanked the staff and the board for their assistance and recommendations throughout the process.

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

Chair Roberts asked for a motion from the Board.

MOTION

- Main motion for Approval with conditions
 - o Pearce
 - o Harrison
- Discussion

Commissioner Denton asked if the pink flag is the location of the building that will be close to the roadway.

Mr. Priddy stated that it is a flag that he placed on the property. It could be the property line or a utility marker.

Chair Roberts asked for more detail regarding the fencing proposed.

Mr. Priddy stated that along the Church Street side there would be metal fencing, stone pillars, the gate, then another piece of decorative metal fence that ties to the back of the main structure. There is another small area around the back that will surround the area of the trashcans.

Commissioner Pearce asked if the dark color of the roofing material is part of the proposal or will the staff review the color.

Ms. Rose stated that the color is proposed to be bronze or black and staff will have the opportunity to approve the final color.

Commissioner Pearce asked if the details of the doors facing the Church Street side will also come back to staff for comment and if not, Ms. Pearce stated that she would like to see the condition added.

Ms. Rose stated that the area is the Church Street side, south elevation. Ms. Rose made a note of the conditions for the roof color and the door details.

AMENDMENT #1

- Roof color and faux doors that face Church St. to come back to staff for approval.
 - o Pearce
 - o Denton
- Amendment to motion carried 9-0

Commissioner Marquardt asked if the footprint on the current application is considerably smaller than the original application.

Ms. Rose stated that the footprint is not small, but the scale is significantly smaller. The original scale was a very tall scale/1.5 to 2 story height. The applicant has worked with his client, the owner, and brought that down to a scale that is supported by the zoning ordinance and the design guidelines. Ms. Rose noted that Kelly has worked very hard along the way to incorporate the DRC recommendations into the project.

Commissioner Marquardt stated that in the original proposal there was a rendering that compared how the building would look next to the historic building.

Mr. Priddy stated that the next page in the application documents compares the difference between the two buildings scale wise.

Commissioner Marquardt asked about the opening and closing of the gate between the stone columns in the middle gap.

Ms. Rose explained that this particular drawing does not show the amount of actual space between the buildings. The metal gate and columns are proposed to go between the two.

Commissioner Marquardt stated that she doesn't see anything consistent with the gate in the area.

Mr. Priddy asked Ms. Rose to go back to the site plan. There is an existing stone wall between the gravel parking lot and the fountain.

Ms. Rose provided an illustration of the proposed metal gate to be used along with images of the courtyard.

Ms. Marquardt asked about the height difference.

Ms. Rose stated that in the proposal the height is 5 feet 4 inches including the cap.

Commissioner Marquardt commented on the use of stone and how difficult it is to match.

Mr. Priddy stated that the goal is to use a material that is complementary in the same palette and style. The gate will be clearly different than the existing gate.

Commissioner Marquardt asked if the part of the fence is historic wrought iron.

Mr. Priddy explained that yes that part of the fence in the upper right-hand corner of the site plan is historic.

AMENDMENT #2

- The stone used for the pillars to be approved by staff.
- o Marquardt
- o Pearce
- Amendment to motion carried 9-0

Discussion

Commissioner Laster stated his concerns about the size of the faux window on the outbuilding that can be seen from Church Street. One would expect either one to two windows with the sash (s) measuring 26 – 28 inches. This would complement or harmonize the neighborhood better.

Mr. Priddy stated that the design decision was based on keeping the building simple. Two smaller windows with faux shutters would look great. The windows would be narrow enough for the shutters to close.

Commissioner Laster created an amendment to the motion.

AMENDMENT #3

- Reduce width of the faux window facing Church St. so the sash appearance is between 26" – 28."
- o Laster
- o Besser
- Amendment to motion carried 9-0

MOTION VOTE

- Main motion for Approval with conditions
- o Pearce
- o Harrison
- Overall motion, as amended, passed 9 – 0

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

Sponsors:

Kelly Dannenfelser, Amanda Rose, Emily Huffer

Commissioner Denton stated that he has declined in the past to participate in this matter. Now that the potential for a conflict no longer exists, he is able to participate and will do so in a fair and unbiased manner. **

- Applicant Speaker: Greg Gamble, Benton Smothers
- Project Leader: Emily Huffer

Staff Presentation: Emily Huffer. 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, HZC 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.

RECOMMENDATION:

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

Applicant Presentation: Greg Gamble & Benton Smothers., Representing Holladay Properties. Mr. Gamble thanked the Commission for the opportunity to come back to the DRC to discuss the refuse location at the Factory, further. Mr. Gamble stated that the group reanalyzed the parking lot, the drainage, the storm, infrastructure, truck turning movements, pedestrian safety and landscape screening. Mr. Gamble explained that they believe this plan is the best plan for the physical location and design and how it relates to the businesses at the Factory. Part of the analysis included comparisons to Main Street. What was found was the distance from the Farmer's Market to Mafioso's is approximately 10-15 feet more, than the same distance from Third Avenue to Fifth Avenue. Within the distance of Main Street(backhouse) there are 47 locations that are dumpsters or trash receptacle areas as each business has it's own refuse area. The Factory situation is completely different. There are four areas for refuse trash at the factory. Each refuse area will be maintained and operated by Holladay Properties, one single entity. Each location will have a washout area and each one will have connections back to the infrastructure within the parking of the Factory. They can control and maintain when the trash is picked up. It is designed in such a way that they feel confident that there will only be one pick-up a day unless there is a special event planned. The intention is for the four refuse areas to be very well maintained through a managed operation. This plan, as presented, does align with the modification of standards that is incorporated into the development plan that was recommended for approval by the Planning Commission. It was also unanimously approved by the Board of Mayor and Alderman. The plan is currently consistent with those plans that were approved in the modification of standards approved by the Board.

Chair Roberts asked if there were any citizens that would like to comment on this item.

Citizen Speaker:

- Andy Blair at 533 Plantation Ct. Nashville, TN. Mr. Blair stated that he is in support of the proposal. Ideally, it's not best to house refuse areas along major streets or in front of the buildings. Mr. Blair explained the significance of the property to him as his grandfather owned the original Stove Factory. Mr. Blair stated that he would like the property to be utilized in the best possible way in the future. Mr. Blair sees Holladay Properties as the best stewards of the Factory since Calvin Lehew saved the Factory back in 1990. The 30 feet Magnolia trees should provide the necessary screening of the refuse areas from Liberty Pike and Franklin Road rather than placing the refuse areas at the back of the Factory property. Access to the refuse areas for the restaurants would not be convenient. Mr. Blair thanked the Board for letting him speak and he looks forward to hearing the recommendations.

There being no other citizen comments, Chair Roberts asked for a motion from the Board.

MOTION

- Motion for Approval
 - o Harrison
 - o LeMarinel

Discussion

Commissioner Marquardt asked Mr. Gamble to explain why other locations would be impractical or not ideal.

Mr. Smothers stated that it's more about travel distance especially for the restaurants at the Factory. For restaurants in buildings 11, 12, 13 and 14 to travel to the back parking lot of the Factory would require a route through the interior of the Factory which is something that should be avoided. Mr. Smothers stated that this process to it would be very difficult to control. The shortest distances are the most convenient for the restaurants.

Mr. Gamble stated if you compare the distance between Mafiosos and the Farmer's Market to the distance between Third Avenue to Fifth Avenue in downtown Franklin, the distance is two city blocks for trash disposal. That would be like asking Starbucks at 5-points to throw away their trash beyond the roundabout in downtown Franklin.

Mr. Smothers explained that one of the first questions potential restaurateurs ask is where and how far the trash containers are.

Commissioner Marquardt asked how many containers would be in each of the four locations.

Mr. Smothers explained that there will be 3 containers.

Commissioner Denton asked about a procedural clarification regarding the MOS at the BOMA meeting in October.

Ms. Rose explained that the developmental plan was amended for this project and the HZC did provide a recommendation to the FMPC and BOMA about the modification of standards.

Commissioner Denton asked if the HZC is to consider the design of each refuse area or is the HZC to consider whether or not the refuse locations are appropriate.

Ms. Rose explained that BOMA did approve the modification of standards because the zoning ordinance specifically states the refuse location should not be located where they are proposed to be located. The design guidelines do apply, in addition to the zoning ordinance, to location and mechanism.

Chair Roberts stated that the COA for refuse locations at the Factory is back to the HZC for final approval.

Commissioner Pearce stated she would like to see one of the 3 dumpsters come out of each refuse location. The pick-up process is very loud and it is not in keeping with the guidelines to house refuse areas in front of buildings in Franklin. Ms. Pearce stated that she deeply appreciates what Holladay Properties are doing at the Factory, but she strongly disagrees with the proposed refuse locations and size. Perhaps if the refuse locations were not 30 feet long, it would be something she could support.

Commissioner Besser stated that she agrees with Ms. Pearce and cannot support the request for the refuse locations. Ms. Besser explained that she appreciates the work the applicant has done to position the refuse locations so that they are convenient to the Factory tenants.

Commissioner Harrison asked Ms. Pearce where she heard the dumpster being emptied. Mr. Harrison explained that BOMA is planning to propose a new Factory district to protect this area of Franklin. Mr. Harrison went on to say that it is important to approve the refuse location so that the project can continue to move forward successfully creating tourist dollars for the city. Mr. Harrison is in support of the item.

Commissioner Laster stated that the Commission should go back to the design guidelines for discussion, specifically viewsheds. The city staff is not recommending approval of the refuse locations because Franklin Road is a major thoroughfare in Franklin. Liberty Pike may have been considered a "secondary street" in the past but the majority of the Factory can be viewed from Liberty Pike. Mr. Laster stated that the guidelines are correct in that they protect the viewshed of the Factory along Liberty Pike. Mr. Laster finished by stating that he cannot support the refuse locations.

Commissioner Harrison stated that the applicant is proposing accurate screening for the refuse locations and if the Board of Mayor and Alderman have planned to specifically designate the Factory area for protection, it would be a great loss to the city if the Factory were to be torn down. The reasonable accessibility of the refuse locations can make or break the survivability of a restaurant. Mr. Harrison stated that a group of people have and are putting forth money to make the Factory a functional and successful location for businesses. The dumpsters can be hidden with foliage and solid walls. The dumpsters should be allowed to help the Factory businesses now and in the future.

Commissioner Laster stated that he is grateful that BOMA sent the request back to the HZC for final approval. There is a simple solution for the refuse locations, but it is more complex. If this proposal is denied at this meeting, a solution can be found. Mr. Laster reassured the application that a solution will be determined.

Commissioner Pearce stated, regarding the comment about a Factory District, that there will be elevations that have a view into the refuse locations.

Commissioner LeMarinel agreed with Mr. Laster that the guidelines should be considered closely. The Factory is a very unique property with many fronts and backs with no real route for trash disposal through the buildings. The Factory property doesn't fit into any of the standard categories. As Mr. Gamble has said, many other considerations are factored into the placement of the refuse locations such as parking, drive isles, pedestrian walkways and others. While we might not like the proposed refuse locations, the dumpsters have to go somewhere. The applicants have made concessions along the way and have done as good a job as possible, considering the property dynamics. Commissioner LeMarinel stated that he is in support of the refuse locations.

Chair Roberts stated that he supports the proposal, as he has said all along. Chair Roberts supports the location chosen and the number of dumpsters per location. The Factory is a large and unique property and the applicants have gone above and beyond to meet the refuse needs of the property while being sensitive to the historic design guidelines. Chair Roberts explained that the proposal is practical, but expensive solution to accommodate the Commissions concerns and meet the needs of the Factory tenants. Chair Roberts finished by stating he has no problems supporting this request.

Commissioner Denton noted that as Ms. Pearce said, 30 feet is a long way but when you look at the area in context, along with the screening of the refuse areas, to the Factory Buildings, it is a well-planned area.

Commissioner Marquardt asked the applicant if the number of dumpsters inside the refuse areas is diminished to two instead of three, would two dumpsters sustain five years of growth at the Factory. Is there a middle ground, regarding the size of the refuse area, for those of us who are having doubts about the proposed size of 30 feet.

Mr. Smothers stated that based on the refuse consultant analysis of the Factory's estimate trash output, three containers will be needed. To reanalyze the refuse topic would require more time and money. Ultimately, having fewer dumpsters would require more pick-ups daily, which is what we want to avoid.

MOTION VOTE

- Motion for Approval
 - o Harrison
 - o LeMarinel
- Motion, passed 5 – 4 (With Denton, LeMarinel, Roberts, Worthington, Harrison voting in favor, and with Besser, Laster, Pearce, Marquardt voting against.)

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

- Applicant Speaker: Julie Alfrey, Owner & David Still, Contractor
- Project Leader: Amanda Rose

Staff Presentation: Amanda Rose. Ms. Rose stated that the purpose of this proposal is to consider two different items. The applicant is proposing that the roofing material on the existing structure be maintained and the second item pertains to the type of roofing material. Alterations to the previously approved accessory structure is the garage behind the building. The accessory structure was approved with asphalt shingle roofing on the main form and with a standing seam metal roof on the dormer, by the HZC in April of last year. A stop work order was placed on the accessory structure in November of 2022 because a metal roof was added in lieu of or in contrast to the current plan. The applicant did submit a COA application for consideration by the Commission at the December 2022 meeting for the roofing material

which was denied by the Commission. The second part of the proposal involved the removal of the asphalt shingle roofing on the main house and its replacement with Cedar Shake Roofing. The Commission chose to defer this to the January 2023 HZC meeting because there was insufficient information provided by the applicant.

Accessory Building.

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 buildings 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 a 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. 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 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 Water based 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 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.

RECOMMENDATION:

Staff recommends that the Item 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.

Applicant Presentation: Ms. Julie Alfrey. Ms. Alfrey thanked staff for visiting the house and for their assistance in the process. Ms. Alfrey stated that she provided 35 to 40 photos of accessory buildings throughout the historic district. At this point, Ms. Alfrey stated that in simplifying the roof they would like to go back to the cedar shake roof. Ms. Alfrey stated that their goal is to add to the historic district.

Citizen Speaker:

- Gale Haddock at 213 Lewisburg Avenue. Ms. Haddock thanked the Commission for their time and effort as members of the HZC. Ms. Haddock requested that the Commission require the applicant to use a subdued color on the apartment/accessory building roof.

Chair Roberts stated that he would like to have two motions for this item: 1) accessory building and 2) main house.

MOTION #1 (Accessory Structure)

- Main motion for Approval with conditions for the accessory structure
 - o Laster
 - o LeMarinel

Discussion

Commissioner LeMarinel stated that he believes the metal roof is appropriate but not necessarily the color. Mr. LeMarinel also noted his concerns about how the Commission will choose a color for the applicant. The addition roof should be selected from the manufacturer's list of choices because the color will be baked in and it's a finish that will last longer than paint. Once the roof color is determined, the paint color of the garage can be chosen to match the roof. This would be a more appropriate and successful approach for choosing the color. Mr. LeMarinel stated that a variety of colors could be used that would be appropriate, but not the orange color that has been discussed.

Commissioner Laster noted that a condition could be added that would require the color to be approved by staff.

Commissioner Besser agreed with Mr. LeMarinel that it is unusual to choose a color for someone else. This is not something the Commission typically usually does.

Ms. Rose offered to elaborate. Ms. Rose stated that she spent a lot of time asking the applicant exactly what the "ask" is. The applicant provided a sheet from the manufacturer that listed metal colors. The applicant's ask is to keep the existing metal that was installed without approval in the color that it currently is or conversely, applying a paint color to the existing metal so that it better meets the guidelines. The four colors the applicant feels comfortable with have been provided to the Board to see (color examples). The problem with the guideline isn't really the color as much as it's a color inherent to the material. Ms. Rose stated that it's not going to be an alternative material that emulates historic material, the way the guidelines would offer as appropriate. The material is a copper color, but it will never weather like copper. The sheen that is inherent to the color will never go away.

Commissioner Denton asked what the intended life span of the paint on the roof.

Ms. Rose stated that the paint is appropriate for metal, but there are not any case studies that document how the paint formula weathers over time.

Commissioner Denton stated that he would like to hear from the applicant regarding the details of the proposed paint.

David Still. Mr. Still stated that in the application documents, there is a QR code that can be scanned that will provide a variety of information from the manufacturer. The color is a permanent color.

Chair Roberts stated that the question is "What is the life expectancy of the paint? When applied to your prefinished material.

Mr. Still stated that it is a lifetime industrial paint that may fade over the years (10-20 years) but should not peel. This information is supplied once the QR code is scanned.

Ms. Rose stated that she was not aware of the additional paint information.

Commissioner Laster stated that bronze color would be appropriate for this situation. There are several buildings around Franklin that have a bronze roof including next door to the subject property.

Mr. Still agreed that the dark bronze would be a very acceptable color.

Commissioner LeMarinel stated that Sherwin-Williams has a top-secret "Bronze Tone Chart" if you ask specifically for it.
AMENDMENT #1

- Metal roofing painted a dark bronze, with a condition that the color be presented to staff for approval.
 - o Laster
 - o Besser
- Amendment to motion carried 6-1 (With Roberts voting no & Harrison abstaining)

Discussion

Commissioner Denton stated that more information is needed from the applicant even though a solution has been discussed. The solution ends up being the work that was done prior to any sort of approval from the Commission. Also, the fact that what was approved by the HZC but wasn't followed by the applicant is concerning.

Chair Roberts agreed with Mr. Denton on this point.

Commissioner Worthington expressed concerns about the (paint) product performance and the warranty of the metal roof. How is the roof warranty affected once it's been painted. The metal roof is already coated and sealed and ready for the weather.

Chair Roberts stated that the discussion taking place is because the originally approved plan for the use of asphalt shingles was not followed by the applicant. The building is already more prominent than the main house, mostly due to the topography and the location. When it was discovered that the applicant did not follow the approved plans, it was agreed that staff would work with the applicant for a solution to mitigate the problem. The Commission agreed that the staff could do that. The current metal roofing only exacerbates the height problem and does not complement the character of the main building. Chair Roberts stated that painting prefinished metal will only lead to maintenance problems down the road for whoever owns the property. Chair Roberts finished by saying that he will not support any other solution other than the asphalt roofing.

Commissioner Marquardt stated that staff would have to review the material, is that correct?

Chair Roberts explained that the amendment states this condition.

Ms. Rose explained that the metal roofing material and installation was never approved and there is a stop work order on the property now. The applicant is requesting to change the color of the roof instead of removing the metal roof.

Chair Roberts stated that the only metal approved for this project was the metal on the back elevation dormer.

Commissioner Marquardt asked staff if in their opinion, do you feel that painting the metal roof a dark bronze shade would mitigate the inconsistency under discussion?

Ms. Rose stated that yes, on the surface value, painting the roof a dark bronze color would fix the issue of the material not being consistent with the weathering pattern as you would see with a metal of that type. Ms. Rose also stated that

she is not aware of the longevity of this type of paint and how long it will last or whether it will peel or fade. We don't know how the prefinished metal will accept paint or urethane. We did not get the example of the painted metal roof, as requested from the applicant. The request that was received from the applicant was to paint the metal roof or keep the existing roof. Painting the roof would be appropriate but that may not fix the problem the way removal of the roof and installing a new metal roof or removal of the metal roof with installation of the asphalt roof.

Commissioner Besser stated that if the Commission approves this motion a president would be set for future proposals.

AMENDMENT #2

- Denial of accessory structure roofing material to maintain or paint.
 - o LeMarinel
 - o Besser
- Amendment to motion carried 8-0

AMENDMENT #3

- Defer to February HZC Meeting
 - o Marquardt
 - o no second, motion died.

MOTION #1 (Accessory Structure) - VOTE

- Main motion for Approval with conditions for the accessory structure
 - o Laster
 - o LeMarinel
- Overall motion failed 0 – 7 (Marquardt- abstain) MOTION #2 (Principal Building)
 - o LeMarinel
 - o Laster

Commissioner Laster stated that there is precedence for the use of cedar shake shingles and if there is evidence and documentation that cedar shake was used on the house, then the applicant is encouraged to use cedar shake.

Commissioner LeMarinel encouraged the applicant to get the correct metal color as there are metal parts on the addition of the house.

Chair Roberts asked Mr. Tosh to share the location on the house where the evidence of the cedar shake was found.

Mr. Tosh stated that the cedar shake was found on the back of the house. There was no evidence of the cedar shake use on the front of the house. Mr. Tosh confirmed the cedar shake exists under the roof at the back of the house.

Chair Roberts stated that he walked over to the house and couldn't see anything other than the asphalt shingles on other homes in this area. The logic that this particular house had cedar shake but none of the other houses didn't, doesn't make sense or follow expectations. If there is good evidence of cedar shake on the house, there is no reason not to use cedar shake siding.

Commissioner Denton stated that given the evidence that there were cedar shakes present, he is in support of the use of cedar shake.

There being no further discussion, Chair Robert asked the Board to vote on the Main Motion.

Main Motion Vote:

- #2 (Principal Building)
 - o Motion for approval for the primary building as outlined in the staff report.
 - o LeMarinel
 - o Laster
- Motion, passed 8-0

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

- Applicant Speaker: Ben McCreary
- Project Leader: Amanda Rose

Staff Presentation: Amanda Rose. Ms. Rose stated that the applicant seeks a COA for the construction of an accessibility ramp. Alterations to a partial parking area and the installation of a front yard fence and gate at 128 4th Ave. North. All the proposals were previously approved in early 2021 under the previously approved design guidelines. The work has not been completed, however, and those associated approvals and the certificates of appropriateness have expired. The applicant is coming forward to seek reapproval of those plans.

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 like 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. 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 car park, which is not consistent with the Guidelines, so additional landscaping should be utilized to screen parking areas from street view. The materials for 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.

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 the 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.

Applicant Speaker: Ben McCreary, Chisel Workshop. There are no changes since the last meeting.

Ms. Rose noted that the only changes were those as a result of staff conditions.

Chair Roberts asked for a motion from the commissioners.

There being no discussion, Chair Roberts asked the Commissioners to vote.

MOTION

- Motion for Approval with conditions
 - o Marquardt
 - o Worthington
- Motion, passed 8-0

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

There being no further business, the meeting adjourned at 07:38 PM p.m.

Chair

Date



File #: 21-04222

DATE: January 30, 2023
TO: Historic Zoning Commission
FROM: Kelly Dannenfelser, Asst. Director of Planning
Amanda Rose, Preservation Planner
Emily Huffer, Assistant Preservation Planner

SUBJECT:
Consideration Of New Construction (Accessory) At 230 Franklin Rd.; Luke Dougal, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the construction of an accessory structure at 230 Franklin Rd.

The applicant appeared before the Design Review Committee during its May 2022 and January 2023 meetings to discuss the proposal for the construction of an accessory structure at the Factory at Franklin.

APPLICABLE DESIGN GUIDELINES:
Chapter 5 - Accessory Structures
Chapter 9 - Modern Features

PROJECT INFORMATION:
COF Project Number: 8083
District: Franklin Road Historic District
Applicant: Luke Dougal
Owner: Holladay Properties

BACKGROUND:
The proposal includes the construction of an accessory structure to serve as a carousel. The Guidelines state that new accessory structures are to be located behind the rear plane of the principal building. 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 view sheds. 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.

- Location and Design - The new accessory structure is intended to be situated behind the main Factory Building, near the smokestack, and will not be seen from street view. The proposed structure will be 26 feet tall and will measure 2,600 sq. ft. The accessory structure is unique, as it will contain a carousel, and the building will be octagonal in shape. While this

shape is not typical for the historic district, it meets the general intent, as it is housed under a rectangular roof shape and is recessed out of view shed. The applicant is seeking to tie the design of the carousel to the overall campus, but due to supply chain issues, there is uncertainty about what can be achieved in a timely manner. Therefore, the applicant is requesting to have several options for elements such as doors, skylights, and transoms, to be considered for approval.

- The first option is for the doors to consist of either two bi-fold doors on each elevation or to have one larger bi-fold door on each elevation.
 - The second option is for transoms to be located on the north and south elevations, above the doors, or to have two skylights on the roof in lieu of transoms.
-
- **Materials** - The materials of the new accessory structure will utilize masonry and metal to complement the other buildings on the Factory site. At the bottom of the structure, the banding will consist of a cast-in-place concrete base. Above the concrete base, a brick veneer will be used along with other brick details to be used for a header to break up the massing on the structure. Additionally, black metal panels will be used on the facade, which are also seen in other places at the Factory. For roofing, a black, metal, standing seam roof will be utilized.

As requested during the January DRC meeting, the applicant provided additional renderings of the proposed structure to better show the unique shape of the structure and how the structure looks with the doors closed.

RECOMMENDATION:

Staff recommends that item #2 be approved with the following:

1. The application must meet all the requirements of the City of Franklin prior to issuance of a building 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.

CENTRIC

ARCHITECTURE

January 27, 2023

RE: **The Factory at Franklin**
 Centric Project #21040

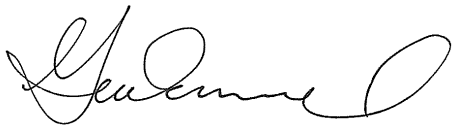
Dear Amanda:

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

The scope at the Factory at Franklin includes creating a new building for a future carousel at the rear of the site. The building is 2600 SF per the approved development plan and is proposed to be constructed of a mixture masonry and metal materials to compliment the surrounding and adjacent buildings and their historic character. Several alternates are being considered as part of the scope of the carousel including larger bifolding overhead doors, skylights and large transom windows, all with the aim of increasing light within the building and visibility of the carousel from outside the building.

Please let us know if anything further is needed.

Sincerely,

A handwritten signature in black ink, appearing to read 'Gina Emmanuel', with a large, stylized loop at the end.

Gina Emmanuel AIA, LEED AP

Enclosure

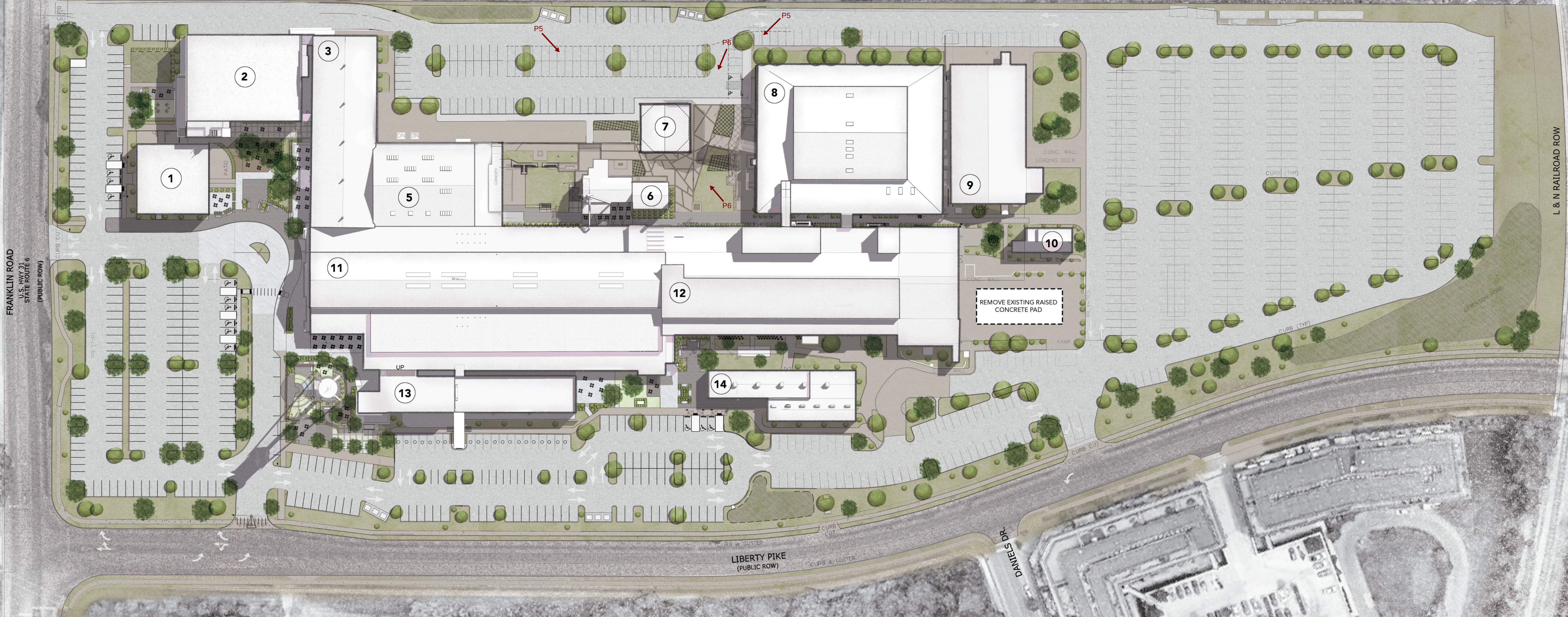
cc: Luke Dougal

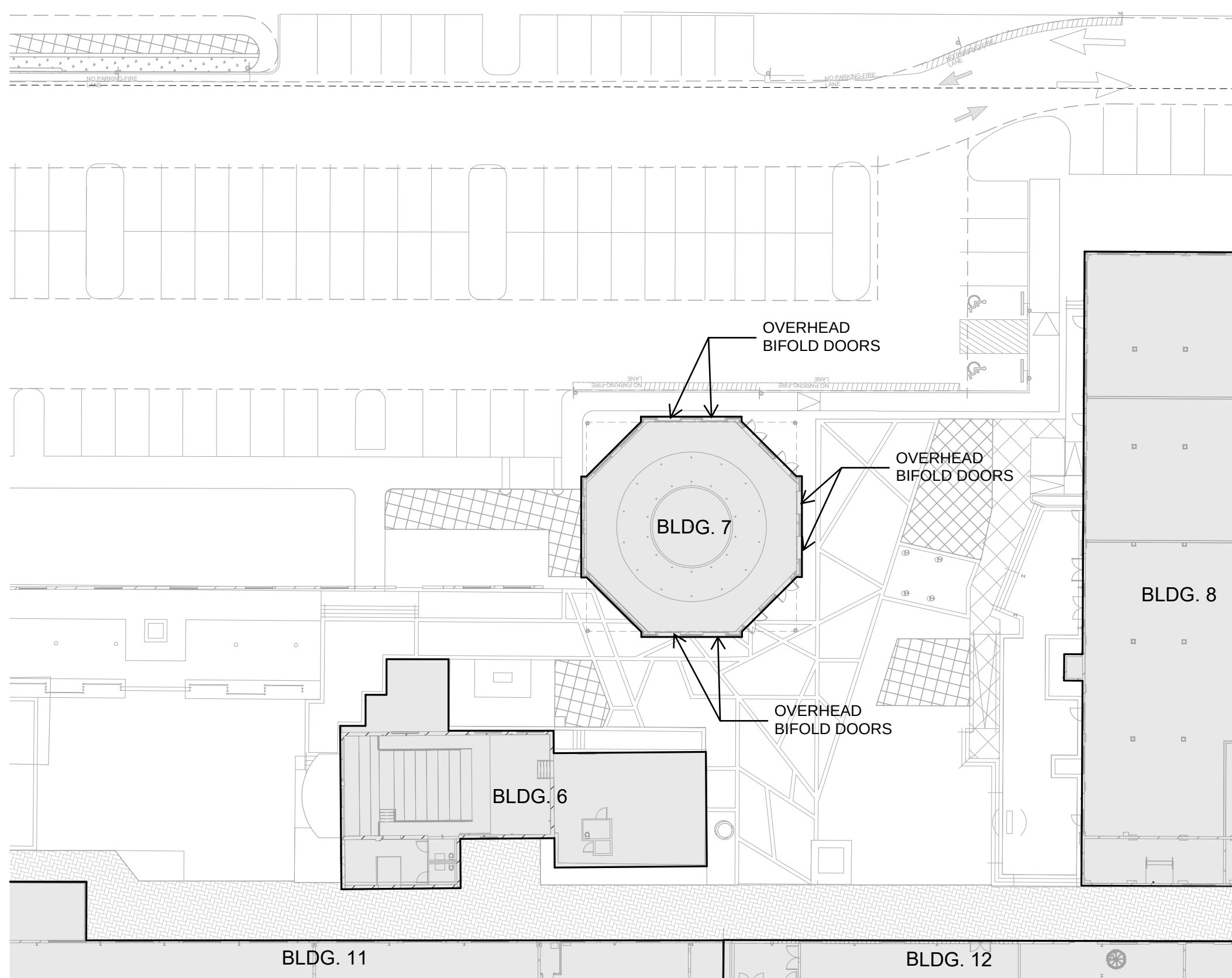
THE FACTORY AT FRANKLIN



HOLLADAY
PROPERTIES
Building Solutions Since 1952

CENTRIC
ARCHITECTURE





SITE PLAN - CAROUSEL BLDG

FACTORY AT FRANKLIN
 CAROUSEL BUILDING - SITE PLAN
 01.27.2023





STANDING SEAM ROOF

METAL PANEL

VERTICAL BI-FOLD DOORS

BRICK MASONRY PLINTH

PROPOSED EAST ELEVATION



PROPOSED NORTH ELEVATION



STANDING SEAM ROOF

VERTICAL BI-FOLD DOORS

METAL PANEL

MASONRY PLINTH

PROPOSED WEST ELEVATION



PROPOSED SOUTH ELEVATION

LOCATION FOR SERVICE PANELS



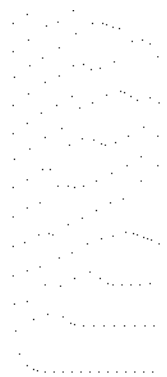
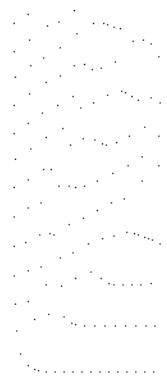
CAROUSEL BUILDING - AERIAL 1



CAROUSEL BUILDING - AERIAL 2



FACTORY AT FRANKLIN
 CAROUSEL BUILDING - AERIAL VIEW
 01.27.2023



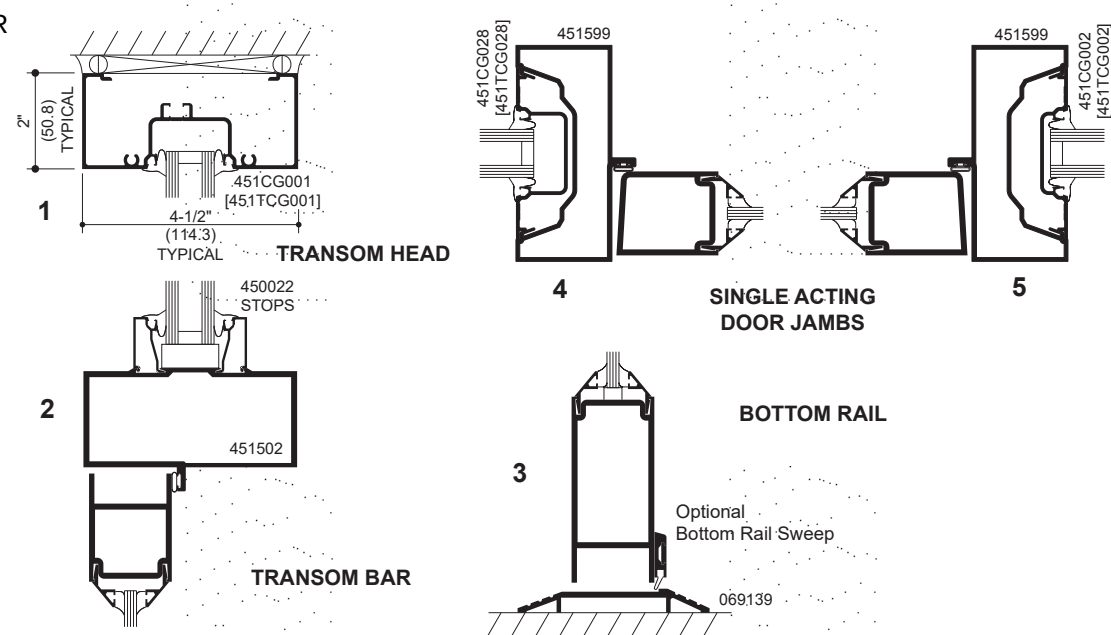
CENTRIC
 ARCHITECTURE



PROPOSED CAROUSEL BUILDING

PROPOSED CAROUSEL BUILDING

DOOR

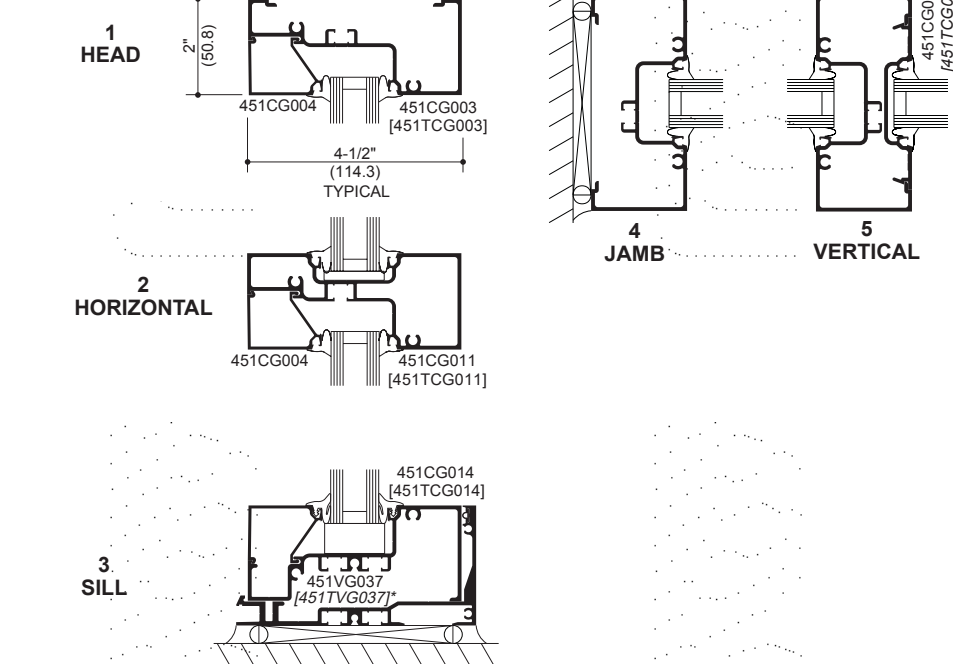


STOREFRONT PROFILES

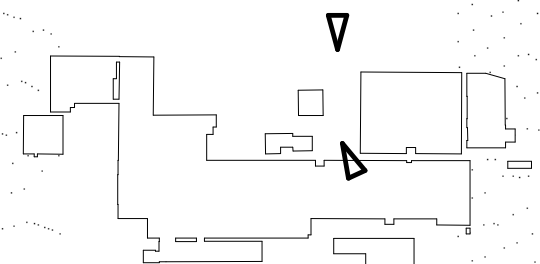
FACTORY AT FRANKLIN
CAROUSEL BUILDING

01.27.2023

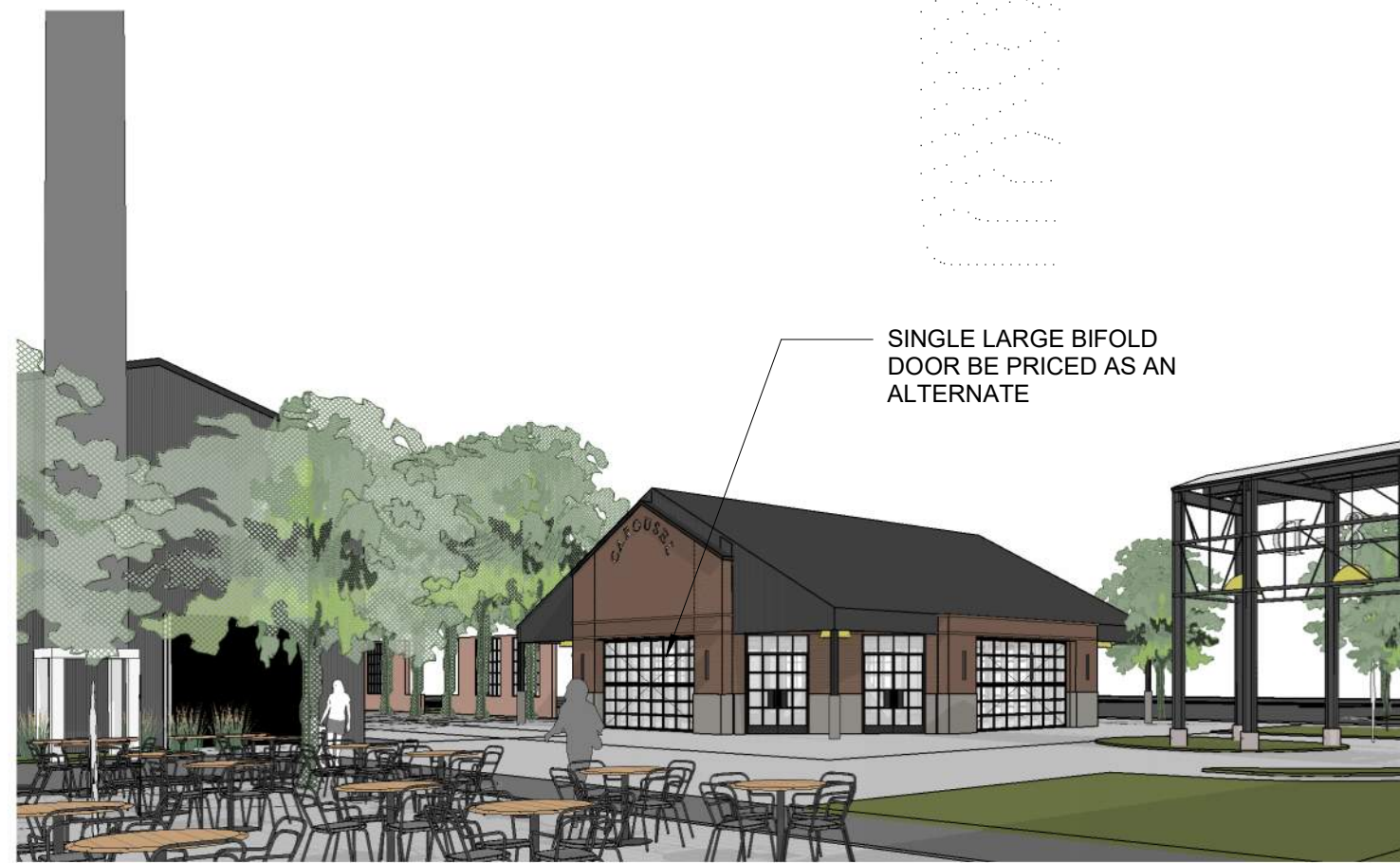
WINDOW



BASIS OF DESIGN FOR NEW STOREFRONT
WINDOWS AND DOORS IS KAWNEER TRIFAB
451 FRAMING SYSTEM.



CENTRIC
ARCHITECTURE



SKYLIGHT ALTERNATE



LARGE BI-FOLD DOORS ALTERNATE



TRANSOM ALTERNATE

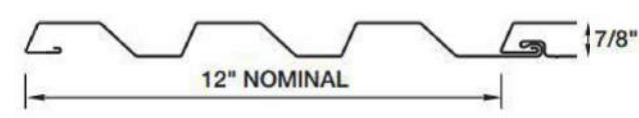
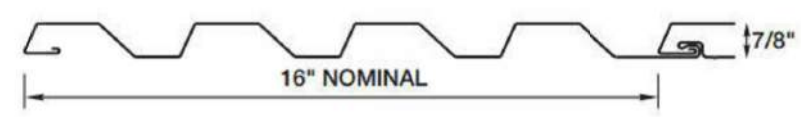
FACTORY AT FRANKLIN
PROPOSED ALTERNATES
01.27.2023



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



Matte Black Steel**





BUILDING 5
~3'-0"



BUILDING 8
VARIES BETWEEN ~4'-9"-2'-0"



BUILDING 9
~3'-0"



BUILDING 13
~3'-0"



ADDITION AT BUILDING 11
~2'-8"



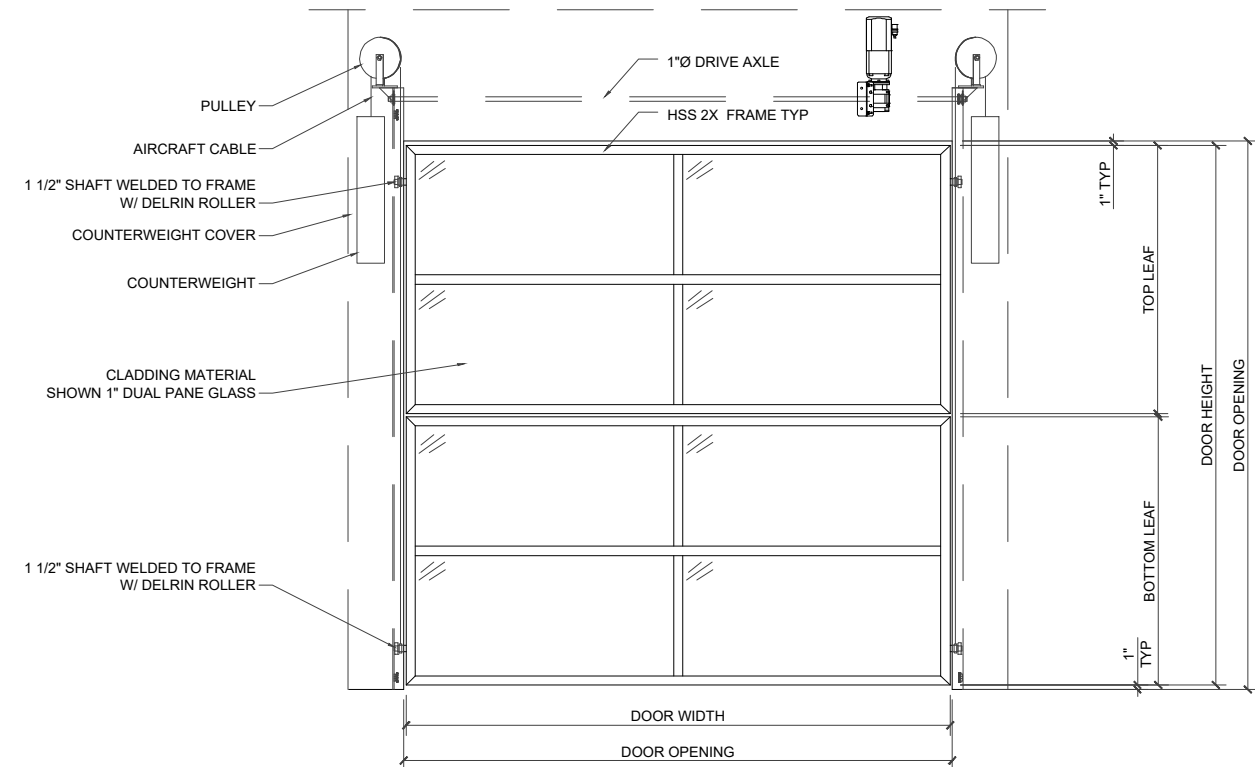
BUILDING 8
VARIES BETWEEN ~4'-9"-2'-0"



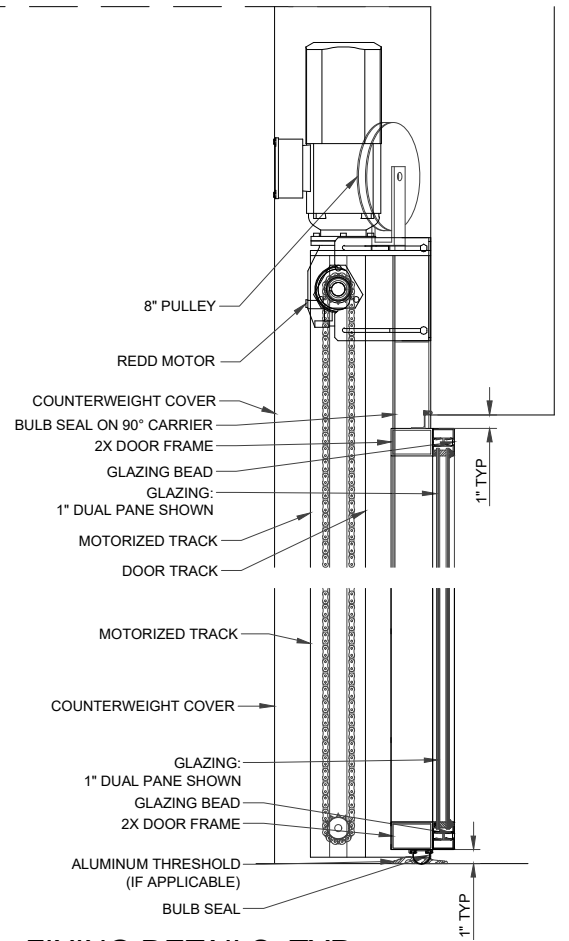
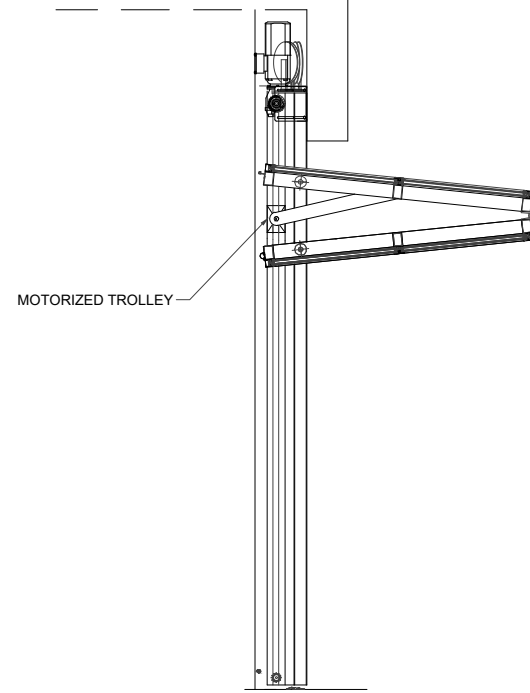
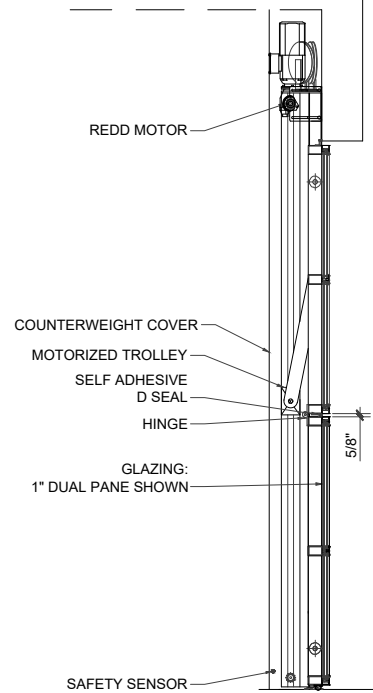
BUILDING 11
~3'-0"



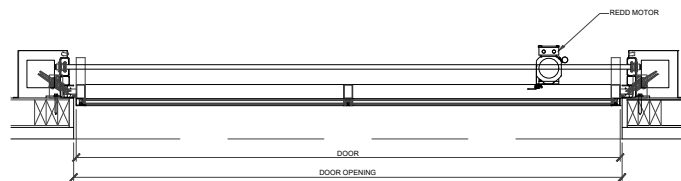
BUILDING 14
~3'-0"



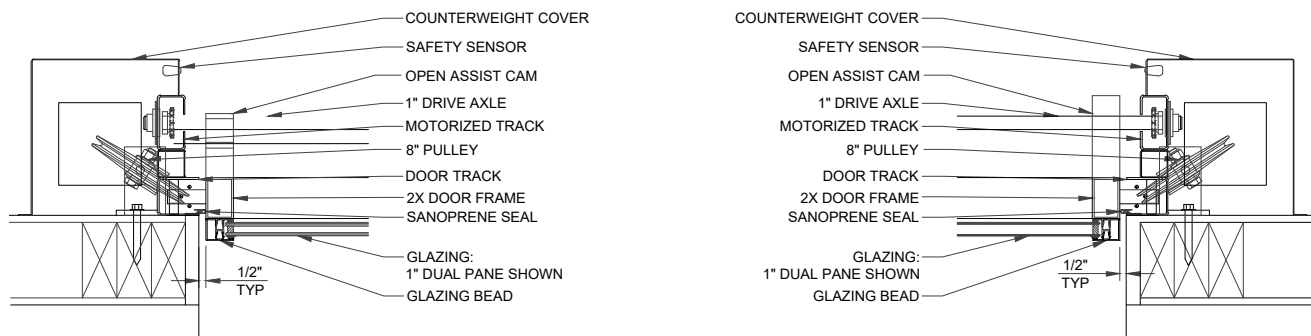
ELEVATIONS & SECTIONS



FIXING DETAILS, TYP.



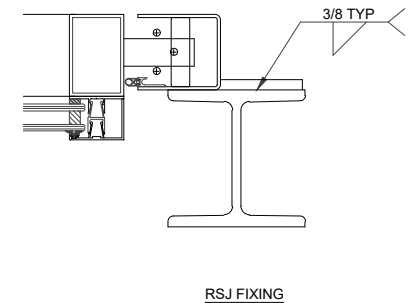
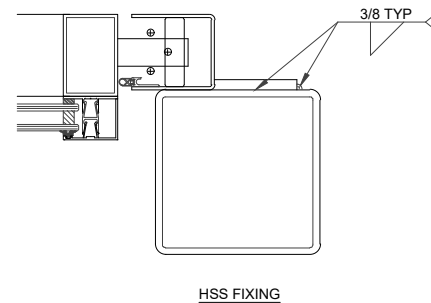
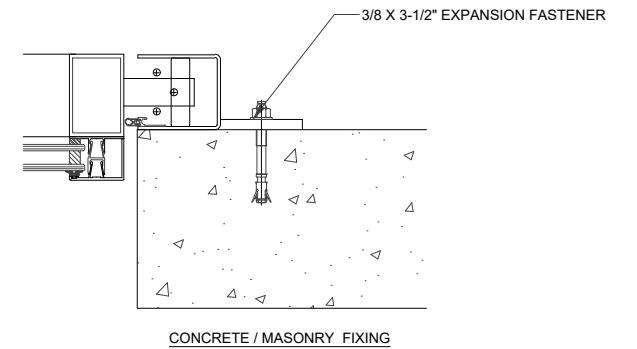
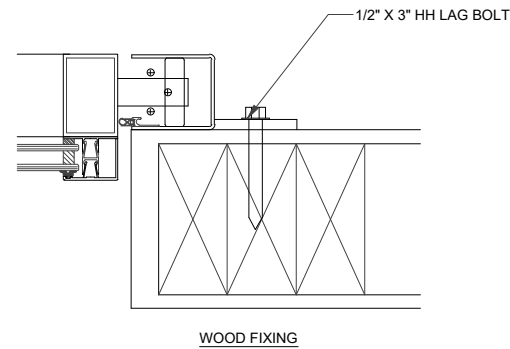
DOOR PLAN



DOOR JAMB

VERTICAL BI-FOLD DETAILS

FACTORY AT FRANKLIN
CAROUSEL BUILDING
01.27.2023

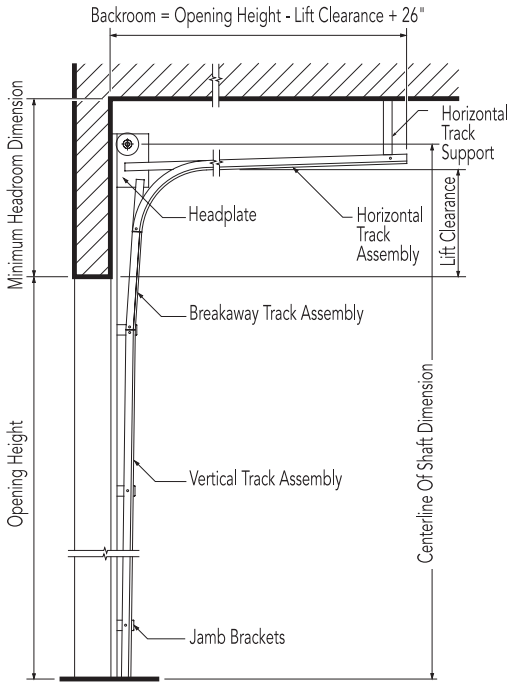


FIXING DETAILS, TYP.

BASIS OF DESIGN FOR NEW VERTICAL BI-FOLD DOOR IS VISTA VERTICAL BI-FOLD DOOR. *SUBJECT TO CONSTRUCTION AND MATERIAL AVAILABILITY

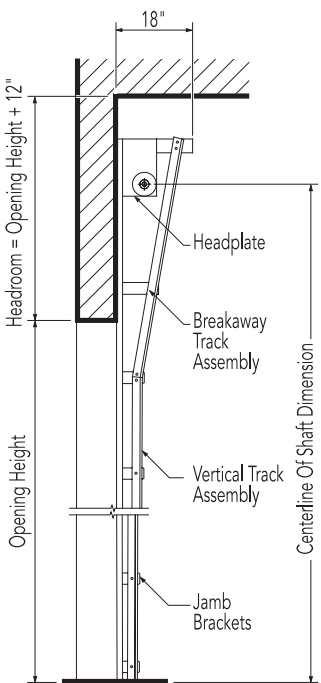
CENTRIC
ARCHITECTURE

Lift Clearance Track Standard



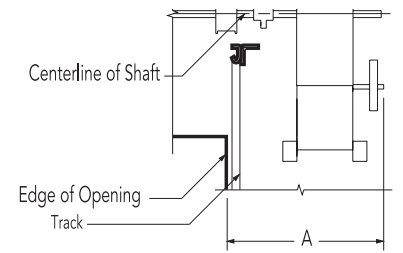
NOTE: FINAL TRACK SELECTION TBD

Full Vertical Track

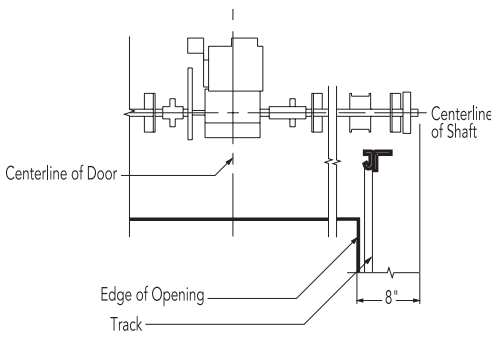


Mounting Details

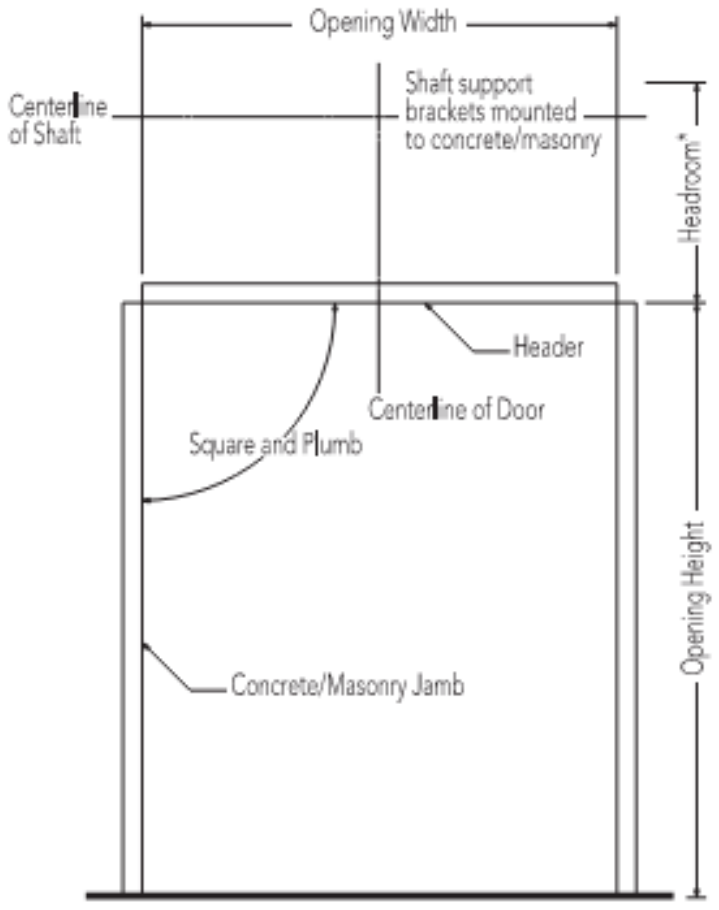
Side Mount Type (Jackshaft) RMX®, RSX®, RHX®
Side-mounted (Jackshaft) RMX®, RSX®, and RHX® operators feature a power unit mounted on the inside front wall and connected to the crosshead shaft, with an adjustable coupling or drive chain and sprockets.



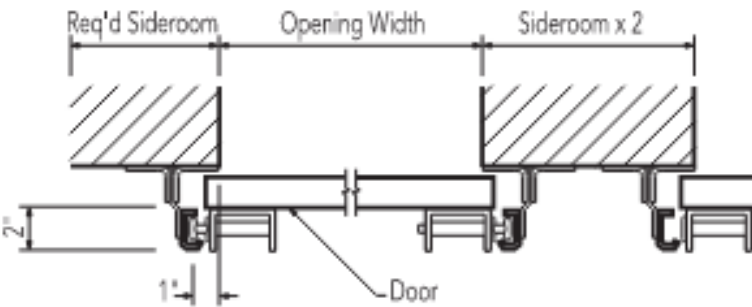
Center Mount Type/Jackshaft RSX®, RHX®
Center-mounted (Jackshaft) operators feature a power unit on the front wall above the door opening. No additional backroom is required. Available on models RSX® and RHX®.



Concrete/Masonry Jams



2" (51 mm) Track



STANDARD GARAGE DOOR DETAILS (ALTERNATE)

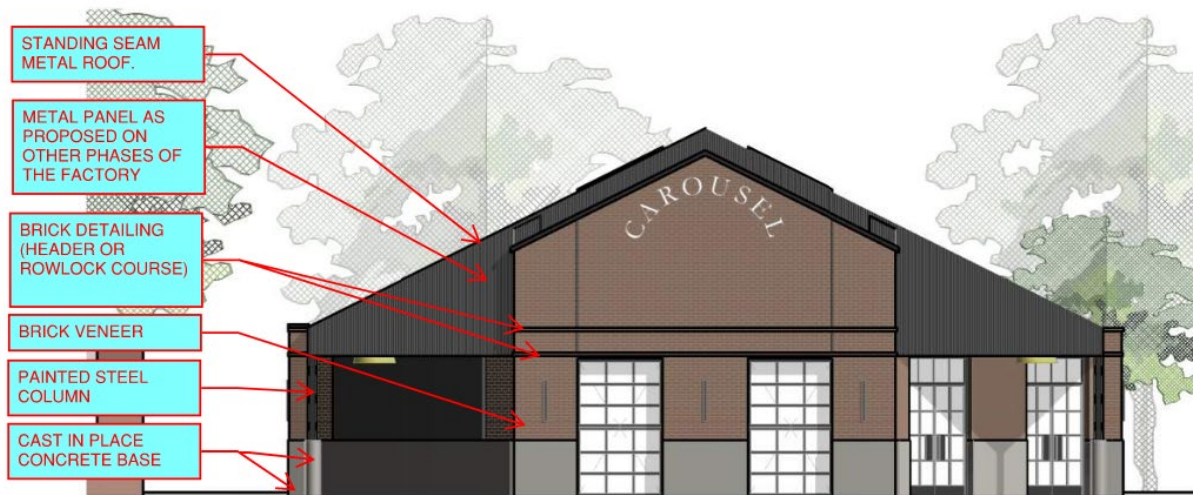
From: Luke Dougal
To: Emily Huffer
Cc: Amanda Rose
Subject: RE: 230 Franklin RD, Franklin TN 37064 (AP no:) (COF no: 8083)
Date: Monday, February 6, 2023 7:55:26 AM
Attachments: image002.png

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.

Hey Emily,

Thanks for reaching out, apologies for any confusion or ambiguity. The banding you're talking about I assume is the masonry plinth at the base of the building, for this we are proposing a cast in place concrete, similar to what is on building 8 which is the closest adjacent building. Above that we are proposing a brick veneer, the banding you are seeing above the overhead doors is just some brick detailing to break up the façade. Adjacent to the brick is a metal panel, we are proposing the same Pac Clad product that has been used on previous phases of the Factory.

Let me know if you still have any questions.



Thanks,

LUKE DOUGAL | AIA
e: ldougal@centricarchitecture.com
o: 615.385.9600 | ext. 821
d: 615.724.6476
c: 585.749.7327

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1206 Buchanan St.
Nashville, TN 37208
www.centricarchitecture.com

From: Emily Huffer <emily.huffer@franklinton.gov>
Sent: Friday, February 3, 2023 4:21 PM
To: Luke Dougal <ldougal@centricarchitecture.com>
Cc: Amanda Rose <amanda.rose@franklinton.gov>
Subject: 230 Franklin RD, Franklin TN 37064 (AP no:) (COF no: 8083)

Hi Luke-

Happy Friday! Amanda and I are reviewing the application for the Carousel Building at the Factory for the Historic Zoning Commission meeting and we needed clarification on the type of material that is being proposed for the banding on the building. In the narrative, the materials proposed consist of a "mixture of masonry and metal materials" and we wanted to be thorough in our report of the exact materials proposed.

