



Meeting Agenda

Historic Zoning Commission

Monday, June 12, 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

CITIZEN COMMENTS (Open for citizens to be heard on any issue or concern, including those related to items on the agenda. Please submit a Speaker Card at the beginning of the meeting if you would like to address the Commission. If you would like to speak on an agenda item, the Chair will hold your comment until the public comment period associated with the item. As provided by law, the Commission shall make no decisions or consideration of action of citizen comments for items not on the agenda, except to refer the matter to the Planning Director/Staff for administrative consideration, or to a schedule the matter for consideration at a later date. Those addressing the Commission are requested to come to the microphone and identify themselves by name and address for the official record. The Chair may restrict the period for public comment, including the length of the public comment period, the number of individuals who can speak and the length of time each individual may speak. When time allows, the standard individual public comment time is two minutes.)

Comments on agenda items may be made in person at city hall or by emailing planningintake@franklinton.gov by noon on the day prior to the meeting. Emailed comments will be provided to the Commission and included in the minutes, but not read aloud in their entirety during the meeting.

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 Alterations (Windows) At 317 Main St.; Sean Moule, Applicant

Sponsors:

Kelly Dannenfelser, Emily Huffer

3. Consideration Of Alterations To Previously-Approved Wall And Fence Construction At 725 W. Main St.; Greg Pruitt, Applicant.

Sponsors:

Kelly Dannenfelser, Emily Huffer

4. Consideration Of Alterations (Fencing) At 312 3rd Avenue South; Linda Childs, Applicant.

Sponsors:

Kelly Dannenfelser, Joseph Bryan

5. Consideration Of An Addition (Principal) At 1303 Adams Street; Hannah Terry, Applicant.

Sponsors:

Kelly Dannenfelser, Joseph Bryan

6. Consideration Of New Construction At 1835 William Campbell Ct. (Historic Magnolia Hall Subdivision, PD, Lot 2); Matt Smith, Applicant.

Sponsors:

Kelly Dannenfelser, Joseph Bryan

7. Consideration Of New Construction At 1837 William Campbell Ct. (Historic Magnolia Hall Subdivision, PD, Lot 3); Matt Smith, Applicant.

Sponsors:

Kelly Dannenfelser, Joseph Bryan

8. Consideration Of New Construction At 1839 William Campbell Ct. (Historic Magnolia Hall Subdivision, PD, Lot 4); Matt Smith, Applicant.

Sponsors:

Kelly Dannenfelser, Emily Huffer

9. Consideration Of New Construction At 1841 William Campbell Ct. (Historic Magnolia Hall Subdivision, PD, Lot 5); Matt Smith, Applicant.

Sponsors:

Kelly Dannenfelser, Emily Huffer

OTHER BUSINESS

RECEIPT OF ADMINISTRATIVE COA APPROVALS ON BEHALF OF THE HZC

10. Signage (Convenience) At 121 1st Ave. S.; Chandra Boughton, Applicant.

Sponsors:

11. Signage (Band) At 214 E. Main St.; Ashton Barrett, Applicant.

Sponsors:

12. Signage (Post-And-Arm & Window) At 235 3rd Ave. N.; Johnny Peppers, Applicant.

Sponsors:

13. Rear Yard Fencing At 203 Splendor Ridge Dr.; Chad Gore, Applicant.

Sponsors:

14. Rear Yard Fencing At 209 Splendor Ridge Dr.; Chad Gore, 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.



Meeting Minutes

Historic Zoning Commission

Monday, May 8, 2023

5:00 PM

Board Room

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CALL TO ORDER

Chair Roberts called the meeting to order at 05:00 PM

Board Members Present: Susan Besser, Josh Denton, Brian Laster, Tyler LeMarinel, Jim Roberts, Mary Pearce, Kathy Worthington, Scott Harrison

Board Members Absent: Lisa Marquardt

Staff Present: Kelly Dannenfelser, Emily Huffer, Joseph Bryan, Randall Tosh, Blake Harper, Bill Squires

APPROVAL OF MINUTES

1. Consideration Of Approval Of Minutes

Sponsors:

Minutes: April 10, 2023

- o Motion to Approve the Minutes
 - LeMarinel
 - Worthington
- o Motion carried 6-0 (Commissioners Denton and Harrison abstained)

ANNOUNCEMENTS

Chair Roberts stated that the Design Review Committee Meeting will be held next Monday, May 15, 2023, at 4:00 pm.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

No Non-Agenda Items

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

- Jessica Sowell- 114 Old Liberty Pk. (Against the Middle Eight plan)
- Ms. Sowell stated that she believes the developers of Middle Eight have the best intentions but has concerns that these intentions will realistically mean more traffic, congestion, tourists, and renters. Ms. Sowell questioned if the Middle Eight is the type of development the City of Franklin needs and does the development represent what attracts people to Franklin. Ms. Sowell stated concerns about the additional

level of the Middle Eight buildings and the parking and traffic that comes along with a multi-level residential building.

- Thomas Bell- 177 Lancaster Dr. (Against the Middle Eight plan)

Mr. Bell stated that he is not against the development but has concerns about the overall size and scope of the project. Mr. Bell requested another meeting to further discuss exactly how many levels the building will be along with the applicant's answers to the Commission's questions from the January preliminary approval meeting. Mr. Bell asked the Commission to carefully consider the citizen's point of view when considering the final approval of the Middle Eight development.

- Tiffany White- 20 Daniels Dr. (Against the Middle Eight plan)

Ms. White stated that she has been a Franklin realtor for 18 years and has a background in civil engineering. Ms. White explained that she supports responsible development, however, the planned high-density multi-level building of the Middle Eight development does not reflect the surrounding development or represent the historical gateway into downtown Franklin. Ms. White requests that the Commission slow down and consider the historical and long-term impact such a development will have on the future of Franklin. Ms. White finished by stating that the result of the Middle Eight development will set a standard for future development.

- Holly McCall- 158 Franklin Rd. (Against the Middle Eight plan)

Ms. McCall stated that she is the fourth generation to live in her house at 158 Franklin Road with the original purchase of the home being in 1890. Ms. McCall stated that she is for development and is pleased with the sensible development of Franklin over the years. Ms. McCall explained that she is not opposed to the Middle Eight development, but suggests the density and height be reconsidered to consistently reflect this area of historical Franklin.

- Lori Hennon- Lancaster Dr. (Against the Middle Eight plan)

Ms. Hennon stated that she agrees that the project should be slowed down to consider how the Middle Eight fits into the goals of Envision Franklin. Also, Ms. Hennon added that the Commission considers how the Middle Eight development fits into the Factory Historical District.

- Lisa Alexander- 160 Lancaster Dr. (Against the Middle Eight plan)

Ms. Alexander stated as the founder of "Stop the Middle Eight" the coalition was created to get the attention of the Commission and to stop the development of the Middle Eight at the size and scope it is currently planned. Ms. Alexander expressed her concern over the lack of community involvement and awareness about the Middle Eight project. The group requests that the number of units be reduced to a size that better reflects the surrounding property and that the units not be rental units.

- Lloyd Crockett- 166 Franklin Rd. (Against the Middle Eight plan)

Mr. Crockett stated that he believes there are good merits to the Middle Eight Plan, but his concerns are related to density, traffic congestion, and flooding. The addition of 275 households as planned for the Middle Eight development paired with Factory events and other ongoing projects in Franklin results in increased traffic and congestion. Mr. Crockett explained that with the removal of the watershed and development of the Middle Eight property, flooding becomes a real concern for the adjacent property that is significantly lower in elevation. Mr. Crockett stated that he believes there is room for compromise in the Middle Eight project.

- Elizabeth Crockett- 166 Franklin Rd. (Against the Middle Eight plan)

Ms. Crockett explained that every Saturday morning her neighborhood sees an increase of 200 cars requiring police traffic direction when the Farmer's Market is in operation. As the Factory hosts more events throughout the week and with the addition of a Middle Eight apartment building of 275 residences, one can only expect a traffic increase that will require police direction potentially daily. Ms. Crockett finished by asking the Commissioners if they would like to have 200 rental homes in their neighborhood?

APPLICATIONS

2. **Consideration Of Partial Demolition And Relocation (Accessory) at 600 Boyd Mill Ave.; Maria Ortiz, Applicant.**

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer.

Ms. Huffer stated that the applicant appeared before the Historic Zoning Commission (HZA) during its April 2023 meeting, where the application was deferred to allow for additional discussion at the May HZA meeting. The proposal includes the demolition of the circa 1980s garage and the relocation of the historic smokehouse structure in the center of the garage to elsewhere on the property.

Demolition:

The proposal includes the demolition of an existing, non-historic (1980s) accessory structure that surrounds the historic smokehouse. The Guidelines recommend against the demolition of historic buildings or structures if they retain integrity. Since the garage is a non-historic accessory structure, its removal is consistent with the Guidelines.

Relocation:

As requested from the April HZA meeting, the application has been supplemented with additional photographic evidence of the historic smokehouse structure within the garage. The Guidelines recommend that outbuildings should not be moved from their original locations unless moving is the only way to preserve them. The application shows that originally, the smokehouse was situated behind the house in the area where the current pool is located. Additionally, a new road will be constructed on the property, which is proposed to be in the same location where the garage and smokehouse currently reside. The application provides three locations where the smokehouse structure is proposed to be located on the property.

Option A: For option A, the proposed location for the smokehouse will be by Glass Lane and be situated next to the stormwater drainage area. The Guidelines do not support this location, as accessory structures are to be placed in traditional locations behind or to the side of the principal building. Therefore, option A does not meet the Guidelines nor the Zoning Ordinance for this location.

Option B: For option B, the proposed location for the smokehouse will be situated northeast from where it is located currently, closer toward the historic house. Moving it to this location moves the structure from where the new road will be constructed. This location meets the Guidelines of placing accessory structures in traditional locations behind or to the side of the principal building. Additionally, by situating the structure at this location, it then remains on the property on which it was originally constructed.

Option C: For option C, the proposed location for the smokehouse will be situated at the end of the new cul-de-sac, near Boyd Mill Avenue. The Guidelines do not support this location, as accessory structures are to be placed in traditional locations behind or to the side of the principal building. The location of the building would also not be historically accurate, as smokehouses are typically located closer to the house.

The Guidelines recommend that structures that are moved or have been relocated into a district utilize a plaque or marker stating the original construction date, original location, and moving date.

RECOMMENDATION:

Staff recommends that the demolition of the ca. 1980s garage addition be approved along with the relocation of the smokehouse to location B, with the following conditions:

1. A plaque or marker stating the original construction date, original location, and moving date shall be placed on or by the relocated smokehouse structure.
2. The application must meet all the requirements of the City of Franklin prior to the issuance of a demolition 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.

- Applicant Speaker: Mike Hathaway. Mr. Hathaway explained that after the last HZA meeting recommendations, the smokehouse was found to be in somewhat good condition. The structure is in great shape with the roof in decent condition. The floor is rotted and will need replacement. Additionally, the search found evidence of stone piers, in the corners, used for the foundation. Mr. Hathaway stated that a replication of the stone pier foundation would be constructed. He also stated that he agrees with all conditions and suggestions other than the location options. For the sale of the house, it would be preferable to have all three locations available for the purchaser. The property is unique as it has four frontages and visibility on all sides.

Chair Roberts asked if there was anyone from the public who would like to comment on this item, there being none, Chair Roberts asked the Board for a motion.

MOTION

- Motion for Approval with conditions
 - o Denton
 - o Laster

Discussion:

Commissioner LeMarinel stated that location B is the most appropriate location as the other locations are not as well interpreted. Even if the homeowners were to say, "We don't want the smokehouse on the property," the Commission would tell them to apply for demolition. In other words, the message would be the same to the homeowner.

Commissioner Laster thanked Mr. Hathaway for his efforts to save the historic smokehouse as it is a unique structure with a pyramid roof.

- Motion Passed 8-0

3. **Consideration of Demolition (Accessory) At 600 Boyd Mill Ave.; Maria Ortiz, Applicant.**

Sponsors: Kelly Dannenfelser, Emily Huffer

- Project Leader: Emily Huffer. Ms. Huffer stated that the proposal includes the demolition of an accessory structure at 600 Boyd Mill Avenue that was significantly damaged during a recent storm. The building collapsed and is no longer standing. The structure appears to be an agricultural-related structure and the age of the structure is unknown. The National Register of Historic Places nomination form for the property, completed in August of 1975, lists the original smokehouse, springhouse, and kitchen remaining on the property. The nomination does not list this structure under consideration for this demolition request. Per the Guidelines, demolition may only be approved if the HZC deems one or more of the following conditions met: Staff believes that the relevant condition this application meet is:

- o 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.

Despite the age of the structure being unknown, the building is no longer standing, and therefore, the structure no longer has architectural or historical integrity. The applicant has provided photographic evidence of the collapse.

RECOMMENDATION: Staff recommends that the demolition of the accessory structure 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 demolition 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: Mike Hathaway. Mr. Hathaway thanked the Commissioners for their consideration of the demolition application.

Chair Roberts asked if there was anyone from the public who would like to comment on this item, there being none, Chair Roberts asked the Board for a motion.

MOTION

- Motion for Approval with Conditions
 - o Laster
 - o Harrison

There being no discussion, Chair Roberts asked for the commissioners to vote on the item.

- Motion Passed, 8-0

4. Consideration Of Alterations At 432-438 Main St. (Masonry); Karen Cochran, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

- Project Leader: Emily Huffer. Ms. Huffer stated that The White Building at the Five Points intersection was constructed in 1923 and placed on the National Register of Historic Places in 1985. The applicant appeared before the Design Review Committee during its December 2022 and April 2023 meetings and has done an extensive search that provided samples that are a close match to the iconic green and white bricks on the White Building. The application involves replacing the damaged green and white glazed brick on the building and replacing it with a similar glazed brick. The applicant has worked diligently to find a glazed brick that closely matches the existing brick on the building. The green glazed brick will be removed from the higher elevations and replaced if it is in poor condition and the intact brick will be utilized at the lower level of the building to replace the bricks that are in poor condition. The Guidelines recommend that masonry on commercial buildings should be preserved to maintain the original exterior masonry walls and details. If the masonry needs repair or if it is in poor condition, one should replace damaged masonry with new masonry which matches historic masonry as closely as possible in color, texture, and profile. Based on the samples that were shown in the application and what were seen at the April DRC meeting, the green and white glazed bricks are a close match to the existing bricks. Additionally, the mortar will also be replaced due to its age and will be color matched to what is currently on the building. The Guidelines recommend when repointing is needed, one should use mortar to match the original in composition and appearance. New mortar joints should be raked to match the original profile. Materials such as stucco or Drivit should be avoided. By replacing the bricks that are in poor condition and moving the intact, green-glazed bricks from the higher elevations to the more visible lower elevations, it meets the Guideline that states that one should preserve historic building elements that contribute to building style and historic character.

RECOMMENDATION: Staff recommends the replacement and repair of the masonry brick at the White Building 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.

Chair Roberts thanked Ms. Cochran for her extensive research and work on this project.

- Applicant Speaker: Karen Cochran. Ms. Cochran stated that she began working on the project about a year ago. Ms. Cochran explained that she believes she has found a suitable green and white color brick to be used to replace the brick at the top of the building. Because of wear and tear over time, there is still a variance in the color when placing the new brick alongside the weathered brick. The plan is to replace the chipped and damaged brick on the lower part of the building with the existing brick at the top of the building once it's removed. The new brick will replace what was removed from the top horizontal sections of the building. Ms. Cochran asked the Commission for approval so that she can give the mason a timeframe.

Ms. Cochran stated that she would like to discuss the scaffolding that will be required once the project begins.

Chair Roberts and Mr. Bryan explained that Mr. Tosh with Building and Neighborhood Services would be able to discuss the details at the appropriate time.

Chair Roberts asked if there was anyone from the public who would like to comment on this item, there being none, Chair Roberts asked the Board for a motion.

MOTION

- Motion for Approval with Conditions
 - o Pearce
 - o Harrison

Discussion:

Commissioner Denton stated that because this project would be considered a high-profile project, any changes to the project should come before the Commission for review and approval.

Chair Roberts stated that an amendment to the motion will be added.

Commissioner Pearce stated that the reason the condition was written this way was for the Preservation Planner to make non-substantive decisions.

Commissioner Worthington thanked Ms. Cochran for her attention to detail and for her love of the building.

- Amendment to motion #1: Changes need to come back to the Commission not staff, due to the building being a highly regarded building in Franklin.
 - o Denton
 - o Laster
 - o Amendment, passed 8-0

Discussion:

Chair Roberts recommended that in addition to staff comments, the Centric report that details the process and procedures of the project should be included with the staff report.

Commissioner Pearce stated that she supports adding the report and adding an amendment to the motion.

- Amendment to motion #1: The Centric report should be included in the staff report/COA.
 - o Pearce
 - o LeMarinel
 - o Amendment, passed 8-0

MAIN MOTION (twice amended)

- Motion for Approval with Conditions
 - o Pearce
 - o Harrison
- Overall Motion, passed 8-0

5. **Consideration Of Alterations At 800 Fair Street (Screened Porch, Dormers, Skylights); Amanda McCreary, Applicant.**

Sponsors: Kelly Dannenfelser, Joseph Bryan

- Project Leader: Joseph Bryan. Mr. Bryan stated that the applicant has submitted an application for several alterations and an addition to the home located at 800 Fair Street. The scope of work includes a new rear screened porch addition, the addition of two side dormers, replacement of the front dormer window, the installation of three skylights, and removal of an existing roof vent. The size, location, and placement of the rear screened porch is consistent with the Guidelines. The new porch, measuring approximately 343 square feet and located at the rear of the home, along with the 80s-era rear addition, measures just under the 50% threshold at 48.5% of the historic footprint. Exact materials have not been specified but should match or be compatible with the materials of the existing home. Plans also include the installation of a new rear door to the 80s-era addition to access the porch. New door openings are recommended to be at the side or rear elevation away from public view, so the request for a new door can be supported.

Dormers

The Guidelines recommend that new dormers be added only to side or rear elevations and that they should relate to the style, scale, and proportion of existing fenestration. The location of the dormers on the non-historic portion of the home, their size, and styling of the new side dormers are consistent with the Guidelines. The applicant has also indicated that they intend to replace the front dormer window to make it operable. The front dormer window appears to be a single-pane window. However, it is difficult to determine if the window itself is historic or if its current condition warrants replacement. The Guidelines recommend the replacement of historic windows and encourage repairing rather than replacing.

Skylights

The applicant is requesting to add three skylights, two to the main form of the home and one to the 80s-era addition. The applicant is proposing to use a flat, tunnel-style skylight that appears flush with the roofline. The Guidelines recommend that

historic roof forms should be preserved and that skylights should be positioned so they are not visible from the street. The two skylights on the right side of the home are sufficiently placed to the rear of the home or obscured from view from the street. The skylight on the left side is positioned in front of the existing chimney, so it may be more visible. The removal of the existing roof vent can be supported.

RECOMMENDATION: Staff recommends approval with the following conditions:

1. The applicant must submit porch materials and door spec to Planning Staff prior to issuance of a building permit.
2. Should the front window replacement be approved; the applicant must submit window specs to Planning Staff prior to issuance of a building permit.
3. The applicant must relocate the left side skylight to a location that better meets the intent of the Guidelines.
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.

- Applicant Speaker: Amanda McCreary. Ms. McCreary stated that the family would like to make the 2nd floor livable so that as the family expands, they will have enough living space. After the DRC meeting, the right-side dormer will be the size suggested by the team. The rear left-side dormer will be expanded to serve as the egress window. Ms. McCreary stated that she would like to see the front dormer window operable as an additional opening for an emergency. Lastly, Ms. McCreary explained that the skylight plan has been replaced with a sky tunnel. The sky tunnel, as seen in the application documents, can appear flat resembling a skylight or low profile resembling a roof vent.

Chair Roberts asked if there was anyone from the public who would like to comment on this item, there being none, Chair Roberts asked the Board for a motion.

Chair Roberts suggested breaking down the application into multiple motions. The first motion would be the consideration of the rear screened porch addition.

MOTION

- Motion #1 for Approval with conditions (rear screened porch addition)

- o Pearce
- o Denton

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

- Motion passed 8-0

- Motion #2 for Approval with conditions (Addition of two side dormers, replacement of the front dormer window, and removal of an existing roof vent)

- o Harrison
- o Worthington

Discussion

Commissioner Laster asked for more details regarding the front window that is inoperable.

Ms. McCreary stated that the window is a sash only with no frame making it difficult to hinge.

Commissioner Laster stated the window could be hinged from the inside. Mr. Laster added that the window appears to be an original window. Transoms are often hinged from the inside. Mr. Laster stated that he would like to make an amendment to keep the original window on the front dormer and add a hinge.

Chair Roberts asked Ms. McCreary if the 2nd floor was currently livable.

Ms. McCreary stated that at some point the 2nd floor was framed in, but it is not livable now.

- Amendment to motion #2: To keep the original window on the front dormer and add a hinge)

- o Laster
- o Denton

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

- o Amendment passed 8-0

Chair Roberts asked if there was any further discussion on MOTION #2, there being none, he asked the Commissioners to vote.

MOTION #2 (once amended)

Motion passed 8-0

Chair Roberts stated that the next motion would refer to the skylights.

Ms. McCreary explained there were 2 options for the sky tunnel. The first option appears flat on the roof and the second option has a higher profile (domed) like a roof vent. The purpose of the sky tunnel is to provide even light throughout the room.

- Motion #3 for Approval with conditions (Skylights)
 - o Worthington
 - o Harrison

Commissioner Besser asked why the flat option is not being considered.

Ms. McCreary stated that the flat option is a more contemporary design as opposed to historical and like others in the historical district. The higher profile size being considered is a size 12 which is smaller than the existing roof vent.

Commissioner LeMarinel stated that he doesn't care for any of the options personally. If he had to choose, he would choose the bottom right choice. The flat version would look like a skylight but agrees that light is needed in the room.

Commissioner Pearce stated that she doesn't have any concerns about the sun tunnel on the right side of the house because it's not seen from the road. However, the sun tunnel on the left side of the house will clearly be seen.

Commissioner Denton asked what the sun tunnel would look like at night. The nighttime appearance is a concern.

Ms. McCreary stated that she didn't have information about how the sun tunnel would appear at night.

Commissioner LeMarinel stated his concern about setting a precedent for this type of sun tunnel without completely understanding how the light appears at night.

Commissioner Denton stated that he could not support the sun tunnel without more information.

Commissioner Pearce explained that she can support the sun tunnels that are blocked from view but feels like more information is needed about the sun tunnel in general.

Ms. McCreary stated that she believes that the light from the sun tunnel doesn't go back up but can't confidently state for sure.

Chair Roberts asked if it may be better to defer a decision on the sun tunnel until the June 12, 2023, HZC meeting.

Ms. McCreary agreed with deferment.

- Amendment to motion #3: Deferral of the skylights to the June 12th HZC meeting.
 - o Pearce
 - o LeMarinel
 - o Overall Motion, passed 8-0

6. **Consideration Of Partial Demolition (Accessory) At 264 Natchez Street; Greg Gamble, Applicant.**

Sponsors: Kelly Dannenfelser, Joseph Bryan

Commissioner Pearce recused herself from the project.

- **Project Leader: Joseph Bryan.** Mr. Bryan stated that the proposal includes the partial demolition of an addition to the historic accessory structure to accommodate the new parking area for the new civic-institutional use of the building located at 264 Natchez Street, known locally as the Merrill-Williams House. The parking location and layout was approved by the Historic Zoning Commission at the April 2023 meeting. The Guidelines recommend against the removal of historic buildings from historic districts if they retain architectural and historical integrity and state that demolition may be approved by the Franklin Historic Zoning Commission if one or more of the demolition criteria are met (p.176). The applicant has applied for demolition based on the criterion of lack of architectural or historical integrity. The detached garage building does not appear on the 1950 edition of Sanborn Insurance maps. The applicant supplied information from the previous owner of the property who believes the garage was constructed around 1974, which is on the cusp of the 50-year threshold to be considered historic. It appears the section of the accessory structure the applicant is requesting to remove is a non-historic addition to the building. Additionally, the pitch of the lean-to roofline and the siding material being different from the accessory structure, the section was more than likely constructed later. Interior photos show the original garage bay opening as well as different building materials from the rest of the detached garage. Based on the time of construction and lack of any architectural integrity, the removal of the garage addition can be supported.

RECOMMENDATION: Staff recommends approval with the following conditions:

1. The application must meet all the requirements of the City of Franklin prior to issuance of a demolition 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: Cleve Salmon.** Ms. Salmon stated that the demolition is needed to provide appropriate parking for the intended use of the building. The site plan was approved in April and once the codes for the appropriate amount of parking are met the project will be well on its way.

Chair Roberts asked if there was anyone from the public who would like to comment on this item, there being none, Chair Roberts asked the Board for a motion.

MOTION

- Motion for Approval with Conditions
 - o Worthington
 - o Denton

Discussion

Commissioner Denton asked the Commission if it is necessary for project applications to be submitted for approval if the structure is not 50 years old, unless specifically requested.

Commissioner LeMarinel stated that it was his understanding that the garage structure was more than 50 years old. Mr. LeMarinel stated that Mr. Denton's point is well taken.

Mr. Squires stated that it is appropriate to review a project if the property lies in the historical overlay.

Ms. Dannenfelser explained that there is a list of criteria to help determine whether a structure is historical or not. It is the purview of the Commission to review any demolition of a structure, in light of the guidelines, and if the structure does not meet the historical criteria, review would not be necessary.

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

- Motion passed 7-0

7. **Consideration Of Alterations (Doors, Windows) At 239 Franklin Road; Brandon Priddy, Applicant.**

Sponsors: Kelly Dannenfelser, Joseph Bryan

- **Project Leader: Joseph Bryan.** Mr. Bryan stated that the applicant has submitted plans for the restoration and renovation of the historic Harlinsdale Barn to allow it to serve as a modern event space for the City of Franklin. The scope of work

includes a new roof, siding repair, addition of required egress doors and general repair/repaint of the entirety of the structure. It is the intent of the design team to preserve to the greatest extent possible the different elements of the barn while also equipping it with modern amenities to provide for both life safety as well as convenience to give the facility a new boost of life that will sustain it through the 21st century.

The Guidelines encourage regular maintenance of historic structures and the paint and repair work on the siding can be supported. The Guidelines also recommend that only damaged sections of the original roofing be repaired and that if partial or wholesale replacement is needed, use materials whose composition and appearance match the historic materials. The applicant has indicated that the existing roof and rear doors are not original or historic to the building so their replacement can be supported. The applicant intends to replace the roofing materials with what currently exists. The applicant has not indicated the color of the new roofing material.

Plans also include the installation of three new doors to meet the life safety requirements for ingress and egress. All three doors are proposed to utilize existing window openings. The Guidelines recommend preserving and maintaining historic windows and historic window openings and to maintain the original space patterns and location of windows. The applicant describes the new doors as "new egress doors operable from interior only - only a single handle visible on the exterior. Custom door to match shape, location and configuration of existing window to minimize visual impact on elevation." Two of the doors are located on the left elevation and one on the right. No new doors or openings are proposed for the front elevation facing Franklin Road. While alterations to window openings are not recommended, these egress access points are required to meet life safety standards and allow for the continued use of the barn facility. The new openings are located to the sides of the building and preserve the front elevation. In this instance, the installation of the new door openings can be supported. However, the applicant should save and reuse as much historical material as possible.

The applicant has also indicated the addition of two removable brackets to the front and rear elevation for Wi-Fi routers to be used on a limited basis during special events. The applicant describes the brackets as "a simple hook painted white to match the siding to minimize visual impact." The brackets are to the left and beneath the central gable on both the front and back of the building. Alterations to front or primary elevations are not recommended. While the brackets can be supported due to their small size and limited use, staff recommend that they work with the applicant to see if another location that better meets the Guidelines is possible.

As an additional note, any alterations to the building must also be approved by the State Historic Preservation Office.

RECOMMENDATION: Since this is a city project, staff does not make a recommendation here are some potential conditions should the HZC approve the proposal:

1. The color of the new roofing material will match the existing color.
2. The applicant shall submit the roofing materials specs to Planning Staff prior to issuance of a building permit.
3. The applicant shall work with Planning Staff to see if another location for the brackets is more suitable for their intended purpose.
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.

- Applicant Speaker: Brandon Priddy. Mr. Priddy stated that he did not have any new information to add to Mr. Bryan's summary.

Chair Roberts asked if the Commission would like to break the proposal into individual motions, there being no individual motions requested, Chair Roberts asked the Commission for a motion.

Commissioner Pearce stated that because the project must comply with the Department of Interior guidelines, she is supportive of the project.

Chair Roberts asked the applicant for more details regarding the roof of the barn.

Mr. Priddy stated that the roofing material would be shingle only and the same color that currently exists on the roof.

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

MOTION

- Motion for Approval with conditions
 - o Harrison
 - o LeMarinel

- Motion passed 8-0

OTHER BUSINESS

Commissioner Besser congratulated Ms. Huffer on her graduation.

Ms. Huffer's Master's degree is in Public History with an emphasis on Historic Preservation.

Commissioner Laster stated that he passed a home on Margin Street that had been demolished, but the Commission had approved a remodel.

Ms. Dannenfelser stated that the house on North Margin Street was in a flood plain, needed to be lifted out of the flood plain, like the Shuff property. Because of structural issues, the walls needed to be taken apart, preserved, and will be reinstalled.

Commissioner LeMarinel stated that the property hadn't been demolished.

RECEIPT OF ADMINISTRATIVE COA APPROVALS ON BEHALF OF THE HZC

8. Signage (Convenience) At 114 E. Main St.; JT Manor, Applicant

Sponsors:

9. Signage (Post-and-Panel) At 230 Franklin Rd. (Mafiaoza's); William Banks, Applicant.

Sponsors:

10. Signage (Post-and-Arm) At Lancaster Dr. (Harpeth Meadows); William Banks, Applicant.

Sponsors:

11. Signage (Convenience) At 420 Bridge St.; JT Manor, Applicant.

Sponsors:

12. Rear Yard Fencing And Installation of Garden Panel At 312 Ledgelawn Ct.; Jill Dufrense.

Sponsors:

ADJOURN

There being no further business, the meeting adjourned at 06:21 PM p.m.

Chair

Date



File #: 21-04754

DATE: May 31, 2023
TO: Historic Zoning Commission
FROM: Kelly Dannenfelser, Asst. Director of Planning
Emily Huffer, Assistant Preservation Planner

SUBJECT:
Consideration Of Alterations (Windows) At 317 Main St.; Sean Moule, Applicant

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning window replacement at 317 Main Street.

APPLICABLE DESIGN GUIDELINES:
2022 Franklin Historic District Design Guidelines:
Chapter 3: Commercial Buildings

PROJECT INFORMATION:
COF Project Number: 8197
Applicant: Sean Moule
Owner: Bo Hanson

BACKGROUND:
Per the 2019 National Register of Historic Places, the Downtown Franklin Historic District nomination lists 317 Main Street as a two-story brick commercial building built ca. 1890 and substantially remodeled ca. 1980. The main entrance is set in a central bay and has paired multi-light glass-and-wood doors with a multi-light transom and sidelights. Windows are ca. 1980 one-over-one wood sash. The building has an exterior of stretcherbond brick. The storefronts were all remodeled ca. 1980 and at the roofline is a metal cornice. The proposal is to replace five windows, two on the front facade and three on the rear facade. The Guidelines recommend for replacement of non-historic windows to use a material and window type that is similar to those seen historically in the neighborhood. Composite materials that have the appearance of wood are appropriate for windows, stops, jambs, and trim. As proposed in the application, the intent is to replace the windows circled in the attached photos with pine windows, painted in an almond color so that the new windows match the existing windows on each facade.

The submittal provides photos of the windows showing the exterior that are from different vantage points than the interior and therefore there is an inaccuracy as to which windows are proposed to be replaced. As these windows were replaced in ca. 1980, replacement of any of these windows would meet the intent of the Guidelines as long as they match the remaining windows on the building in dimensions, window lite pattern, and color.

RECOMMENDATION:

Staff recommends approval of the replacement of five windows at 317 Main Street with the following conditions:

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.

317 Main Street Window Replacement

Exterior window pictures—shows no brickmold. Windows were installed direct to wood framing then bricks were installed up to windows. Pella install will do the same, install through the frame into wood studs with no brickmold.



Interior pictures—shows wood rot issues on. These windows are being replaced due to operational issues, fogged glass, and rot.





**WOOD &
ALUMINUM-
CLAD WOOD
WINDOWS
& PATIO
DOORS**

EXQUISITELY
DESIGNED
WINDOWS AND
DOORS WITH
UNPARALLELED
HISTORICAL
DETAILING.



NOW YOU SEE IT, NOW YOU DON'T.
Self-storing Integrated Rolscreen® retractable
screens let in light, fresh air and nothing else.
Close the window and they roll out of sight.

WHY YOU CAN TRUST PELLA

At Pella, we don't just create windows and doors. We innovate with purpose, design with passion, build with integrity and deliver with pride.

RATED #1 BY HOMEOWNERS FOR INNOVATION¹

We are continually striving to improve what we do and how we do it. That drive has earned us 150 patents and counting for amazing innovations. In 1925 we opened our doors with the patented Rolscreen® retractable screen, a time-tested innovation that is still one of our most desired features today.

RATED #1 BY HOMEOWNERS FOR HIGHEST QUALITY¹

We make products specifically for you with meticulous care and attention. Our wood craftsmen have been honing their skills, on average, for over 14 years – that's longer than it takes for most to earn their PhD. And it doesn't stop there. Our product designs are tested beyond industry standards, so you can trust them to perform. Door designs are tested to 100,000 open and close cycles, and double-hung and casement window designs are tested at least 6,000 times.

THE BEST LIMITED LIFETIME WARRANTY FOR WOOD WINDOWS AND PATIO DOORS²

You can feel confident in your investment. We pride ourselves on providing exceptional quality, exceeding expectations and going beyond requirements. That's why we stand behind all of our wood windows and patio doors with a limited lifetime warranty.³

¹ Study of homeowner perceptions of leading national brands. Study commissioned by Pella, 2021.

² Based on comparing written limited warranties of leading national wood window and wood patio door brands. See written limited warranties for complete details, including exceptions and limitations, at pella.com/warranty, or contact Pella Customer Service.

³ See written limited warranties for complete details, including exceptions and limitations, at pella.com/warranty, or contact Pella Customer Service.



**OUR DEDICATED TEAM
IS PART OF YOUR
PROJECT'S POTENTIAL.
WE PROVIDE SOLUTIONS
TO HELP COMPLETE
YOUR PROJECT."**

– ALAN PICKETT,
PELLA ARCHITECTURAL
SOLUTIONS

WHY CHOOSE WOOD?

Get the beauty and warmth of natural wood, our most customizable designs and exceptional energy efficiency. All Pella wood products are made with high-quality wood, metal and manufacturing processes, regardless of product line.

EXCLUSIVE WOOD PROTECTION

Pella's exclusive EnduraGuard® wood protection is applied after the pieces have been cut and milled, but prior to final assembly, providing advanced protection against the elements.

DESIGNED FOR LONG-LASTING DURABILITY

Intentional jamb-on-sill design helps seal the end grain of the wood and elevates it off the rough opening, reducing the potential to absorb moisture. For added strength and durability, our three-way corner joints are made up of mortise-and-tenon, metal fasteners and commercial adhesive.

QUALITY EXTERIOR AND INTERIOR FINISHES

Extruded aluminum-clad exteriors feature through-stile construction for exceptional durability and EnduraClad® finishes that resist fading and chalking. Interiors can be factory pre-finished to save time. Our prefinish is applied prior to final assembly and kiln-cured for a quality aesthetic.



THE BEST LIMITED LIFETIME WARRANTY FOR WOOD WINDOWS AND PATIO DOORS*

You can be confident in your investment. At Pella, we are committed to designing and building wood products with exceptional quality and durability. This is supported by:

ENDURAGUARD® WOOD PROTECTION
Advanced protection for wood against the effects of moisture, decay, stains from mold and mildew – as well as termite damage.

