



Meeting Agenda

Historic Zoning Commission

Monday, August 14, 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@franklintn.gov to be provided in full to the Commission and included in the minutes, but not read aloud in their entirety during the meeting. Emailed comments are accepted until 12:00 PM (noon) on the day before the meeting. • Comment in-person in the Board Room. Speakers may sit in the Boardroom or wait in the lobby.

CALL TO ORDER

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@franklintn.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

APPLICATIONS

2. Consideration of Alterations at 230 Franklin Rd. (Bldg. 3); Scott Wenz, Applicant.

Sponsors:

Kelly Dannenfelser, Emily Huffer

3. Consideration of An Addition (Principal) At 600 Boyd Mill Avenue (Historic Magnolia Hall); Matt Smith, Applicant

Sponsors: Kelly Dannenfelser, Emily Huffer

4. Consideration of Alterations (Brick Wall Screening) At 249 4th Ave. N.; Brandon Priddy, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

5. Consideration Of Alterations (Retaining Wall And Fencing) At 600 Boyd Mill Ave.; Mike Hathaway, Applicant

Sponsors: Kelly Dannenfelser, Emily Huffer

6. Consideration of Alterations (Spring House) At 600 Boyd Mill Ave.; Mike Hathaway, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

7. Consideration of An Addition (Principal) At 1303 Adams St.; Hannah Terry, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

8. Consideration of Alterations (Canopy And Signage) At 230 Franklin Rd. (Bldg. 14); James Carroll, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

9. Consideration Of Alterations (Roof) At 324 3rd Ave. S.; Scott Nicodemus, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

10. Consideration Of Alterations (Mortar And Roof) At 140 4th Ave. S.; Donna Bradley, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

11. Consideration Of Alterations At 230 Franklin Rd. (Canopy And Windows); Brent Swingle, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

12. Consideration Of Preliminary Historic Zoning Commission Recommendation For Conceptual Subdivision (The Hill Property) Proposed At 405 5th Ave. N.; Greg Gamble, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

13. Recommendation Request For Submittal Of Updated Nomination For The Harlinsdale Farm Boundary Increase At 315 Franklin Road To The National Register Of Historic Places.

Sponsors: Kelly Dannenfelser, Emily Huffer

OTHER BUSINESS

RECEIPT OF ADMINISTRATIVE COA APPROVALS ON BEHALF OF THE HZC

14. Rear Yard Fencing at 1003 W. Main St.; Angela Mustaine, Applicant.

Sponsors:

15. Signage (Sandwich Board) at 428 Main St.; Elizabeth Fisher, Applicant.

Sponsors:

16. Rear Yard Fencing at 126 Harlinsdale Ct.; Ray Cash, 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, July 10, 2023

5:00 PM

Board Room

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

CALL TO ORDER

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

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

Board Members Absent: Josh Denton

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

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.)

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APPROVAL OF MINUTES

1. Consideration Of Approval Of Minutes

Sponsors:

Minutes: June 12, 2023
Motion to Approve the Minutes
Commissioner Laster
Commissioner Pearce
Motion carried 6-0 (with Laster and Harrison abstaining)

ANNOUNCEMENTS

Chair Roberts asked if Staff had any announcements.

Ms. Dannenfelser announced that the next Design Review Committee meeting will be Monday, July 17, 2023, at 4 pm in the Board Room. Also, a Special Design Review Committee meeting will be held July 31, 2023, to discuss the City Hall architecture.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

Jerry and Michael Cameron (1315 Adams Street) Discussing the property at 1309 Adams Street.

Mr. Cameron stated that he has made numerous complaints to the city regarding the property located at 1309 Adams Street. The property has been vacant for over 5 years, has an overgrown yard and weeds in the gutter, making it difficult to get someone to mow the grass. The shutters are falling off the house and there has been a blue tarp on the roof for a few years with skunks, possums, foxes, and other animals running in and out of the house. The buildings continue to deteriorate year after year. Mr. Cameron explained that he and his wife along with many neighbors have spent a lot of money on their homes on Adams Street. Mr. Cameron urges the city to act on the property. Mr. Cameron finished by saying that he is willing to file a petition and follow city procedures necessary to address this issue.

Chair Roberts announced that item #6, Consideration of a Cell Tower installation has been removed from the agenda.

There has also been a request to move the item for 306 Public Square to the first item on the agenda for family reasons.

MOTION TO MOVE 306 PUBLIC SQUARE TO THE FIRST ITEM ON THE AGENDA

Motion to move the item.