Thanks,

Emily Huffer

Assistant Preservation Planner
City of Franklin Planning & Sustainability Department
615.550.6795 | www.franklinton.gov/planning

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File #: 21-04223

DATE: January 30, 2023
TO: Historic Zoning Commission
FROM: Kelly Dannenfelser, Asst. Director of Planning
Amanda Rose, Preservation Planner
Emily Huffer, Assistant Preservation Planner

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

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission (HZN) concerning a Certificate of Appropriateness (COA) application for alterations to a previously approved refuse location and screening plan at 230 Franklin Road (COA issued January 2023).

The proposal includes the construction of a brick enclosure to screen trash receptacles located along Liberty Pike. Another location near the water tower, behind an existing retaining wall, will also house two additional trash compactors and dumpsters.

APPLICABLE DESIGN GUIDELINES:

Chapter 7 - Fences, Walls, and Gates
Chapter 9 - Modern Features

PROJECT INFORMATION:

COF Project Number: 8025
District: Franklin Road Historic District
Applicant: Greg Gamble
Owner: Holladay Properties

BACKGROUND:

The proposal includes the construction of a brick enclosure to screen trash receptacles and compactors fronting Liberty Pike and a location located near the water tower. One of the locations, near the intersection of Liberty Pike and Franklin Road, will remain as approved, while the location to the right will change from being parallel to Liberty Pike to being perpendicular to the road. Additionally, a third location for trash compactors is being proposed behind an existing retaining wall, near the water tower. As noted on the site plan, the new location for one of the existing refuse areas is noted in red, while the new location by the water tower and the existing refuse areas are in blue.

The proposed screening near the street is to measure 31'-8" in length, 11'8" in width, and 8" in height and consist of masonry walls with a stained cedar gate to access the trash receptacles/compactors.

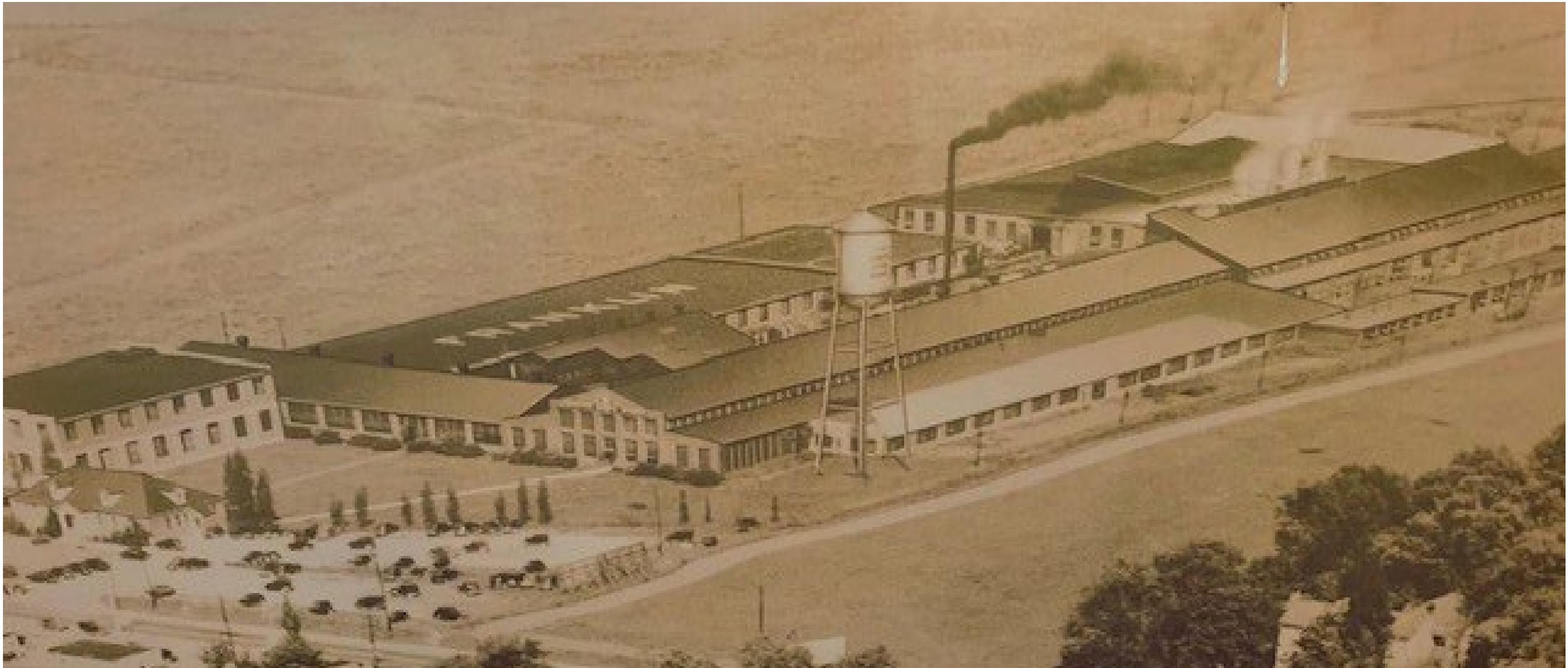
The Guidelines are not intended to be a comprehensive document that covers all zoning requests, such as the placement of refuse areas, but the Guidelines do note that site and setting alterations should not be undertaken in locations that are visible from the public view and distract from or overwhelm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

While the proposal for placement along Liberty Pike is not consistent with the Guidelines, a position parallel to the street is currently approved, and relocation of the red enclosure to be perpendicular to the street minimizes its impact on the pedestrian view sheds. As such, the proposal is supported.

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 the issuance of a building 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.



THE FACTORY

FRANKLIN, TN

HZC SUBMITTAL

01/27/2023

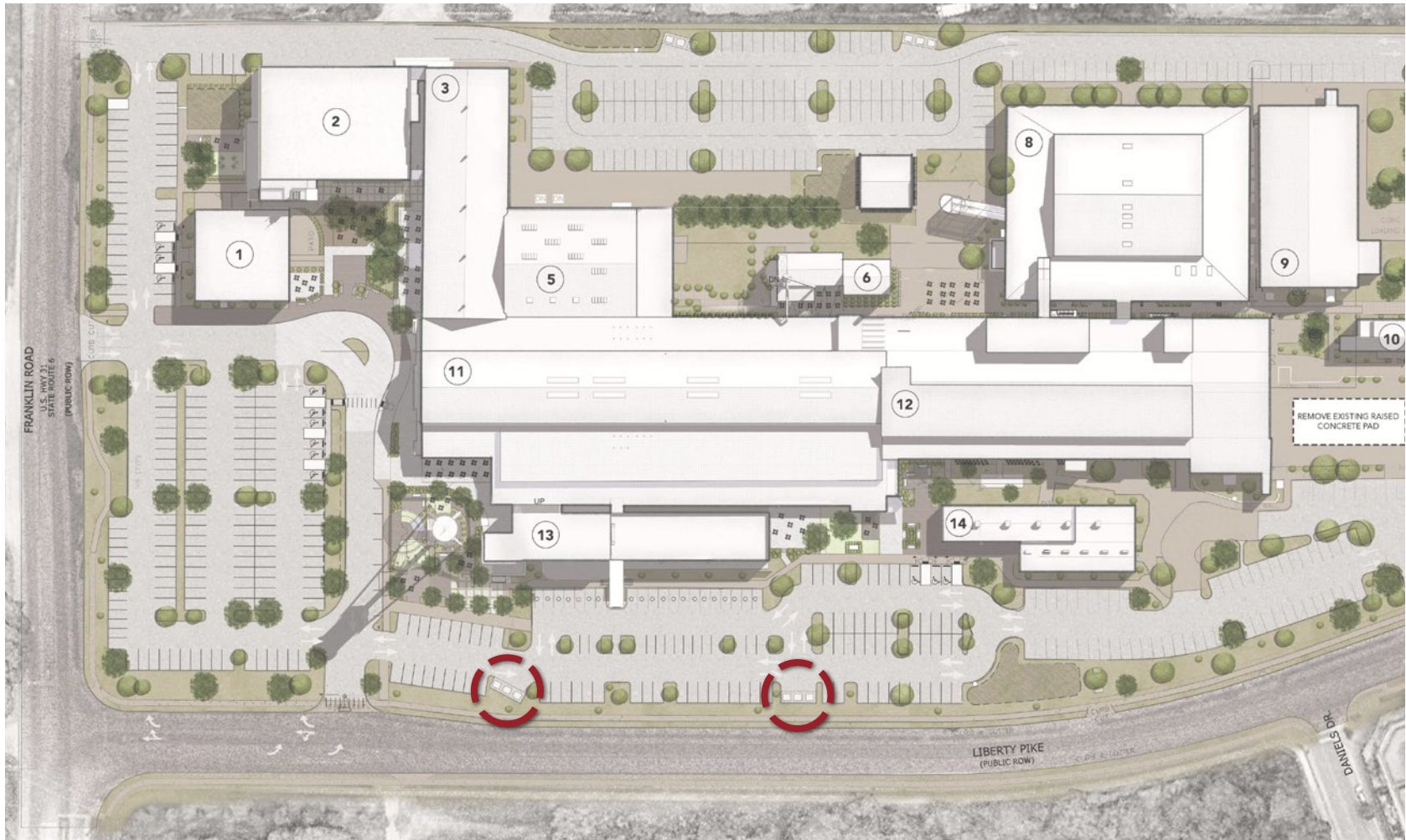


HOLLADAY
PROPERTIES

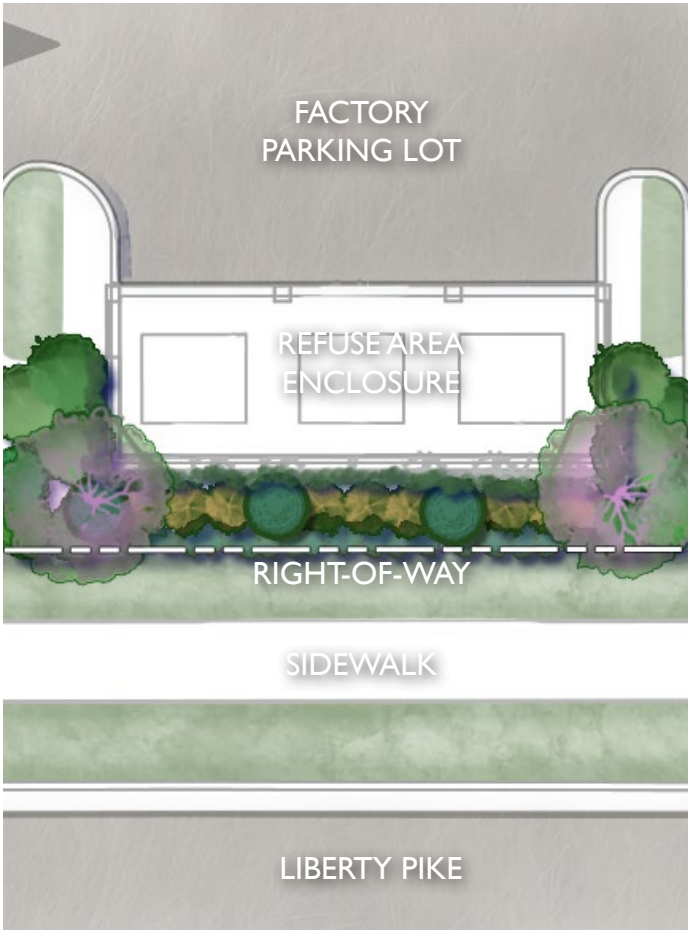
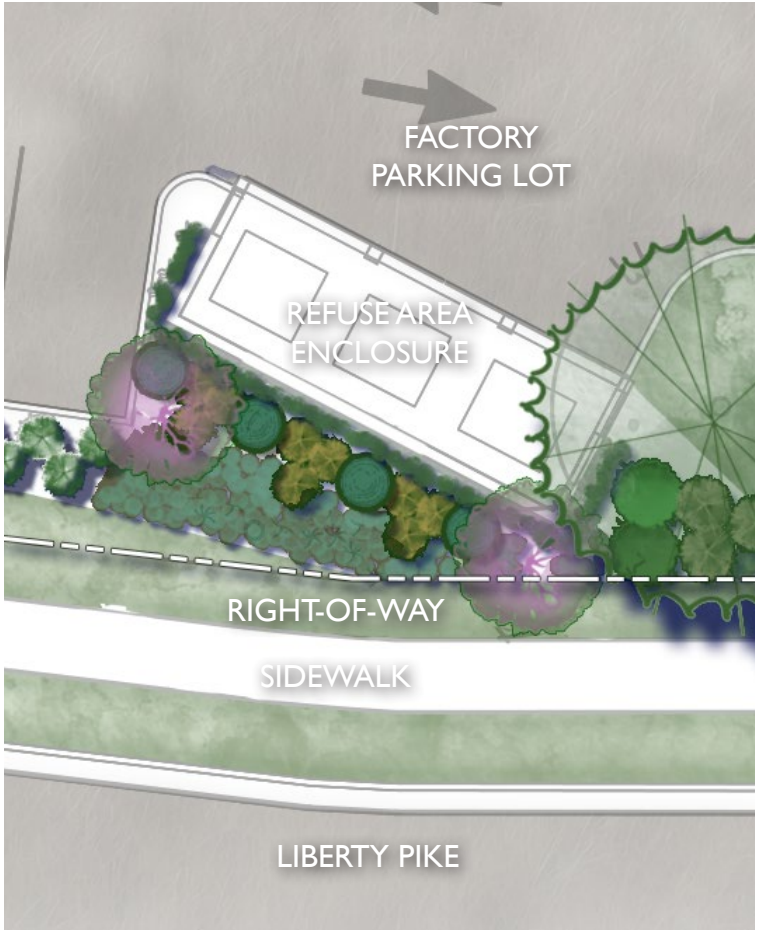
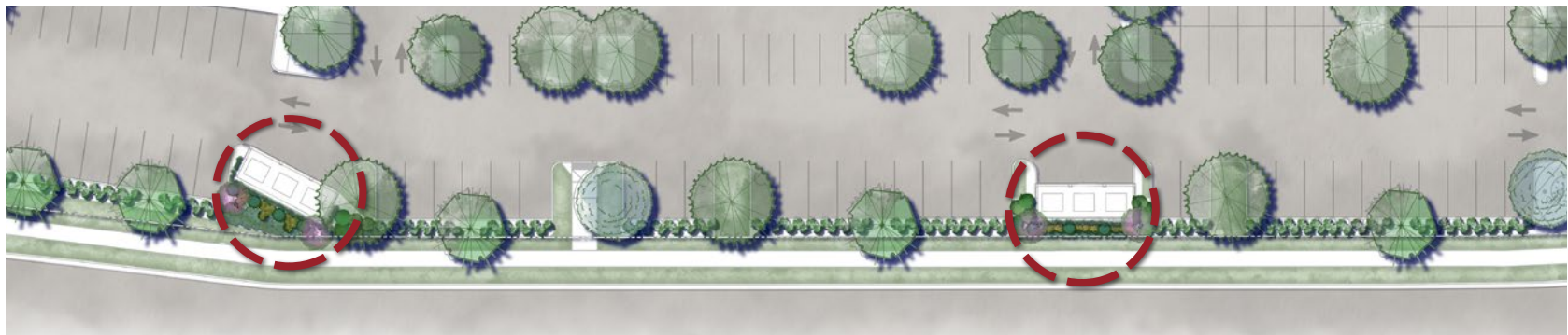
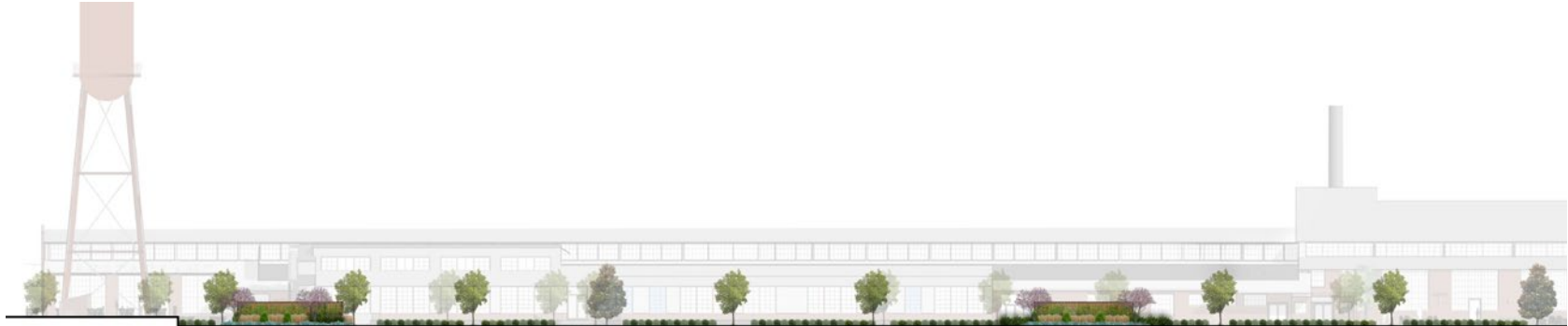


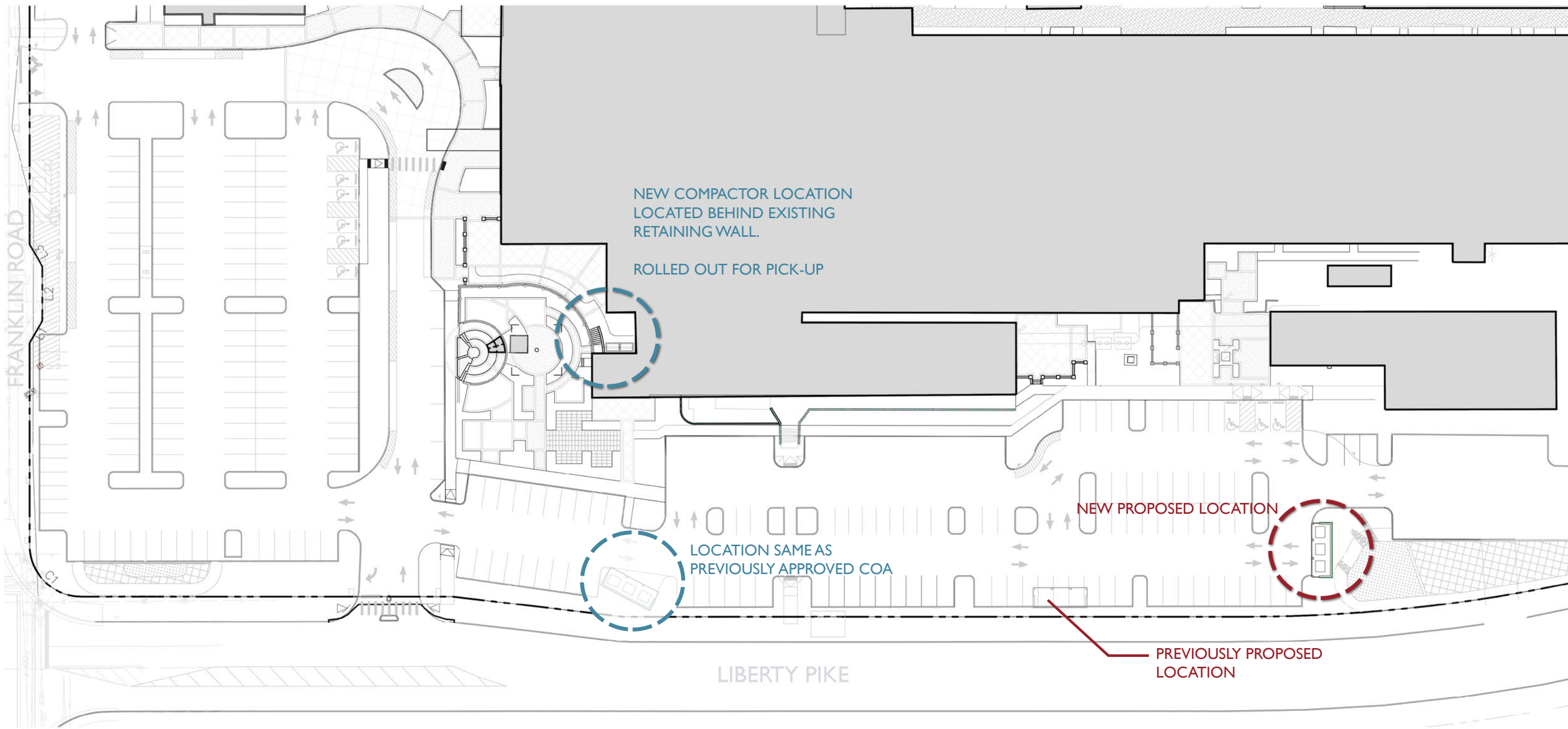
CENTRIC
ARCHITECTURE

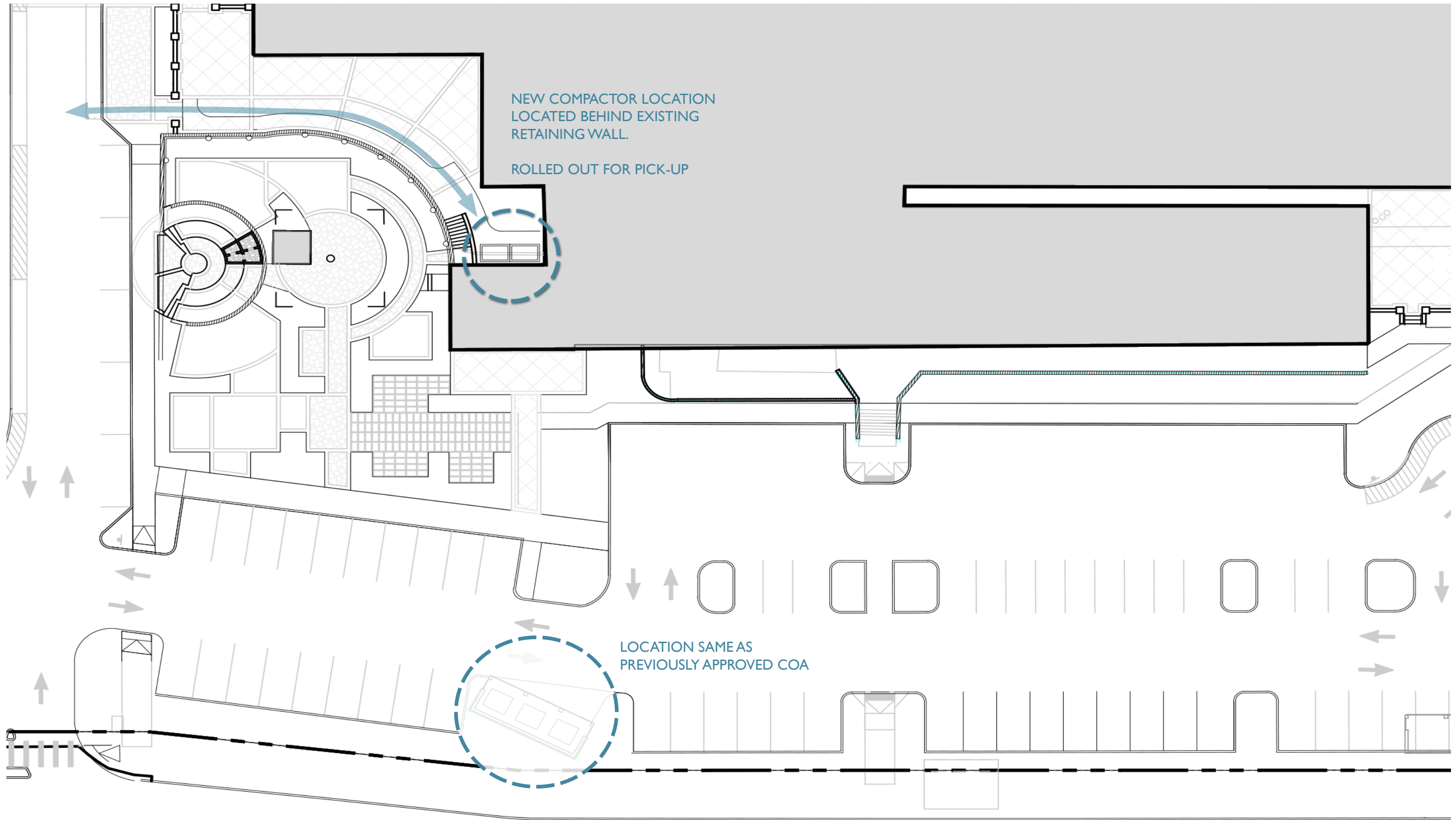
Kimley»Horn

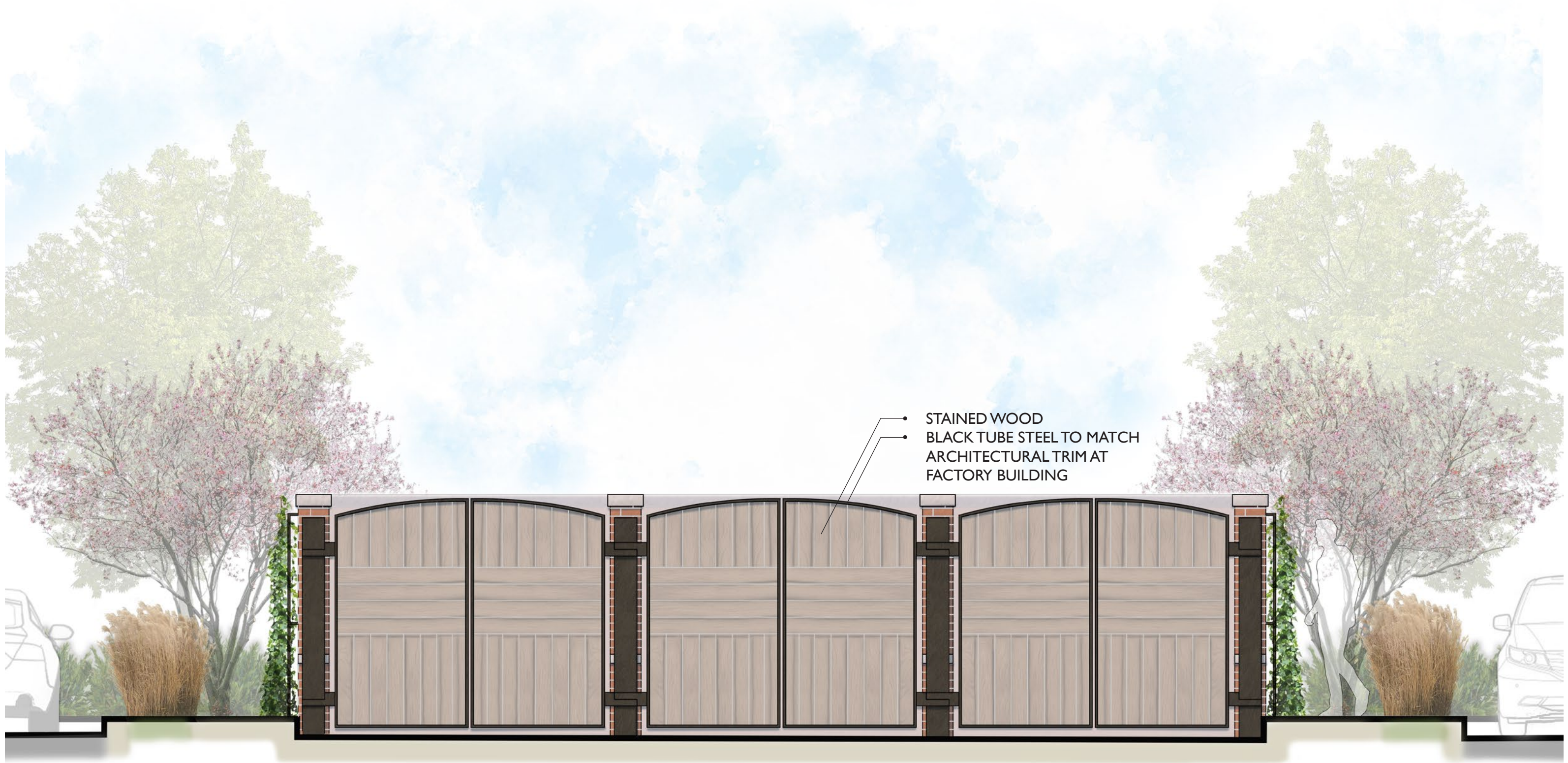


*NOTE: MASTER PLAN PLAZA SPACES SHOWN ARE SIMPLIFIED REPRESENTATIONS AND DO NOT ACCURATELY DEPICT PROPOSED DESIGNS











File #: 21-04221

DATE: January 30, 2023
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) At 724 Fair St.; Jeff Rietveld, Applicant.

PURPOSE:

The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the demolition of a historic accessory structure at 724 Fair St.

The applicant appeared before the Design Review Committee (DRC) at its October 10, 2022, and January 9, 2023, meetings to discuss the proposal for the demolition of the accessory structure. Additionally, the applicant hosted a DRC site visit at the subject property on December 1, 2022.

APPLICABLE DESIGN GUIDELINES:

Chapter 10 - Demolition and Relocation

PROJECT INFORMATION:

COF Project Number: 8082
District: Hincheyville Historic District
Applicant: Jeff Rietveld
Owner: Jeff Rietveld

BACKGROUND:

The proposal includes the demolition of the historic accessory structure (shed).

Per the Guidelines, demolition may only be approved if the HZC deems one or more of the following conditions met:

- If a building has lost its architectural and historical integrity, its removal will not adversely affect the district's historic character. Loss of integrity must be substantiated with photographic documentation and a physical description of the property that addresses relevant issues.
- If the denial of the demolition will result in unreasonable economic hardship on the applicant as determined by the HZC.
- If the structural instability or deterioration of a property is demonstrated through a report by a structural engineer or architect with demonstrated experience working with historic structures. Such a report must clearly detail the property's physical condition, reasons why rehabilitation is not feasible, and cost estimates for rehabilitation versus demolition and construction of a

comparable structure. In addition to this report, there should be a separate report that details future action on the site.

The current accessory structure appears to be historic in form, and the applicant has assessed the age to be circa 1920.

The DRC requested that the applicant provide a detailed report itemizing the cost for replacement versus rehabilitation of the accessory structure, per the Guidelines recommendations. The applicant has provided a structural engineer's report, a contractor's assessment, photographs of the structure, and an itemized contractor's report that defines the need for demolition. The applicant's estimated costs for rehabilitation of the existing structure is approximately \$60,000. This estimate appears to include work that addresses existing framing and roofing issues. The applicant's estimated cost to demolish the structure and to rebuild it so that it is code compliant is approximately \$74,000.

Based on this information, it appears that rehabilitation is less costly than demolition and construction of a comparable structure. As such, the Guidelines criteria have not been met.

RECOMMENDATION:

Staff recommends that item #4 be denied, based on the Staff Analysis and Recommendation dated February 13, 2023.

If issued a COA, the following conditions shall apply:

1. The original structure must be photographed satisfactorily by the applicant, and the photos must be submitted to staff for HZC records.
2. The applicant shall obtain a floodplain development permit prior to any disturbance of the Floodplain Fringe Overlay.
3. The application must meet all the requirements of the City of Franklin prior to the issuance of a building permit.
4. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

Contractor

Bison Home Builders, Inc.
P.O. Box 158
Franklin, TN 37065
Noel Jones (615) 394-6438
bisonhomebuilders@gmail.com

**Customer**

Jeff Rietveld
724 Fair St
Franklin, TN 37064

ESTIMATE

Date: January 26, 2023		refurbish shed					
Preliminary Costs							
Plans							
Surveys							
Engineers		800					
Permits		327					
Privelege tax							
Impact Fees							
Well / Water Tap							
Septic Permit							
Sewer Tap							
Builders Risk Insurance							
		1,127					
Temporary Services							
Temporary Electric							
Temporary Water							
Portable Toilet							
Dumpster Rental		625					
		625					
Site Preparation							
Site Clearing							
Excavation		1,500					
Culvert Pipe / Bridge							
Access Gravel		1,650					
Silt Fencing							
Propane tank							
		3,150					
Footings							
Layout / Survey							
Excavation							
Rebar, Stakes, Chairs							
Concrete							
Labor to pour and finish							
Footing Sub-contract		3,250					
		3,250					
Foundation Walls							
Poured wall subcontract							
Block wall subcontract							
Precast wall subcontract							
Retaining walls		6,500					
Sock drains / gravel							
Waterproofing							
		6,500					
Termite Treatment							
Termite Sub-contract		300					
		300					

Concrete Slabs								
Plumbing Under Slab								
Gravel Under Slab								
Rebar, Wire, Plastic								
Concrete								
Labor to pour and finish								
Sub-contract								
		-						
Framing								
Framing Material		11,212						
Framing Labor		5,182						
Demolition Labor		3,500						
Bits/Blades/Bolts		120						
Equipment Rental		2,200						
		22,214						
Roofing								
Roofing Material								
Roofing Labor								
Roofing Sub-contract		5,700						
		5,700						
Exterior Doors and Windows								
Exterior Doors								
Windows								
Columns								
Gable Vents								
Installation labor								
		-						
Electrical								
Electrical Sub-contract								
Lighting Fixture								
Appliances + Install								
Service Entrance								
Back Up Generator								
Utility Connection								
Security System								
Low Voltage								
		-						
Plumbing								
Plumbing Sub-contract								
Plumbing Fixtures								
Septic System								
Well pump, tank, filter								
Water line entrance								
Sprinkler system								
		-						
HVAC								
Heating and Air Sub-contract								
Ductless Mini-split Heat Pump								
Whole House Dehumidifier								
Central Vac System								
Gas line								
Fresh Air System								
Ventilation								
		-						
Fireplace								
Fireplace Sub-contract								
Firebox insert								

Flue liner, pipe								
Gas logs								
Hearth								
Mantle								
Other Masonry Labor								
		-						
Brick / Stone								
Brick Sub-contract								
Stone Sub-contract								
Pavers								
Brick Parging								
Lime Wash								
Acid Wash								
		-						
Exterior Trim								
Hardi Siding Sub-contract								
Vinyl Siding Sub-contract								
Wood siding	reclaimed	3,865						
Cornice								
Porch ceilings								
Gutters and Downspouts								
Shutters								
Exterior Painting Sub-contract								
Exterior Trim Labor		1,200						
		5,065						
Insulation								
Insulation Sub-contract								
Spray foam Sub-contract								
Caulk package								
Vapor barrier								
		-						
Interior Walls								
Drywall Sub-contract								
T & G board								
Wallpaper								
		-						
Garage Doors								
Sub-contract		800						
		800						
Interior Trim								
Interior Doors								
Moulding and Trim								
Stair parts								
Rail parts								
Door Hardware								
Bath Hardware								
Closet Shelving								
Mirrors								
Shower Doors								
Other Trim								
Interior Trim Labor								
		-						
Cabinets and Countertops								
Kitchen Cabinets								
Kitchen Countertops								
Bathroom Cabinets								
Bathroom Countertops								

Laundry Cabinets								
Laundry Countertops								
Built-in Bookshelves								
Mud Room Cubbies								
Installation Labor								
		-						
Floor Coverings								
Hardwood								
Carpet and Padding								
Concrete Sealer								
Marble								
Tile	floors							
	showers							
	backsplash							
Stone								
Installation Labor								
		-						
Wall Coverings								
Interior Painting Sub-contract								
Specialty Finishes								
		-						
Decks and Porches								
Framing material								
Decking material								
Railing material								
Screen trim material / door								
Installation Labor								
		-						
Concrete Flat Work								
Driveway								
Sidewalks								
Porches								
Patios								
		-						
Other Improvements								
Elevator								
Mailbox								
Fences								
Gates								
Entrance Columns								
		-						
Cleaning								
Site cleaning		450						
House cleaning								
Window cleaning								
Road cleaning								
		450						
Landscaping								
Landscaping Sub-contract								
Topsoil								
Design								
Material								
Seed, Fertilizer, Straw		200						
Irrigation								
Labor		400						
		600						
Sub-total		49,781						

Builder's Overhead		3,982						
Builder's Profit		5,974						
Total Construction Cost		59,737						
Cost for complete teardown and rebuild								
for a code compliant structure....	add	14,237						

724 Fair Street
Contractor Assessment Based on Notes by Structural Engineer

“As detailed in GEC structural observation notes:

There is no ridge beam, the rafters are toe-nailed together

The rafters are under-sized

They sit on a flat 2x4 flat plate without enough support between wall posts.

So to bring this up to current code requirements would require a complete re-build. New rafters, new ridge, and new top of wall beams to support rafters would be required. We could re-use some of the planks as roof decking for an older appearance but many of them are damaged by water and will likely break in the demo process. We could use the old 2x4 rafters as collar ties. New roof material would need to be selected.

Approximate cost: \$15,750”



“As detailed in the GEC structural observation notes:

The carriage house is four feet below the floor elevation of the main house, which means at peak flood, the floor of the carriage house will be five feet below flood plane.

The slope of the yard grade would send driveway and yard run-off toward the structure.

The front left corner has dropped approximately 12 inches since there is no footing under the cedar post in that corner. The posts also have termite damage in that area.

The two carriage door panels have severe termite damage and need to be replaced.

For code requirements, the cedar posts would need to be replaced with pressure treated posts anchored to new concrete piers. To replace all the posts, the exterior boards around the perimeter would need to be removed and de-nailed. New support framing would need to be installed around the perimeter and then, the old boards could be replaced. This would include the same for the interior stalls.

Approximate cost: \$18,000

*Please note, concrete slab and paint to be additional”











Shed/Barn Review

724 Fair Street | Franklin, TN 37064

Shed Condition Photos















Please note in the current and former slide how the structure does not actually sit on the stone wall, but is actually supported by wood beams set into the ground.



October 9, 2022

Bison Home Builders, Inc.
Attn: Noel Jones
3865 Perkins Road
Thompsons Station, Tennessee 37179

Re: Structural Observation Report – Carriage House
Residence, 724 Fair St., Franklin, TN

Dear Mr. Jones:

As requested, I have met you at the above listed residence several times this year to review the framing and foundation framing related to a major renovation of the residence. Recently, you asked my opinion about the structural condition of the carriage house behind the residence. The floor elevation of the carriage house is about 4-ft below the floor elevation of the main residence. This condition causes several concerns, including:

- The main house floor is slightly in the flood plain; but the carriage house is well within the flood plain.
- The ground surface slopes downward from the street and main residence toward the carriage house making runoff controls around the carriage house difficult.
- If the carriage house is to be used as a garage, it will be difficult to install a driveway with the drop off in elevation and a driveway will involve adding fill in the flood plain.

The carriage house does not have a footing. At the front of the structure, the wood framing bears directly on the ground and there has been about 12-inches of framing settlement and deterioration. At the rear of the carriage house, there is a stone foundation and the framing bears on the stone. The framing at the rear is in better condition because it has been held off the ground by the stone.

Related to the carriage house roof framing, the rafters are undersized. The rafters do not meet at a ridge; the rafter pairs are toe-nailed together. The rafter ties are cobbled together and have no direct connection to the rafters. The framing does not restrain the rafters and there are no uplift resistive connections.

The building is not structurally sound and is not situated in a usable position on the lot. Our recommendation is that it be demolished and a properly situated replacement be constructed. A garage structure can be built with less total volume impact to the flood plain by:

- Installing a perimeter strip footing with block foundation walls with flood vents creating a crawlspace foundation.



Garman Engineering Company, LLC dba GEC

- Installing a suspended slab on the crawlspace foundation to create a garage without bringing fill into the flood plain.

Please call me if you have questions.

Garman Engineering Company, LLC



Keith Michael Garman, PhD, PE, PG

Bison - 724 Fair St-Franklin-Carriage House



File #: 21-04226

DATE: January 30, 2023
TO: Historic Zoning Commission
FROM: Kelly Dannenfelser, Asst. Director of Planning
Amanda Rose, Preservation Planner

SUBJECT:

Consideration Of Partial Demolition & Additions At 264 Natchez St.; Cleveland Salmon, 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 partial demolition of the building, through the removal of a rear addition and dormer, and for the construction of a new rear addition.

The applicant appeared before the Design Review Committee (DRC) to discuss the proposal during its December 2022 and January 2023 meetings.

APPLICABLE DESIGN GUIDELINES:

Chapter 2 - Historic Residential Buildings, Additions to Historic Residential Buildings
Chapter 10 - Demolition and Relocation

PROJECT INFORMATION:

COF Project Number: 8086
District: Natchez Street Historic District (Local Landmark)
Applicant: Cleveland Salmon
Owner: African American Heritage Society

BACKGROUND:

Two areas at the rear of the building are proposed for demolition: the first-floor den and the second-floor bathroom dormer.

Per the Guidelines, demolition may only be approved if the HZC deems one or more of the following conditions met:

- If a building has lost its architectural and historical integrity, its removal will not adversely affect the district's historic character. Loss of integrity must be substantiated with photographic documentation and a physical description of the property that addresses relevant issues.
- If the denial of the demolition will result in unreasonable economic hardship on the applicant as determined by the HZC.
- If the structural instability or deterioration of a property is demonstrated through a report by a structural engineer or architect with demonstrated experience working with historic structures.

Such a report must clearly detail the property's physical condition, reasons why rehabilitation is not feasible, and cost estimates for rehabilitation versus demolition and construction of a comparable structure. In addition to this report, there should be a separate report that details future action on the site.

The application is supplemented with information from a preservation-minded structural engineer with respect to the condition of the area, a contractor's estimation of costs for rehabilitation versus demolition/rebuild, and a physical assessment by State Historian/Center for Historic Preservation Executive Director Dr. Van West. This information states the bathroom-area dormer on the roof above the den is damaged, and that this has caused extensive water damage and (potentially) structural damage to the den. Contractor estimates state that rehabilitation would cost approximate \$150,000, with addition if this portion of the building were to be demolished and rebuilt to code. This indicates that rehabilitation would be less costly. According to a member of the Williams family who once lived in the house, however, the addition dates to 1972 (see letter in submittal), which is just around 50 years in age. The State Historian's letter indicates that removal of the addition would not be consequential to the historic or architectural value of the building, however, meaning that the building would remain as a contributing element to the Natchez Street National Register Historic District if the addition were to be removed. Thus, the criterion of the Guidelines related to historical and architectural integrity has been met.

To replace the den and second-floor bathroom areas, the application proposes the construction of a new, ADA-complaint addition that would house an elevator to serve the building's civic use.

The Guidelines recommend that additions be located at rear facades. Further, additions should be designed to be compatible with the historic building, yet clearly identifiable through the use of differentiating methods such as roof breaks, wall insets, wall off-sets, material changes, and lower eave lines. A combination of these methods should be considered based on the specific context of the building and the site. The addition should have a lower scale and height than the historic building, and roof shapes, pitch, and level of complexity be similar to but subordinate to the historic building.

The applicant responded to staff and DRC comments related to scale congruency, revising the proposal to read more clearly as a single-story addition with a large dormer. The original building is unique in that the existing dormers are set on the same plane as the main form's respective side facades, and heavy eaves were used so that the existing dormers read as inset from the facade planes. Because of this, the proposal follows suit and allows for a new dormer to replace the existing one, on that same plane, and for a new upper-level addition to be inset from both the rear and side facades. This area is proposed to be gabled and be situated lower than the main roofline. The proposed footprint is less than that of the existing by 11 square feet (1923 sf existing; 1912 sf proposed).

The proposed fenestration is in keeping with the rhythm and spacing of that on the original portion of the building. Materials include wood siding and asphalt shingles; the foundation material has not been indicated. A concrete ramp and metal railing are proposed for the small porch/ramp for ADA access from the parking area.

RECOMMENDATION:

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

1. The foundation material must consist of a masonry material chosen to be compatible with the foundation material on the original portion of the building. The foundation material must be submitted to the Preservation Planner for review and approval prior to issuance of a building permit.
2. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
3. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

Contractor

Bison Home Builders, Inc.
P.O. Box 158
Franklin, TN 37065
Noel Jones (615) 394-6438
bisonhomebuilders@gmail.com

**Customer**

AAHS
264 Natchez St.
Franklin, TN 37064

ESTIMATE

Date: January 26, 2022		refurbish den, bath, upstairs bath					
Preliminary Costs							
Plans							
Surveys							
Engineers		1,200					
Permits		440					
Privelege tax							
Impact Fees							
Well / Water Tap							
Septic Permit							
Sewer Tap							
Builders Risk Insurance							
		1,640					
Temporary Services							
Temporary Electric							
Temporary Water							
Portable Toilet		500					
Dumpster Rental		1,950					
		2,450					
Site Preparation							
Site Clearing							
Excavation		2,900					
Culvert Pipe / Bridge							
Access Gravel		1,800					
Silt Fencing							
Propane tank							
		4,700					
Footings							
Layout / Survey							
Excavation							
Rebar, Stakes, Chairs							
Concrete							
Labor to pour and finish							
Footing Sub-contract							
		-					
Foundation Walls							
Poured wall subcontract							
Block wall subcontract		1,950					
Precast wall subcontract							
Retaining walls							
Sock drains / gravel							
Waterproofing							
		1,950					
Termite Treatment							
Termite Sub-contract		250					
		250					

Concrete Slabs								
Plumbing Under Slab								
Gravel Under Slab								
Rebar, Wire, Plastic								
Concrete								
Labor to pour and finish								
Sub-contract								
		-						
Framing								
Framing Material		7,980						
Framing Labor		4,800						
Demolition Labor		9,300						
Bits/Blades/Bolts		200						
Equipment Rental								
		22,280						
Roofing								
Roofing Material								
Roofing Labor								
Roofing Sub-contract		4,500						
		4,500						
Exterior Doors and Windows								
Exterior Doors		400						
Windows		1,200						
Columns								
Gable Vents								
Installation labor								
		1,600						
Electrical								
Electrical Sub-contract		3,700						
Lighting Fixture		1,200						
Appliances + Install								
Service Entrance								
Back Up Generator								
Utility Connection								
Security System								
Low Voltage								
		4,900						
Plumbing								
Plumbing Sub-contract		6,500						
Plumbing Fixtures		3,900						
Septic System								
Well pump, tank, filter								
Water line entrance								
Sprinkler system								
		10,400						
HVAC								
Heating and Air Sub-contract		2,500						
Ductless Mini-split Heat Pump								
Whole House Dehumidifier								
Central Vac System								
Gas line								
Fresh Air System								
Ventilation		500						
		3,000						
Fireplace								
Fireplace Sub-contract		7,500						
Firebox insert								

Flue liner, pipe								
Gas logs								
Hearth								
Mantle		1,300						
Other Masonry Labor		800						
		9,600						
Brick / Stone								
Brick Sub-contract								
Stone Sub-contract								
Pavers								
Brick Parging								
Lime Wash								
Acid Wash								
		-						
Exterior Trim								
Hardi Siding Sub-contract								
Vinyl Siding Sub-contract								
Wood siding		4,250						
Cornice		1,600						
Porch ceilings		390						
Gutters and Downspouts		550						
Shutters								
Exterior Painting Sub-contract		4,500						
Exterior Trim Labor		2,200						
		13,490						
Insulation								
Insulation Sub-contract		1,500						
Spray foam Sub-contract								
Caulk package		200						
Vapor barrier		300						
		2,000						
Interior Walls								
Drywall Sub-contract		4,900						
T & G board								
Wallpaper								
		4,900						
Garage Doors								
Sub-contract								
		-						
Interior Trim								
Interior Doors		2,600						
Moulding and Trim		2,500						
Stair parts								
Rail parts								
Door Hardware		400						
Bath Hardware		1,200						
Closet Shelving		450						
Mirrors		475						
Shower Doors		900						
Other Trim		600						
Interior Trim Labor		5,500						
		14,625						
Cabinets and Countertops								
Kitchen Cabinets								
Kitchen Countertops								
Bathroom Cabinets		2,200						
Bathroom Countertops		1,100						

Laundry Cabinets								
Laundry Countertops								
Built-in Bookshelves								
Mud Room Cubbies								
Installation Labor								
		3,300						
Floor Coverings								
Hardwood		4,800						
Carpet and Padding								
Concrete Sealer								
Marble								
Tile	floors	1,075						
	showers							
	backsplash							
Stone								
Installation Labor								
		5,875						
Wall Coverings								
Interior Painting Sub-contract		8,000						
Specialty Finishes								
		8,000						
Decks and Porches								
Framing material								
Decking material								
Railing material		800						
Screen trim material / door								
Installation Labor								
		800						
Concrete Flat Work								
Driveway								
Sidewalks								
Porches		2,400						
Patios								
		2,400						
Other Improvements								
Elevator								
Mailbox								
Fences								
Gates								
Entrance Columns								
		-						
Cleaning								
Site cleaning		800						
House cleaning		450						
Window cleaning		200						
Road cleaning		100						
		1,550						
Landscaping								
Landscaping Sub-contract								
Topsoil								
Design								
Material								
Seed, Fertilizer, Straw		200						
Irrigation								
Labor		400						
		600						
Sub-total		124,810						

Builder's Overhead		9,985						
Builder's Profit		14,977						
Total Construction Cost		149,772						
Total cost to demo completely and build								
back to meet code requirements....	add	9,720						

October 19, 2021

Ms. Alma McLemore, President
African American Heritage Society of Williamson County
Via Email

**RE: 264 Natchez Street / Franklin, Tennessee / Structural Condition Survey
EMC Project No. 21837**

Dear Ms. McLemore:

At your request, I viewed the above referenced home September 23, 2021. The purpose of this review was to observe the overall structural condition of the home and to provide an overview of these items and possible repairs, if warranted. It is my understanding that this home is considered to be a historical treasure and one that the society has chosen to preserve. To simplify this report, individual items will be discussed separately.

Overview

As can be seen in the attached floorplans, the original home consisted of four rooms and a hallway with a covered front porch area. This construction is sometimes referred to a four-square due to the obvious layout of the rooms.

The second floor of the original construction also consists of four rooms. The hallway walls stack from foundation to the second floor. The front and rear walls of the second floor are inset from the front and rear walls of the lower portion of the home.

A more recent addition was added to the rear of the home, which consists of a kitchen, den, and a bathroom. Apparently during this addition, a second-floor bathroom was added (see attached sketch sheet 2).

The majority of the home was built over a very low crawl space. However, there is a central section that could be referred to as a cellar. In the cellar, there is a mechanical unit, sump pump, and electrical service.

This home is built similar to most historical homes of this period with dry-stack stones used as interior support of the wood-floor system. These same types of stones were mortared for the perimeter foundation wall. At the time the rear addition was added, it appears that the original construction may have consisted of a stone-pier system. However, after this initial construction, it appears that the foundation wall was infilled with concrete masonry units (CMU) (photograph 23).

Undoubtedly, the original home had wood siding. However, it appears that the original siding was removed and replaced with a combination of a Masonite-type siding and possibly a cement-board-type siding.

The attic framing was observed (photographs 99 through 101). As can be seen in these photographs, the wood framing common to the attic is constructed out of more modern-type materials consisting of plywood roof deck and conventional 2x4 framing members. Apparently, the roof of this structure had been removed and replaced in more modern times. The main house is covered with a three-tab, asphalt-shingled roof. The front porch is covered by what is sometimes called a "5-V" siding and/or barn roof panels.

The fireplaces on the main floor of the home in the front two rooms appear to be in their original state with wood mantles and ceramic tile faces. These fireplaces are most likely the most significant architectural features left unchanged in the home.

Hardwood flooring was observed in multiple rooms of the home, all of which appear to be in good condition, with the exception that the floors are significantly out-of-level. At multiple locations, the floors measured approximately 1-3/4" over 4' out of level (photographs 36 and 43).

Conversations with you revealed that it would be the intent of the Society to retain all the existing construction, including the rear addition, to provide additional floor space for your organization. In other words, the intent is not to return this home to a historical period in time as much as it is to preserve the existing footprint of the home as is. Also, an elevator may be desired. If so, a handicap ramp at the rear of the site may be the best location for this feature.

I was also asked to address any immediate needs to prevent additional deterioration from occurring. These temporary measures would then be corrected with a long-term solution. A list of these temporary needs are as follows:

Temporary Repairs

- As can be seen in photographs 1 through 3, multiple breaches of the exterior envelope are present and allowing animals to enter the cavity of the home. Obviously, these areas should be boarded after the animals have been removed to prevent further deterioration from occurring.
- From reviewing the ceiling of the front porch, multiple water stains were observed (photograph 6). It may be advantageous to utilize a coating system on this specific roof to provide additional water protection until this area has been renovated.
- Most likely, wood framing elements common to the front porch have been compromised and will require removal and replacement and/or repairs during the renovation process.
- The rear second-floor bathroom is experiencing significant water infiltration issues. On the date of my review, a tarp was in place common to the roof and wall system of this area (photographs 17 through 19). It does not appear that this tarp is 100 percent effective as

wet areas of this room were observed (interior photographs 63 through 66). It is my recommendation to provide a more secure temporary waterproofing system common to this portion of the home.

- There are multiple areas where the wood siding and/or Masonite siding has been compromised, which obviously allows moisture, insects, and animals access to the cavity of the walls (photographs 21 and 22). Obviously, as a temporary measure, new siding should be installed common to these areas.

As can be seen from the above description, the goal for the exterior envelope is to provide temporary measures to prevent further deterioration from water infiltration as well as animals and insects. Depending on the timeframe of permanent repairs and/or renovations to occur, will depend on the materials selected and the degree of proficiency required.

Structural Assessment - Perimeter Foundations

From reviewing the mortared limestone foundation system of the home, multiple locations could benefit from tuck-pointing and/or localized repairs. These types of repairs are typical for all historical-type structures. This same tuck-pointing of the mortar is also necessary for the brick elements of the home consisting of the chimney systems and front porch. An example of the front porch masonry can be observed in photograph 11. An example of the chimney systems can be observed in photograph 2.

Exterior Siding

As previously stated, the exterior siding of the home has been removed and replaced in the past; thus, removing any historical significance of the siding. It is my recommendation to remove all the existing siding, insulate the cavity of the walls, and install plywood sheathing and a moisture barrier prior to installing a new siding to all faces of the home. Obviously, when the original home was constructed, 1x6 through 1x10 siding was most likely installed on the home. If it is desired, the same type of siding could be installed, which would be considerably more expensive than installing a smooth-faced, cement siding board similar to that currently present.

Windows and Doors

As can be seen in photograph 4, the windows common to the front porch area of the home have storm windows installed, and these windows were primarily protected from the exterior elements. However, other windows in the home were not as well protected and have seriously deteriorated (photographs 24, 29, and 30). During the re-siding process, the existing windows could be evaluated and removed and replaced as required. To provide a uniform appearance, replacement windows with the same architectural features should be considered for all openings during the renovations to the home.

Roofing System

The existing asphalt-shingled roofs appear to be nearing the end of their useful life as well as the metal roof common to the front porch area. It may be advantageous to utilize asphalt shingles for the main body of the home. However, the front porch area could benefit from a more period-correct roofing system. This roofing system could have included a hand-seam copper roof system, or it may have included a cedar-shake roof system. In either event, the roof common to the front porch will be required to be removed and replaced to provide water resistance to the front porch area.

Front Porch

As previously stated, water infiltration common to the front porch is obvious due to the deteriorated beadboard ceiling (photographs 6 and 8). Also observed common to the front porch area were the missing column capitals (photographs 7 and 9) and possibly the deterioration of the wood framing common to the front porch area as is evident by the crushing of the wood beam common to the front porch columns (photograph 9). Obviously, until the finish materials are removed, the exact amount of framing materials compromised cannot be provided.

Interior

As can be seen in the attached photographs, the existing wall coverings are peeling and will require removal and replacement. When the original home was constructed, the interior walls would have been constructed out of lath and plaster, and the lath, at this specific period in time, would have been made out of wood slats. This type of construction can be observed common to the rear wall of the original home (photograph 55).

From sounding the walls throughout the home, it appears that some of the walls may have already been refaced and drywalled, and/or drywall may have been installed over the face of the existing plaster. This type of construction technique with plaster has the potential to fail over time as the shear keys of the plaster that are forced into the open joints of the lath will typically break off over time; thus, having a debonding affect of the walls' veneer.

The repair cost and continuous maintenance for plastered walls and ceilings may exceed budgets. A preferred method may be to remove the existing plaster and use conventional drywall on the interior of the dwelling. Most likely, the existing wiring will be required to be upgraded, which will also allow the electrician to access the walls' cavity during this process.

Both of the bathrooms will require extensive repairs, and will, most likely, be considered a complete renovation. Most likely, an ADA toilet will be required on the main floor.

Water infiltration issues were also observed common to the den's ceiling at the rear of the original home (photographs 52 and 53). This area of the home was originally covered in drywall. Therefore, the decision to remove and repair and/or replace the drywall ceilings common to this area would not alter its original construction.

First-Floor Framing

From reviewing the crawl space and cellar (photographs 72 through 98), multiple issues were observed. As previously stated, the levelness of the floor on the main floor of the dwelling has significant slopes in multiple areas. Ideally, the existing floors would be leveled with use of additional wood girders and vertical posts bearing on concrete footings. The problem with this generic statement is that the fireplaces, previously described, appear to be some of the more significant architectural features left in the original home. Therefore, if one raised all the floors back to a near-flat condition, the hearths of the fireplaces will no longer align with the floor system. For this reason, it may be preferred to raise the floors where applicable and to stabilize the floors common to the more significant architectural features left in the original home.

As can be seen in the attached photographs, multiple wood posts, concrete masonry blocks, stacked stone, and other means have been utilized to try to stabilize the main floor of the home over its lifetime. Also, as previously stated, the area of the crawl space would be considered to be very low, which will create some challenges when stabilizing the existing floor system.

The cellar space common to this area consists of dirt walls and dirt floors. If this space is to be used for mechanical systems, I would envision pouring a concrete slab-on-grade, which would contain a sump pit and pump, and concrete masonry walls reinforced and grouted solid to protect the sidewalls of the existing dirt walls. I would then envision encapsulating the crawl space with a continuous vapor barrier and installing a dehumidifier to remove any moisture that was allowed to enter the crawl space itself. These encapsulation systems help to reduce moisture migrating from the soils into the flooring of the home as well as to provide a cleaner and more environmentally-friendly environment for the occupants of the building.

Also, as can be seen from the attached photographs, insect infestation and water issues have negatively affected multiple wood members. Once again, these areas will also require supplemental support and additional wood members. Under conventional framing techniques, most contractors would prefer to remove the existing wood floors to provide access. However, in this specific incident, due to the historical nature of these existing hardwood floors, it is my recommendation to perform all this work from the crawl space itself, which will provide additional challenges for the repair contractor. It is also my recommendation to remove the existing wood posts, which are typically bearing on either rock or grade as well as the dry-stacked stones, and to replace all these items with adjustable steel pipe columns bearing on a minimum of a 16" x 16" x 8" concrete footing recessed into the ground and reinforced with two #4 bars in each direction. These adjustable steel pipe columns should have a base plate and

cap plate consisting of a ½" thick x 8" x 8" steel plate welded to the steel components, which then should include physical attachments to the concrete footing as well as the overhead wood members.

Closure

As can be seen from above description as well as the attached photographs, the original home and the addition will require significant repairs. Depending on the budget and time frame, these repairs could be minimized as described in this report, such as retaining the existing floor slopes in their current condition or could be as aggressive as removing and rebuilding the existing masonry fireplaces so that all the floors can be flush and level with these elements. As with all renovation projects of this magnitude, decisions will be required that balance budget with historical significance of the elements of the home.

It is not EMC's intent to provide a specific directive regarding those items that should be repaired versus removed and reconstructed. However, it is our intent to provide you with options so that informed decisions can be made going forward.

EMC Structural Engineers, P.C. appreciates the opportunity to be of service to you and to your Board. After reviewing this report, please call if you have any questions or if I may be of additional assistance.

Sincerely,

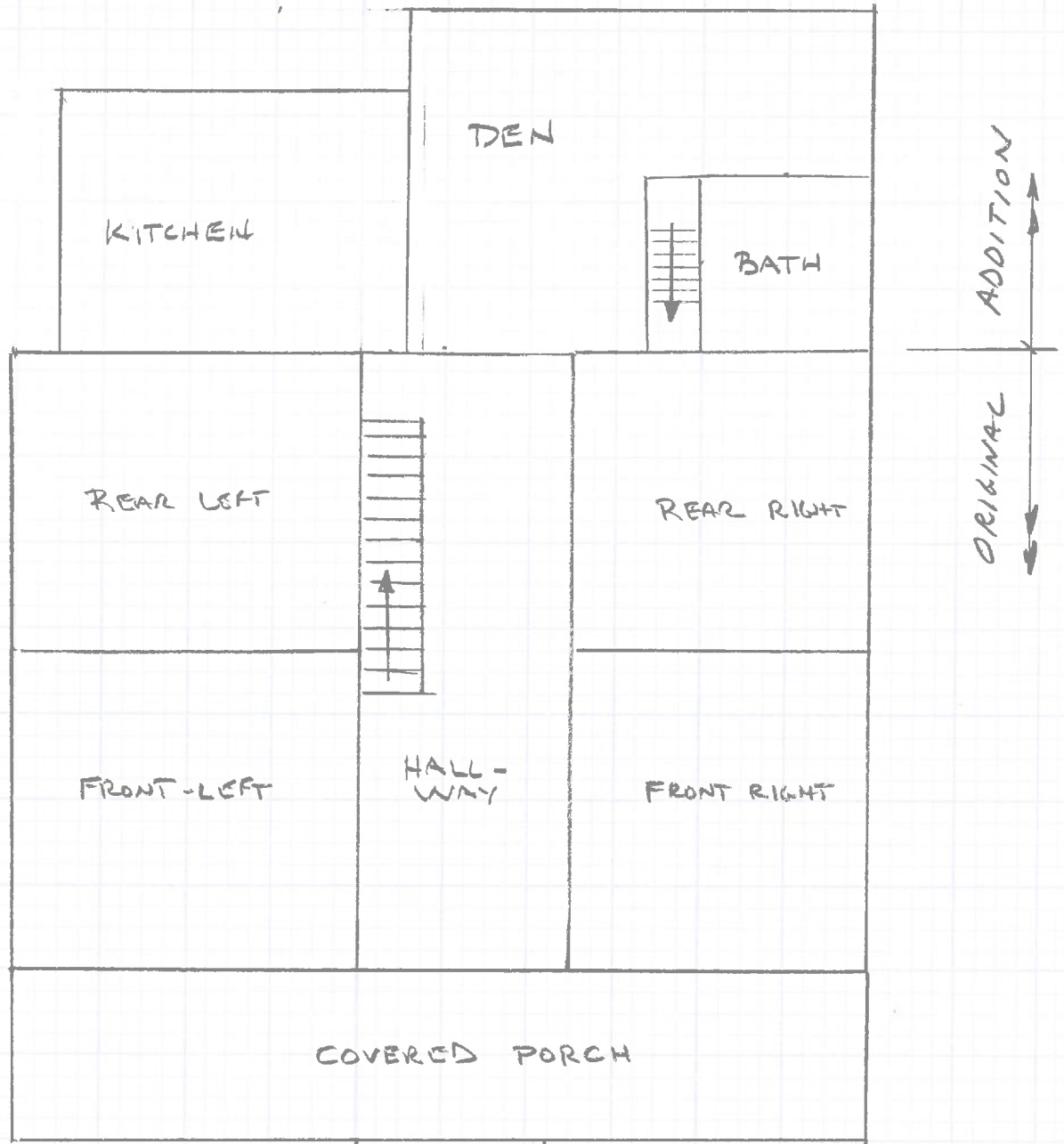
EMC Structural Engineers, P.C.

Mark E. Buchanan, P.E.
Principal

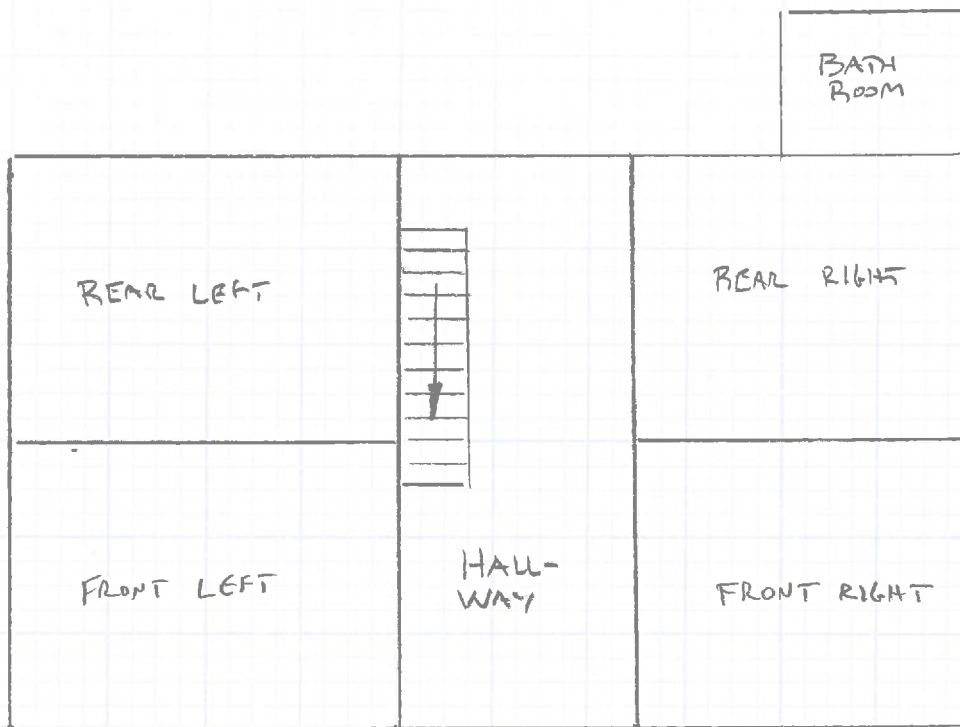
MEB/tsj

Enclosures

FLOOR PLANS



1ST FLOOR PLAN

2ND FLOOR PLAN

PHOTOGRAPHS



Photograph 1: Front elevation.