EXTERIOR ALUMINUM CLADDING
Exceptionally durable aluminum cladding with EnduraClad® exterior finish helps protect windows and patio doors for years.

INSULATING GLASS SEAL
A long-lasting insulating glass seal provides a clear view and exceptional energy efficiency.

* Based on comparing written limited warranties of leading national wood window and wood patio door brands. See written limited warranty for details, including exceptions and limitations, at pella.com/warranty or contact Pella Customer Service.



Winner of the 2019 Most Innovative Window from Window and Door Magazine



EVERY DETAIL MATTERS

Created for those who refuse to settle for anything less than extraordinary, Pella Reserve - Traditional products provide unparalleled historical detailing. From authentic hardware and a disappearing screen to sash lugs that allow tilting, we've thought of every detail.



WHY CHOOSE PELLA® RESERVE™ – TRADITIONAL?

Revel in the authenticity and bring your design vision to life. Exuding the tenets of traditional designs, Pella Reserve - Traditional products provide historical elements with uncompromised attention to detail.

HISTORIC PUTTY PROFILE

Further your aesthetic with the putty profile, recreated with historically accurate angles – providing meaningful depth and a realistic shadow. Pella Reserve products offer the industry's deepest sash dimensions for a richer and more dramatic aesthetic for your project.

THROUGH-STILE CONSTRUCTION

Essential to the tradition of window making, butt joinery and through-stile construction create authentic proportions and emulate historic window design.

INTEGRAL LIGHT TECHNOLOGY®

Pella's Integral Light Technology helps capture the look of true-divided-light without sacrificing energy efficiency.

AUTHENTIC HARDWARE

Complement your project with historically authentic spoon-lock window hardware. Our Antiek casement window hardware is inspired by period furniture to deliver authentic, traditional style. Add charm to patio doors with premium hardware created in collaboration with Baldwin®.

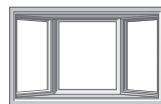
AVAILABLE IN THESE WINDOW AND PATIO DOOR STYLES:



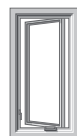
Angle-Top Window



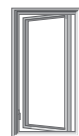
Awning Window



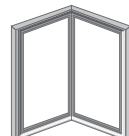
Bay or Bow Window



Casement Window



Push-Out Casement Window



Corner Window



Curve-Top Window



Fixed Window



Double-Hung Window



Single-Hung Window



Hinged Patio Door



Sliding Patio Door



Bifold Patio Door



Multi-Slide Patio Door

Special shapes also available.

ACHIEVE YOUR VISION
WITHOUT CONCESSIONS

TAILOR-MADE SOLUTIONS

Partner with Pella. From preliminary drawings to installation, Pella's expert team of architects, engineers, drafters and consultants can work to deliver custom window and door solutions for your project.

AUTHENTIC LOOK OF
TRUE DIVIDED LIGHT

Our Integral Light Technology® grilles help capture the look of true-divided-light without sacrificing energy performance, giving you a more authentic look.

INTEGRATED ROLSCREEN®

Winner of the 2019 Most Innovative Window from *Window and Door Magazine*, the Integrated Rolscreen retractable screen provides a cleaner, more polished look. The Integrated Rolscreen is a double- and single-hung screen that appears when you open the window, and rolls away, out of sight, when you close it.

PUTTY GLAZE PROFILE

Our putty profile with historically accurate angles provides a realistic shadow. Pella® Reserve™ products offer the industry's deepest sash dimension for a richer, deeper and more dramatic aesthetic for your project.

THROUGH-STILE CONSTRUCTION

Essential to the authenticity of traditional window making, historical accuracy is achieved with butt joinery and through-stile construction on the exterior cladding.



EXTRUDED ALUMINUM EXTERIORS

Pella Reserve products are available with extruded aluminum-clad exteriors for exceptional durability. Create a custom exterior color to meet your design needs or choose from our wide variety of color options.





**WE KNOW DETAILS MAKE
ALL THE DIFFERENCE.
THAT'S WHY PELLA
FOCUSES ON THE
HISTORICAL DETAILS
TO DELIVER THE LEVEL
OF AUTHENTICITY YOU
DESIRE."**

– ALAN PICKETT,
PELLA ARCHITECTURAL SOLUTIONS

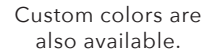
THE BEST OF BOTH WORLDS

The Integrated Roloscreen® is there when you need it and hidden when you don't. Stored safely inside the window when it's closed the retractable screen gives a cleaner, more polished look and eliminates maintenance of seasonal screen removal and storage.

A row of seven wood samples, each with a label below it. From left to right: Pine (light yellowish-brown), Douglas Fir (light brown with vertical grain), Mahogany (dark brown with fine grain), White Oak (light tan with horizontal grain), Red Oak (light tan with horizontal grain), Cherry (medium brown with vertical grain), and Maple (light yellowish-brown with vertical grain).

White	Bright White	Linen White	Natural Stain	Golden Oak Stain	Early American Stain	Provincial Stain
Dark Mahogany Stain	Red Mahogany Stain	Espresso Stain	Charcoal Stain	Black Stain		

Almond color closest to exist



Fold-Away Crank
Antiek

Spoon-Style Lock

Champagne

White

Brown

Matte Black

Oil-Rubbed Bronze

Satin Nickel

Satin Brass

² Flush multi-slide handle is not available in Champagne.

GRILLES

Choose the look of true divided light, or make cleaning easier by selecting grilles-between-the-glass.

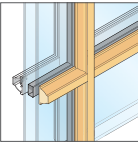


Putty Glaze Integral Light Technology® with Ogee Interior¹ 5/8", 7/8" 1-1/4" or 2"

No grilles to match existing

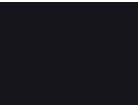


Aluminum Grilles- Between-the-Glass² 3/4"



Ogee Integral Light Technology*¹ 7/8", 1-1/4" or 2"

Grilles-Between-the-Glass Interior Colors:²



Black



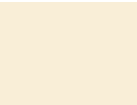
White



Brown



Fossil



Ivory



Harvest



Cordovan

GLASS

InsulShield® Low-E Glass³



Advanced Low-E insulating dual- or triple-pane glass with argon or krypton⁴



AdvancedComfort Low-E insulating dual-pane glass with argon



NaturalSun Low-E insulating dual- or triple-pane glass with argon or krypton⁴

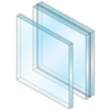


SunDefense™ Low-E insulating dual- or triple-pane glass with argon or krypton⁴

Additional Glass Options



Laminated (non-impact-resistant)⁵,⁶, tinted⁷,⁸ or obscure⁹,⁵ glass also available on select products



STC (Sound Transmission Class)-improved dual-pane sound control glass⁴,⁷



Impact-Resistant glass⁴,⁵

ADDED PEACE OF MIND

Integrated Security Sensors

Choose optional, built-in security sensors powered by Insynctive® technology so you can monitor windows and doors while at home or away with the Pella Insynctive App.⁸ Learn more at connectpella.com.

¹ Color-matched to your product's interior and exterior color.
² Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.
³ Optional high-altitude InsulShield Low-E glass is available with or without argon on select products.
⁴ Available on select products only. See your local Pella sales representative for availability.
⁵ Available with Low-E insulating glass with argon on select products.
⁶ For best performance, the laminated glass may be in the interior or exterior pane of the insulating glass, depending on the product.
⁷ Sound control glass consists of dissimilar glass thickness (5mm/3mm).
⁸ Requires the Pella Insynctive App on a smart device, an Insynctive Bridge and a wireless home internet router with internet connection.



REVEL IN THE AUTHENTICITY
Pella's Integral Light Technology®
grilles help capture the look
of true-divided-light without
sacrificing energy performance.



THE BEST LIMITED LIFETIME WARRANTY FOR WOOD WINDOWS AND PATIO DOORS*

Pella wood products are backed by the best limited lifetime warranty for wood windows and patio doors.*

A ten-year limited warranty for Baldwin hardware is included. See written limited warranty for details,
including exceptions and limitations, at pella.com/warranty.

NOTE: Product specifications may change without notice.

Actual colors may vary from those shown and products may vary slightly from illustrations and photos.

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* Based on comparing written limited warranties of leading national wood window and wood patio door brands. See Pella written Limited Warranty for details, including exceptions and limitations, at pella.com/warranty, or contact Pella Customer Service at 877-473-5527.



Connect with Pella:





Contract - Detailed

Phone:

Fax:

Sales Rep Name: Moule, Sean

Sales Rep Phone: 615-626-0195

Sales Rep Fax:

Sales Rep E-Mail: smoule@pelladirect.com

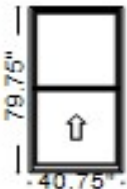
Customer Information	Project/Delivery Address	Order Information
Ryzec Building Group 144 Confederate Dr Franklin, TN 37064-3817 Primary Phone: (615) 438-4780 Mobile Phone: Fax Number: E-Mail: bert@ryzecgroup.com Contact Name: Great Plains #: 9087306 Customer Number: 1007112046 Customer Account: 1002800309	317 Main St Franklin Replacement Window 144 Confederate Dr Lot # Franklin, TN 37064-3817 County: Owner Name: Owner Phone:	Quote Name: 317 Main St Franklin 2 Singles 1 Double Final Order Number: 343 Quote Number: 16532732 Order Type: Installed Sales Wall Depth: Payment Terms: Deposit/C.O.D. Tax Code: COMMINSTALL Cust Delivery Date: None Quoted Date: 2/27/2023 Contracted Date: Booked Date: Customer PO #:

Customer Notes: Window Openings: 4 - Door Openings: 0
Exterior Finish: Almond
Interior Finish: Primed (contractor to finish--not in scope)
Glazing: Advanced Low-E Insulating Glass with Argon; Annealed
Grille Type: No grille
Hardware Finish: Oil rubbed bronze
Limited Opening Hardware: None
Window Opening Control Device: None
Screen Cloth: Half screen on vent
Frame Depth: 5" total (no jamb extension)
Method of Attachment: No fin block frame through frame install

Line #	Location:	Attributes																																																																																					
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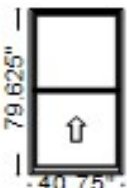
Rough Opening: 87" X 81.5"

Customer Notes: FACING CIRCLE

Line #	Location:	Attributes	
15	Single Window	Pella® Reserve, Traditional, Single Hung, 40.75 X 79.75, Almond	Qty 1
	 PK # 2131 Viewed From Exterior	1: Traditional, Non-Standard SizeNon-Standard Size Single Hung, Equal Frame Size: 40 3/4 X 79 3/4 General Information: Standard, Luxury, Clad, Pine, 5", 3 11/16" Exterior Color / Finish: Painted, Standard Enduraclad, Almond Interior Color / Finish: Primed Interior Sash / Panel: Ogee, Ogee, Standard, No Sash Lugs Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude STC 5mm/3mm Combination Hardware Options: Cam-Action Lock, Oil Rubbed Bronze, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor Screen: Half Screen, Standard EnduraClad, Almond, Standard, InView™ Performance Information: U-Factor 0.29, SHGC 0.28, VLT 0.51, CPD PEL-N-232-01225-00001, Performance Class CW, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, Year Rated 08 11, Clear Opening Width 37.375, Clear Opening Height 35.437, Clear Opening Area 9.197624, Egress Meets Typical 5.7 sqft (E) (United States Only) Grille: No Grille, Wrapping Information: No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 241".	

Rough Opening: 41 - 1/2" X 80 - 1/2"

Customer Notes: FACING CIRCLE-SAME SIDE AS 2-WIDE

Line #	Location:	Attributes	
17	Single Window	Pella® Reserve, Traditional, Single Hung, 40.75 X 79.625, Almond	Qty 2
	 PK # 2131 Viewed From Exterior	1: Traditional, Non-Standard SizeNon-Standard Size Single Hung, Equal Frame Size: 40 3/4 X 79 5/8 General Information: Standard, Luxury, Clad, Pine, 5", 3 11/16" Exterior Color / Finish: Painted, Standard Enduraclad, Almond Interior Color / Finish: Primed Interior Sash / Panel: Ogee, Ogee, Standard, No Sash Lugs Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude STC 5mm/3mm Combination Hardware Options: Cam-Action Lock, Oil Rubbed Bronze, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor Screen: Half Screen, Standard EnduraClad, Almond, Standard, InView™ Performance Information: U-Factor 0.29, SHGC 0.28, VLT 0.51, CPD PEL-N-232-01225-00001, Performance Class CW, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, Year Rated 08 11, Clear Opening Width 37.375, Clear Opening Height 35.3745, Clear Opening Area 9.181402, Egress Meets Typical 5.7 sqft (E) (United States Only) Grille: No Grille, Wrapping Information: No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 241".	

Rough Opening: 41 - 1/2" X 80 - 3/8"

Customer Notes: OTHER OFFICE - 2 SEPARATE WINDOWS

Line #	Location:	Attributes	
20	Foam	01HP0000 - Pella Great Stuff Pro Gun Foam	Qty 3
			
1: Pella Parts Catalog			
Pella Parts Selector: Installation Accessories, Double Hung, Installation Tape / Foam / Shims, Pella Reserve, Unhanded, 01HP0000, Great Stuff Pro Gun Foam, 01HP0000,			
PK # 2131			
Viewed From Exterior			

Rough Opening: 10" X 10.5"

Line #	Location:	Attributes	
25	Caulking	Installation Sealant, White	Qty 3
1: Accessory			
Frame Size: -1 X -1			
General Information: Installation Sealant			
Exterior Color / Finish: Painted, White			
Interior Color / Finish: Not Applicable Interior			
Package: Box 12 Tubes			
Wrapping Information: Perimeter Length = 0".			
PK # 2131			
Viewed From Exterior			

Line #	Location:	Attributes	
30	Shims	6-6-2 - Composite Shims (Case - 288)	Qty 1

Line #	Location:	Attributes	
35	Lift	Lift for second story install	Qty 1

Line #	Location:	Attributes	
40	Installation labor	2-03-01 - Installation of Windows and/or Doors - Commercial	Qty 1

Line #	Location:	Attributes	
45	Install description	Remove existing window, pocket install up to existing interior casing, foam & caulk exterior gap window to brick. Boom lift install of heavy window.	Qty 1

328 TN-96



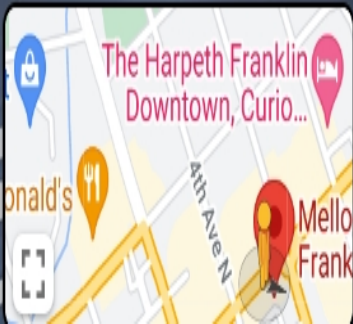
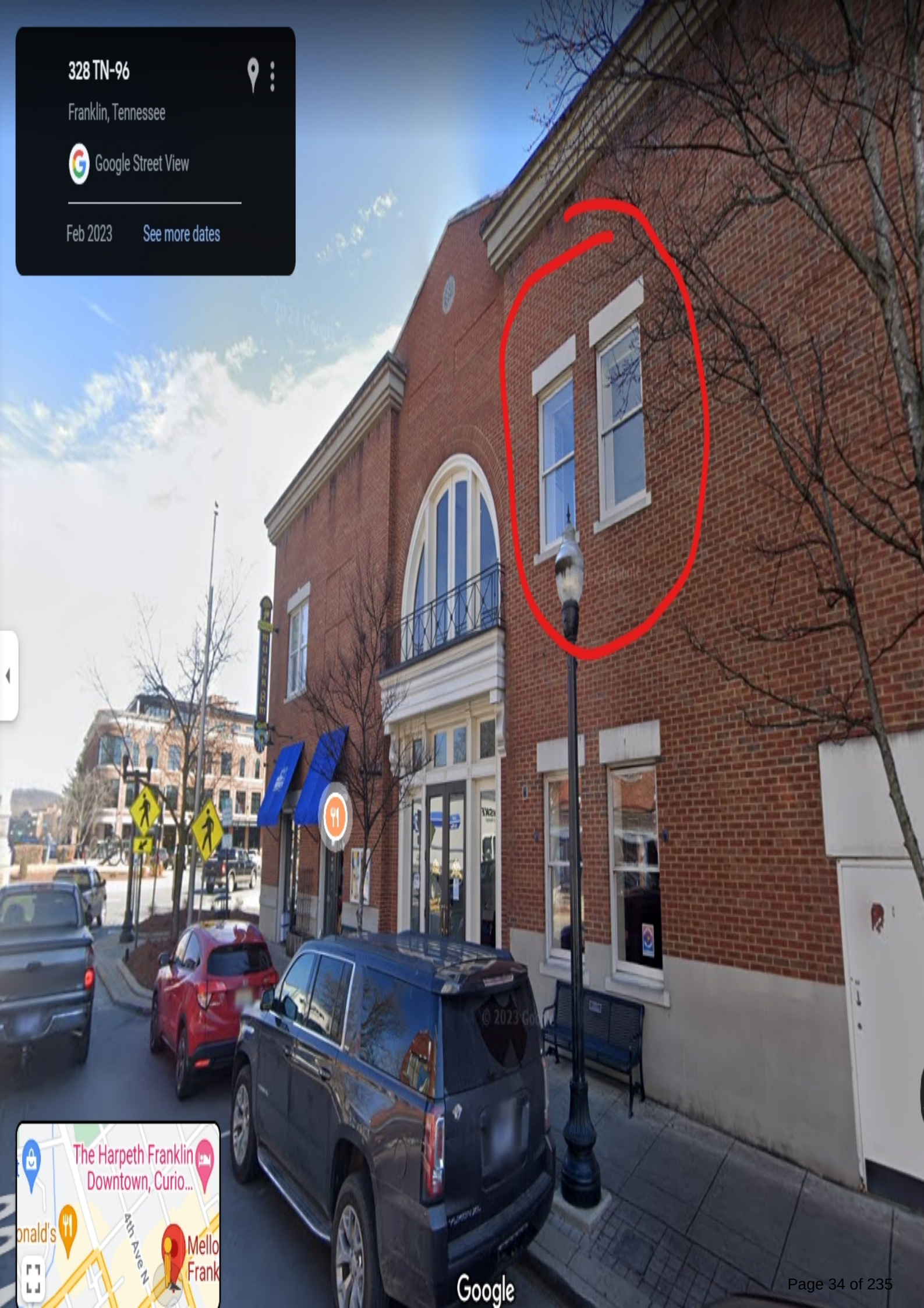
Franklin, Tennessee



Google Street View

Feb 2023

[See more dates](#)



Google





File #: 21-04755

DATE: May 31, 2023
TO: Historic Zoning Commission
FROM: Kelly Dannenfelser, Asst. Director of Planning
Emily Huffer, Assistant Preservation Planner

SUBJECT:

Consideration Of Alterations To Previously-Approved Wall And Fence Construction At 725 W. Main St.; Greg Pruitt, Applicant.

PURPOSE:

The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning alterations to the previously approved Certificate of Appropriateness for 725 W. Main Street, at The Arlington.

The proposal received a Certificate of Appropriateness at the October 10th, 2022 Historic Zoning Commission meeting.

APPLICABLE DESIGN GUIDELINES:

2010 Historic District Design Guidelines:
Residential Guidelines: Fences and Walls (p. 71-73)
Residential Guidelines: Landscaping (p. 74-75)

PROJECT INFORMATION:

COF Project Number: 8198
Applicant: Greg Pruitt
Owner: Mary Frances Schmidt Ligon Living Trust

BACKGROUND:

The development plan for The Arlington was approved on August 9th, 2016, which is prior to the adoption of the 2022 Historic District Design Guidelines. Moving forward, staff will be reviewing the proposal under the 2010 Design Guidelines in effect due to vesting.

The scope of the project includes building a brick privacy wall on the neighboring property at 805 W. Main Street due to a sewer easement on the property preventing its construction on the Arlington property. When the proposal was initially approved, a condition of approval was that the brick needed to blend with the property on which it was situated, which is the Ligon property. Additionally, fences should be situated along the property lines of a residence (p. 71).

Alterations to the approved COA document include changing the previously approved height of 7', the color of the brick to match the Arlington building, utilization of a limestone cap at the top of the brick

wall to match what is on the Arlington building, the iron gate with surrounding wooden posts and gas lamps, an aluminum fence with brick columns, and aluminum gate at the rear of the property to tie the wall into the Arlington building. The proposed wall end will face West Main Street and will have an iron gate entry with gas lamps on wooden posts and surrounding iron fencing connecting to The Arlington building and the brick wall. The specifications for the gas lamps were not included within the application and the Guidelines recommend the utilization of fixtures that are common to the building's style and period of construction (p. 75). The gate and wall will begin 20'-6" from the front right corner of the building, which is keeping in line with the Guidelines that state that rear yard fencing begins 20 feet from the plane of the residence's primary façade. The height of the wall closest to West Main Street will begin at a minimum of 7' and increase to 7'-10" then 7'-9" then 8'-6" then 9'-4" then 8'-11" with the brick columns measuring 1'-8" in width and spaced 23' apart. The Guidelines recommend that fences should not be higher than seven feet on side or rear yards (p.73).

RECOMMENDATION:

Staff recommends denial of this proposal based on the following grounds:

1. The Guidelines recommend that fences should not be higher than seven feet on side or rear yards.

If the proposal is issued a Certificate of Appropriateness, then the conditions should be as follows:

1. The lighting must return to the Preservation Planning staff for approval. As the Guidelines recommend the utilization of fixtures that are common to the building's style and period of construction.
2. The brick wall must be lowered to a height of 7' to meet the Guidelines.
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.

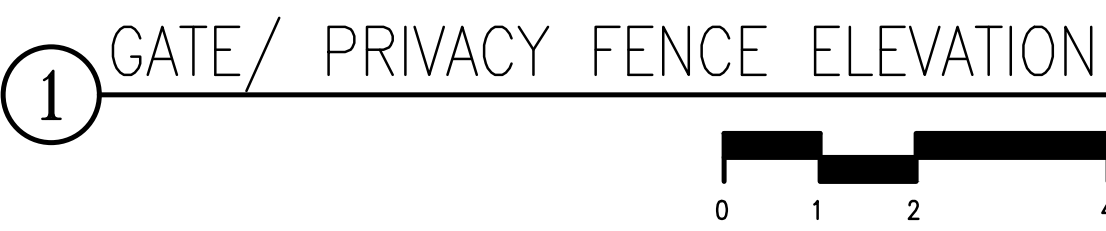
Project Considerations:

1. The applicant shall be advised that approval of the Certificate of Appropriateness for the retaining wall and gates does not constitute approval to construct the wall or install posts on top of the existing sewer main as shown. A separate building permit is required for the construction of the wall. As communicated previously, no approval to install posts or columns on top of the existing sanitary sewer main will be granted.

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A5.02

ISSUE DATE:	JOB NUM
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7121 CROSSROADS BLVD.
BRENTWOOD, TN 37027

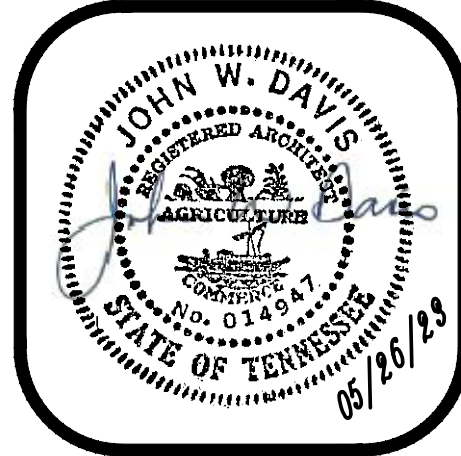
TEL: (615) 726-0010

MAIL: dscinfo@dsccl.com

WEB: www.dsccl.com

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THE ARLINGTON AT WEST MAIN
PRIVACY WALL





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This Instrument Was Prepared By:
Thompson Burton PLLC
6100 Tower Circle, Suite 200
Franklin, TN 37067
Attn: Chandler Farmer

GRANT OF EASEMENT

THIS GRANT OF EASEMENT (this "Agreement") is executed to be effective as of the 28th day of MAY, 2023, by and between D9 ARLINGTON, LLC, a Tennessee limited liability company ("Arlington"), and MATTHEW C. LIGON, Trustee of the Mary Frances Schmitt Ligon Living Trust dated November 21, 1995 (the "Trust").

WITNESSETH:

WHEREAS, the Trust is the owner of certain real property in Franklin, Williamson County, Tennessee, as more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Trust Property") and Arlington is the owner of certain real property located in Franklin, Williamson County, Tennessee, as more particularly described on Exhibit B attached hereto and incorporated herein by this reference (the "Arlington Property"); and

WHEREAS, Arlington has requested and the Trust has agreed, subject to the provisions of this Agreement, to grant to Arlington permanent and temporary easements over a portion of the Trust Property; and

WHEREAS, Arlington and the Trust desire to execute this Agreement to set forth the agreements as to the respective obligations of each party, as set forth herein.

NOW, THEREFORE, for and in consideration of the above premises and other good and valuable consideration, the receipt and legal sufficiency of which is hereby acknowledged, it is agreed, by and between the parties hereto, as follows:

1. Grant of Temporary Easement. The Trust hereby grants to Arlington a temporary construction, access, ingress and egress easement (the "Temporary Easement") over that portion of the Trust Property adjacent to the Permanent Easement (as hereinafter defined), which Temporary Easement is more particularly depicted on the easement exhibit attached as Exhibit "C" hereto (the "Easement Exhibit"), as reasonably necessary for the access and construction and development purposes set forth herein (the "Temporary Easement Area"). The Temporary Easement granted herein shall include the right of Arlington, its employees, agents and contractors, to enter the Temporary Easement Area for the purpose of: (i) construction of lateral support and a seven foot high brick privacy wall and its foundation (the "Wall") that runs down the side of the property as shown on the Easement Exhibit, and (ii) to water and maintain the landscaping that will be replaced or retained (including the Nellie Stevens Hollies) along the wall per the Easement Exhibit for one (1) year after the Wall is built and the Restoration and Landscaping Obligations (as hereinafter defined) have been satisfied. Additionally, Arlington agrees that it shall: (i) comply with the obligations and agreements of Arlington specified in the Easement Exhibit regarding the restoration of the Trust Property; and (ii) upon completion of the Wall shall complete the landscaping shown on the Easement Exhibit (the "Restoration and Landscaping Obligations"). The Temporary Easement shall terminate no later than one (1) year

after the Wall is built and Arlington has completed the Restoration and Landscaping Obligations. In addition it is noted that the easement will be used to make sure the grass, irrigation heads and landscaping on the Trust side of the wall will be put back as good or better than it was before the wall construction started.

2. Grant of Permanent Easement. The Trust hereby grants to Arlington a permanent construction, maintenance, access, ingress and egress easement (the "Permanent Easement") over an area that 1.83 feet in width within the Trust Property parallel to and measured from the easterly boundary line of the Trust Property, as depicted on Exhibit C attached hereto and legally described on Exhibit D attached hereto (the "Permanent Easement Area"). The Permanent Easement granted herein shall include the right of Arlington, its employees, agents and contractors, to enter the Permanent Easement Area for the purpose of inspection and maintenance of the Wall from time to time. The parties further acknowledge that the foregoing rights shall include the right of minor, incidental entries onto portions of the Trust Property from time to time for purpose of accessing the Permanent Easement Area; provided, however, that: (i) no entries onto the Trust Property shall be permitted disrupt or disturb the Trust Property in any manner whatsoever; (ii) except for emergency situations (i.e., situations which pose an immediate threat to the safety of persons or property), Arlington shall obtain the prior consent of the owner of the Trust Property prior to entering into the Trust Property to perform any maintenance to the Wall, which consent shall not be unreasonably withheld, conditioned or delayed; and (ii) Arlington shall work in good faith to coordinate the timing of such entry and maintenance with the owner of the Trust Property.

3. Indemnification. Arlington shall indemnify, defend and hold the Trust harmless from and against all injuries to persons or property resulting from the entry or presence on the Construction Easement Area or the Permanent Easement Area by its employees, contractors, or agents under the Easement granted herein, and on request of the Trust shall provide a certificate of commercial general liability insurance in an amount not less than \$1,000,000.00 naming the Trust as an additional insured.

4. Default and Remedies; Notice. In the event that any party should breach the terms of this Agreement, the non-breaching party or parties shall give written notice to the breaching party describing the breach that has occurred. The breaching party shall have thirty (30) days within which to cure said breach; and if such breach has not been cured within that time period, then the non-breaching party or parties shall have the right to seek all remedies available to them both at law and in equity, including reimbursement of reasonable attorneys' fees and expenses. Any notices required herein shall be sent to the Owner of the Arlington Property or the Trust Property at their respective addresses as listed on the tax records maintained by the Williamson County, Tennessee. Any notice shall be sent by U.S. Mail, postage prepaid by certified mail, return receipt requested.

5. Consideration. Contemporaneously with the execution and delivery of this Agreement, Arlington agrees to pay unto Trust an amount equal to \$50,000.00 as consideration for its agreement to grant the easements provided herein.

6. Binding Agreement; Continuing Liability of Owners; Covenants Running with the Land. The parties hereto declare that the Trust Property shall be conveyed, sold, encumbered, leased, occupied, built upon or otherwise used, improved or transferred in whole or in part subject to this Agreement and the easements and covenants set forth herein. It is the

intention of the parties that this Agreement and the Easement granted herein shall run with title to the Trust Property and the Arlington Property and burden and be binding upon the respective properties and shall inure to the benefit of Arlington or any subsequent owner of all or a portion of the Arlington Property as well as any association of the owners of all or portions of the Arlington Property. Any obligation of a party to the other is a personal obligation only so long as the obligation arose and relates to the period during which such party owned an interest in their respective property. The grants of Easements contained herein shall confer no rights to the general public. Notwithstanding anything contained herein to the contrary, the parties acknowledge and agree that, should the Arlington Property be redeveloped in the future in a manner that causes the removal of the Wall from the Property, the easements granted herein shall be deemed to have automatically terminated and shall be of no further force or effect; provided, however, that the foregoing shall not be deemed to apply to: (i) the periods of time of the initial construction of the Wall; (ii) any temporary removal of all or part of the Wall in connection with the repair, replacement, or maintenance to the Wall, whether as a result of casualty, ordinary wear and tear, or otherwise.

7. Entire Agreement. This is the entire Agreement between the parties, and each party acknowledges that he or it has read and understands this Agreement.

8. Governing Law. This Agreement shall be governed by and construed according to the laws of the State of Tennessee.

9. Counterparts. This Agreement may be executed in any number of counterparts and by the different parties hereto on separate counterparts, each of which, when so executed, shall be an original, and all such counterparts shall constitute but one and the same instrument.

[SIGNATURE PAGE TO FOLLOW]

865

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed on their behalf as of the day and year first above written.

ARLINGTON:

D9 ARLINGTON, LLC, a Tennessee limited liability company

By: [Signature]
BERNIE G. BUTLER, JR.
Manager

Initial Address for Notices:

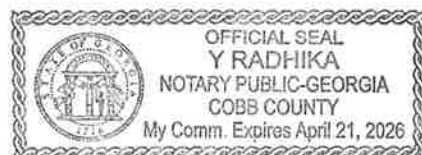
2300 Foxhaven Drive
Franklin, Tennessee 37069
Attention: Bernie G. Butler, Jr.
Telephone: _____
Facsimile: _____

Georgia
STATE OF ~~TENNESSEE~~)
Kartow)
COUNTY OF ~~WILLIAMSON~~)

Before me, Radhika Katragadda a Notary Public of said County and State, personally appeared BERNIE G. BUTLER, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of D9 Arlington, the within named bargainor, a limited liability company, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company by himself as Chief Manager.

Witness my hand and seal, at Office in _____, Tennessee, this _____ day of 23, May, 2023 Georgia

Y. Radhika
Notary Public
My Commission Expires: April 21, 2026



THE TRUST:



MATTHEW C. LIGON, Trustee of the Mary Frances Schmitt Ligon Living Trust dated November 21, 1995

Initial Address for Notices:

Matthew C. Ligon
110 Winslow Road
Franklin, TN 367064
Telephone: 615-478-6355

STATE OF Tennessee)
COUNTY OF Williamson)

Before me, MARY CATHERINE MCANULTY, a Notary Public of said County and State, personally appeared MATTHEW C. LIGON, as Trustee of the Mary Frances Schmitt Ligon Living Trust dated November 21, 1995, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained as Trustee.

Witness my hand and seal, at Office in Franklin, Tennessee, this 23rd day of MAY, 2023


Notary Public
My Commission Expires: 12-12-23



STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

I, or we, hereby swear or affirm that the actual consideration for the transfer, or value of the property transferred, whichever is greater, is \$50,000.00.

[Signature]

Affiant

SUBSCRIBED AND SWORN TO before me, this the 24th day of May, 2023.



[Signature]

Notary Public

My Commission Expires: 11.5.24

EXHIBIT A

THE TRUST PROPERTY

Property located on West Main Street in the Town of Franklin and being situated within the Ninth Civil District of Williamson County, Tennessee, described according to a survey performed by Carlisle & Brown, dated September 23, 1980, as follows:

Beginning at a point on the street side of the sidewalk on the southerly side of West Main Street, said point being the northwest corner of the herein described land and being located 114.16 feet from the intersection of the street side of the sidewalks on West Main Street and 9th Avenue South; thence with the edge of the sidewalk on West Main Street N 55 deg. 00' E a distance of 110.90 feet to a point; thence with Melvin A. Meyer's westerly line S 34 deg. 24' E a distance of 258.99 feet to an iron pin at Dena Dovie Boehms' northeast corner; thence with Boehms' northerly line S 56 deg. 46' W a distance of 108.50 feet to an iron pin; thence with Boehms' and Claiborne H. Kinnard V's easterly lines N 34 deg. 57' W a distance of 255.64 feet to the point of beginning, containing 0.65 acres, more or less.

Being the same property conveyed to March Frances Schmitt Ligon, Trustee of the Mary Frances Schmitt Ligon Living Trust dated November 21, 1995, by deed of recorded at Deed Book 68, page 165, Register's Office for Williamson County, Tennessee.

EXHIBIT B

ARLINGTON PROPERTY

BEING a parcel of land located in the 9th Civil District of Williamson County, and being bounded on the north by West Main Street, on the east by Robert B. Baisden and R. Ann Baisden, as recorded in Book 0795, Page 589, and in Book 1018, Page 864, all in the Register's Office of Williamson County, Tennessee (R.O.W.C.T.); on the south by Columbia Avenue Partners, LLC as recorded in Book 60, Page 5, and by Artesa Group, LLC as recorded in Book 4711, Page 625, R.O.W.C.T.; on the west by Edwin Walker Boehms, Trustee, as recorded in Book 3128, Page 78, and by Mary Frances Ligon, as recorded in Book 6170, Page 170, R.O.W.C.T.; said parcel is more particularly described as follows:

BEGINNING at an iron rod (found) in the southerly right-of-way margin of West Main Street, at the northeast corner of Ligon, Book 6170, Page 170, said corner being the northwest corner of said herein-described tract;

THENCE, with said right of way of West Main Street, North 55°00'00" East, for a distance of 93.03 feet to an iron rod (set) at the northeast corner of said herein-described tract, being the northwest corner of Baisden as recorded in Book 0795, Page 589 and Book 1018, Page 864;

THENCE, leaving West Main Street with Baisden's west line, South 35°14'23" East, for a distance of 459.44 feet to an iron rod (found) at the southeasterly corner of said herein-described tract and being a corner with Columbia Avenue Partners, LLC, as recorded in Book 60, Page 5;

THENCE, with the north line of Columbia Avenue Partners, LLC, as recorded in Book 60, Page 5 and the north line of Artesa Group LLC, as recorded in Book 4711, Page 625, and being the south line of said herein-described tract, North 85°07'45" West, for a distance of 121.60 feet to an angle iron (found);

THENCE, with the east line of Edwin Walker Boehms, Trustee, as recorded in Book 3128, Page 78 and the east line of Ligon, as recorded in Book 6170, Page 170, and being the west line of said herein-described tract, North 35°14'40" West, for a distance of 381.48 feet to the POINT OF BEGINNING, and CONTAINING 0.90 Acres or 39,108.32 square feet, more or less, according to a survey by Wilson and Associates dated November 17, 2015, Joey C. Wilson, II Tennessee RLS # 2089.