Commissioner Harrison

Commissioner LeMarinel

Vote: 8-0

Motion Passed.

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

APPLICATIONS

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

Sponsors: Kelly Dannenfelser, Joseph Bryan

Project Leader: Joseph Bryan. Mr. Bryan stated that 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 detracting 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-thirds porch with a turret feature on the left side and a double-door main entry. The entry doors, as well as the windows in the bay ornate double columns on the porch and a decorative bracket in the front gable. There is a dormer on the upper floor of the front elevation with decorative pilasters. The dormer as well as the small window in the front gable have arched windows. All other windows are either six-over-one or four over-one double-hung windows.

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 overall height of this structure (lot 2) is 31' 8". Magnolia Hall is listed as 33' in height on the streetscape exhibit. Previous exhibits listed the height of Magnolia Hall at 32'. The height of Magnolia Hall will need to be confirmed by the applicant.

Materials:

The materials of the proposed new construction are listed as predominantly cement fiber siding with a 4" exposure, metal standing seam roofing above the turret feature, fiberglass composition roof, stone foundation, and brick chimney. The Guidelines recommend that lap siding exposure should be consistent with that which is found on adjacent historic structures. 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. 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 limit the use of ornamentation so as not to directly compete with the Magnolia Hall mansion. While the overall design is simpler than the historic mansion, replacing the double columns on the front porch with single columns and removal of the pilasters from the front dormer would help the dwelling to not visually compete with the historic mansion.

RECOMMENDATION:

Staff recommends approval of the project with the following:

- 1) The double columns on the front porch are reduced to single columns.
- 2) Removal of the pilasters from the front dormer.
- 3) Show that 4" lap siding exposure is consistent with the property or modify to a 5" reveal.
- 4) Window specs are to be provided to Planning Staff prior to issuance of a building permit.
- 5) The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
- 6) Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval window feature on the front elevation, feature transom windows.

Applicant Speaker: Mike Hathaway & Matt Smith. Mr. Hathaway discussed the changes made to the project based on staff feedback at the DRC meeting.

- 1) The ornamentation of the house has been simplified.
- 2) The plan has been modified to break up the façade.
- 3) The ceilings have been lowered to 10 feet instead of 11 feet.
- 4) The transoms have been removed from the plan.
- 5) The chimney height has been reduced.

Mr. Hathaway explained the discrepancy between the 32 feet vs. 33 feet height of Magnolia Hall as the porch was not included in the initial measurement.

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

MOTION

Motion for Approval with Conditions

Commissioner Marquardt

Commissioner Harrison

Discussion

Commissioner Pearce asked the applicant to confirm that the tallest point of the proposed home is 1 foot below the height of main building of Magnolia Hall.

Mr. Hathaway stated that Ms. Pearce is correct.

Chair Roberts added that if the elevation or grade of the property is considered, the proposed home will end up having a height of 37 feet.

Commissioner Laster asked the applicant how far away the home would be from Magnolia Hall.

Mr. Hathaway stated 300 feet.

Commissioner Pearce asked how much taller, if any, will this house be than the homes on Boyd Mill.

Mr. Hathaway stated that he believes the proposed home is consistent with the scale of the homes on Boyd Mill.

Commissioner LeMarinel stated that he doesn't have an issue with the double columns, but the porch area has an unusual design. It's unusual that the base of the columns has a more manufactured look. If a single column is used a smaller base would be a better choice.

Commissioner Besser stated that the reduction in building height is more consistent with the Queen Ann style. Ms. Besser expressed her concern about the support piers if a single column is used.

Mr. Hathaway stated that he would prefer to work with staff on final details as opposed to presenting in front of the Commission if that is acceptable to the Board.

Chair Roberts asked the Planning staff if they were comfortable with overseeing the final details.

Mr. Bryan said, "Yes, he's comfortable working with the applicant on the final details."

Chair Roberts stated that an amendment may be needed, and the Commission should not get into designing during the meeting.

Commissioner LeMarinel stated that if a single column is used then the base would need to be adjusted.

Commissioner Pearce stated that the amendment would need to include an adjustment to the base.

Chair Roberts stated that he cannot support this application because of the height of the proposed home including the elevation, from the view of Boyd Mill, will overwhelm the view of Magnolia Hall.

Commissioner Pearce agreed with Chair Roberts.

Commissioner Marquardt asked Mr. Hathaway if the calculations of the home height along with the elevation of the land calculated to 37 feet.