Photograph 2: Close-up of missing gutter board at high roof.





Photograph 3: Close-up of missing gutter board at front porch.

Photograph 4: Close-up of front wall below porch roof.





Photograph 5: Typical siding at front wall.

Photograph 6: Water damage to ceiling of front porch.





Photograph 7: Missing column capital at front porch.

Photograph 8: Water damage to front porch ceiling.





Photograph 9: Missing column capital at front porch.

Photograph 10: Typical storm windows at front porch.





Photograph 11: Missing mortar at front porch columns.

Photograph 12: Metal roof over asphalt shingles at front porch.





Photograph 13: Right-side elevation.

Photograph 14: Siding at right side.





Photograph 15: Siding at right side.

Photograph 16: Siding at right side.





Photograph 17: Right-side elevation at second floor restroom.

Photograph 18: Close-up of right-side additions.





Photograph 19: Rear elevation.

Photograph 20: Fiber siding at rear elevation.





Photograph 21: Close-up of siding at kitchen area.

Photograph 22: Close-up of siding at kitchen area.





Photograph 23: Possible stone piers at rear wall addition.

Photograph 24: Rotten wood windows at rear wall.





Photograph 25: Left-side elevation.

Photograph 26: Close-up of left-side wall at addition.





Photograph 27: Close-up of left-side wall at addition.

Photograph 28: Close-up of left-side wall at addition.





Photograph 29: Rotten wood trim at left-side wall.

Photograph 30: Rotten wood trim at left-side wall.





Photograph 31: Deteriorated siding at left-side wall.



Photograph 32: Overview of left front room at main floor.

Photograph 33: Overview of left front room at main floor.

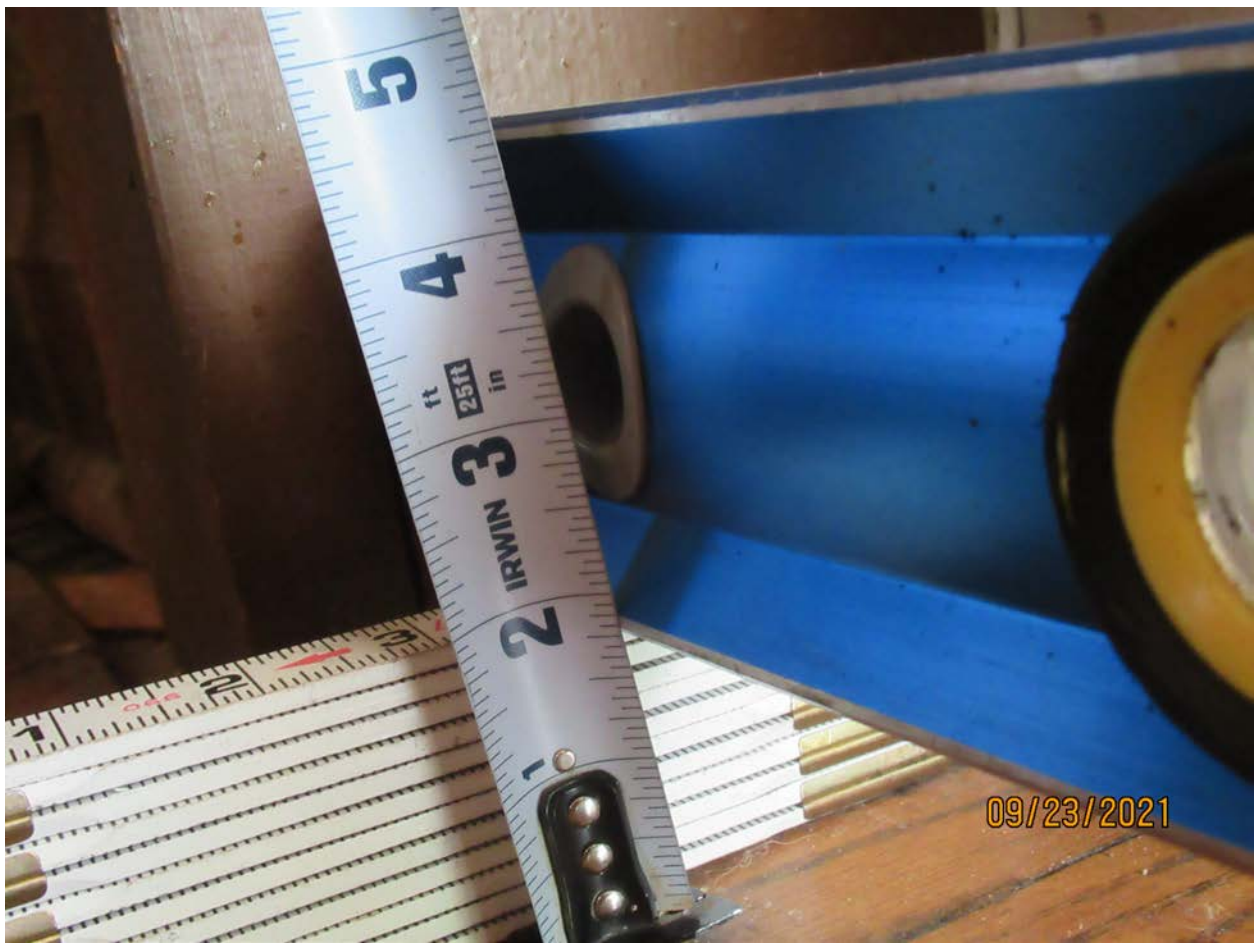




Photograph 34: Overview of hallway.

Photograph 35: Out-of-flat floor at stairwell.





Photograph 36: Out-of-flat floor at stairwell.

Photograph 37: Overview of right front room at main floor.





Photograph 38: Overview of right front room at main floor.

Photograph 39: Out-of-flat floor at right front room (main floor).





Photograph 40: Overview of right rear room at main floor.

Photograph 41: Overview of right rear room at main floor

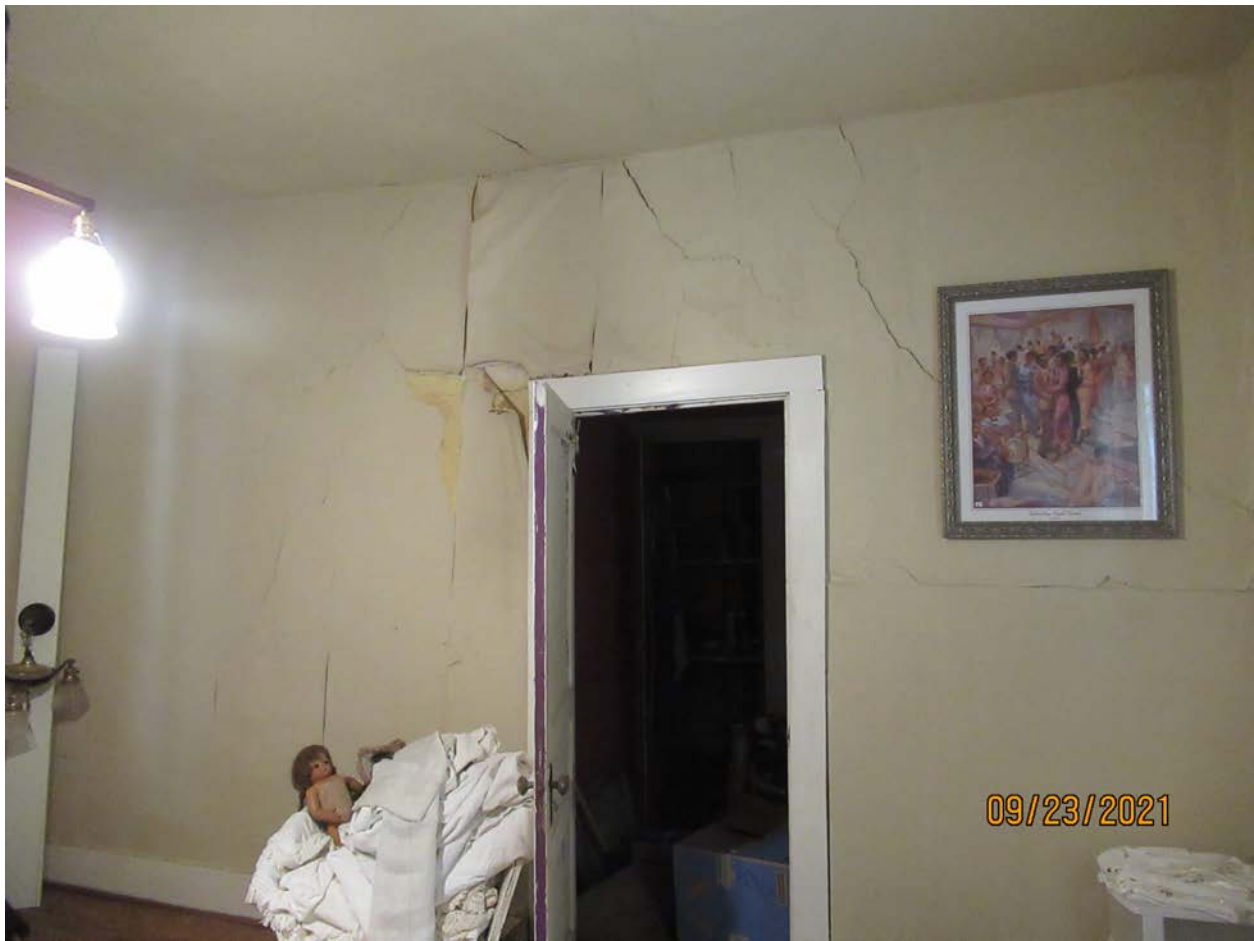




Photograph 42: Overview of flat floor at right rear room at main floor.

Photograph 43: Overview of flat floor at right rear room at main floor.





Photograph 44: Overview of first floor bathroom door.

Photograph 45: Overview of first floor bathroom.





Photograph 46: First floor bathroom ceiling and floor overhead.

Photograph 47: Overview of first floor bathroom.





Photograph 48: Overview of left rear room at main floor.

Photograph 49: Overview of left rear room at main floor.





Photograph 50: Overview of kitchen.

Photograph 51: Overview of kitchen.

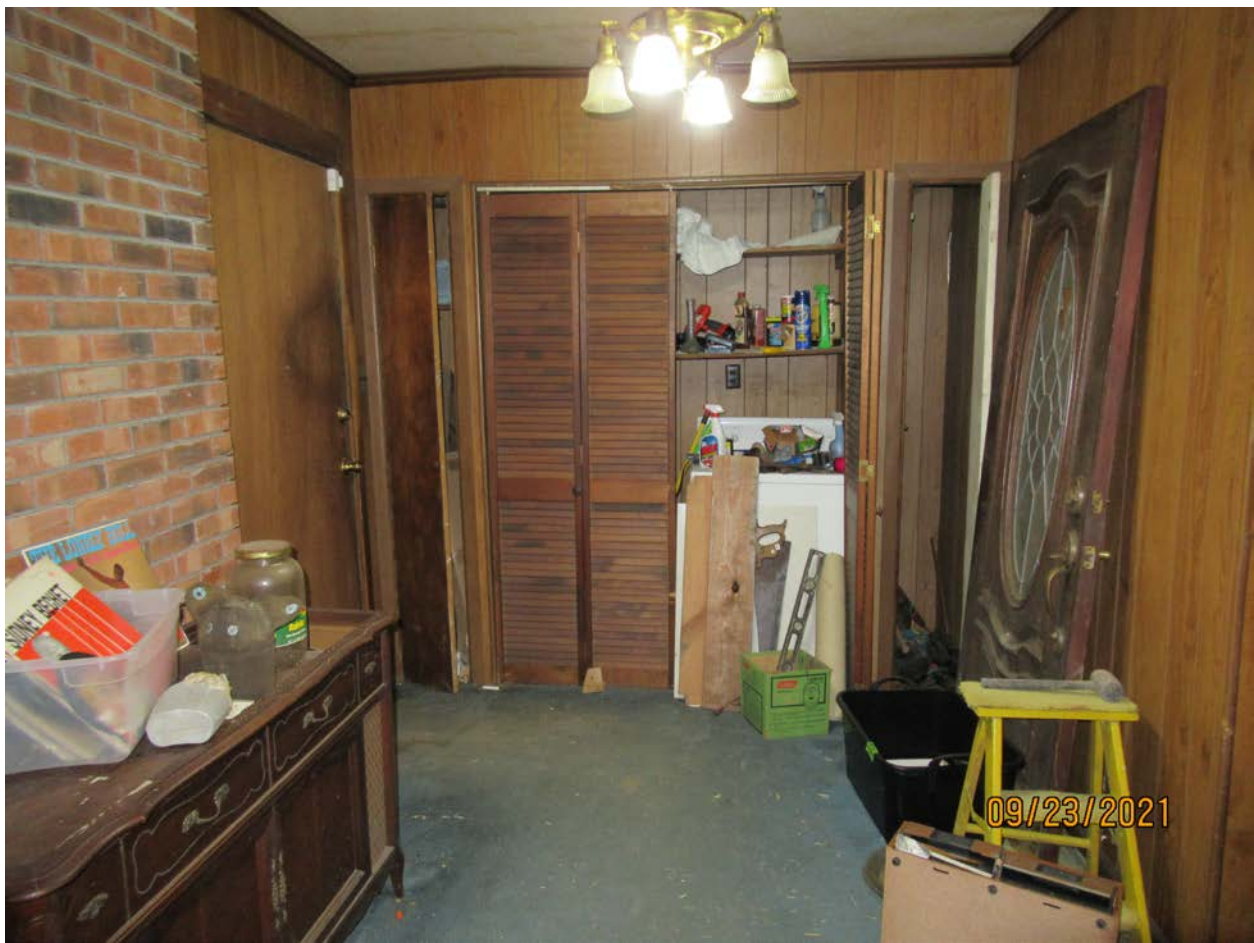




Photograph 52: Overview of den.

Photograph 53: Overview of den.

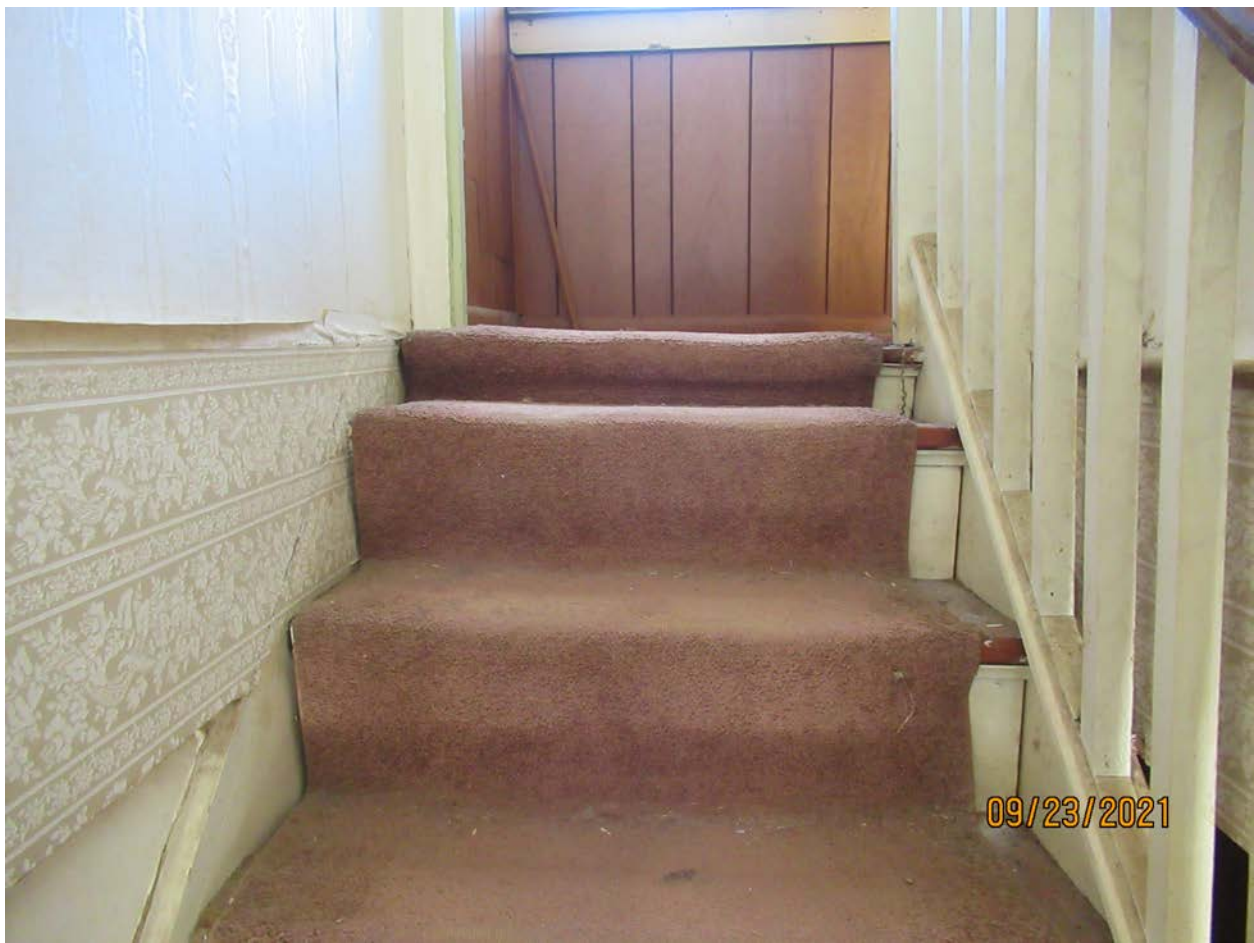




Photograph 54: Overview of den.

Photograph 55: Overview of ceiling access.





Photograph 56: View of stairs to second floor.

Photograph 57: Overview of second floor hallway.





Photograph 58: Overview of left front room at second floor.

Photograph 59: Overview of right front room at second floor.





Photograph 60: Overview of right front room at second floor.

Photograph 61: Overview of right rear room at second floor.





Photograph 62: Overview of right rear room at second floor.

Photograph 63: Overview of second floor bathroom.





Photograph 64: View of second floor bathroom ceiling.

Photograph 65: View of second floor bathroom ceiling





Photograph 66: Overview of second floor bathroom rotten floor.

Photograph 67: Overview of left front room at second floor.





Photograph 68: Overview of left front room at second floor.

Photograph 69: Overview of left rear room at second floor.





Photograph 70: Overview of left rear room at second floor.

Photograph 71: Overview of left rear room at second floor.





Photograph 72: Overview of crawlspace.

Photograph 73: Overview of crawlspace.





Photograph 74: Overview of crawlspace.

Photograph 75: Overview of crawlspace.





Photograph 76: Overview of crawlspace.

Photograph 77: Overview of crawlspace.





Photograph 78: Overview of cellar area.

Photograph 79: Overview of cellar area.





Photograph 80: Overview of crawlspace.

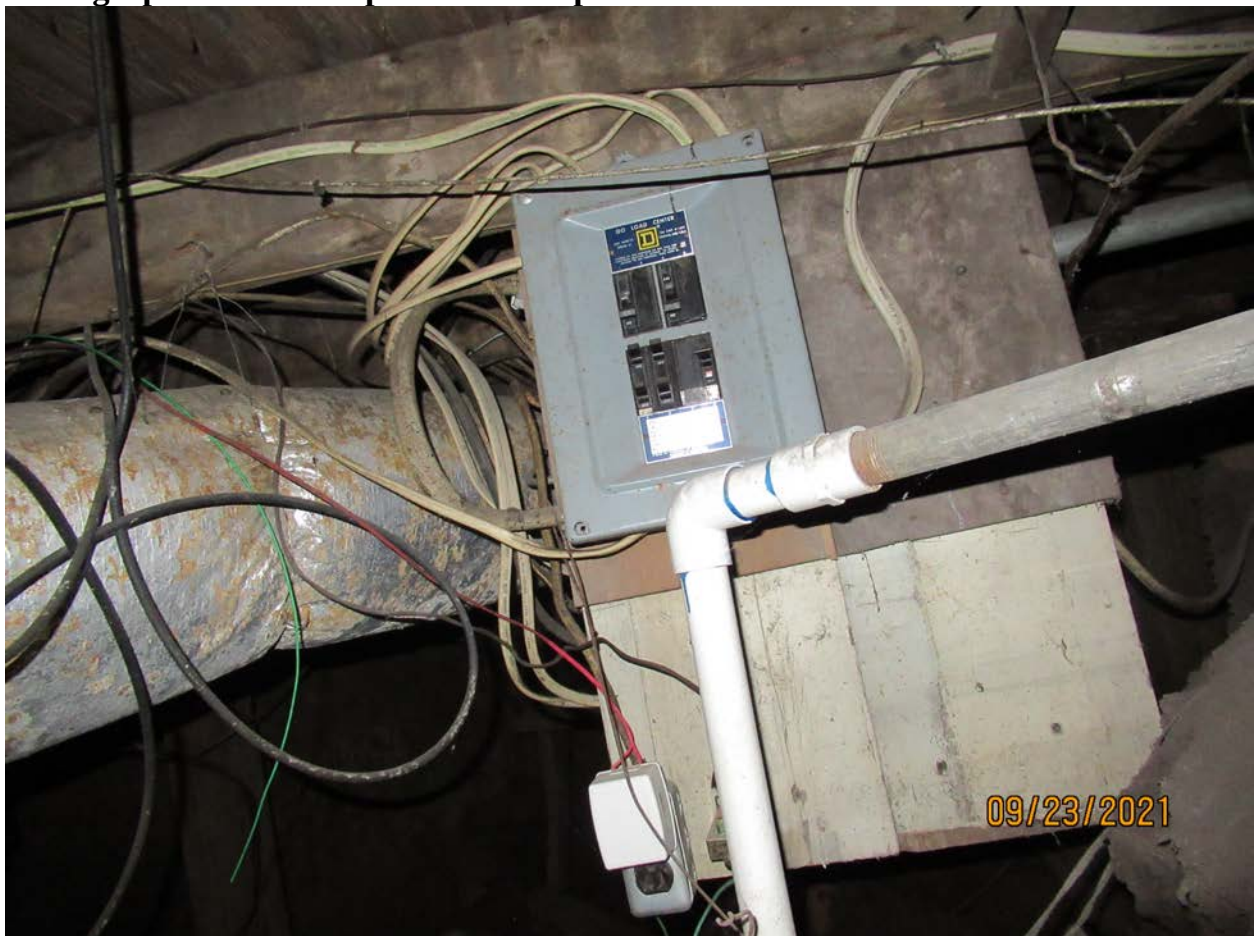
Photograph 81: Close-up of foundation wall.





Photograph 82: Close-up of masonry fireplace.

Photograph 83: Close-up of electrical panel.





Photograph 84: Close-up of sump pump.

Photograph 85: Close-up of electrical panel.





Photograph 86: Overview of crawlspace.

Photograph 87: Overview of crawlspace.





Photograph 88: Overview of crawlspace.

Photograph 89: Close-up of wood flooring.





Photograph 90: Close-up of hallway wall.

Photograph 91: Close-up of support beam at main floor.





Photograph 93: Close-up of support beam at main floor.



Photograph 94: Close-up of support beam at main floor.

Photograph 95: Typical insect tunnels.





Photograph 96: Typical deteriorated roof framing.

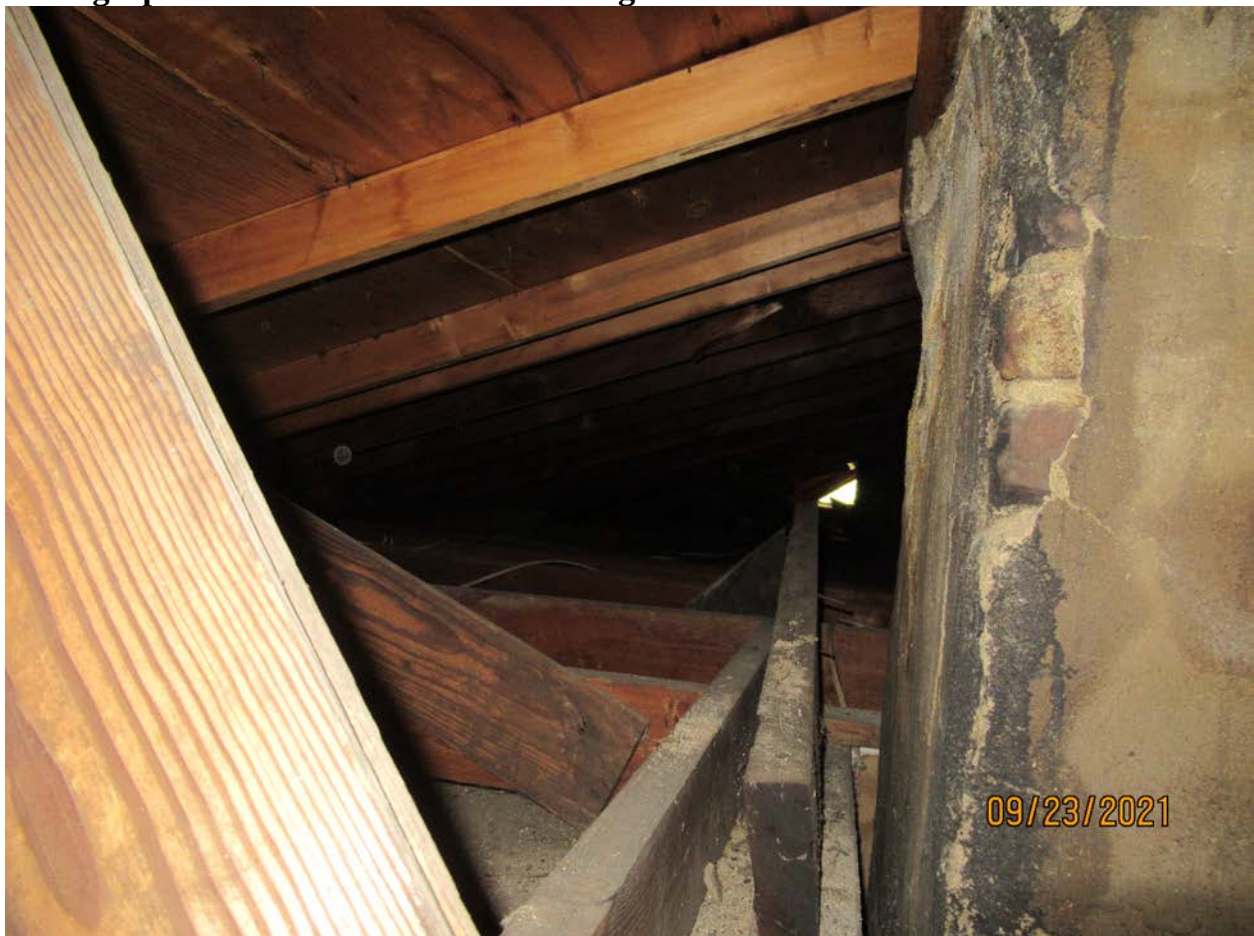
Photograph 97: Close-up of stairs to cellar.





Photograph 98: Close-up of stairs to cellar.

Photograph 99: Overview of attic framing.





Photograph 100: Overview of attic framing.

Photograph 101: Masonite siding at right-side wall.



1-23-23

To whom it may concern:

The den on the back of the house at 264 Natchez St., Franklin, TN, was added in 1972.

Respectfully submitted by Cassandra Williams Taylor; daughter of Fred D. Williams and Mattie L. Williams

The contractor shall verify the location of all existing utilities in the proximity of the construction area and report any discrepancies to the owner's representative prior to beginning work.

The contractor shall conform to all local, state and federal codes and obtain all permits prior to beginning work.

The contractor shall check all finished grades and dimensions and report any discrepancies to the owner's representative prior to beginning work.

Dimensions are to the face of curb, edge of concrete and face of building unless noted otherwise.

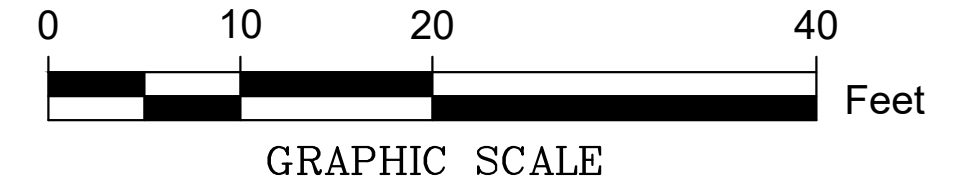
Proposed building footprint is for graphic purposes only. Contractor shall use the current architectural drawings for building stakeout and verify that there are no discrepancies with these plans.

All traffic markings shall conform to the manual of uniform traffic control device (mutcd). All pavement marking shall be thermoplastic unless directed otherwise by the owner's representative.

Exterior door landings shall be provided per the local building code. Contractor shall coordinate door locations and adjacent sidewalk/landing grades with these plans and report any discrepancies to the owner's representative.

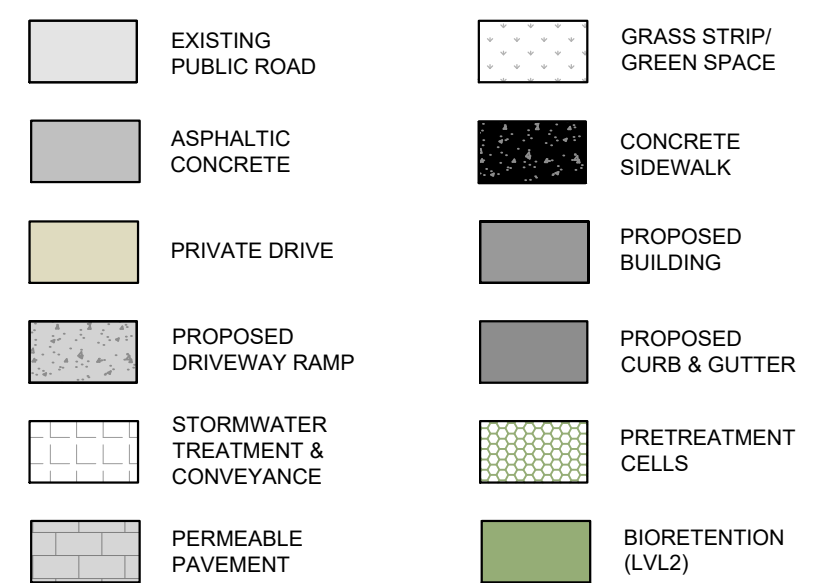
All development within the boundaries of this plan meets the requirements of the Americans with Disabilities Act and the Fair Housing Act.

ADA: <https://www.ada.gov/>
U.S. Justice Dept.: <https://www.justice.gov/crt/fair-housing-act-2>

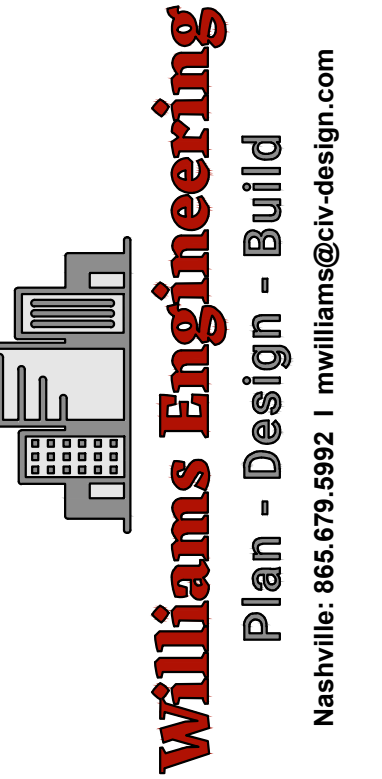


_____	_____	_____	PROPERTY LINE
_____ X _____	X _____		EXISTING FENCE
_____ OH _____			EXISTING OVERHEAD POWER LINE
_____ SA _____	SA _____		EXISTING SANITARY SEWER
_____ ST _____	ST _____		EXISTING STORM SEWER
_____ W _____	W _____		EXISTING WATER LINE

- (A) PINEWOOD LANDSCAPE FENCE TO BE INSTALLED.
- (B) STANDARD CURB AND GUTTER PER MPW ST-200
- (C) BLD SETBACK/SIDE YARD PER GOVERNING AUTHORITY CODE.
- (D) EXIST PORCH. SEE ARCHITECTURAL PLANS FOR EXACT SIZE.
- (E) LOCATION FOR STOOPS, STAIRS AND/OR RAMPS THAT MAY BE REQUIRED. RAMP PAVEMENT FLUSH WITH THE TOP OF STOOP.
- (F) ACCESSIBLE PAVING SIGN, SEE DETAIL SHEET D-1.
- (F) PARKING SPACE STRIPING. STRIPES SHALL BE PAINTED 4" SOLID WHITE.
- (G) GUTTER ONLY
- (H) COMMERCIAL DRIVEWAY RAMP PER MPW STANDARD DETAIL ST-324
- (I) CROSSWALK PER MPW DETAIL.
- (J) METRO BIKE LANE TO BE INSTALLED FOR FUTURE USE PER STANDARD DETAIL ST-503
- (K) STANDARD CONCRETE PUBLIC SIDEWALK PER STANDARD DETAIL ST-210
- (L) 6" POST CURB PER MPW ST-201
- (M) 2' CURB CUT
- (N) 2' SIDEWALK CHASE
- (O) PARKING BUMPER



DEVELOPMENT / SITE DATA TABLE	
FRANKLIN ZONING REGULATORY INFORMATION	
ZONING	CI (CIVIC)
USE	COMMUNITY CENTER/ OFFICE
TOTAL AREA	0.38 AC
LANDSCAPE BUFFER	3' (N) w/ FENCE
FRANKLIN PARKING REQUIREMENTS	
OFFICE AREA	1,502 SF
PARKING REQUIRED	6 SPACES (4 SPACE/ 1,000 SF)
TOTAL PARKING PROVIDED	12 SPACES



FOR
MERRILL-WILLIAMS HOMES

264 Natchez Street Franklin, IN

REVISIONS	DATE
	-
	-
	-
	-
	-
	-

C2.0

CONSULTANTS

ELECTRICAL:
GSE CONSULTING ENGINEERS
176 THOMPSON LANE #200
NASHVILLE, TN 37210
PHONE (615)833-7888

MECHANICAL/ PLUMBING:
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NASHVILLE, TN 37210
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ENVIRONMENTAL:
GHP ARCHITECTURE • ENVIRONMENTAL
217 REP. JOHN LEWIS WAY, N.
NASHVILLE, TN 37219
PHONE: (615) 751-0019

CIVIL:
WILLIAMS ENGINEERING
818 18TH AVE. S.
NASHVILLE, TN 37203
PHONE: (865) 679-5992

SURVEY
CROW LAND SURVEYING
210 OLD HICKORY BLVD, UNIT #17
NASHVILLE, TN 37221
PHONE: (615) 448-7760

GEOTECHNICAL
ECS SOUTHEAST, LLP
GEOTECHNICAL • CONSTRUCTION MATERIALS
318 SEABOARD LN. SUITE 208
FRANKLIN, TN 37067

LOCATION MAP

MATERIAL DESIGNATIONS

ELEVATION / PLAN

CERAMIC / QUARRY TILE

CONC. / PLASTER

FINISH WOOD

BLOCKING

BATT INSULATION

RIGID INSULATION

SPRAY INSULATION

MASONRY

GLAZING

EARTH

GRANULAR FILL

CONCRET E

CONC. MASONRY UNIT

E.I.F.S.

BRICK

STONE FACE

PLYWOOD

STONE

GYPSUM WALL BD.

METAL

H.D. PARTICLE BD.

SECTION

FINISH WOOD

BLOCKING

BATT INSULATION

RIGID INSULATION

SPRAY INSULATION

EARTH

GRANULAR FILL

CONCRET E

CONC. MASONRY UNIT

E.I.F.S.

PLYWOOD

STONE

GYPSUM WALL BD.

METAL

H.D. PARTICLE BD.

ABBREVIATIONS

A.F.F. ABOVE FINISHED FLOOR

ACOUS. ACOUSTIC(AL)

ALT. ALTERNATE

ALUM. ALUMINUM

APPROX APPROXIMATE(LY)

ASPH. ASPHALT

BLDG. BUILDING

BLKG. BLOCKING

C/L CENTERLINE

C.J. CONTROL JOINT

CEM. CEMENT(ITIOUS)

CMU CONCRETE MASONRY UNIT

CLG. CEILING

CLR. CAULKING

COL. CLEAR

CONC. COLUMN

CONST. CONCRETE

CPT. CONSTRUCTION

D.F. CARPET

D.S. DRINKING FOUNTAIN

DIA. DOWNSPOUT

DIM. DIAMETER

E.J. DIMENSION

E.I.F.S. EXPANSION JOINT

EL. EXTERIOR INSULATION

ELEC. FINISH SYSTEM

EQ. ELECTRIC(AL)

EQUIP. EQUIPMENT

EXIST. EXISTING

F.D. EXTERIOR

F.E. FLOOR DRAIN

F.E.C. FIRE EXTINGUISHER

F.O. FIRE EXTINGUISHER CABINET

FINISHED OPENING

FDN. FOUNDATION

FIN. FINISH

FLSHG. FLASHING

FLOOR. FLUORESCENT

FLR. FLOOR

FRMG. FRAMING

FT. FOOT/FEET

H.M. HOLLOW METAL

HWDR. HARDWARE

FTG. FOOTING

GALV. GALVANIZED

GYP. BD GYPSUM WALL BOARD

HIC. HANDICAP

HT. HEIGHT

I.D. INSIDE DIAMETER

IN. INCH

INSUL. INSULATION

INT. INTERIOR

JAN. JANITOR

JST. JOIST

JT. JOINT

LAV. LAVATORY

LB(S) POUND(S)

LT. LIGHT

M.O. MASONRY OPENING

MAT'L MATERIAL

MAX. MAXIMUM

MECH'L MECHANICAL

M.E.&P. MECHANICAL & ELECTRICAL

MFR. PLUMBING

MIN. MINIMUM

M.T. MANUFACTURER

N.I.C. METAL

N.T.S. NOT IN CONTRACT

NOM. NOT TO SCALE

NOMINAL

O.C. ON CENTER

O.D. OUTSIDE DIAMETER

OPNG. OPENING

O.F.E. OWNER FURNISHED EQUIPMENT

P.E.B.P.T. PRE-ENGINEERED BUILDING

PRESERVATIVE TREATED PLASTIC

PLYWD. PLYWOOD

PNT. PAINT

PTD. PAINTED

R.O. ROUGH OPENING

RAD. RADIUS

REC. RECESSED

REINF. REINFORCED

REQ'D REQUIRED

REV. REVISED (REVISION)

RM. ROOM

S.F. SQUARE FEET

SHT'G SHEATHING

SIM. SIMILAR

SPEC. SPECIFICATIONS

SQ. SQUARE

STD. STANDARD

STL. STEEL

STRUCT. STRUCTURAL

T&G TONGUE AND GROOVE

TELE. TELEPHONE

TRED. TREATED

TS. TUBE STEEL

TYP. TYPICAL

UNFIN. UNFINISHED

VCT. VINYL COMPOSITION TILE

VENT. VENTILATOR

W/O(WITHOUT)

W.C. WATER CLOSET

W.W.F. WELDED WIRE FABRIC

WD. WOOD

GRAPHIC SYMBOLS

WINDOW TYPE

DOOR NUMBER

EXTERIOR ELEVATION

INDICATES ELEVATION IS ON

SECTION LETTER

INDICATES SECTION IS ON

DETAIL NUMBER

INDICATES DETAIL IS ON

LARGE SCALE

INDICATES SCALE IS ON

CASEWORK ELEVATION

PLAN NOTE DESIGNATION

EQUIPMENT DESIGNATION

SPOT ELEVATION

ROOM NAME

ROOM NUMBER

DATUM/ELEVATION

REVISION NUMBER

COLUMN GRID

EXIT UNIT DESIGNATION

WATER FLOW DESIGNATION

PARTITION TAG

SCOPE OF WORK

SCOPE OF WORK IS TO RENOVATE THE EXISTING HOME AND CONVERT IT TO COMMUNITY CENTER. AN ELEVATOR WILL BE INSTALLED TO PROVIDE ADA ACCESS TO THE SECOND FLOOR.

RENOVATION OF THE EXISTING
MERRILL-WILLIAMS HOME
254 NATCHEZ ST.
FRANKLIN TENNESSEE

DRAWING INDEX

ARCHITECTURAL

MECHANICAL

PLUMBING

ELECTRICAL

CODE SUMMARY

A. APPLICABLE CODE

1 2018 INTERNATIONAL BUILDING CODE WITH LOCAL AMENDMENTS

2018 INTERNATIONAL RESIDENTIAL WITH LOCAL AMENDMENTS

2017 ICC/ANSI A-117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

2018 INTERNATIONAL PLUMBING CODE WITH LOCAL AMENDMENTS

2018 INTERNATIONAL MECHANICAL CODE WITH LOCAL AMENDMENTS

2018 INTERNATIONAL FUEL GAS CODE WITH LOCAL AMENDMENTS

2017 NATIONAL ELECTRIC CODE WITH LOCAL AMENDMENTS

2012 INTERNATIONAL FIRE CODE WITH LOCAL AMENDMENTS

2012 LIFE SAFETY CODE (NFPA 101) WITH LOCAL AMENDMENTS

B. BUILDING

1. OCCUPANCY TYPE

a. GROUP R EXISTING RESIDENCE

PROPOSED COMMUNITY CENTER GROUP B

2. CONSTRUCTION TYPE

a. TYPE V - UNPROTECTED NOT SPRINKLERED

3. FLOOR AREA

a. GROUND FLOOR = 3,000 SQ. FT.

5. PLUMBING REQUIREMENTS

a. WATER CLOSET - 1 PER 75 TOTAL OCCUPANT LOAD = 30 PEOPLE

1 WATER CLOSET REQUIRED

b. LAVATORY = 1 PER 200 OCCUPANT LOAD = 30 PEOPLE

1 LAVATORY REQUIRED

6. NUMBER OF EXITS

0-49 OCCUPANTS 1 EXIT REQUIRED

50 AND OVER 2 EXITS REQUIRED

OCCUPANT LOAD

ROOM

AREA

FIRST FLOOR

OCCUPANT LOAD

LIVING ROOM 129/15 SQ. FT. PER PERSON 6

CONFERENCE ROOM 129/15 SQ. FT. PER PERSON 9

KITCHEN 162/200 SQ. FT. PER PERSON 1

ENTRY FOYER 60/7 SQ. FT. PER PERSON 8

ELEVATOR 54 - -

TOILET ROOM 78 - -

OFFICE 206/150 SQ. FT. PER PERSON 2

LIBRARY 228 6

HALL/STAIR/MISC 866 -

1,912 SQ. FT. 34

OCCUPANT LOAD

ROOM

AREA

SECOND FLOOR

OCCUPANT LOAD

LOBBY 40/7 SQ. FT. PER PERSON 6

ELEVATOR 54 - -

TOILET 78 - -

OFFICE 1 200/150 SQ. FT. PER PERSON 2

OFFICE 2 170/150 SQ. FT. PER PERSON 1

OFFICE 3 170/150 SQ. FT. PER PERSON 1

OFFICE 4 170/150 SQ. FT. PER PERSON 1

HALL/STAIR/MISC 589 11

1,471 SQ. FT. TOTAL OCCUPANT LOAD 44 PEOPLE

COVER

RENOVATION OF THE EXISTING
MERRILL-WILLIAMS HOME
254 NATCHEZ ST.
FRANKLIN, TN

Drawn by: BH

Checked by: CS

Approved by: Approver

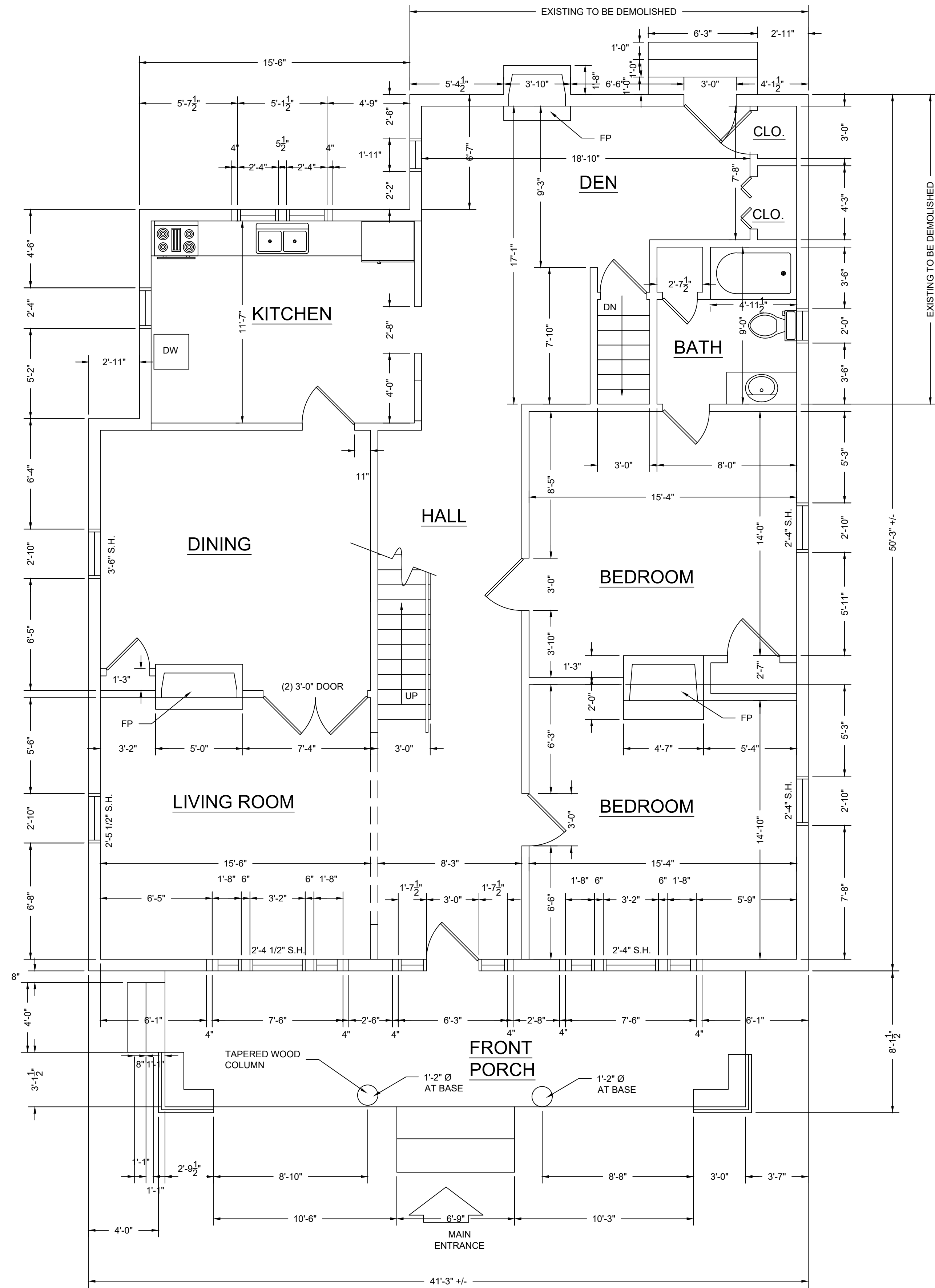
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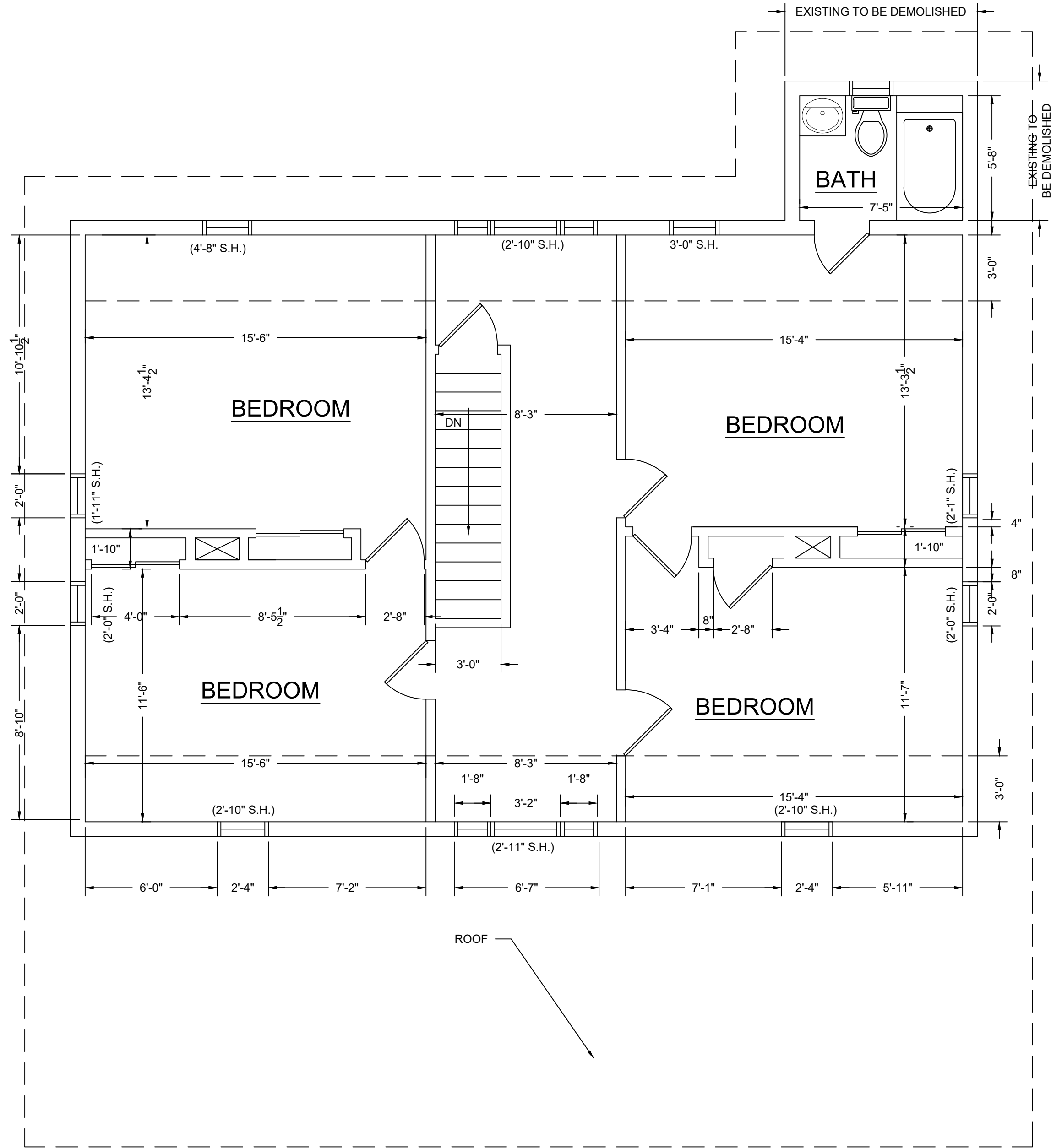
Page 143 of 318



FIRST FLOOR PLAN - EXISTING

SCALE: 1/4" = 1'-0"

FLOOR AREA = 1923 SQ. FT.



SECOND FLOOR PLAN - EXISTING

SCALE: 1/4" = 1'-0"

FLOOR AREA = 1124 SQ. FT.

FLOOR PLANS
RENOVATION OF THE EXISTING
MERRILL-WILLIAMS HOME
264 NATCHEZ ST.
FRANKLIN, TN

Drawn by:	BH
Checked by:	CS
Approved by:	Approver
Date:	-
Scale:	
Project No.	-

A-1.1

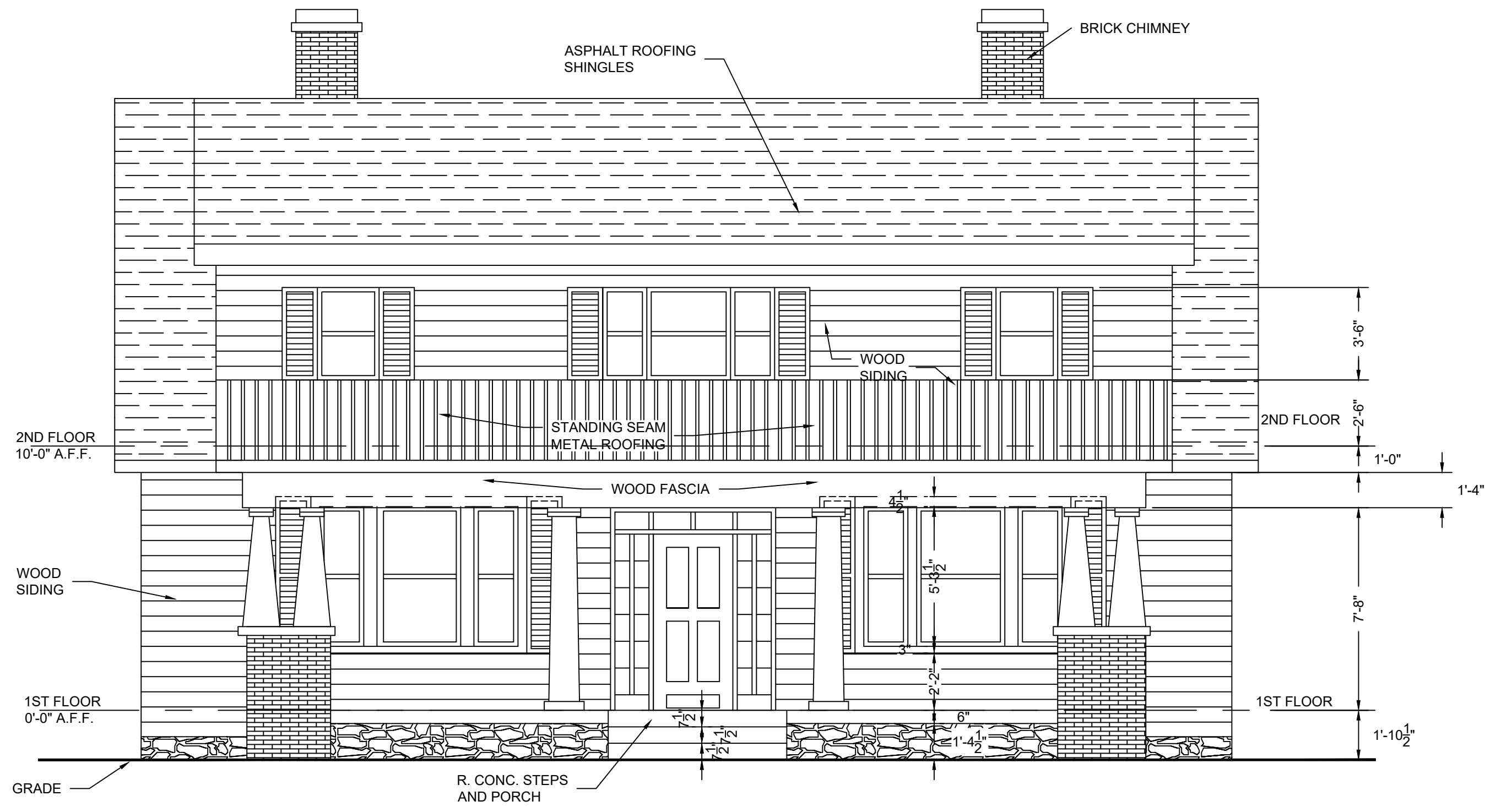
FILE NO.

Architecture
Planning
Interior Design

Cleveland Salmon
ARCHITECT

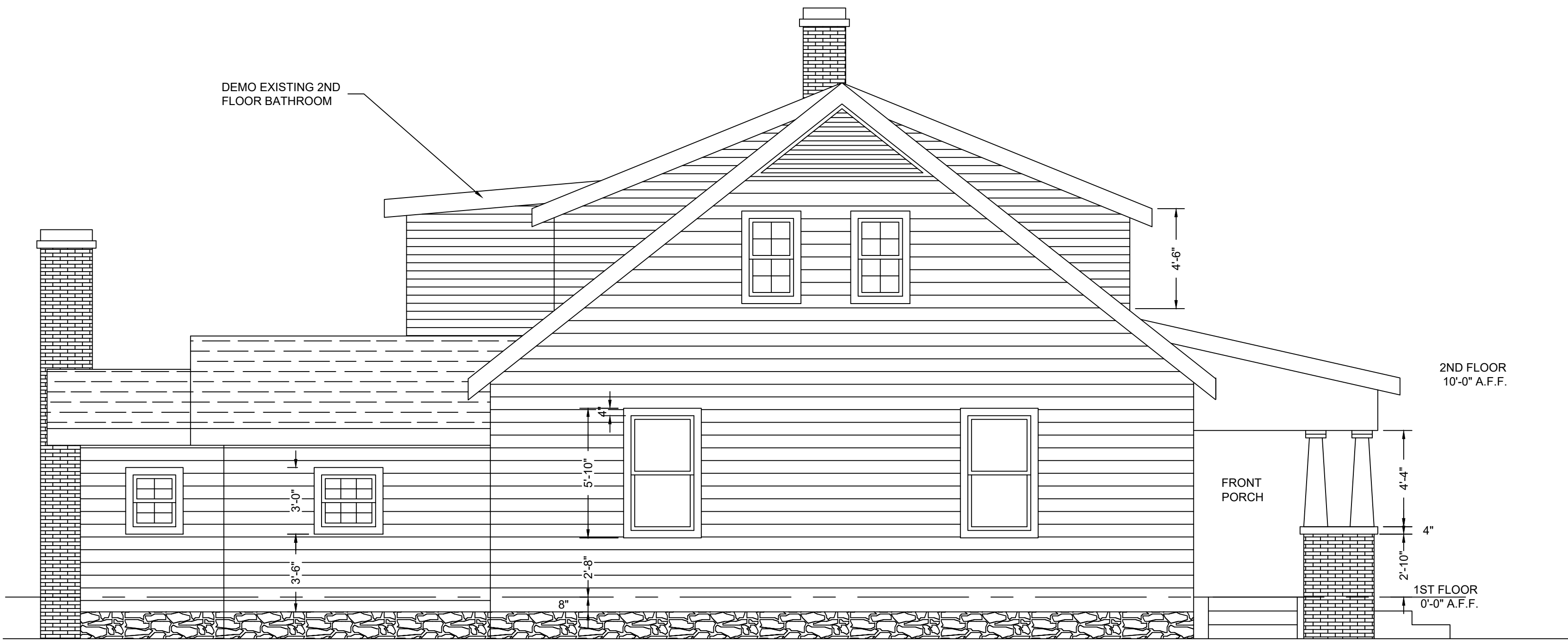
1101 Kermil Dr.
Nashville, TN 37214
Office: 615-980-9283
Fax: 615-980-7985

No.	Description	Revision	Schedule	Date
1				



FRONT ELEVATION - EXISTING

SCALE: 1/4" = 1'-0"



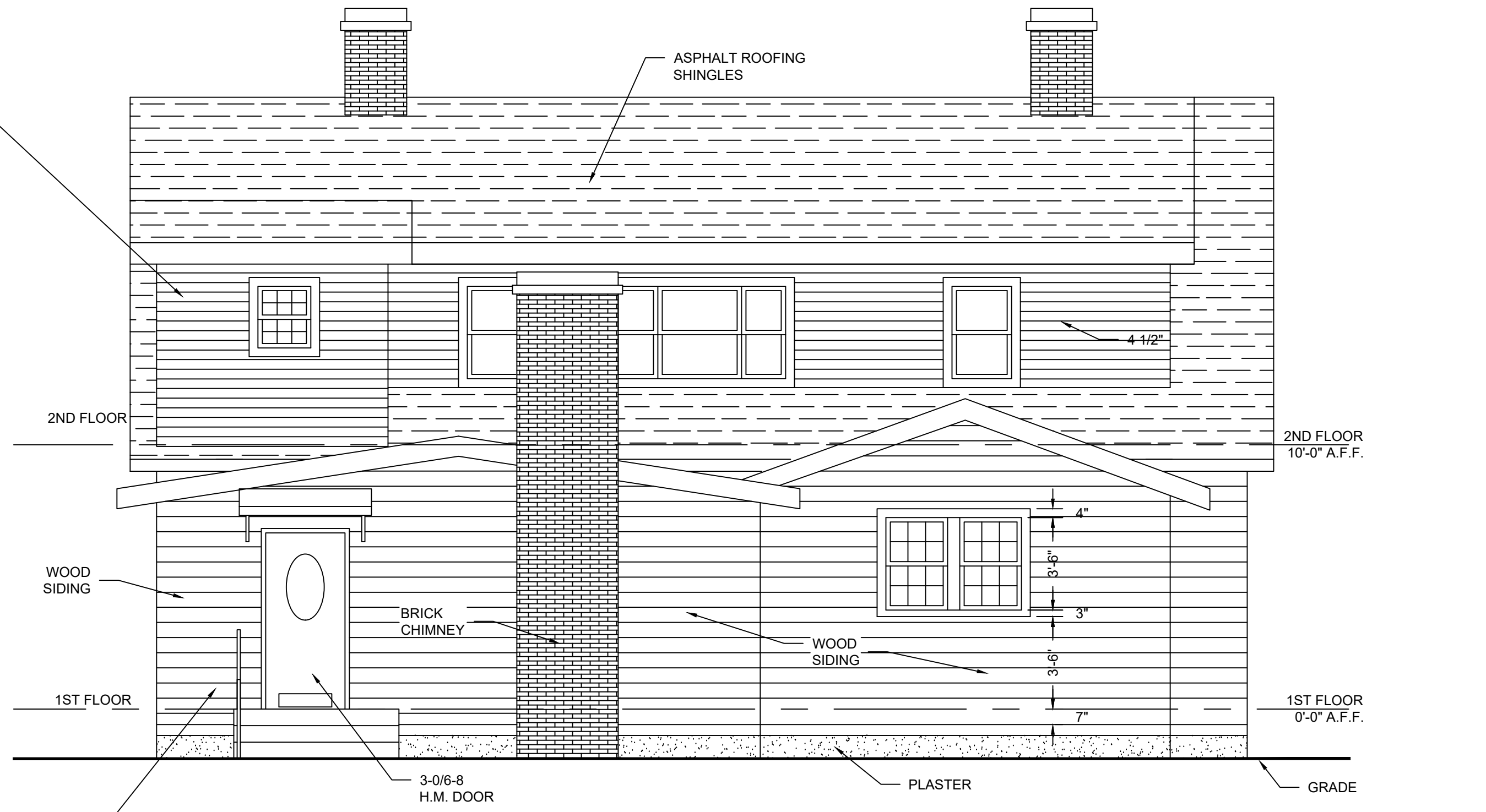
LEFT SIDE ELEVATION - EXISTING

SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION EXISTING

SCALE: 1/4" = 1'-0"



REAR ELEVATION - EXISTING

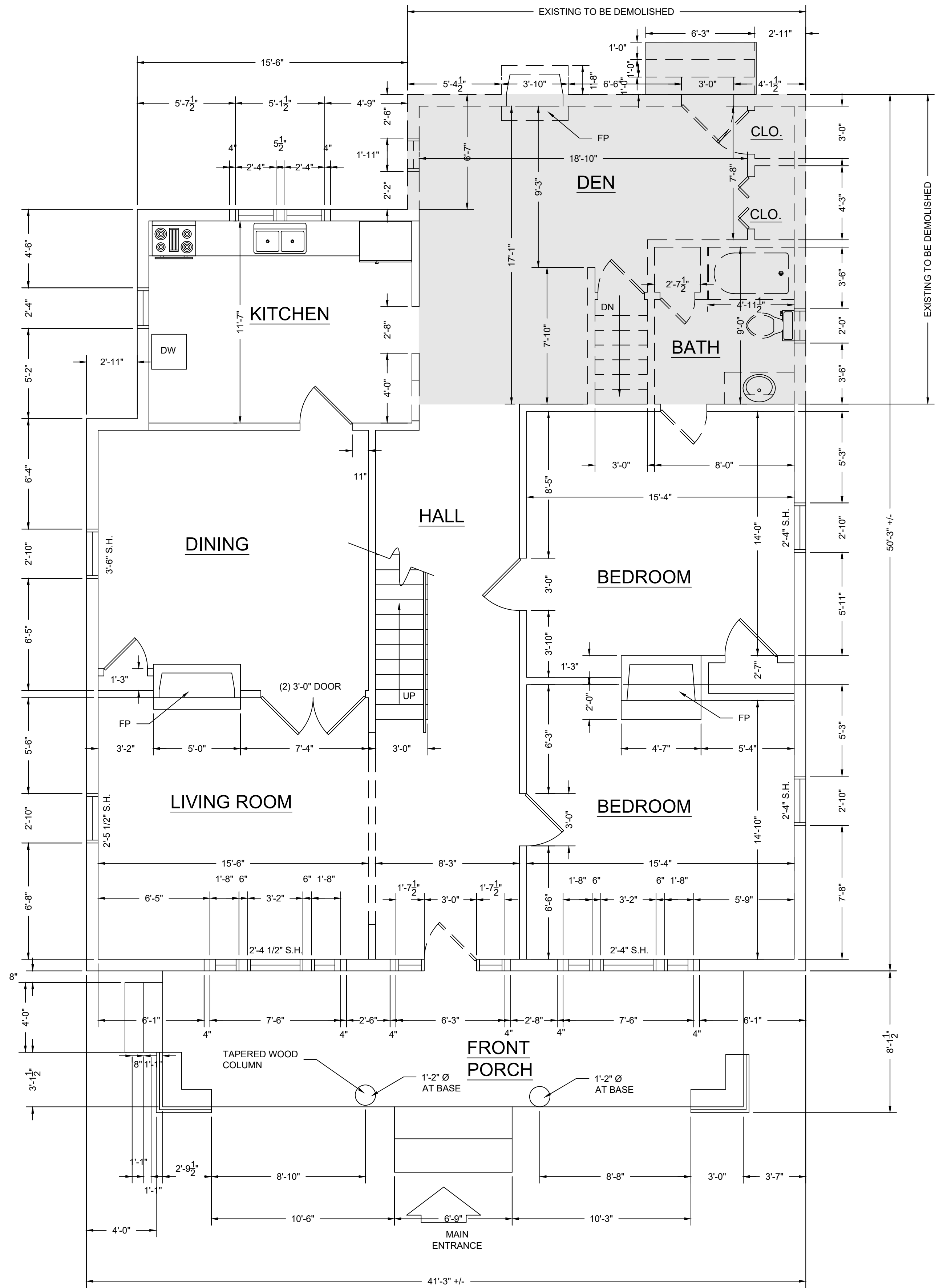
SCALE: 1/4" = 1'-0"

No.	Description	Revision Schedule	Date
1			

ELEVATIONS - EXISTING

RENOVATION OF THE EXISTING
MERRILL-WILLIAMS HOME
264 NACHEZ ST.
FRANKLIN, TN

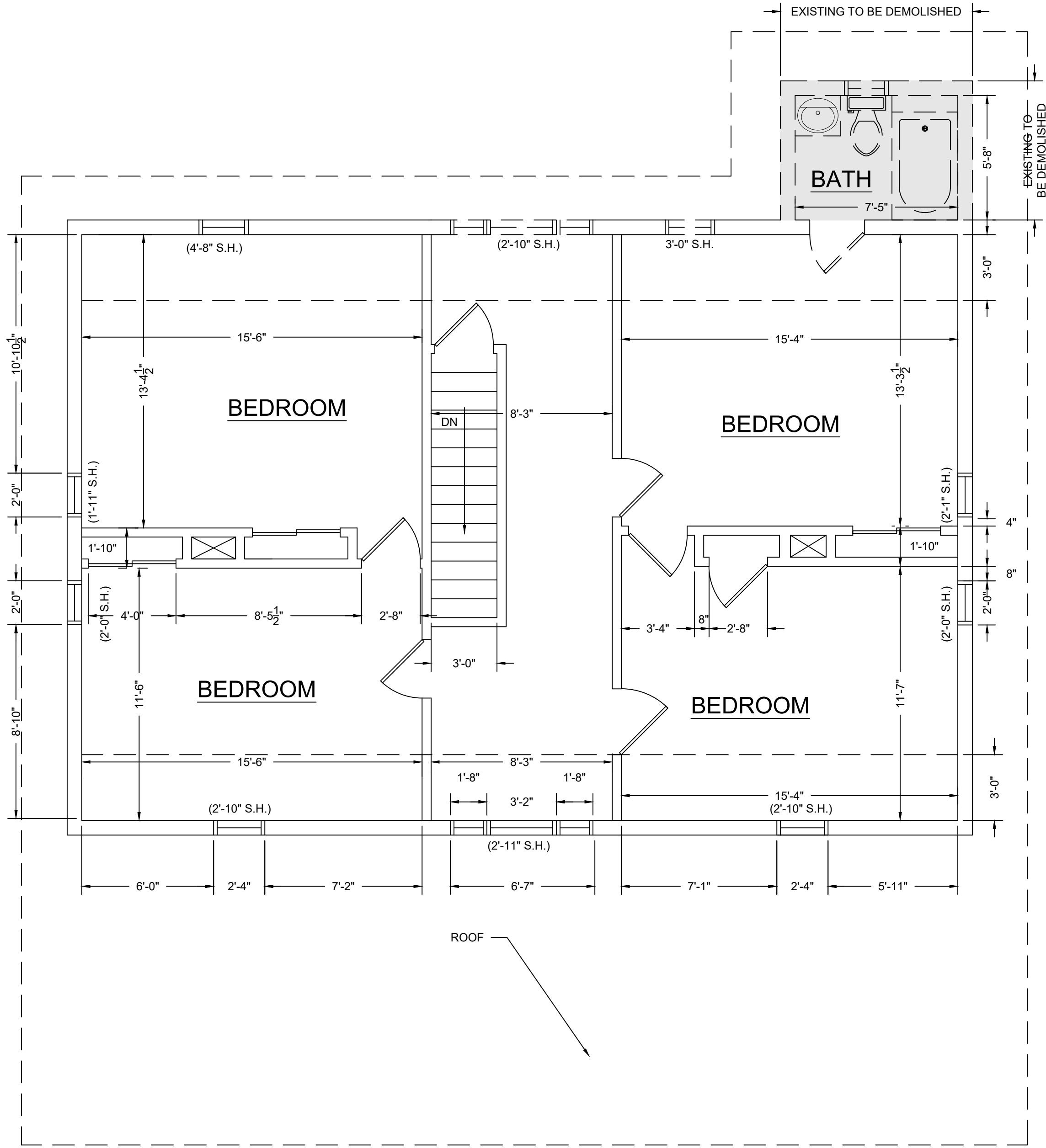
Drawn by: BH
Checked by: CS
Approved by: Approver
Date: -
Scale:
Project No. -



FIRST FLOOR PLAN - DEMOLITION

FLOOR AREA = 1923 SQ. FT.