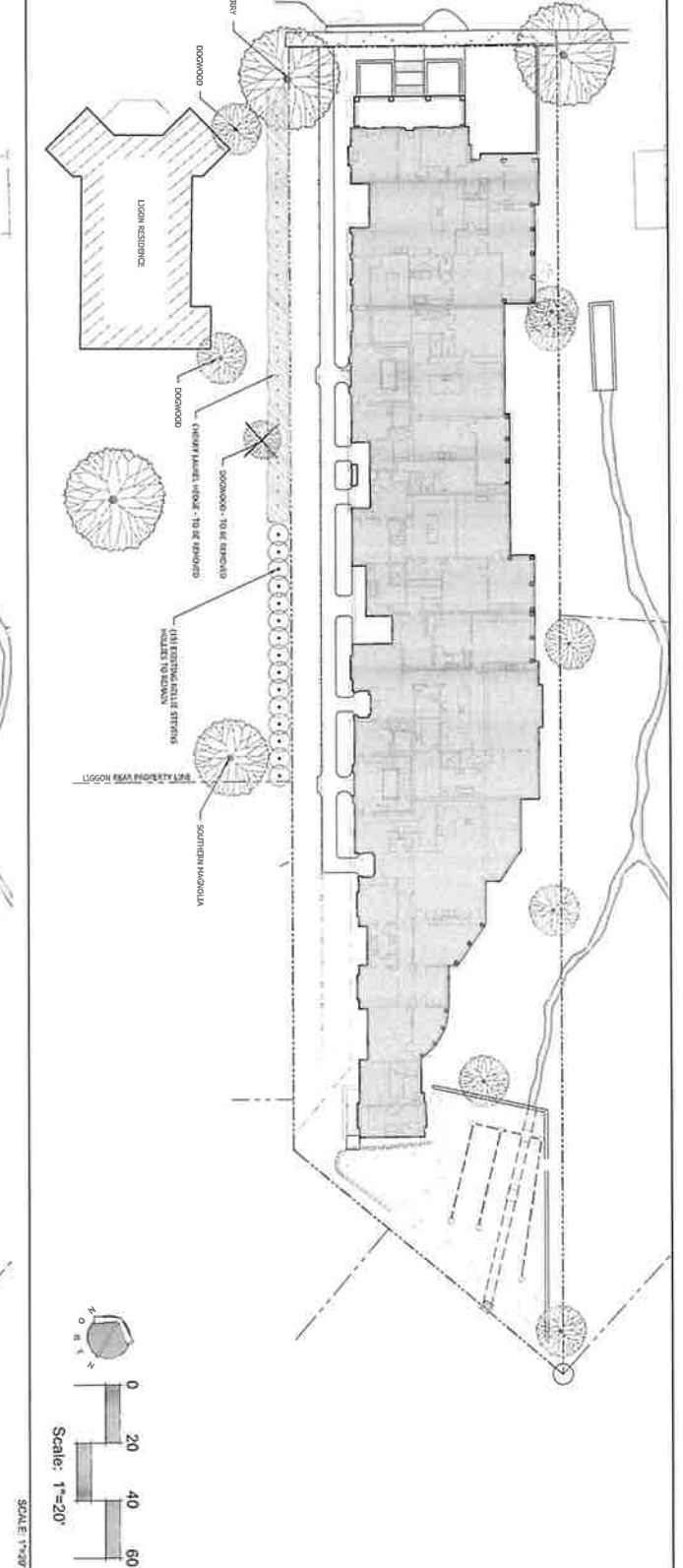
Being the same property conveyed to D9 Arlington, LLC by deed of record at Book 7157, page 618, Register's Office for Williamson County, Tennessee.

EXHIBIT C

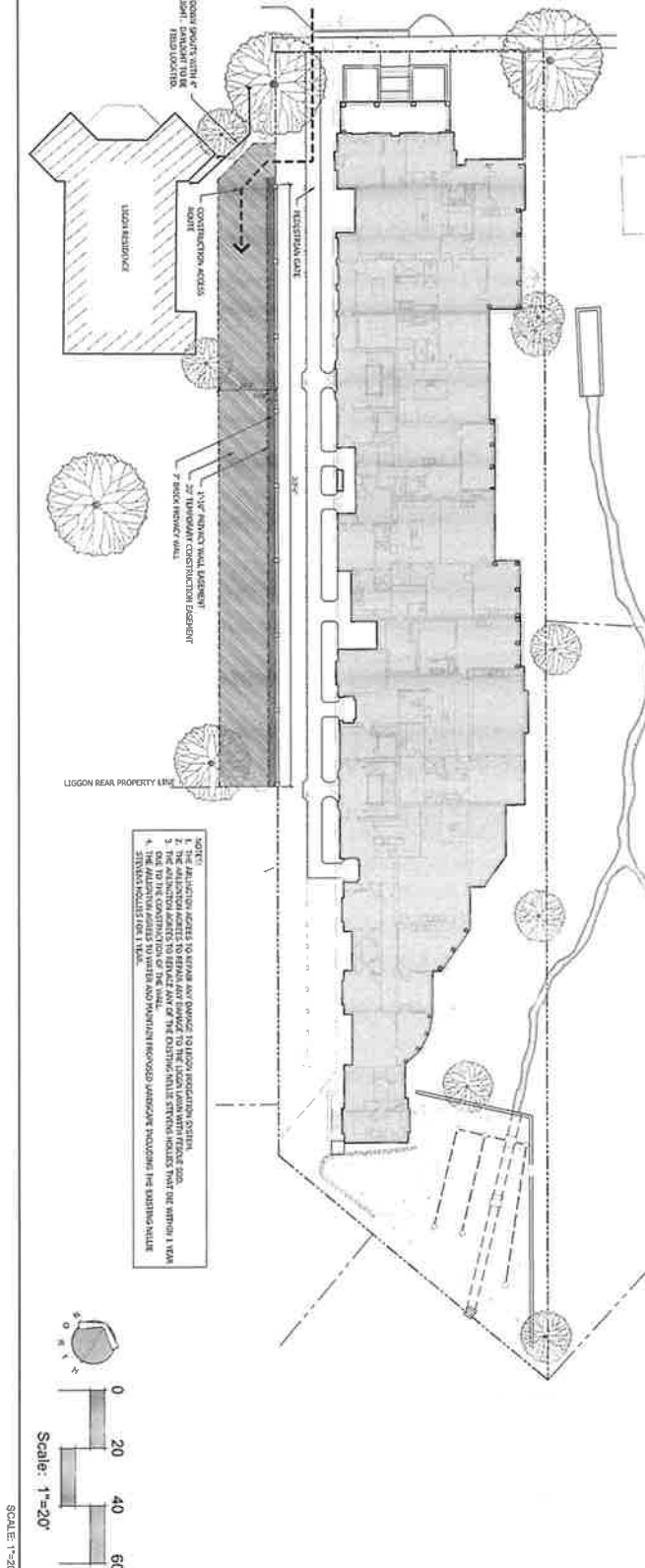
EASEMENT AREA DEPICTION

[SEE ATTACHED]

Existing Conditions

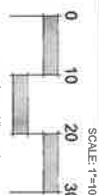


Easement Exhibit





SCALE: 1"=20'



343



EXHIBIT D

PERMANENT EASEMENT AREA LEGAL DESCRIPTION

LAND LYING IN 9TH CIVIL DISTRICT WILLIAMSON COUNTY, TENNESSEE, BOUNDED ON THE NORTH BY THE ARLINGTON AT WEST MAIN P.U.D. SUBDIVISION (TM 78C, GROUP J, PARCEL 22.00) ON THE EAST JCE PROPERTY, LLC (TM 78C, GROUP J, PARCEL 20.01) AND ON THE WEST BY-WEST MAIN STREET. LANDSCAPE EASEMENT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, BEGIN AT AN IRON ROD ON THE EASTERLY SIDELINE OF WEST MAIN STREET, SAID IRON ROD BEING A COMMON CORNER FOR MARY FRANCES SCHMITT LIGON LIVING TRUST PROPERTY (TM 78C, GROUP J, PARCEL 21) AND THE ARLINGTON AT WEST MAIN P.U.D. SUBDIVISION (TM 78C, GROUP J, PARCEL 22.00) AND BEARING STATE PLANE COORDINATES OF N. 579674.06, E. 1709699.86. THENCE LEAVING THE SIDELINE OF WEST MAIN STREET AND WITH THE DIVISIONAL LINE OF SAID LIGON AND THE ARLINGTON AT WEST P.U.D. SUBDIVISION LINE, S. 29°55'41" E. 45.00 FEET TO THE TRUE POINT OF BEGINNING. THENCE LEAVING THE DIVISIONAL LINE OF SAID LIGON AND ARLINGTON AT WEST MAIN P.U.D. SUBDIVISION AND WITH A LINE CROSSING LIGON PROPERTY, S 60°04'19" W, 1.83 FEET TO A POINT. THENCE WITH A LINE CROSSING THE LIGON PROPERTY AND PARALLEL TO THE ARLINGTON AT WEST MAIN P.U.D. SUBDIVISION LINE, S. 29°55'41" W, 208.89 FEET TO A POINT, SAID POINT BEARING STATE PLANE COORDINATES OF N. 579453.11, E. 1709824.94. THENCE N 60°04'19" E, 1.83 FEET TO A POINT, SAID POINT BEING ON THE DIVISIONAL LINE OF THE ARLINGTON AT WEST MAIN P.U.D. SUBDIVISION. THENCE WITH THE DIVISIONAL LINE OF THE ARLINGTON AT WEST MAIN P.U.D. SUBDIVISION AND MARY FRANCES SCHMITT LIGON LIVING TRUST PROPERTY, N 29°55'41" W, 208.89 FEET TO THE POINT OF BEGINNING.

ABOVE-DESCRIBED PROPERTY BEING A 1.83 FEET BY 208.89 STRIP OF LAND TO BE USED FOR A LANDSCAPE EASEMENT CROSSING MARY FRANCES SCHMITT LIGON LIVING TRUST PROPERTY (TM 78C, GROUP J, PARCEL 21), HAVING ADDRESS OF 805 W. MAIN STREET, FRANKLIN, TENNESSEE.

TRUE COPY CERTIFICATION

I, Chandler D. Farmer, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on May 23, 2023, ~~2022~~ (date of document).


Chandler D. Farmer

5/23/23
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

On 5/23/23, before me, the undersigned, personally appeared Chandler D. Farmer, who acknowledges that this certification of an electronic document is true and correct.


NOTARY PUBLIC

My Commission Expires: 3.18.24



OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Mary Frances Schmitt Living Trust
(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 J 021.00 000

(Property Parcel/Tax ID Number)

and located at:

805 West 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

Jason Goddard / Bernie Bether

(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.

Matt C. Lipp

Signature

110 Winslow Road

Property Owner Mailing Address

Franklin, TN 37064

City, State & Zip

Subscribed and sworn to before me this

23rd day of September 2020.

Mary Catherine McAnulty
Notary Public

My Commission Expires 12-12-2023







File #: 21-04776

DATE: June 5, 2023
TO: Historic Zoning Commission
FROM: Kelly Dannenfelser, Asst. Director of Planning
Joseph Bryan, Principal Planner

SUBJECT:
Consideration Of Alterations (Fencing) At 312 3rd Avenue South; Linda Childs, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning proposed front yard fencing at 312 3rd Avenue South.

APPLICABLE DESIGN GUIDELINES:
Chapter 7 - Fences, Walls, And Gates

PROJECT INFORMATION:
COF Project Number: 8199
Applicant: Linda Childs
Owner: Jim Tefal

BACKGROUND:
The applicant is requesting to install new front yard fencing as well as 4 pedestrian gates and 1 vehicular gate for the residence located at 312 3rd Avenue South. The proposed front yard fencing is wood, picket-style fencing measuring 3 feet in height. The vehicular gate is proposed to have mechanics to swing the gate open inwardly. The mechanics will be discreetly placed internal to the property.

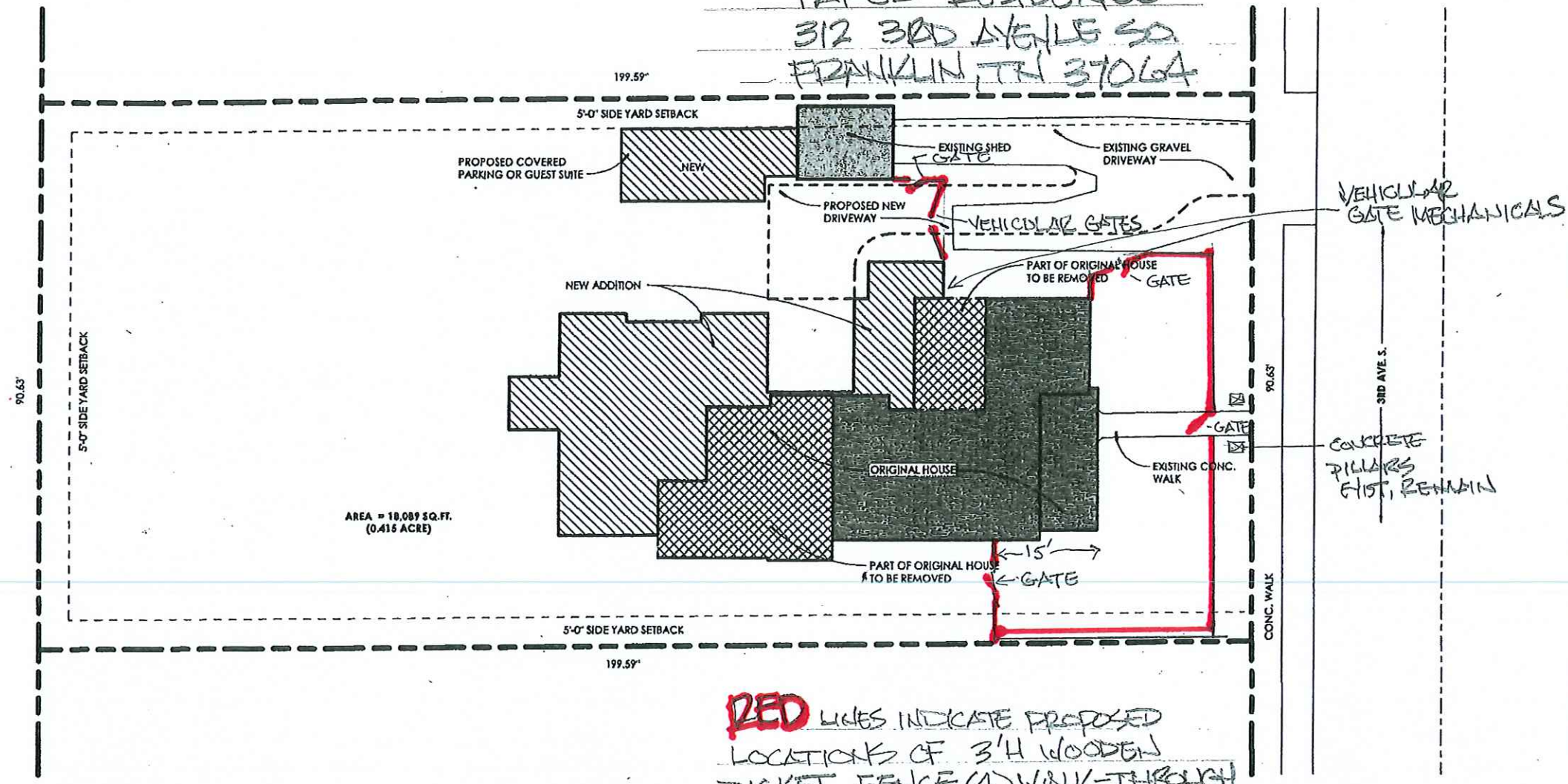
Chapter 7 of the Historic District Design Guidelines discuss the recommendations of new front yard fencing within the local historic districts. The style, material, and layout of the proposed fencing and gates are consistent with the Guidelines. The proposed location of the fence takes into account the existing stone pillars in front of the home and the fencing and front gate are placed behind the stone pillars.

The Guidelines do recommend to "erect fences and walls in typical locations." There is a diagonal section of fencing to the left of the driveway that cuts into the front yard. This is not a typical configuration for front yard fencing and should turn at 90 degree angles for areas that are prominently visible.

RECOMMENDATION:
Staff recommends approval with the following conditions:
1. The diagonal section of fencing in the front yard is adjusted to turn at a 90 degree angle.

2. Any mechanical components are concealed from public view and located behind the fencing.
3. The application must meet all the requirements of the City of Franklin prior to 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.

PROPOSED FENCE LAY-OUT
TAFEL RESIDENCE
312 3RD AVE S
FRANKLIN, TN 37064



SITE PLAN

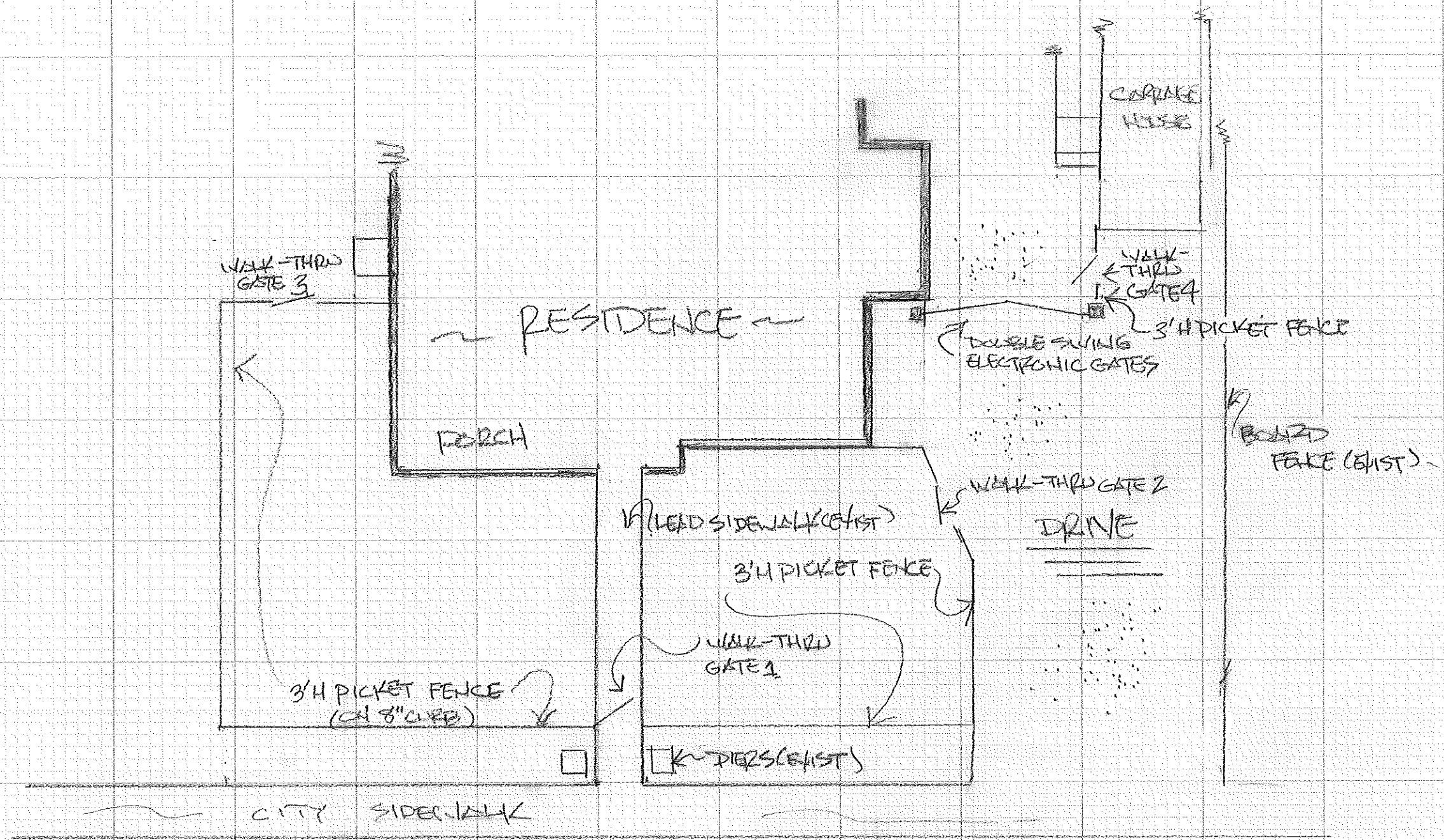
(NOT TO SCALE)
SCALE 1" = 20'-0"

RED LINES INDICATE PROPOSED
LOCATIONS OF 3'H WOODEN
PICKET FENCE, (4) WALK-THROUGH
AND (1) SET OF VEHICULAR GATES

- WALK-THROUGH GATES 3'W
- VEHICULAR GATES (2) x 7'W
- VEHICULAR GATES' MECHANICALS PROPOSED TO BE MOUNTED AT RIGHT ELEVATION

SITE DATA:

EXISTING PRIMARY HOUSE:	2,223 S.F. +/-
PROPOSED ADDITION TO PRIMARY HOUSE:	1,330 S.F. +/-
EXISTING ACCESSORY:	169 S.F. +/-
PROPOSED ADDITION TO ACCESSORY:	336 S.F. +/-
OVERALL LOT COVERAGE:	22.43 % +/-
% OF ADDITION:	59.8 % +/-



PO Box 1136
Franklin, TN 37065

Project: Laura Lile & Jim Tafel
Address: _____
Email/Phone: _____

Notes: FENCE CONCEPTUAL #1
• 3 WOOD PICKET FENCE
• 4 PEDESTRIAN GATE
• 2 SWING VEHICULAR GATES

Date: MAY 18, 2023
Drawn By: ET
Email: _____
Scale: N.T.S.



HollyConsults.com

Date: 5.26.23

Project: Picket Fence

Prepared for: Dr. Laura Lile and Mr. Jim Tefal
312 3rd Avenue South
Franklin, TN

Project Description:

Owners Laura and Jim Tafel of 312 3rd Avenue South request approval to install a 3' H wood, painted white, picket fence in the front lawn and an automatic vehicular gate at the left elevation. The front facing fence line will be set back 5' from the public sidewalk and the lead sidewalk gate posts will align to existing pillars. The fence will be set on an 8" curb as shown in photo 2. Vehicular gates are proposed to connect to the main house and (by a secondary picket fence) the carriage building. Mechanicals will be discreetly mounted at main building, behind picket fence. The vehicular gates as well as pedestrian gates are proposed to be a similar picket design 3'H, scalloped to differentiate from the fence and will open inward.



Photo 1 - 312 3rd Avenue South



Photo 2 - Selected picket and gate style and curb example



Photo 3 - Selected cap style



Photo 4 - Set back fence example



Photo 5 - Selected vehicular gate - 2 gates, swing inwardly, style to match pedestrian gates



File #: 21-04777

DATE: June 5, 2023
TO: Historic Zoning Commission
FROM: Kelly Dannenfelser, Asst. Director of Planning
Joseph Bryan, Principal Planner

SUBJECT:
Consideration Of An Addition (Principal) At 1303 Adams Street; Hannah Terry, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning a proposed rear addition and alterations to the driveway at 1303 Adams Street.

APPLICABLE DESIGN GUIDELINES:
Chapter 2 - Residential Buildings-Additions (p. 34)
Chapter 6 - Site & Setting-Driveway (p. 117)

PROJECT INFORMATION:
COF Project Number: 8200
Applicant: Hannah Terry
Owner: David Swift

BACKGROUND:
The applicant has submitted an application for a proposed rear addition to the principal structure for the residence located at 1303 Adams Street. The addition includes an attached garage located behind and to the left of the principal structure. The applicant is also proposing a new pull-thru driveway that is located in the front yard of the property. Chapter 2 of the Design Guidelines provide recommendations for additions to historic residential buildings. Overall, the design, placement, materials, and fenestration of the proposed addition are in keeping with the Guidelines, however side elevations of the addition were not provided with the application, so a full review of the structure cannot be completed without this additional information.

In terms of size of the addition, the applicant has indicated that the historic footprint measures 2,167 square feet and that the addition with the covered deck would be 73% of the historic footprint, and without the covered deck it would be 59% of the historic footprint. The Guidelines recommend that, "The building footprint of an addition should not exceed 50 percent of the building footprint of the historic portions of the building (portions to remain that are at least 50 years of age)." Both options exceed the recommended maximum per the Guidelines.

The applicant has also requested to install a new pull-thru driveway in the front yard of the home. The

Guidelines specifically recommend against circular driveways located in the front yard as they are not traditionally found within historic districts, so the request does not meet the Guidelines.

RECOMMENDATION:

Staff recommends denial of the proposed rear addition and alterations to the driveway based on the following grounds:

1. The building footprint of an addition should not exceed 50 percent of the building footprint of the historic portions of the building (portions to remain that are at least 50 years of age).
2. The Guidelines recommend against circular driveways located in the front yard as they are not traditionally found within historic districts.
3. Additional information is needed related to the proposed side elevations.

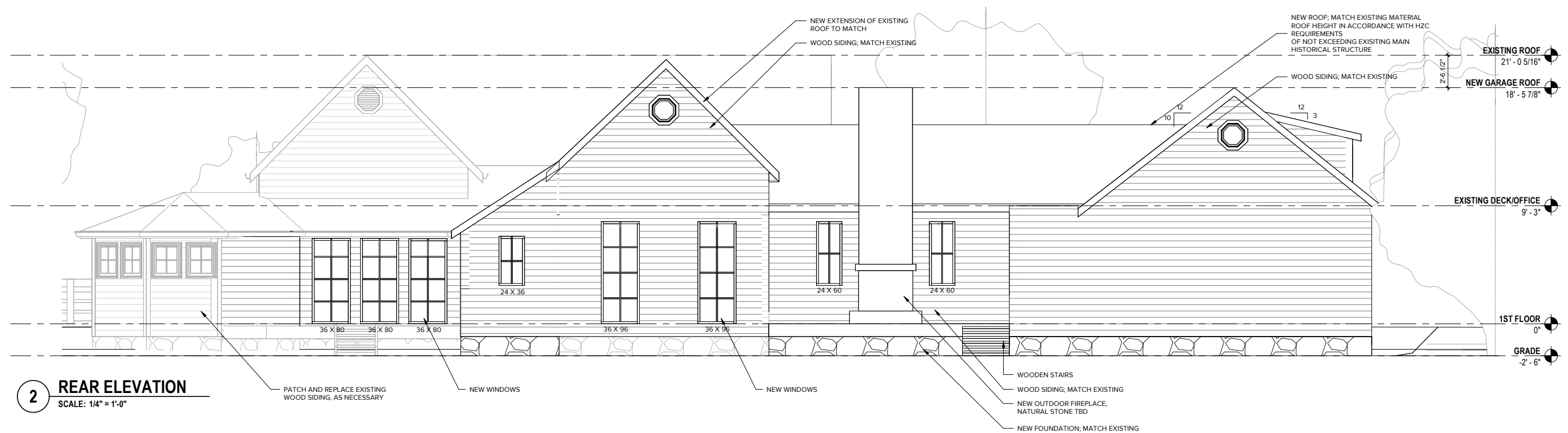
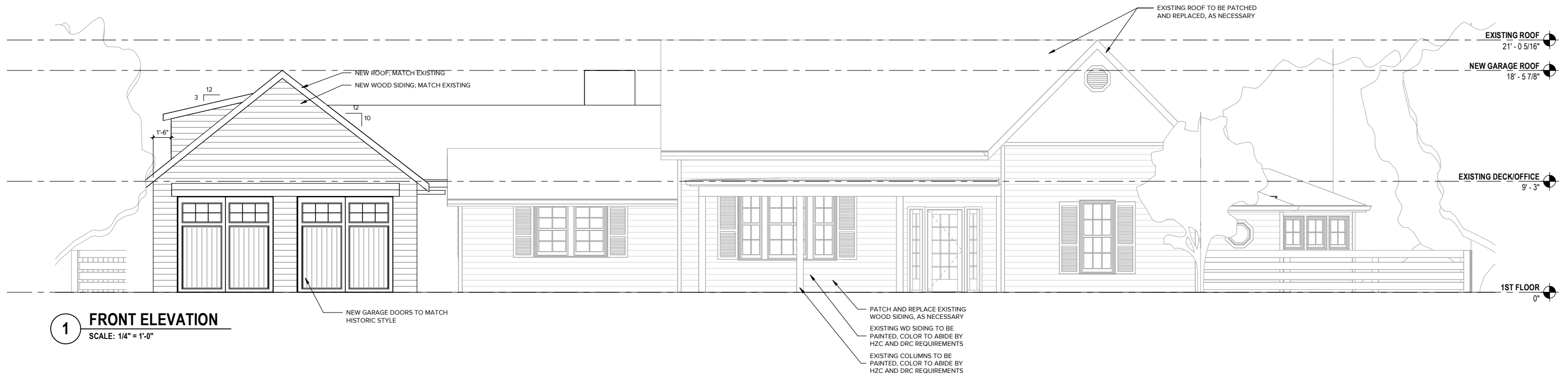
If the HZC decides to approve the COA, the following condition is recommended:

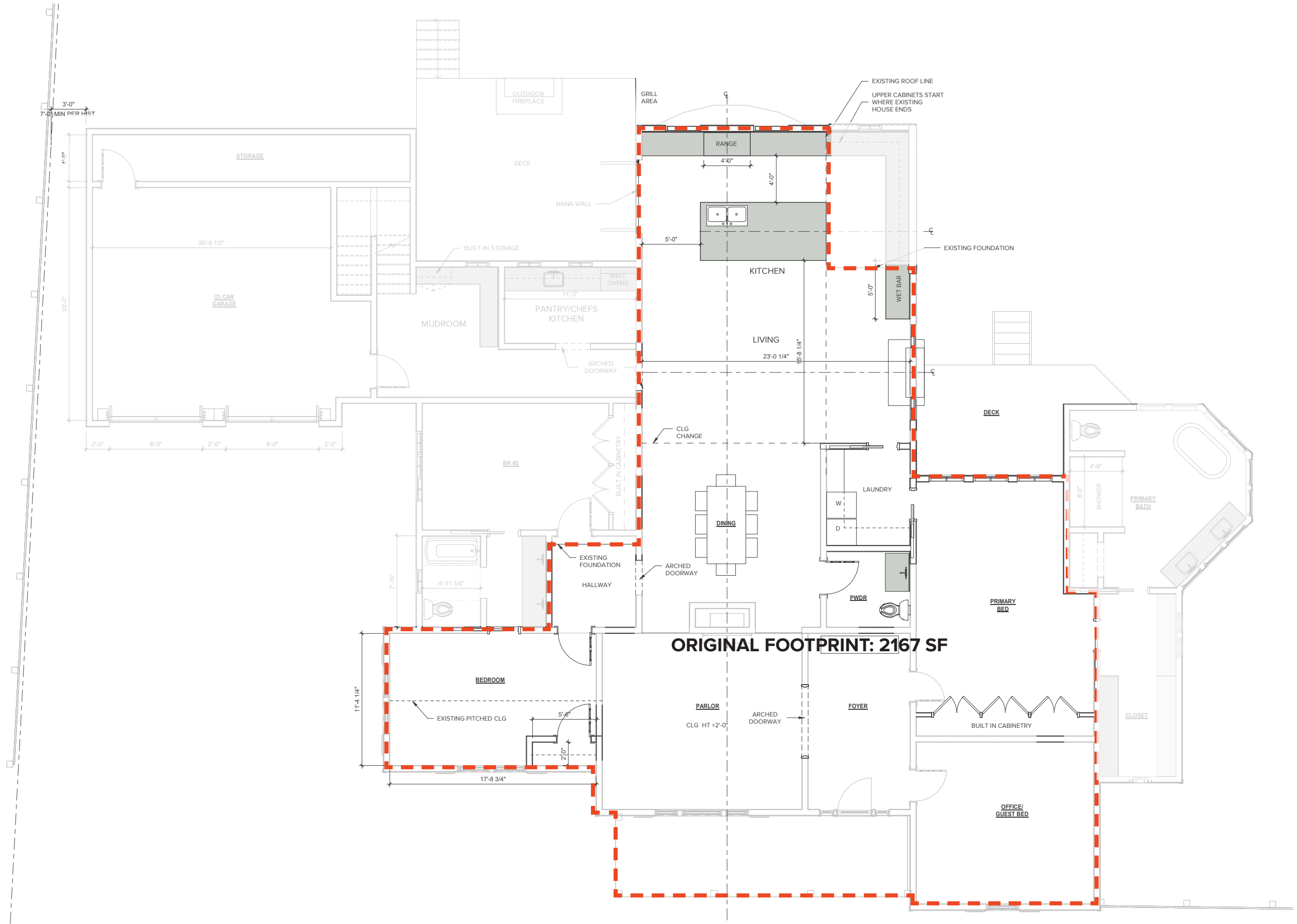
1. The application must meet all the requirements of the Building & Neighborhood Services Department prior to issuance of a building permit, and any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