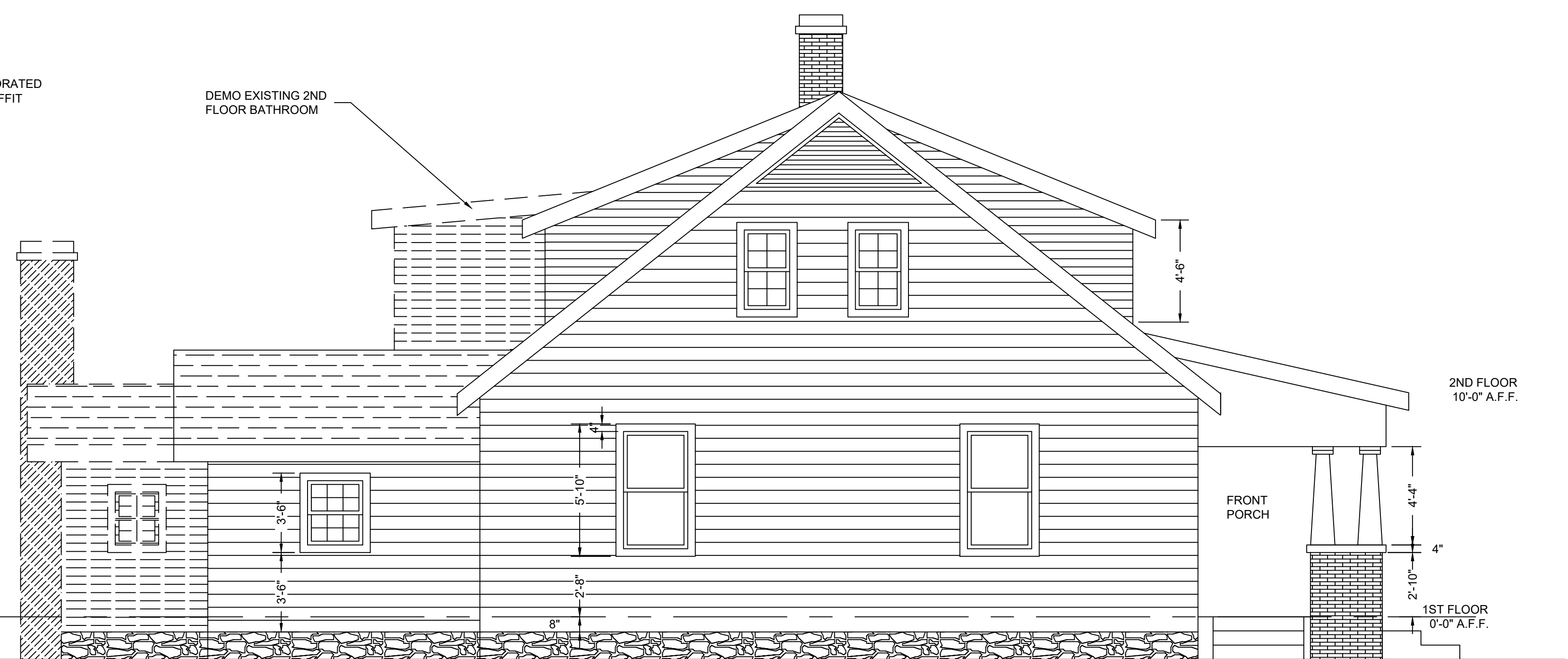
SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN -DEMOLITION

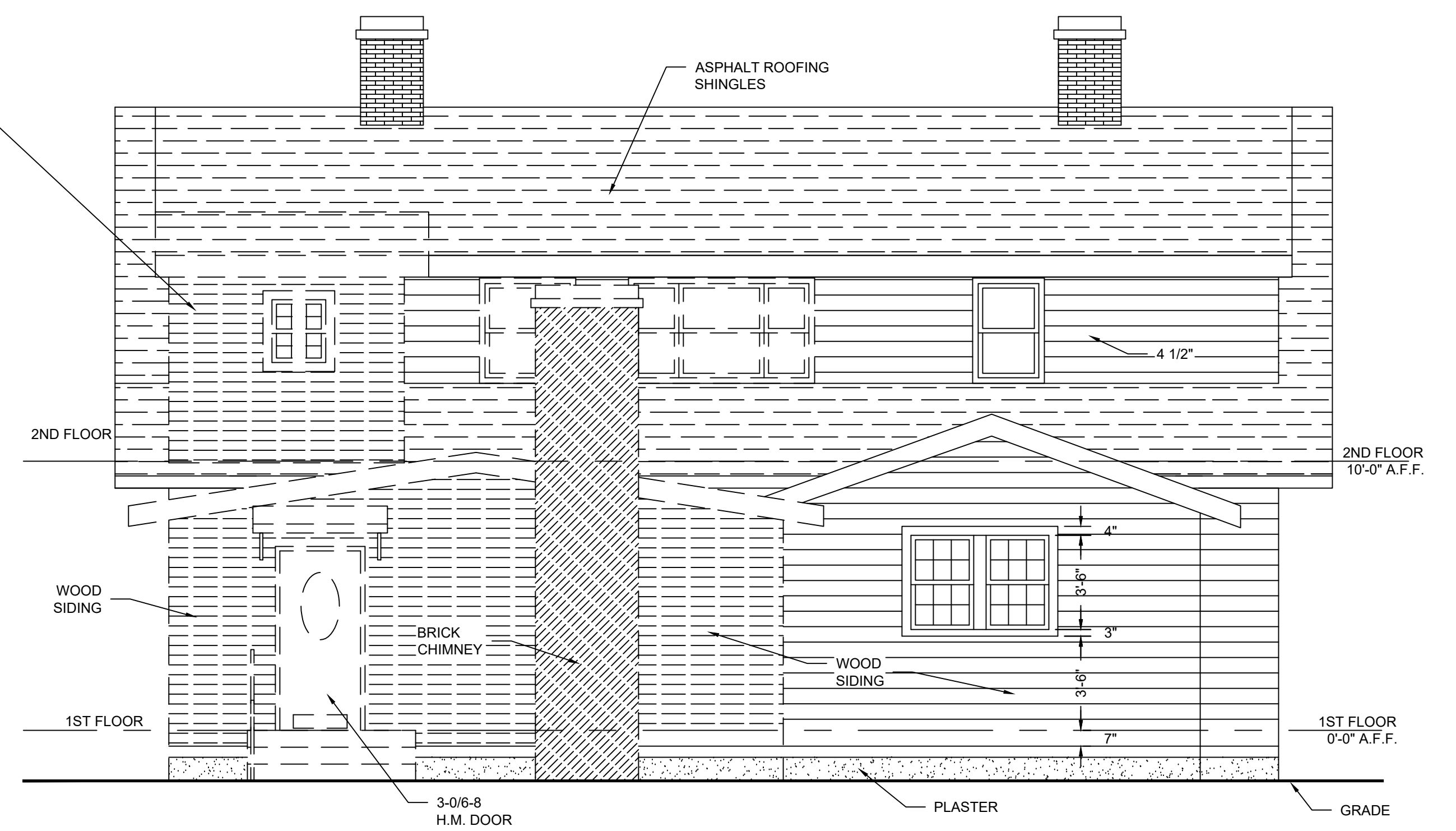
FLOOR AREA = 1124 SQ. FT.

SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION - DEMOLITION

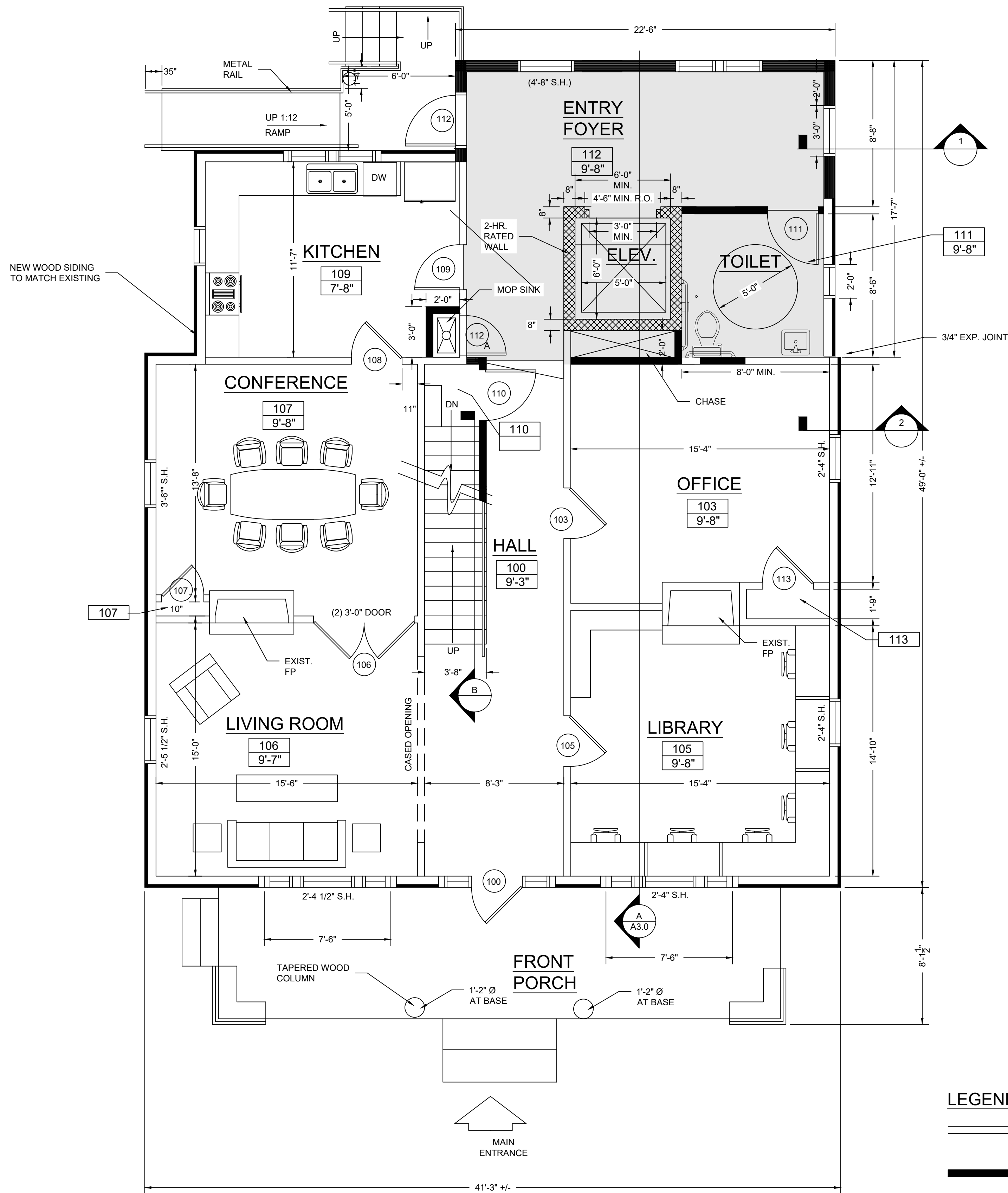
SCALE: 1/4" = 1'-0"



REAR ELEVATION - DEMOLITION

SCALE: 1/4" = 1'-0"

[illegible]



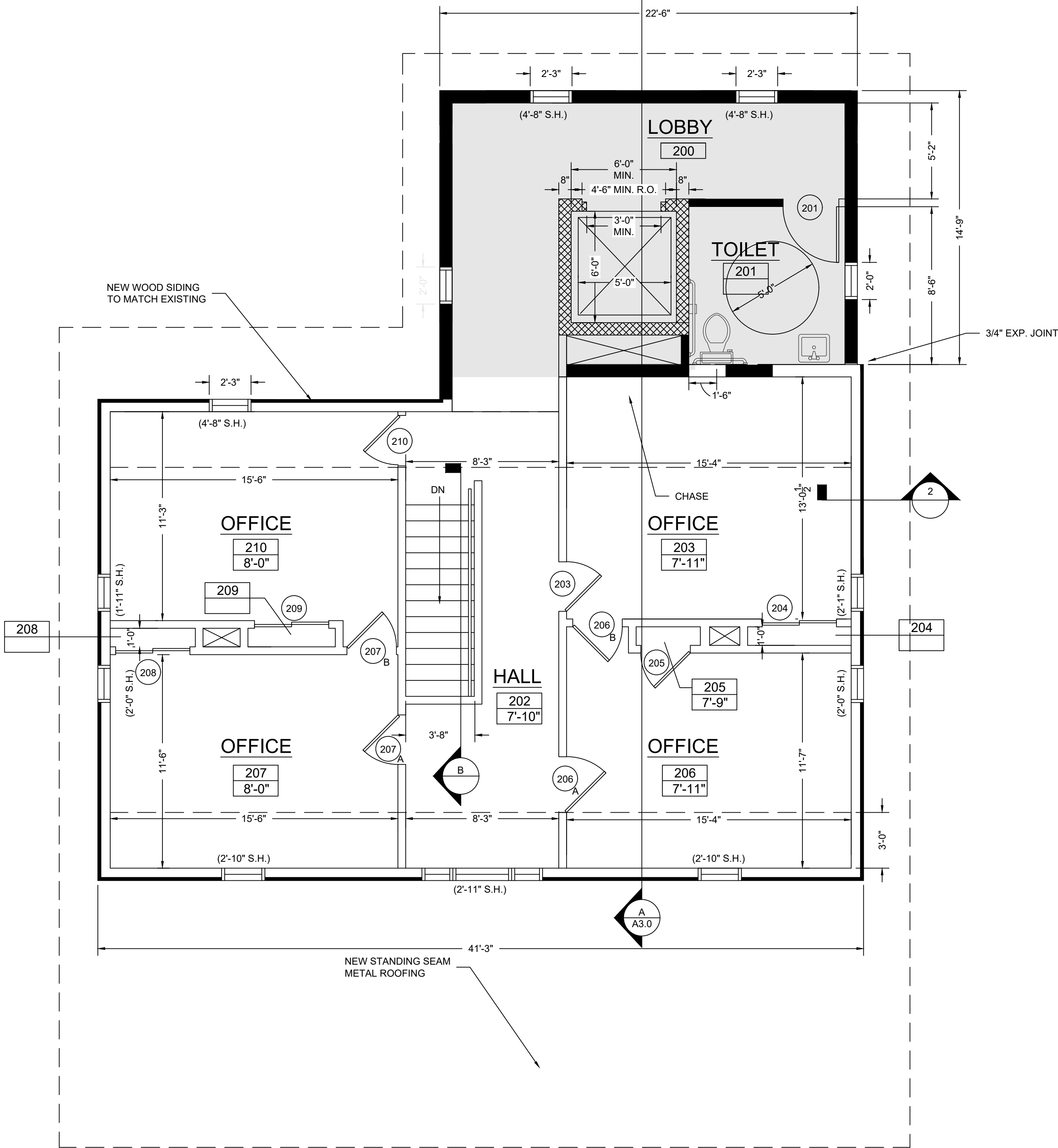
FIRST FLOOR PLAN - PROPOSED

SCALE: 1/4" = 1'-0"

FLOOR AREA = 1912 SQ. FT.

LEGEND

- EXISTING TO REMAIN
- NEW GYP. BD. PARTITION
- NEW EXTERIOR WOOD SIDING
- 2 HR. RATED CMU WALL
- PROPOSED ADDITION



SECOND FLOOR PLAN - PROPOSED

SCALE: 1/4" = 1'-0"

FLOOR AREA = 1471 SQ. FT.

OPTION 2

FLOOR PLAN - PROPOSED
RENOVATION OF THE EXISTING
MERRILL-WILLIAMS HOME
264 NATCHEZ ST.
FRANKLIN, TN

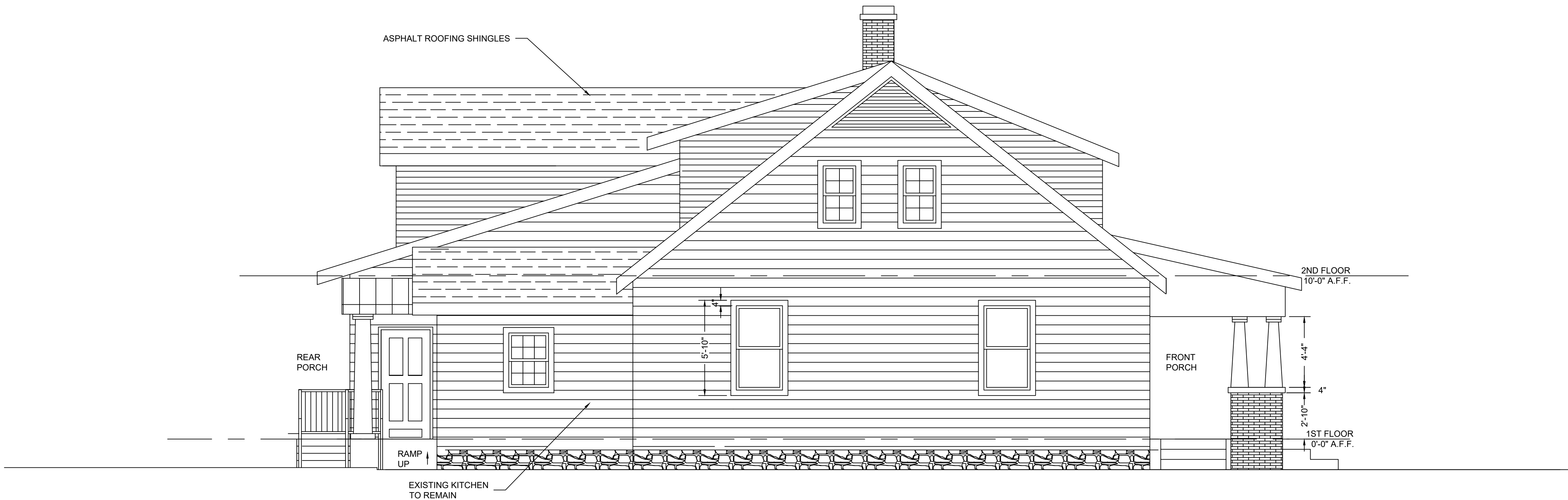
Drawn by: BH
Checked by: CS
Approved by: Approver
Date: -
Scale:
Project No. -

A-1.4



FRONT ELEVATION - PROPOSED

SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION - PROPOSED

SCALE: 1/4" = 1'-0"

OPTION 2

Architecture
Planning
Interior Design

Cleveland Salmon
ARCHITECT

1101 Kermil Dr.
Nashville, TN 37214
Office: 615-980-7985
Fax: 615-980-7985

No.	Description	Revision Schedule	Date
1			

ELEVATIONS - PROPOSED

RENOVATION OF THE EXISTING
MERRILL-WILLIAMS HOME
264 NACHEZ ST.
FRANKLIN, TN

Drawn by: BH

Checked by: CS

Approved by: Approver

Date: -

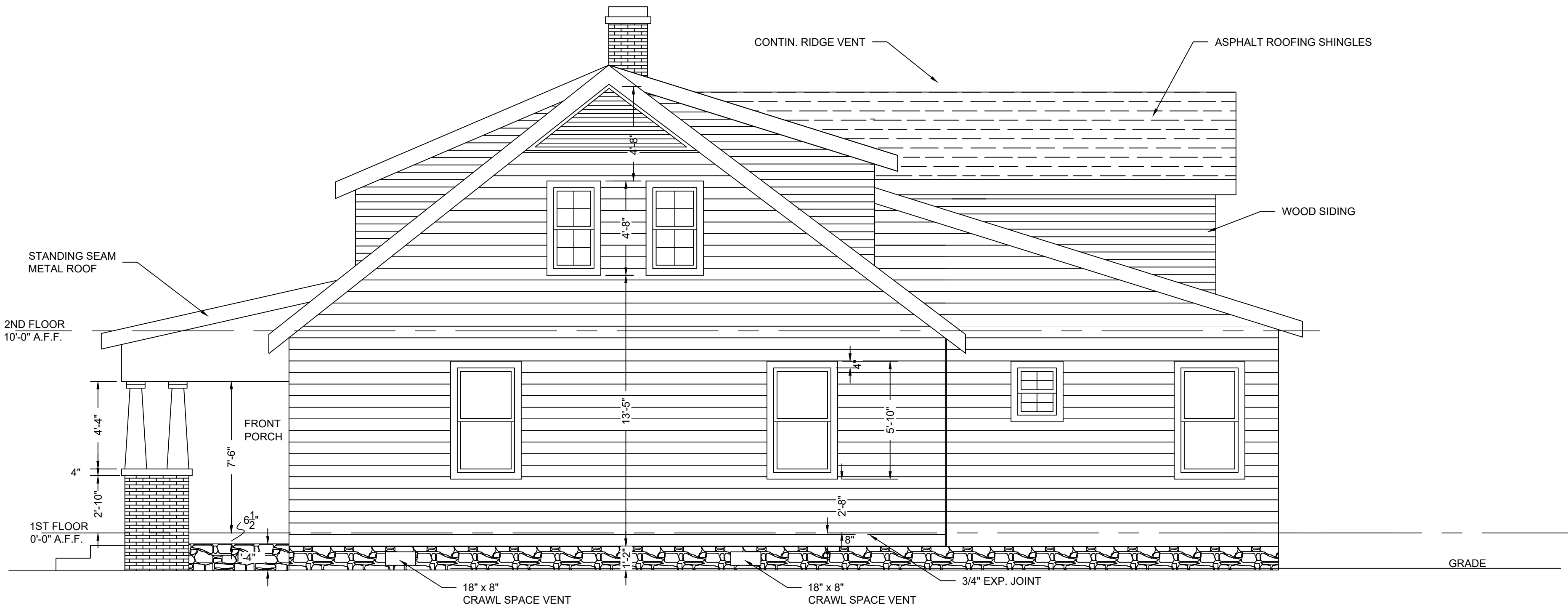
Scale:

Project No. -

A-2.3

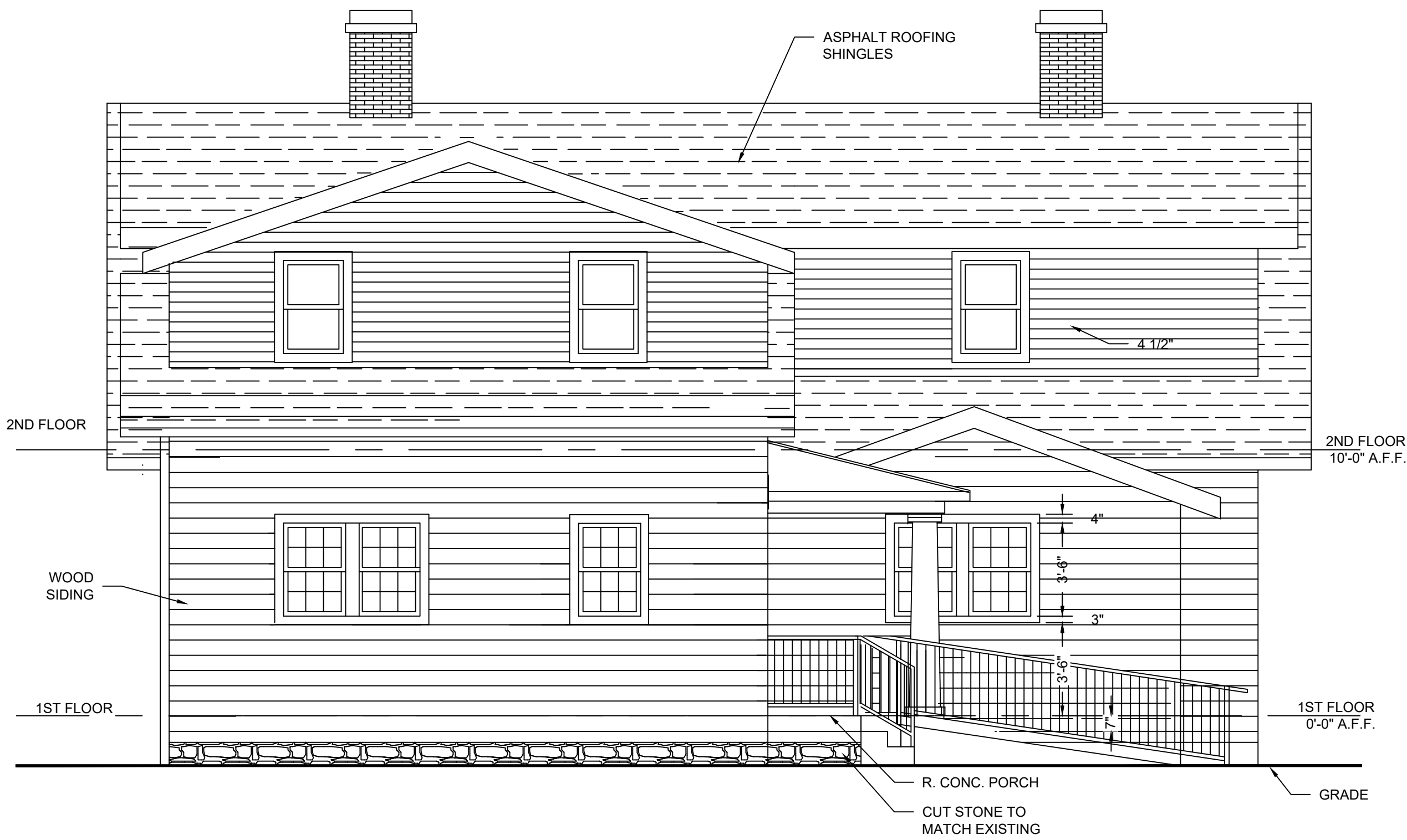
FILE NO.

Page 149 of 318



RIGHT SIDE ELEVATION PROPOSED

SCALE: 1/4" = 1'-0"



REAR ELEVATION - PROPOSED

SCALE: 1/4" = 1'-0"

OPTION 2

Architecture

Planning

Interior Design

Cleveland Salmon

ARCHITECTS

1101 KEmil Dr.

Nashville, TN 37214

Office: 615-360-5263

Fax: 615-360-7985

No.	Description	Date
1		

ELEVATIONS - PROPOSED

RENOVATION OF THE EXISTING
MERRILL-WILLIAMS HOME
264 NATCHEZ ST.
FRANKLIN, TN

Drawn by: BH

Checked by: CS

Approved by: Approver

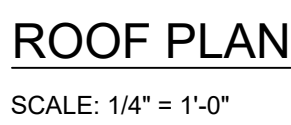
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Scale: -

Project No. -

A-2.4

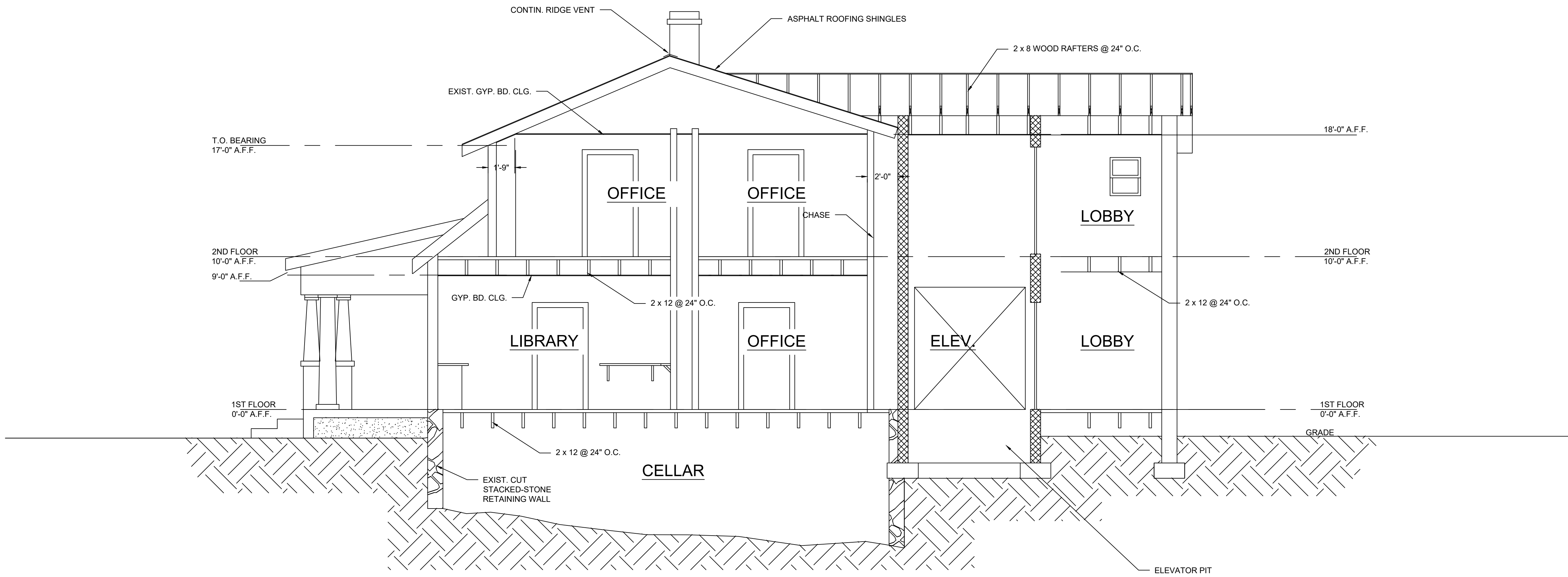
FILE NO.



RENOVATION OF THE EXISTING
MERRILL-WILLIAMS HOME
264 NATCHEZ ST.
FRANKLIN, TN

Drawn by:	BH
Checked by:	CS
Approved by:	Approver
Date:	-
Scale:	
Project No.	-

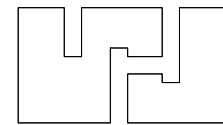
A-1.6



BUILDING SECTION A-A

SCALE: 1/4" = 1'-0"

Architecture
Planning
Interior Design



Cleveland Salmon
ARCHITECTS

1101 KEmil Dr.
Nashville, TN 37214

Office: 615-980-9283
Fax: 615-980-7985

SECTION

RENOVATION OF THE EXISTING
MERRILL-WILLIAMS HOME
264 NATCHEZ ST.
FRANKLIN, TN

Drawn by: BH

Checked by: CS

Approved by: Approver

Date: -

Scale:

Project No. -

A-3.0

FILE NO.



FRONT



LEFT SIDE



REAR LEFT CORNER



RIGHT SIDE



GARAGE SHED



MAIN ENTRANCE - FRONT



BRICK PIER



LIVING ROOM FIREPLACE



DETERIORATED SIDING



DETERIORATED WINDOW & SILLS



EXPOSED INSULATION



**Renovation of the historic
Merrill-Williams Home
264 Natchez Street
Franklin, Tennessee**

SCOPE OF WORK

1.0 Restoration of the Existing Home

The scope of the project is to renovate the existing 3,400 sq. ft., two story, historic Merrill-Williams Home to its original condition and use the facility as a Community Center. The building exterior, front porch, main entrance, hallway, and living room will be restored to its original condition. Every effort will be made to restore and use existing materials, light fixtures, cover plates etc. throughout the building. Materials and fixtures that cannot be re-used will be replaced with like materials and period appropriate fixtures.

The existing Dining Room will be converted to a Conference Room. The front ground floor Bedroom will be converted to a Library. A program for the MTSU Center for Historic Preservation is committed to working with the AAHS to help design, install and fund exhibits. The library will be used by MTSU as a resource to research the Merrill-Williams family history and the African American contribution to the community.

The existing Den will be converted to a new entry Lobby, with space provided for a new ADA accessible Elevator and ADA accessible Toilet Room. This will be developed within the existing footprint, and a second floor added to provide elevator access to the second floor. A new ADA accessible Toilet Room will be provided. The rear bedroom will be converted to an Office for the AAHS.

The existing second floor Toilet Room is unstable and deteriorated from water intrusion and mold. The second floor bedrooms will be converted to offices to be utilized by the AAHS. These could also double as meeting rooms for small groups.

2.0 Abatement of Hazardous Material

Environmental testing was performed and confirmed the presence of lead base paint and material containing asbestos. The hazardous materials will be abated from the facility prior to any demolition work.

3.0 ADA Accessible Ramp.

An ADA accessible ramp will be installed towards the rear of the building with a covered entrance. The design will be compatible to the existing building using compatible forms and materials to the existing house.

January 6, 2023

Amanda Rose, AICP
Preservation Planner
City of Franklin Planning & Sustainability Department
Franklin, TN 37064

Dear Ms Rose,

In January 2021, at the request of the property owner and the African American Heritage Society of Williamson County, I carried out an examination of the Merrill-Williams House at 264 Natchez Street so the property owner and various interested parties in Williamson County could assess whether the property was worthy of preservation and what type of future it might have. Below is my assessment from January 2021 that addresses the rear wing of the house, added circa 1960, and the obvious damage that section had experienced in recent years.

From February 2021 report:

The rear (east) additions have more issues than the original house of c. 1909-1910. In the image below, the addition on the right (south) is the kitchen, dated c. 1935-1950. The addition on the left (north), with the prominent brick chimney, is the den added c. 1962. On both sections, there are water-driven damages to the clapboarding and some mold growth in the more shadowed areas. *At this time* we recommend that the kitchen addition be kept and restored while the den addition could be removed, or more likely, remodeled into a handicapped access and restrooms for the building's future use. But we would want to do more investigation into the conditions of these two wings of the dwelling.



← Note how both additions have a concrete foundation compared to the front section's continuous stone foundation.

If the den addition is kept, the door above would need to be enlarged for handicap access. Handicapped parking could be provided at the back with a concrete walkway leading to the ramp into the house.



The north elevation is in good condition except for the second floor shed dormer and the den addition of c. 1962. Water damage, ← or perhaps a falling branch from a tree that needs trimming immediately, is probably the culprit. This area is the exterior spot most in need of immediate repair.

← Mold issues?

Second Floor



The northwest bedroom has pressing renovation needs due to damage to the shed dormer that creates the room and resulting water and possibly structural damage.

Thus, once engineers and architects confirmed that the damage in that area of the house is extensive, I have consistently recommended to the African American Heritage Society that the 1960s section be removed and replaced with a handicap-accessible entrance and elevator.

Nor do I see the loss of this space undermining any public interpretation of the house as a significant resource to Franklin's history, or as a contributing building to the Natchez Street National Register historic district nomination. A historic space on the first floor, but at the rear of the building, which relates to the Fred Williams' story and the Civil Rights era would be lost but the gain is that you can have handicap access to the entire building, located at the rear, and create an effective, appropriate access to the second floor and the 1960s spaces. Thus, the story of Fred Williams (and just as importantly his daughter Cassandra) and the Civil Rights era in Franklin could still be conveyed to the public.

As envisioned in 2021, the property would not be a historic house museum but a heritage center for Natchez Street and the rooms that would be preserved and restored (parlor, hallway, dining room, kitchen, and two bedrooms) would be adequate to provide both an effective and meaningful public interpretation and flexible public space for other community gatherings and events. Nothing in the plans shared with me from the African American Heritage Society have deviated from that basic, and very important, goal.

Respectfully

A handwritten signature in brown ink, reading "C. Van West", with a horizontal line underneath.

Carroll Van West
Director



File #: 21-04224

DATE: January 30, 2023
TO: Historic Zoning Commission
FROM: Kelly Dannenfelser, Asst. Director of Planning
Amanda Rose, Preservation Planner
Emily Huffer, Assistant Preservation Planner

SUBJECT:
Consideration Of Additions (Principal And Accessory) At 803 Fair St.; Michael Lee, Applicant.

PURPOSE:

The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the addition to the principal building and an addition to the accessory structure at 803 Fair St.

The applicant's request for a Certificate of Appropriateness (COA) was previously approved in December 2020 but has since expired. Since the COA was granted, the applicant has only completed the retaining wall and sidewalk portion of the project and would like to proceed with the additions to the principal building and accessory structure.

APPLICABLE DESIGN GUIDELINES:

Chapter 2 - Residential Buildings
Chapter 5 - Accessory Structures

PROJECT INFORMATION:

COF Project Number: 8084
District: Hincheyville Historic District
Applicant: Michael Lee
Owner: Samuel Whitson

BACKGROUND:

Addition (Principal)

Per the Guidelines, additions are to be subordinate in appearance to the historic building. Considerations include placement, size, massing, scale, height, setbacks, and materials. Character-defining features of the historic building should not be removed, damaged, or obscured. Wherever possible, construct additions in such a manner that, if an addition were to be removed, the essential form and integrity of the historic building would be unimpaired.

The Guidelines state that one-story attached additions should be properly placed at the rear of the dwelling and be distinguishable from the original in the clear inset and differing materials. The location of the proposed addition to the principal building will be located at the rear of the house. The addition will be a single-story, front gable design on a concrete foundation.

The Guidelines state that additions are to be compatible with the historic building yet clearly identifiable through the use of differentiating methods such as roof breaks, wall insets, wall off-sets, material changes, and lower eave lines. A combination of these methods should be considered based on the specific context of the building and the site. The materials for the addition to the principal building will be wood siding with a 5" reveal, which meets this guideline due to the principal building being composed of brick, and it will also match the building's existing rear addition in appearance. The addition will also utilize wood trim details that will match the existing house. On the right elevation, the applicant is proposing the utilization of a three-panel window on the right elevation. This window choice is appropriate due to the age and architectural style of the house.

The footprint of the proposed new addition to the principal building measures 126 sq. ft. which equates to nine percent of the footprint of the building. This meets the recommendation of the Guidelines.

Addition (Accessory)

Per the Guidelines, alterations and additions are to be designed so that the entirety of the accessory structure is compatible and visually subordinate in size, mass, and height to the principal building they support, but in no case should they exceed one-and-a-half stories.

The Guidelines state that additions should be properly placed at the rear of the dwelling and be distinguishable from the original in the clear inset and differing materials. The location of the addition is on the left side of the accessory structure. The addition is a single-story, side-gabled design on a concrete foundation.

The Guidelines state that additions are to be compatible with the historic building yet clearly identifiable through the use of differentiating methods such as roof breaks, wall insets, wall off-sets, material changes, and lower eave lines. A combination of these methods should be considered based on the specific context of the building and the site. The materials for the addition to the accessory structure will be wood siding with a 5" reveal, which meets this Guideline due to the principal building being composed of brick. On the left elevation, a 6'-8" x 3' door with a window will be utilized. On the front elevation, the applicant is proposing to utilize three wood, double-hung windows with a three-light feature on the top sash.

The footprint of the proposed new addition to the accessory structure measures 126 sq. ft., which equates to 40 percent of the footprint of the building. This meets the recommendation of the Guidelines.

Cumulative Lot Coverage

The Guidelines also recommend sizing the overall building footprints (of all portions of the existing principal buildings, accessory structures, and proposed additions on the lot) so that they do not exceed 35 percent of the lot. The existing building coverage is 1,740 sq. ft. and the proposed additions would increase coverage to 2,011 sq. ft. which equates to 27 percent of the lot coverage. This meets the recommendation of the Guidelines.

RECOMMENDATION:

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

1. The windows must have a historic profile and dimensions and consist of either wood or composite material with the appearance of wood. The window specifications must be approved by the Preservation Planner or the HZC prior to the issuance of a building permit.
2. The roofing materials must match the existing materials on each of the principal building and accessory structure additions, respectively.

3. The application must meet all the requirements of the City of Franklin prior to the issuance of a building permit.
4. 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. Please submit a surveyed plot plan with the building permit submittal. It shows that the garage might be across the property line.
2. A separate permit will be required for the garage.



Franklin Historic Zoning Commission Certificate of Appropriateness (COA)

Address: 803 Fair St. (Hincheyville Historic District)
Applicant/Owner: Samuel Whitson
Project #: 7406
Staff Reviewer: Kelli Gibson
Type of Work: Additions (Principal, Accessory) and Alterations
(Front Yard Retaining Wall/Steps Construction)

Status: Approval with conditions
(See "Approved Work Specifications" below)

Approval Date: 12/14/2020
Expiration Date: 12/14/2021 (if work has not commenced)

BACKGROUND

The applicant is requesting a Certificate of Appropriateness (COA) for a series of work at 803 Fair St., as follows:

- Rear addition to the principal structure;
- Addition to the garage accessory structure; and
- Construction of primary yard steps and retaining wall.

APPLICABLE DESIGN GUIDELINES

Enclosed Additions (p.54)
Fences and Walls (p.58)
Outbuildings (p.74)
Windows (p.90)

APPROVED WORK SPECIFICATIONS

The application is **approved with conditions** as follows:

Addition (Principal)

1. The windows must have historic profile and dimension and consist of either wood or a composite material with the appearance of wood. The window specifications must be approved by the Preservation Planner or the HZC prior to issuance of a building permit.
2. The application must meet all the requirements of the Building & Neighborhood Services Department, including standards for Landscape Surface Area, prior to issuance of a building permit, and any additional changes to the approved plans must be returned to the Historic Zoning Commission for review and approval.

Addition (Accessory)

1. The windows must have historic profile and dimension and consist of either wood or a composite material with the appearance of wood. The window specifications must be approved by the Preservation Planner or the HZC prior to issuance of a building permit.
2. The application must meet all the requirements of the Building & Neighborhood Services Department prior to issuance of a building permit, and any additional changes to the approved plans must be returned to the Historic Zoning Commission for review and approval.

Alterations (Retaining Wall and Steps)

1. If it is determined that handrails will be required to meet codes requirements, the handrail should be composed of metal for consistency with the *Guidelines*. The applicant shall submit the final design of the handrail to the Preservation Planner for review and approval.
2. The application must meet all the requirements of the Building & Neighborhood Services Department, and any additional changes to the approved plans must be returned to the Historic Zoning Commission for review and approval.

Amanda Rose, AICP | Preservation Planner

Planning & Sustainability Department

City of Franklin, Tennessee

615.550.6737

<http://www.franklintn.gov/>



Project Overview

#469113

Project Title: 803 Fair Street

Jurisdiction: Franklin

Application Type: 08) 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.franklin.tn.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**

Sam Whitson

803 Fair Street

Franklin, TN 37064

P:6158521076

fairstreet@comcast.net

Contact Information - Property Owner

Property Owner

Sam Whitson

803 Fair Street
Franklin, TN 37064
P:6158521076
fairstreet@comcast.net

Address or Parcel

Project Address or Parcel: 803 FAIR ST (078C-B01400)

Calculated Acreage: Parcel

- 803 FAIR ST: 0.17356005999999999

Zoning District: Zoning Districts

- 803 FAIR ST: R-4 Resid*

Scenic Corridor Overlay:

Central Franklin Overlay: Central Franklin Overlay

- 803 FAIR ST: Central Franklin Overlay District

Hillside/Hillcrest Overlay:

Historic Preservation Overlay: Historic Preservation Overlay

- 803 FAIR ST: Historic Preservation Overlay

Flood Fringe Overlay:

Floodway Overlay:

500ft Buffer of Hillside Overlay:

Columbia Avenue Overlay:

Site Data

Total Site Square Footage: 7,425

Project information

Review Type: Residential

Type of Work Proposed: New Addition

Construction Type:

Porch or Deck Project:

New Addition Type: Principal Structure

Windows or Exterior Door Work:

Note: Pre-application meeting with staff is required for proposed demolition or relocation of primary structures. Demolition consideration is based on the criteria listed in the *Franklin Historic District Design Guidelines*.

Indicate the materials/dimensions of the fencing to be installed.:

Demolition or Relocation Proposed:

Other Exterior Alterations Proposed:

Estimated Age of Addition:

Footprint Square Footage of Recent Addition:

Number of Attached Signs Proposed:

Sign 1

Type of Signage Proposed:

Height of Overall Sign:

Height of Sign Face or Sign Area:

Sign 2

Type of Signage Proposed:

Height of Overall Sign:

Height of Sign Face or Sign Area:

Sign 3

Does the existing structure have any recent additions?: No

Type of Signage Proposed:

Height of Existing and Proposed Construction (from FFE to Roof Peak): 22

Height of Overall Sign:

Lot Square Footage: 7,425

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: 1853

Footprint Square Footage of Proposed Additions/Structures: 278

HVAC Type:

Narrative

Project Narrative: The project consists of the following:

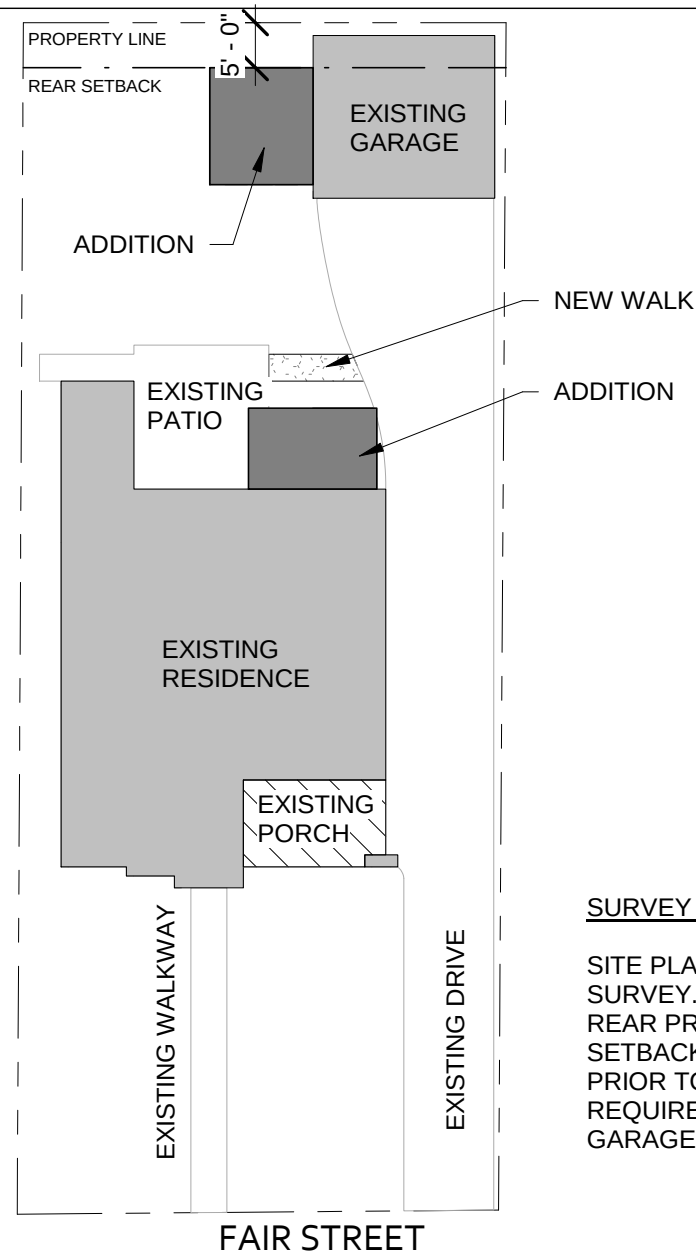
- A single story Master Bath addition to the rear of the existing house.
- A single story addition to the existing garage
- Rework existing front stairs and install new concrete retaining wall at sidewalk.

ZONING:

1. **ZONING CLASSIFICATION: R4**
2. **MINIMUM LOT AREA: 6,500 SF**
ACTUAL LOT AREA: 7,425 SF
3. **PRINCIPAL BUILDING SETBACKS**
FRONT YARD: AVERAGE SETBACK OF EXISTING BUILDINGS ON SAME BLOCK, NO CLOSER THAN 10'
SIDE YARD: 7'
REAR YARD: 20'
4. **ACCESSORY STRUCTURE SETBACKS**
AT LEAST 5 FT BEHIND PRINCIPAL BUILDING
AT LEAST 5 FT FROM ANY LOT LINE
4. **MINIMUM LANDSCAPE SURFACE AREA: 0.40 (40%)**
LOT COVERAGE AREA:
EXISTING HOUSE: 1,488 SF
HOUSE ADDITION: 128 SF
EXISTING GARAGE: 365 SF
GARAGE ADDITION: 150 SF
EXISTING DRIVE: 1,397 SF
EXISTING HARDSCAPE: 573 SF
4,101 SF LOT COVERAGE

ACTUAL LANDSCAPE SURFACE AREA: 0.45 (45%)
5. **MAX. PRINCIPAL BUILDING HEIGHT:**
NOT TO EXCEED 1/2 STORY ABOVE AVERAGE OF EXISTING BUILDINGS ON SAME BLOCK, NOT MORE THAN 2 1/2 STORIES

MAX. ACCESSORY STRUCTURE HEIGHT:
1 1/2 STORIES, BUT SHALL NOT EXCEED HEIGHT OF PRINCIPAL BUILDING



SURVEY NOTES:

SITE PLAN BASED OFF AN OLD SURVEY. CONTRACTOR TO SPOT REAR PROPERTY LINE AND 5' REAR SETBACK BY A LICENSED SURVEYOR PRIOR TO CONSTRUCTION. IF REQUIRED, ADJUST REAR WALL OF GARAGE ADDITION.

2020.11.20

CHISEL
workshop

PO BOX 680566 | FRANKLIN, TN 37068

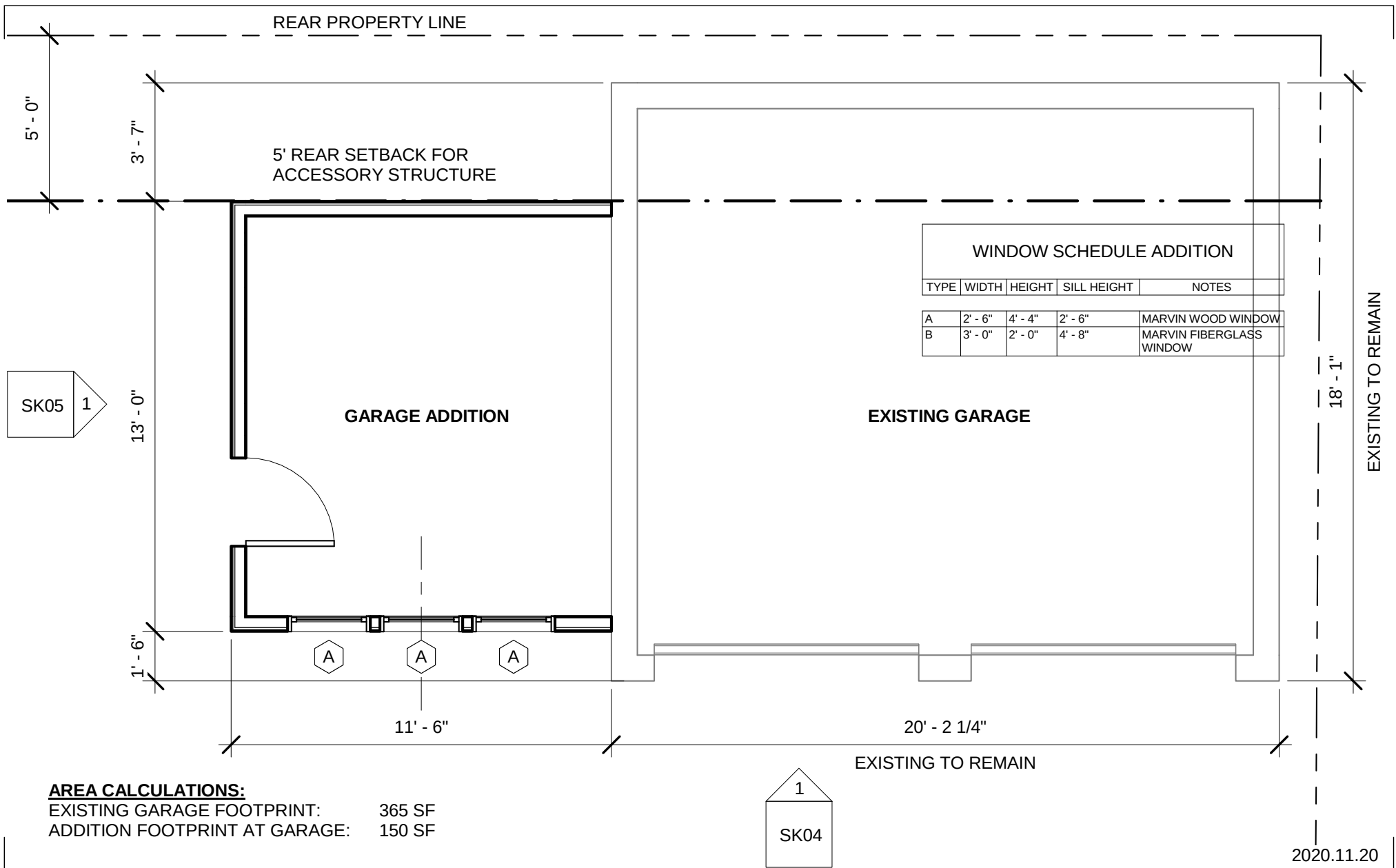
WHITSON RESIDENCE

803 FAIR STREET, FRANKLIN, TN 37064

SITE PLAN

SK01

SCALE: 3/64" = 1'-0"



CHISEL
workshop

PO BOX 680566 | FRANKLIN, TN 37068

WHITSON RESIDENCE

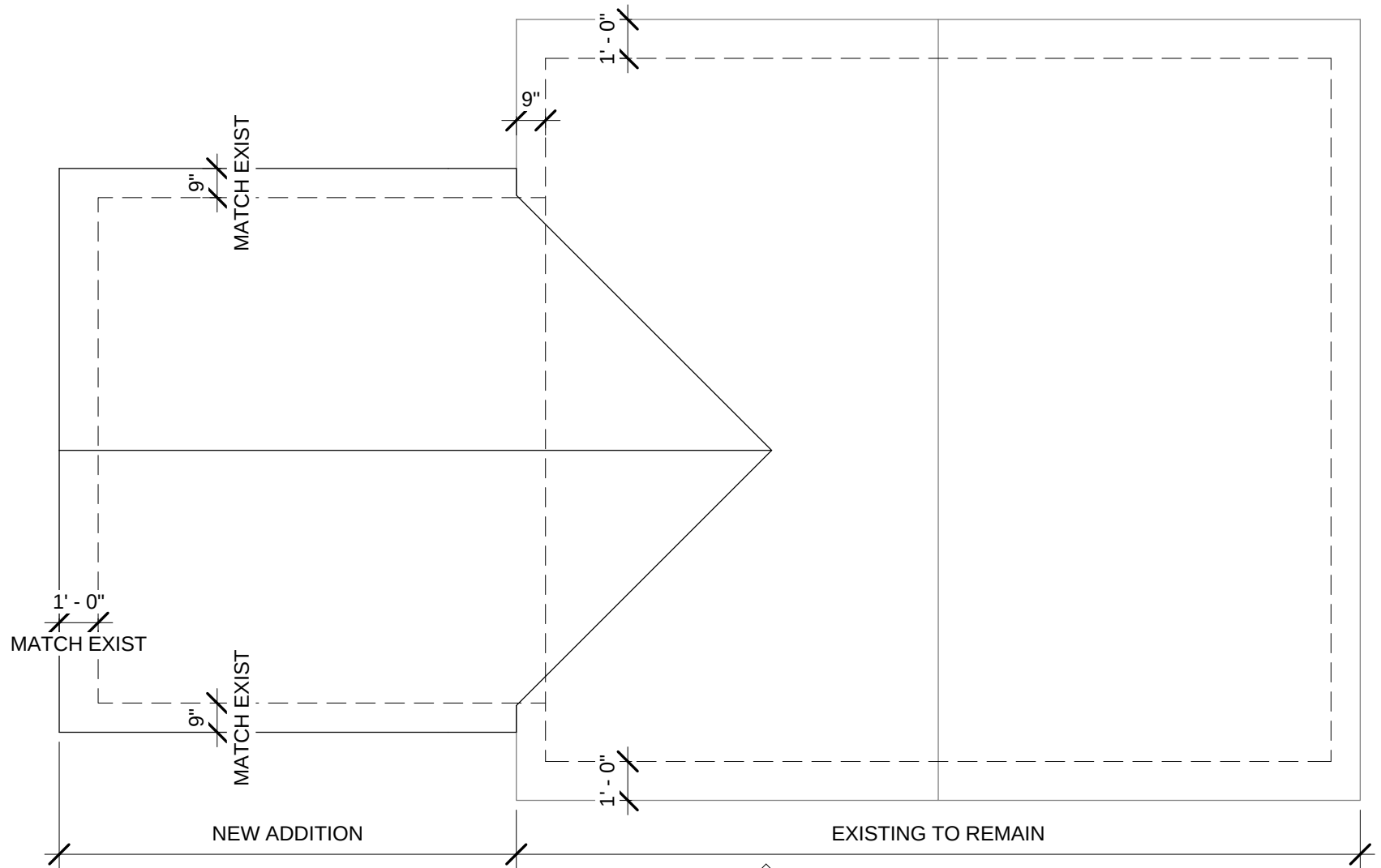
803 FAIR STREET, FRANKLIN, TN 37064

GARAGE PLAN

SK02

SCALE: 1/4" = 1'-0"

SK05 1



1
SK04

2020.11.20

CHISEL
workshop

PO BOX 680566 | FRANKLIN, TN 37068

WHITSON RESIDENCE

803 FAIR STREET, FRANKLIN, TN 37064

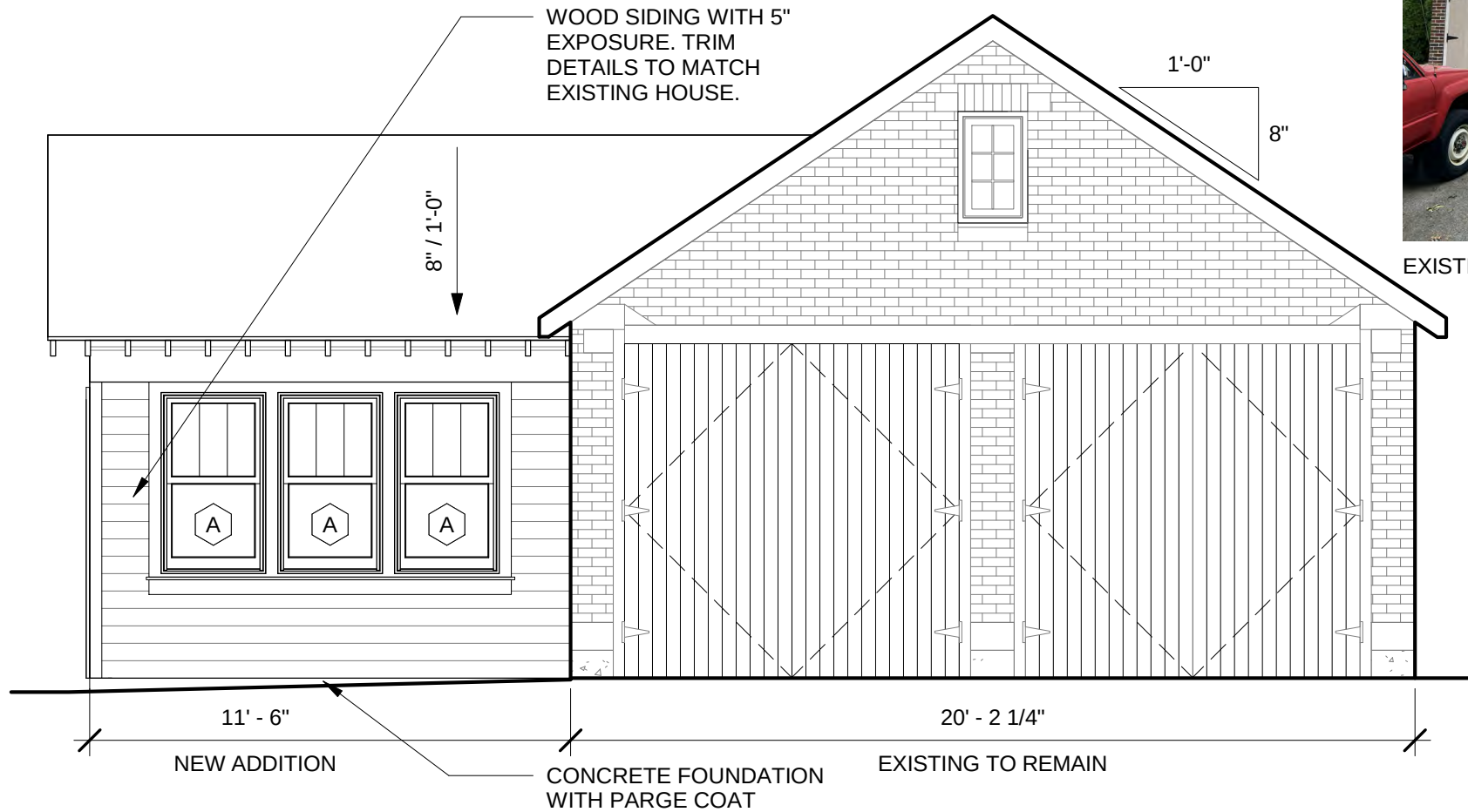
GARAGE ROOF PLAN

SK03

SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE ADDITION

TYPE	WIDTH	HEIGHT	SILL HEIGHT	NOTES
A	2' - 6"	4' - 4"	2' - 6"	MARVIN WOOD WINDOW
B	3' - 0"	2' - 0"	4' - 8"	MARVIN FIBERGLASS WINDOW