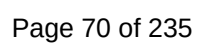
1303 ADAMS STREET
HISTORICAL SUBMISSION



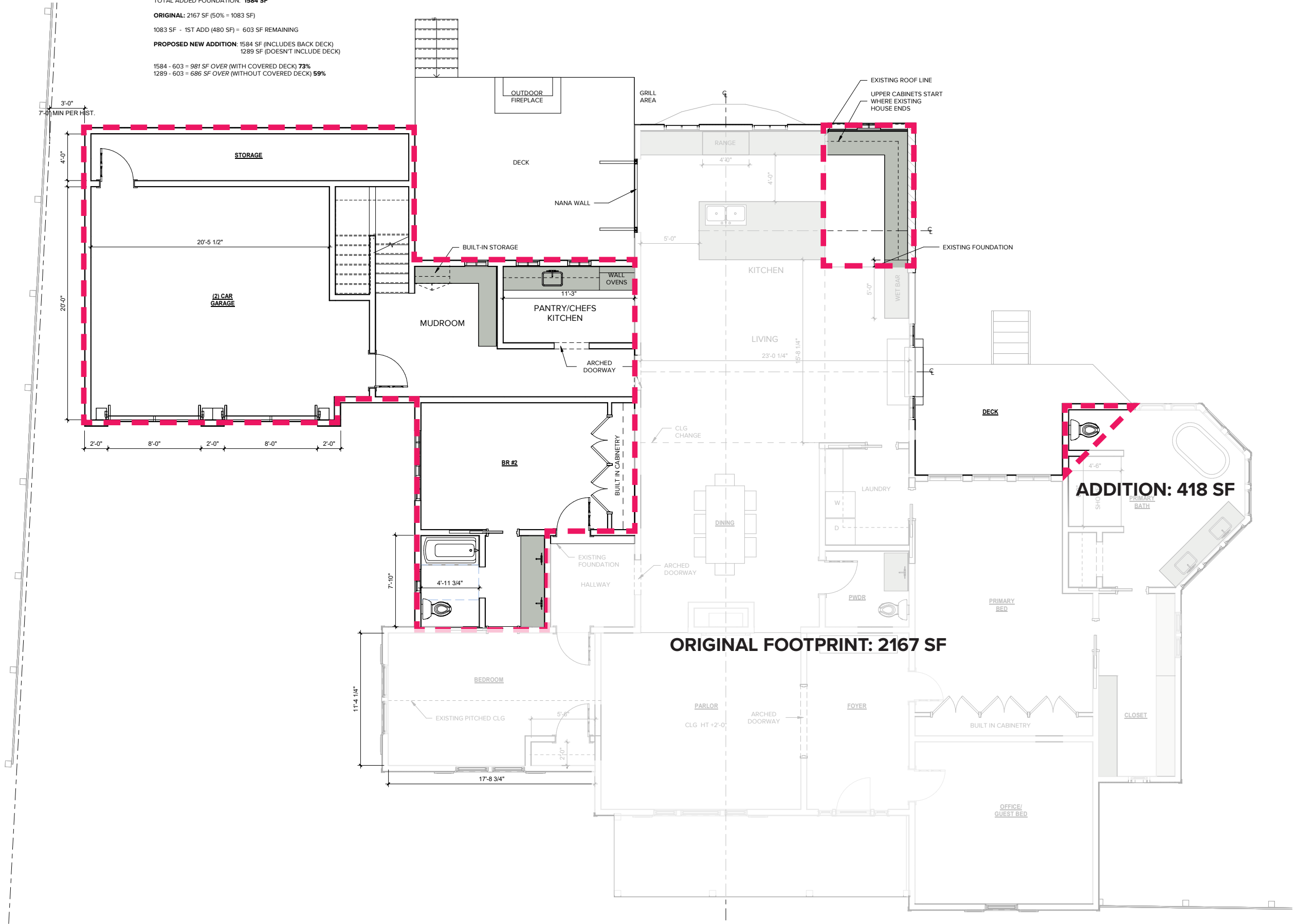




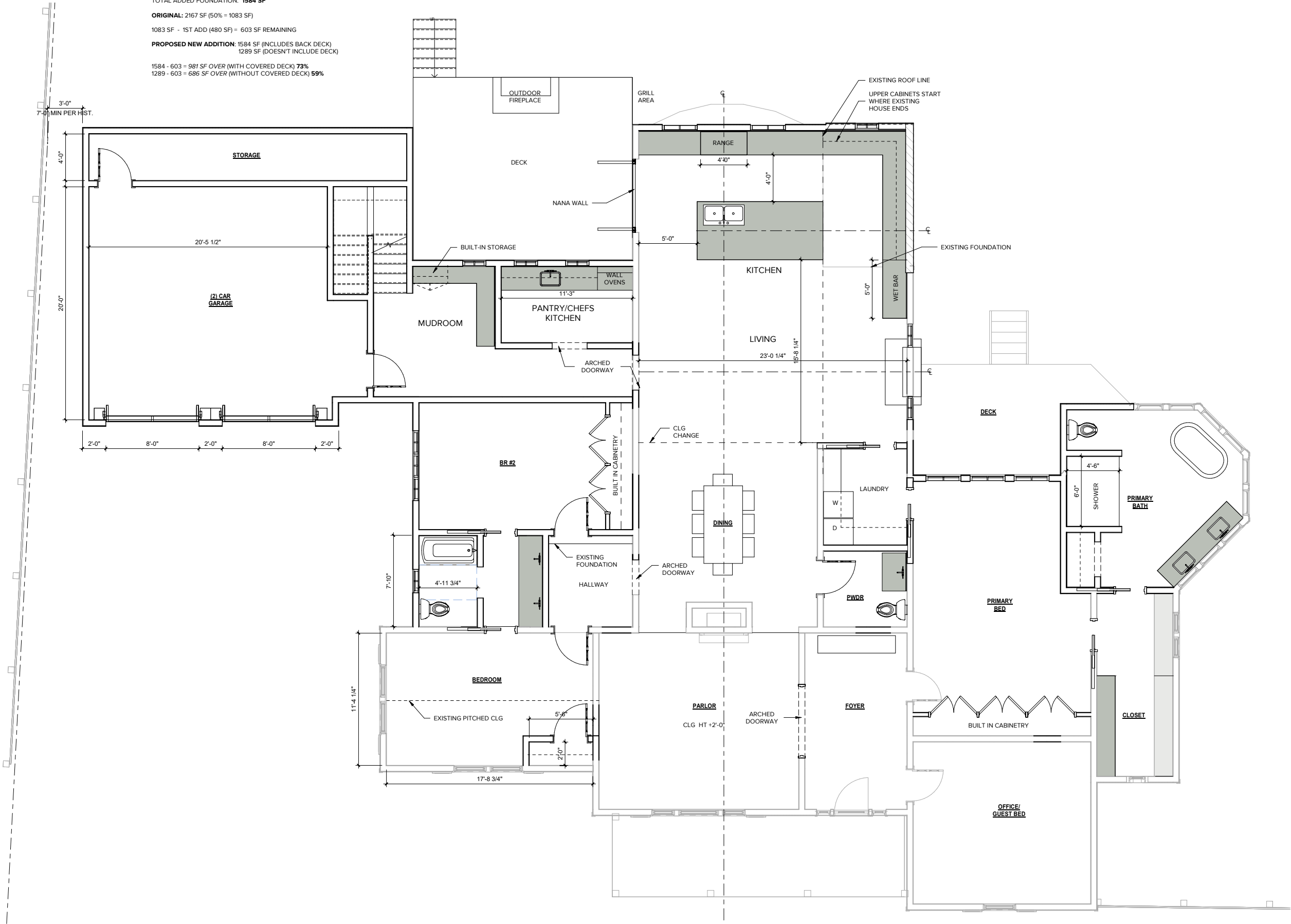




EXISTING SF: 2696
TOTAL ADDED FOUNDATION: 1584 SF
ORIGINAL: 2167 SF (50% = 1083 SF)
1083 SF - 1ST ADD (480 SF) = 603 SF REMAINING
PROPOSED NEW ADDITION: 1584 SF (INCLUDES BACK DECK)
1289 SF (DOESN'T INCLUDE DECK)
1584 - 603 = 981 SF OVER (WITH COVERED DECK) 73%
1289 - 603 = 686 SF OVER (WITHOUT COVERED DECK) 59%



EXISTING SF: 2696
TOTAL ADDED FOUNDATION: 1584 SF
ORIGINAL: 2167 SF (50% = 1083 SF)
1083 SF - 1ST ADD (480 SF) = 603 SF REMAINING
PROPOSED NEW ADDITION: 1584 SF (INCLUDES BACK DECK)
1289 SF (DOESN'T INCLUDE DECK)
1584 - 603 = 981 SF OVER (WITH COVERED DECK) 73%
1289 - 603 = 686 SF OVER (WITHOUT COVERED DECK) 59%



PARCEL NUMBER
078K E 01500 00009078K
Parent Parcel Number

Property Address
1303 ADAMS ST
Neighborhood
909 ADAMS ST, BATTLEFIELD, ETC
Property Class
100 00 RESIDENTIAL

TAXING DISTRICT INFORMATION
Jurisdiction 094 Williamson County
Area 001
District 263264

PARKER EDD TATE
PARKER LUCY
1303 ADAMS ST
FRANKLIN, TN 37064
Subd CARTERS M B 2ND ADDITION PB 31 Pg 45 Lot 0017
Subd REV 1

Tax ID 218492

Printed 05/17/2023

11

RESIDENTIAL

			11/29/2001	08/02/2005	02/15/2006	03/10/2006	01/01/2011	01/01/2016	01/01/2021
		Conversion	Conversion	Conversion	Conversion	ReVal	2016 REVAL	2021 REVAL	
	L	171600	50000	50000	120000	200000	222800	412500	
0	B	169600	199900	204000	244100	299300	343500	339500	
	T	341200	249900	254000	364100	499300	566300	752000	
VALUATION	L	42900	12500	12500	30000	50000	55700	103125	
	B	42400	49975	51000	61025	74825	85875	84875	
Topography:	T	85300	62475	63500	91025	124825	141575	188000	
Public Utilities:									
Street or Road:									
Neighborhood:									
Zoning:	1 Residential	1	1.0000	43560.00	375000.00	375000.00	375000 9 10%	SV	412500
Legal Acres:									
0.0000									

CONV: Conversion Notes
ROOF COVER PART SHINGLE, SOME METAL
POOL AND POOL HSE EST. GATE LOCKED

Supplemental Cards
TRUE TAX VALUE 412500

412500

01020508

Style: 20 - 1.5 story
Occupancy: Single family
Story Height: 1.5
Finished Area: 2696
Attic: None
Basement: None

ROOFING
Material: Comp sh 240-260#
Type: Gable-Hip
Framing: Std for class
Pitch: Not available

FLOORING
Base Allowance 1.0, 2.0

EXTERIOR COVER
Wood siding 1.0, 2.0

INTERIOR FINISH

ACCOMMODATIONS
Fireplaces: 1

HEATING AND AIR CONDITIONING
Primary Heat: Central Warm Air
Lower Full Part
/Bsmt 1 Upper Upper
Air Cond 0 2200 496 0

PLUMBING

Extra Fixt 5
TOTAL 5

REMODELING AND MODERNIZATION
Amount Date

Construction Base Area Floor Area Sq Ft Value

1 Wood frame 2200 1.0 2200 258810

1 Wood frame 496 2.0 496 50440

2200 Crawl ---- 0

TOTAL BASE 309250

Row Type Adjustment 1.00%

SUB-TOTAL 309250

0 Interior Finish 0

0 Ext Lvg Units 0

0 Basement Finish 0

Fireplace(s) 2915

Heating 0

Air Condition 7770

Frame/Siding/Roof 3210

Plumbing Fixt: 5 10525

SUB-TOTAL ONE UNIT 333670

Exterior Features SUB-TOTAL 0 UNITS 333670

Description Value Garages

OFF 7740 0 Integral 0

OFF-RS 6310 0 Att Garage 0

0 Att Carports 0

0 Bsmt Garage 0

Ext Features 14050

SUB-TOTAL 347720

Quality Class/Grade Gd+

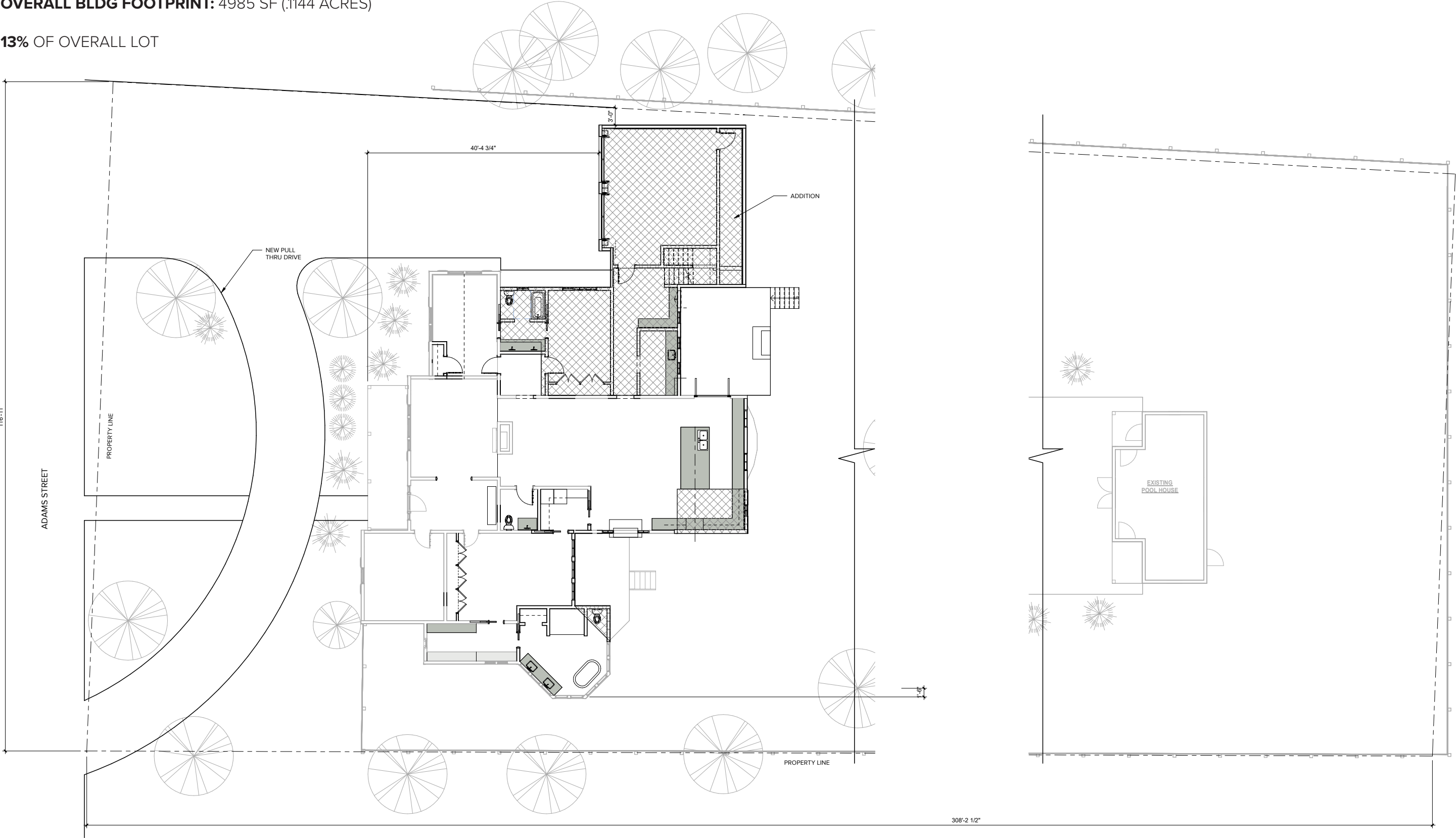
GRADE ADJUSTED VALUE 365110

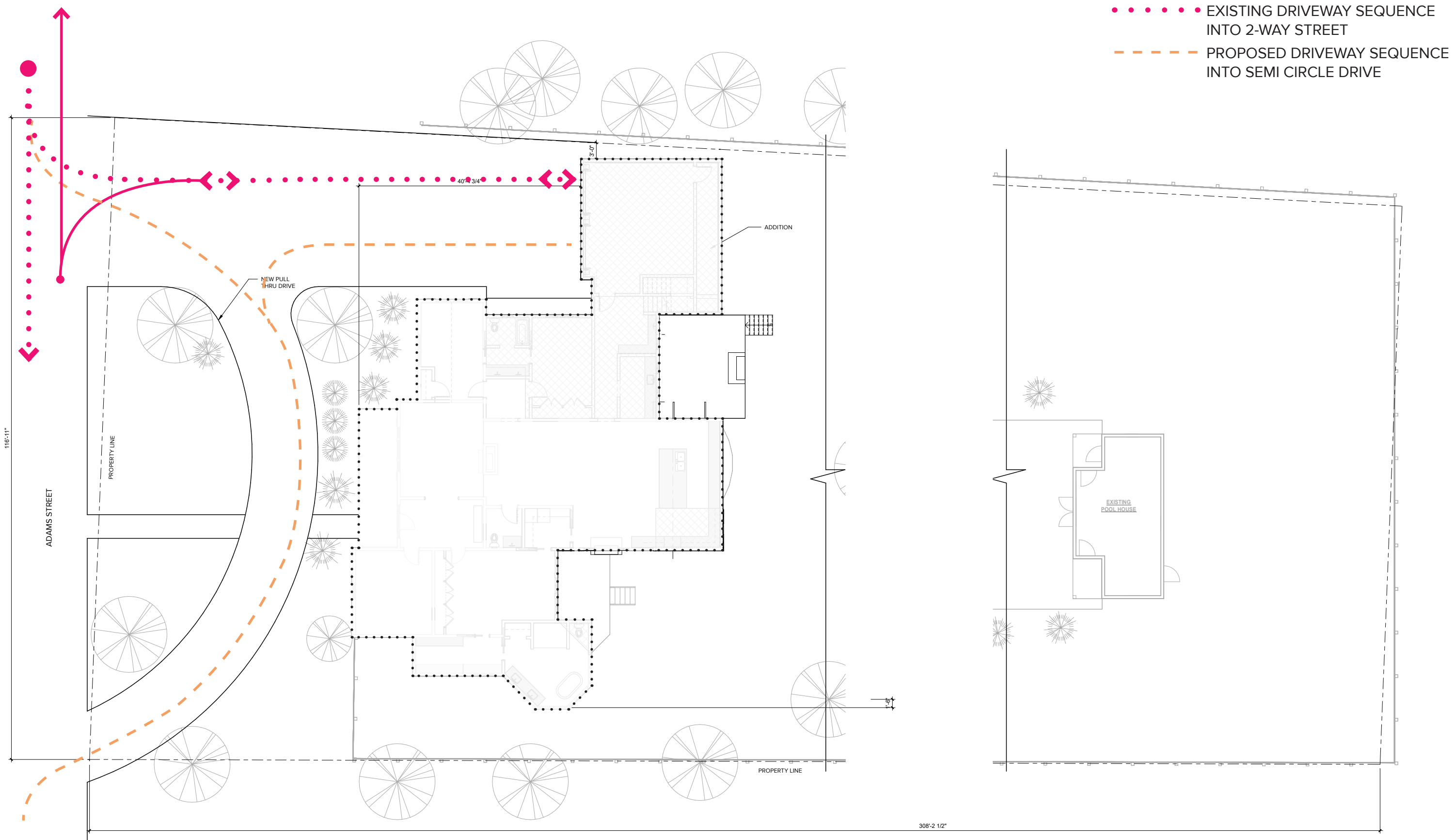
(LCM: 100.00)

D	:STL	2915	D	DWELL	2.00		Gd+	1914	1988	AV	0.00	Y	0.00	2696	365110	31	0	125	100	314900
01			01	FLATCP	2.00		Avg	1960	1960		17.62	N	17.62	400	7050	90	0	100	100	700
02			02	DETGAR	2.00	1	Avg	1960	1960	AV	31.55	N	31.55	520	16410	90	0	100	100	1600
05			05	POOL	0.00		Avg	1994	1994		38.95	N	38.95	800	31160	54	0	100	100	14300
08			08	UTLSHED	2.00		Avg	1994	1994		18.50	N	18.50	448	8290	54	0	100	100	3800
09			09	WDDK	0.00		Avg	1991	1991	AV	0.00	N	0.00	126	2620	60	0	100	0	1100
10			10	WDDK	0.00		Avg	1990	1990	AV	0.00	N	0.00	192	3430	63	0	100	0	1300
11			11	WDDK	0.00		Avg	1996	1996	AV	0.00	N	0.00	200	3500	50	0	100	0	1800

PROPERTY ACREAGE: .874
OVERALL BLDG FOOTPRINT: 4985 SF (.1144 ACRES)

13% OF OVERALL LOT







EXISTING HISTORIC STRUCTURE::
215 FRANKLIN RD, FRANKLIN, TN
+ Front facing Garage
+ Circular pull thru



EXISTING HISTORIC STRUCTURE::
489 MURFREESBORO, FRANKLIN, TN
+ Circular pull thru



EXISTING HISTORIC STRUCTURE::
1250 ADAMS STREET, FRANKLIN, TN
+ Front facing Garage



EXISTING HISTORIC STRUCTURE::
116 LEWISBURG AVE, FRANKLIN, TN
+ Circular pull thru

PARCEL NUMBER
078K E 01500 00009078K
Parent Parcel Number

Parent Parcel Number

Property Address
1303 ADAMS ST

Neighborhood

909 ADAMS ST, BATTLEFIELD, ETC

Property Class
100 00 RESI

TAXING DISTRICT INFORMATION

Jurisdiction	094	Williamson County
Area	001	

District 263264

PARKER EDD TATE
PARKER LUCY
1303 ADAMS ST
FRANKLIN, TN 37

Subd CARTERS M B 2ND ADDITION PB 31 Pg 45 Lot 0017
Subd REV 1

01/19/2001 GRIFFITH NANCY C

V

Bk/Pq: 2111, 896

07/25/1990
SANDERS ROBERT C

✓

Bk/Pq: 860, 33

RESIDENTIAL

Τοπογραφία:

Public Utilities:

Street or Road:

Neighborhood:

Zoning:

Legal Acres:
0.0000

Zoning:					
Total	1	1.0000	43560.00	375000.00	SV
Residential	1	1.0000	43560.00	375000.00	SV

0	VALUATION	0
I E T I E T		

CONV: Conversion Notes
ROOF COVER PART SHINGLE, SOME METAL
POOL AND POOL HSE EST. GATE LOCKED

Supplemental Cards

TRUE TAX VALUE

412500

Style: 20 - 1.5 story
Occupancy: Single family
Story Height: 1.5
Finished Area: 2696
Attic: None
Basement: None

ROOFING
Material: Comp sh 240-260#
Type: Gable-Hip
Framing: Std for class
Pitch: Not available

FLOORING
Base Allowance 1.0, 2.0

EXTERIOR COVER
Wood siding 1.0, 2.0

INTERIOR FINISH

ACCOMMODATIONS
Fireplaces: 1

HEATING AND AIR CONDITIONING

Primary Heat: Central Warm Air
Lower Full Part
/Bsmt 1 Upper 0
Air Cond 0 2200 496 0

PLUMBING

Extra Fixt # 5
TOTAL 5

REMODELING AND MODERNIZATION

Amount Date

08

05

01 02

08

05

01 02

08

05

01 02

08

05

01 02

08

05

01 02

08

05

01 02

	Construction	Base Area	Floor Area	Sq Ft	Finished	Value
1	Wood frame	2200	1.0	2200	258810	
1	Wood frame	496	2.0	496	50440	

2200 Crawl 0

TOTAL BASE		309250
Row	Type Adjustment	1.00%
SUB-TOTAL		309250
0	Interior Finish	0
0	Ext Ivrg Units	0
0	Basement Finish	0
2915	Fireplace(s)	2915
0	Heating	0
7770	Air Condition	7770
3210	Frame/Siding/Roof	3210
10525	Plumbing Fixt: 5	10525

SUB-TOTAL ONE UNIT		333670
SUB-TOTAL 0 UNITS		333670
Garages		0
0	Integral	0
0	Att Garage	0
0	Att Carports	0
0	Bsmt Garage	0
14050	Ext Features	14050
SUB-TOTAL		347720
Quality	Class/Grade	Gd+
GRADE ADJUSTED VALUE		365110

(LCM: 100.00)

D	:STL	2915	D	DWELL	2.00	Gd+	1914 1988	AV	0.00	Y	0.00	2696	365110	31	0	125	100	314900
01	FLATCP	2.00	Avg	1960 1960	2.00	Avg	1960 1960	AV	17.62	N	17.62	400	7050	90	0	100	100	700
02	DETGAR	2.00	Avg	1960 1960	2.00	Avg	1960 1960	AV	31.55	N	31.55	520	16410	90	0	100	100	1600
05	POOL	0.00	Avg	1994 1994	0.00	Avg	1994 1994	AV	38.95	N	38.95	800	31160	54	0	100	100	14300
08	UTLISHED	2.00	Avg	1994 1994	2.00	Avg	1994 1994	AV	18.50	N	18.50	448	8290	54	0	100	100	3800
09	WDDK	0.00	Avg	1991 1991	0.00	Avg	1991 1991	AV	0.00	N	0.00	126	2620	60	0	100	0	1100
10	WDDK	0.00	Avg	1990 1990	0.00	Avg	1990 1990	AV	0.00	N	0.00	192	3430	63	0	100	0	1300
11	WDDK	0.00	Avg	1996 1996	0.00	Avg	1996 1996	AV	0.00	N	0.00	200	3500	50	0	100	0	1800

Neigh 909 AV

339500



File #: 21-04758

DATE: May 31, 2023
TO: Historic Zoning Commission
FROM: Kelly Dannenfelser, Asst. Director of Planning
Joseph Bryan, Principal Planner

SUBJECT:
Consideration Of New Construction At 1835 William Campbell Ct. (Historic Magnolia Hall Subdivision, PD, Lot 2); Matt Smith, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the new construction of a principal building and accessory structure at 1835 William Campbell Court, Lot 2, of the Historic Magnolia Hall PUD Subdivision.

The application has been to several Design Review Committee meetings to discuss the overall architectural style of the proposed building and structure.

APPLICABLE DESIGN GUIDELINES:
2016 Historic District Design Guidelines:
Residential Guidelines: Principal Infill (p. 66-69)
Residential Guidelines: Accessory Infill (p. 64)

PROJECT INFORMATION:
COF Project Number: 8203
Applicant: Matt Smith, 906 Studio Architects.
Owner: Magnolia Hall Franklin, LLC, Bernie Butler, Rep.

BACKGROUND:
The development plan for Magnolia Hall was approved on December 14, 2021, prior to the adoption of the 2022 Historic District Design Guidelines. This proposal will be reviewed under the Guidelines in effect at the time the Development Plan was approved.

The Guidelines recommend that new construction is designed to be compatible in massing, height, proportions, scale, size, and architectural features of adjacent buildings and that new construction complement rather than detract from the character of the historic district.

The proposal includes the construction of a one-and-a-half-story residence with Victorian architectural-styled features. The front elevation features a two-third porch with a prominent turret feature on the left side. The entry doors and all first floor windows on the main form of the home feature transom windows. The front elevation also features ornate columns on the porch and a

decorative bracket in the front gable. There is a dormer on the upper floor of the front elevation that is not set back one foot from the roof eave line, so it would be considered a wall dormer.

Placement/Setback:

The setback for the front yards was approved to be 10-20 feet, while the side and rear yards are to be 5 feet per the development plan. The actual number for the front yard setback was not included in the proposal.

Scale/Massing/Height:

The Guidelines recommend that the height of infill buildings on newly created streets should be compatible with the building height on the nearest block face within the established historic district. New construction should be compatible with the massing, height, proportions, scale, size, and architectural features of adjacent buildings. Further, the Zoning Ordinance states that new buildings within view of the historic building shall be similar in scale and architectural character with the historic building; however, the historic building shall not be emulated to such an extent that it loses its prominence. Rather than attempting to mirror the scale of the historic building, new buildings shall be subordinate in their perceived scale to the historic building. There is a discrepancy with the overall height of the residence in the submittal. The proposed height of this property (lot 3) is 31' 2" as listed on the elevation, but the streetscape view shows it as 31' 8" with an added grade of +5' compared to Historic Magnolia Hall which has a height of 32'. The applicant needs to clarify the overall height of the proposed residence.

Materials:

The materials of the proposed new construction are listed as predominantly brick, cement fiber siding with a 5" exposure, metal standing seam roofing above the turret feature, fiberglass composition roof, stone foundation, and brick chimney. The colors of the materials were not included in the application. The Guidelines recommend matching surrounding historic masonry in the width of the mortar joints, size and scale of the bricks, color, and texture. As shown in the plan, different window lite patterns are utilized in the proposal, which is not consistent on each facade. Specifications on the windows were not included in the application.

Architectural Features:

The Guidelines recommend that architectural details should complement, but not visually compete with, the character of nearby historic structures. As suggested in previous Design Review Committee meetings, the proposal should omit the use of transoms as they are not typical of historic residential homes in the Boyd Mill Avenue historic district. Per the Zoning Ordinance, infill development shall blend with nearby buildings through the use of similarly sized and patterned architectural features such as windows, doors, awnings, arcades, pilasters, cornices, wall offsets, primary facade materials, and other building articulations of nearby buildings. The Guidelines recommend that infill principal buildings should not exceed the height and width ratios for windows and doors of adjacent buildings by more than 10 percent. This information was not included in the submittal. Dormers shall be set back a minimum of one foot from the exterior wall of a front or side elevation. The proposed wall dormer does not meet this requirement.

RECOMMENDATION:

Staff recommends denial of this application based on the following grounds:

1. Conflicting overall height measurements of 31' 2" and 31' 8."
2. The Guidelines recommend that architectural details should complement, but not visually compete with, the character of nearby historic structures.
3. The Guidelines recommend that infill principal buildings should not exceed the height and width ratios for windows and doors of adjacent buildings by more than 10 percent. The specifications for the windows in the proposal were not included in this application.

4. New chimneys should be compatible in size, height, and massing with existing chimneys on neighboring houses.

It is suggested that the proposal should come to the upcoming Design Review Committee.

If the HZC decides to approve the COA, the following condition is recommended:

1. 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 Preservation Planner or the Historic Zoning Commission for review and approval.

MAGNOLIA HALL

FRANKLIN, TN

LOT 2
1835 WILLIAM
CAMPBELL COURT



MATERIAL LEGEND

- 1 FIBERGLASS COMPOSITION ROOF
- 2 METAL STANDING SEAM ROOF
- 3 BRICK
- 4 CEMENT FIBER SIDING - 5" EXPOSURE
- 5 CEMENT FIBER STUCCO BOARD

FRONT ELEVATION

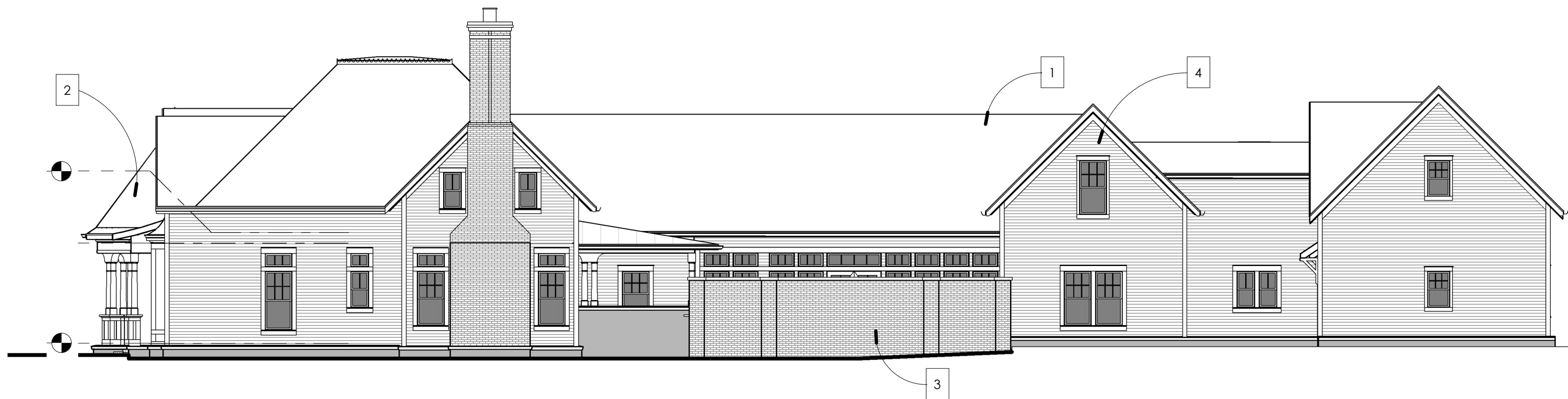
1/8" = 1'-0"



5/26/2023

MAGNOLIA HALL
FRANKLIN, TN

LOT 2
1835 WILLIAM
CAMPBELL COURT



MATERIAL LEGEND

- | | |
|---|-----------------------------------|
| 1 | FIBERGLASS COMPOSITION ROOF |
| 2 | METAL STANDING SEAM ROOF |
| 3 | BRICK |
| 4 | CEMENT FIBER SIDING - 5" EXPOSURE |
| 5 | CEMENT FIBER STUCCO BOARD |

RIGHT ELEVATION

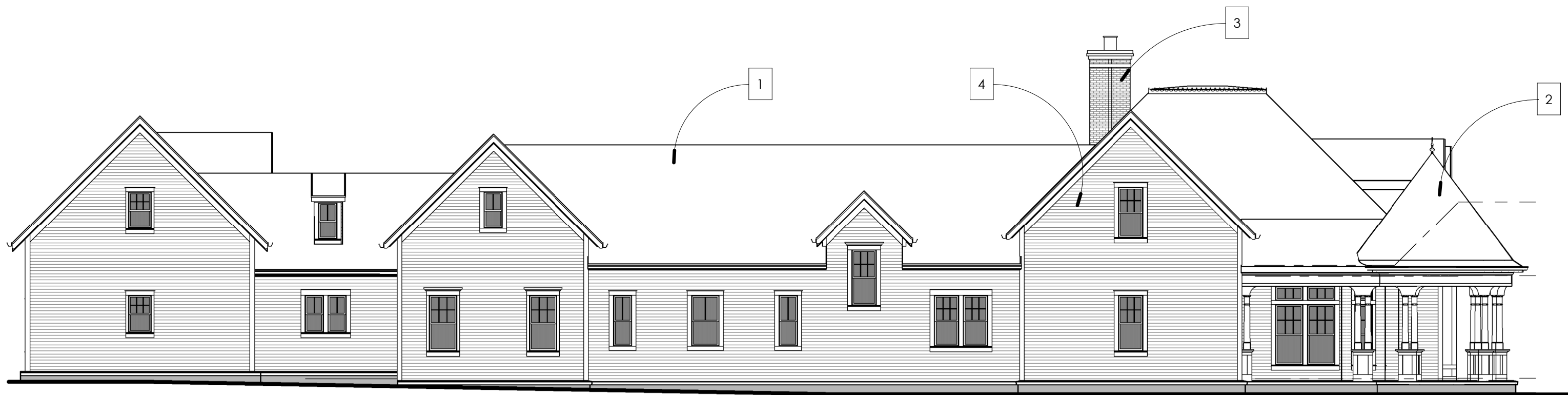
3/32" = 1'-0"



5/26/2023

MAGNOLIA HALL
FRANKLIN, TN

LOT 2
1835 WILLIAM
CAMPBELL COURT



MATERIAL LEGEND

- 1 FIBERGLASS COMPOSITION ROOF
- 2 METAL STANDING SEAM ROOF
- 3 BRICK
- 4 CEMENT FIBER SIDING - 5" EXPOSURE
- 5 CEMENT FIBER STUCCO BOARD

LEFT ELEVATION

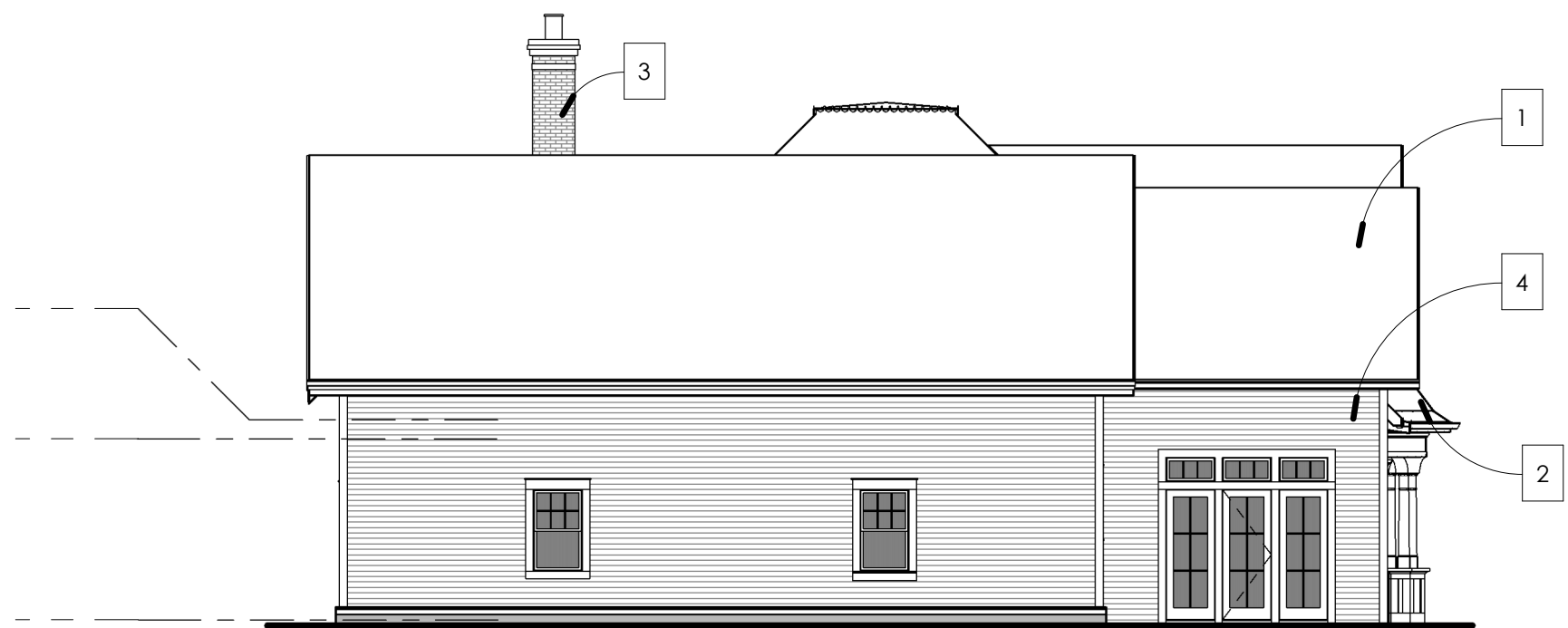
3/32" = 1'-0"



5/26/2023

MAGNOLIA HALL
FRANKLIN, TN

LOT 2
1835 WILLIAM
CAMPBELL COURT



MATERIAL LEGEND

- | | |
|---|-----------------------------------|
| 1 | FIBERGLASS COMPOSITION ROOF |
| 2 | METAL STANDING SEAM ROOF |
| 3 | BRICK |
| 4 | CEMENT FIBER SIDING - 5" EXPOSURE |
| 5 | CEMENT FIBER STUCCO BOARD |