EXISTING FRONT ELEVATION

GARAGE ELEV // FRONT

2020.11.20

CHISEL
workshop

PO BOX 680566 | FRANKLIN, TN 37068

WHITSON RESIDENCE

803 FAIR STREET, FRANKLIN, TN 37064

GARAGE ELEVATIONS

SKo4

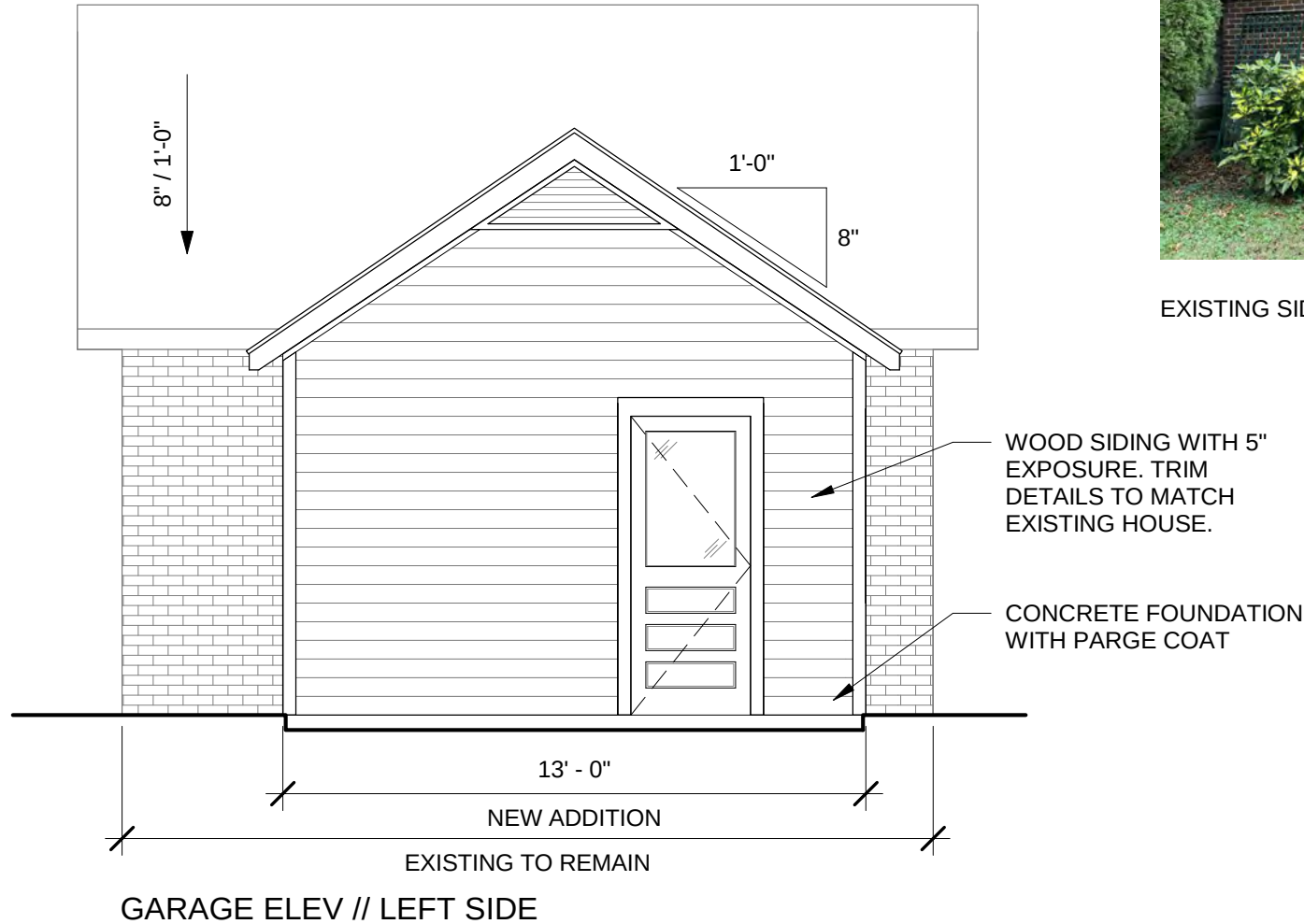
SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE ADDITION

TYPE	WIDTH	HEIGHT	SILL HEIGHT	NOTES
A	2' - 6"	4' - 4"	2' - 6"	MARVIN WOOD WINDOW
B	3' - 0"	2' - 0"	4' - 8"	MARVIN FIBERGLASS WINDOW



EXISTING SIDE ELEVATION



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WHITSON RESIDENCE

803 FAIR STREET, FRANKLIN, TN 37064

GARAGE ELEVATIONS

SK05

SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE ADDITION

TYPE	WIDTH	HEIGHT	SILL HEIGHT	NOTES
A	2' - 6"	4' - 4"	2' - 6"	MARVIN WOOD WINDOW
B	3' - 0"	2' - 0"	4' - 8"	MARVIN FIBERGLASS WINDOW

SK08

1

36' - 1"

EXISTING TO REMAIN

14' - 3 1/4"

1' - 0"

SK09

1

9' - 0"

B

4' - 0"

8' - 2 5/8"



6' - 6"

2' - 6"

CABINET
CLOSET

FIRST FLOOR PLAN // BATH ADDITION

2020.11.20

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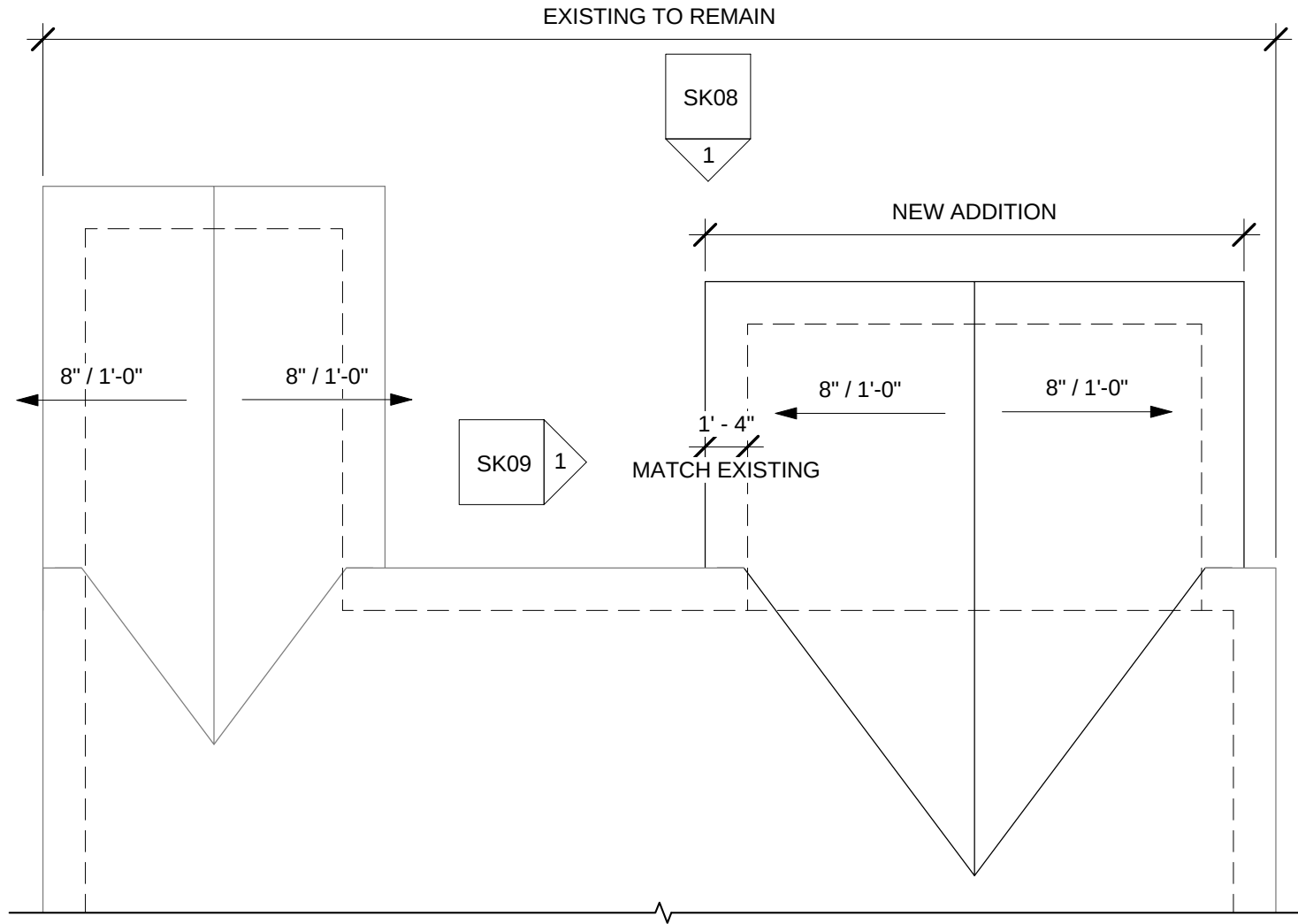
WHITSON RESIDENCE

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FIRST FLOOR PLAN // MAIN HOUSE

SKo6

SCALE: 1/4" = 1'-0"



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WHITSON RESIDENCE

803 FAIR STREET, FRANKLIN, TN 37064

ROOF PLAN // MAIN HOUSE

SK07

SCALE: 3/16" = 1'-0"

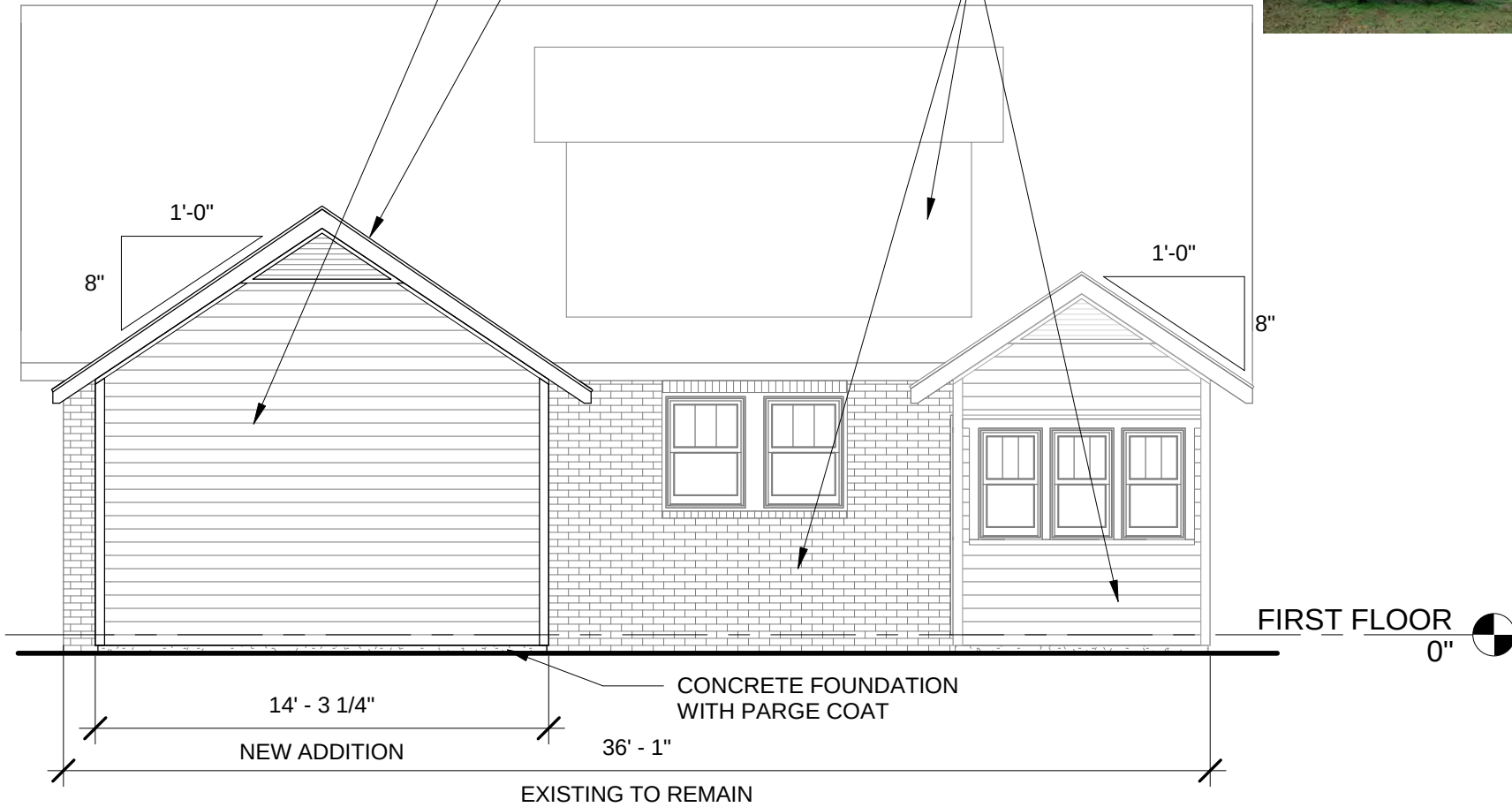
WINDOW SCHEDULE ADDITION

TYPE	WIDTH	HEIGHT	SILL HEIGHT	NOTES
A	2' - 6"	4' - 4"	2' - 6"	MARVIN WOOD WINDOW
B	3' - 0"	2' - 0"	4' - 8"	MARVIN FIBERGLASS WINDOW

WOOD SIDING WITH 5" EXPOSURE. TRIM DETAILS TO MATCH EXISTING HOUSE.

ROOF SLOPE TO MATCH EXISTING

EXISTING HOUSE TO REMAIN



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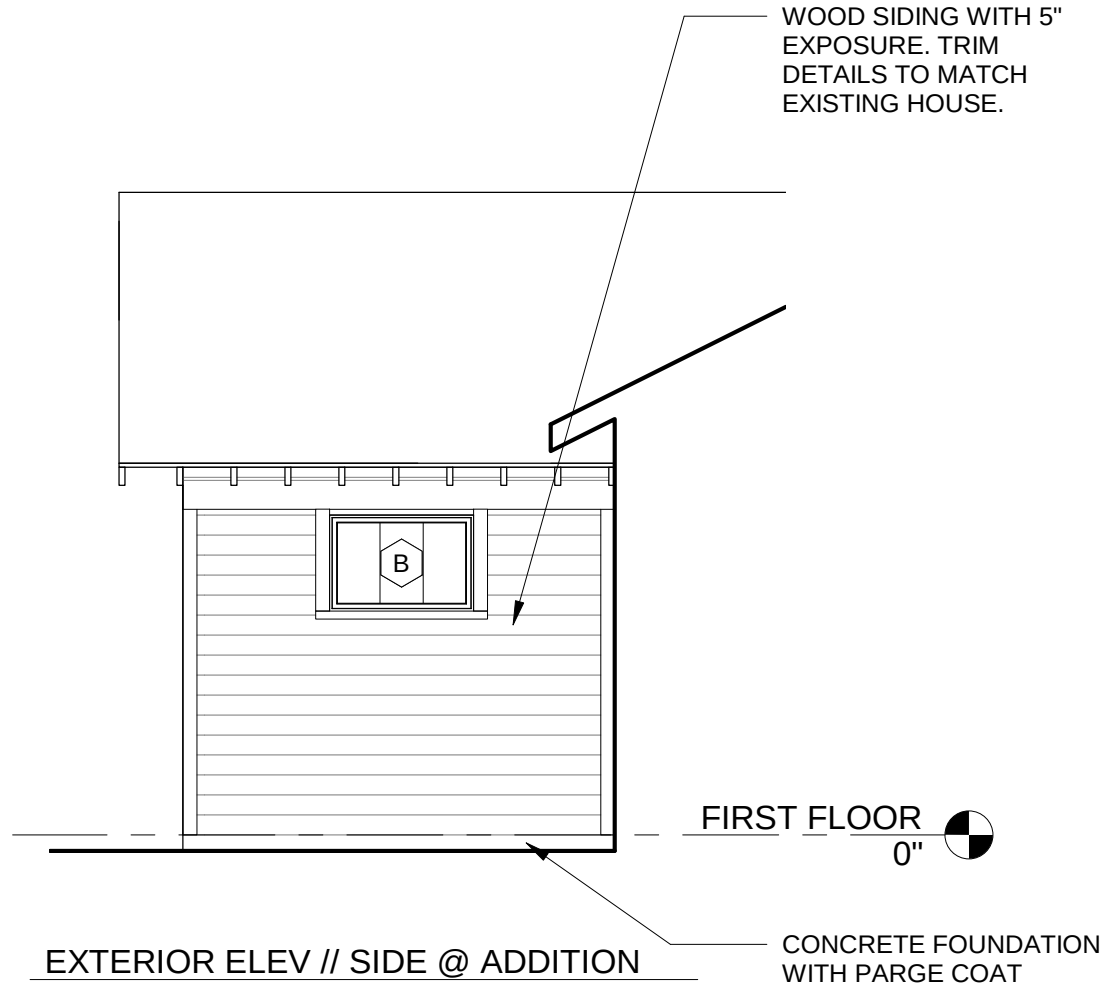
REAR ELEVATION // MAIN HOUSE

SKo8

SCALE: 3/16" = 1'-0"

WINDOW SCHEDULE ADDITION

TYPE	WIDTH	HEIGHT	SILL HEIGHT	NOTES
A	2' - 6"	4' - 4"	2' - 6"	MARVIN WOOD WINDOW
B	3' - 0"	2' - 0"	4' - 8"	MARVIN FIBERGLASS WINDOW



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SIDE ELEVATIONS // MAIN HOUSE

SK09

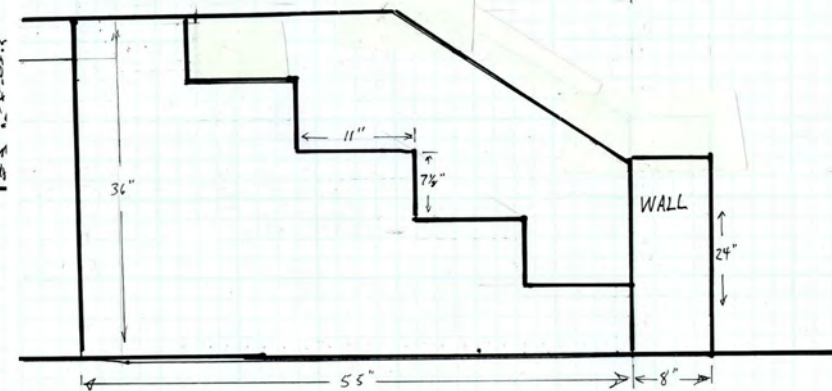
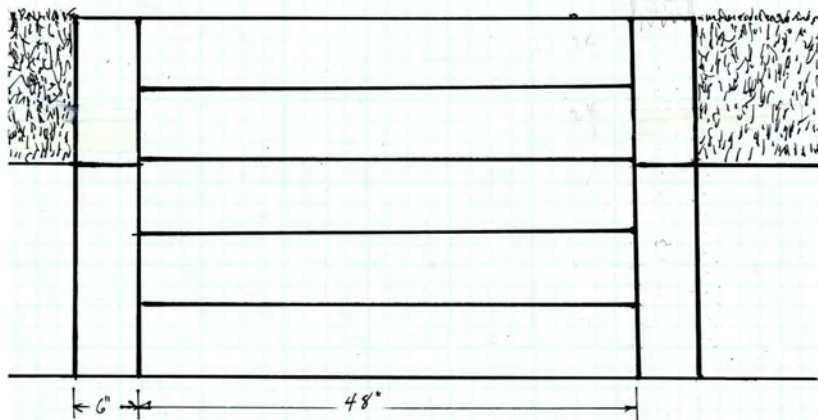
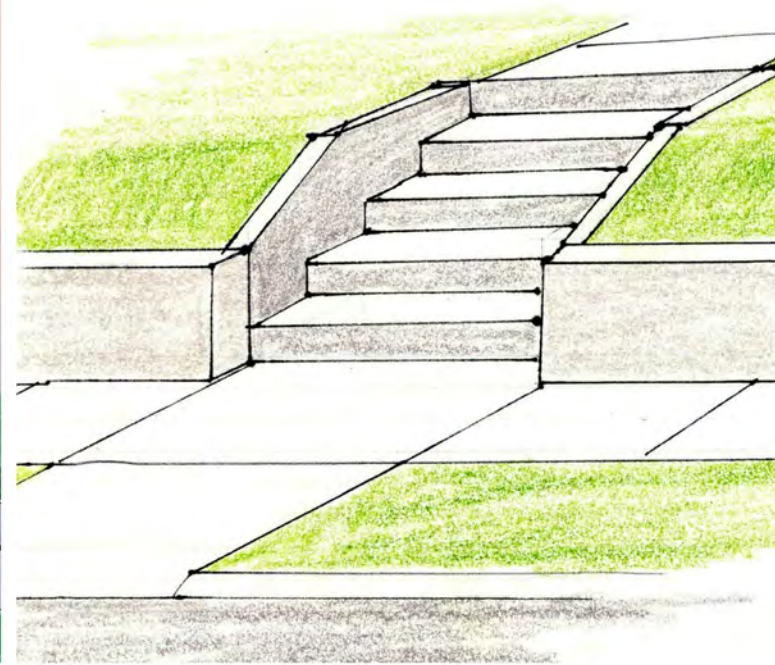
SCALE: 1/4" = 1'-0"



WHITSON RESIDENCE

EXISTING FRONT AND STAIRS

SK10



WHITSON RESIDENCE

SK11

PROPOSED FRONT WALL & STAIRS



WHITSON RESIDENCE

SK12



WHITSON RESIDENCE

PRECEDENT IMAGES - FRONT WALL AND STAIRS

SK13



CITY OF
FRANKLIN, TN

803 Fair Street

City of Franklin

Planning & Sustainability Department

109 Third Ave So. | Franklin, TN 37064

P. 615-550-6729 or 615-791-3232

E. susan.coleman@franklintn.com

Project Overview

#469113

Project Title: 803 Fair Street

Jurisdiction: Franklin

Application Type: 08) 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.franklintn.gov/hzcdrc.

REQUIRED APPLICATION SUPPORTING MATERIALS

Please consult the list below for the necessary supporting materials to include within COA application packets.

New Construction, Additions, and/or Porch/Deck Projects

- Description of project and proposed materials
- Site plan
- Lot survey
- Scaled architectural elevations or drawings
- Photographs of project site location
- Signed and notarized owner affidavit

Exterior Alterations

- Description of project and proposed materials
- Photographs of project site location
- Architectural elevations or drawings (for roof structure alterations)
- Specification information for materials/architectural features
- Documentation of earlier historic appearance (restoration only)
- Signed and notarized owner affidavit

Demolition, Relocation

- Please consult the *Franklin Historic District Design Guidelines*.
- Pre-application meeting with the City Preservation Planner is required for proposed principal structure demolitions and relocations.

Note: The applicant shall provide any additional information as determined by the Planning & Sustainability

Department that will be necessary to obtain a review by staff and/or by the Historic Zoning Commission.

Administrative Review

Please consult the list below for the necessary supporting materials to include within the Administrative Review COA application packets.

Signage:

- Description of project
- Specification information that illustrates how proposed signage will look, including notes on dimensions, height, materials, and colors
- Photographs of project site location
- Signed and notarized owner affidavit

Rear Yard Fencing:

- Description of project
- Specification information that illustrates how proposed fencing will look, including notes on height, materials, and proposed fencing features
- Site plan that demonstrates proposed location/perimeter of fencing
- Photographs of project site location
- Signed and notarized owner affidavit
- **Note: Primary yard fencing does not qualify for administrative review**

Awnings:

- Description of project
- Specification information that illustrates how proposed awning will look, including notes on awning dimensions, signage dimensions on awning, awning materials, awning shape, and awning colors
- Specification information for proposed awning materials
- Photographs of project site location, including photograph of full window or door over which proposed awning will be affixed
- Signed and notarized owner affidavit

HVAC Equipment and/or Related Screening:

- Description of project
- Specification information that illustrates how proposed HVAC equipment and/or screening will look, including screening dimensions and materials
- Site plan demonstrating proposed location of equipment and/or screening
- Photographs of project site location
- Signed and notarized owner affidavit

Note: The applicant shall provide any additional information as determined by the Preservation Planner that will be necessary to obtain administrative review by staff.

Owner Affidavit

This application requires a signed and notarized owner affidavit form.

Please use the button below to download the form, then upload a completed copy in step 2 of the application process (Upload Files).

Owner Affidavit Form

Contact Information - Project Contact**Project Contact**

Sam Whitson

803 Fair Street

Franklin, TN 37064

P: (Phone)6158521076

fairstreet@comcast.net

Contact Information - Property Owner**Property Owner**

Sam Whitson

803 Fair Street

Franklin, TN 37064

P: (Phone)6158521076

fairstreet@comcast.net

Address or Parcel

Project Address or Parcel: 803 FAIR ST (078C-B01400) **Calculated Acreage: Parcel**

- 803 FAIR ST: 0.17356005999999999

Zoning District: Zoning Districts

- 803 FAIR ST: R-4 Resid*

Scenic Corridor Overlay:**Central Franklin Overlay: Central Franklin Overlay**

- 803 FAIR ST: Central Franklin Overlay District

Hillside/Hillcrest Overlay:**Historic Preservation Overlay: Historic Preservation Overlay**

- 803 FAIR ST: Historic Preservation Overlay

Flood Fringe Overlay:**Floodway Overlay:****500ft Buffer of Hillside Overlay:****Columbia Avenue Overlay:****Site Data**

Total Site Square Footage: 7,425

Project information**Review Type:** Residential**Type of Work Proposed:** New Addition**Construction Type:****Porch or Deck Project:****New Addition Type:** Principal Structure**Windows or Exterior Door Work:**

Note: Pre-application meeting with staff is required for proposed demolition or relocation of primary structures. Demolition consideration is based on the criteria listed in the *Franklin Historic District Design Guidelines*.

Indicate the materials/dimensions of the fencing to be installed.: **Demolition or Relocation Proposed:**

Other Exterior Alterations Proposed:**Estimated Age of Addition:****Footprint Square Footage of Recent Addition:****Number of Attached Signs Proposed:**

Sign 1

Type of Signage Proposed:**Height of Overall Sign:****Height of Sign Face or Sign Area:**

Sign 2

Type of Signage Proposed:**Height of Overall Sign:****Height of Sign Face or Sign Area:**

Sign 3

Does the existing structure have any recent additions?: No**Type of Signage Proposed:****Height of Existing and Proposed Construction (from FFE to Roof Peak):** 22**Height of Overall Sign:****Lot Square Footage:** 7,425**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:** 1853**Footprint Square Footage of Proposed Additions/Structures:** 278**HVAC Type:****Narrative**

Project Narrative: The project consists of the following:

- A single story Master Bath addition to the rear of the existing house.
- A single story addition to the existing garage
- Rework existing front stairs and install new concrete retaining wall at sidewalk.

Laura Sweeney

QUOTE BY : Laura Sweeney

SOLD TO :

PO# :

Ship Via : Ground

QUOTE # : JW221100FLT - Version 0

SHIP TO :

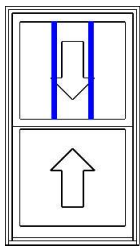
PROJECT NAME: LEE RESTORATION

REFERENCE : 803 FAIR ST

U-Factor Weighted Average: 0.29

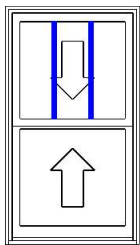
SHGC Weighted Average: 0.24

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 1		TWD2952			
	Rough Opening : 30 1/8 X 53 1/4	Frame Size : 29 3/8 X 52 1/2 W-2500 Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, No Exterior Trim, No Sill Nosing, 4 9/16 Jamb, Sill Stop Applied, With-Plow White Jambliner, Compression Jambliner & No Tilt Latches, White Hardware, US National-WDMA/ASTM, PG 25, Insulated SunStable Annealed Glass, No Protective Film, Black Spacer, Argon Filled, Primed Wood SDL, 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Light Bronze Shadow Bar, Colonial Top Lite(s) Only 3 Wide 1 High Top, No Screen, IGThick=0.625(3/32 / 3/32), **Screens on Wood Double Hung/Slide-By Units Without Trim Have No Method for Attachment. Clear Opening:26w, 22.1h, 4 sf U-Factor: 0.29, SHGC: 0.24, VLT: 0.46, CPD: JEL-N-578-01931-00002 PEV 2022.4.0.4070/PDV 6.839 (10/06/22)CW	\$537.60	2	\$1,075.20



Viewed from Exterior. Scale: 1/2" = 1'

Line 2		TWD2952			
	Rough Opening : 30 1/8 X 53 1/4	Frame Size : 29 3/8 X 52 1/2 W-2500 Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, No Exterior Trim, No Sill Nosing, 4 9/16 Jamb, Sill Stop Applied, With-Plow White Jambliner, Compression Jambliner & No Tilt Latches, White Hardware, US National-WDMA/ASTM, PG 25, Insulated SunStable Tempered Glass, No Protective Film, Black Spacer, Argon Filled, CA Urban Fire Code Label, Primed Wood SDL, 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Light Bronze Shadow Bar, Colonial Top Lite(s) Only 3 Wide 1 High Top, No Screen, IGThick=0.625(1/8 / 1/8), **Screens on Wood Double Hung/Slide-By Units Without Trim Have No Method for Attachment. Clear Opening:26w, 22.1h, 4 sf U-Factor: 0.30, SHGC: 0.24, VLT: 0.45, CPD: JEL-N-578-02006-00002 PEV 2022.4.0.4070/PDV 6.839 (10/06/22)CW	\$690.81	1	\$690.81



Viewed from Exterior. Scale: 1/2" = 1'

cust-37698

Page 1 of 2 (Prices are subject to change.) JW221100FLT (Ver:0) - 11/19/2022 7.08 AM

Quote Date: 11/14/2022

Drawings are for visual reference only and may not be to exact scale.
All orders are subject to review by JELD-WEN

Last Modified: 11/19/2022

WHITSON RESIDENCE

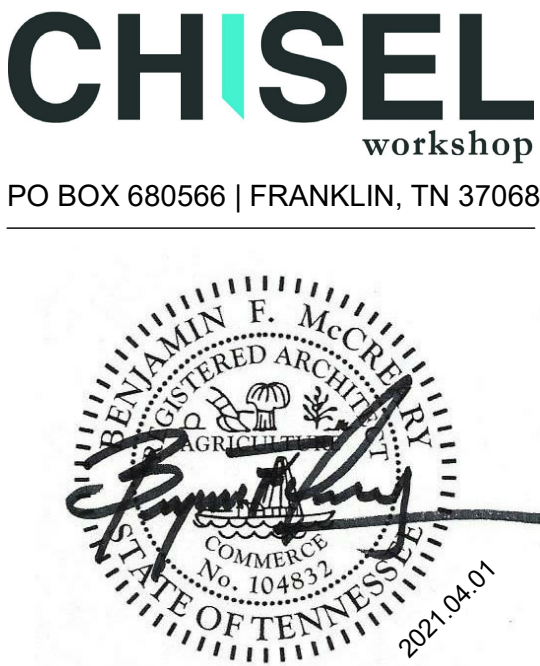
803 FAIR STREET
FRANKLIN, TENNESSEE 37064

2021.04.01 // CONSTRUCTION DOCUMENTS

2021.05.05 // REVISION 1

ARCHITECTURE SHEET LIST

G001	COVER SHEET
G002	GENERAL NOTES
SP101	SITE PLAN
D101	DEMO PLAN
A100	FOUNDATION PLANS
A101	BATH RCP & INTERIOR ELEVATIONS
A102	BATH PLANS & EXTERIOR ELEVATIONS
A201	GARAGE PLANS & EXT ELEVATIONS
A202	GARAGE RCP & INTERIOR ELEVATIONS



CONSTRUCTION
DOCUMENTS

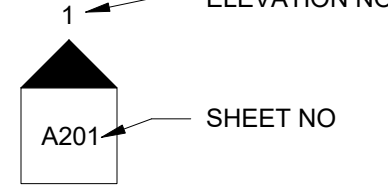
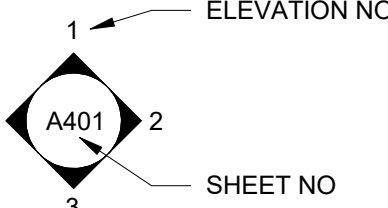
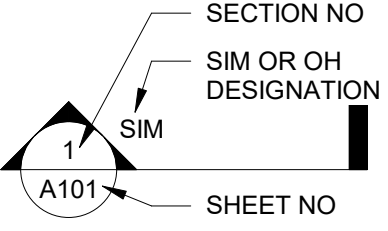
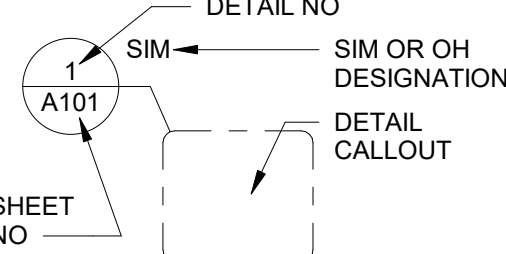
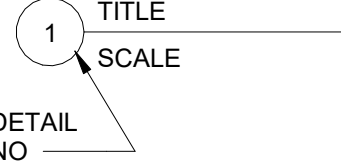
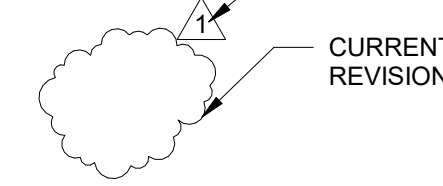
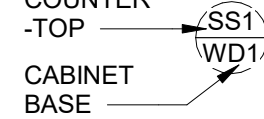
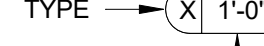
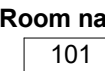
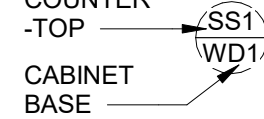
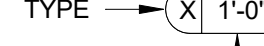
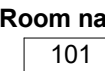
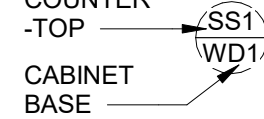
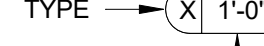
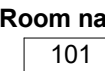
WHITSON RESIDENCE
803 FAIR STREET, FRANKLIN, TN 37064
MASTER BATH & GARAGE ADDITION

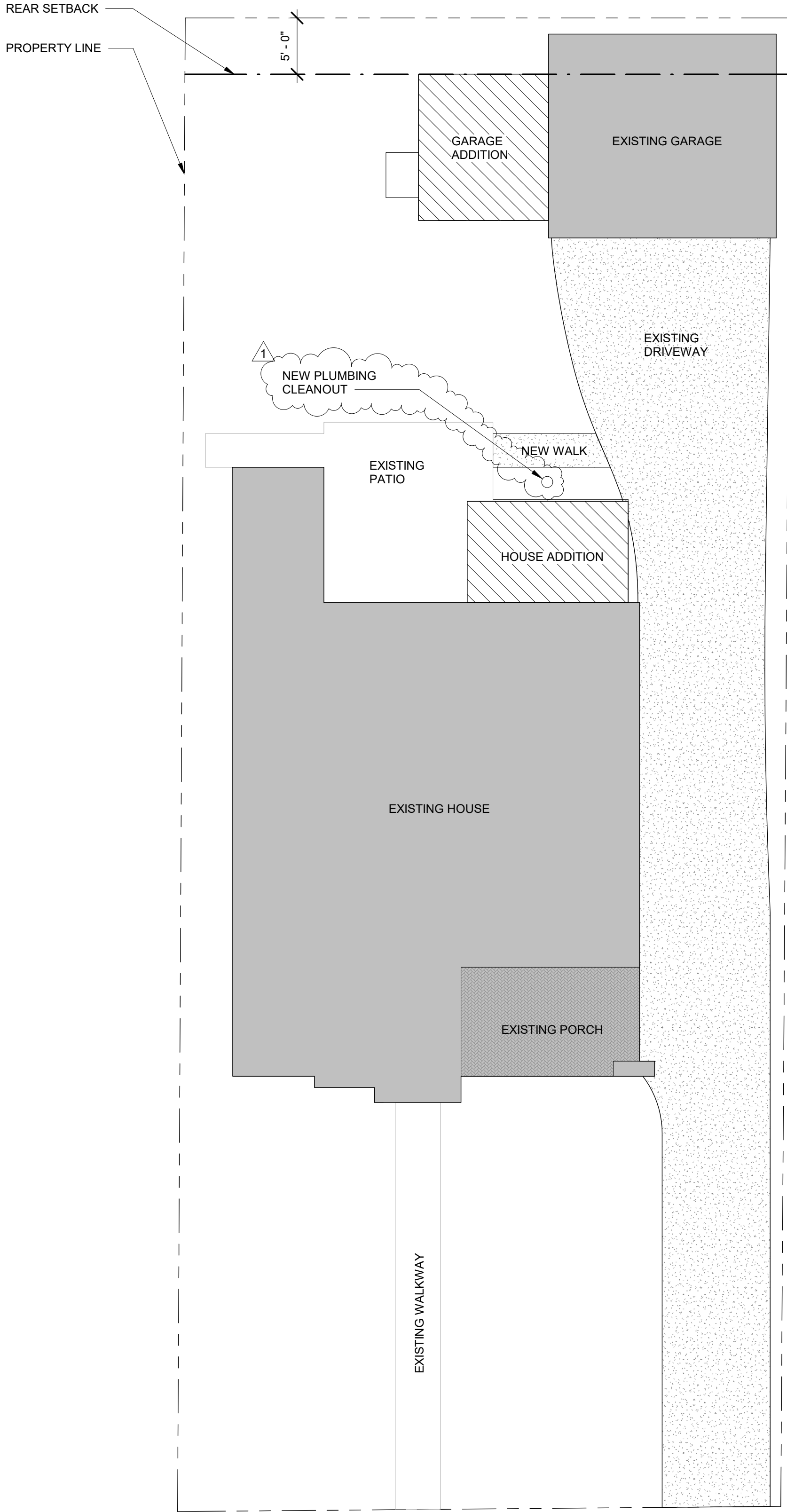
2021.04.01 | 201003

COVER SHEET

G001

REVISION 1 ON 2021.05.05

STANDARD SYMBOLS		ABBREVIATIONS																																	
EXTERIOR ELEVATION 		ACT	ACOUSTIC CEILING TILE	DEMO	DEMOLISH/DEMOLITION	HORIZ	HORIZONTAL	R	RISER	U/S	UNDERSIDE																								
		AFF	ABOVE FINISH FLOOR	DIA	DIAMETER	HR	HOUR	RCP	REFLECTED CEILING PLAN	UC	UNDERCOUNTER																								
		ALT	ALTERNATE	DIM	DIMENSION	HT	HEIGHT	RD	ROOF DRAIN	UNO	UNLESS NOTED OTHERWISE																								
		ALUM	ALUMINUM	DIMS	DIMENSIONS	INSUL	INSULATED/INSULATION	REF	REFRIGERATOR	VERT	VERTICAL																								
		ANOD	ANODIZED	DN	DOWN	INT	INTERIOR	REQD	REQUIRED	VIF	VERIFY IN FIELD																								
		BA	BATH	DR	DOOR	KIT	KITCHEN	REV	REVISION	VS	VISION PANEL																								
		BFF	BELOW FINISH FLOOR	DWG	DRAWING	LAV	LAVATORY	RM	ROOM	W/	WITH																								
		BOT	BOTTOM	EA	EACH	MAX	MAXIMUM	RO	ROUGH OPENING	W/O	WITHOUT																								
		BR	BEDROOM	ELEC	ELECTRICAL	MECH	MECHANICAL	SDL	SIMULATED DIVIDED LIGHT	WD	WOOD																								
		BSMT	BASEMENT	ELEV	ELEVATION	MET	METAL	SECT	SECTION																										
		BYND	BEYOND	EQ	EQUAL	MFR	MANUFACTURER/MANUFACTURI	SIM	SIMILAR																										
		CAB	CABINET	EXIST	EXISTING	NG	NG	SPEC	SPECIFIED/SPECIFICATION																										
		CD	CONSTRUCTION DOCUMENTS	EXT	EXTERIOR	MIN	MINIMUM	SPK	SPRINKLER/SPEAKER																										
		CFCI	CONTRACTOR FURNISHED, CONTRACTOR INSTALLED	FD	FLOOR DRAIN	MO	MASONRY OPENING	SS	SOLID SURFACE																										
				FEC	FIRE EXTINGUISHER CABINET	NIC	NOT IN CONTRACT	SSTL	STAINLESS STEEL																										
		CHNL	CHANNEL	FIXT	FIXTURE	NO	NUMBER	STC	SOUND TRANSMISSION CLASS																										
		CJ	CONTROL JOINT	FL	FLOOR	NOM	NOMINAL	STL	STEEL																										
		CL	CENTERLINE	FND	FOUNDATION	OC	ON CENTER	STRL	STRUCTURAL																										
		CLG	CEILING	FO	FACE OF	OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED	T	TREAD																										
		CLR	CLEAR	FP	FIREPLACE	OFOI	OWNER FURNISHED, OWNER INSTALLED	T&G	TOUNGE AND GROOVE																										
		CMU	CONCRETE MASONRY UNIT	FURN	FURNITURE			T/D	TELEPHONE/DATA																										
		COL	COLUMN	GA	GAUGE	OH	OPPOSITE HAND	TELE	TELEPHONE																										
		CONC	CONCRETE	GALV	GALVANIZED	PLUMB	PLUMBING	TO	TOP OF																										
		CONT	CONTINUOUS	GC	GENERAL CONTRACTOR	PLWD	PLYWOOD	TOC	TOP OF CONCRETE																										
		CPT	CARPET	GWB	GYPSON WALL BOARD	PNL	PANEL	TOS	TOP OF STEEL																										
		CRI	COLOR RENDERING INDEX	HC	HOLLOW CORE	PNT	PAINT	TYP	TYPICAL																										
		CT	CERAMIC TILE	HM	HOLLOW METAL	PT	PRESURE TREATED																												
INTERIOR ELEVATION 																																			
SECTION CUT DESIGNATION 																																			
DETAIL DESIGNATION 																																			
DRAWING DESIGNATION 																																			
REVISION DESIGNATION 																																			
PLAN DESIGNATION <table><tr><td></td><td>WINDOW SYMBOL</td></tr><tr><td></td><td>DOOR SYMBOL</td></tr><tr><td></td><td>WALL TYPE SYMBOL</td></tr><tr><td></td><td>LIGHTING TYPE SYMBOL</td></tr><tr><td></td><td>FIXTURE TYPE SYMBOL</td></tr><tr><td></td><td>FINISH TYPE SYMBOL</td></tr><tr><td></td><td>CASEWORK SYMBOL</td></tr><tr><td></td><td>CEILING DESIGNATION</td></tr><tr><td></td><td>DEMO KEYNOTE</td></tr><tr><td></td><td>PLAN KEYNOTE</td></tr><tr><td></td><td>ROOM DESIGNATION</td></tr><tr><td></td><td>NORTH ARROW</td></tr></table>			WINDOW SYMBOL		DOOR SYMBOL		WALL TYPE SYMBOL		LIGHTING TYPE SYMBOL		FIXTURE TYPE SYMBOL		FINISH TYPE SYMBOL		CASEWORK SYMBOL		CEILING DESIGNATION		DEMO KEYNOTE		PLAN KEYNOTE		ROOM DESIGNATION		NORTH ARROW										
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	DEMO KEYNOTE																																		
	PLAN KEYNOTE																																		
	ROOM DESIGNATION																																		
	NORTH ARROW																																		



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

GENERAL NOTES

1. SEE G002 FOR ZONING AND CODE ANALYSIS
2. 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.
3. CHIMNEYS SHALL NOT PROJECT MORE THAN THREE FEET INTO REQUIRED SETBACK PER METRO ZONING CHAPTER 17.12.040.
4. GRADING PLAN SHOWN FOR DESIGN INTENT ONLY. COORDINATE GRADING PLAN, SITE WALLS, DRAINAGE DESIGN, ETC WITH CIVIL ENGINEER OR LANDSCAPE ARCHITECT.

CHISEL
workshop

PO BOX 680566 | FRANKLIN, TN 37068

CONSTRUCTION DOCUMENTS

WHITSON RESIDENCE

803 FAIR STREET, FRANKLIN, TN 37064

MASTER BATH & GARAGE ADDITION

2021.04.01

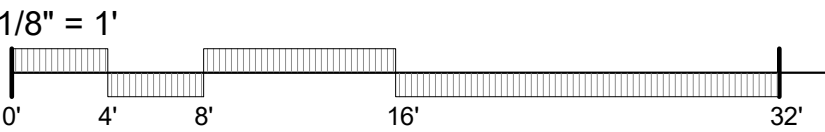
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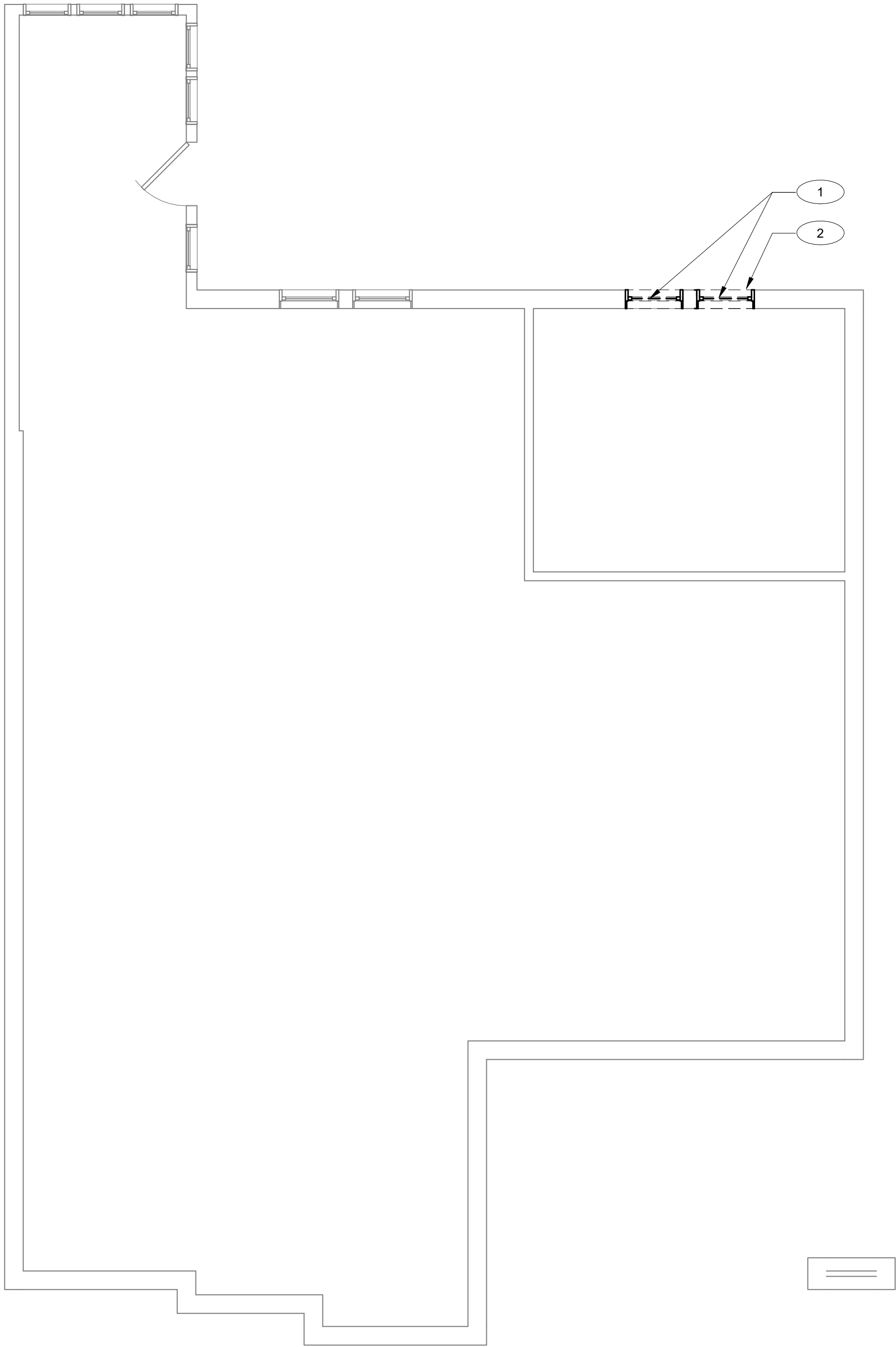
SITE PLAN

SP101

REVISION 1 ON 2021.05.05

GRAPHIC SCALES





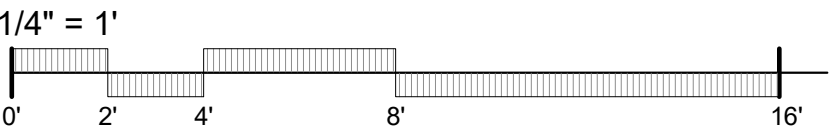
DEMOLITION NOTES

1. REMOVE ALL EXISTING CONSTRUCTIONS AND FINISHES NECESSARY FOR THE COMPLETION OF THE WORK AS DEPICTED ON THE DRAWINGS. INCLUDING, BUT NOT LIMITED TO, ITEMS SHOWN ON THE PLANS WITH DASHED LINES. NECESSARY DISCONNECTS AND ALTERATIONS TO EXISTING MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEMS SHALL BE INCLUDED. WHERE CONTRACTOR IS DESIGNATED TO MAKE REMOVALS, DISPOSAL OF MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR.
2. EXERCISE CARE IN PROTECTING FINISHES AND FIXTURES TO REMAIN. THE COST TO REPAIR OR REPLACE DAMAGED FIXTURES AND FINISHES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
3. REPAIR ALL FINISHES TO MATCH EXISTING, INCLUDING BUT NOT LIMITED TO, GYPSUM BOARD, PLASTER, WOOD TRIM, COVERS, BASE, PANELS, RAILS AND WAINSCOT. VERIFY MATCH OF NEW FINISH MATERIALS TO EXISTING IN COLOR, TEXTURE, THICKNESS, CUT, ETC. TO SATISFACTION OF OWNER PRIOR TO INSTALLATION. PROVIDE OTHER MATERIALS TO MATCH EXISTING WHEN REQUIRED, TO BE APPROVED BY OWNER.
4. VERIFY THAT ALL STRUCTURAL ALTERATIONS ARE PROPERLY SUPPORTED AND SHORED DURING REMOVAL AND CONSTRUCTION. CONTACT THE OWNER PRIOR TO REMOVAL OF ANY CONSTRUCTION IN QUESTION OR DEVIATING FROM THE DESIGN INTENT. PROCURE ENGINEERING SERVICES FOR SUPPORT OF EXISTING STRUCTURE WHERE LOAD BEARING WALL IS REMOVED.

DEMOLITION KEYNOTES

- 1 REMOVE EXISTING WINDOW
- 2 REMOVE PORTIONS OF WALL - SEE NEW WORK PLANS FOR EXTENTS

GRAPHIC SCALES



CONSTRUCTION
DOCUMENTS

WHITSON RESIDENCE

803 FAIR STREET, FRANKLIN, TN 37064

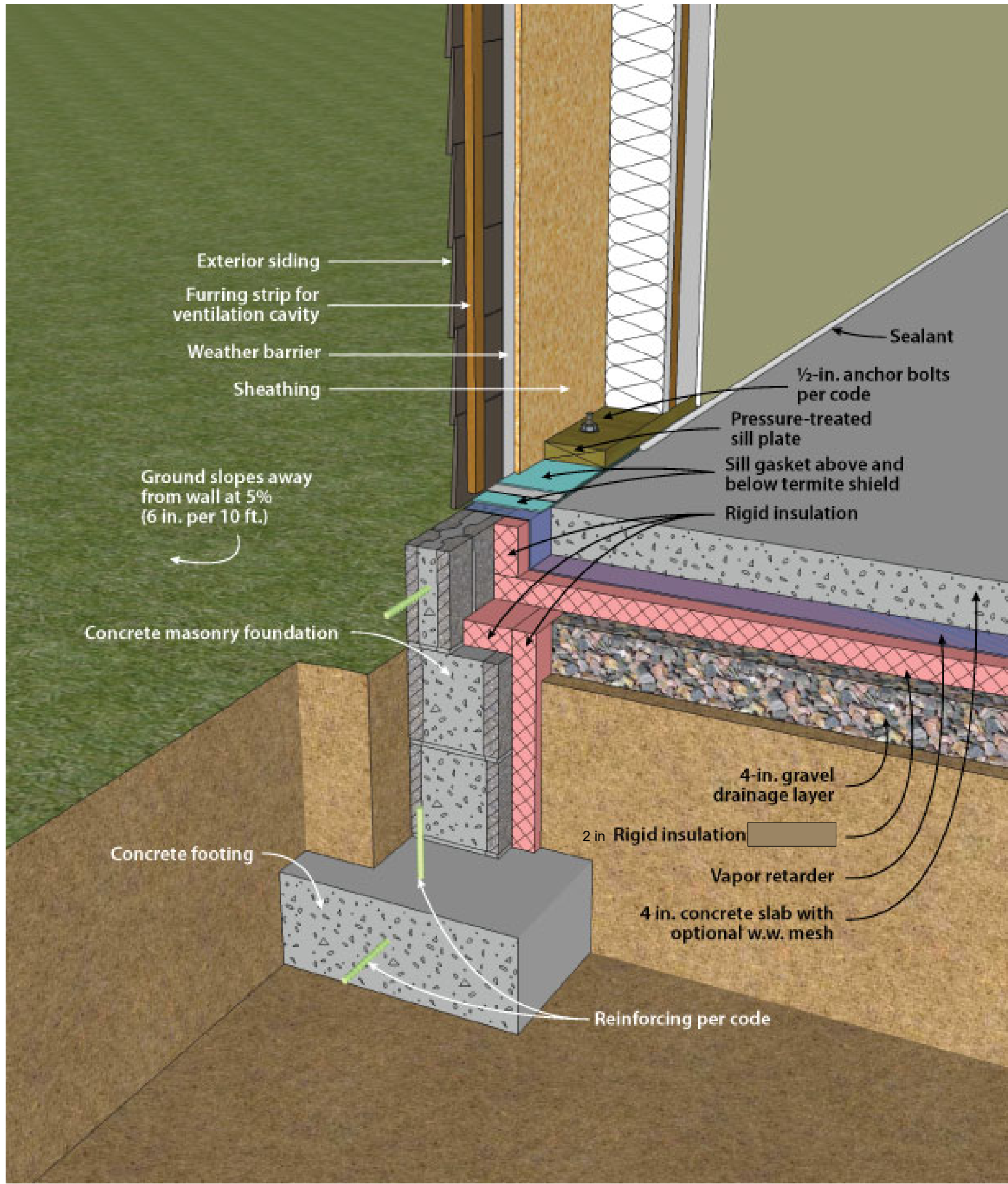
MASTER BATH & GARAGE ADDITION

2021.04.01

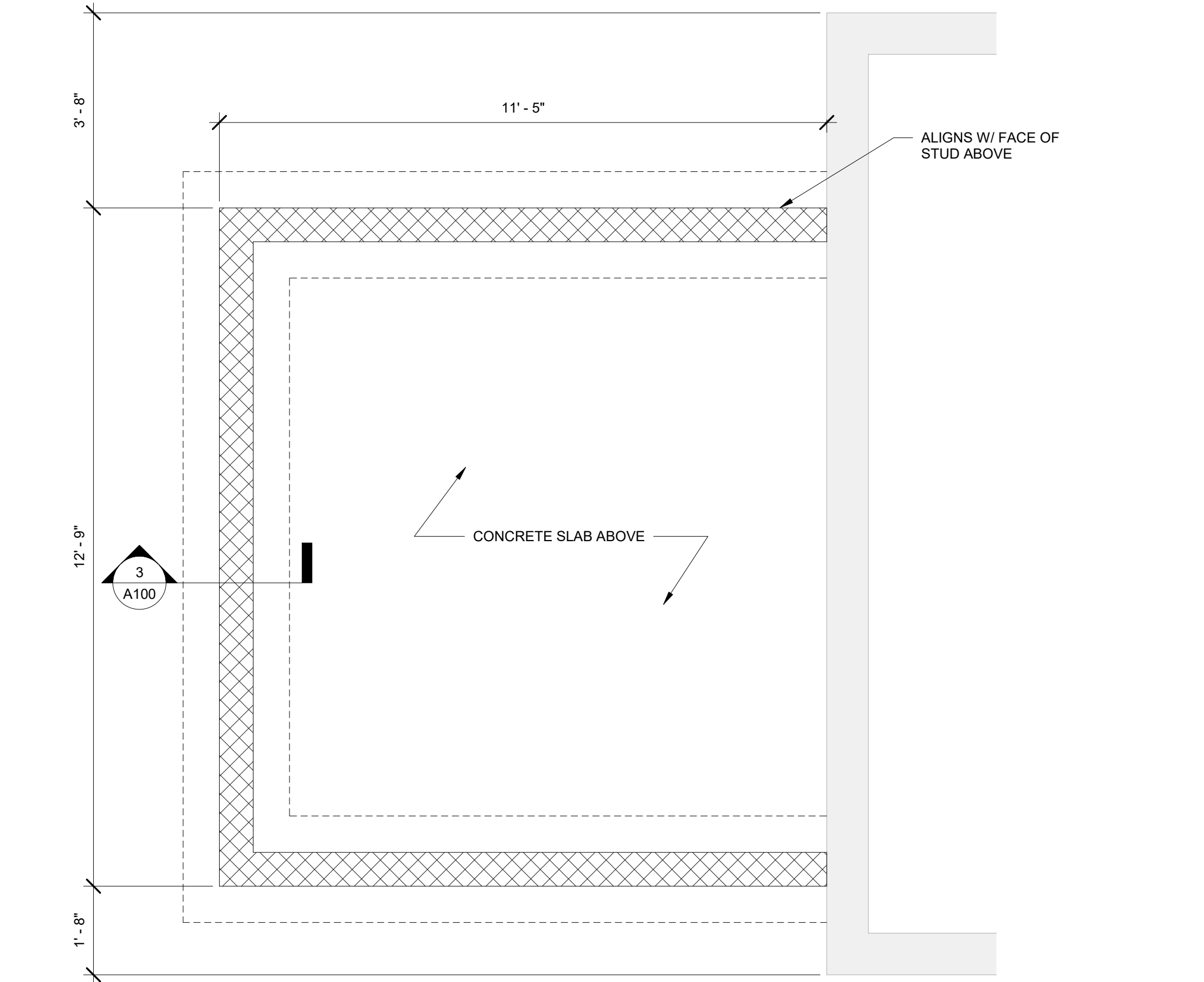
201003

DEMO PLAN

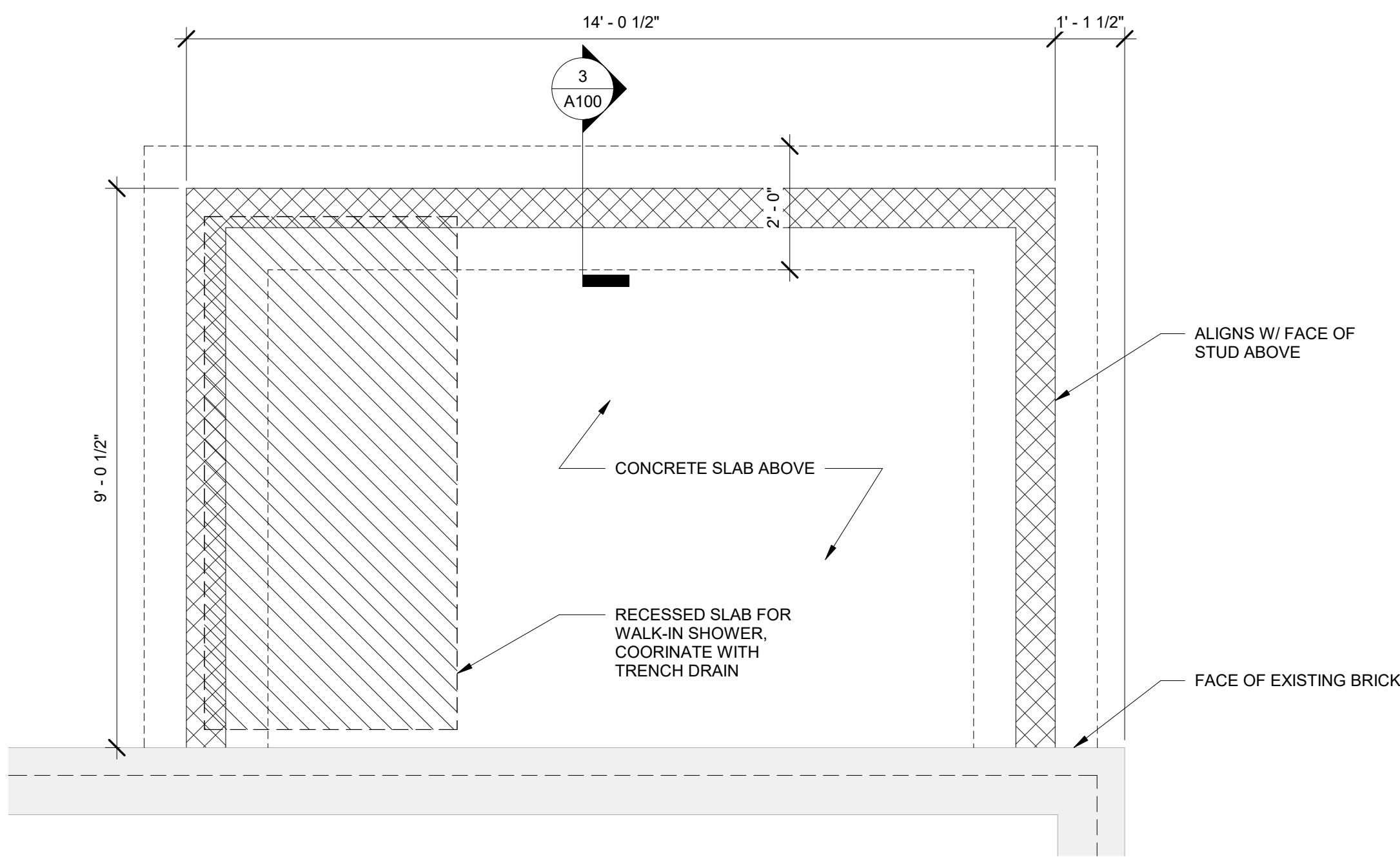
D101



3 detailSECTION // SLAB ON GRADE



2 FOUNDATION PLAN - GARAGE
1/2" = 1'-0"



1 FOUNDATION PLAN - BATH ADDITION
1/2" = 1'-0"

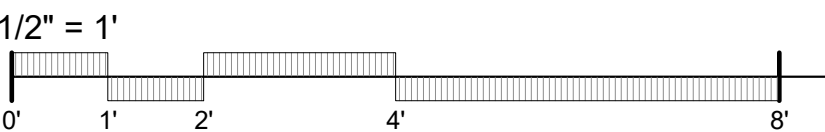
FOUNDATION LEGEND

- EXTERIOR FACE OF STUD
- CONCRETE FOUNDATION
- CONCRETE BLOCK FOUNDATION

GENERAL NOTES

- DIMENSIONS ARE FROM OUTSIDE FACE OF 8" BLOCK AND 2X WALL STUD.
- FOUNDATION SIZE, DEPTH, AND DESIGN TO BE VERIFIED AND DESIGNED BY STRL ENGINEER.
- FOUNDATION GRAPHICALLY SHOWN. CONCRETE MIXTURE OR CMU DESIGN, DEPTH, REBAR DESIGN, ETC., TO BE DESIGNED BY STRL ENGINEER.
- GENERAL CONTRACTOR TO PROVIDE ENGINEER SERVICES FOR SIZES OF ALL FRAMING AND BEAMS FOR ALL LEVELS PRIOR TO CONSTRUCTION.
- INTERNAL BLOCK WALLS MAY BE DESIGNED AS PIERS PER STRL ENGINEER'S RECOMMENDATIONS.
- ADD CONCRETE PIERS AS DETERMINED BY ENGINEER AND STRUCTURAL FRAMING. ADD CONCRETE PIERS AND FOUNDATION AS REQUIRED FOR EXTERIOR PATIOS, DECKS, ETC.
- 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". CONDITIONED CRAWL SPACE OR VENTILATE PER M1305.1.4.
- FOUNDATION FOR SITE WALLS AND PATIOS TO BE DESIGNED BY STRL ENGINEER.