REAR ELEVATION

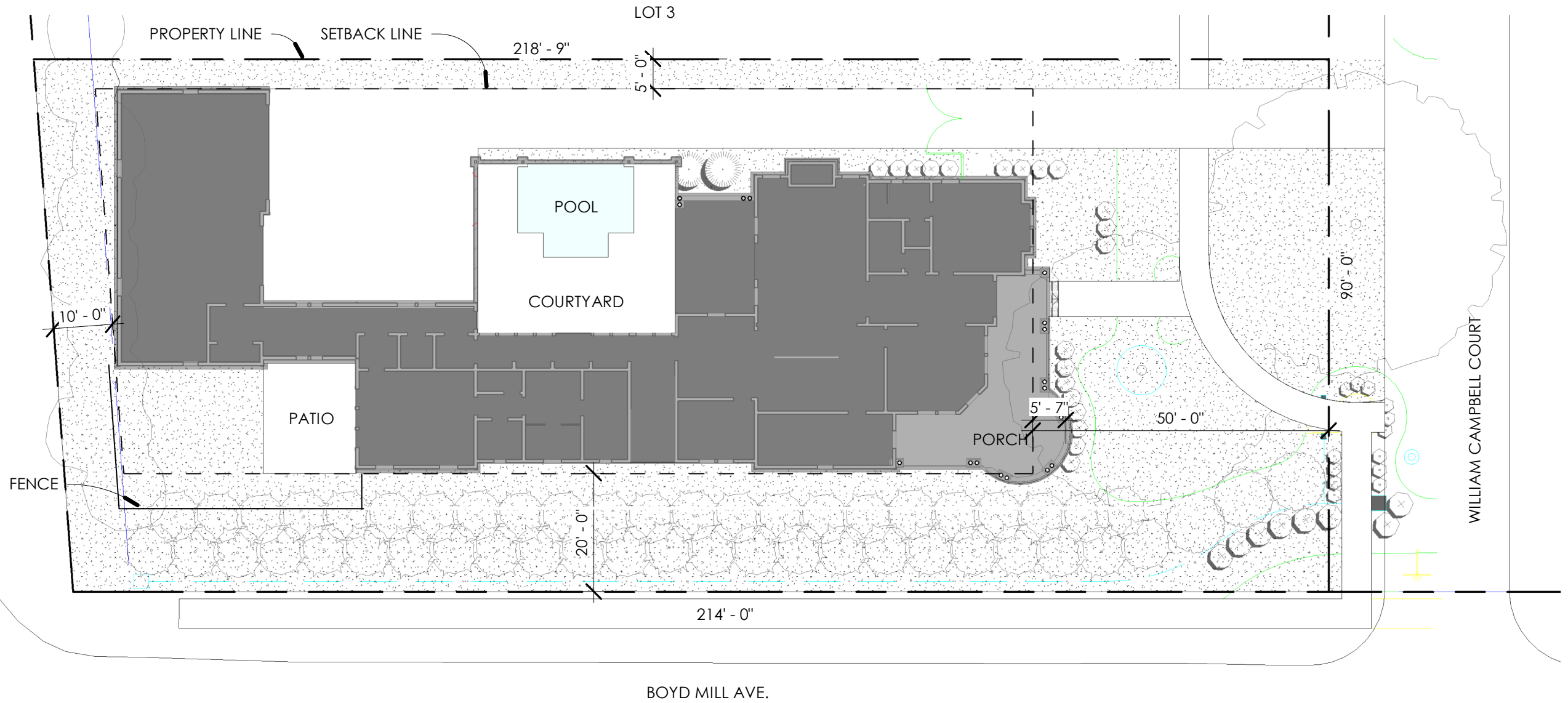
3/32" = 1'-0"



5/26/2023

MAGNOLIA HALL
FRANKLIN, TN

LOT 2
1835 WILLIAM
CAMPBELL COURT



SITE PLAN

1" = 20'-0"

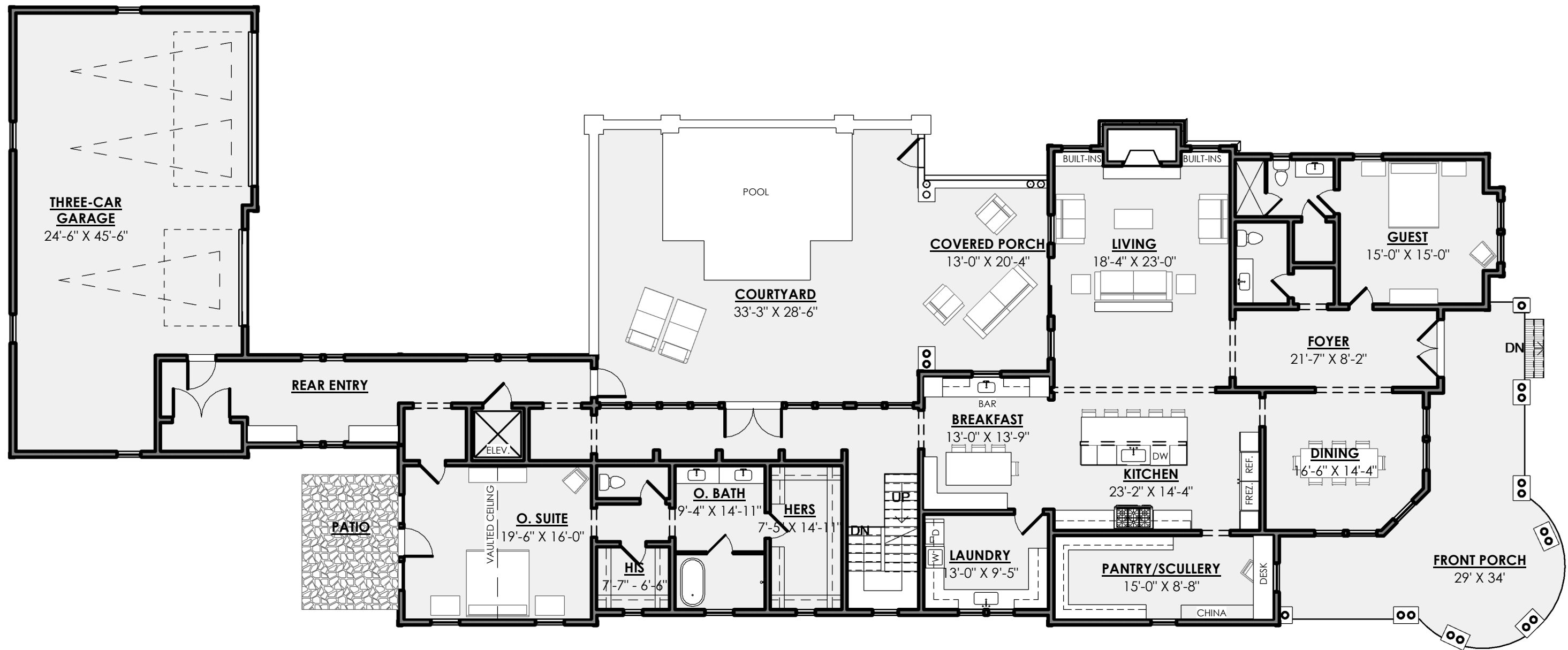


LOT AREA:	19,391 SQ FT
BUILDING FOOTPRINT:	6,417 SQ FT
L.S.A. (MIN = 20%)	49.4%
BUILDING AREA COVERAGE:	33.1%

5/26/2023

MAGNOLIA HALL
FRANKLIN, TN

LOT 2
1835 WILLIAM
CAMPBELL COURT



FIRST FLOOR PLAN

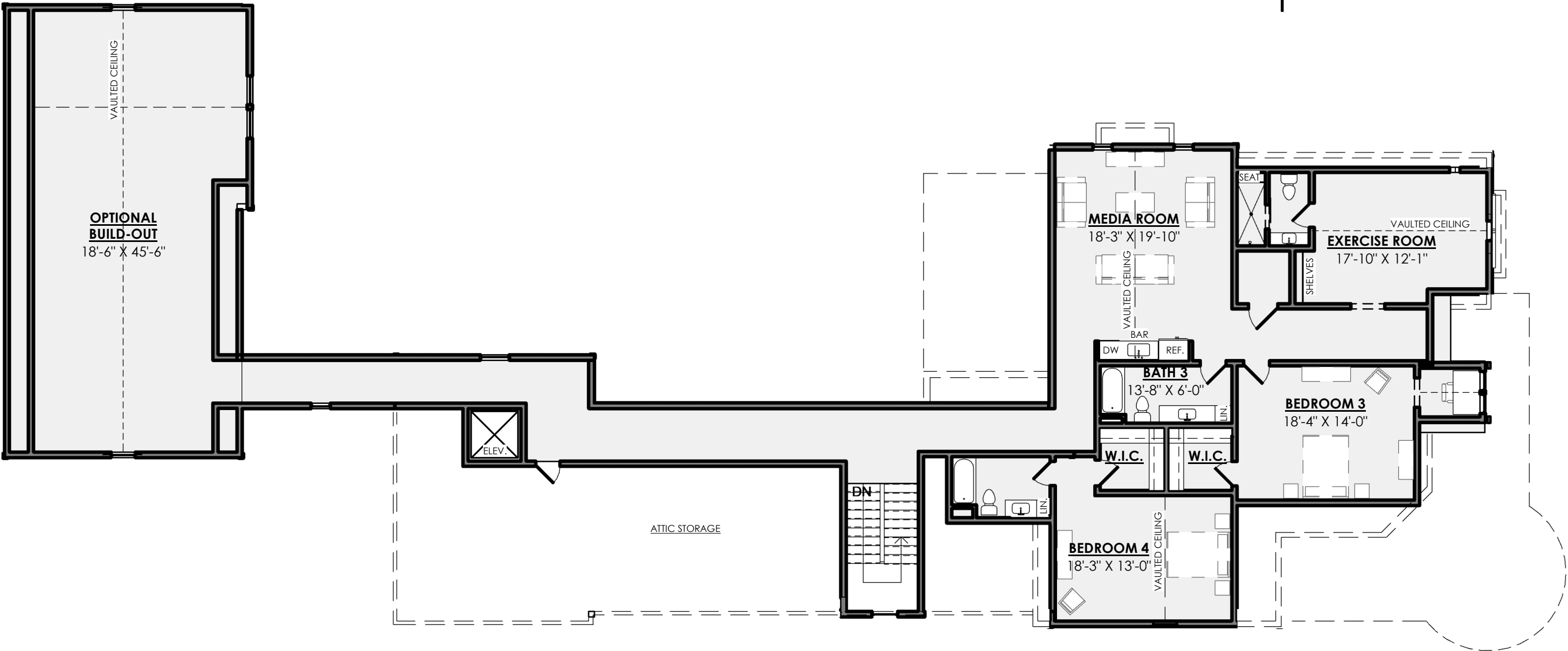
3/32" = 1'-0"



5/26/2023

MAGNOLIA HALL
FRANKLIN, TN

LOT 2
1835 WILLIAM
CAMPBELL COURT



SECOND FLOOR PLAN

3/32" = 1'-0"



906



5/26/2023























MAGNOLIA HALL



	1835	1837	1839	1841	1843	1845	1847	1849	1851	1853
HT	31'-8	31'-9"	31'-9"	31'-9"	31'-0" +/-	31'-0" +/-	31'-0" +/-	31'-0" +/-	32' +/-	32' +/-
EL	+5'-0"	+4'-0"	+3'-0"	+2'-0"	+2'-0"	+2'0"	+1'-0"	-6"	-1'-6"	-6'-0"
						MANSION				
						32'				
						0				

NOTES:
HOUSES ARE MEASURED TO HIGHEST PART OF RIDGE
MANSION: 32' TOP OF ROOF, 42'6" TOP OF CUPOLA.
RELATIVE SPOT ELEVATIONS ARE ESTIMATED AT FRONT PORCH STEPS



Magnolia Hall
Enhancement Landscape - Concept Plan

- Legend**
- A Lawn
 - B Natural Buffer with Enhancements
 - C Bench
 - D Sculpture
 - E Arrival
 - F 4 Rail Horse Fence w/ Stone Columns
 - G Evergreen Privacy Screening
 - H Pedestrian/ Emergency Access
 - I Mail Kiosk
 - J Spring House
 - K Wild Flowers/ Native Grasses
 - L Overlook
 - M Rain Garden
 - N Grass/ Mulch Trail
 - O Crushed Stone Garden Path
 - P Sidewalk



File #: 21-04773

DATE: June 5, 2023
TO: Historic Zoning Commission
FROM: Kelly Dannenfelser, Asst. Director of Planning
Joseph Bryan, Principal Planner

SUBJECT:
Consideration Of New Construction At 1837 William Campbell Ct. (Historic Magnolia Hall Subdivision, PD, Lot 3); Matt Smith, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the new construction of a principal building and accessory structure at 1837 William Campbell Court, Lot 3, of the Historic Magnolia Hall PUD Subdivision.

The application has been to several Design Review Committee meetings to discuss the overall architectural style of the proposed building and structure.

APPLICABLE DESIGN GUIDELINES:
2016 Historic District Design Guidelines:
Residential Guidelines: Principal Infill (p. 66-69)
Residential Guidelines: Accessory Infill (p. 64)

PROJECT INFORMATION:
COF Project Number: 8204
Applicant: Matt Smith, 906 Studio Architects.
Owner: Magnolia Hall Franklin, LLC, Bernie Butler, Rep.

BACKGROUND:
The development plan for Magnolia Hall was approved on December 14, 2021, prior to the adoption of the 2022 Historic District Design Guidelines. This proposal will be reviewed under the Guidelines in effect at the time the Development Plan was approved.

The Guidelines recommend that new construction is designed to be compatible in massing, height, proportions, scale, size, and architectural features of adjacent buildings and that new construction complement rather than detract from the character of the historic district.

The proposal includes the construction of a one-and-a-half-story residence with Craftsman architectural-styled features with half-timber detailing on the upper floor. The front elevation features a full-width porch and the entry door and siderites feature transom windows. The front porch has decorative columns on brick bases. There are three roof dormers on the side elevations and all

windows as shown on the elevations have profiles that are in keeping with the Craftmasn style.

Placement/Setback:

The setback for the front yards was approved to be 10-20 feet, while the side and rear yards are to be 5 feet per the development plan. The actual number for the front yard setback was not included in the proposal.

Scale/Massing/Height:

The Guidelines recommend that the height of infill buildings on newly created streets should be compatible with the building height on the nearest block face within the established historic district. New construction should be compatible with the massing, height, proportions, scale, size, and architectural features of adjacent buildings. Further, the Zoning Ordinance states that new buildings within view of the historic building shall be similar in scale and architectural character with the historic building; however, the historic building shall not be emulated to such an extent that it loses its prominence. Rather than attempting to mirror the scale of the historic building, new buildings shall be subordinate in their perceived scale to the historic building. There is a discrepancy with the overall height of the residence in the submittal information. The proposed height of this property (lot 3) is 33' 4" as listed on the elevation, but the streetscape view shows it as 31' 9" with an added grade of +4' compared to Historic Magnolia Hall which has a height of 32'. The applicant needs to clarify the overall height of the proposed residence.

Materials:

The materials of the proposed new construction are listed as predominantly brick, cement fiber siding with a 5" exposure, metal standing seam roofing above the front porch, fiberglass composition roof, brick foundation, and masonry chimney. The colors of the materials were not included in the application. The Guidelines recommend matching surrounding historic masonry in the width of the mortar joints, size and scale of the bricks, color, and texture. As shown in the plan, different window lite patterns are utilized in the proposal, which is not consistent on each facade. Specifications on the windows were not included in the application.

Architectural Features:

The Guidelines recommend that architectural details should complement, but not visually compete with, the character of nearby historic structures. Per the Zoning Ordinance, infill development shall blend with nearby buildings through the use of similarly sized and patterned architectural features such as windows, doors, awnings, arcades, pilasters, cornices, wall offsets, primary facade materials, and other building articulations of nearby buildings. Dormers shall be set back a minimum of one foot from the exterior wall of a front or side elevation.

RECOMMENDATION:

Staff recommends deferral to the July 10th Historic Zoning Commission Meeting based on the following grounds:

1. Conflicting overall height measurements of 33' 4" and 31' 9."

If the HZC decides to approve the COA, the following condition is recommended:

1. 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 Preservation Planner or the Historic Zoning Commission for review and approval.

MAGNOLIA HALL
FRANKLIN, TN

LOT 3
1835 WILLIAM
CAMPBELL COURT



MATERIAL LEGEND

- | | |
|---|-----------------------------------|
| 1 | FIBERGLASS COMPOSITION ROOF |
| 2 | METAL STANDING SEAM ROOF |
| 3 | BRICK |
| 4 | CEMENT FIBER SIDING - 5" EXPOSURE |
| 5 | CEMENT FIBER STUCCO BOARD |

5/26/2023

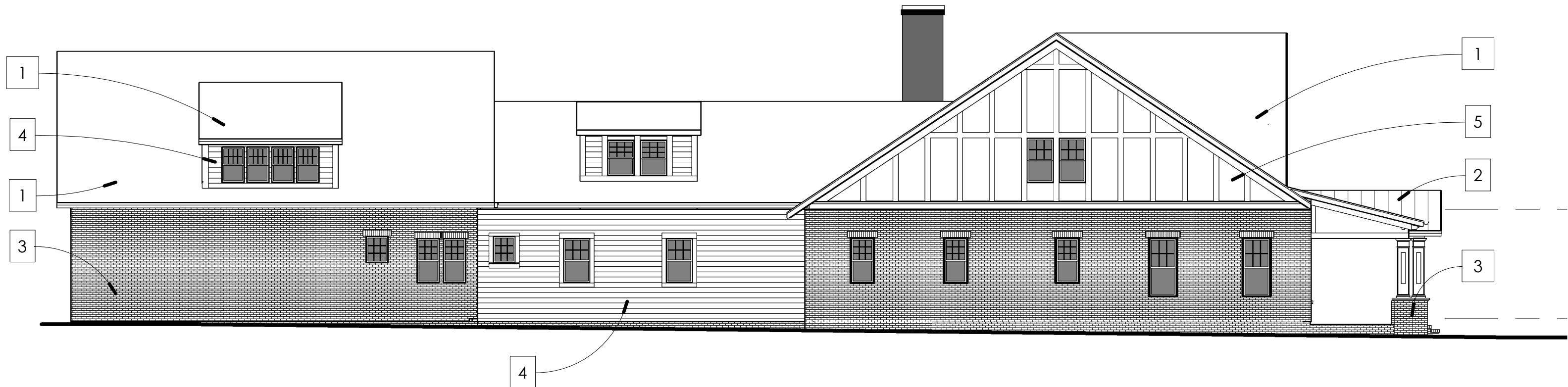
FRONT ELEVATION

1/8" = 1'-0"



MAGNOLIA HALL
FRANKLIN, TN

LOT 3
1835 WILLIAM
CAMPBELL COURT



LEFT ELEVATION

3/32" = 1'-0"



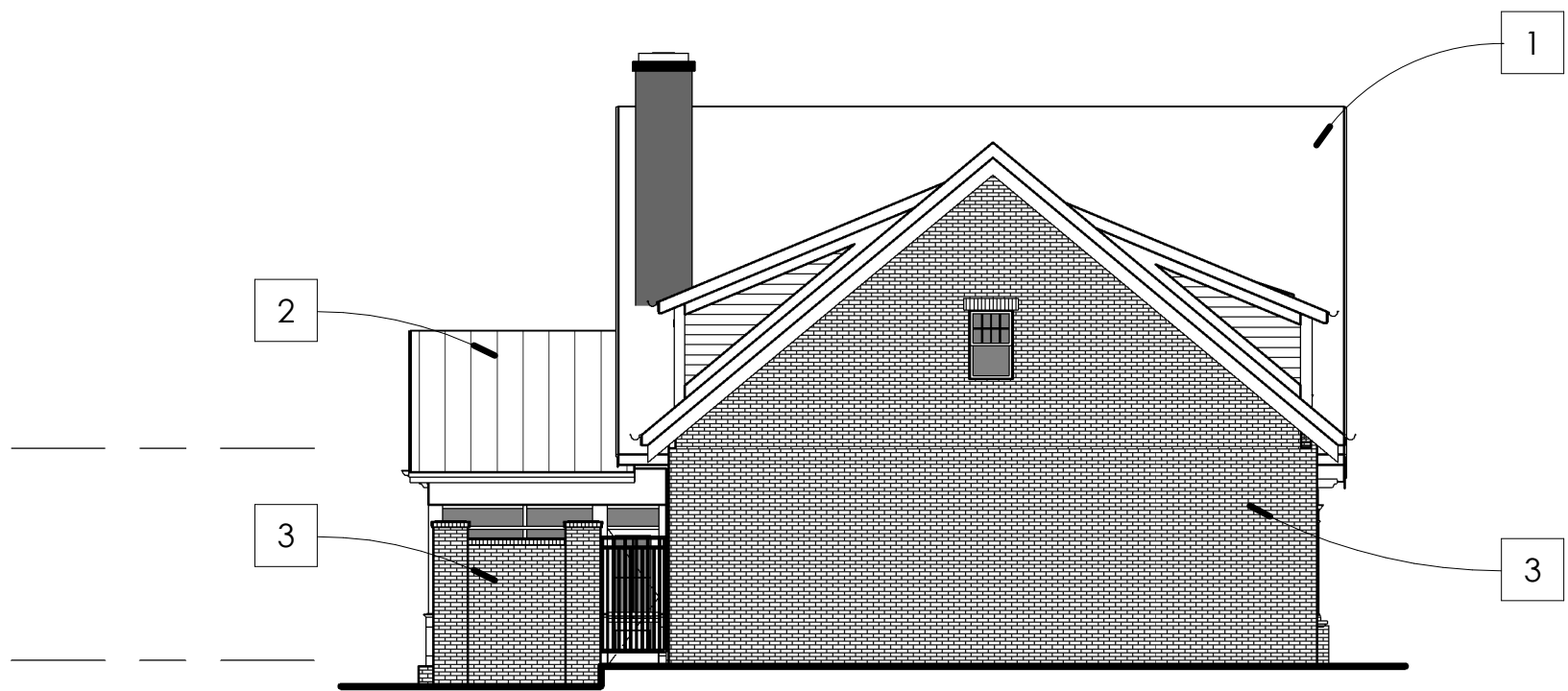
MATERIAL LEGEND

- 1 FIBERGLASS COMPOSITION ROOF
- 2 METAL STANDING SEAM ROOF
- 3 BRICK
- 4 CEMENT FIBER SIDING - 5" EXPOSURE
- 5 CEMENT FIBER STUCCO BOARD

5/26/2023

MAGNOLIA HALL
FRANKLIN, TN

LOT 3
1835 WILLIAM
CAMPBELL COURT



MATERIAL LEGEND

- 1 FIBERGLASS COMPOSITION ROOF
- 2 METAL STANDING SEAM ROOF
- 3 BRICK
- 4 CEMENT FIBER SIDING - 5" EXPOSURE
- 5 CEMENT FIBER STUCCO BOARD

REAR ELEVATION

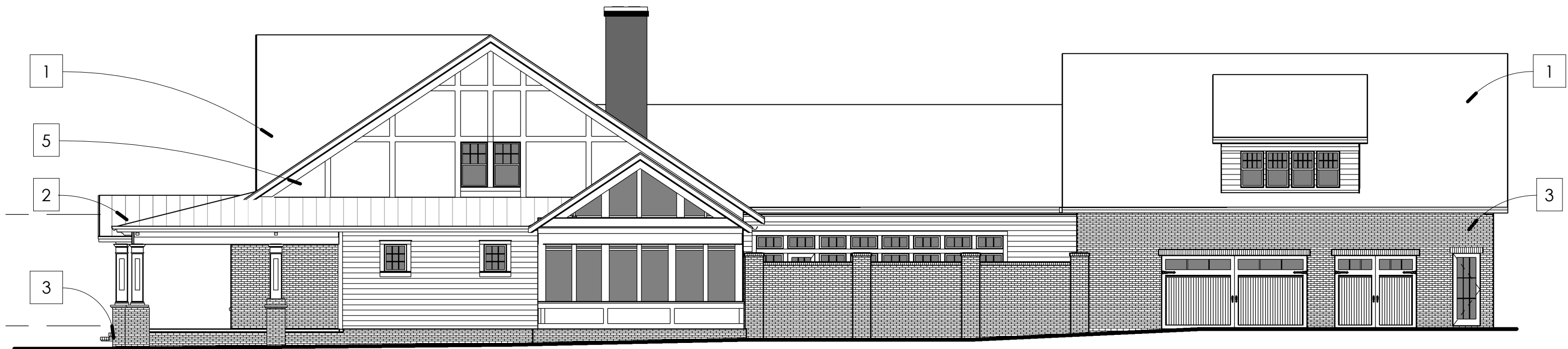
3/32" = 1'-0"



5/26/2023

MAGNOLIA HALL
FRANKLIN, TN

LOT 3
1835 WILLIAM
CAMPBELL COURT



MATERIAL LEGEND

- | | |
|---|-----------------------------------|
| 1 | FIBERGLASS COMPOSITION ROOF |
| 2 | METAL STANDING SEAM ROOF |
| 3 | BRICK |
| 4 | CEMENT FIBER SIDING - 5" EXPOSURE |
| 5 | CEMENT FIBER STUCCO BOARD |

RIGHT ELEVATION

3/32" = 1'-0"



5/26/2023

MAGNOLIA HALL
FRANKLIN, TN

LOT 3
1835 WILLIAM
CAMPBELL COURT

PROPERTY LINE

SETBACK LINE

LOT 4

50' - 0"

17' - 2"

POOL

SUN
DECK

COURTYARD

PORCH

3' - 5"

WILLIAM CAMPBELL COURT

LOT 2

10' - 0"

20' - 0"

5' - 0"

SITE PLAN

1/16" = 1'-0"

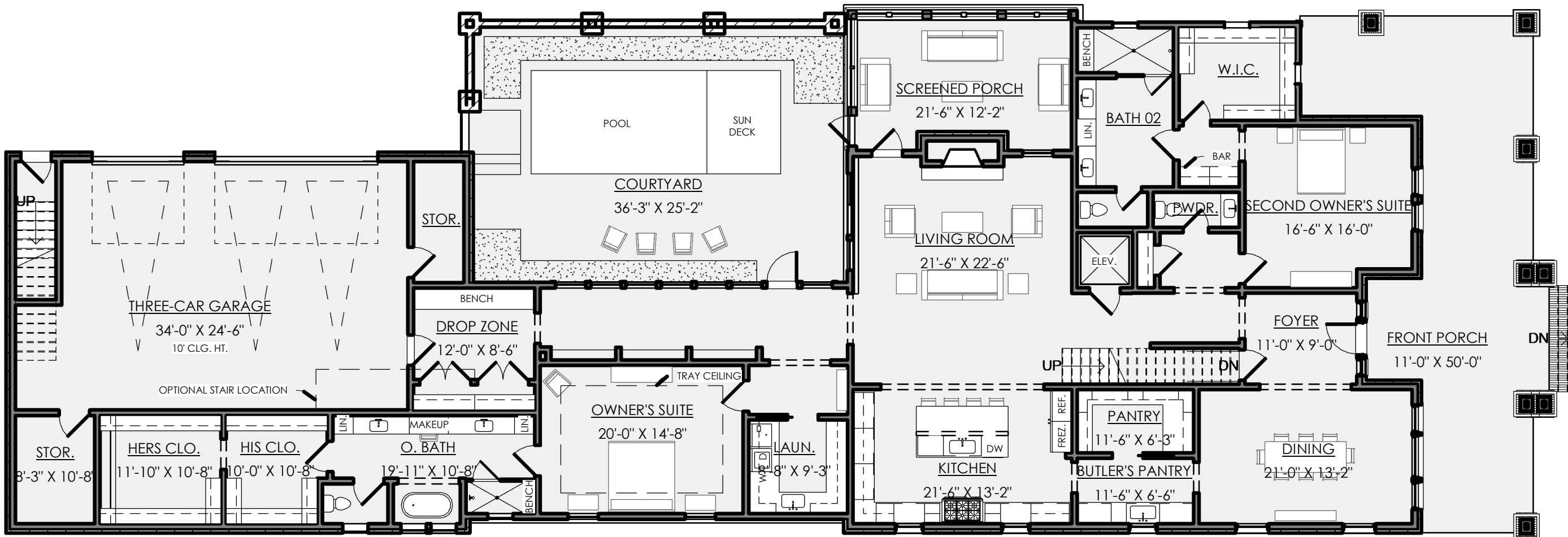


906



LOT AREA:	16,447 SQ FT
BUILDING FOOTPRINT:	5,436 SQ FT
L.S.A. (MIN = 20%)	31.6%
BUILDING AREA COVERAGE:	33.1%

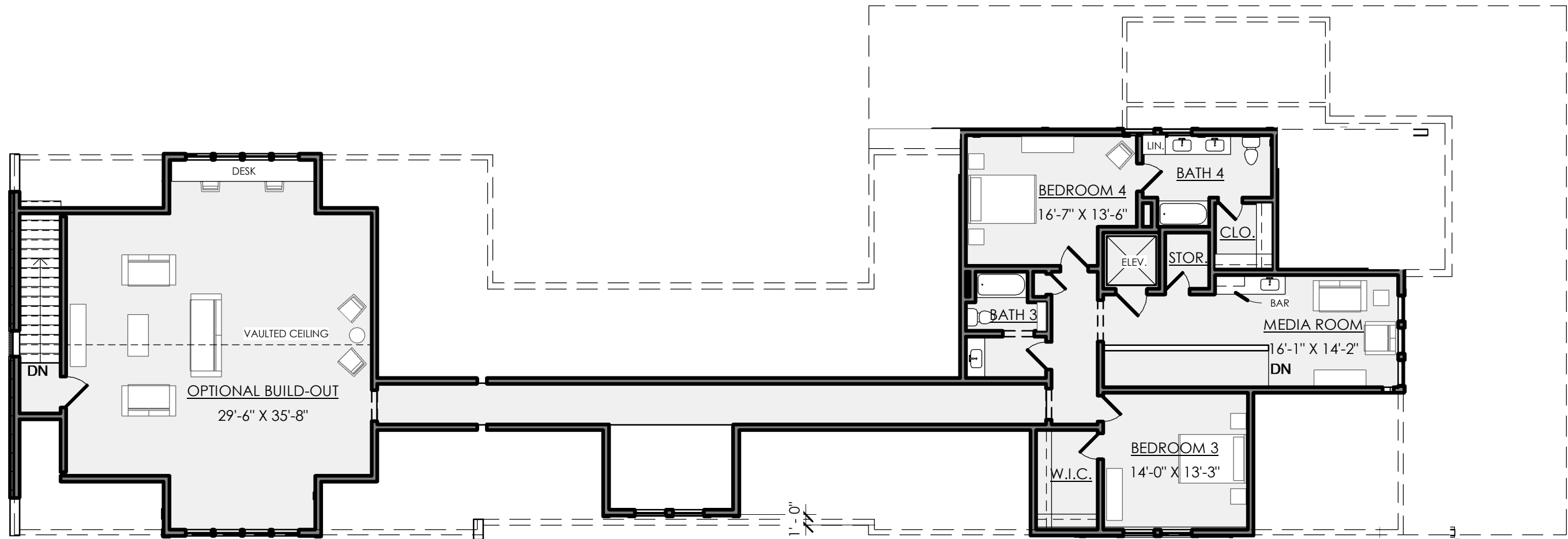
5/26/2023



SCHEMATIC FIRST FLOOR PLAN

3/32" = 1'-0"





SCHEMATIC SECOND FLOOR PLAN

3/32" = 1'-0"



5/26/2023























MAGNOLIA HALL



	1835	1837	1839	1841	1843	1845	1847	1849	1851	1853
HT	31'-8	31'-9"	31'-9"	31'-9"	31'-0" +/-	31'-0" +/-	31'-0" +/-	31'-0" +/-	32' +/-	32' +/-
EL	+5'-0"	+4'-0"	+3'-0"	+2'-0"	+2'-0"	+2'0"	+1'-0"	-6"	-1'-6"	-6'-0"
						MANSION				
						32'				
						0				

NOTES:
HOUSES ARE MEASURED TO HIGHEST PART OF RIDGE
MANSION: 32' TOP OF ROOF, 42'6" TOP OF CUPOLA.
RELATIVE SPOT ELEVATIONS ARE ESTIMATED AT FRONT PORCH STEPS



Magnolia Hall

Enhancement Landscape - Concept Plan



File #: 21-04759

DATE: May 31, 2023
TO: Historic Zoning Commission
FROM: Kelly Dannenfelser, Asst. Director of Planning
Emily Huffer, Assistant Preservation Planner

SUBJECT:
Consideration Of New Construction At 1839 William Campbell Ct. (Historic Magnolia Hall Subdivision, PD, Lot 4); Matt Smith, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the new construction of a principal building and accessory structure at 1839 William Campbell Court, lot 4, of the Historic Magnolia Hall subdivision.

The application has been to several Design Review Committee meetings to discuss the overall architectural style of the proposed building and structure.

APPLICABLE DESIGN GUIDELINES:
2016 Historic District Design Guidelines:
Residential Guidelines: Principal Infill (p. 66-69)
Residential Guidelines: Accessory Infill (p. 64)

PROJECT INFORMATION:
COF Project Number: 8201
Applicant: Matt Smith
Owner: Magnolia Hall Franklin, LLC, Bernie Butler, Rep.

BACKGROUND:
The development plan for Magnolia Hall was approved on December 14, 2021, prior to the adoption of the 2022 Historic District Design Guidelines. This proposal will be reviewed under the Guidelines in effect at the time the Development Plan was approved.

The Guidelines recommend that new construction is designed to be compatible in massing, height, proportions, scale, size, and architectural features of adjacent buildings and that new construction complement rather than detract from the character of the historic district.

The proposal includes the construction of a two-story cross-gabled residence with Tudor architectural-styled features. The entrance and sidelights are recessed under a covered stoop. A three-bay window with transoms is located to the left of the entrance along with a singular window with transoms on the far left of the front facade. To the right of the entrance, there are two windows

with transoms. A wall dormer with two windows is centered above the three-bay window. Centered in the gable is a singular window. The rear elevation features a singular gable with a window that is centered on the upper story and a window and a door on the main level. Four gables along with thirteen windows, are located on the left elevation. While three gables, fourteen windows, a chimney, and three garage doors are located on the right elevation. On the side elevations, the window lite pattern is different from the window lite pattern that is seen on the front elevation.

Placement/Setback:

The setback for the front yards was approved to be 10-20 feet, while the side and rear yards are to be 5 feet per the development plan. The actual number for the front yard setback was not included in the proposal.

Scale/Massing/Height:

The Guidelines recommend that the height of infill buildings on newly created streets should be compatible with the building height on the nearest block face within the established historic district. New construction should be compatible with the massing, height, proportions, scale, size, and architectural features of adjacent buildings. Further, the Zoning Ordinance states that new buildings within view of the historic building shall be similar in scale and architectural character with the historic building; however, the historic building shall not be emulated to such an extent that it loses its prominence. Rather than attempting to mirror the scale of the historic building, new buildings shall be subordinate in their perceived scale to the historic building. The proposed height of this property (lot 4) is 31'9" with an added grade of +3' compared to Historic Magnolia Hall which has a height of 32'. Therefore, the proposed building is three inches shorter than the historic building, but will be almost 3' taller considering grade. The proposed main ridgeline of the building accentuates the height and adds mass to the building, which is perceived as a larger scale than Magnolia Hall.

Materials:

The materials of the proposed new construction are listed as predominantly brick, cement fiber siding with a 5" exposure, metal standing seam roofing above the three-bay window and garage doors, fiberglass composition roof, stone foundation, and brick chimney. The colors of the materials were not included in the application. The Guidelines recommend matching surrounding historic masonry in the width of the mortar joints, size and scale of the bricks, color, and texture. As shown in the plan, different window lite patterns are utilized in the proposal, which is not consistent on each facade. The Guidelines recommend that infill principal buildings should not exceed the height and width ratios for windows and doors of adjacent buildings by more than 10 percent. The specifications for the windows in the proposal were not included in this application.

Architectural Features:

The Guidelines recommend that architectural details should complement, but not visually compete with, the character of nearby historic structures. As suggested in previous Design Review Committee meetings, the proposal should omit the use of transoms as they are not typical of historic residential homes in the Boyd Mill Avenue historic district. Per the Zoning Ordinance, infill development shall blend with nearby buildings through the use of similarly sized and patterned architectural features such as windows, doors, awnings, arcades, pilasters, cornices, wall offsets, primary facade materials, and other building articulations of nearby buildings. Dormers shall be set back a minimum of one foot from the exterior wall of a front or side elevation. The proposed wall dormer does not meet this requirement.

RECOMMENDATION:

Staff recommends denial of this application based on the following grounds:

1. The Guidelines recommend the height of infill buildings on newly created streets should be compatible with the building height on the nearest block face within the established historic district and the Zoning Ordinance requires

that new buildings shall be subordinate in their perceived scale to the historic building.

2. The Guidelines recommend that architectural details should complement, but not visually compete with, the character of nearby historic structures.
3. The Guidelines recommend that infill principal buildings should not exceed the height and width ratios for windows and doors of adjacent buildings by more than 10 percent. The specifications for the windows in the proposal were not included in this application.

It is recommended that the proposal should come to the upcoming Design Review Committee meeting.

If the HZC decides to approve the COA, the following condition is recommended:

1. 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 Preservation Planner or the Historic Zoning Commission for review and approval.



FRONT ELEVATION

1/8" = 1'-0"

MATERIAL LEGEND

- 1 FIBERGLASS COMPOSITION ROOF
- 2 METAL STANDING SEAM ROOF
- 3 BRICK
- 4 CEMENT FIBER SIDING - 5" EXPOSURE
- 5 CEMENT FIBER STUCCO BOARD





LEFT ELEVATION

3/32" = 1'-0"

MATERIAL LEGEND

- | | |
|---|-----------------------------------|
| 1 | FIBERGLASS COMPOSITION ROOF |
| 2 | METAL STANDING SEAM ROOF |
| 3 | BRICK |
| 4 | CEMENT FIBER SIDING - 5" EXPOSURE |
| 5 | CEMENT FIBER STUCCO BOARD |





REAR ELEVATION

3/32" = 1'-0"

MATERIAL LEGEND

- | | |
|---|-----------------------------------|
| 1 | FIBERGLASS COMPOSITION ROOF |
| 2 | METAL STANDING SEAM ROOF |
| 3 | BRICK |
| 4 | CEMENT FIBER SIDING - 5" EXPOSURE |
| 5 | CEMENT FIBER STUCCO BOARD |





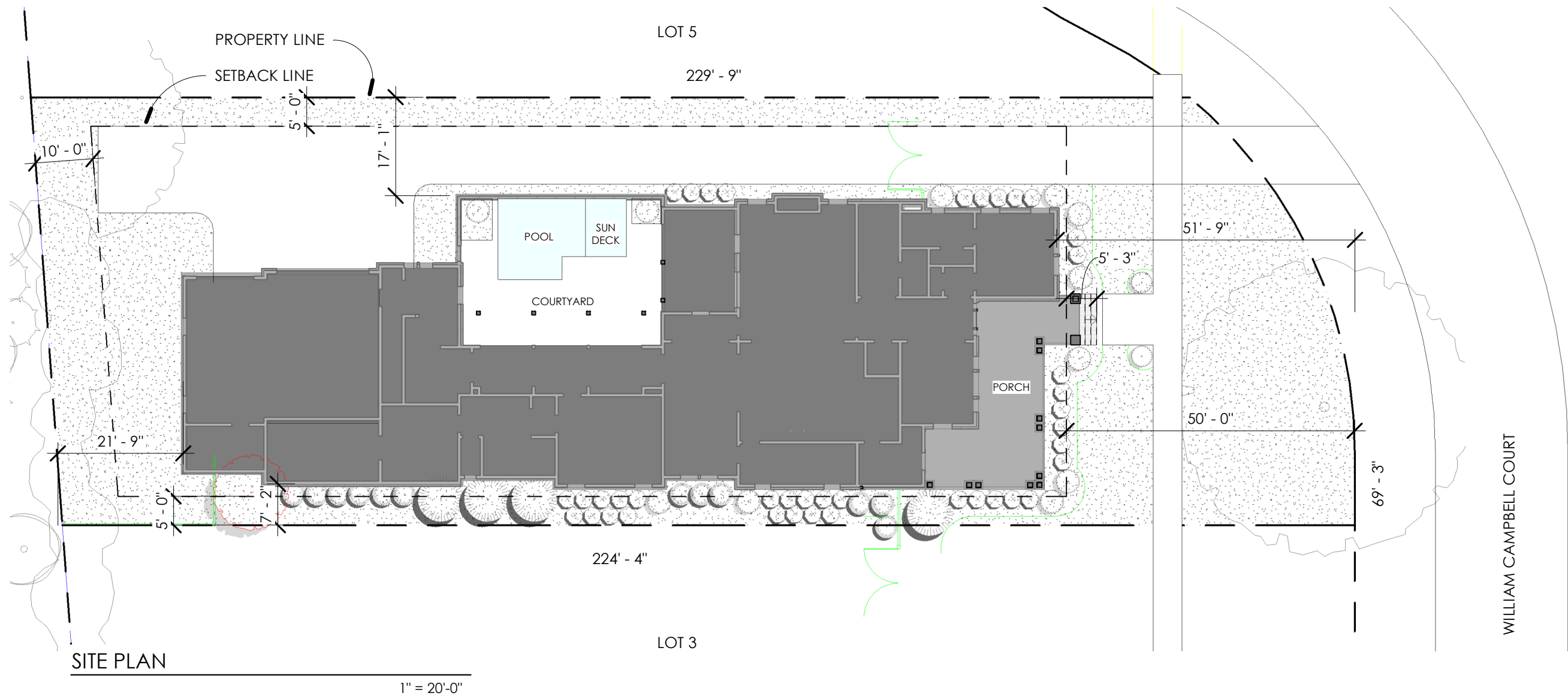
RIGHT ELEVATION

3/32" = 1'-0"

MATERIAL LEGEND

- 1 FIBERGLASS COMPOSITION ROOF
- 2 METAL STANDING SEAM ROOF
- 3 BRICK
- 4 CEMENT FIBER SIDING - 5" EXPOSURE
- 5 CEMENT FIBER STUCCO BOARD





LOT AREA:	16,854 SQ FT
BUILDING FOOTPRINT:	6,091 SQ FT
L.S.A. (MIN = 20%)	33.2%
BUILDING AREA COVERAGE:	36.1%

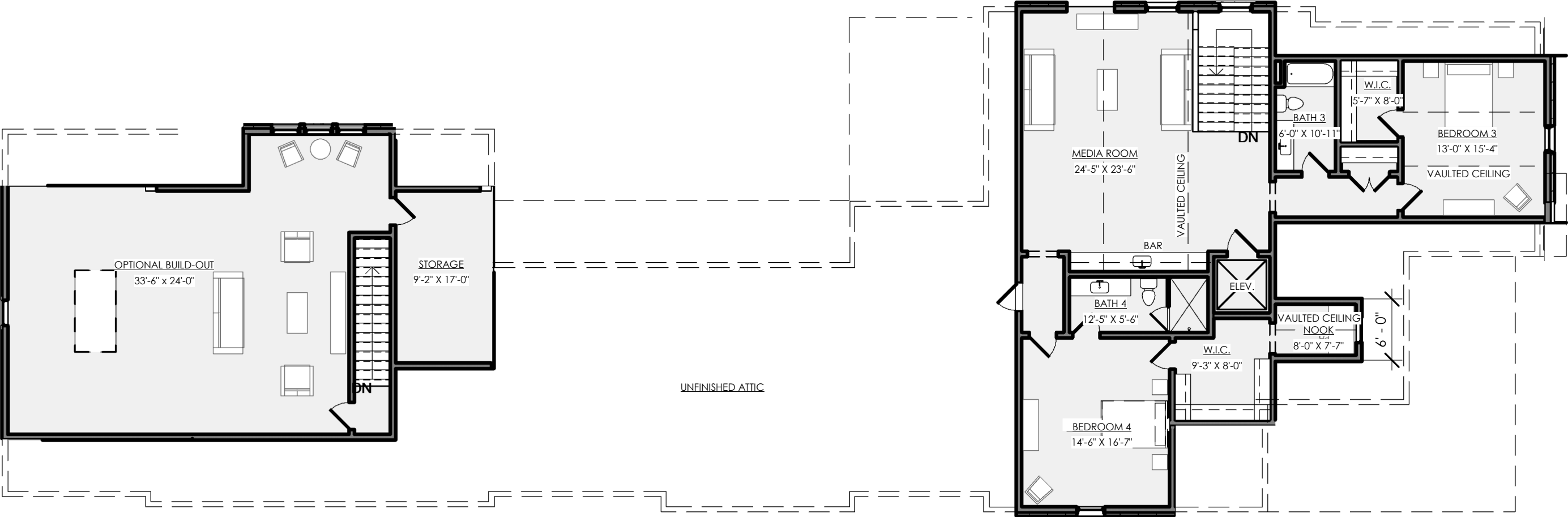




FIRST FLOOR PLAN

3/32" = 1'-0"





SECOND FLOOR PLAN

3/32" = 1'-0"























MAGNOLIA HALL



	1835	1837	1839	1841	1843	1845	1847	1849	1851	1853
HT	31'-8	31'-9"	31'-9"	31'-9"	31'-0" +/-	31'-0" +/-	31'-0" +/-	31'-0" +/-	32' +/-	32' +/-
EL	+5'-0"	+4'-0"	+3'-0"	+2'-0"	+2'-0"	+2'0"	+1'-0"	-6"	-1'-6"	-6'-0"
						MANSION				
						32'				
						0				

NOTES:
HOUSES ARE MEASURED TO HIGHEST PART OF RIDGE
MANSION: 32' TOP OF ROOF, 42'6" TOP OF CUPOLA.
RELATIVE SPOT ELEVATIONS ARE ESTIMATED AT FRONT PORCH STEPS



Magnolia Hall

Enhancement Landscape - Concept Plan



MAGNOLIA HALL | 1835 WILLIAM
FRANKLIN, TN | CAMPBELL COURT
LOT 2



PRECEDENT IMAGES - QUEEN ANNE



PRECEDENT IMAGES - CRAFTSMAN



PRECEDENT IMAGES - TUDOR



PRECEDENT IMAGES - QUEEN ANNE



File #: 21-04774

DATE: June 5, 2023
TO: Historic Zoning Commission
FROM: Kelly Dannenfelser, Asst. Director of Planning
Emily Huffer, Assistant Preservation Planner

SUBJECT:
Consideration Of New Construction At 1841 William Campbell Ct. (Historic Magnolia Hall Subdivision, PD, Lot 5); Matt Smith, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the new construction of a principal building and accessory structure at 1841 William Campbell Court, lot 5, of the Historic Magnolia Hall subdivision.

The application has been to several Design Review Committee meetings to discuss the overall architectural style of the proposed building and structure.

APPLICABLE DESIGN GUIDELINES:
2016 Historic District Design Guidelines:
Residential Guidelines: Principal Infill (p. 66-69)
Residential Guidelines: Accessory Infill (p. 64)

PROJECT INFORMATION:
COF Project Number: 8202
Applicant: Matt Smith
Owner: Magnolia Hall Franklin, LLC, Bernie Butler, Rep.

BACKGROUND:
The development plan for Magnolia Hall was approved on December 14, 2021, prior to the adoption of the 2022 Historic District Design Guidelines. This proposal will be reviewed under the Guidelines in effect at the time the Development Plan was approved.

The Guidelines recommend that new construction is designed to be compatible in massing, height, proportions, scale, size, and architectural features of adjacent buildings and that new construction complement rather than detract from the character of the historic district.

The proposal includes the construction of a two-story cross-gabled residence with Queen Anne architectural-styled features. The double-door entrance with three-window lite transoms is recessed under a covered stoop. To the left of the entrance is a canted bay double-hung window with transoms. The top of the sash on the double-hung window features a three-window lite pattern. The

same three-window lite pattern is also seen in the transoms. To the right of the entrance, there is a smaller double-hung window and a larger pair of double-hung windows with transoms. The top sash and transoms utilize the same three window-lite pattern that is seen on the left side of the entrance. Above the bay window on the upper floor is a pair of double-hung windows with the top sash featuring a two-window lite pattern. On the right side of the front facade, above the bottom double windows, a wall dormer is proposed. On the wall dormer, a pair of double-hung windows with the top sash utilizing a two-window lite pattern. The rear elevation features a pyramidal-style roof and a door with a three-window lite transom. A brick wall with a door/gate is also on the rear elevation. Three gables and 14 windows are located on the left elevation. While two wall dormers, 15 windows, a screened-in porch, three garage doors, and a chimney are located on the right elevation. On all elevations, the window lite pattern is not consistent on the top window sashes and transoms.

Placement/Setback:

The setback for the front yards was approved to be 10-20 feet, while the side and rear yards are to be 5 feet per the development plan. The actual number for the front yard setback was not included in the proposal.

Scale/Massing/Height:

The Guidelines recommend that the height of infill buildings on newly created streets should be compatible with the building height on the nearest block face within the established historic district. New construction should be compatible with the massing, height, proportions, scale, size, and architectural features of adjacent buildings. Further, the Zoning Ordinance states that new buildings within view of the historic building shall be similar in scale and architectural character with the historic building; however, the historic building shall not be emulated to such an extent that it loses its prominence. Rather than attempting to mirror the scale of the historic building, new buildings shall be subordinate in their perceived scale to the historic building. The proposed height of this building (lot 5) is 31'9" with a grade of +2' compared to Historic Magnolia Hall which has a height of 32'. Through the use of gables and dormers, the proposed new construction is more effective in breaking up the massing and appearing as a one and half-story building, instead of a two-story building. While the proposed building height is three inches less than Magnolia Hall, the proposed design makes it read as a lesser scale than Magnolia Hall as shown in the various 3d perspectives.

Materials:

The materials of the proposed new construction are listed as predominantly cement fiber siding with a 5" exposure, brick, metal standing seam roofing above the three-bay window and front porch, fiberglass composition roof, brick foundation, and brick chimney. The colors of the materials were not included in the application. The Guidelines recommend matching surrounding historic masonry in the width of the mortar joints, size and scale of the bricks, color, and texture. New chimneys should be compatible in size, height, and massing with existing chimneys on neighboring houses. The proposed chimney was suggested to be lowered in past Design Review Committee meetings. As shown in the plan, different window lite patterns are utilized in the proposal, which is not consistent on each facade. The Guidelines recommend that infill principal buildings should not exceed the height and width ratios for windows and doors of adjacent buildings by more than 10 percent. The specifications for the windows in the proposal were not included in this application.

Architectural Features:

The Guidelines recommend that architectural details should complement, but not visually compete with, the character of nearby historic structures. As suggested in previous Design Review Committee meetings, the proposal should omit the use of transoms as they are not typical of historic residential homes in the Boyd Mill Avenue historic district. Per the Zoning Ordinance, infill development shall blend with nearby buildings through the use of similarly sized and patterned architectural features such as windows, doors, awnings, arcades, pilasters, cornices, wall offsets, primary facade materials,

and other building articulations of nearby buildings. Dormers shall be set back a minimum of one foot from the exterior wall of a front or side elevation. The proposed wall dormers appear to not meet this requirement. Seen from the front facade, the roof has a unique ornamentation not typical to the historic district.

RECOMMENDATION:

Staff recommends denial of this application based on the following grounds:

1. The Guidelines recommend that architectural details should complement, but not visually compete with, the character of nearby historic structures.
2. The Guidelines recommend that infill principal buildings should not exceed the height and width ratios for windows and doors of adjacent buildings by more than 10 percent. The specifications for the windows in the proposal were not included in this application.
3. New chimneys should be compatible in size, height, and massing with existing chimneys on neighboring houses.

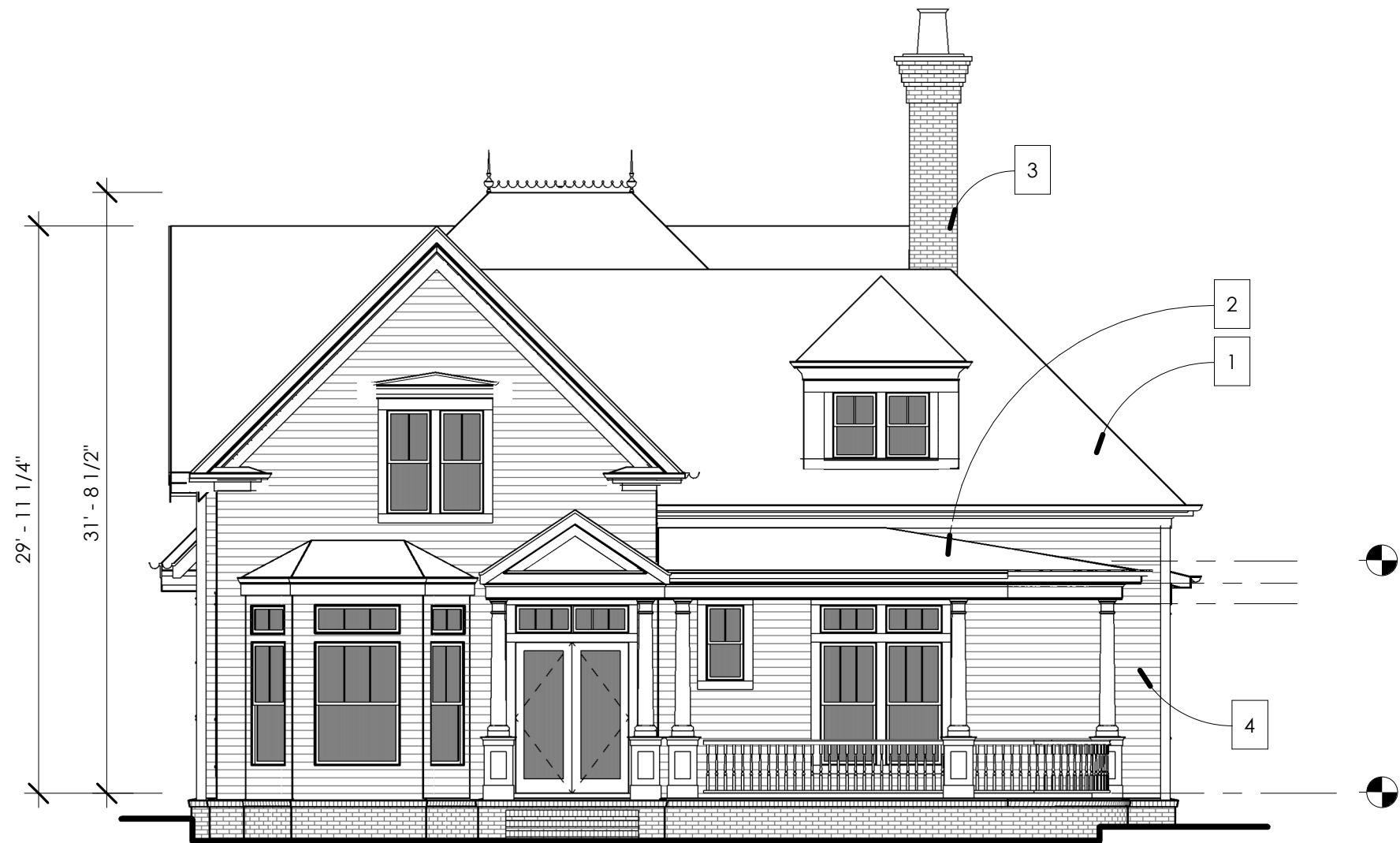
It is suggested that the proposal should come to the upcoming Design Review Committee.

If the HZC decides to approve the COA, the following condition is recommended:

1. 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 Preservation Planner or the Historic Zoning Commission for review and approval.

MAGNOLIA HALL
FRANKLIN, TN

LOT 5
1835 WILLIAM
CAMPBELL COURT



MATERIAL LEGEND

- 1 FIBERGLASS COMPOSITION ROOF
- 2 METAL STANDING SEAM ROOF
- 3 BRICK
- 4 CEMENT FIBER SIDING - 5" EXPOSURE
- 5 CEMENT FIBER STUCCO BOARD

FRONT ELEVATION

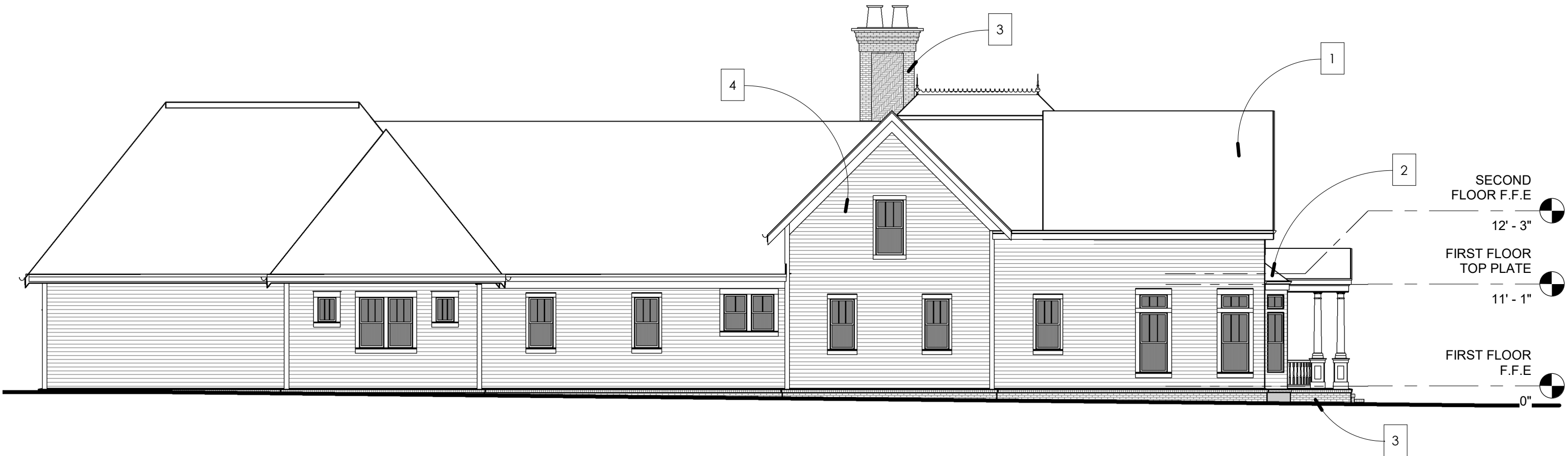
As indicated



5/26/2023

MAGNOLIA HALL
FRANKLIN, TN

LOT 5
1835 WILLIAM
CAMPBELL COURT



MATERIAL LEGEND

- 1 FIBERGLASS COMPOSITION ROOF
- 2 METAL STANDING SEAM ROOF
- 3 BRICK
- 4 CEMENT FIBER SIDING - 5" EXPOSURE
- 5 CEMENT FIBER STUCCO BOARD

LEFT ELEVATION

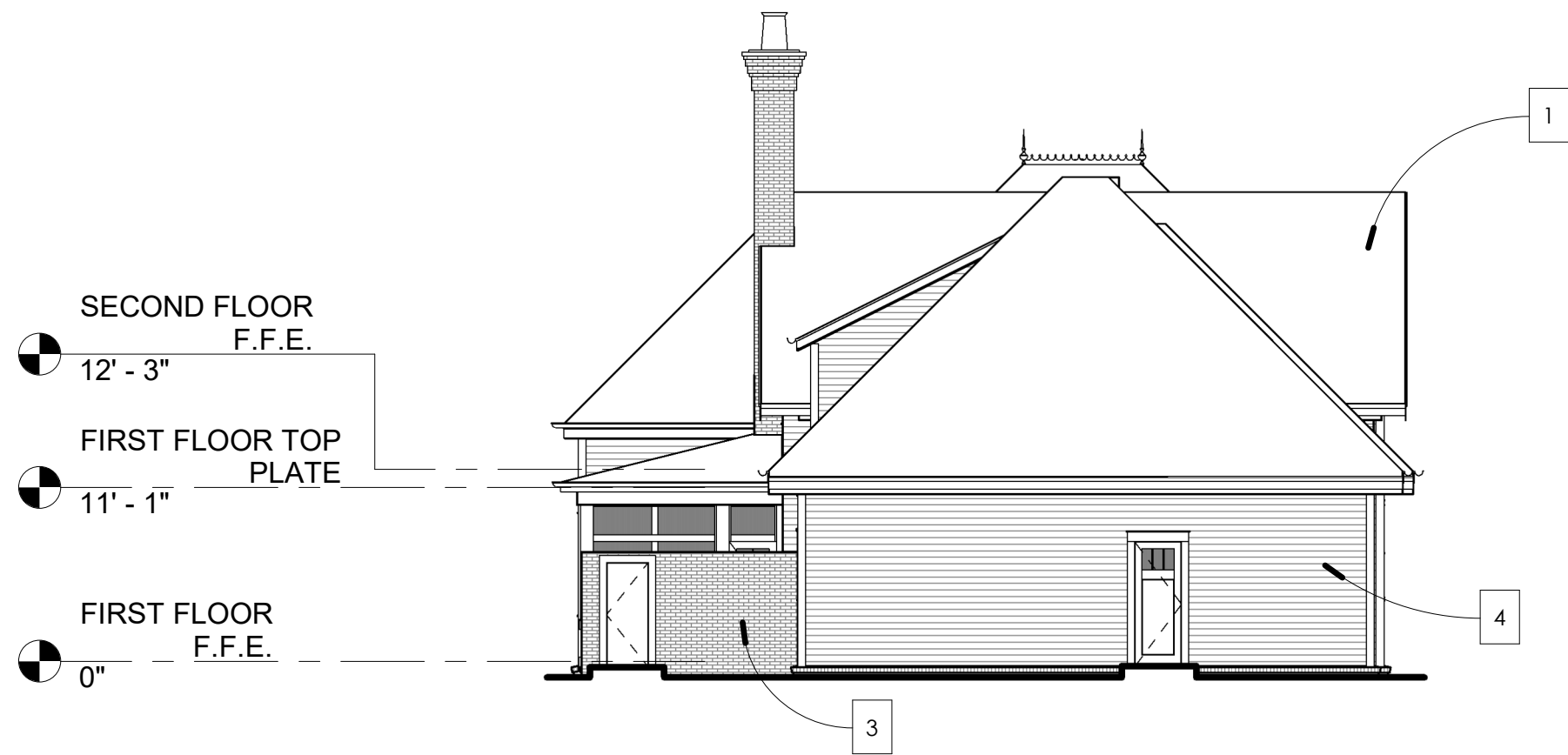
As indicated



5/26/2023

MAGNOLIA HALL
FRANKLIN, TN

LOT 5
1835 WILLIAM
CAMPBELL COURT



MATERIAL LEGEND

- 1 FIBERGLASS COMPOSITION ROOF
- 2 METAL STANDING SEAM ROOF
- 3 BRICK
- 4 CEMENT FIBER SIDING - 5" EXPOSURE
- 5 CEMENT FIBER STUCCO BOARD

REAR ELEVATION

As indicated



5/26/2023

MAGNOLIA HALL
FRANKLIN, TN

LOT 5
1835 WILLIAM
CAMPBELL COURT



RIGHT ELEVATION

As indicated

MATERIAL LEGEND

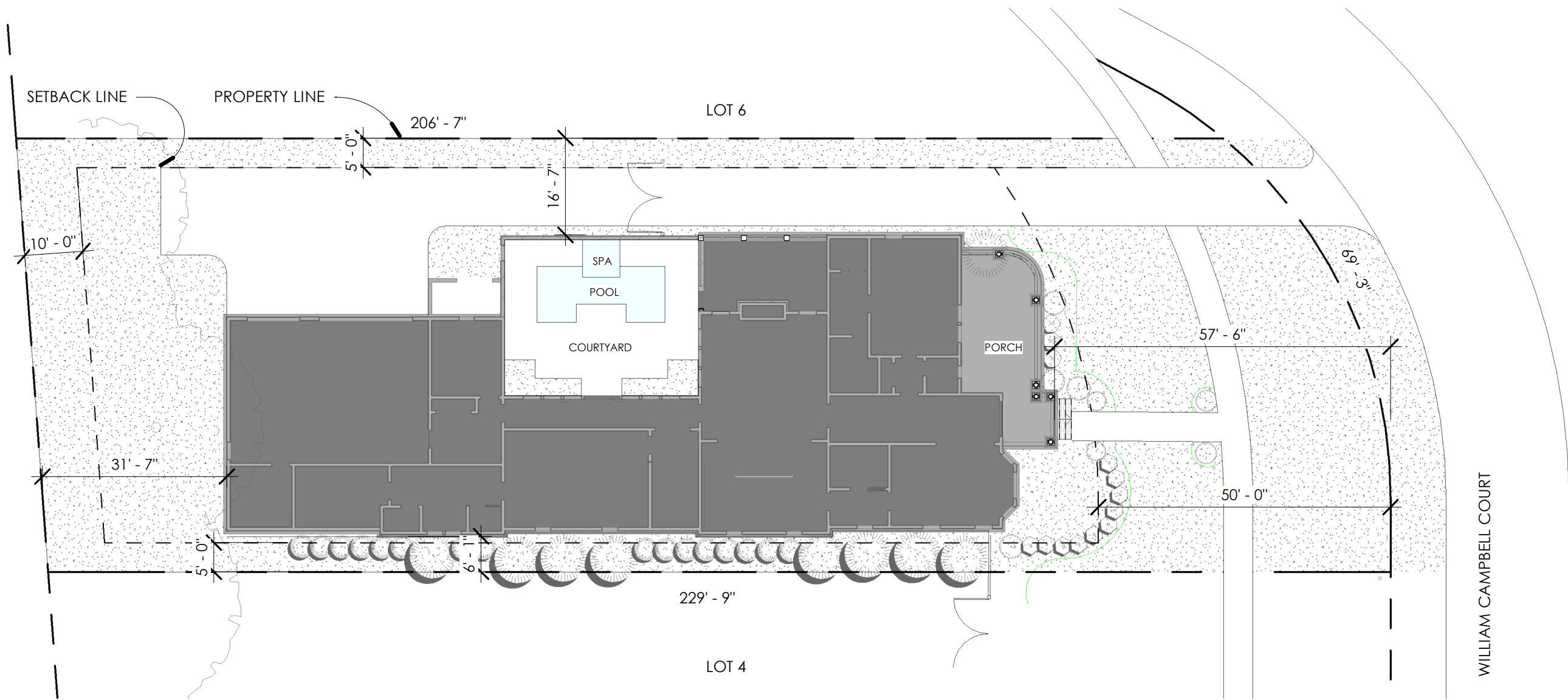
- 1 FIBERGLASS COMPOSITION ROOF
- 2 METAL STANDING SEAM ROOF
- 3 BRICK
- 4 CEMENT FIBER SIDING - 5" EXPOSURE
- 5 CEMENT FIBER STUCCO BOARD



5/26/2023

MAGNOLIA HALL
FRANKLIN, TN

LOT 5
1835 WILLIAM
CAMPBELL COURT



SITE PLAN

1" = 20'-0"

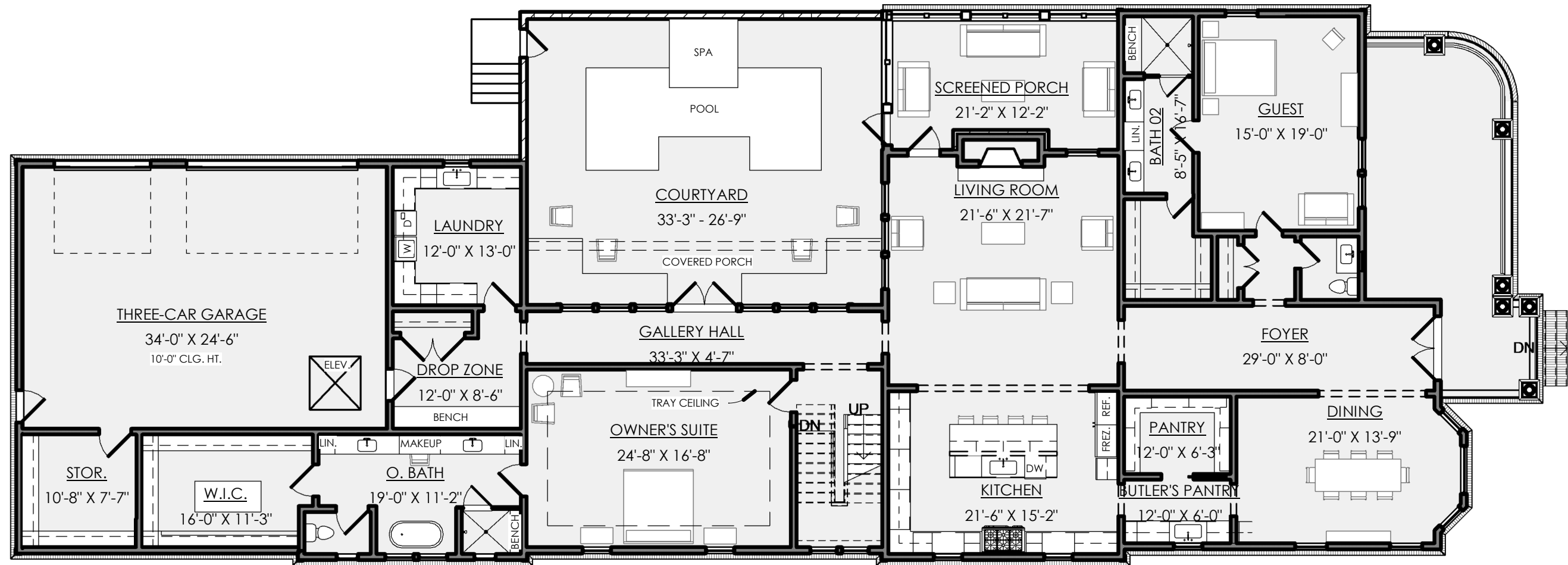


LOT AREA:	16,726 SQ FT
BUILDING FOOTPRINT:	6,747 SQ FT
L.S.A. (MIN = 20%)	47.1%
BUILDING AREA COVERAGE:	40.3%

5/26/2023

MAGNOLIA HALL
FRANKLIN, TN

LOT 5
1835 WILLIAM
CAMPBELL COURT

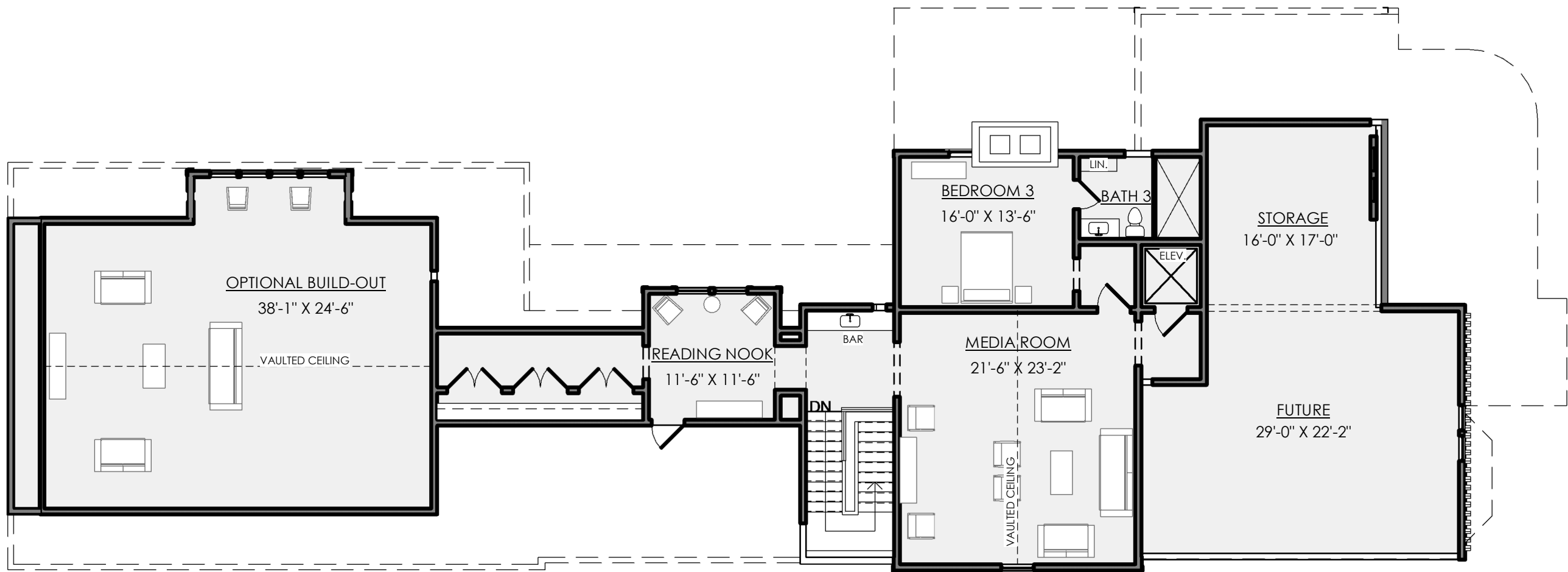


FIRST FLOOR PLAN

3/32" = 1'-0"



5/26/2023



SECOND FLOOR PLAN

3/32" = 1'-0"

























MAGNOLIA HALL



	1835	1837	1839	1841	1843	1845	1847	1849	1851	1853
HT	31'-8	31'-9"	31'-9"	31'-9"	31'-0" +/-	31'-0" +/-	31'-0" +/-	31'-0" +/-	32' +/-	32' +/-
EL	+5'-0"	+4'-0"	+3'-0"	+2'-0"	+2'-0"	+2'0"	+1'-0"	-6"	-1'-6"	-6'-0"
						MANSION				
						32'				
						0				

NOTES:
HOUSES ARE MEASURED TO HIGHEST PART OF RIDGE
MANSION: 32' TOP OF ROOF, 42'6" TOP OF CUPOLA.
RELATIVE SPOT ELEVATIONS ARE ESTIMATED AT FRONT PORCH STEPS



Magnolia Hall

Enhancement Landscape - Concept Plan



MAGNOLIA HALL | 1835 WILLIAM
FRANKLIN, TN | CAMPBELL COURT
LOT 2



PRECEDENT IMAGES - QUEEN ANNE



PRECEDENT IMAGES - CRAFTSMAN



PRECEDENT IMAGES - TUDOR



PRECEDENT IMAGES - QUEEN ANNE



HISTORIC
FRANKLIN
TENNESSEE

Franklin Historic Zoning Commission Certificate of Appropriateness (COA)

Address: 121 1st Avenue South (Downtown Franklin Historic District)
Applicant: Chandra Boughton
Owner: Henry P. Ingram (Crossfire Capital)
Project #: 8180

Type of Work: Consideration of Convenience Signage

Status: Approved with Conditions
(See “Approved Work Specifications” and
“Non-Approved Work” Below)

Approval Date: May 3, 2023
Expiration Date: May 3, 2025 (if work has not commenced)

APPLICATION REQUEST

The applicant is requesting a Certificate of Appropriateness (COA) for the installation of eight (8) convenience signs at 121 1st Avenue South.