GRAPHIC SCALES



CONSTRUCTION DOCUMENTS

WHITSON RESIDENCE

803 FAIR STREET, FRANKLIN, TN 37064

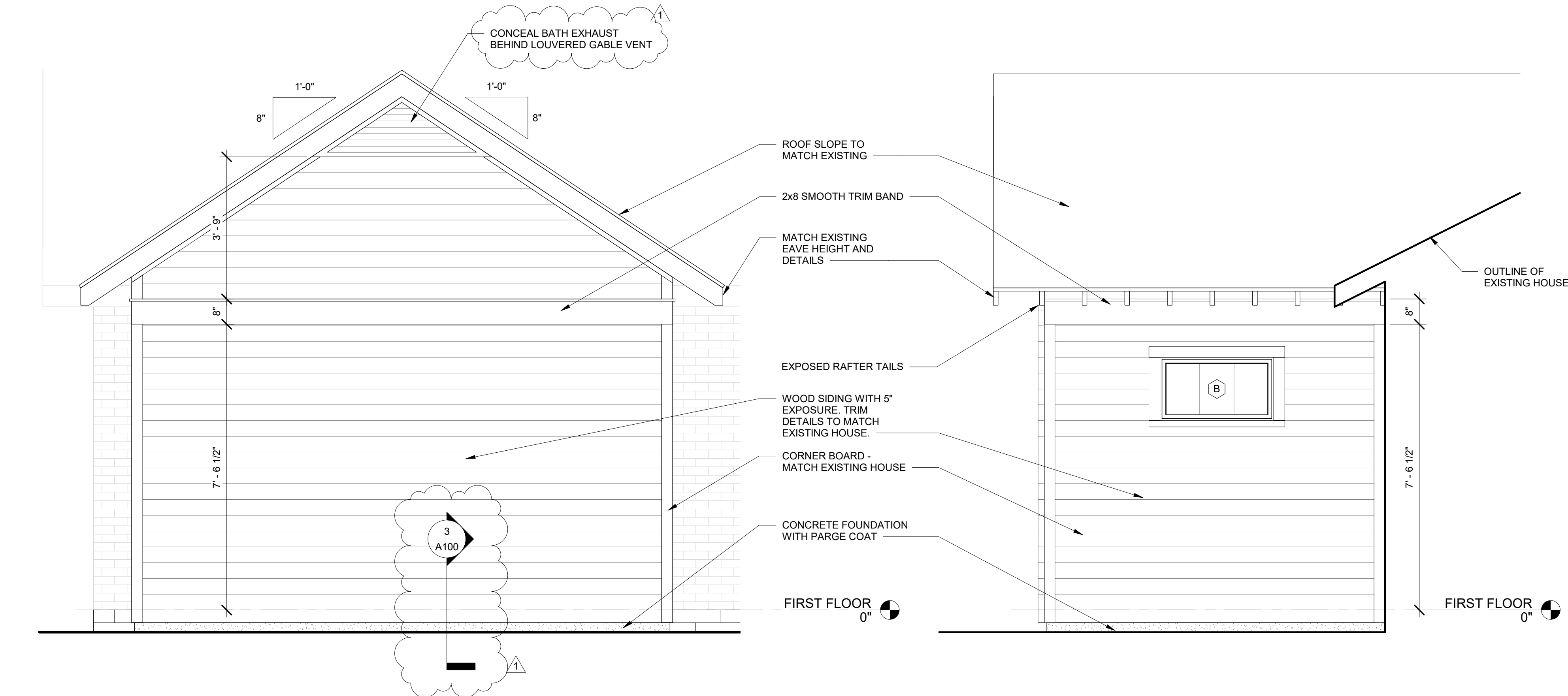
MASTER BATH & GARAGE ADDITION

2021.04.01

201003

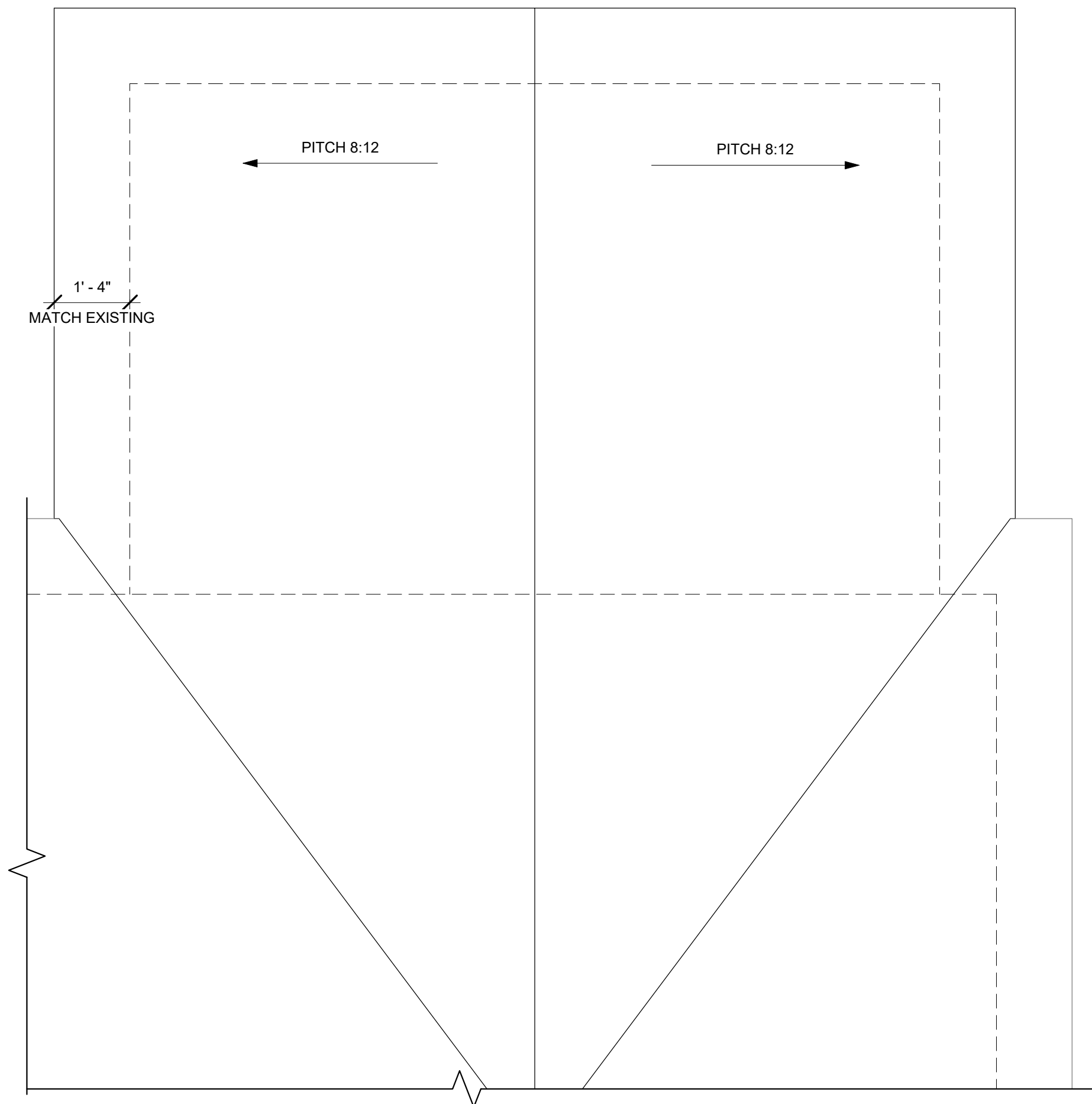
FOUNDATION PLANS

A100
REVISION 1 ON 2021.05.05



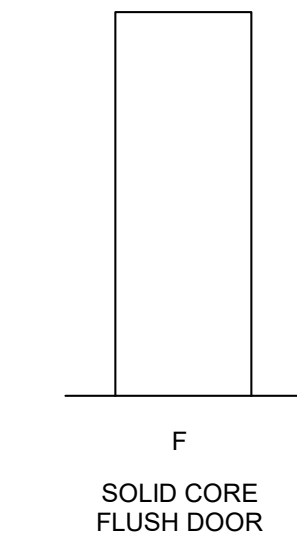
2 ELEV // REAR @ BATH ADDITION
1/2" = 1'-0"

4 EXTERIOR ELEV // SIDE @ ADDITION
1/2" = 1'-0"

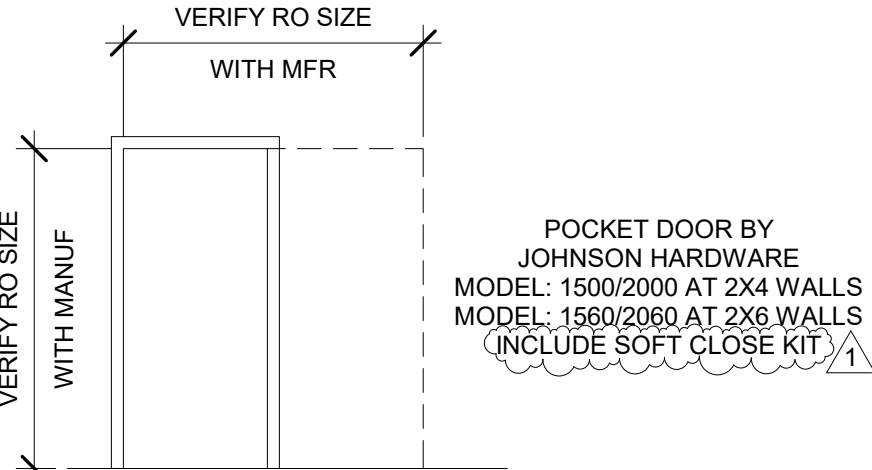


3 ROOF PLAN // BATH ADDITION
1/2" = 1'-0"

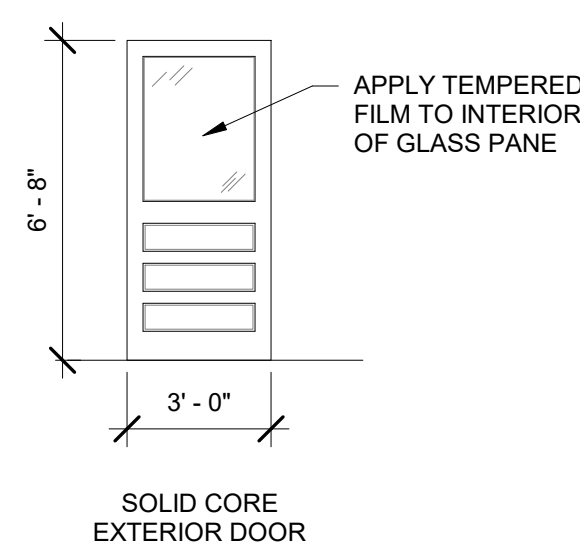
DOOR TYPES



FRAME TYPES



EXTERIOR DOOR TYPES



WINDOW NOTES

WINDOW SCHEDULE				
TYPE	WIDTH	HEIGHT	SILL HEIGHT	NOTES
A	2' - 6"	4' - 4"	2' - 6"	SUN WOOD WINDOW
B	3' - 0"	1' - 8"	5' - 0"	FIBERGLASS WINDOW
1. MFR BASIS OF DESIGN: SUN WOOD & MARVIN FIBERGLASS				
2. EXTERIOR FINISH: PAINTED WOOD - MATCH EXISTING				
3. INTERIOR FINISH: PAINTED WOOD				
4. HARDWARE FINISH: MATCH EXISTING				
5. GARAGE WINDOW MUNTIN PROFILE: SIMULATED DIVIDED LITE WITH SPACER BAR (SDLs). SEE ELEVATIONS FOR PATTERN				
6. BATH WINDOW SHALL HAVE GRILL-BETWEEN-GLASS				
7. SIZES SHOWN ARE NOMINAL. VERIFY RO WITH WINDOW SPECIFICATION SHEET				
8. INCLUDE FLEXSCREEN @ OPERABLE WINDOWS				

FLOOR PLAN LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- NEW CONSTRUCTION
- WALL TYPE - SEE G002
- BRICK EXTERIOR - SEE ELEV SHEETS
- STONE EXTERIOR - SEE ELEV SHEETS

GENERAL NOTES

- PERFORM ALL WORK IN COMPLIANCE WITH STATE AND LOCAL CODES, EXECUTED IN ACCORDANCE WITH ACCEPTED INDUSTRY STANDARDS
- VERIFY ALL MEASUREMENT IN THE FIELD BEFORE COMMENCEMENT OF WORK
- PROCURE ALL REQUIRED AND NECESSARY PERMITS AND APPROVALS PRIOR TO THE COMMENCEMENT OF ANY WORK
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- PROVIDE CRACK SUPPRESSION SYSTEM UNDER TILE FLOOR.
- PROVIDE CEMENT BOARD IN LIEU OF GWB AT ALL WET LOCATIONS.
- PROVIDE HALF ROUND METAL GUTTERS AND ROUND DOWNSPOUTS
- EXTERIOR FINISHES:
SIDING AND TRIM: WOOD - MATCH EXISTING
GUTTERS AND DOWNSPOUTS: MATCH EXISTING
TRIM COLOR: MATCH EXISTING
ASPHALT SHINGLES: MATCH EXISTING
WINDOW PAINT COLOR: MATCH EXISTING
- EXTENTS OF SLAB-ON-GRADE FOUNDATION CORRESPOND TO EXTERIOR FACE OF WALL STUDS
- PROVIDE BLOCKING FOR GRAB BARS

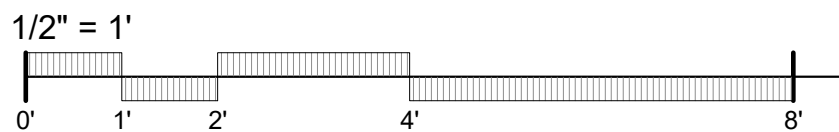
FLOOR PLAN KEYNOTES

- TRAIN RACK
- PROVIDE BLOCKING FOR GRAB BARS
- 48" LINEAR DRAIN - SIGNATURE HARDWARE - ROWLAND - POLISHED STAINLESS STEEL
- FLUSH TRANSITION @ SHOWER FLOOR
- SHOWER NICHE - CONFIRM SIZE WITH OWNER
- COUNTERTOP - HONED BLACK GRANITE
- TOILET - KOHLER MEMOIRS 1-PIECE COMFORT HEIGHT BOD: KOHLER K-6428-0
- ELECTRIC FLOOR HEATING BELOW TILE (6'-6" x 6'-6") BOD: SCHLUTER DITRA HEAT
- FULL LENGTH MIRROR @ REAR OF POCKET DOOR
- LOCATE CLEANOUT FOR MAIN SEWER
- ROBE HOOK - MOUNT 70" AFF
- RECESSED MEDICINE CABINETS - SEE ELEV

ELEVATION LEGEND

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

GRAPHIC SCALES



CONSTRUCTION DOCUMENTS

WHITSON RESIDENCE

803 FAIR STREET, FRANKLIN, TN 37064

MASTER BATH & GARAGE ADDITION

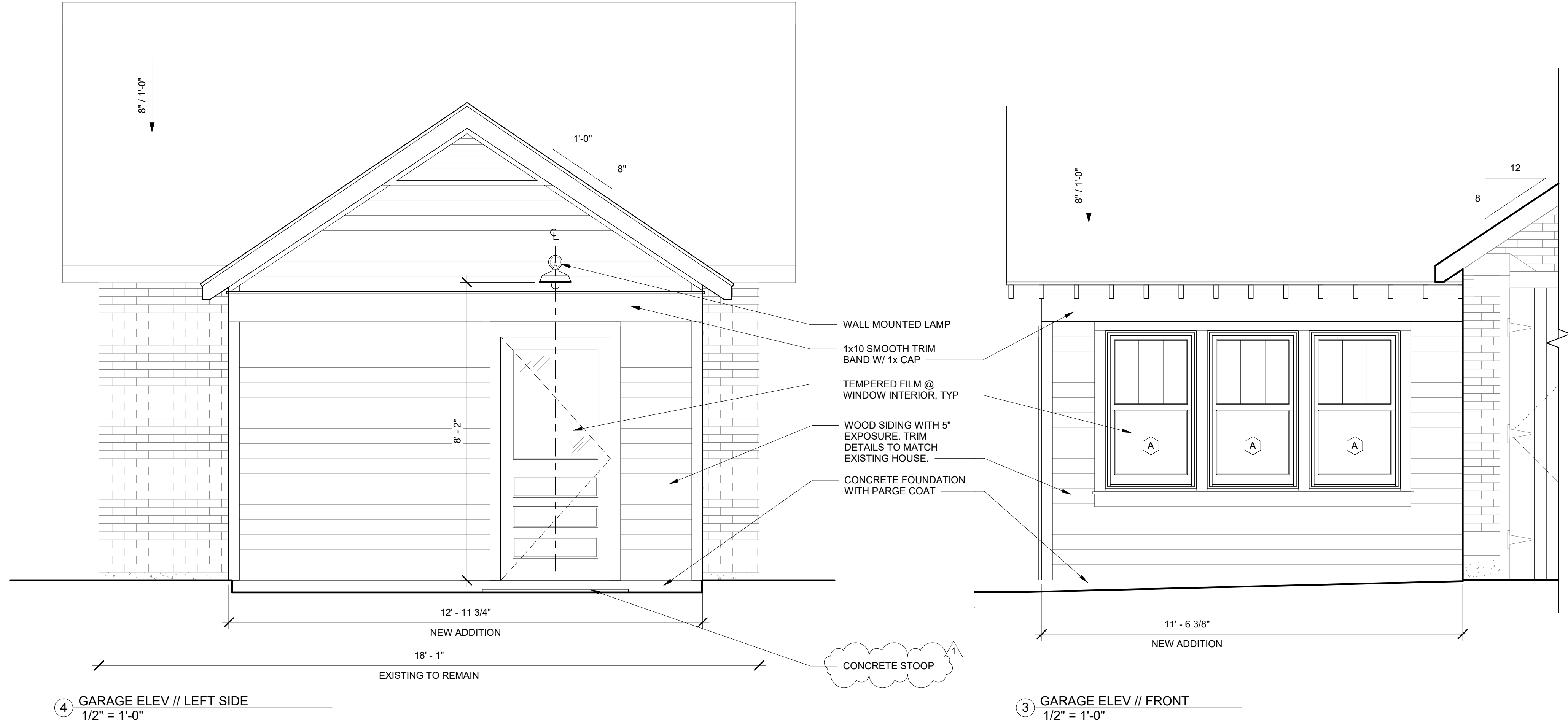
2021.04.01

201003

BATH PLANS & EXTERIOR ELEVATIONS

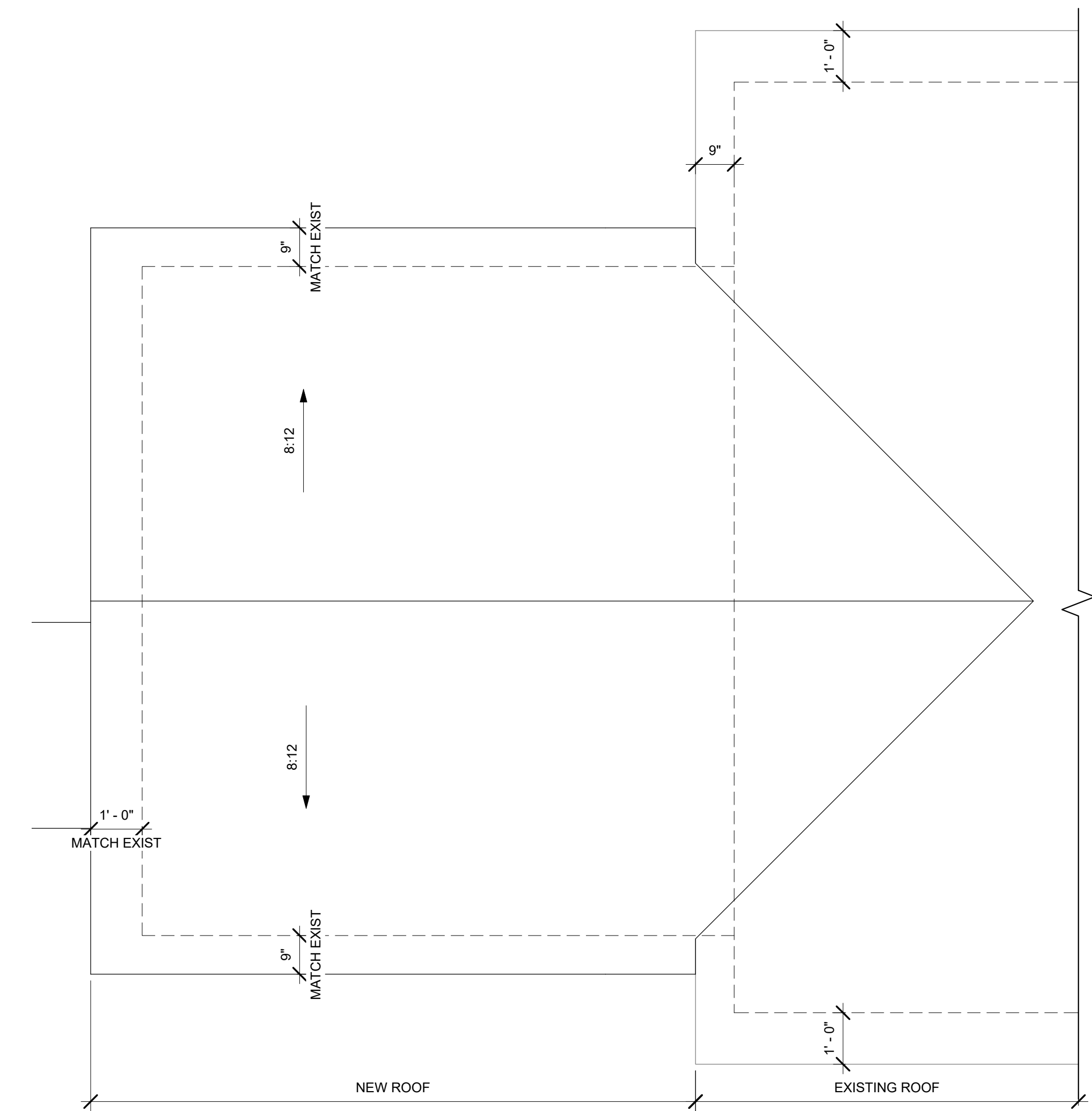
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REVISION 1 ON 2021.05.05

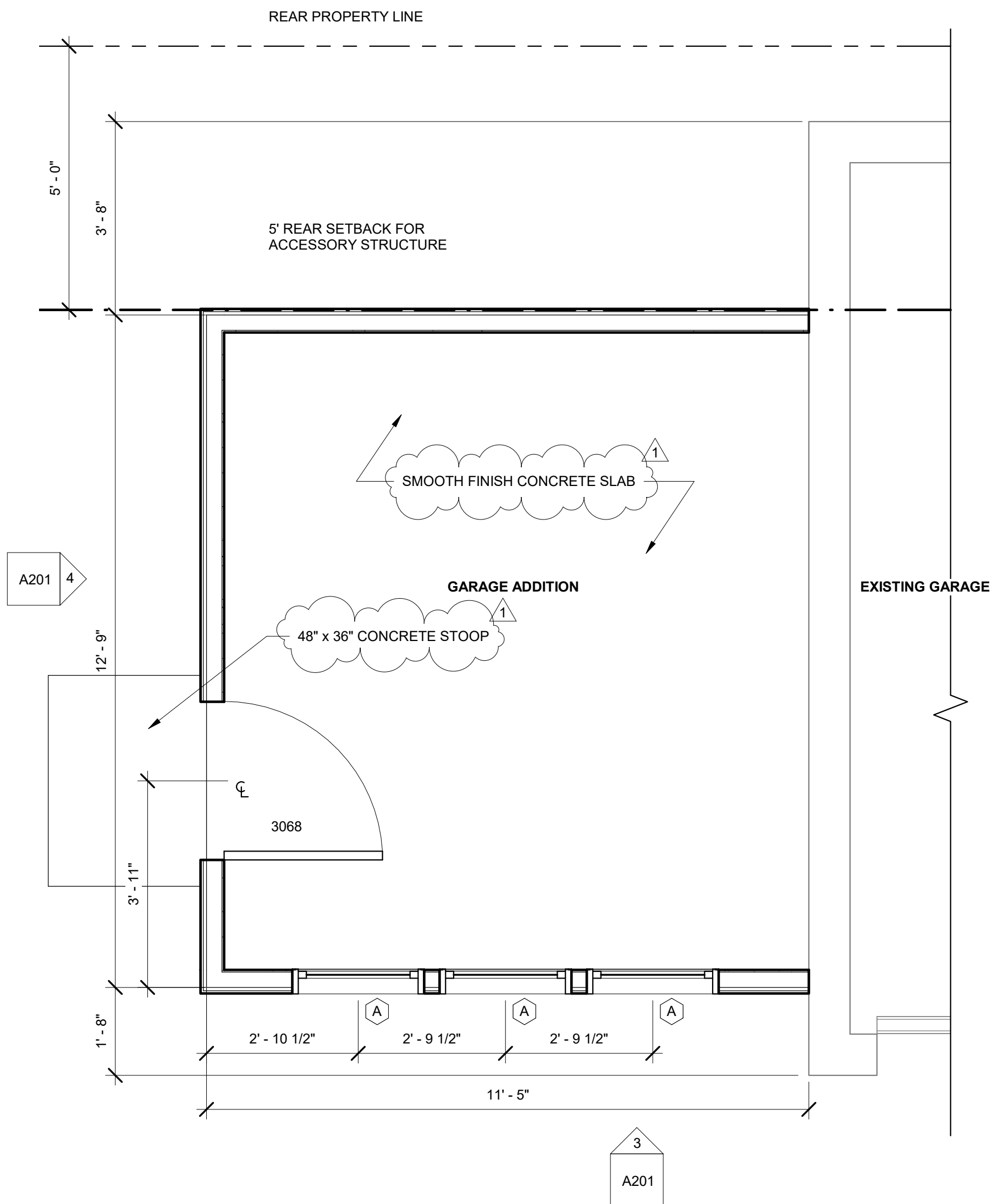


4 GARAGE ELEV // LEFT SIDE
1/2" = 1'-0"

3 GARAGE ELEV // FRONT
1/2" = 1'-0"

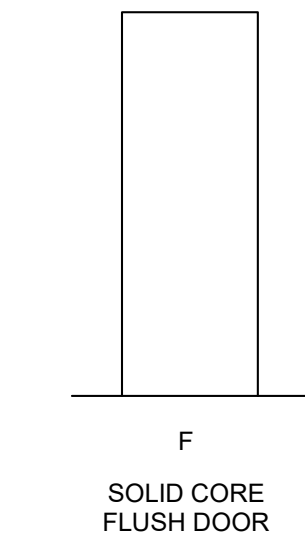


2 ROOF PLAN // GARAGE ADDITION
1/2" = 1'-0"

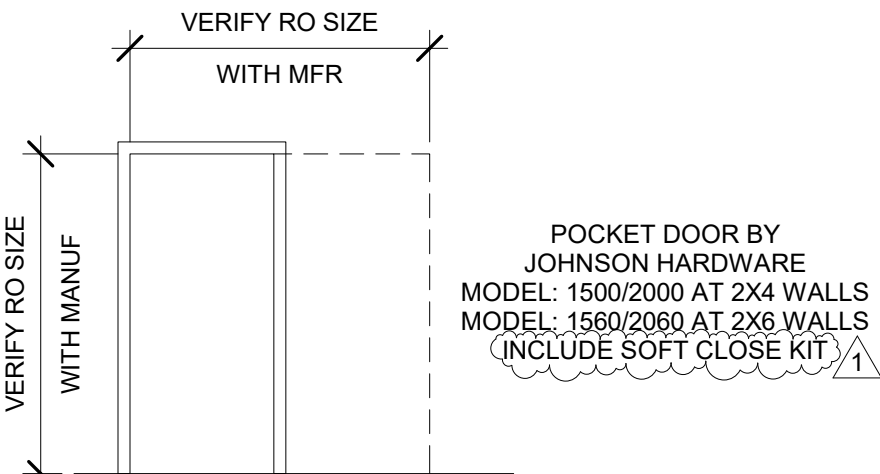


1 FLOOR PLAN // GARAGE ADDITION
1/2" = 1'-0"

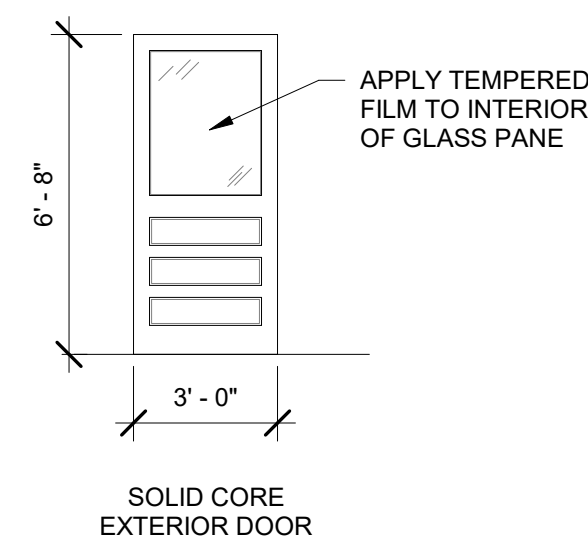
DOOR TYPES



FRAME TYPES



EXTERIOR DOOR TYPES



WINDOW NOTES

WINDOW SCHEDULE				
TYPE	WIDTH	HEIGHT	SILL HEIGHT	NOTES
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FLOOR PLAN LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- NEW CONSTRUCTION
- WALL TYPE - SEE G002
- BRICK EXTERIOR - SEE ELEV SHEETS
- STONE EXTERIOR - SEE ELEV SHEETS

GENERAL NOTES

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- EXTENTS OF SLAB-ON-GRADE FOUNDATION CORRESPOND TO EXTERIOR FACE OF WALL STUDS
- PROVIDE BLOCKING FOR GRAB BARS

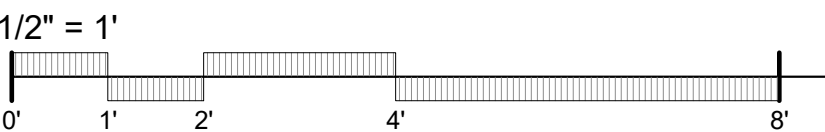
FLOOR PLAN KEYNOTES

- TRAIN RACK
- PROVIDE BLOCKING FOR GRAB BARS
- 48" LINEAR DRAIN - SIGNATURE HARDWARE - ROWLAND - POLISHED STAINLESS STEEL
- FLUSH TRANSITION @ SHOWER FLOOR
- SHOWER NICHE - CONFIRM SIZE WITH OWNER
- COUNTERTOP - HONED BLACK GRANITE
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- FULL LENGTH MIRROR @ REAR OF POCKET DOOR
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- ROBE HOOK - MOUNT 70" AFF
- RECESSED MEDICINE CABINETS - SEE ELEV

ELEVATION LEGEND

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

GRAPHIC SCALES



CONSTRUCTION DOCUMENTS

WHITSON RESIDENCE

803 FAIR STREET, FRANKLIN, TN 37064

MASTER BATH & GARAGE ADDITION

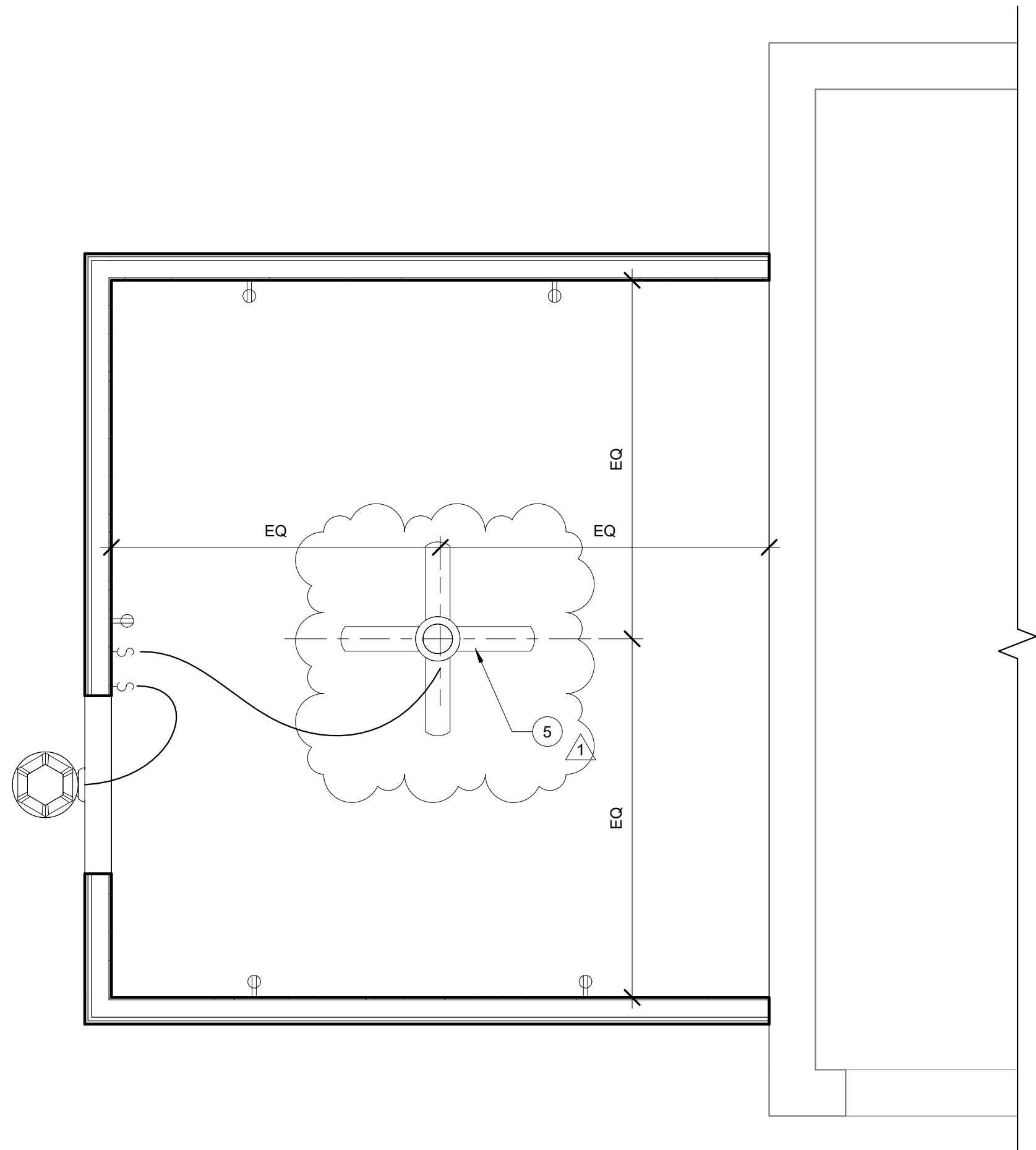
2021.04.01

201003

GARAGE PLANS & EXT ELEVATIONS

A201

REVISION 1 ON 2021.05.05



1 REFLECTED CEILING PLAN
1/2" = 1'-0"

RCP LEGEND

- ⊙ RECESSED CAN LIGHT
- CEILING MOUNT LIGHT
- ⊕ CHANDELIER FIXTURE
- ⊕ PENDANT OR SEMI-FLUSH FIXTURE
- ▬ BATHROOM SCONCE LIGHT
- ▬ UNDER CABINET LIGHT
- ⊕ EXTERIOR SCONCE LIGHT
- ⊕ EXHAUST FAN - CLIENT TO PROVIDE SPECIFICATIONS
- ⊕ RECESSED CAN LIGHT AND EXHAUST FAN COMBO - BROAN 744 OR SIMILAR
- S SWITCH
- S₃ THREE-WAY SWITCH
- S₀ DIMMER SWITCH

RCP TYPES

X 1'-0"

A GWB CEILING

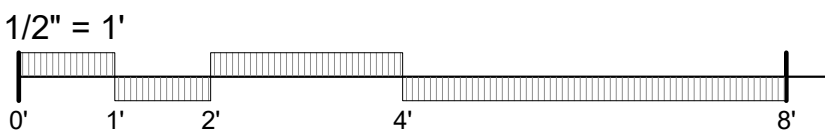
ELECTRICAL NOTES

- ALL NEW LIGHTING TO INCLUDE LED LAMPS, CRI OF 90 OR ABOVE AND 2700K COLOR TEMPERATURE UNO
- RECEPTACLES TO BE LOCATED HORIZONTALLY ALONG BASE UNO
- PROVIDE CAN LIGHT SHOWER TRIM KITS AT WET LOCATIONS.
- PROVIDE RECESSED CAN LIGHT SLOPED CEILING HOUSING AT ALL LOCATIONS WITH SLOPED OR VAULTED CEILINGS
- ALL UPPER CABINETS TO RECEIVE LED STRIP UNDER CABINET LIGHTING
- ALL GLASS FRONT CABINETS TO RECEIVE LED STRIP LIGHTING INSIDE TOP OF CABINET
- AT LOCATIONS WHERE MULTIPLE SWITCHES ARE TIGHT (SUCH AS AT POCKET DOORS, SHORT WALLS, ETC.) USE DUAL SWITCHES SUCH AS LUTRON MAESTRO OR EQUAL.
- ALL SWITCHES TO BE ARCHITECTURAL DECOR "ROCKER" SWITCHES.

ELECTRICAL KEYNOTES

- LINE OF CABINETRY BELOW
- SURFACE MOUNTED LIGHT FIXTURE BOD: REJUVENATION
- SCONCE - OFCI FIXTURE
- PROVIDE POWER @ BACK OF CABINET
- FAN WITH LIGHT KIT

GRAPHIC SCALES



CONSTRUCTION DOCUMENTS

WHITSON RESIDENCE

803 FAIR STREET, FRANKLIN, TN 37064

MASTER BATH & GARAGE ADDITION

2021.04.01

201003

GARAGE RCP & INTERIOR ELEVATIONS

A202

REVISION 1 ON 2021.05.05



File #: 21-04220

DATE: January 30, 2023
TO: Historic Zoning Commission
FROM: Kelly Dannenfelser, Asst. Director of Planning
Amanda Rose, Preservation Planner

SUBJECT:
Consideration Of Demolition (Accessory) At 316 Bridge St.; Susan Comer, Applicant.

PURPOSE:

The purpose of this memorandum is to provide information to the Historic Zoning Commission (HZC) concerning a request for a retroactive Certificate of Appropriateness (COA) for the demolition of a historic accessory structure.

An authorized representative of the applicant submitted a DRC application in September 2022 for discussion of a new accessory structure, at which time it was realized that a historic accessory structure was no longer located on the property and was removed without required permitting.

APPLICABLE DESIGN GUIDELINES:

Chapter 10 - Demolition and Relocation

PROJECT INFORMATION:

COF Project Number: 8081
Applicant: Susan Comer
Owner: Susan Comer

BACKGROUND:

Per the Guidelines, demolition may only be approved if the HZC deems one or more of the following conditions met:

- If a building has lost its architectural and historical integrity, its removal will not adversely affect the district's historic character. Loss of integrity must be substantiated with photographic documentation and a physical description of the property that addresses relevant issues.
- If the denial of the demolition will result in unreasonable economic hardship on the applicant as determined by the HZC.
- If the structural instability or deterioration of a property is demonstrated through a report by a structural engineer or architect with demonstrated experience working with historic structures. Such a report must clearly detail the property's physical condition, reasons why rehabilitation is not feasible, and cost estimates for rehabilitation versus demolition and construction of a comparable structure. In addition to this report, there should be a separate report that details future action on the site.

Staff contacted the applicant to provide some guidance on what types of materials may be presented to substantiate the demolition, all based on the DRC's recommendations to the applicant's contractor. These items are listed below:

- Information on the outbuilding, including its general dimensions/size, materials;
- Date of removal from the site; and
- Any photographs that show the building from various angles on the site.

The proposal includes two photographs of the building from the recent past, which demonstrate its general form and materials, though its dimensions are unclear.

Unfortunately, this is a situation in which the building has already been removed, so the applicant is not able to provide the information recommended by the Guidelines for demolition requests. The structure appeared to be historic and to maintain architectural integrity within these photographs and those accessed within the City's Historic Resources Inventory and from Google Streetview.

In 2006, a similar situation involving the demolition of a principal building without the requisite COA and building permits occurred. The HZC ultimately worked with the owner/applicant to approve the reconstruction of the building using photographic documentation.

RECOMMENDATION:

It is recommended that the HZC either deny issuance of a COA for Item #7, due to lack of supporting documentation to substantiate the Guidelines, OR that the HZC defer review of Item #7 until such time that the applicant can submit the requisite supporting documentation to substantiate the Guidelines.

If issued a COA, the application must meet all the requirements of the City of Franklin prior to issuance of a building permit.







File #: 21-04225

DATE: January 30, 2023
TO: Historic Zoning Commission
FROM: Kelly Dannenfelser, Asst. Director of Planning
Amanda Rose, Preservation Planner

SUBJECT:

Consideration Of Alterations To Previously-Approved New Construction (Porches) At 725 W. Main St.; Michael Hathaway, Applicant.

PURPOSE:

The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning a request for a Certificate of Appropriateness (COA) for the enclosure of an upper-level porch located just forward of the center of the left facade of the building at 725 W. Main St. (the Arlington). This is a retroactive COA proposal, as the work has already been completed.

APPLICABLE DESIGN GUIDELINES:

Chapter 2 – Non-Historic Residential Buildings

PROJECT INFORMATION:

COF Project Number: 8085
District: Hincheyville Historic District
Applicant: Michael Hathaway
Owner: Bernie Butler

BACKGROUND:

The proposal seeks approval for the enclosure of the two previously approved porches on the left facade. Brick and windows have been utilized; the area no longer appears to read/function as porches.

The subject property is a non-historic infill condominium building designed in the Federal Style, and the porch enclosure location is visible from public viewsheds. As originally approved, the building's side porch recesses helped break up the heavy massing created by the building's length and masonry materials; the brick enclosure decreases the effectiveness of the porches as massing breaks. This, in turn, increases the project's impact on the historic district. Further, the Guidelines for alterations to non-historic residential buildings recommend that details and ornamentation be designed to minimize the impact on the historic district. As such, the porch enclosure does not meet the intent of the Guidelines.

If the enclosure were to be altered by removing the brick and instead introducing glass within a configuration that matches that approved originally, with minimal horizontal and vertical framing members, it would blend more seamlessly with the existing architecture and lessen the impact of the

alteration to the building itself and the overall historic district.

Note: A similar request was submitted to the HZC for consideration at its August 2022 meeting. That request was specific to the two foremost porches on the left facade; the application proposed the enclosure of the foremost left facade's upper-level porch by adding new windows and transoms with casings within larger wood columns. The proposal also included replacing the iron railing on the lower-level porch with a solid brick railing within wider wood columns. The HZC denied issuance of a COA for the proposal due to massing concerns, noting that the location was highly visible and adjacent to the front facade wall.

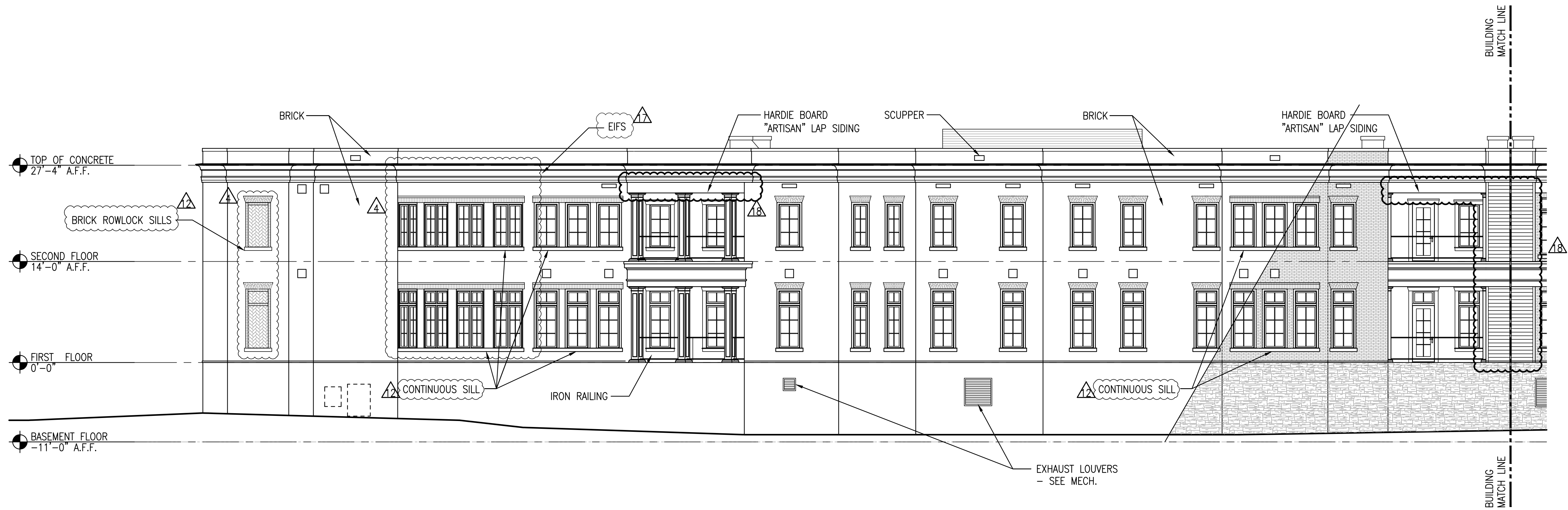
RECOMMENDATION:

It is recommended that the HZC deny issuance of a COA for Item #8, based on the Staff Analysis & Recommendation dated February 13, 2023.

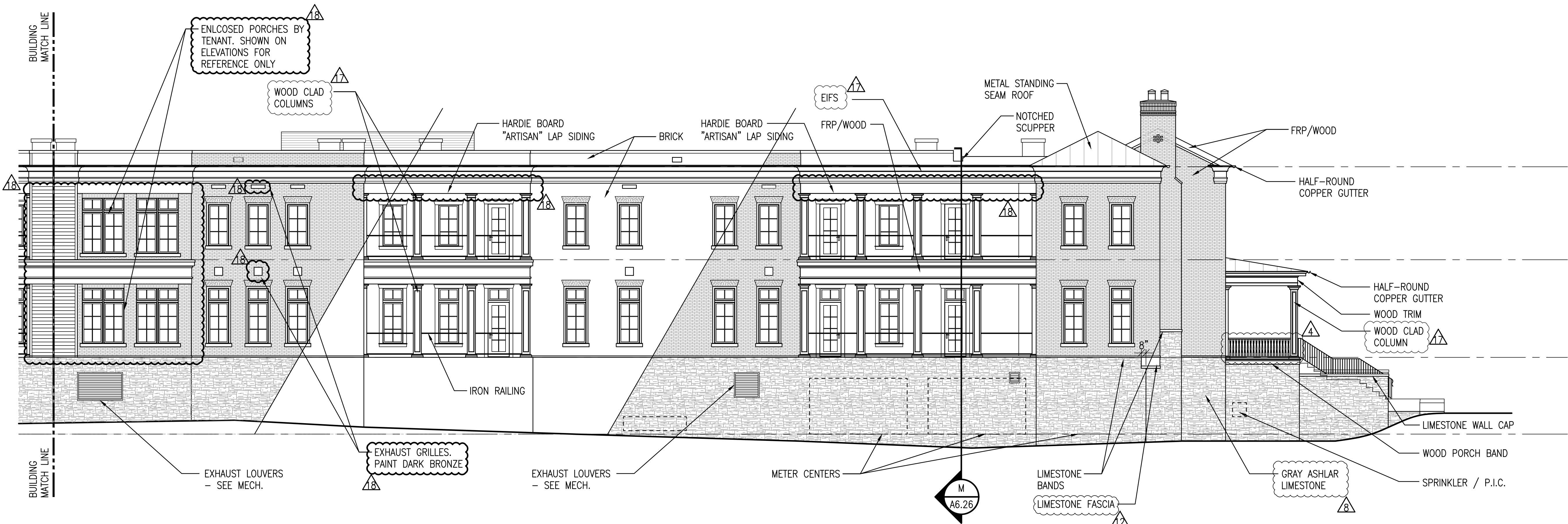
- If issued a COA, the application must meet all the requirements of the City of Franklin prior to issuance of a revised building permit, and any additional changes to the approved plans must be returned to the Preservation Planner or the HZC for review and approval.
- If issued a COA, any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

Note from Building & Neighborhood Services:

- Emergency escape and rescue openings are required from each proposed sleeping room. If sleeping room windows are/will be inside the porch enclosure, the configuration will not meet IBC requirements. The sleeping room windows serve as the required emergency escape and rescue openings and cannot be enclosed inside the porch.



1 BUILDING ELEVATION – UNITS A, B, & C



2 BUILDING ELEVATION – UNITS D & E

ENLARGED BUILDING ELEVATIONS



The Arlington at West Main

725 West Main Street
Franklin, TN

January 27, 2023

Photos of Existing Construction Progress:



Image One: View from West Main Street toward back side of building. Note the more open porches on the front side of the building and the enclosed porches towards the rear of the lot. The face of the newly enclosed porches is approximately 250 ft back from the street to the face of the porch.



Image No. 2: View of infilled porch from West Main Street.



Image No. 3: View of porches screened from neighbors on adjacent lot with large evergreen trees.



File #: 21-04227

DATE: January 30, 2023
TO: Historic Zoning Commission
FROM: Kelly Dannenfelser, Asst. Director of Planning
Amanda Rose, Preservation Planner

SUBJECT:

Consideration Of Preliminary Historic Zoning Commission Recommendation For Conceptual Subdivision (The Middle Eight) Proposed At 228 Franklin Rd.; Gary Vogrin, Applicant.

PURPOSE:

The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning a proposed development plan.

The Historic Zoning Commission (HZC) provides preliminary recommendations to other City review bodies on development applications in the Historic Preservation Overlay (HPO), where certain contextually sensitive design features become entitled prior to Certificate of Appropriateness (COA) review. The Historic District Design Guidelines (Guidelines) are used by the HZC to consider exterior alterations that may affect the historic integrity and context of properties within the HPO.

The development is proposed along Liberty Pk., near its southeast intersection with Franklin Rd. Two (2) multifamily buildings (one of which is massed as two buildings), three (3) houses, and three (3) townhouses, are proposed within the HPO boundaries. Additional houses and duplexes are proposed outside of the HPO and are not under review by the HZC.

The subject property is immediately adjacent to the Alpheus Truett House, which is listed on the National Register of Historic Places (NRHP) for significance in history and architecture. Adjacent and across the street is the Factory at Franklin, listed on the NRHP for its significance in the areas of commerce and industry. Harlinsdale Farm is also within viewshed of the proposed development; it is listed on the NRHP for state-level significance in the areas of agriculture and architecture. All of these NRHP sites, as well as a portion of the subject property fronting Liberty Pk., are part of the Franklin Road Historic District of the HPO.

The applicant appeared before the Design Review Committee to discuss the proposal its November 21, 2021, December 19, 2021, and January 16, 2023 meetings.

APPLICABLE DESIGN GUIDELINES:

The Guidelines include general design policies and goals for each historic district. Within the Franklin Road Historic District, the following is recommended:

- Historic buildings should be preserved, and the scenic view shed and defining topography and other landscape features around Harlinsdale Farm should be preserved;

- Building height should be limited to one or two stories;
- An uncongested gateway into downtown should be provided that emphasizes the historic character of the community;
- The established rhythm and spacing of buildings relative to the established context of the immediate area should be maintained;
- New construction should maintain a balance of buildings and roads and open space so as to continue to project an open, rural appearance; and
- Any changes within the district should be designed to reflect and maintain the key characteristics of the established context.

The Guidelines also include specific recommendations for exterior alterations. In this case, the proposed alterations to the subject property that relate to the Guidelines include building elements such as location, form (height, massing, scale), and setbacks. Chapter 2, New Residential Buildings, is applicable to the single-family, duplex, and townhome forms. Chapter 3, New Commercial Buildings, is also applicable, including specific guidance for new building within larger redevelopment areas. It is recommended that one “design the height of new buildings to be consistent with the height of historic commercial buildings in the district, which should not exceed two to three stories or be any taller than the commercial buildings on Main Street.” Further, the Guidelines recommend that one transition the height of new buildings to be within ten percent of the height of any adjacent historic building through the use of building stepbacks of 20 feet from the stories below, dividing into smaller parts to reduce effective visual bulk, and/or utilizing other technique that break up the scale of a building.”

PROJECT INFORMATION:

COF Project Number: 8087

District: Franklin Road Historic District

Applicant: Gary Vogrin c/o Kiser + Vogrin Design

Property Owner: Truland Development Co.

BACKGROUND:

Historic Resources

Because the proposed development is adjacent to a property listed on the NRHP, the Zoning Ordinance requires implementation of a Historic Resource Edge Treatment (“Edge Treatment”) as part of the development proposal. The application is proposing using the Naturalistic Screening edge treatment, which requires a 75’ opaque screen of evergreen trees mixed with existing vegetation between the historic resource and the proposed development. The proposed edge treatment and its location allow for the historic building and its general context to be preserved and maintained.

Proposed Development

The use of houses and townhouses between the edge treatment and the West Residential Building is appropriate and supported. The Guidelines recommend that one transition the height of new buildings to be within ten percent of the height of any adjacent historic building, and it appears that the general height of the proposed houses and townhouses meets the recommendations in relation to the Truett House. For adherence with the Guidelines, these buildings must be maintained at a scale no greater than two stories.

The proposed multifamily forms are outlined below:

West Residential Building: Along Liberty Pike, this building is proposed at two stories plus a recessed third story as it fronts Liberty Pk., measuring 36’ in height. The DRC is supportive of the height and scale of the front facade of this building, as situated on Liberty Pk., as it is proposed at a

two-story scale with a recessed third story. The rear of the property appears to be proposed at a taller scale of four stories with a fifth story recessed at the rear (see pages 15-16 of submittal).

East Residential Building: Along Liberty Pike, this building is proposed at four stories with a recessed fifth story, measuring 57' in height. The proposal is designed so that the first two stories are one color/material to try to mitigate the scale of the building, and upper floors are another color/material to differentiate them. The applicant is proposing to try to have the first two stories read as one story, which would result in a 22'-tall -floor-to-ceiling height. Like the West Building, the rear of the property appears to be proposed at a taller scale (see page 16 of submittal); it appears that five stories with a sixth story recessed is proposed at the rear.

Scale

The proposed scale is not consistent with the Guidelines. The Design Goals and Policies for the Franklin Road Historic District recommend constructing new buildings at one or two stories. Further, the Guidelines specific to new buildings in larger redevelopment areas recommended that one “design the height of new buildings to be consistent with the height of historic commercial buildings in the district, which should not exceed two to three stories or be any taller than the commercial buildings on Main Street.” As such, the proposal is inconsistent with the scale recommendations of the Guidelines

In order to understand the proposed building scale at the locations where the grade changes/falls and how this scale will look along Liberty Pk. and Franklin Rd., additional information and vantages are needed.

Architectural Features

The Guidelines recommend that architectural features of a new building should be aligned with those of nearby historic buildings, including floor-to-ceiling heights. If the first two stories were counted as one, the proposed ceiling height of 22' is inconsistent with the street level ceiling height of other multifamily or mixed-use buildings in the area:

- Jamison Station retail building (adjacent to subject property)—16' to bottom of second floor
- Harpeth Hotel (downtown Franklin)—17'-6" to bottom of second floor
- 231 Public Square retail building—14'-6" to the bottom of second floor

Color/material changes are proposed to be used to express the bottom two stories as a single floor; the rendered fenestration, however, does not appear to mimic that of a single story. There are two levels of windows, some including balconies, which is not typical for ground level floors in the HPO.

The Guidelines also recommend that one reinforces the appearance and rhythm of historic horizontal patterns by maintaining a distinction between the street level and upper floor facades on buildings of two or more stories. Expressing the first two stories as the same, in an effort for them to read as a single story from the exterior, is contrary to the intent of this guideline.

RECOMMENDATION:

Along the western edge of the proposal, the mix of houses and townhouses appear to transition appropriately in scale and height from the historic houses along Franklin Rd. in the HPO. This is further complemented by the proposed Naturalistic Screening edge treatment. The proposal includes information that has responded to DRC requests for viewshed analyses, three-dimensional renderings, and setback information. The applicant is to be commended for providing this additional information for consideration.

The West Residential Building has an appropriate scale as situated at the frontage on Liberty Pk. The proposed setbacks and courtyard areas are also appropriate for the district.

Regarding the East Residential Building, the proposal has not yet been altered to the degree necessary to achieve the intent of the Guidelines and the recommendations of the DRC, as it exceeds the scale recommendations of two-to-three stories.

Transitional height is an important consideration of the Guidelines for larger development areas to ensure compatibility with historic buildings. As such, height should transition from Jamison Station (three stories with a recessed fourth story) down the block face toward the one-to-two-story historic houses along Franklin Rd. This will ensure that the established rhythm and spacing of buildings is maintained and that the new buildings will reflect the key characteristics of the established, historic context.

More information is also needed to understand how the additional scale at the rear of each multifamily building is proposed to look from the HPO area along Liberty Pk.

Thus, it is recommended that the HZC make a preliminary recommendation for denial of the proposal to the FMPC and BOMA for the elements of the proposal related specifically to the Guidelines, based on the staff analysis dated February 13, 2023.

Please note that the HZC is providing only a preliminary recommendation to FMPC and BOMA on whether this conceptual proposal, as presented today, meets the intent of the Guidelines. The HZC is not bound by today's preliminary recommendation if and when the applicant requests a COA from the HZC at a future date.

January 27, 2023



Amanda Rose, AICP
Preservation Planner
City of Franklin Planning & Sustainability Department

RE: **The Middle Eight Historic Zoning Commission Submittal**
City of Franklin Project No: TBD
KVD Project No. 21065

REQUEST: Preliminary HZC approval of building locations, the rhythm of the buildings along streetscapes, lot widths and sizes, setbacks, building types, height, massing, and scale, proposed parking, drive aisles, and landscape and hardscape features (page 19)

Amanda,

On behalf of Truland Development Company, please find attached our Historic Zoning Commission (HZC) Application for preliminary consideration of a Certificate of Appropriateness. This package represents the collaborative work of the Design Review Committee (DRC) and the design team of The Middle Eight. As an infill site with an Envision Franklin designation of Multifamily and in a historic overlay, the community recognizes that there is a unique opportunity to provide much needed housing in Franklin at a location that is evolving into a vibrant extension of downtown.

In this application, the 3rd DRC meeting comments have been addressed by:

- Additional renderings providing supplementary perspectives
- Height of the Eastern building expressed in three stories with a step back fourth story.
- A 3-D topographic and architectural massing model
- Comparative analysis of Harpeth Square and the proposed The Middle Eight

The project remains committed to the Historic Guidelines by:

- Refining architectural details and building articulation to address massing (pg 85)
- Providing appropriate setbacks for the scale and other buildings that face Liberty Pike (pg 85)
- Maintaining the ten percent height transition allowance with each block edge along Liberty Pike (pg 86)
- Utilizing the topography of the site by altering the land when needed and mitigating grade changes through undisturbed buffers (pg 120)

Additionally, the project uses other ordinances and guiding documents to preserve the historic nature of this transitioning infill site. The developers have:

- Met or exceeded the Transitional Features requirements of Chapter 8 of the Zoning Ordinance by providing a 75' vegetated buffer at the western edge and creating a new street with single family, duplex, and townhome residences.

- Provided exceptional site design by putting the parking underground and using the additional space to create eight public open spaces. These areas have their own character and are designed to be inviting gathering spaces for community engagement.

Enclosed is the history and existing conditions of the site, zoning/land use information, conceptual master plan as well as supplemental graphic renderings of anticipated residential building types and streetscapes, including the ones most recently requested at the January DRC meeting.

We look forward to the opportunity for our project to make a positive impact in Franklin.

Sincerely,

Gary M. Vogrin



Kiser + Vogrin Design, LLC

The Middle Eight

Location

SE Corner of Franklin Road and Liberty Pike

Site Acreage

+/-7.194 Acres

Current Envision Franklin Use

Multi-Family Residential

Future Envision Franklin Amendment Request

Truland Development is requesting additional height to best utilize an important piece of land that has one opportunity for the next 100 years to provide housing in an important part of Franklin. Consistent with Envision Franklin, it is the goal of The Middle Eight to build up rather than out and to provide excellent design that is also of a quality that makes the best use of this important resources.

The proposed amendment request seeks to modify the Multifamily Residential Design Concept to add Special Consideration for properties south of Liberty Pike and West of Daniels Drive, East of the Truett House to include the following:

- Additional height may be considered when underground parking is provided.
- Parking reductions may also be considered when underground parking is provided.
- Limited retail is appropriate when it supports the community, neighbors, or the residential experience.

Current Zoning

R4 – Residential 4 District

Future Rezoning Request

PD – Planned District

History

Ownership & Rebuilding

Toby and Amanda McKeethan purchased the house in 1994 from the Himmelfarb's, under the friendly agreement that they would "love" the house and raise their children there. They have happily fulfilled this agreement over the last 29 years. In 2003 a tornado caused severe destruction to the house and grounds, resulting in significant reinvestment to restore the house to its historic grandeur.

2006 Renovation & Expansion

To accommodate a growing family, the house underwent a major renovation and expansion in which a 2000 square foot addition was built on the rear of the house, the renovation was intended to be a juxtaposition of past and present. The front and south facing facades and landscape were preserved and are historically accurate. The finished product, although adapted to modern day living, is respectful of the intent of its original design.

Historic Preservation Overlay Applied

Before the Historic Protection Overlay (HPO), the McKeethans made choices to protect the house's historic character paying special attention to the protection of the large magnolia "witness trees" that front the Franklin Road corridor. The property became a part of the Franklin Road Local Historic District at the time of the HPO, this historic district spans from Mack Hatcher to downtown Franklin and is described as predominately rural with single-family and industrial uses (pg 202). To maintain a rural character along Franklin Road and meet the intent of the overlay, the McKeethans subdivided

the property to perpetually maintain the Truett House as a large lot family home along Franklin Road.

A Transitioning Historic Area

Throughout the design process of The Middle Eight, the developers have intentionally designed with their neighbors in mind by making choices to mitigate negative impacts. By meeting or exceeding the Transitional Features from Chapter 8 of the Zoning Ordinance, the site design and building scale have accommodated core historic characteristics of the neighborhood in numerous ways. The townhomes and single-family homes adjacent to the backyards along Old Liberty Pike have side-loaded garages to protect the old growth trees along the south and west property lines. Through the use of building articulation along Liberty Pike (e.g. courtyards, plazas, and building setbacks), the massing is broken up to provide visual relief from the historic Franklin Road corridor viewshed. Specifically, the eastern building at the corner of Daniels Drive has been angled away from Liberty Pike to soften the façade along this viewshed. The western building has used architectural features and open spaces to reduce massing and scale, consistent with the historic context of the neighborhood.

Additionally, market and community factors are shaping how this area is changing. Below are some highlights of those changes.

1. **The Factory is undergoing a major renovation after changing ownership in 2021.** The prior ownership let the property languish, with vacancy reaching almost 50%. Over the next 6-12 months, a major transformation will bring new shops, bars, restaurants, and a brewery to this area. This type of catalytic change is anticipated to ignite a vibrant arts and entertainment district. Central to any successful mixed-use district is housing – otherwise, The Factory will remain a destination more akin to a shopping center.
2. **The completion of the Franklin Road Streetscape has transformed the northern portion of Historic Franklin starting at Harlinsdale Farm from rural to urban.** This change allows for walkability within this emerging urban district and to the downtown core. This presents a significant opportunity to provide housing to meet demand and support existing retail and commercial uses, while also preserving undeveloped land in outlying areas by putting density along existing infrastructure. The subject site represents a prime opportunity to authentically deliver the remaining component of a thriving, walkable neighborhood – housing diversity.
3. **Population Growth Outpacing Projections.** The population projections from Envision Franklin estimated 20,500 new residents by 2025. The forecast could not have anticipated unforeseen circumstances, mainly the population surge driven by the 2020-2021 Global Pandemic. Between 2010-2020, 23,634 new residents moved to Franklin, exceeding the 2025 projection five years early and before the pandemic-related population surge. Truland's 2022 Housing Assessment projects 36,012 new Franklin residents between 2010-2025, 175% more than the 20,500 anticipated in Envision Franklin. Lack of adequate future supply and rapid demand from 2020-21 has placed a lasting upward pressure on all housing in Franklin and Williamson County through 2026 and there will be a projected undersupply of approximately 8,000 units. (Truland's 2022 Market Assessment by The Concord Group is available upon request.)
4. **Continuous job growth and corporate relocations are also putting significant pressure on housing supply.** Many of the corporations who have moved to Williamson County recently were not anticipated. "ACH and Highland Ventures join a roster of companies with household names that call Williamson County home, including Nissan North America, Mars Petcare, Tractor Supply and Mitsubishi Motors. More than 40 companies

have their headquarters in Williamson County, including 12 of the 25 largest publicly traded companies in the Nashville area.” (Bill Lewis, Livability.com)

Shared Goals

The Middle Eight’s vision has been guided by the developer’s desire to use this property to maximize these five goals:

- Protect the value of Franklin’s unique charm.
- Provide density for preservation by allowing new housing where infrastructure already exists.
- Meet the extraordinary housing need adjacent to the downtown core with diverse types of housing.
- Welcome the creatives and local professionals to downtown Franklin by providing attainable housing options.
- Support the creation of a new “Factory District” that encourages a variety of arts, restaurants, and housing options by encouraging exceptional design that honors the historic integrity of this distinct district.