- **Sign Size:** The proposed size of the eight (8) signs on the property are to be 12” x 18” and spans to measure 1.5 sq. ft. in area. The Guidelines recommend that convenience signs used for parking spaces may be up to 1.5 square feet for sign area. The proposed signage meets the Guideline for sign size.
- **Sign Height:** Three signs on the left side of the building are proposed to be on posts that measure 48” (4 ft.) and five signs located behind the bank are proposed to be on posts that measure 68” (5 ft. 8 in.). The proposed height of the signs on the signposts meets the Guidelines.
- **Material:** The material of the proposed sign face consists of aluminum. The signposts will be a black, metal material. The proposed material for the sign face and the signpost does meet the Guidelines for convenience signs.
- **Design:** The proposed background color is black with white lettering. There is an accent color of light gray in the middle of the sign that will be utilized. The Guidelines recommend the use of a maximum of three colors, with a darker background color than the lettering color. The proposed design does not meet the intent of the Guidelines.

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

For ease of communication, staff has assigned numbers to each of the proposed signs as shown on the exhibit below. Guidance for each sign will be provided using the numbering system on the exhibit.

Only three of the eight signs (signs 4-6) are not visible from the right-of-way and they meet the intent of the Guidelines. These signs are tucked behind the bank and cannot be seen from 1st Avenue South. The rest of the signs (signs 1-3 & 7-8) are not appropriate as they are visible from the right-of-way.



APPLICABLE DESIGN GUIDELINES

[Chapter 8. Signs- Convenience Signage](#)

APPROVED WORK SPECIFICATIONS

The application is approved with the following conditions:

1. Only three of the eight signs (only signs 4-6) that are proposed to be behind the bank building are appropriate, as they will not be highly seen from street view. These signs are tucked behind the bank and cannot be seen from 1st Avenue South. See the non-approved work below for signs 1-3 & 7-8.
2. The sign face must utilize a fully black background and eliminate the use of the light gray color, as the utilization of this color does not allow the lighter letters to be easily seen.

3. All signs must utilize a matte finish, rather than a gloss finish.
4. The application must meet all the requirements of the Building & Neighborhood Services Department prior to the issuance of a **sign permit**.
5. Any changes to the approved plans must be returned to the Preservation Planner for review and approval.

NON-APPROVED WORK

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

1. Signs (signs 1-3) that are to the left of the bank building are visible from street view and are not appropriate.
2. Signs (signs 7-8) that are located closest to 99 E. Main, and behind the bank are not appropriate, as they can be seen from 1st Avenue S.

Emily Huffer

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

From: [Chandra Boughton](#)
To: [Emily Huffer](#)
Subject: RE: 121 First Ave S parcel # 078CE00300 00009078C (AP no:) (COF no: N/A)
Date: Thursday, April 20, 2023 9:43:36 AM

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.

OK, the posts (5 posts) in the parking lot, not visible from the road, are 68". The posts in front of the bank (3 posts), visible from the bank, will be 48". The top of the sign will not exceed the 48", the post will go up the back of the sign for support.

Thank you,
Chandra

From: Emily Huffer <emily.huffer@franklintn.gov>
Sent: Thursday, April 20, 2023 9:26 AM
To: Chandra Boughton <chandra@crossfirecapital.org>
Subject: Re: 121 First Ave S parcel # 078CE00300 00009078C (AP no:) (COF no: N/A)

Hi Chandra-

If you would not mind providing the height of the signposts that would be helpful! Our Guidelines recommend that convenience signs used for parking spaces, when not visible from the right-of-way, may be up to 6.5 feet tall. I was unclear if within the application, the existing signposts were to remain and a new sign face was to replace the existing one.

Yesterday when all of the submitted materials were reviewed, the review cycle began. This administrative process can take up to ten business days, so at the latest the COA with the approved or non-approved work will be listed within the document. I will also send you an email with the attached COA when it is completed.

Thanks,

Emily Huffer

Assistant Preservation Planner

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

From: Chandra Boughton <chandra@crossfirecapital.org>

Sent: Thursday, April 20, 2023 9:08 AM

To: Emily Huffer <emily.huffer@franklintn.gov>

Subject: RE: 121 First Ave S parcel # 078CE00300 00009078C (AP no:) (COF no: N/A)

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.

Hi Emily,

Quick question, just for planning/scheduling purposes: the online status says “review due 05/03/23”. Does that mean we won’t have an answer until then, or is it possible we could have an answer sooner?

Thank you!

Chandra

From: Emily Huffer <emily.huffer@franklintn.gov>

Sent: Wednesday, April 19, 2023 2:42 PM

To: Chandra Boughton <chandra@crossfirecapital.org>

Subject: Re: 121 First Ave S parcel # 078CE00300 00009078C (AP no:) (COF no: N/A)

Thank you for the clarification, Chandra!

Emily Huffer

Assistant Preservation Planner

City of Franklin Planning & Sustainability Department

615.550.6795 | www.franklintn.gov/planning

From: Chandra Boughton <chandra@crossfirecapital.org>

Sent: Wednesday, April 19, 2023 2:38 PM

To: Emily Huffer <emily.huffer@franklintn.gov>

Subject: Re: 121 First Ave S parcel # 078CE00300 00009078C (AP no:) (COF no: N/A)

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.

Hi Emily,

The total height of the signs will be 6'5" per the guidelines you sent. They can be shorter if needed. The sign face is 18 inches tall by 12 inches wide. I don't know the exact height of the post, but I imagine it will go all the way up the back of the sign for support. Also, please note the signs that are in the pictures I sent are the signs that are being replaced. Those are not the signs I'm asking to have approved. The sign we would like approved is in the sign proof attachment. Please let me know if you need anything else!

Thank you,
Chandra

On Wed, Apr 19, 2023 at 2:32 PM Emily Huffer <emily.huffer@franklintn.gov> wrote:

Hi Chandra-

Thank you for submitting this application. I do need clarification on the height of the signposts that the signs will be attached to before I can begin my review.

Thanks,

Emily Huffer

Assistant Preservation Planner

City of Franklin Planning & Sustainability Department

615.550.6795 | www.franklintn.gov/planning

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--



Chandra Boughton

Crossfire Capital

Executive Assistant

121 First Avenue South, Suite 220, Franklin, TN 37064

615.509.9749 direct

615.790.9959 fax

RESERVED

**BANK
PARKING
ONLY**

Job Description

Qty8
12x18
single sided
080 Aluminum

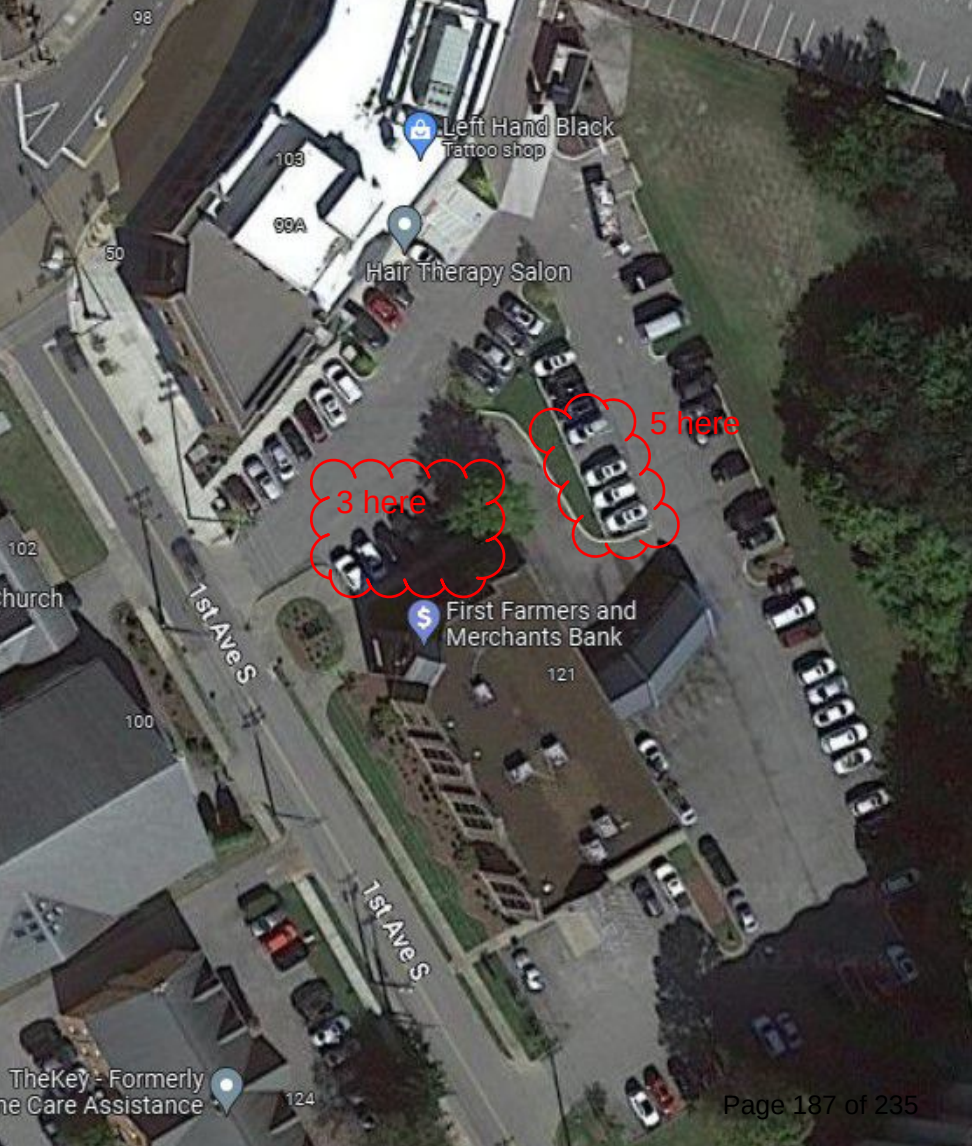
Sign poles are black metal

Client Name:
WillowBranch
Job Number:
25255

Order Date:
4/18/2023

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





Left Hand Black
Tattoo shop

Hair Therapy Salon

3 here

5 here

First Farmers and
Merchants Bank



FIRST FARMERS
BANKING • WEALTH MANAGEMENT • TRUST

BANK
PARKING
ONLY

BANK
PARKING
ONLY

BANK
PARKING
ONLY

FIRST FARMERS
BANKING • WEALTH MANAGEMENT • TRUST



OWNER AFFIDAVIT

City of Franklin, Tennessee

We/I Henry P Ingram
(Please print Name/Names in Full)

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

078CB 00300 00009078C
(Property Parcel/Tax ID Number)

and located at:

121 First Avenue South
(Street Address)

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

Image 360 and/or Chandra Boughton
(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

[Signature]
Signature

121 1st Ave S Suite 220
Property Owner Mailing Address

Franklin TN 37064
City, State & Zip

Subscribed and sworn to before me this

18 day of April, 2023.

Kimberly D. Hicks
Notary Public

My Commission Expires: 1-01-26





Project Overview

#1002915

Project Title: 121 First Ave S parcel # 078CE00300
00009078C

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

Chandra Boughton
Crossfire Capital
121 First Ave S, Suite 220
Franklin, TN 37064
P:6155099749
chandra@crossfirecapital.org

Contact Information - Property Owner

Property Owner

Henry P Ingram
Crossfire Capital
121 First Ave S, Suite 220
Franklin, TN 37064
P:6153496393
bucky@crossfirecapital.org

Address or Parcel

Project Address or Parcel: 121 1ST AVE S (078C-E00300)

Calculated Acreage: Parcel

- 121 1ST AVE S: 1.51266524

Scenic Corridor Overlay:

Hillside/Hillcrest Overlay:

Flood Fringe Overlay: Flood Fringe Overlay

- 121 1ST AVE S: Floodway Fringe Overlay District

500ft Buffer of Hillside Overlay: <500BHO>

Type of Work Proposed : Signage

Height of Overall Sign: not to exceed 6'5

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

Columbia Avenue Overlay:

Zoning District: Zoning Districts

- 121 1ST AVE S: 1ST AVE

Central Franklin Overlay: Central Franklin Overlay

- 121 1ST AVE S: Central Franklin Overlay District

Historic Preservation Overlay: Historic Preservation Overlay

- 121 1ST AVE S: Historic Preservation Overlay

Floodway Overlay:

COF Number of Site Plan: N/A

Type of Signage Proposed: Freestanding (not Post-and-Arm)

Height of Sign Face or Sign Area: 18

HVAC Type:

Narrative

Project Description:

Eight (8) "reserved bank parking only" signs to be installed in front of eight (8) parking spots in the parking lot



HISTORIC
FRANKLIN
TENNESSEE

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

Address: 214 E. Main St. (Franklin Historic District)
Applicant: Ashton Barrett (Joslin & Sons Signs)
Type of Work: Signage (Band)

Project Number: 8193

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

Approval Date: Expiration
Date: May 10, 2023
May 10, 2025 (if work has not commenced)

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for the installation of a band sign at the entrance to 214 E. Main St. Band signs are appropriate for commercial buildings as they should be placed horizontally above the ground floor main entrance.

Proposed Band Sign:

- **Appropriate Sign Types:** Band signs are appropriate for commercial buildings, and the building at 214 E. Main is a commercial building.
- **Quantity:** A commercial building should have no more than three signs unless it has more than one ground-floor retail storefront/tenant space, which this building has multiple retail storefronts. The proposed band sign is currently the only sign that is proposed on this retail storefront/tenant space.
- **Sign Area:** The proposed sign letters measure 20 inches in height and 79.5 inches in width. The sign measures approximately 11.04 sq. ft. in area. The fascia is 21 feet in width. The sign area meets the Guidelines, as the band sign area is to measure a maximum of 1 square foot per linear foot of width of building façade or retail storefront/tenant space.
- **Sign Thickness:** The proposed sign letters will be 1 inch thick. This meets the Guidelines, as band signs are to have a sign thickness of a maximum of 2 inches.
- **Placement:** The proposed location is within the flat fascia area above the entrance. The location meets the Guidelines for location as band signs are to be vertically aligned with the center of an architectural element such as a retail storefront/tenant space entrance or centered over the overall space occupied by the business.
- **Projection:** The proposed sign letters will project 1 inch from the façade. This meets the Guidelines as band signs are not to project a maximum of 6 inches from the wall.
- **Material:** The proposed sign consists of individually mounted letters, which are an aluminum material and painted bone in color. This meets the Guidelines, as band signs are to utilize a finished wood or metal material.

- **Color:** The proposed color of the sign is bone. This meets the Guidelines for color as the exterior of the building is a dark gray and band signs are to have a darker background color than the lettering color and utilize muted colors that complement the façade.
- **Illumination:** No illumination is proposed within the application.

APPLICABLE GUIDELINES

[Chapter 8 - Signs](#)

APPROVED WORK SPECIFICATIONS

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

1. Per Guidelines, sign finishes must be matte rather than reflective or shiny finishes.
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.

Emily Huffer | Assistant Preservation Planner

Planning & Sustainability Department

City of Franklin, Tennessee

615.550.6795

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



11 SQ FT



CUSTOM SINCE 1977

630 MURFREESBORO PIKE
NASHVILLE, TN 37210

615_255_3463
615_255_3518 FAX

JOSLINSIGN.COM

SECTION DETAIL &
INSTALL DETAILS PAGE 2

APPROVALS

CUSTOMER SIGNATURE:	DocuSigned by: <i>Megan Martin</i> DC4A823F08BF4E7
LANDLORD NAME (PRINTED):	Eric Elmquist
LANDLORD SIGNATURE:	DocuSigned by: <i>[Signature]</i> 94832FED5FFA478

CULTHEIR	
214 E MAIN ST FRANKLIN, TN 37067	
DRW#_	230297-S40
QUOTE#_	107449
WK_ORD#_	-----
DESIGNER_	J.MORTON
PROJ_MGR_	M.SHEA
DATE_	04.21.23
COLORS & FINISHES:	
BONE: PMS P 32-1 C	

ONE (1) SET

ALUM. CHANNEL LETTERS

SCALE: 1"=1'0"

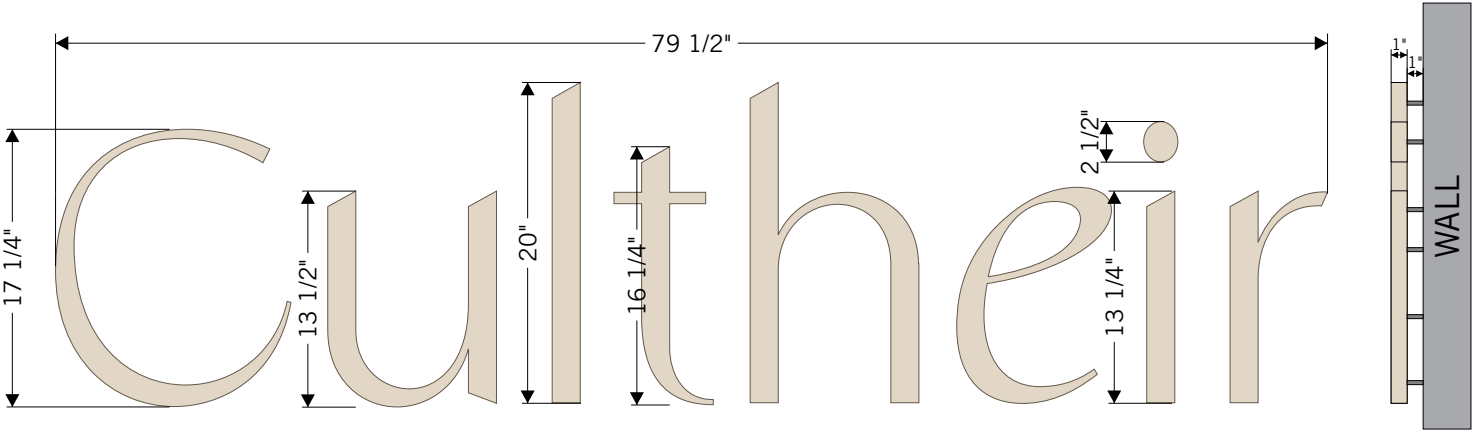
ALUMINUM CHANNEL LETTERS

NON-ILLUMINATED

1" DEEP

STOOD OFF WALL 1"

PAINT PMS P 32-1 C (BONE)



CUSTOMER SIGNATURE

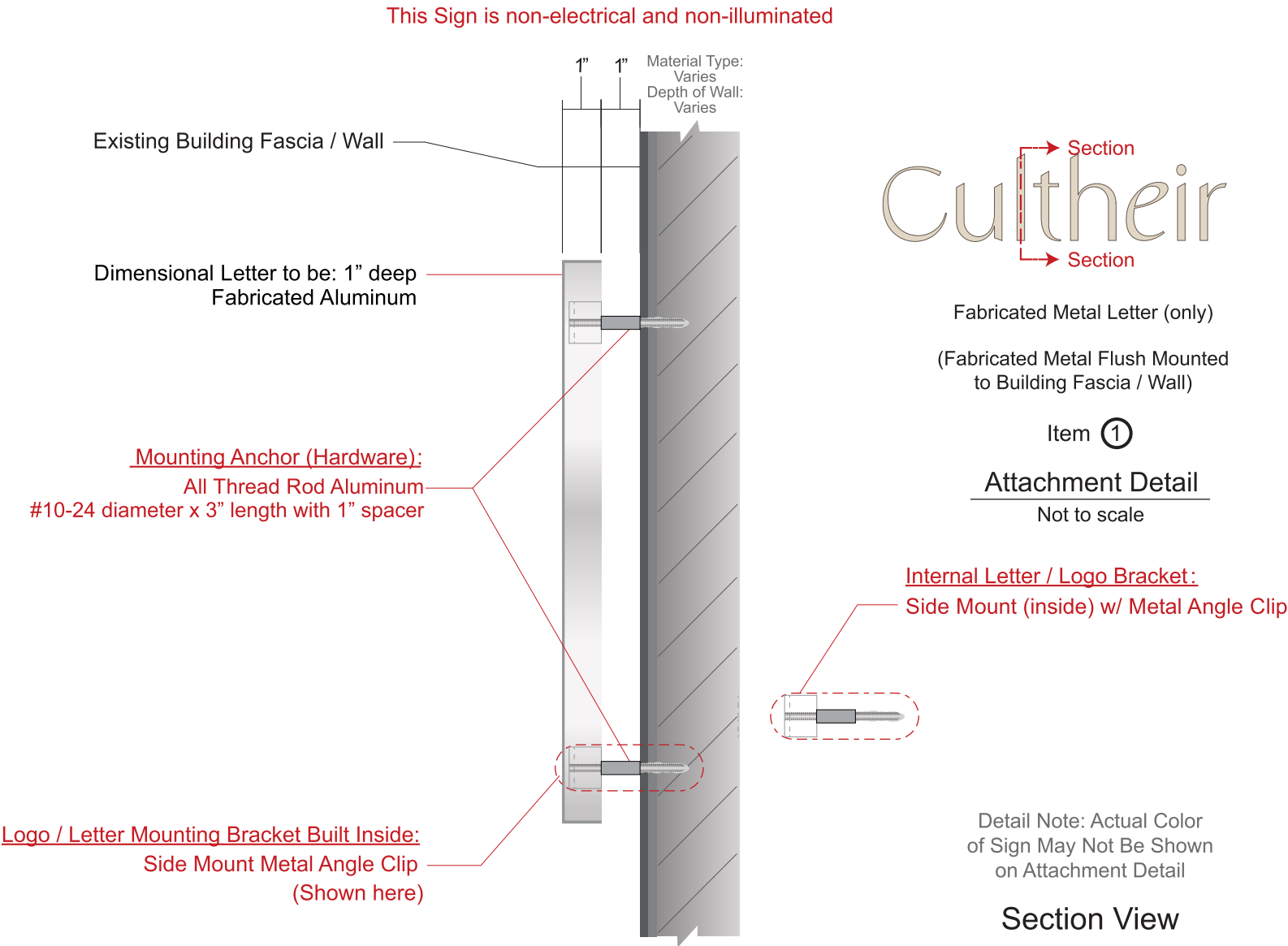
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SHEET 1 OF 2
Page 196 of 235

SECTION DETAIL / INSTALL DETAIL

1" DEEP NON-ILLUMINATED FABRICATED ALUMINUM LETTER



CULTHEIR

214 E MAIN ST
FRANKLIN, TN 37067

DRW#_ 230297-S40

QUOTE#_ 107449

WK_ORD#_ -----

DESIGNER_ J.MORTON

PROJ_MGR_ M.SHEA

DATE_ 04.21.23

COLORS & FINISHES:

CUSTOMER SIGNATURE

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TRANSFERRED IN ANY WAY WITHOUT PRIOR WRITTEN
RELEASE FROM JOSLIN SIGNS, INC.

OWNER AFFIDAVIT

City of Franklin, Tennessee

We/ Eric Elmqvist
(Please print Name/Names in Full)
being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the
property described as:

78C N 001
(Property Parcel/Tax ID Number)

and located at:

214 E 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

Jessica Engholm
(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to
the processing and obtaining the application with the exception of legal
documents for recording purposes.

[Signature]
Signature

c/o Covalent Properties 134 2nd Ave N.
Property Owner Mailing Address

Franklin, TN 37064
City, State & Zip

Subscribed and sworn to before me this

27th day of April, 2023.

Vicki A. Burge
Notary Public

My Commission Expires: 1-21-2026





Project Overview

#1006757

Project Title: 214 E. Main Street

Jurisdiction: Franklin

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

State: TN

Workflow: COA Default

County: Williamson

Required Application Supporting Materials

FRANKLIN HISTORIC DISTRICT GUIDELINES

The *Franklin Historic District Design Guidelines* provide guidance for most commonly proposed changes. The HZC consults the design criteria when reviewing applications for COAs. **Please refer to the *Guidelines* prior to submitting an application.** The *Guidelines*, along with other useful links, are available on the City website at www.franklinton.gov/hzcdrc.

REQUIRED APPLICATION SUPPORTING MATERIALS

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

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

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

Exterior Alterations

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

Demolition, Relocation

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

Note: The applicant shall provide any additional information as determined by the Planning & Sustainability Department that will be necessary to obtain a review by staff and/or by the Historic Zoning Commission.

Administrative Review

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

Signage:

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

Rear Yard Fencing:

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

Awnings:

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

HVAC Equipment and/or Related Screening:

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

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

Owner Affidavit

This application requires a signed and notarized owner affidavit form.

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

Owner Affidavit Form

Contact Information - Project Contact**Project Contact**

Ashton Barrett
Joslin & Son Signs
630 Murfreesboro Pike
Nashville, TN 37210
P:6152553463
ashton@joslinsign.com

Contact Information - Property Owner

Property Owner

Megan Kimmel Martin

214 E. Main Street

Franklin, TN 37064

P:415-617-4577

megan@krgsanmiguel.com

Address or Parcel

Project Address or Parcel: 214 E MAIN ST (078C-N00100)

Calculated Acreage: Parcel

- 214 E MAIN ST: 0.15754567

Scenic Corridor Overlay:

Hillside/Hillcrest Overlay:

Flood Fringe Overlay:

500ft Buffer of Hillside Overlay: <500BHO>

Columbia Avenue Overlay:

Zoning District: Zoning Districts

- 214 E MAIN ST: DD

Central Franklin Overlay: Central Franklin Overlay

- 214 E MAIN ST: Central Franklin Overlay District

Historic Preservation Overlay: Historic Preservation Overlay

- 214 E MAIN ST: Historic Preservation Overlay

Floodway Overlay:

COF Number of Site Plan: 0000

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: Wall-Mounted

Height of Sign Face or Sign Area: 11

Height of Overall Sign: 2

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:
We are installing a sign for a new business in this location. This is a non-illuminated sign consisting of aluminum channel letters.



HISTORIC
FRANKLIN
TENNESSEE

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

Address: 235 3rd Ave. N. (Downtown Franklin Historic District)
Applicant: John D. Peppers
Project #: 8192
Type of Work: Signage (Post-and-Arm & Window)

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

Approval Date: May 17, 2023
Expiration Date: May 17, 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 and window signage at 235 3rd Ave. N.

A residential building should have no more than three signs. Directory signs are a sign type commonly used for a residential building with multiple tenants. Where there is an entrance on a rear facade that faces a parking area, an additional sign may be considered, limited to a directory sign, a small hanging/projecting sign, or a window sign.

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 powder-coated black aluminum. On the panel, the address along with the tenant’s names will be in white.
- The sign panel is 24 inches by 24 inches and measures 4 sq. ft. in sign area.
- The signpost measures 6 feet-6 inches in height and powder-coated black aluminum.
- The proposed location is in the lawn area next to the sidewalk to the front door of the building.

Per the Guidelines, a window sign may measure a maximum of 15 percent of a window area. A maximum of 2 colors is recommended, using either light tones or dark tones, not a combination with a transparent background. Additionally, the sign is to be mounted on the interior of the building.

Door #1 (Wood):

- The glass of the wooden front door measures 35 inches in height and 25.25 inches in width, which measures 6.22 sq. ft.
- “3rd Ave. Law Office” and “Main Entrance in Rear” will be applied to the door in white vinyl and will measure 5.9 inches in height and 26 inches in width, which is 1.06 sq. ft.

Door #2 (White Trim 1):

- The glass of the white side door measures 63 inches in height and 21 inches in width, which measures 9.19 sq. ft.
- “Main Entrance” with an arrow underneath the words will be applied to the door in white vinyl and will measure 13.5 inches in height and 14.4 inches in width, which is 1.35 sq. ft.

Door #3 (Main Entrance at Rear-White Trim):

- This door will face the rear parking lot.
- The glass of the white rear door measures 66 inches in height and 26.625 inches in width, which measures 12.21 sq. ft.
- “3rd Ave. Law Office” will be applied to the door in white vinyl and will measure 7 inches in height and 14.4 inches in width, which is 0.7 sq. ft.

APPLICABLE GUIDELINES

Chapter 8 - Signs

APPROVED WORK SPECIFICATIONS

The post-and-arm 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. Any sign alterations proposed over time, as tenants are added, must match the approved materials and colors outlined within this application.
3. The application must meet all the requirements of the Building & Neighborhood Services Department prior to issuance of a **sign permit**.
4. Any changes to the approved plans must be returned to the Preservation Planner for review and approval.

Emily Huffer | Assistant Preservation Planner

Planning & Sustainability Department

City of Franklin, Tennessee

615.550.6795

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

From: [Johnny Peppers](#)
To: [Emily Huffer](#)
Subject: Re: 235 3rd Avenue N (AP no:) (COF no: N/A)
Date: Monday, May 15, 2023 3:27:56 PM
Attachments: [image001.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.

The material of the sign is Powder coated black aluminum.

Width of the sign is 24".

Johnny Peppers
615-642-8327
jpeppers02@gmail.com

On Mon, May 15, 2023 at 10:05 AM Emily Huffer <emily.huffer@franklintn.gov> wrote:
Johnny-

Thank you for sending these measurements!

Just let me know the material of the sign when you find out.

Thanks,

Emily Huffer

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

From: Johnny Peppers <jpeppers02@gmail.com>
Sent: Sunday, May 14, 2023 4:28 PM
To: Emily Huffer <emily.huffer@franklintn.gov>
Subject: Re: 235 3rd Avenue N (AP no:) (COF no: N/A)

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

Emily,
The sign vendor is getting the material information for you. I guess that it is iron (steel,

metal), but I am waiting for his response.

the dimensions of the glass on the front wooden door are 25 1/4" (w) x 35" (h)
the dimensions of the glass on the rear door are 21' (w) x 63" (h)
the dimensions of the glass on the side door are 26 5/8" (w) x 66" (h)

Johnny Peppers
615-642-8327
jpeppers02@gmail.com

On Thu, May 11, 2023 at 1:22 PM Emily Huffer <emily.huffer@franklintn.gov> wrote:
Also:

What are the dimensions of the glass on the front wooden door?

Thanks,

Emily Huffer

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

From: Emily Huffer
Sent: Thursday, May 11, 2023 10:48 AM
To: jpeppers02@gmail.com <jpeppers02@gmail.com>
Subject: 235 3rd Avenue N (AP no:) (COF no: N/A)

Hi Johnny-

I hope you are doing well! I have a few questions regarding your COA application:

- What material is the sign panel for the post-and-arm sign?
- What material is the signpost on the post-and-arm sign?
- What is the width of the sign panel on the post-and-arm sign? The width is 24 inches.

- If the wood door is the front door of the building, where are the other two doors that you are proposing to put signage on? Is one of the doors on a rear façade that faces a parking area?
- What are the dimensions of the glass on the door below?