Proposed Development

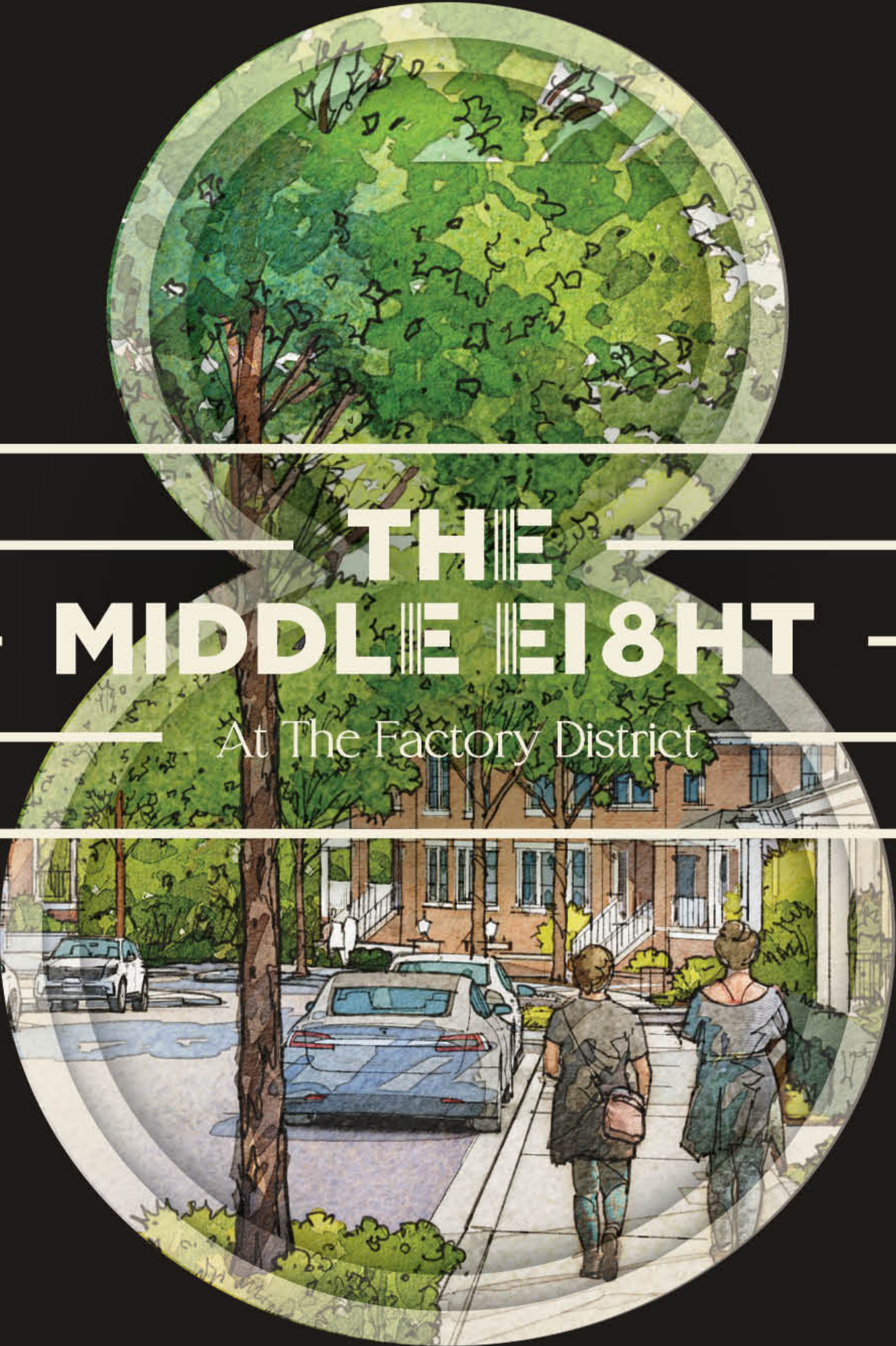
The property will seamlessly integrate with and complement existing neighborhood assets, including The Park at Harlinsdale Farm, Jamison Station and The Factory, a 300,000 SF retail destination offering, retail, office space, restaurants, a performing arts theatre, a large centrally located bar, outdoor seating and amphitheaters, and the franklin farmer’s market.

The Middle Eight will be a 275-unit luxury housing community consisting of (254) units within 2 & 4-story residential multi-family buildings, with an additional hidden penthouse level. The project will also include (6) single family homes, (12) duplexes and (3) townhouses. It endeavors to provide a select subset of “attainable by design” units targeting the needs of local professionals and creatives desiring the quality of life this project and location will offer, yet in a smaller space translating to a more attainable cost. There will be a mix of studios, 1, 2, & 3-bedroom flats, 3-bedroom penthouses and 3-bedroom townhouse units. The single-family homes will provide 4-bedrooms.

The property will feature +/-15,000 SF of highly amenitized, lifestyle-oriented common areas, including: a café, a fifth story westward facing sunset deck, wine cellar, private dining room, and demonstration kitchen, podcast/recording studios, a salt water pool, co-working spaces, a green house, a spa-like two-level fitness center, underground resident only lobby with concierge services, numerous outdoor pocket parks and courtyard/plazas, and a thoughtfully conceived dog park and related pet amenities.

CLICK ON IMAGE BELOW TO OPEN A LINK TO THE COMPLETE VISION BOOK ONLINE





THE MIDDLE EIGHT

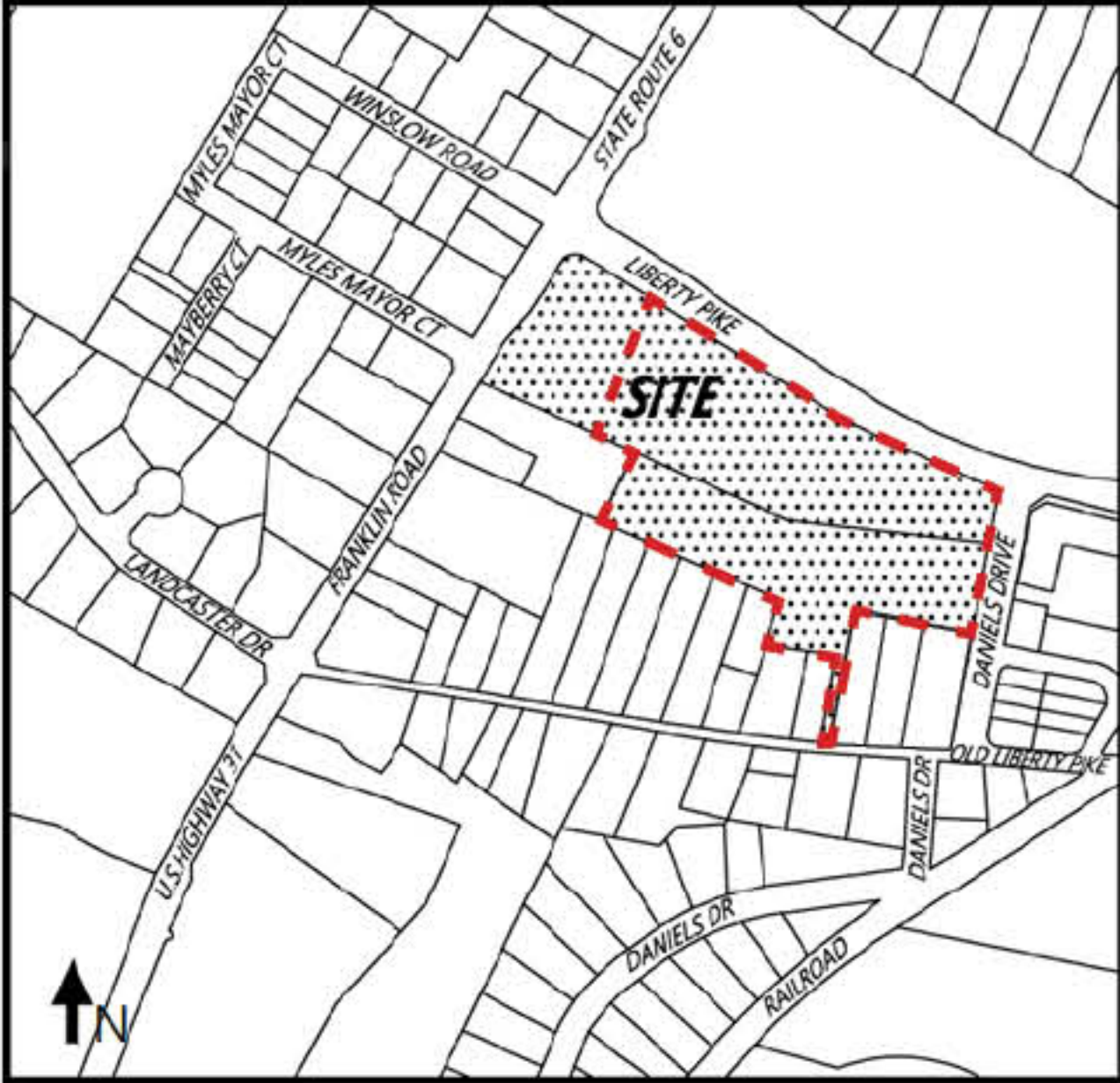
At The Factory District

HISTORIC ZONING COMMISSION PRESENTATION

FEBRUARY 13, 2023

THE MIDDLE EIGHT
HISTORIC ZONING COMMISSION PRESENTATION

TAX MAP 063M
PARCEL 0400 00009063M, GROUP A
COF PROJECT # XXXX-XX
KVD PROJECT #21065
FRANKLIN, WILLIAMSON CO., TN



SITE LOCATION MAP
N.T.S

LANDSCAPE ARCHITECT
/ APPLICANT

KISER + VOGRIN DESIGN
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SUITE 100
FRANKLIN, TN 37067
CONTACT: GARY VOGRIN
(615) 708-0567
GARY@KISERVOGRIN.COM

CLIENT/DEVELOPER



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ARCHITECT



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CIVIL ENGINEER

FULMER LUCAS
2002 RICHARD JONES ROAD SUITE B200
NASHVILLE, TN 37215
CONTACT: YATES BATEMAN
(214) 796-1771

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Sheet #:

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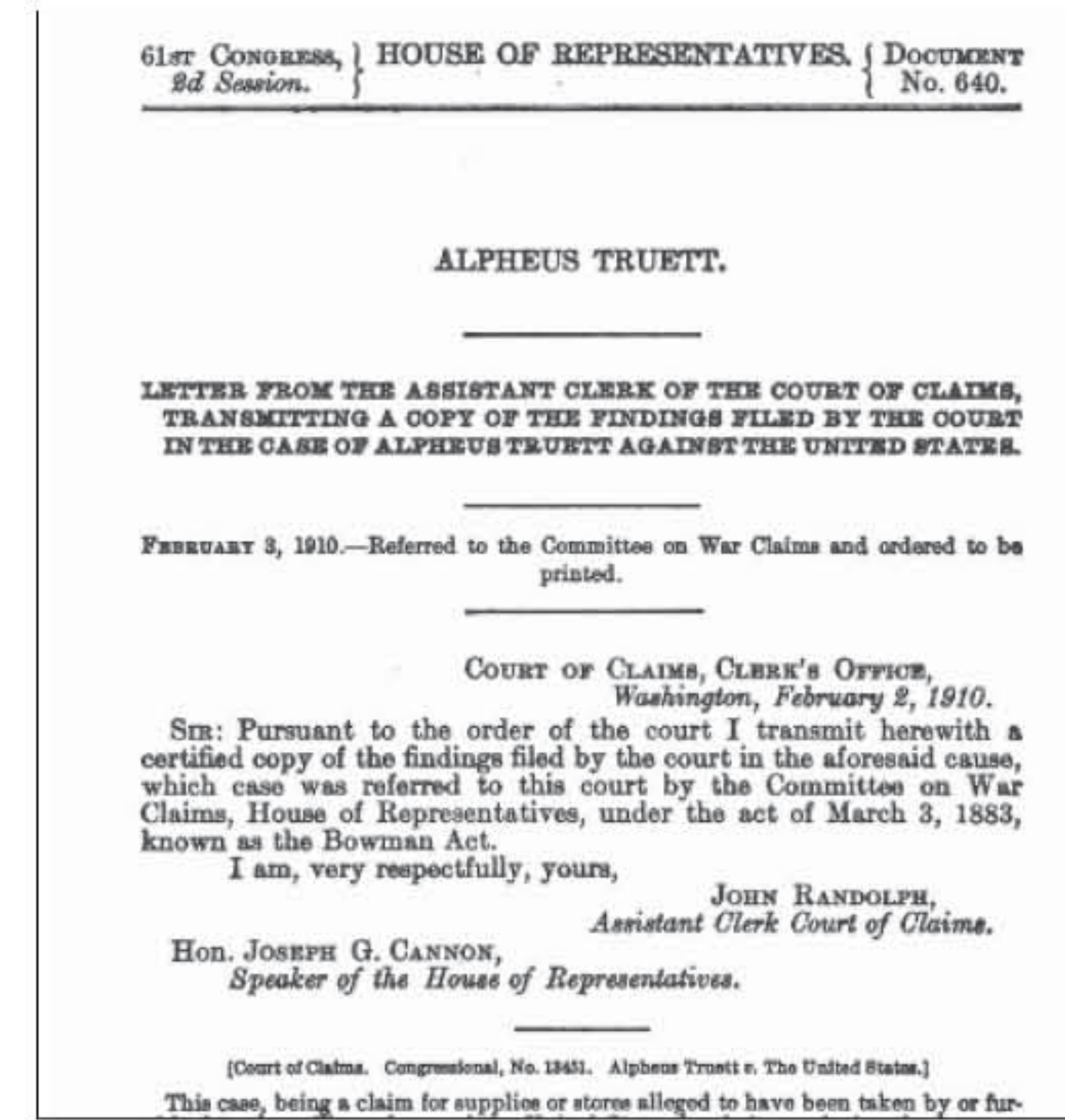
DATE: 02.13.2023

1846

1864

1910

1988



Year Built

Alpheus Truett House was built in the Greek Revival style and is one of the best examples of two-story vernacular I-houses. Mr. Truett was an established nurseryman and used glass brought from Philadelphia to construct rows of greenhouses for his nursery business on the property. The business continued on for 125 years, thanks to Alpheus's son and granddaughter's efforts.

Battle of Franklin

General John Schofield commanded the Union Army from the Truett House and witnessed the Battle of Franklin from the South facing balcony of the property on November 30, 1864. Almost 20,000 Confederate forces attacked well-fortified Union lines. The battle lasted less than a day but destroyed the efficacy of the Army of Tennessee, which reported over 6,000 losses from that battle, more than the charge on Gettysburg.

War Reparations

A Federal Committee on War Claims considered the briefs brought forward by the Truett estate lawyers, for repayment of the damage incurred to their property during the Civil War. The Session of the 61st Congress would reimburse the Truetts in the amount of \$1,787, but the money was paid only because the person making the claim was found to have been 'loyal to the Government of the United States through-out said war.'

National Register

The house was added to the National Register of Historic Places April 13, 1988, by then owner Elliot Himmelfarb. It is only one of thirty surviving Greek Revival houses in the area from this period.

1994 - 2004

2006 - 2008

2008 - Present

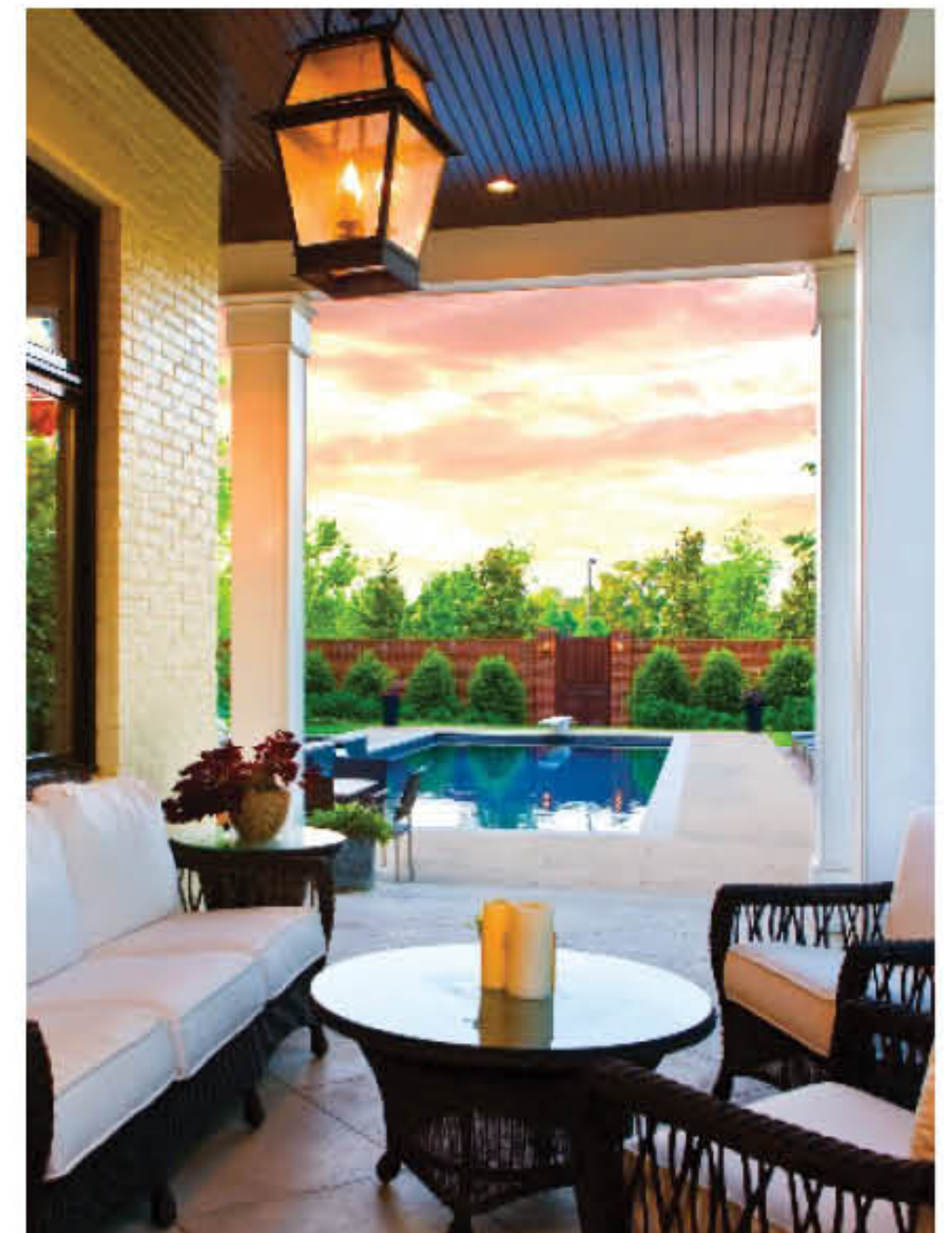
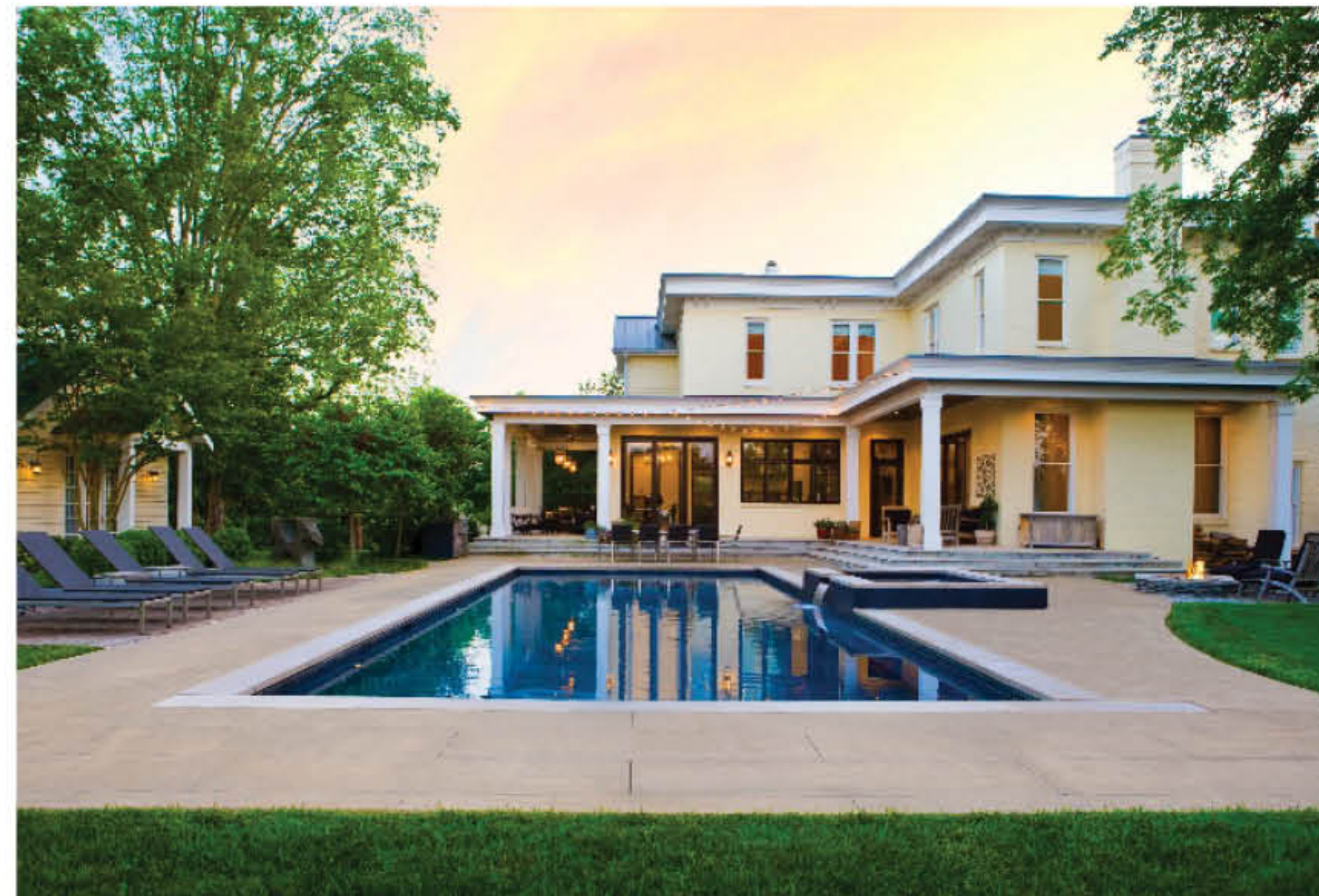


Ownership & Rebuilding

Toby and Amanda McKeehan purchased the house from the Himmelfarb's under the condition they would care for the house and raise their children there. They are only the 5th owners. Later, the 2003 tornado caused severe destruction to the house and grounds. This is how Rulick and the McKeehans first met – to craft a plan to repair the damage to the property.

Renovation & Expansion

To accommodate a growing family, the house underwent a major renovation and expansion in which a 2000 square foot addition was built on the rear of the home, which was intended to be a juxtaposition of past and present. The front and south facing facades and landscape were preserved and are historically accurate. The finished product, although adapted to modern day living, is respectful of the intent of its original design.





Neighborhood Amenities

- A Streetscape to the Square
- B Harlinsdale Farm Entry
- C Equestrian Center
- D Harpeth River Access Point
- E Sunset Viewpoint & Dog Park
- F Restaurants at The Factory
- G Retail at The Factory
- H Farmers Market
- I Retail at Jamison Station
- J To Everly & Liberty Elementary
- K Old Liberty Park

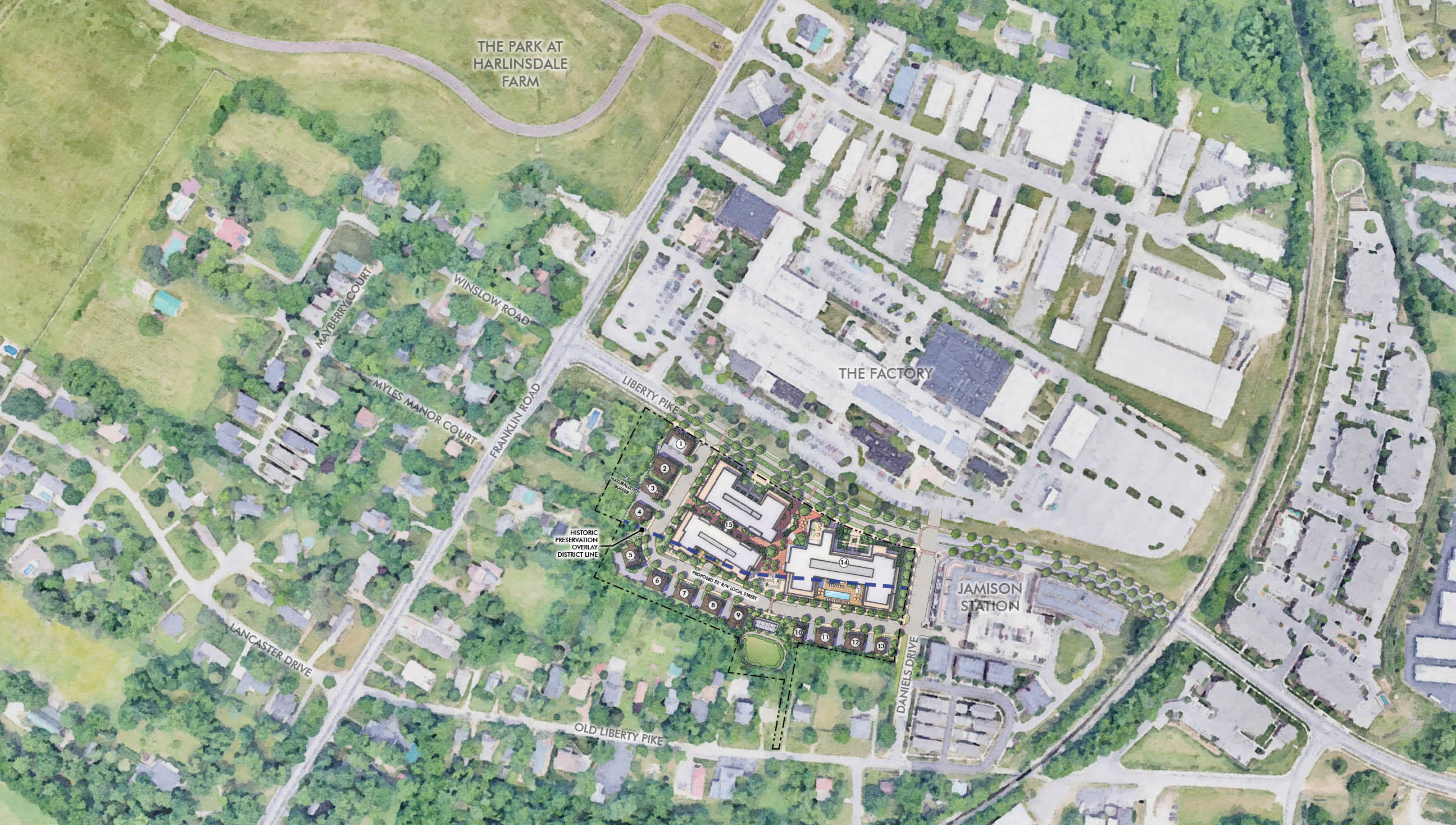


- Historic Preservation Overlay (HPO)
- Proposed 75' Width Naturalistic Screening
- Streets per GIS
- Parcels (Outside of HPO)

City of Franklin GIS Dept. | FEMA, City of Franklin Tennessee | Williamson County Tennessee, City of Franklin Tennessee | City of Brentwood, TN, City of Franklin, Tennessee STS GIS, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, USDA |

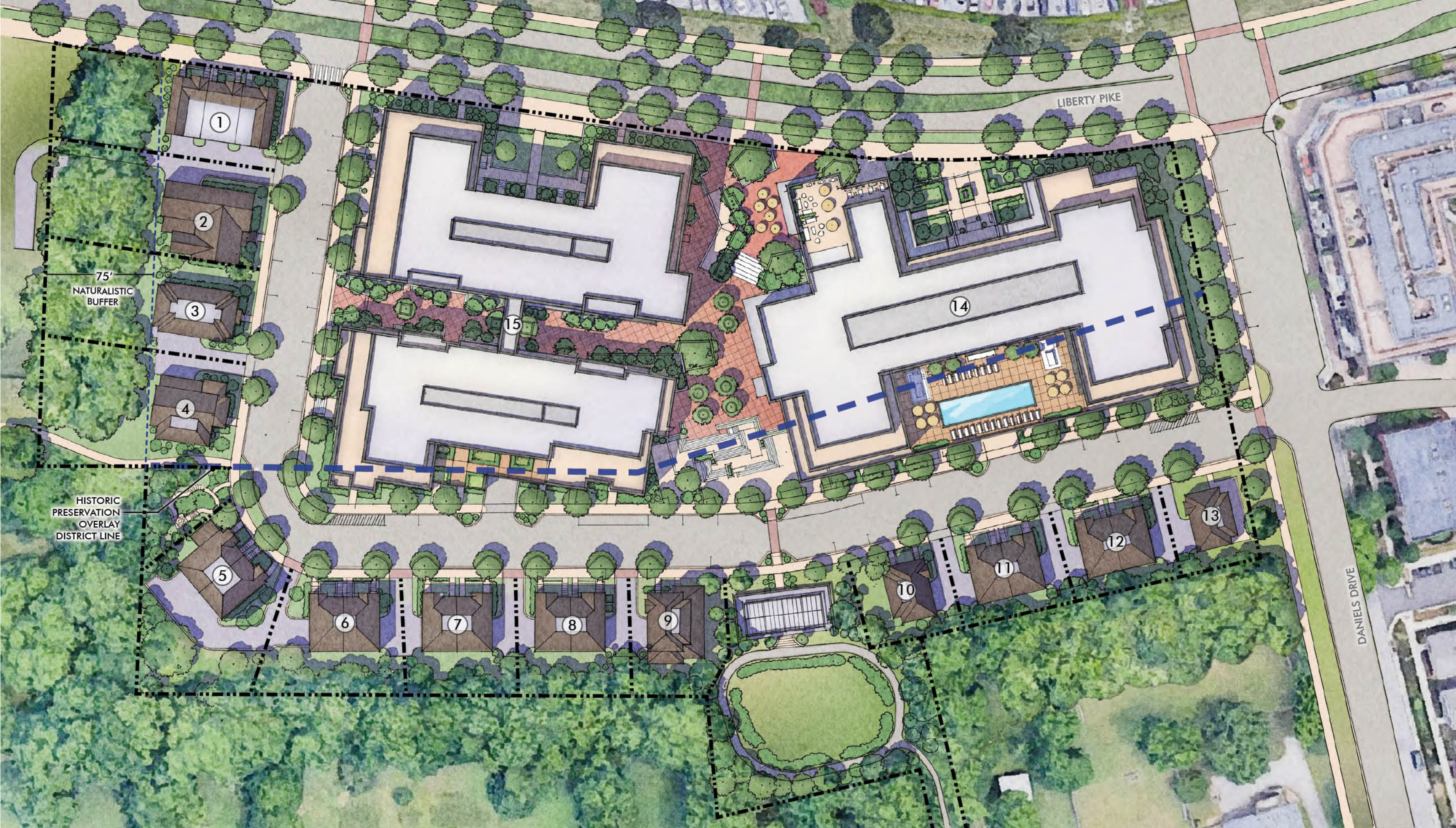
HISTORIC PRESERVATION OVERALL EXHIBIT **THE MIDDLE EIGHT** FRANKLIN, WILLIAMSON COUNTY, TN





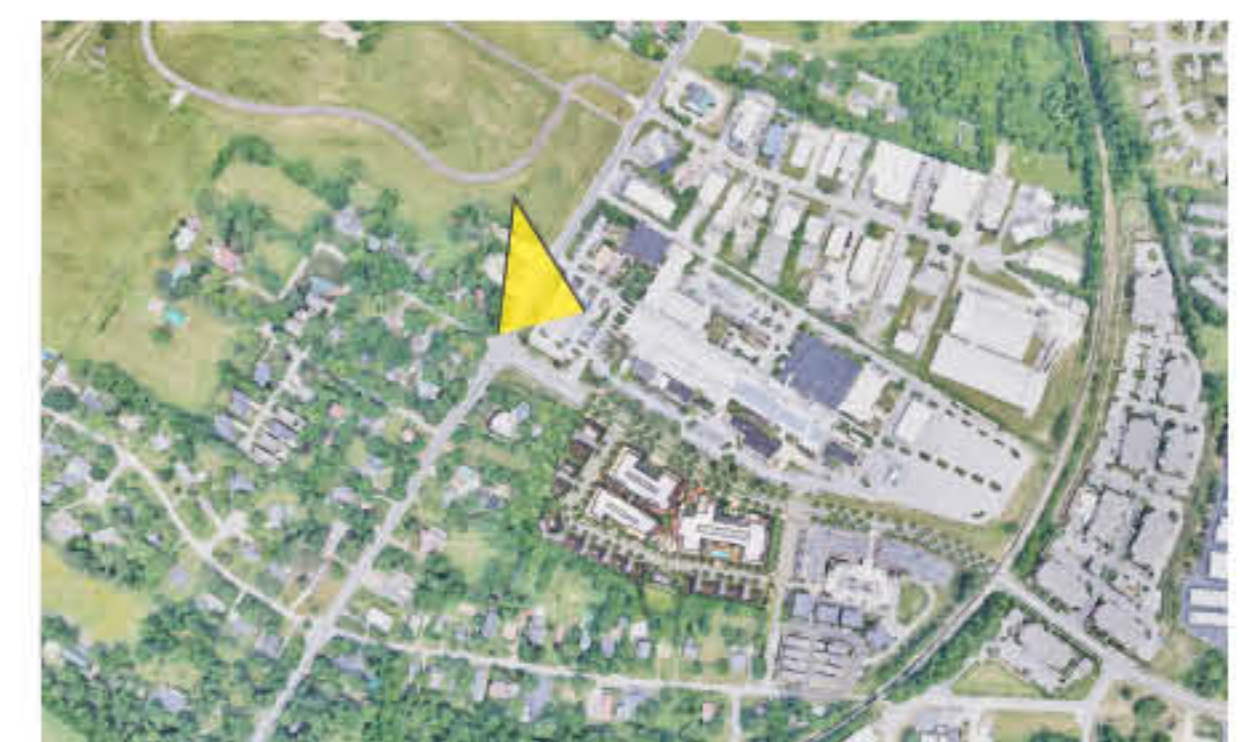
MASTER ILLUSTRATIVE GRAPHIC
THE MIDDLE EIGHT
FRANKLIN, WILLIAMSON COUNTY, TN

SITE DATA	
BUILDING	CLASSIFICATION
1	TOWNHOME
2-4,9-10,13	SINGLE FAMILY
5-8,11-12	DUPLEX
14	MULTIFAMILY
15	MULTIFAMILY



ENLARGED MASTER ILLUSTRATIVE GRAPHIC
THE MIDDLE EIGHT
FRANKLIN, WILLIAMSON COUNTY, TN

SITE DATA	
BUILDING	CLASSIFICATION
1	TOWNHOME
2-4,9-10,13	SINGLE FAMILY
5-8,11-12	DUPLEX
14	MULTIFAMILY
15	MULTIFAMILY

























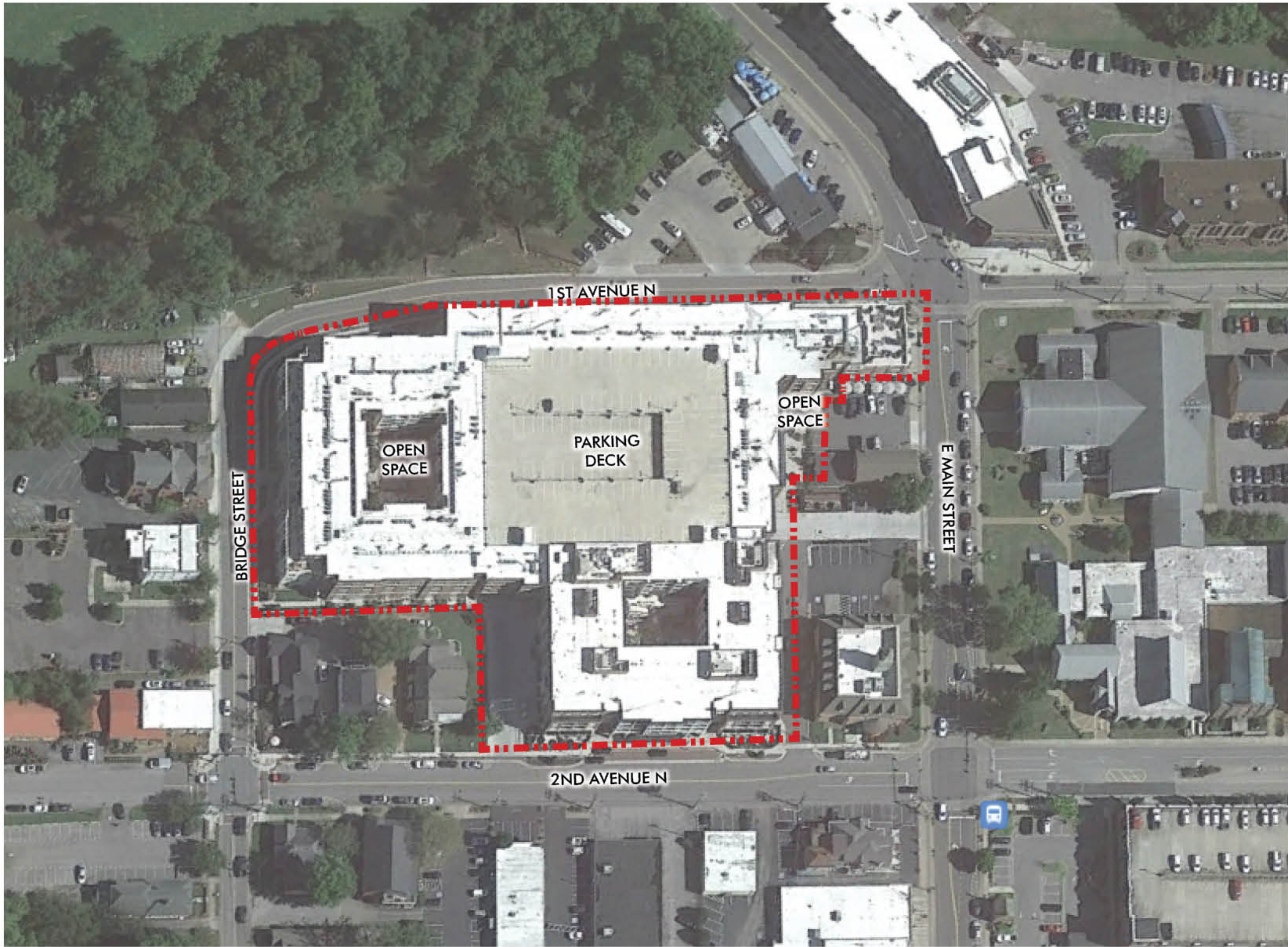






MIDDLE EIGHT SITE DENSITY	
SITE ACREAGE	7.19 ACRES
OPEN SPACE COVERAGE %	50.7 %
TOTAL DWELLING UNITS	275 UNITS
DWELLING UNITS PER ACRE	38.25 DUA

MIDDLE EIGHT SITE DENSITY DATA
THE MIDDLE EIGHT
FRANKLIN, WILLIAMSON COUNTY, TN



HARPETH SQUARE SITE DENSITY	
SITE ACREAGE	4.04 ACRES ± 3.0 ACRES (EXCLUDES HOTEL)
OPEN SPACE COVERAGE %	± 10 %
TOTAL DWELLING UNITS	150 UNITS
DWELLING UNITS PER ACRE	50.0 DUA (EXCLUDES HOTEL)

HARPETH SQUARE SITE DENSITY DATA
THE MIDDLE EIGHT
 FRANKLIN, WILLIAMSON COUNTY, TN



FEBRUARY 13, 2023
 KVD PROJECT #21065
 COF PROJECT #XXXX-XXXX



ARCHITECTURAL ELEVATIONS - NEW STREET AT LIBERTY PIKE
THE MIDDLE EIGHT
FRANKLIN, WILLIAMSON COUNTY, TN





Jamison Station Daniels Drive East Residential Building 288' West Residential Building 234' New Road Townhomes 72' 75' Buffer
 Liberty Pike Elevation Looking South





APPENDIX



CITY OF FRANKLIN OVERLAY DISTRICTS
HISTORIC PRESERVATION OVERLAY DISTRICT (HPO)
CENTRAL FRANKLIN OVERLAY DISTRICT (CFO)
FLOODWAY FRINGE OVERLAY DISTRICT (FFO)

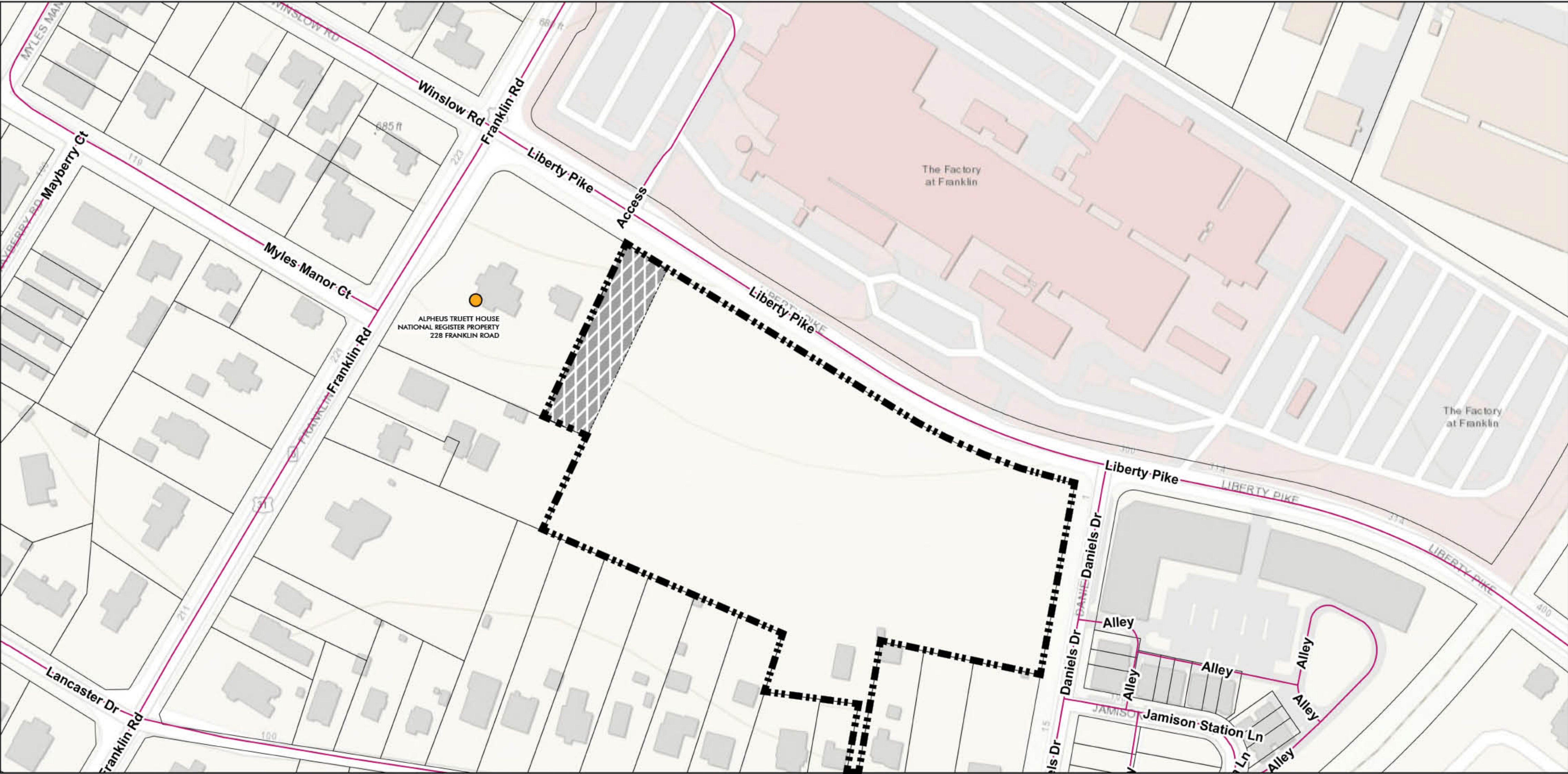




ENLARGED SITE MAP
THE MIDDLE EIGHT
FRANKLIN, WILLIAMSON COUNTY, TN

CITY OF FRANKLIN OVERLAY DISTRICTS
HISTORIC PRESERVATION OVERLAY DISTRICT (HPO)
CENTRAL FRANKLIN OVERLAY DISTRICT (CFO)
FLOODWAY FRINGE OVERLAY DISTRICT (FFO)





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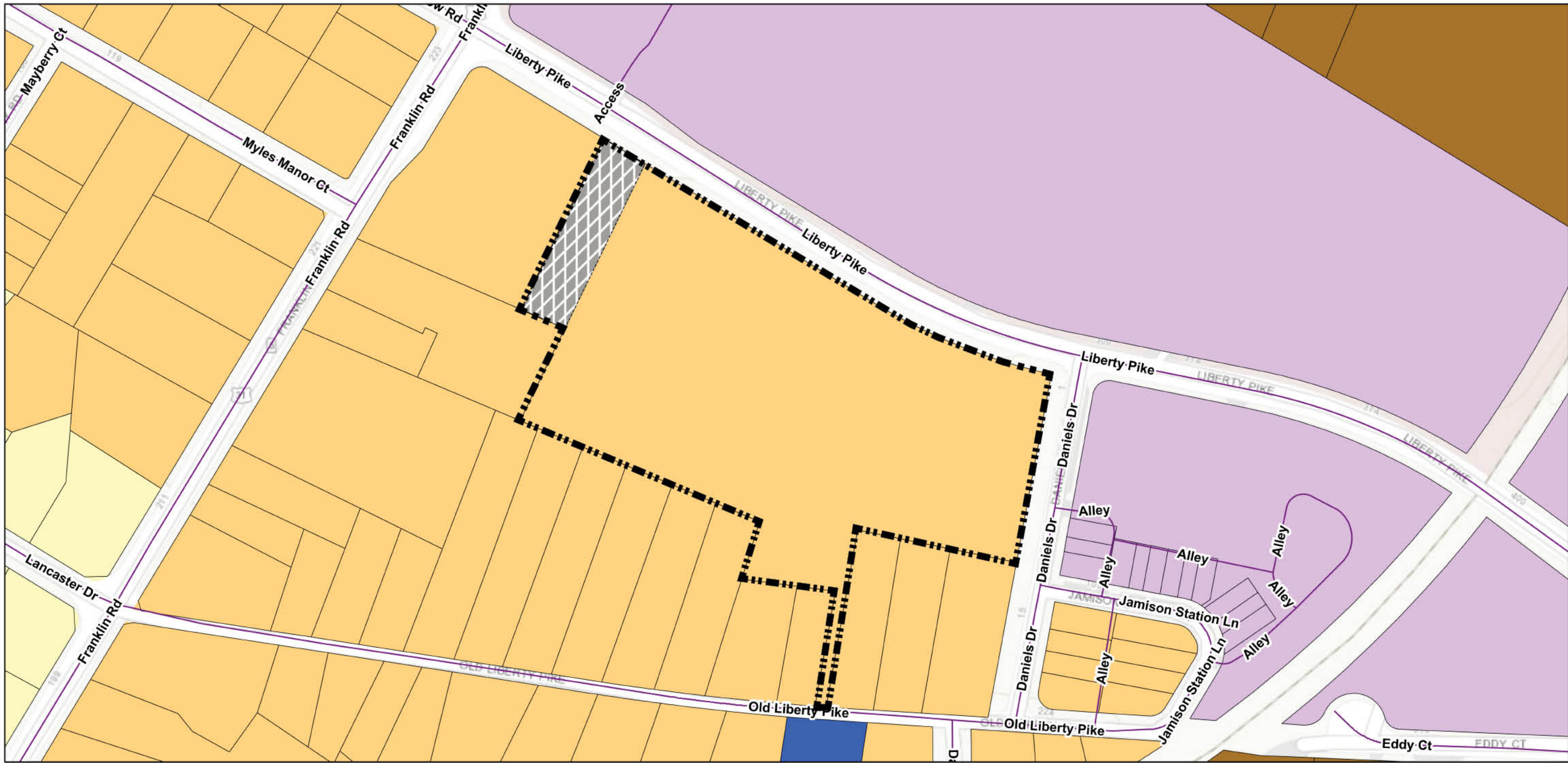
Streets per GIS

Parcels

National Register Properties

Proposed 75' Width Naturalistic Screening

City of Franklin GIS Dept. | FEMA, City of Franklin Tennessee | Williamson County Tennessee, City of Franklin Tennessee | City of Brentwood, TN, City of Franklin, Tennessee STS GIS, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, USDA |



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Streets per GIS

Zoning Districts

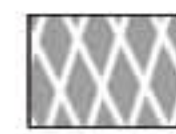
R1 Residential 1 District

R4 Residential 4 District

PD Planned District

CI Civic Institutional District

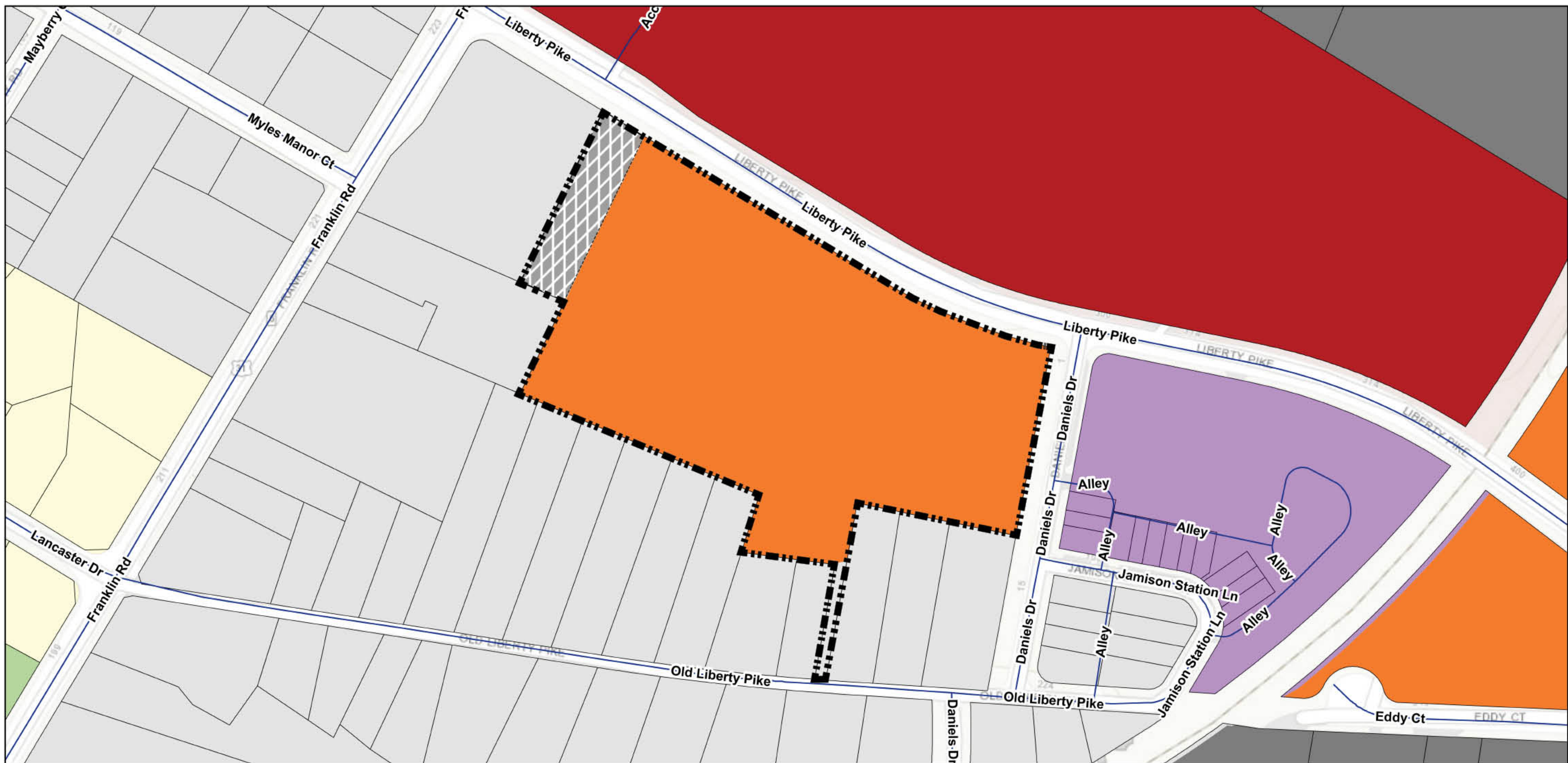
LI Light Industrial District



Proposed 75' Width Naturalistic Screening

City of Franklin GIS Dept. | FEMA, City of Franklin Tennessee | Williamson County Tennessee, City of Franklin Tennessee | City of Brentwood, TN, City of Franklin, Tennessee STS GIS, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, USDA |





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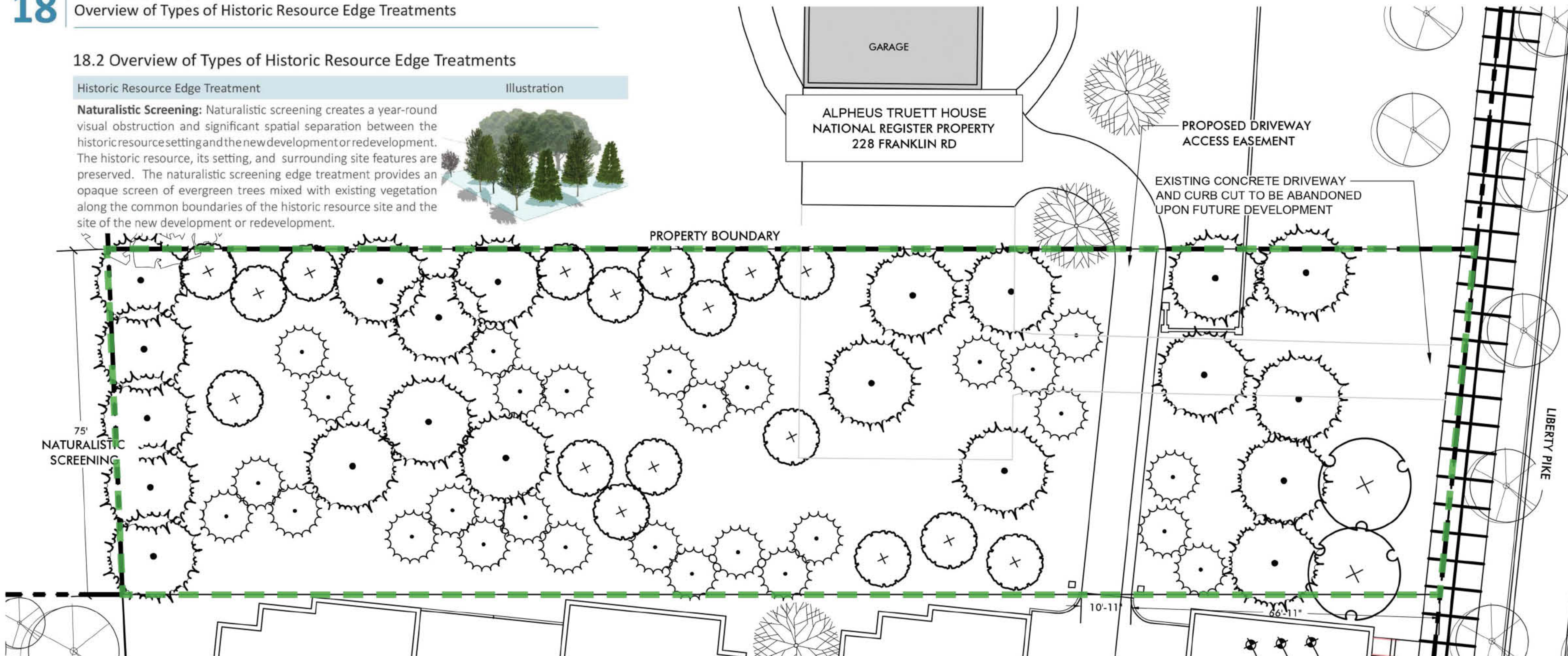
City of Franklin GIS Dept. | FEMA, City of Franklin Tennessee | Williamson County Tennessee, City of Franklin Tennessee | City of Brentwood, TN, City of Franklin, Tennessee STS GIS, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, USDA |

18.2 Overview of Types of Historic Resource Edge Treatments

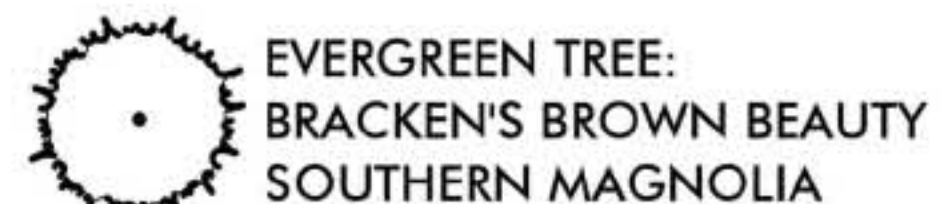
Historic Resource Edge Treatment

Illustration

Naturalistic Screening: Naturalistic screening creates a year-round visual obstruction and significant spatial separation between the historic resource setting and the new development or redevelopment. The historic resource, its setting, and surrounding site features are preserved. The naturalistic screening edge treatment provides an opaque screen of evergreen trees mixed with existing vegetation along the common boundaries of the historic resource site and the site of the new development or redevelopment.



PROPOSED 75' WIDTH NATURALISTIC SCREENING BUFFER

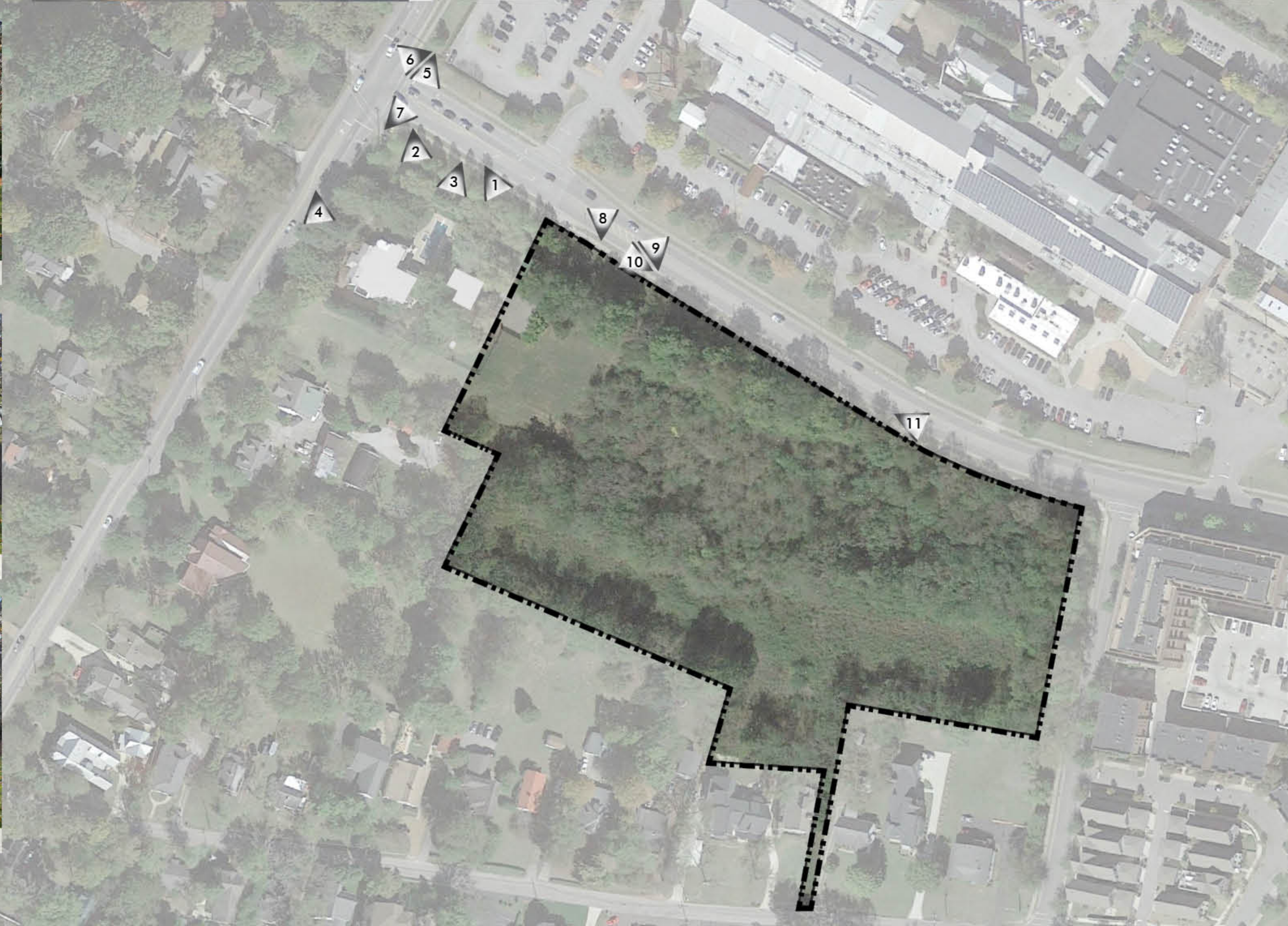


SITE DATA

NATURALISTIC SCREENING: +/- 21,864 SF

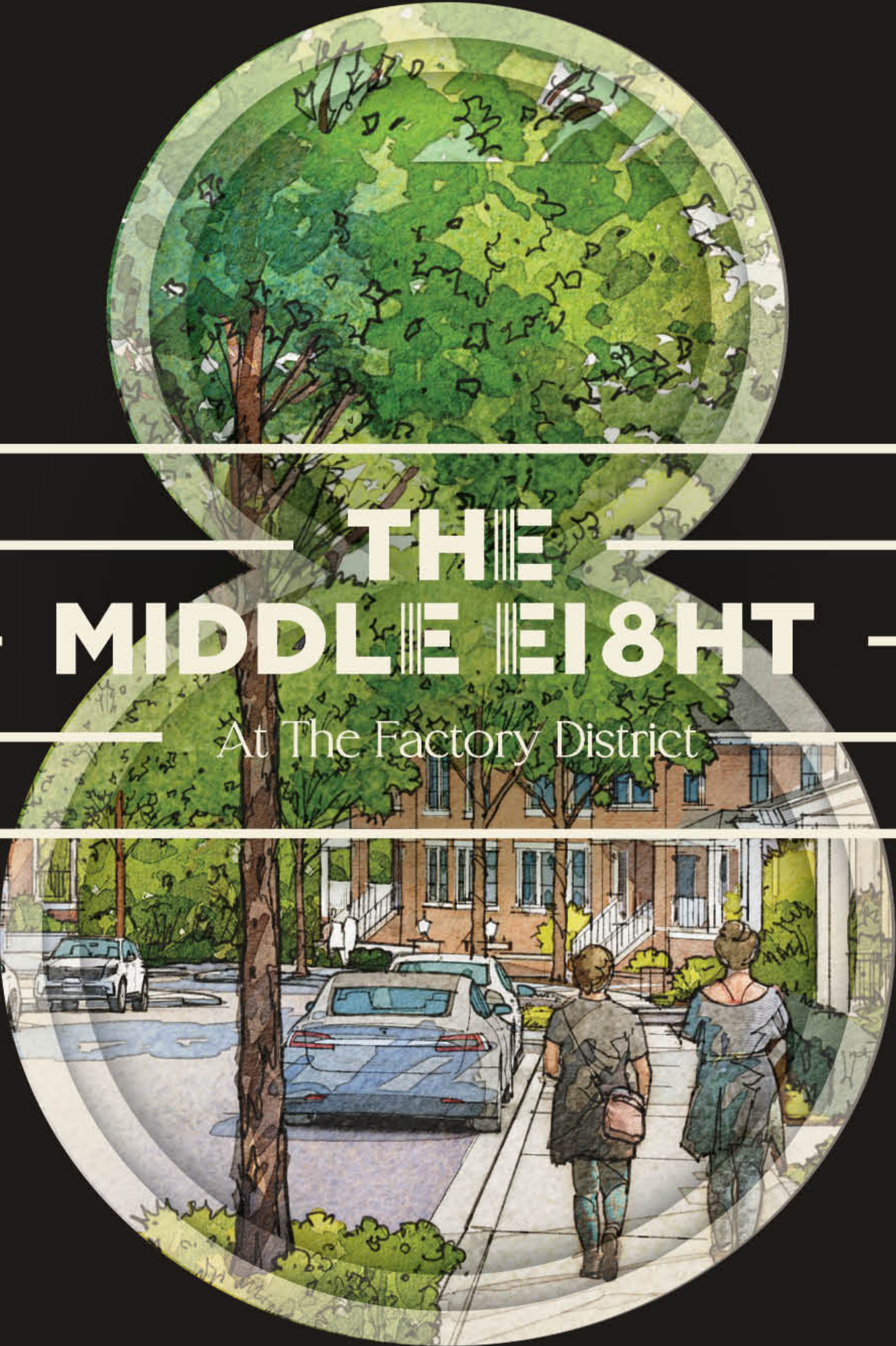
REQUIRED TREES (1 TREE PER EVERY 400 SF): 55

PROVIDED TREES: 68



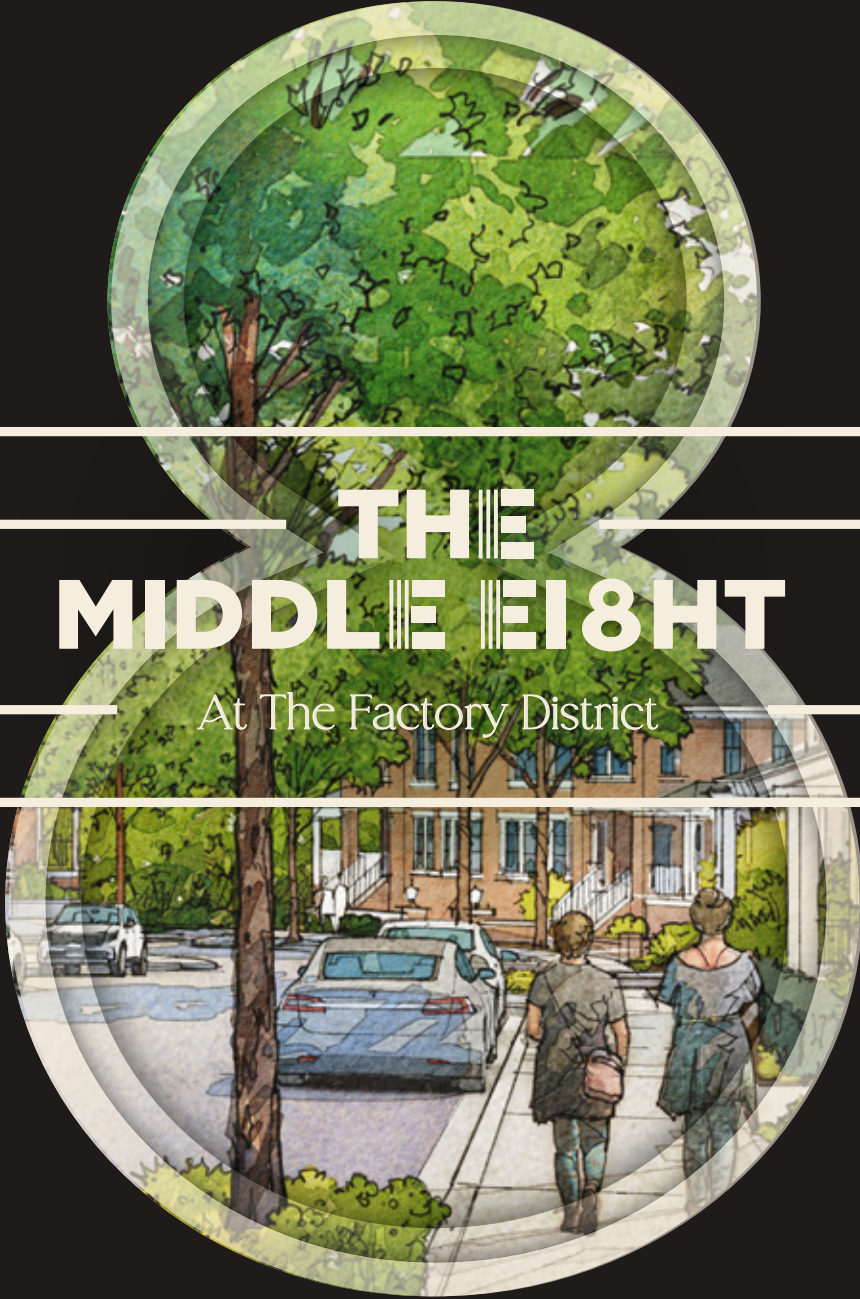






THE MIDDLE EIGHT

At The Factory District



THE MIDDLE EIGHT

At The Factory District

“ We named our project The Middle Eight because **we deeply love the song that Franklin has written** — the soulful ballads of its history, joined by beautiful melodies of its rolling green hills, all held together by the diverse harmonies and hospitable spirit of its people. ”

— Amanda McKeehan, Partner, Truland Development

/the mid(ə)l'ert/

The Middle Eight

A section in the middle of a piece of music that is slightly different than the rest of the song.