FASTSIGNS | Franklin

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Thanks,

Emily Huffer

Assistant Preservation Planner



14.9% of glass sq ft

14in x 2in h

3rd Ave.
Law Office

12in x 3.9in h

Main Entrance
In Rear

glass is 26.625in x64in h

**3rd Ave.
Law Office**

14.4in x 7in h
6% of glass sq ft



24in

3rd Ave. Law Office

Tenant 1

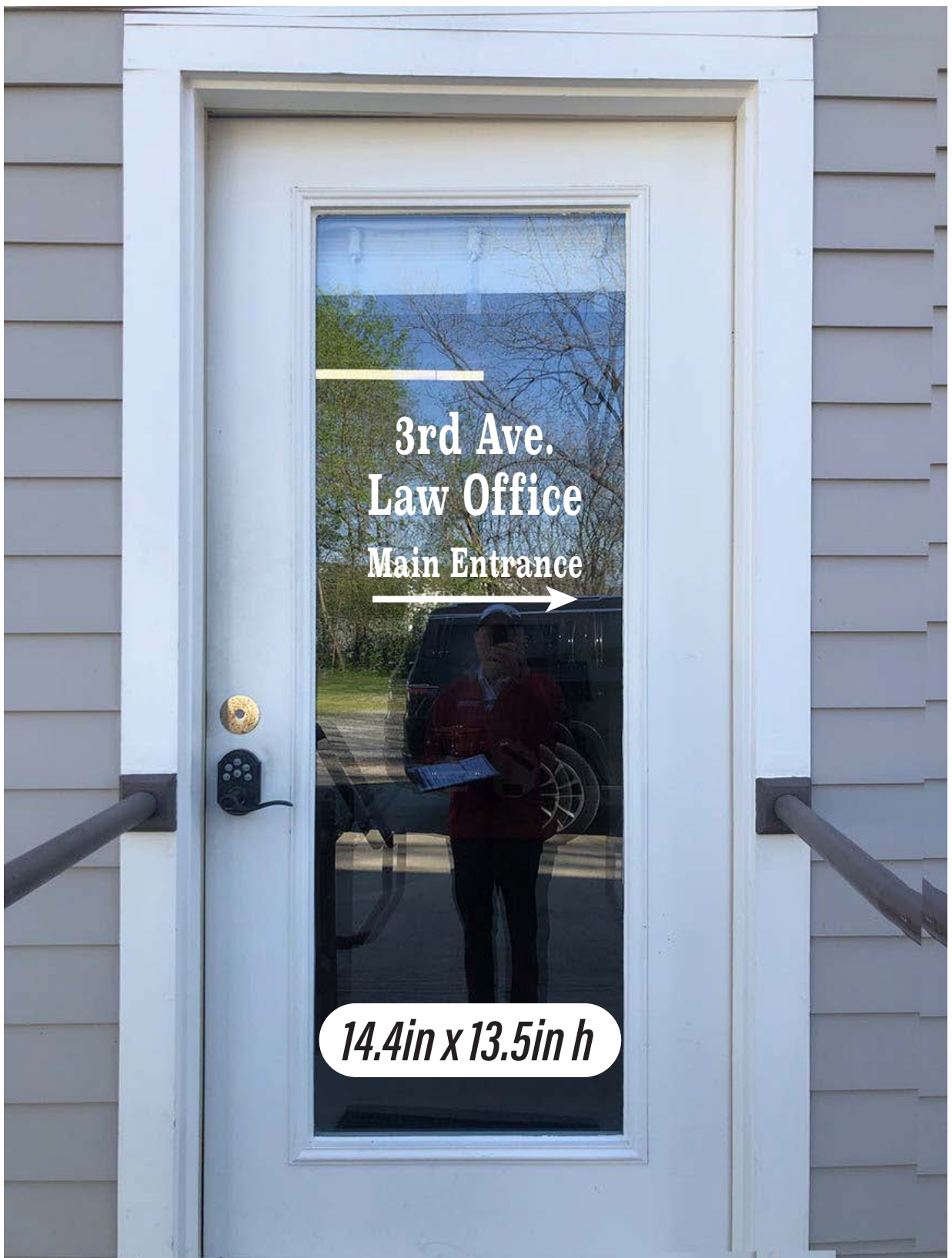
Tenant 2

Tenant 3

Tenant 4

Tenant 5

6ft 6in

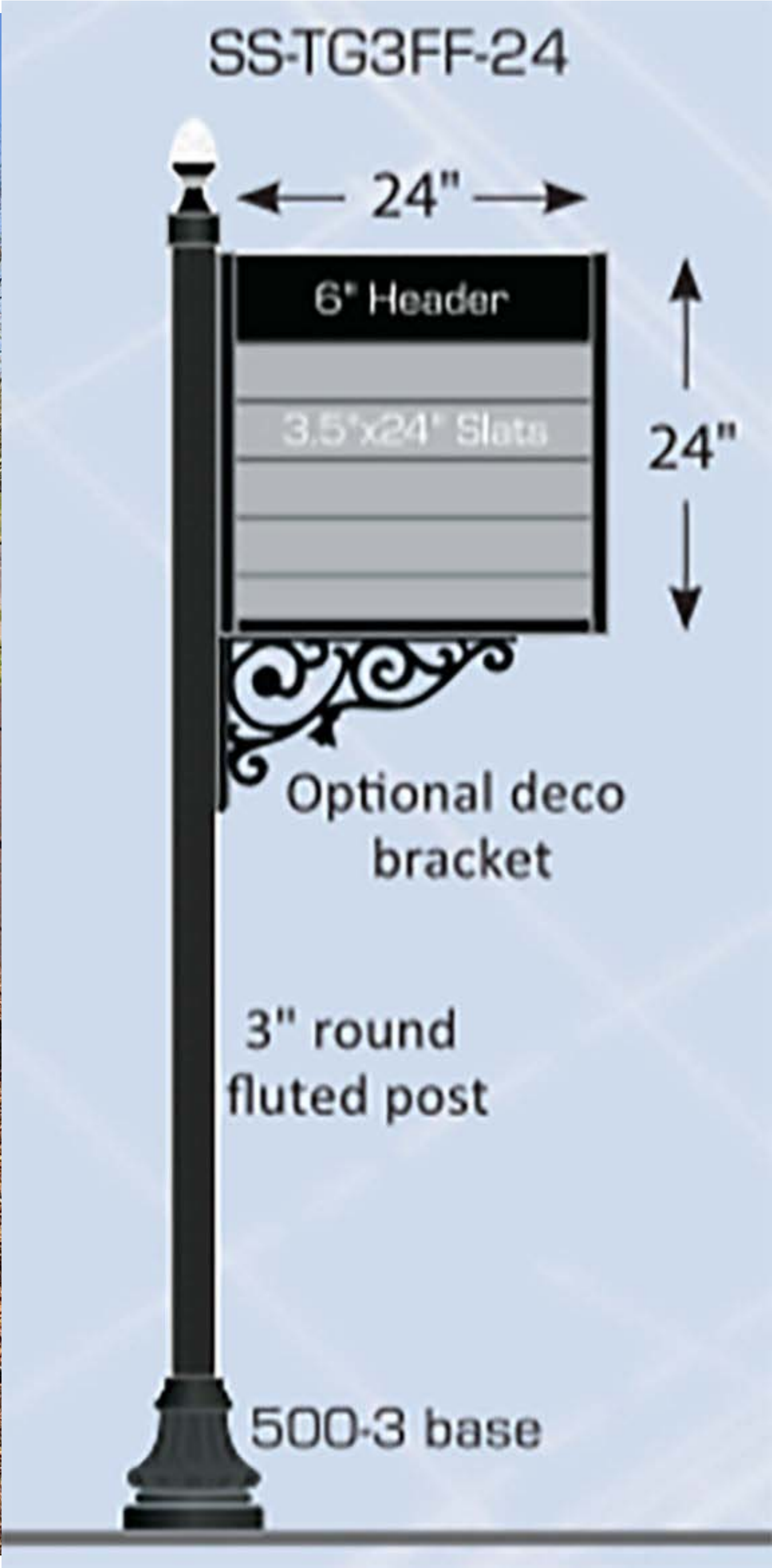






3rd Ave.
Law Office

14.4in x 7in h



OWNER AFFIDAVIT

City of Franklin, Tennessee

We/I Mobile Home Partners of TN, LLC
(Please print Name/Names in Full)

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

063N 02800
(Property Parcel/Tax ID Number)

and located at:

235 3rd Avenue North, 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

John D. Peppers, Sole Member
(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

[Signature]
Signature

PO Box 1516
Property Owner Mailing Address

Franklin, TN 37065-1516
City, State & Zip

Subscribed and sworn to before me this

27 day of April, 2023.

[Signature]
Notary Public

My Commission Expires: 4-6-25





Project Overview

#1007838

Project Title: 235 3rd Avenue N

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**

Johnny Peppers
Mobile Home Partners of TN, LLC
PO Box 1516
Franklin, TN 37065
P:615-642-8327
F:615-932-6277

Contact Information - Property Owner

Property Owner

Johnny Peppers
Mobile Home Partners of TN, LLC
PO Box 1516
Franklin, TN 37065
P:615-642-8327
F:615-932-6277
jpeppers02@gmail.com

Address or Parcel

Project Address or Parcel: 235 3RD AVE N APT A (078C-A02800)

Calculated Acreage: Parcel

- 235 3RD AVE N APT A: 0.36941490999999999

Scenic Corridor Overlay:

Hillside/Hillcrest Overlay:

Flood Fringe Overlay: Flood Fringe Overlay

- 235 3RD AVE N APT A: Floodway Fringe Overlay District

500ft Buffer of Hillside Overlay: <500BHO>

Columbia Avenue Overlay:

Zoning District: Zoning Districts

- 235 3RD AVE N APT A: OR

Central Franklin Overlay: Central Franklin Overlay

- 235 3RD AVE N APT A: Central Franklin Overlay District

Historic Preservation Overlay: Historic Preservation Overlay

- 235 3RD AVE N APT A: Historic Preservation Overlay

Floodway Overlay:

COF Number of Site Plan: N/A

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: 6

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?:
Height of Existing and Proposed Construction (from FFE to Roof Peak):
Lot Square Footage:
Indicate shape/dimensions of window or door over which proposed awning will be affixed.:
Footprint Square Footage of Proposed Additions/Structures:

Type of Signage Proposed:
Height of Overall Sign:
Height of Sign Face or Sign Area:
Footprint Square Footage of Existing Structures on Lot:
HVAC Type:

Narrative

Project Description:

This post and arm sign will be in the right-front corner of the building showing the office use of the building and the businesses inside that will be operating out of the space.



HISTORIC
FRANKLIN
TENNESSEE

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

Address: 203 Splendor Ridge Dr.
Applicant: Chad Gore

Project #: 8194
Type of Work: Rear Yard Fencing

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

Approval Date: May 24, 2023
Expiration Date: May 24, 2025 (if work has not commenced)

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for the installation of rear yard fencing to meet pool barrier requirements.

- The fence consists of a 5' aluminum picket fencing in a black color. This fence will be installed behind left wing of the principal building in the rear yard and will follow the side yard property lines to enclose the pool area.

The Guidelines allow for administrative approval of rear yard fencing if all recommendations are met. Rear yard fencing is defined as fencing recessed at least 20' from the front facade of the building.

APPLICABLE GUIDELINES

p. 58-60: Residential Fences & Walls

APPROVED WORK SPECIFICATIONS

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

- The fencing may be installed as shown in light of the Historic District Design Guidelines.
- Per Guidelines, all gates (if they open to public sidewalks) 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.

Emily Huffer | Assistant Preservation Planner

Planning & Sustainability Department

City of Franklin, Tennessee

615.550.6795

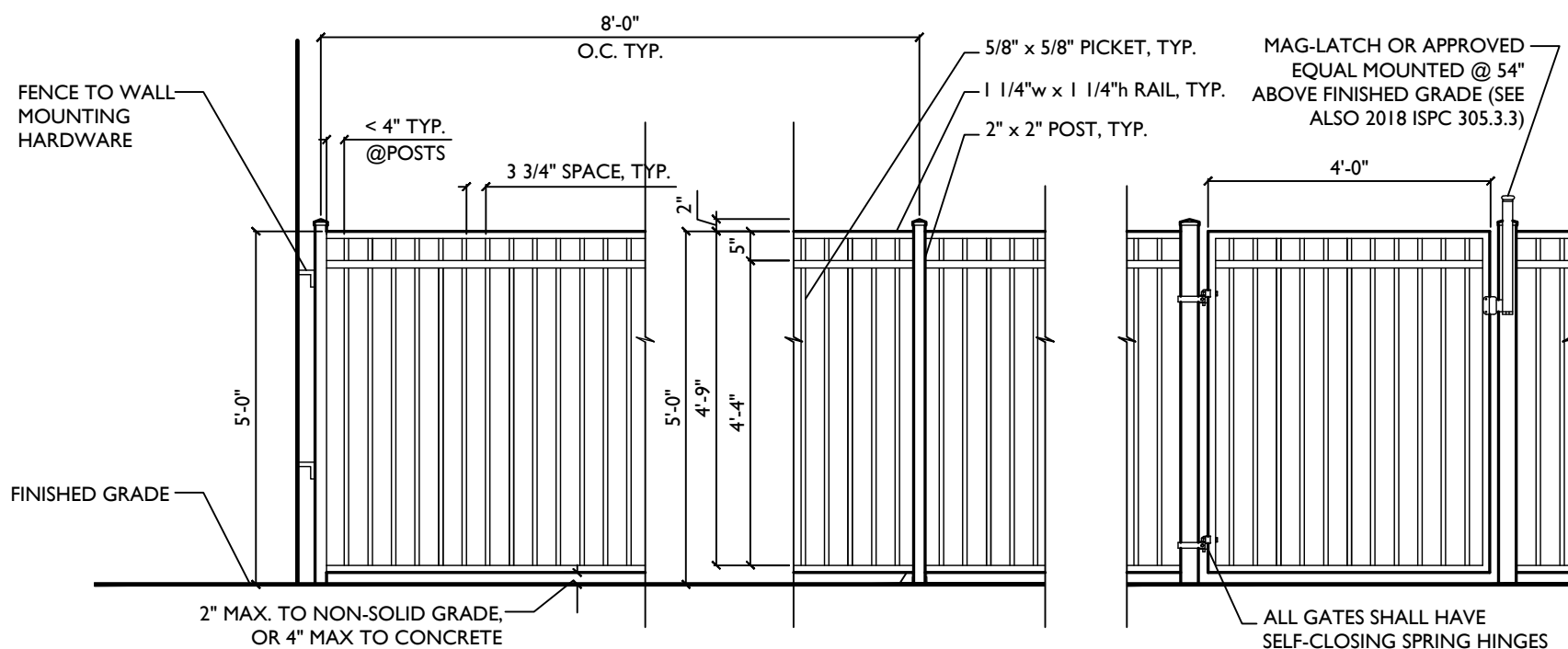
<http://www.franklintn.gov/>



3 REAR YARD PHOTO
N.T.S.

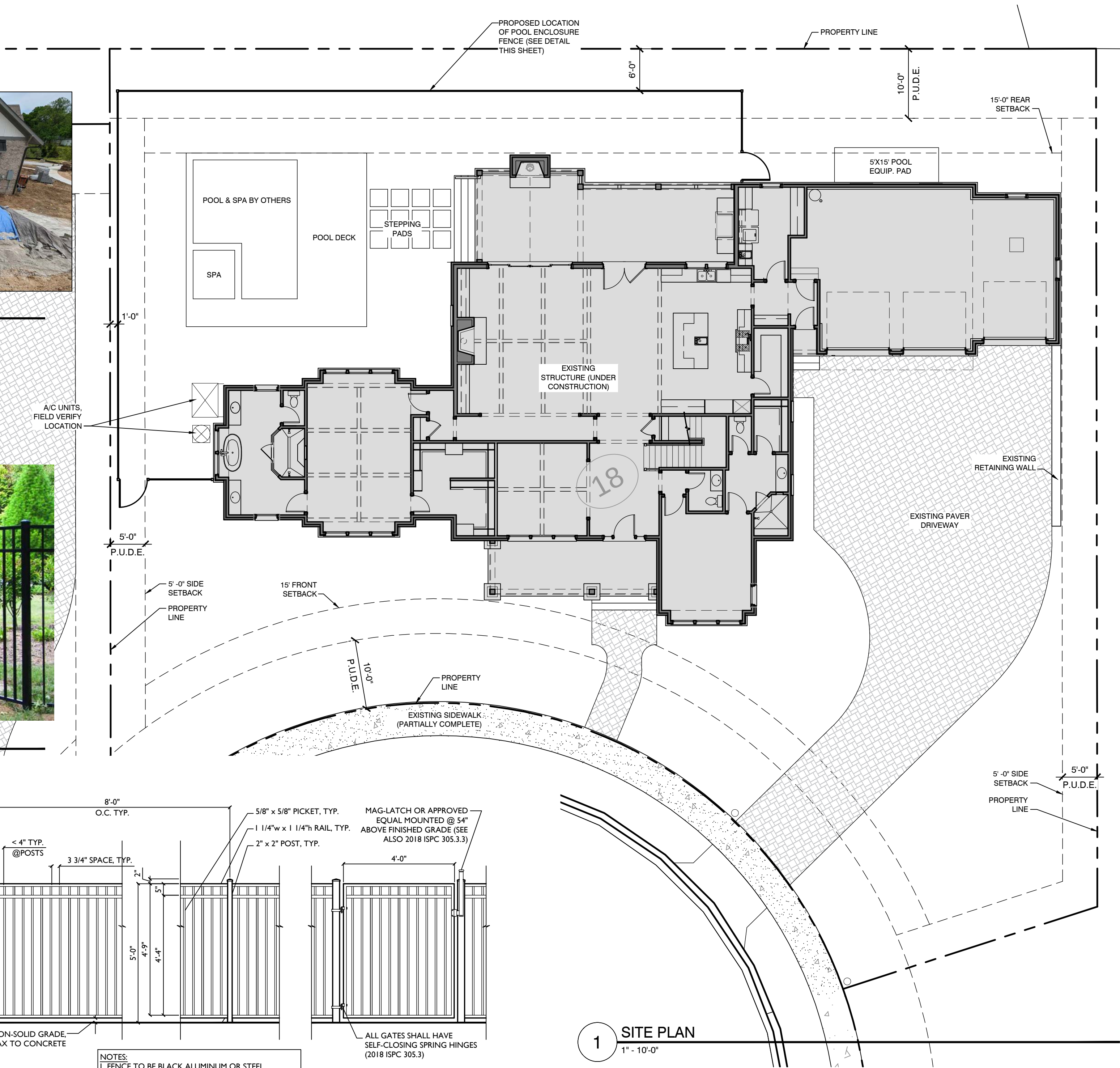


3 EXAMPLE FENCE IMAGE
N.T.S.

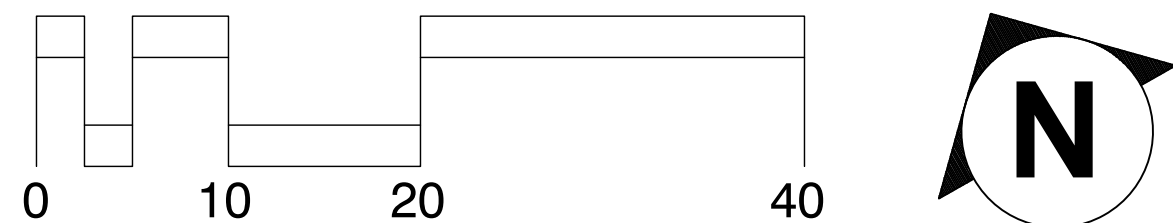


2 FENCE AND GATE DETAILS
N.T.S.

NOTES:
1. FENCE TO BE BLACK ALUMINUM OR STEEL.
2. GATES SHALL OPEN OUTWARD AWAY FROM THE POOL (SEE 2018 ISPC 305.3)
4. FENCE ENCLOSURE SHALL BE PLACED MIN. 36" FROM OBJECTS THAT CAN BE USED AS AN AID TO CLIMB THE FENCE (SEE 2018 ISPC 305.2.9)



1 SITE PLAN
1" = 10'-0"



SPLENDOR RIDGE LOT 018
203 SPLENDOR RIDGE DRIVE

FENCE PLAN

LAST CHECKED:
05.02.2023
KJK

S:\Projects\Splendor Ridge\SR018\SR018-PLAT-POOL.dwg chad.gore 05/08/23 - 5:01 P

ISSUE DATE:
02 MAY 2023

REVISIONS:
1 15 JUL 2022: CEG
2 01 AUG 2022: JRP

CF

FENCE PLAN

05/08/23 5:01p
SR018

OWNER AFFIDAVIT
City of Franklin, Tennessee

I, **Mike Ford of Mike Ford Builders, LLC**, being duly sworn, depose and say that I am the owner of the properties described as parcel numbers:

063N F 02100	063N F 00300	063N F 00800	063N F 01800
063N F 02200	063N F 00400	063N F 00900	063N F 01900
063N F 01600	063N F 00500	063N F 01000	063N F 02000
063N F 00100	063N F 00600	063N F 01100	063N F 02300
063N F 00200	063N F 00700	063N F 01700	

And located at:

101 Splendor Ridge Dr.	131 Splendor Ridge Dr.	161 Splendor Ridge Dr.	191 Splendor Ridge Dr.
107 Splendor Ridge Dr.	137 Splendor Ridge Dr.	167 Splendor Ridge Dr.	197 Splendor Ridge Dr.
113 Splendor Ridge Dr.	143 Splendor Ridge Dr.	173 Splendor Ridge Dr.	203 Splendor Ridge Dr.
119 Splendor Ridge Dr.	149 Splendor Ridge Dr.	179 Splendor Ridge Dr.	209 Splendor Ridge Dr.
125 Splendor Ridge Dr.	155 Splendor Ridge Dr.	185 Splendor Ridge Dr.	

Am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, I hereby appoint **Chad Gore** to act as my authorized agent on my behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Mike E Ford, owner
signature

554 Franklin Rd Suite 300
property owner mailing address

Franklin TN 37069
City, state, & ZIP

Subscribed and sworn to before me this

29 day of January, 2021.

Jodi L. Spoon
Notary Public

My commission expires: 7.5.2021





Project Overview

#1018420

Project Title: 203 Splendor Ridge Dr FENCE

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

Mike Ford
Mike Ford Builders, LLC
390 Mallory Station Road, Suite 100
Franklin, TN 37064
P:615-503-9727
chad.gore@mikefordbuilders.com

Contact Information - Property Owner

Property Owner

Mike Ford
Mike Ford Builders, LLC
390 Mallory Station Road, Suite 100
Franklin, TN 37064
P:615-503-9727
chad.gore@mikefordbuilders.com

Address or Parcel

Project Address or Parcel: 203 SPLENDOR RIDGE DR
(063N-F02000)

Calculated Acreage: Parcel

- 203 SPLENDOR RIDGE DR: 0.35559959000000002

Scenic Corridor Overlay:

Hillside/Hillcrest Overlay:

Flood Fringe Overlay:

500ft Buffer of Hillside Overlay: <500BHO>

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

- 203 SPLENDOR RIDGE DR: R-1 Resid*

Central Franklin Overlay: Central Franklin Overlay

- 203 SPLENDOR RIDGE DR: Central Franklin Overlay
District

**Historic Preservation Overlay: Historic Preservation
Overlay**

- 203 SPLENDOR RIDGE DR: Historic Preservation Overlay

Floodway Overlay:

COF Number of Site Plan: 6661

Type of Signage Proposed:

Height of Sign Face or Sign Area:

HVAC Type:

Narrative

Project Description:

This application is for approval of rear yard fence for a pool enclosure. The associated home is still under construction under a previously issued COA.



HISTORIC
FRANKLIN
TENNESSEE

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

Address: 209 Splendor Ridge Dr.
Applicant: Chad Gore

Project #: 8195
Type of Work: Rear Yard Fencing

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

Approval Date: May 24, 2023
Expiration Date: May 24, 2025 (if work has not commenced)

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for the installation of rear yard fencing to meet pool barrier requirements.

- The fence consists of a 5’ aluminum picket fencing in a black color. This fence will be installed on the left, rear of the property, behind the principal building, and will follow the side yard property lines to enclose the pool area.

The Guidelines allow for administrative approval of rear yard fencing if all recommendations are met. Rear yard fencing is defined as fencing recessed at least 20’ from the front facade of the building.

APPLICABLE GUIDELINES

p. 58-60: Residential Fences & Walls

APPROVED WORK SPECIFICATIONS

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

- The fencing may be installed as shown in light of the Historic District Design Guidelines.
- Per Guidelines, all gates (if they open to public sidewalks) 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.

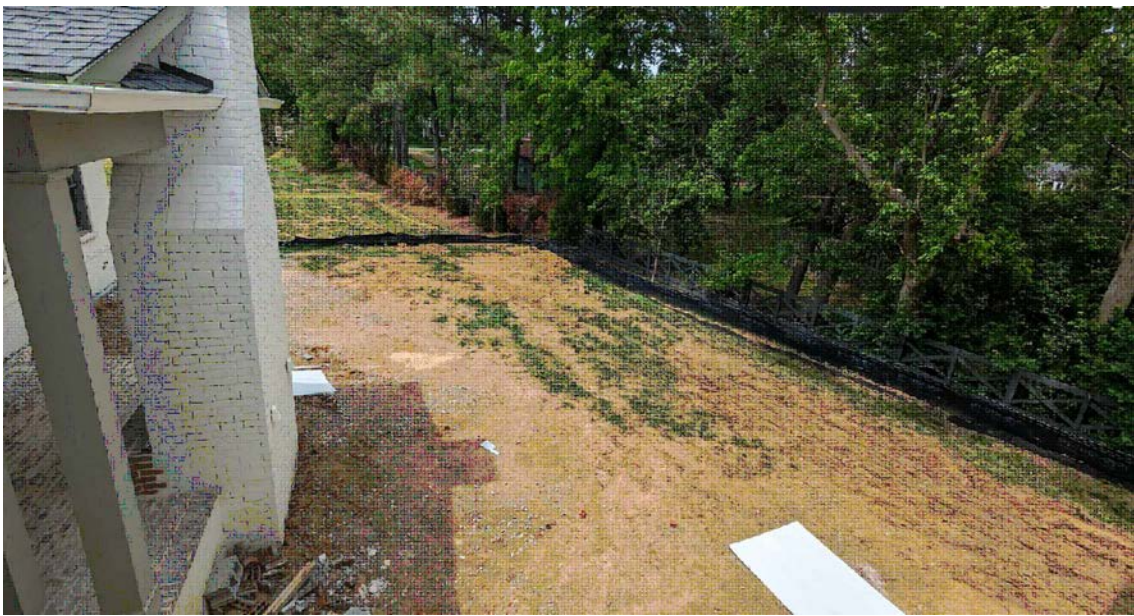
Emily Huffer | Assistant Preservation Planner

Planning & Sustainability Department

City of Franklin, Tennessee

615.550.6795

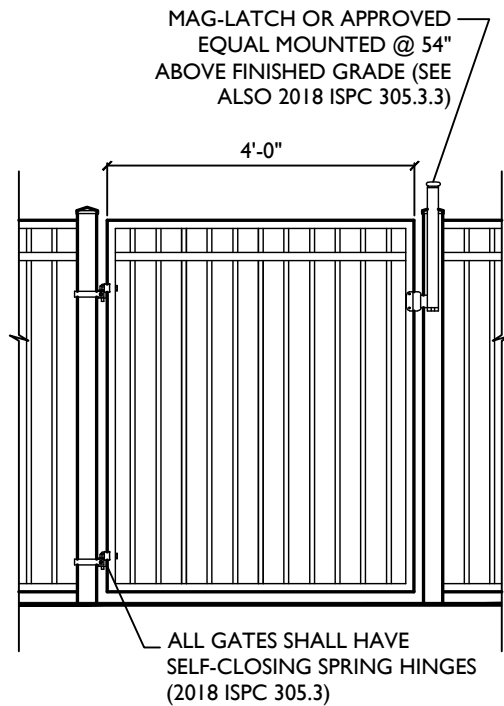
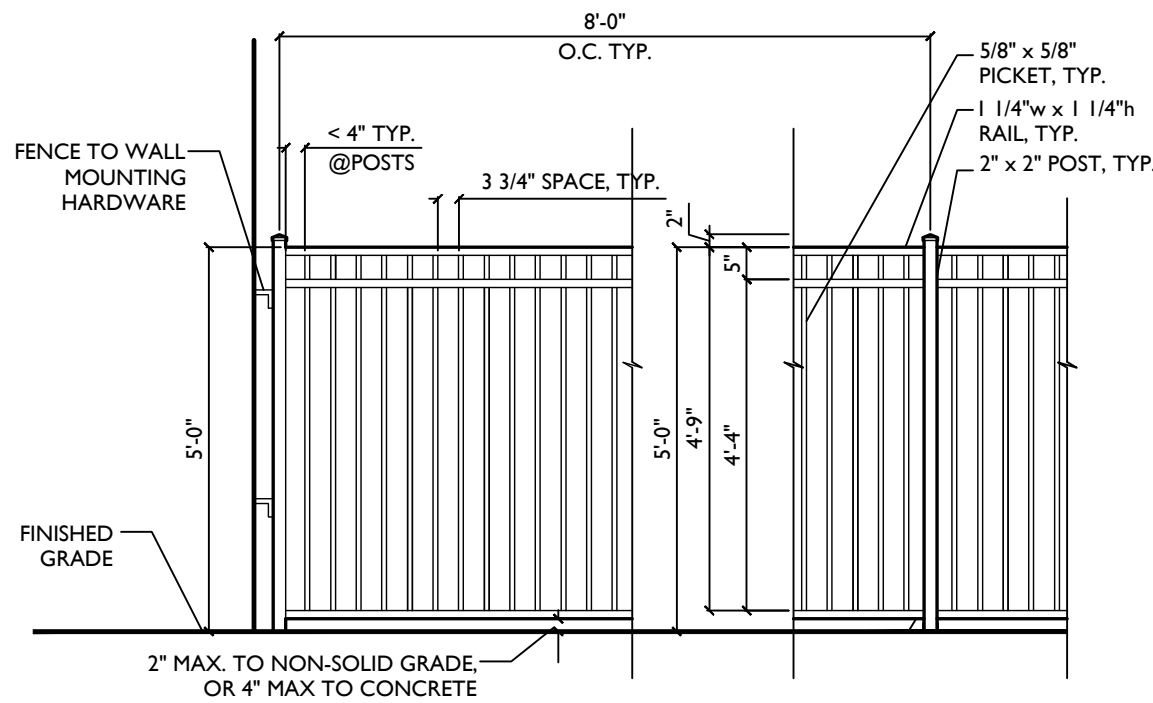
<http://www.franklintn.gov/>



4 CONTEXT IMAGE
N.T.S.

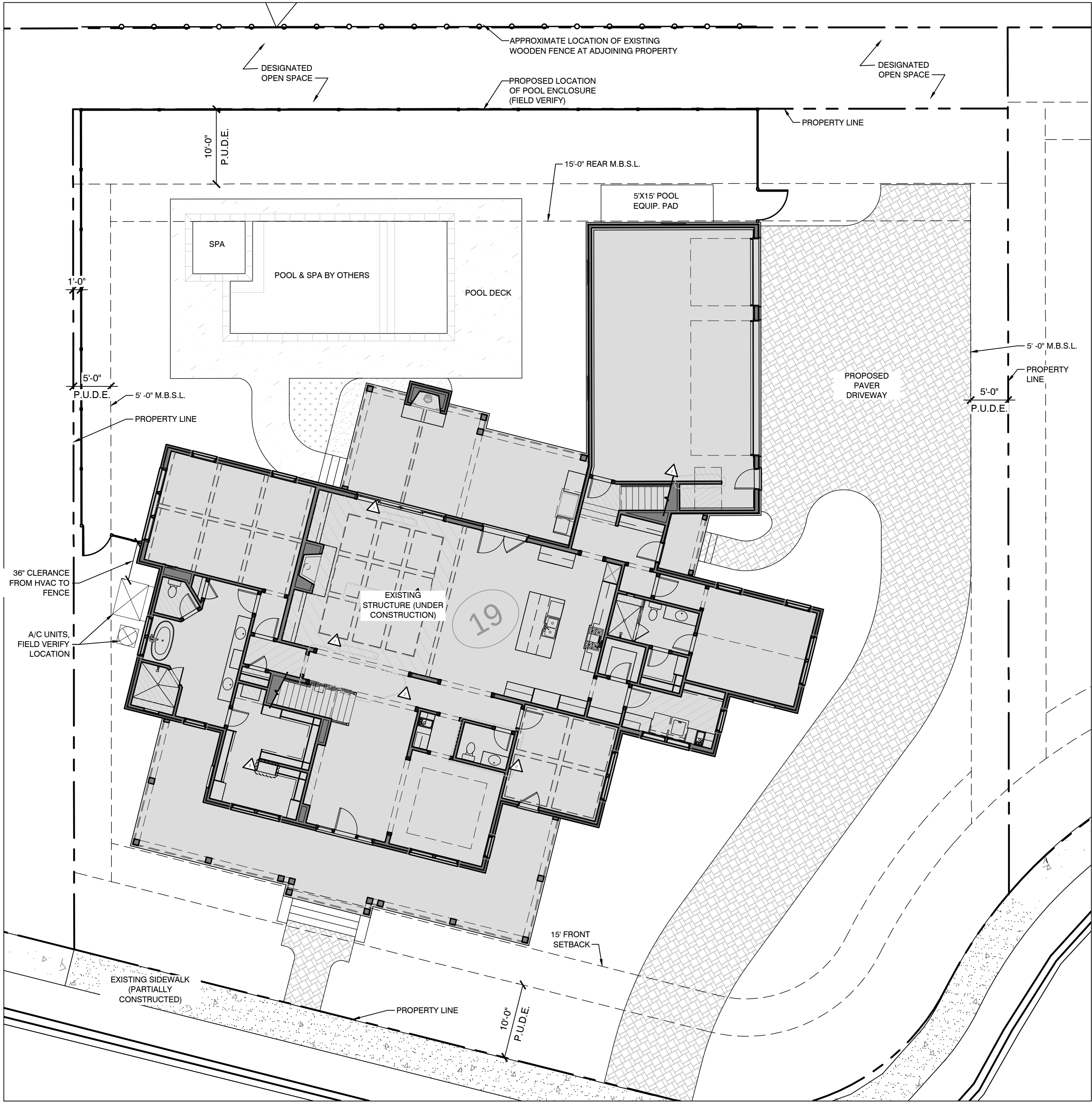


3 EXAMPLE FENCE IMAGE
N.T.S.

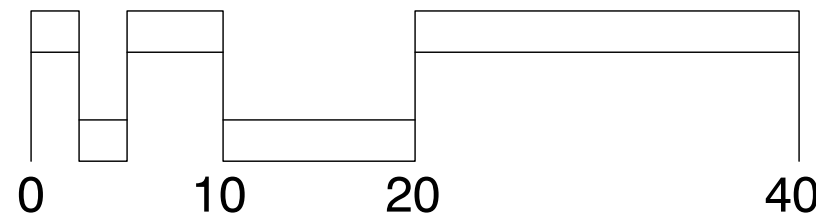
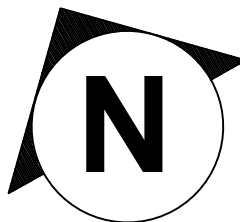


NOTES:
1. FENCE TO BE BLACK ALUMINUM OR STEEL.
2. GATES SHALL OPEN OUTWARD AWAY FROM THE POOL (SEE 2018 ISPC 305.3)
4. FENCE ENCLOSURE SHALL BE PLACED MIN. 36" FROM OBJECTS THAT CAN BE USED AS AN AID TO CLIMB THE FENCE (SEE 2018 ISPC 305.2.9)

2 FENCE AND GATE DETAILS
N.T.S.



SPLENDOR
RIDGE DR



1 SITE PLAN
1" = 10'-0"

FORD
CLASSIC HOMES

554 FRANKLIN ROAD, SUITE 300 | FRANKLIN, TN 37069
p. 615.503.9727 | f. 615.503.9798

SPLENDOR RIDGE LOT 019
209 SPLENDOR RIDGE DRIVE

SITE PLAN

LAST CHECKED:
02/23/2023
KJK

S:\Projects\Splendor Ridge\SR019\SR019-PLAT-POOL.dwg chad.gore 05/10/23 - 8:07 A

ISSUE DATE: 23 FEB 2023	
REVISIONS:	
1	04 AUG 2022: JRP

C2

SITE PLAN

05/10/23 8:07a
SR019

OWNER AFFIDAVIT
City of Franklin, Tennessee

I, Andrew Ford of Mike Ford Builders, LLC, being duly sworn, depose and say that Mike Ford Builders, LLC is the owner of the properties described as parcel numbers

063N F 02200, 063N F 02000, 063N F 02300

And located at:

107 Splendor Ridge Dr. , 203 Splendor Ridge Dr. , 209 Splendor Ridge Dr.

Am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, I hereby appoint Chad Gore to act as my authorized agent on my behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Chad Gore, Vice President

Signature

554 Franklin Road

Property owner mailing address

Franklin, TN 37069

City, state, & ZIP

Subscribed and sworn to before me this

15 day of March, 2022.

Jodi L Spoon

Notary Public

My commission expires: 7-6-2025





Project Overview

#1019822

Project Title: 209 Splendor Ridge Dr - FENCE

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

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Franklin, TN 37064
P:615-503-9727
chad.gore@mikefordbuilders.com

Address or Parcel

Project Address or Parcel: 209 SPLENDOR RIDGE DR
(063N-F02300)

Calculated Acreage: Parcel

- 209 SPLENDOR RIDGE DR: 0.35677676000000003

Scenic Corridor Overlay:

Hillside/Hillcrest Overlay:

Flood Fringe Overlay: Flood Fringe Overlay

- 209 SPLENDOR RIDGE DR: Floodway Fringe Overlay District

500ft Buffer of Hillside Overlay: <500BHO>

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

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COF Number of Site Plan: 6661

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Height of Sign Face or Sign Area:

HVAC Type:

Narrative

Project Description:

This application is for approval of a rear yard fence to serve as a pool enclosure. The fence will be 5'-0" tall black aluminum. The house is currently still under construction per previously-approved COA.