The Middle Eight

Honoring and Continuing the Song of Franklin

The Middle Eight will be a true community that aspires to raise the bar for what connected, mixed-use living means for Franklin, designed to provide a range of housing options to enrich the neighborhood and appeal to renters by choice.

With thoughtfully designed public spaces, a hospitality-inspired feel, and next-level residential amenities, The Middle Eight blends timeless character with a fresh mindset perfectly in tune with Franklin's next era.



Situated in the evolving Factory District

At a Glance

- † Prominent location on 7.2 acres situated behind the historic Alpheus Truett House within walking distance of Downtown Franklin
- † Distinctive amenity center connected to a public plaza and neighborhood-serving coffee shop
- † Elevated multifamily units (+/-250), single-family homes (6), duplexes (12), and townhouses (3)
- † Ample pocket parks and lushly landscaped open space



The Truett House's Storyed Past

1846

Built by Alpheus Truett, a nurseryman who constructed greenhouses throughout the property for his tree and plant business

1861

Served as a headquarters for Union forces during the Civil War

1864

Battle of Franklin fought nearby and witnessed from the property

1988

Listed on the National Register of Historic Places

1994

Became the McKeehan family home

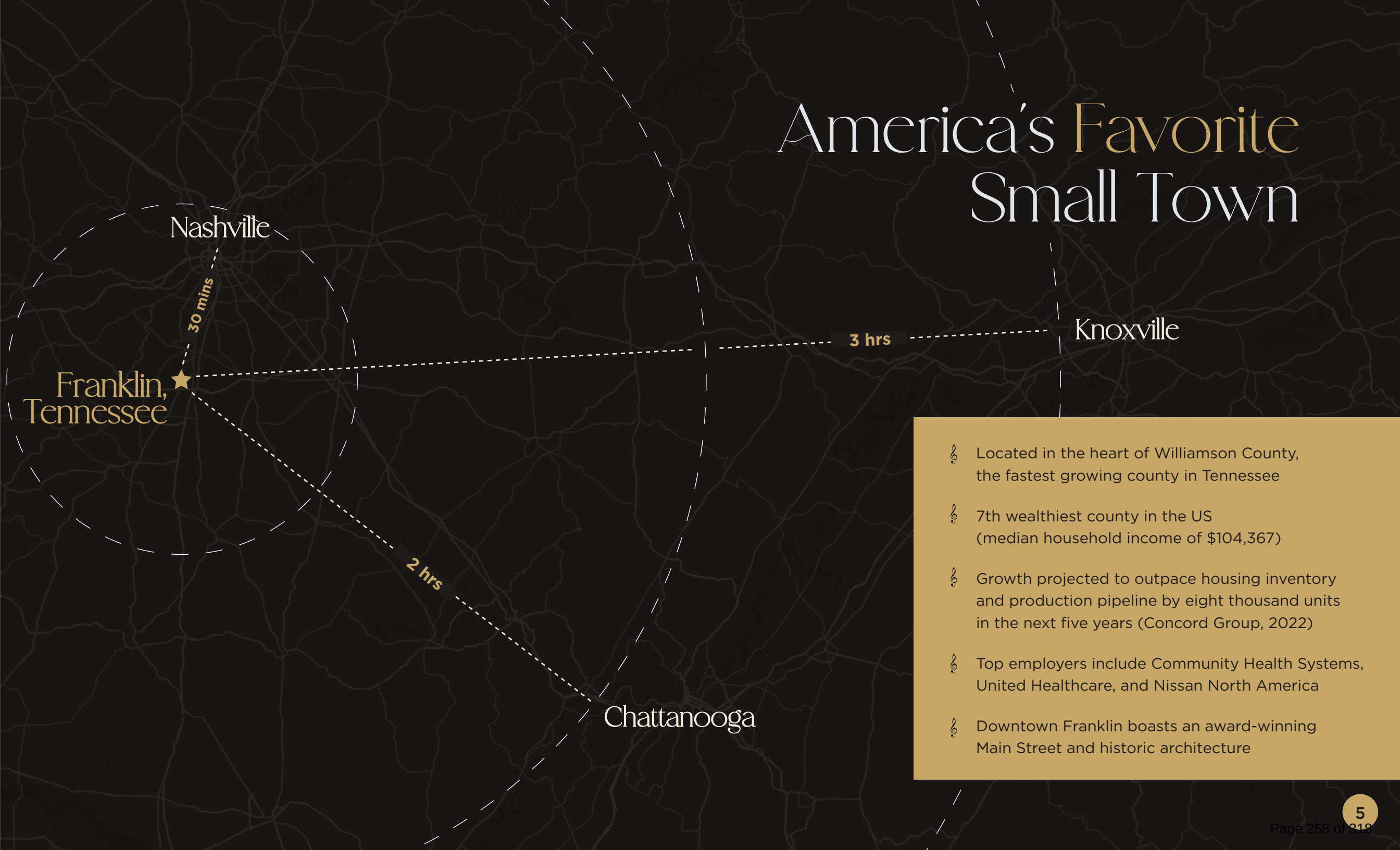
2003

Tornado cut through the property, leading to a restoration

2021

Strategy to reimagine the seven acres behind the Truett House begins to take shape

America's Favorite Small Town



Nashville

30 mins

Franklin,
Tennessee

Knoxville

3 hrs

Chattanooga

2 hrs

- 🎵 Located in the heart of Williamson County, the fastest growing county in Tennessee
- 🎵 7th wealthiest county in the US (median household income of \$104,367)
- 🎵 Growth projected to outpace housing inventory and production pipeline by eight thousand units in the next five years (Concord Group, 2022)
- 🎵 Top employers include Community Health Systems, United Healthcare, and Nissan North America
- 🎵 Downtown Franklin boasts an award-winning Main Street and historic architecture

In The Middle Of It All

The Middle Eight is perfectly positioned to meet the increasing demand for housing in Franklin, with convenient connections to everything Downtown and beyond.

Set in the newly imagined Factory District on the largest undeveloped site within walking distance to Downtown Franklin, The Middle Eight is a gateway to the inviting atmosphere of the Franklin Farmers Market, the bucolic outdoor space of The Park at Harlinsdale Farm, or the vibrant shops and dining of Franklin's historic Downtown.



People-First Living

Designed with Franklin's housing needs in mind, The Middle Eight will offer connected, walkable living and cultivate a diverse, multigenerational community.

Creatives

seeking a homebase south of Nashville with vibrant, small-town spirit



Downsizers

desiring a convenient lock-and-leave lifestyle that meets high expectations for quality and character

People-First Living

Young Families & Couples

planning to put down roots in Franklin



Franklin Locals

in need of more housing options



“ We aspire for our project to respect the song that has
come before it and continues around us, while
offering a new expression of the same open-hearted theme:
a song within the song of Franklin. ”

— *Amanda McKeehan, Partner, Truland Development*

The Middle Eight's DNA



In tune with the region's creative community, The Middle Eight approaches design and activation with intention, complementing the neighborhood with local art and studios that feel enlivened by Franklin's unique cultural spirit.



Inspired by the Truett House's eclectic collection of doors and anchored by a spirit of generosity, The Middle Eight welcomes all into a haven that feels rooted in place and open to possibility.



Marrying an unpretentious attitude with sophisticated and thoughtful details, The Middle Eight provides a hospitality-inspired lifestyle with intimate, hand-crafted moments.

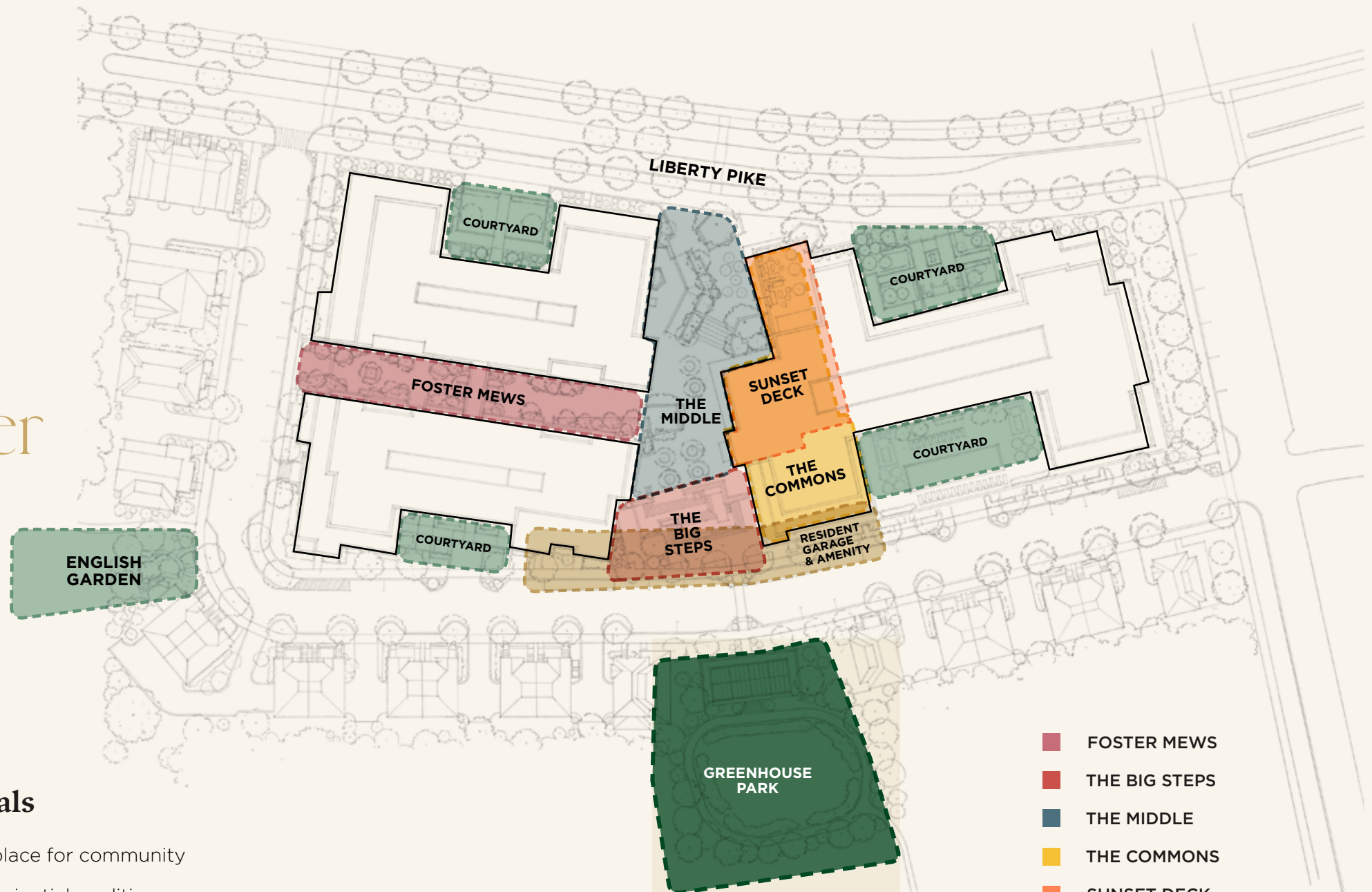
Our Vision

To be a new
creative
and connected
centerpiece
that enhances
the existing
community of
Franklin.



Guided by
Thoughtfulness

Eight Places People Come Together



Placemaking Goals

- 🎵 Create identity and a place for community
- 🎵 Define zones with experiential qualities that draw from their context and align with Franklin's unique charm
- 🎵 Encourage a diverse mix of activities with collection of distinct, unique spaces

“

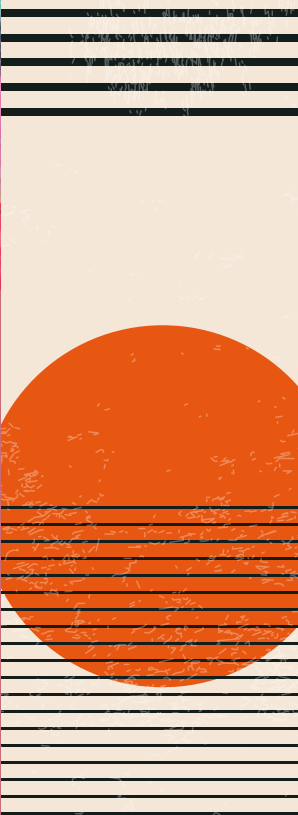
There is no logic that can be superimposed
on the city; people make it, and it is to them,
not buildings, that we must fit our plans.

”

— Jane Jacobs, *Urbanist*



The
Big
Steps
19



Foster
Mews
16



The
Middle
22



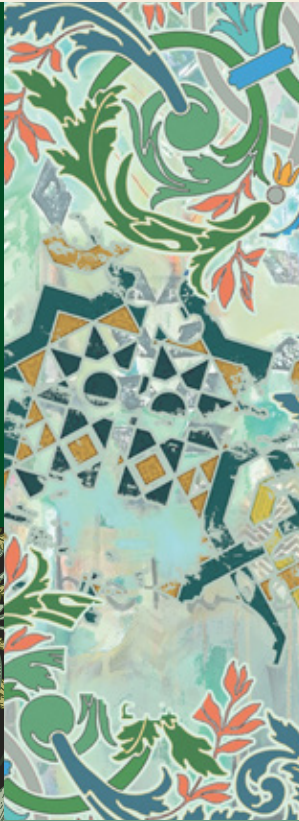
The
Commons
25



Sunset
Deck
28



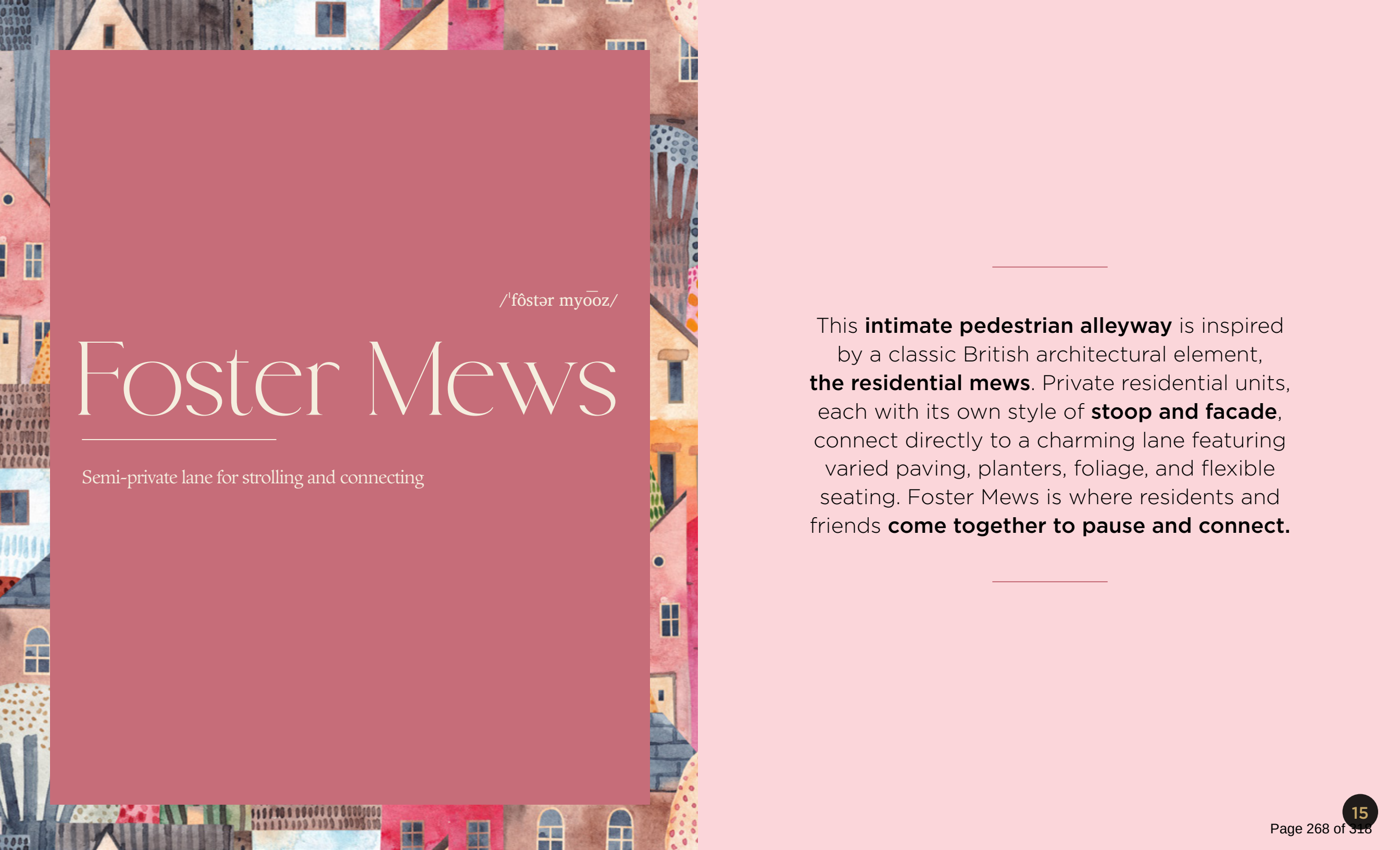
Green-
house
Park
31



Gardens
& Court-
yards
40



Resident
Garage &
Amenity
42



Foster Mews

/ˈfɒstər myooz/

Semi-private lane for strolling and connecting

This **intimate pedestrian alleyway** is inspired by a classic British architectural element, **the residential mews**. Private residential units, each with its own style of **stoop and facade**, connect directly to a charming lane featuring varied paving, planters, foliage, and flexible seating. Foster Mews is where residents and friends **come together to pause and connect**.



Foster Mews

“ We make our buildings and afterwards they make us. They regulate the course of our lives. ”

— Winston Churchill



Multiple residential entryways, each with its own unique style



“Window onto the Mews” via connecting bridge



Soothing, sound-dampening water features



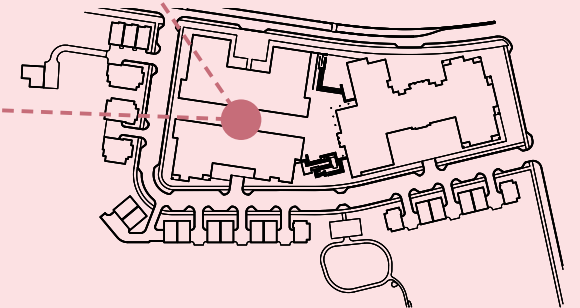
Movable seating, allowing for work or intimate gatherings al fresco



Textured pavers with old-world charm



Scattered placement of potted trees and planters



/THə big steps/ The Big Steps

The south entry and The Middle Eight's key arrival zone

Optimized for easy drop-off away from the action on Liberty Pike, The Big Steps anchor The Middle Eight's **arrival experience**. With a prominent road crossing, elegantly designed stairs, and seating along the street, The Big Steps **thoughtfully centers pedestrians**.



The Big Steps

“ Lowly, unpurposeful and random as they may appear, sidewalk contacts are the small change from which a city’s wealth of public life may grow. ”

— Jane Jacobs, Urbanist



Streetside landscaping including planters and shade trees



Steps designed to function as seating



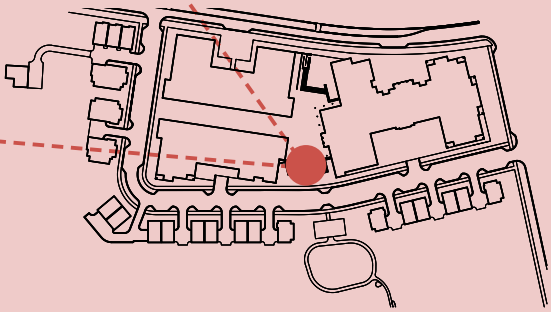
Ride share pickup and drop-off zone



Convenient resident access to amenities



Raised crossing with change of paving to encourage slower traffic and easier street crossing





/THə 'midl/

The Middle

Outdoor plaza and community gathering place

A key **connection to The Factory** for both residents and visitors, The Middle welcomes all with a **communal atmosphere**.

The Middle is perfectly primed to host locally inspired events and programming — acoustic concerts or craft fairs, for example — **a convivial gathering place for all**.



The Middle

“ What is the city but the people? ”

— William Shakespeare



On-grade connections and transitions between key uses



Space for impromptu play



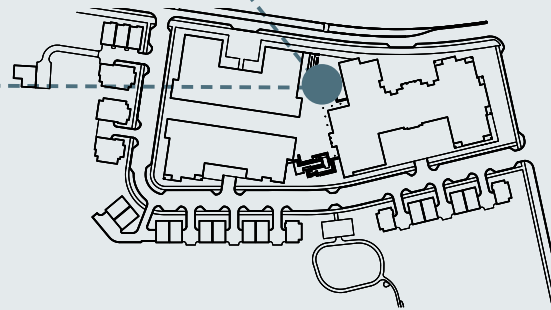
Ample outdoor cafe seating



Public coffee shop with open-air connections



Welcoming approach to The Middle Eight's Liberty Pike "front door"





/THə 'kämənz/

The Commons

The wow moment at the heart of the residential experience

An **interconnected, multilevel, and multipurpose zone**, The Commons artfully brings the public and the private worlds of The Middle Eight together. Anchored by **hospitality-inspired design**, The Commons blends a street-level cafe with co-working spaces, artist studios, and intimate resident-only nooks to support a spectrum of needs and moods.



The Commons

“ Architecture should speak of its time and place, but yearn for timelessness. ”

— Frank Gehry, Architect



Varied spaces for gathering and lounging



Fresh air via large open doors in the style of the Truett House



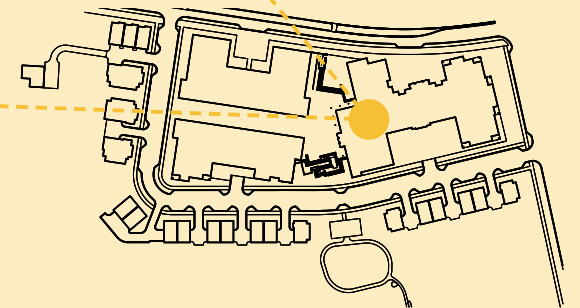
Open and airy connection to pool terrace



Porous and connected resident lobby with lounge and coworking



Rich, textured boutique-hotel-inspired moments

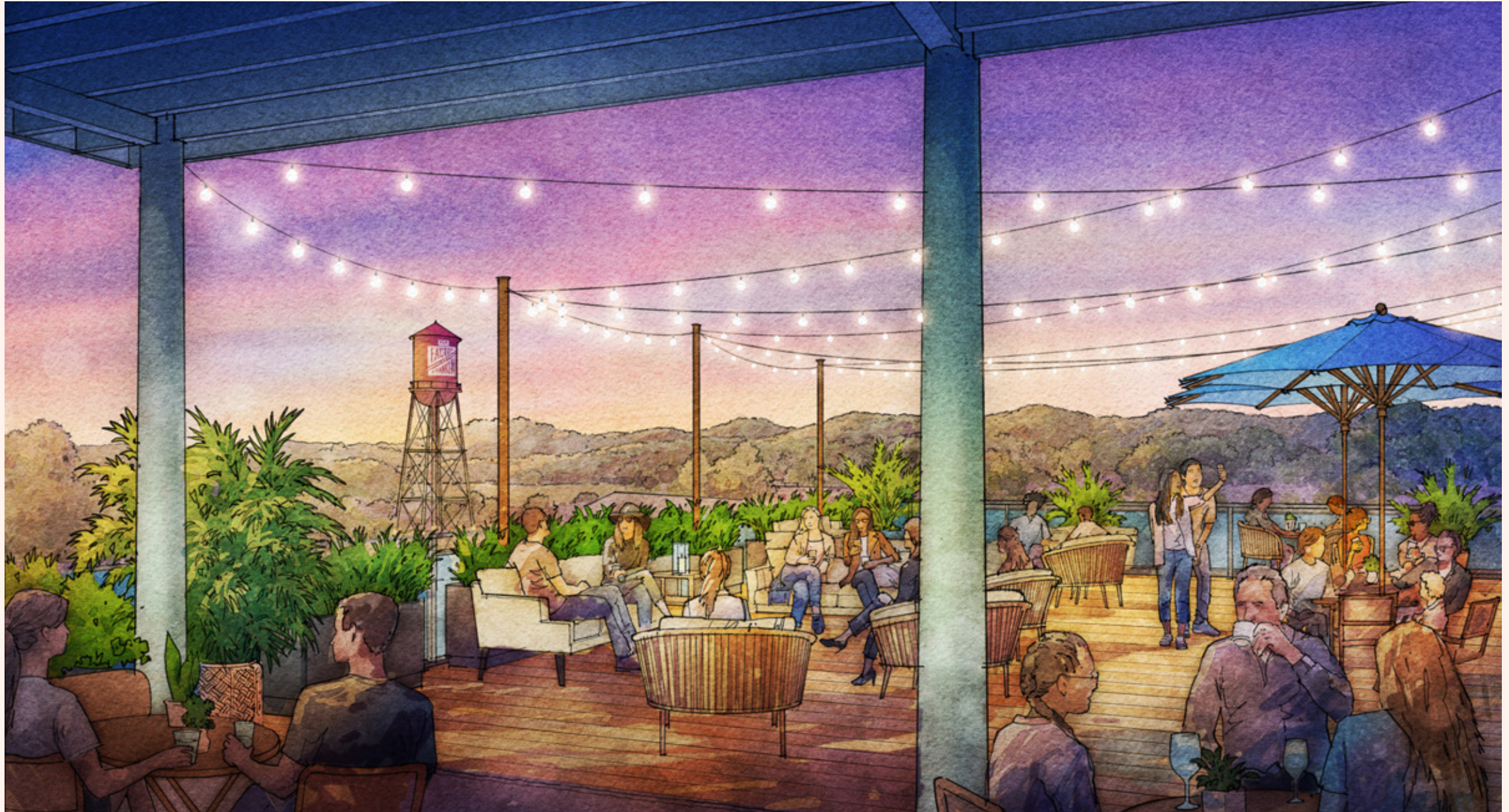


/ˈsən, set dek/

Sunset Deck

Highly Instagrammable private wine bar, lounge,
and event space on the fifth floor

A respite that feels at once **calming and invigorating**, the Sunset Deck is one of Franklin's most coveted spaces — **a wine bar, outdoor dining/kitchen space, and sunset viewing lounge** that is open to residents and their guests year round, but may be reserved at select times by residents or non-residents for events.



Sunset Deck

“ The enjoyment of scenery employs the mind without fatigue and yet exercises it. ”

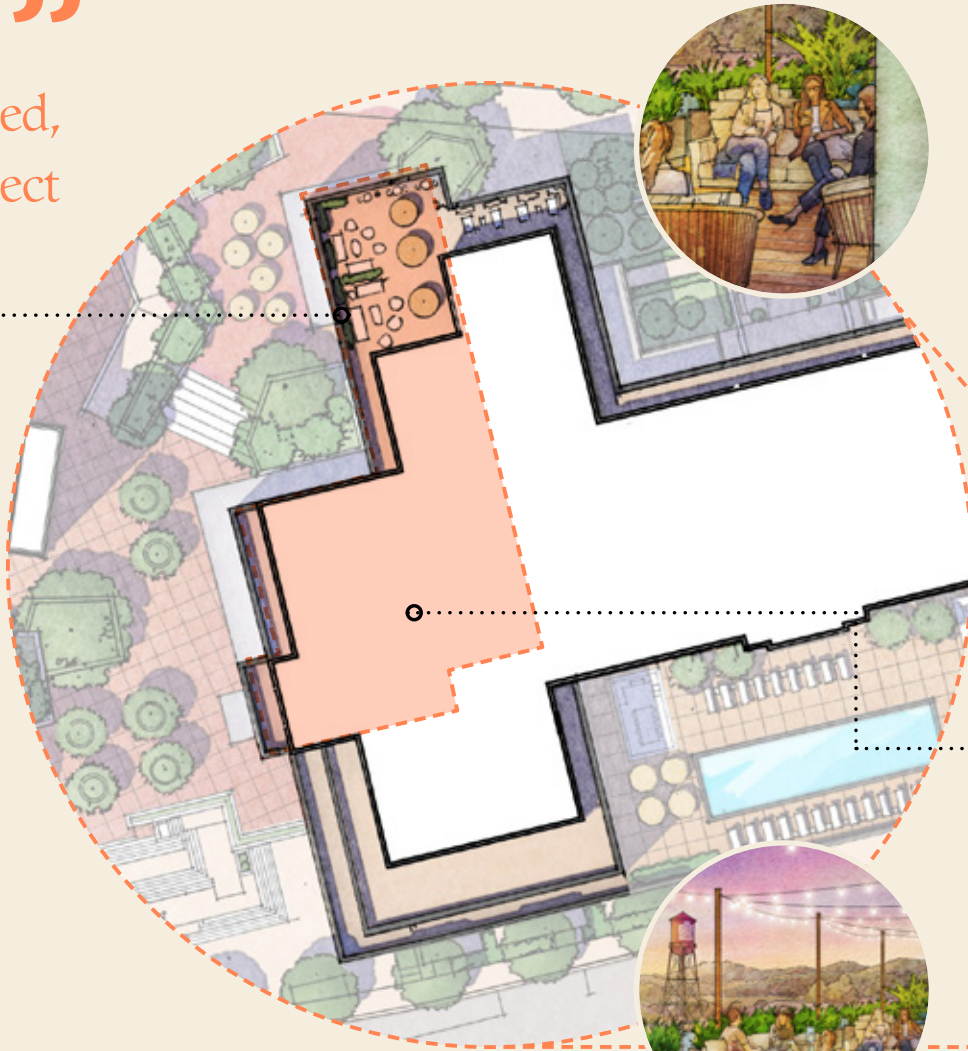
— Frederick Law Olmsted, Landscape Architect



Reservable event space as resident perk



Lush landscaping scattered throughout the space



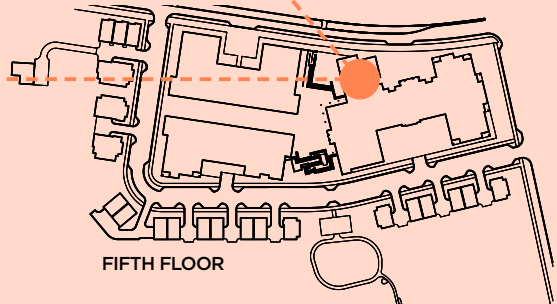
Resident programming that encourages community connections



An array of spaces to support entertaining, including a kitchen, a private dining room, and wine storage



Panoramic views of The Factory and Harlinsdale Farm, optimized to take in the sunset



FIFTH FLOOR

A decorative border featuring detailed botanical illustrations of various plants, including ferns, leaves, and small flowers, in shades of green and brown, framing the left and top edges of the page.

Greenhouse Park

/ˈgrēnˌhous pɑrk/

Lushly landscaped hidden garden and dog park

Featuring a **glass greenhouse** as a nod to the Truett House's history, Greenhouse Park is The Middle Eight's hidden green gem. This park is both **beautiful and practical**, combining a dog park with verdant gardens that evoke **a sense of southern charm**.



Greenhouse Park

“ And the leaves of the trees will
be for the healing of the nations. ”

— Revelations 22:2



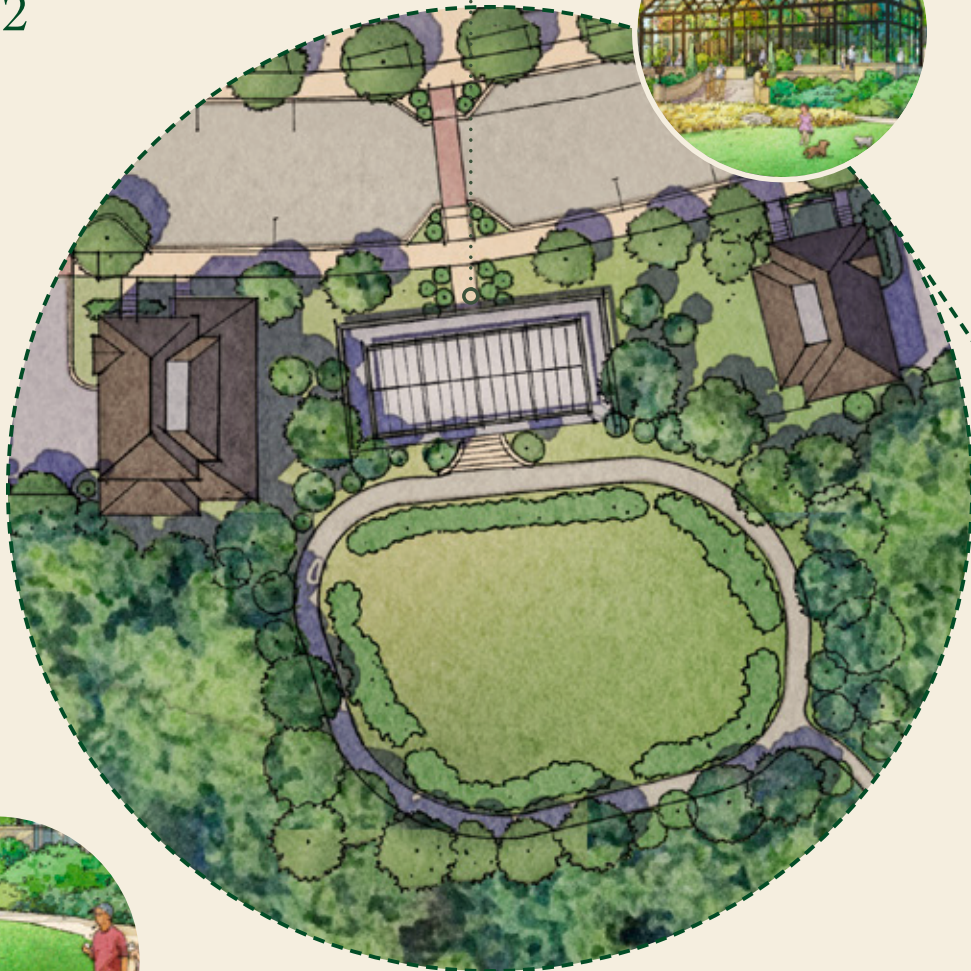
Charming seating
sprinkled throughout



Sustainable features
including a bioswale



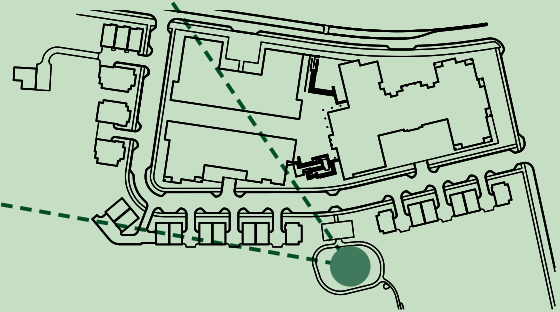
Beautifully landscaped dog park
that humans enjoy too



Flexible greenhouse space
with room for crafts, seasonal
events, and casual entertaining



Family play area for
kids of all ages





/ˈgärd(ə)ns and ˈkôrt,yärdz/

Gardens & Courtyards

Tucked-away pocket parks imbued with grace and charm

Throughout The Middle Eight, a collection of **peaceful and restorative gardens** fosters contemplation and invites residents and visitors to find a **quiet moment amid alluring artwork and the soothing sounds of water.**



Gardens & Courtyards

“ Beauty surrounds us, but usually we need to be walking in a garden to know it. ”

— Rumi



Casual seating integrated throughout park spaces



Welcoming building entries through shaded courtyards

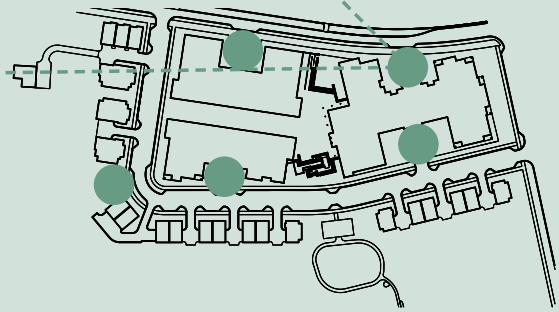


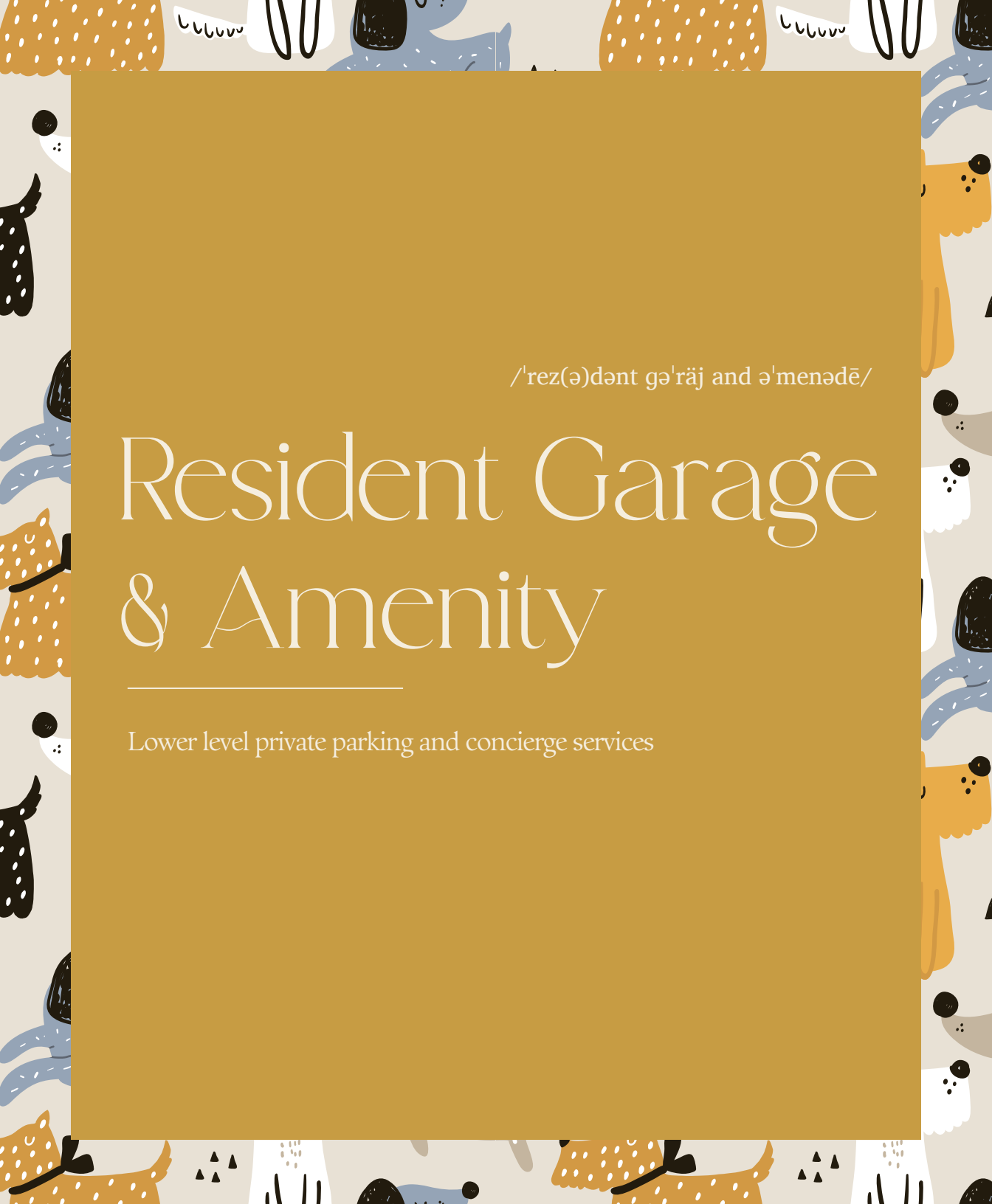
Varied garden textures and features

Lush landscaped transition from public parks to private patios



Shade structures with southern elegance





/ˈrez(ə)dənt gəˈrɑːj and əˈmenədē/

Resident Garage & Amenity

Lower level private parking and concierge services

In addition to **private parking** for residents and their guests, this lower level space includes **convenient amenities** such as parcel pickup and dropoff.



Resident Garage & Amenity

“ A good city is like a party.
People don’t want to leave early. ”

— Jan Gehl, Urban Planner



Transparent and bright entry sequence



Convenient access to daily amenities



Grand, gracious stair connecting amenities



Concierge services to thoughtfully welcome all



Ample design-forward bike storage



The Resident Experience

Stunning Amenity Spaces
that Elevate the Every Day

Thoughtful &
Conscientious

Warmhearted
& Welcoming

Laid-back &
Celebratory



Spaces to find a **moment of calm**
located throughout the community



A state-of-the art, two-story
fitness facility that wows with warm
textures and indoor-outdoor space



A comfortable **co-working lounge**
with **cafe** connections and
well-appointed spots to set up shop

The Resident Experience

A **club and game room** that feels light, bright, and relaxed



A rentable **penthouse and dining room** primed for entertaining with a luxe kitchen, romantic lighting, and wine storage



A breathtaking **pool terrace** with a view, dotted with places to gather and grill



A flexible **maker space** with tools and tables that make starting and finishing projects easy



The Resident Experience



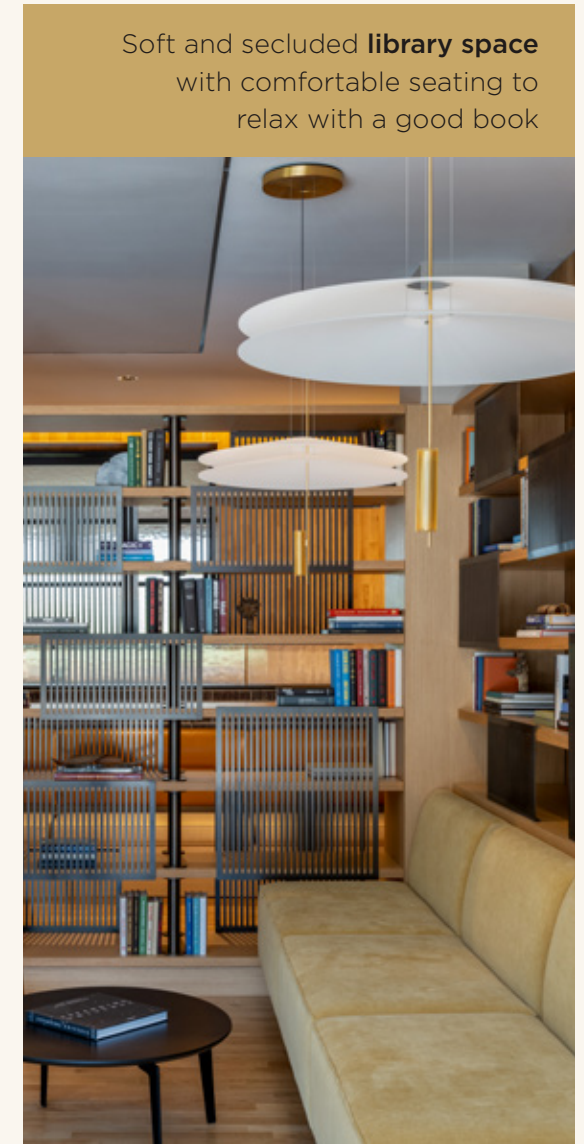
Creative **studio spaces** for recording, listening, and sharing music



Warm, **residential corridors** that make coming home memorable



Pet-friendly amenities like a **dog wash** and **play areas**



Soft and secluded **library space** with comfortable seating to relax with a good book

Truland Development

We are real estate owners and developers committed to thoughtful placemaking, inspired design, and community enrichment.

Charles Rulick has more than twenty years of experience in real estate development and master planning, and has managed the delivery of 7,000 residential units and over 2.5 million square feet of retail space, a combined asset value of \$3B.

Amanda and Toby McKeehan are longstanding residents of the historic Truett House in Franklin, Tennessee. Toby's seven-time Grammy award-winning music career has funded their instincts in Nashville real estate since the first record sold in 1990.

Since 2003, the three Truland partners have nurtured a working friendship focused on developing authentic places based on an informed vision that creates lasting value for all.



Charles Rulick



Amanda McKeehan



Toby McKeehan

TRULAND

Truland Development

Truland has assembled a premier team of top local and national designers and consultants capable of delivering the timeless qualities demanded by this opportunity.

Local Project Team

Landscape Architect



Civil Engineer



Transportation Engineer



Community Relations



National Project Team

Branding & Placemaking

STREETSENSE

Architecture



Market Strategy





“ People will forget what you said,
people will forget what you did,
but people will never forget
how you made them feel. ”

— *Maya Angelou*



Branded by **STREETSENSE**



HISTORIC
FRANKLIN
TENNESSEE

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

Address:	404 Main St. (Downtown Franklin Historic District)
Applicant:	Michael Martin
Project #:	8064
Type of Work:	Rear Yard Fencing
Reviewer:	Emily Huffer
Status:	Approval with conditions (See “ Approved Work Specifications ” Below)
Approval Date:	January 12, 2023
Expiration Date:	January 12, 2025 (if work has not commenced)

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) to replace an existing wooden fence at the rear door of their building. The proposed fence will be 6’ tall and be made of a pressure treated and stained pine wood. A proposed gate will be utilized for employee access and trash receptacle screening.

- **Location:** The Guidelines state that fences and walls should be in typical locations along the property line. The location of the proposed fence meets the Guidelines as it is located at the rear and follows the general property lines/shape. The only change to the existing fence location and the proposed fence is the extension of the fence. It will extend to the right side of the storage entrance but will not block access to the doorway or to the existing utility access that is on the left wall of the adjoining building.
- **Height:** The Guidelines state that walls and fences in the rear yard cannot exceed 7’ in height. The height of the proposed fence is appropriate at 6’.
- **Material:** The proposed wood fence and wood gate are appropriate in light of the Guidelines, as they state that the material of walls and fences should be compatible with the principal building. The Guidelines also state that the material used for gates should be differentiated from the wall. Due to the location at the rear of the property, along the alley, the design is appropriate.
- **Design:** The Guidelines state that fences and walls should be compatible with the principal building. As such, the proposed fence 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/>

Proposed fencing replacement at rear of 404 Main Street, Franklin, TN 37064

Rear Yard Fencing:

Description of project

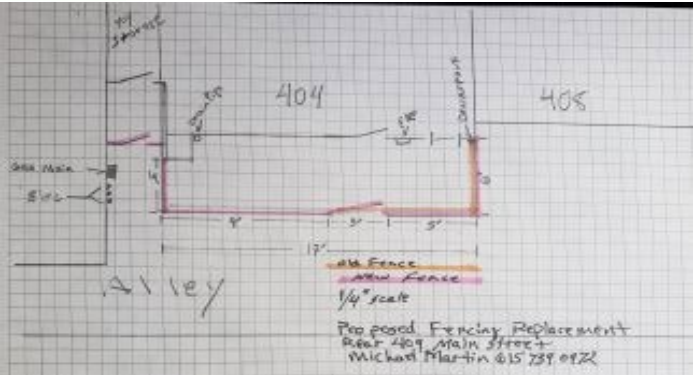
Replace and extend existing wooden fence with like kind and quality material

Specification information that illustrates how proposed fencing will look, including notes on height, materials, and proposed fencing features



6' high, pressure treated/stained pine with gate to secure rear entrance and hide cardboard from shipping boxes

Site plan that demonstrates proposed location/perimeter of fencing



Included

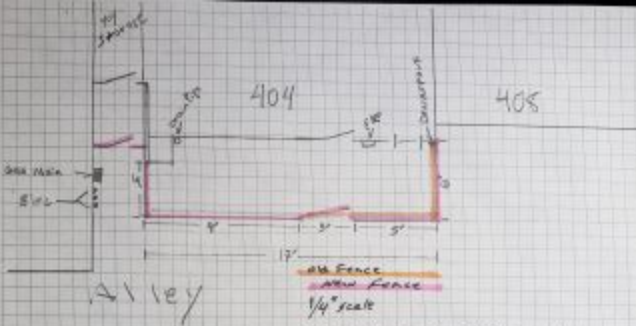
Photographs of project site location



Included

Signed and notarized owner affidavit

Included



Proposed Fencing
 Rear 409
 Michael Martin 615 739 0972



OWNER AFFIDAVIT

City of Franklin, Tennessee

We/ Terrie Martin Executor for Rose Wright Estate
(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 17, Tax Map 78C, Group M
(Property Parcel/Tax ID Number)

and located at:

404 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

Michael Martin
(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.

Terrie Martin
Signature

1075 Mound Creek Road
Property Owner Mailing Address

Kingston Springs TN 37082
City, State & Zip

Subscribed and sworn to before me this

15 day of December, 2022.

Jamie Seaborn Carter
Notary Public

My Commission Expires: May 5, 2025



My Commission Expires May 5, 2025



Project Overview

#927119

Project Title: 404 Main Street Parcel 17, Tax Map 78C, Group M **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

michael martin
Estate of Rose Wright
1075 Mound Creek Rd
Kingston Springs, TN 37082
P: 6156046563
mreedymart@gmail.com

Contact Information - Property Owner

Property Owner

Estate of Rose Wright Jerrie Martin Executrix Martin

1075 Mound Creek Rd
Kingston Springs, TN 37082
P: 6156046563
1stn10jerrielynn@gmail.com

Address or Parcel

Project Address or Parcel: 404 MAIN ST (078C-M01700)

Calculated Acreage: Parcel

- 404 MAIN ST: 0.047921209999999999

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

- 404 MAIN ST: DD

Central Franklin Overlay: Central Franklin Overlay

- 404 MAIN ST: Central Franklin Overlay District

Historic Preservation Overlay: Historic Preservation Overlay

- 404 MAIN ST: Historic Preservation Overlay

Floodway Overlay:

COF Number of Site Plan:

Type of Signage Proposed:

Height of Sign Face or Sign Area:

HVAC Type:

Narrative

Project Description:

Replace old wooden fence with new one of like kind and quality



HISTORIC
FRANKLIN
TENNESSEE

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

Address: 230 1st Ave. S. (Franklin Historic District)
Applicant: Erin Sevigny
Project #: 8080
Type of Work: Signage (Post-and-Arm)

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

Approval Date: January 27, 2023
Expiration Date: January 27, 2025 (if work has not commenced)

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for the installation of a post-and-arm sign panel to replace an existing post-and-arm sign at 230 1st Ave. S.

Per the Guidelines, a post-and-arm sign area may measure up to 9 sq. ft., with a maximum post height of 7 feet. Finished wood or metal with matte finishes is appropriate. A maximum of 3 colors is recommended, with darker background colors than lettering/logo colors.

- The sign panel is composed of a black metal material and will utilize white vinyl letters adhered to the panel.
- The sign panel is 18 inches by 24 inches and measures 3 sq. ft. in sign area.
- The signpost measures 6.5 feet in height and consists of a metal material.
- The brackets that will connect the sign to the post will consist of metal.
- The proposed location is in the lawn area to the right of the driveway, behind the fence. The applicant plans to use the existing post from the previous post-and-arm sign.

APPLICABLE GUIDELINES

Chapter 8 - Signs

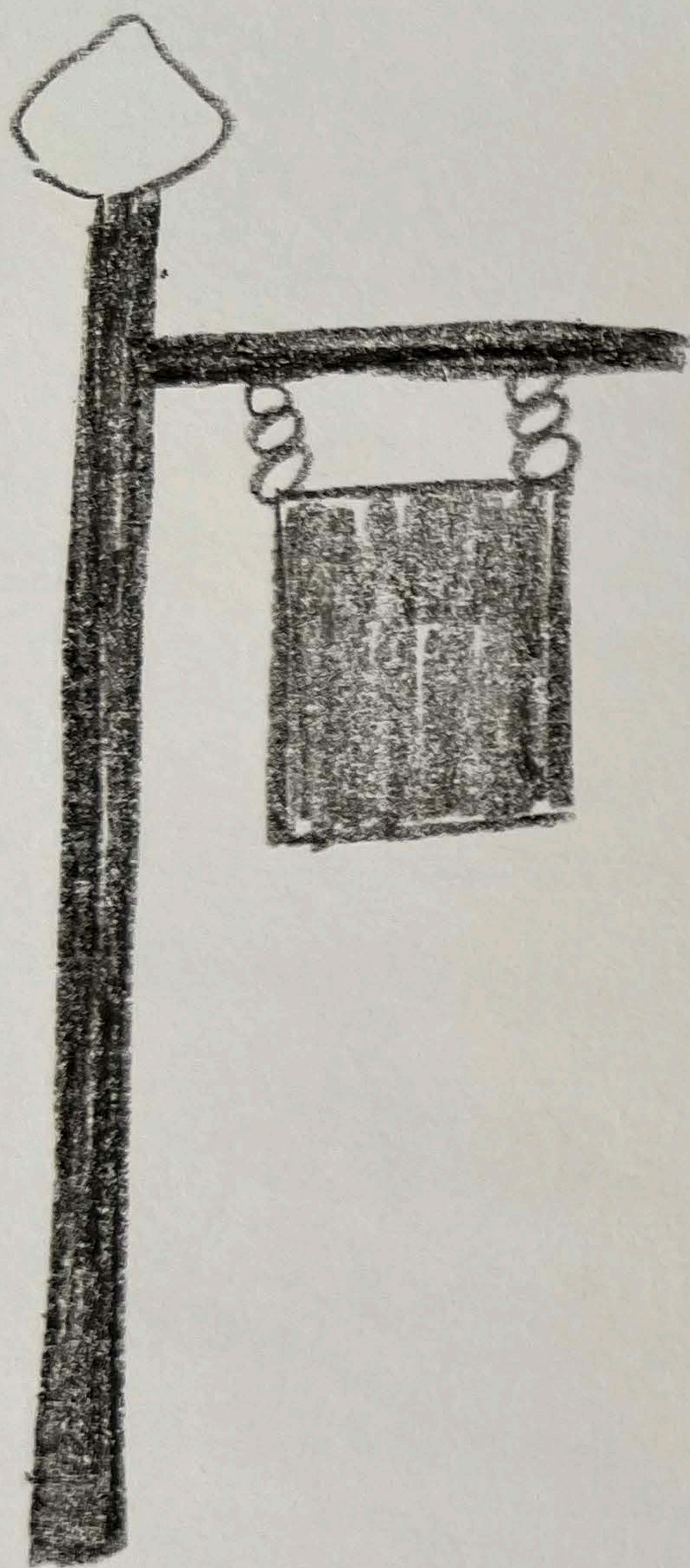
APPROVED WORK SPECIFICATIONS

The signage is **approved** with the following **conditions**:

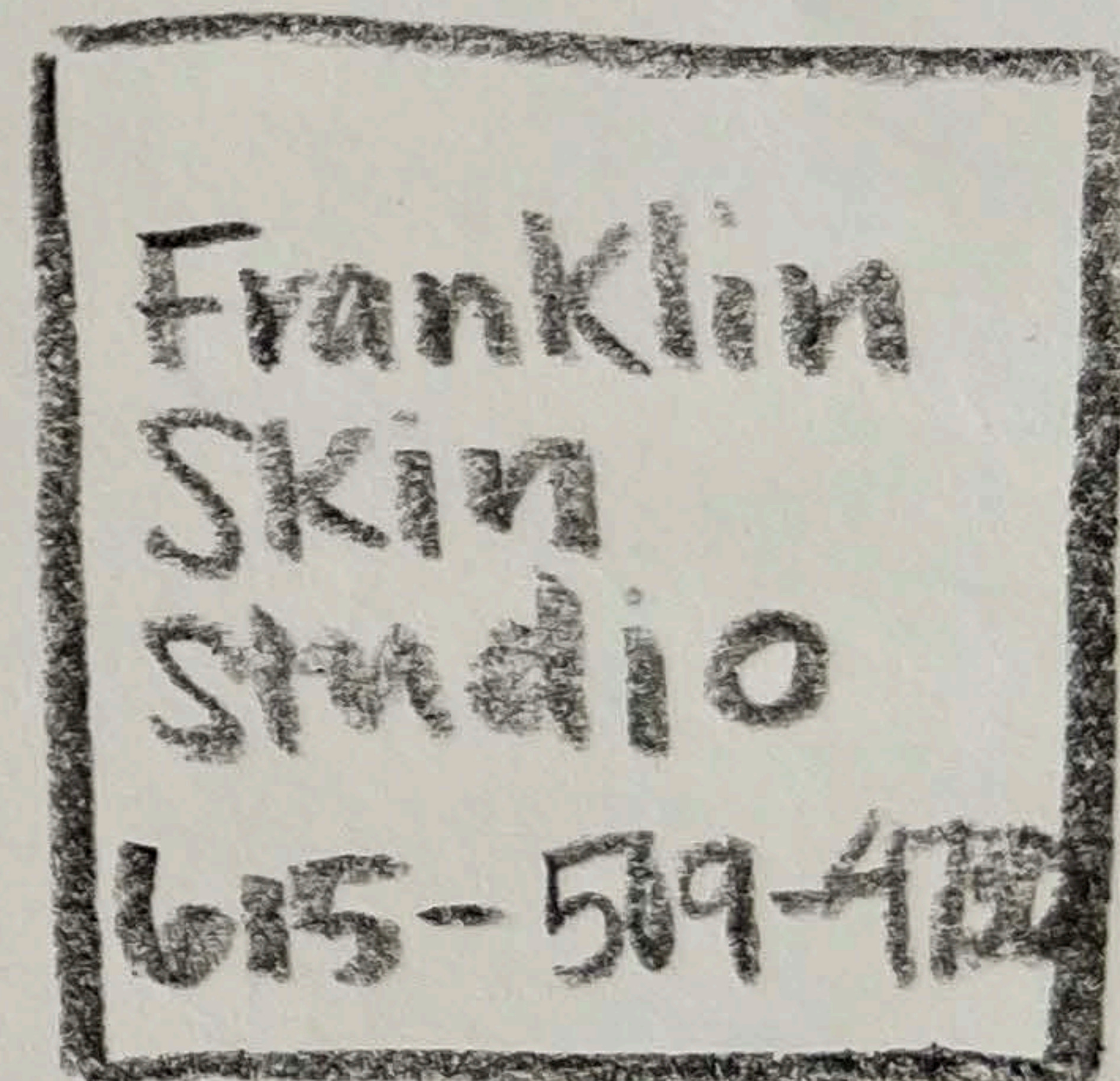
1. All metal on the sign must be a dark matte finish and the lettering must also consist of a white matte finish.
2. The application must meet all the requirements of the Building & Neighborhood Services Department prior to issuance of a **sign permit**.

3. 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/>



Upclose of
Sign





From: [Erin Sevigny](#)
To: [Emily Huffer](#)
Subject: Re: 230 1st Ave S Franklin, TN 37064 (AP no:) (COF no: 926303)
Date: Monday, January 23, 2023 4:34:33 PM

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

Hey Emily,

No problem! Just trying to get so many things done with the business. I thought I had put all of that on the application. Is it maybe just not going through?

1. 18x24
2. Materials is metal
3. Background will be a black metal
4. Letters will be all white

Thanks,
Erin

On Jan 23, 2023, at 4:27 PM, Emily Huffer <emily.huffer@franklinton.gov> wrote:

Hi Erin-

Thank you so much for resubmitting your application so quickly! I just have a few aspects of the application that I need clarification on:

1. What are the dimensions for the sign face?
2. What materials are the post, sign, and brackets (that will connect the post to the sign)?
3. What will the color of the background of the sign be?
4. What will the color of the foreground (letters) of the sign be?

Thanks,

Emily Huffer

Assistant Preservation Planner
City of Franklin Planning & Sustainability Department
615.550.6795 | www.franklinton.gov/planning

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OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I TREG WARNER
(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 F 02600 00009078C
(Property Parcel/Tax ID Number)

and located at:

230 1st AVE S., FRANKLIN, TN
(Street Address)

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

ERIN SEVIGNY
(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.

Treg Warner
Signature

4407 HUNT PL.
Property Owner Mailing Address

NASHVILLE, TN 37215
City, State & Zip

Subscribed and sworn to before me this

16 day of JUNE, 2023.

[Signature]
Notary Public

My Commission Expires: 03-03-2025





Franklin Skin Studio



Project Overview

#926303

Project Title: 230 1st Ave S Franklin, TN 37064

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**

erin Sevigny
Franklin Skin Studio
230 1st Ave S
Franklin, TN 37064
P:2054470285
erin@franklinskinstudio.com

Contact Information - Property Owner

Property Owner

Treg Warner

230 1st Ave S
Franklin, TN 37064
P:615-260-5862
treglown@yahoo.com

Address or Parcel

Project Address or Parcel: 230 1ST AVE S (078C-F02600)

Calculated Acreage: Parcel

- 230 1ST AVE S: 0.25121130000000003

Scenic Corridor Overlay:

Hillside/Hillcrest Overlay:

Flood Fringe Overlay:

500ft Buffer of Hillside Overlay:

Columbia Avenue Overlay:

Zoning District: Zoning Districts

- 230 1ST AVE S: OR

Central Franklin Overlay: Central Franklin Overlay

- 230 1ST AVE S: Central Franklin Overlay District

Historic Preservation Overlay: Historic Preservation Overlay

- 230 1ST AVE S: Historic Preservation Overlay

Floodway Overlay:

COF Number of Site Plan: 926303

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: 2

Height of Overall Sign: 6.5

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:
Would like to have black metal sign with white writing that just has name of business and telephone number

Franklin Skin Studio
615-509-4730