Mr. Hathaway stated that, in his opinion, each home will be read/viewed one at a time and once landscaping is completed along with the existing trees, the overall viewshed will blend nicely with Magnolia Hall. The elevation from Magnolia Hall

risers but other than digging out the site and installing retaining walls, the home would not overshadow the principal home. The proposed home height is comparable to adjacent homes along Glass Lane.

Chair Roberts asked the Board to vote on the Motion to Approve, with conditions by raising a hand.

Vote: 7-1 (Roberts voting no)

Motion Passed

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

Sponsors: Kelly Dannenfelser, Joseph Bryan

Project Leader: Joseph Bryan. Mr. Bryan did not repeat the design guideline recommendations as they were discussed during the previous items. Mr. Bryan stated that 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 sidelights 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 six-over-one or four-over-one profiles that are in keeping with the Craftsman style. The proposed height of this property is 31' 6" as listed on the elevation. Magnolia Hall is listed as 33' in height on the streetscape exhibit. Previous exhibits listed the height of Magnolia Hall at 33'. The materials of the proposed new construction are listed as predominantly brick, cement fiber siding with a 4" exposure, cement fiber panels, metal standing seam roofing above the front porch, fiberglass composition roof, brick foundation, and masonry chimney. Lap siding exposure should be consistent with that which is found on adjacent historic structures. The colors of the materials were not included in the application nor were the window specifications. The Guidelines recommend that architectural details should complement, but not visually compete with, the character of nearby historic structures. The design features detailing that is consistent with the Craftsman-style but does not visually compete with the Magnolia Hall historic mansion.

RECOMMENDATION:

Staff recommends approval of the project with the following:

- 1) Show that 4" lap siding exposure is consistent with the property or modify to a 5" reveal.
- 2) Window specs are to be provided to Planning Staff prior to issuance of a building permit.
- 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.

Applicant Speaker: Mike Hathaway & Matt Smith. Mr. Hathaway explained that the ceilings were lowered from 11 feet to 10 feet and simplified the details as a craftsman type home is naturally. The turret element has been removed along with a reduction in chimney height.

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

MOTION

Motion for Approval with Conditions

Commissioner Harrison

Commissioner LeMarinel

Discussion

Commissioner LeMarinel asked Mr. Hathaway about the materials of the pilaster base and the windowsills. Mr. LeMarinel stated that he didn't realize there were a pair of columns at the front entry.

Mr. Hathaway explained that the base would be made of real stone, a stone façade for the main part of the house and the windowsill material would be limestone.

Commissioner Pearce commented that the stone columns paired with the stone foundation have a heavy appearance and compared to the inspiration photos of 121 Lewisburg Pike, the columns in the photos are more compatible with the character of the neighborhood. Ms. Pearce stated that stone has been problematic, and a different material would take away the heaviness of the overall look of the front façade.

Commissioner Worthington commented by saying she didn't mind the stone, but a tapered column may help with the heaviness of the stone base.

Mr. Hathaway stated that he was open to suggestions.

Commissioner Besser stated that the design guidelines state that tapered columns are not recommended.

Chair Roberts stated that like the previous item, this house is 31.6 feet in height and with a four-foot elevation of the land, this house will impact the view of Magnolia Hall from Boyd Mill Avenue. Looking at the site plan, houses two, three and four all impact the view of Magnolia Hall.

There being no further discussion, Chair Roberts as the Commissioners to vote on the Motion to Approve 1839 William Campbell Court.

Vote: 6-2

Motion Passed, (Roberts & Pearce voting no)

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. Ms. Huffer explained that she would highlight the details of 1839 William Campbell Court as Mr. Bryan had previously discussed the design guidelines. Mr. Huffer stated that the proposal includes the construction of a two-story cross-gabled residence with Tudor architectural-style features. The entrance and sidelights are recessed under a covered stoop. A three-bay window is located to the left of the entrance along with a singular window 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 front elevation also features ornate double columns on the porch. 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 seventeen windows are located on the left elevation. While three gables, thirteen windows, a chimney, and three garage doors are located on the right elevation. The proposed height of this property is 31'2" with an added grade of +3' compared to Historic Magnolia Hall which is listed as 33' in height on the streetscape exhibit. The materials of the proposed new construction are listed as predominantly brick, wood siding with a 4" exposure, cement fiber stucco board, metal standing seam roofing above the three-bay window and garage doors, fiberglass composition roof, limestone veneer foundation, and brick chimney. The specifications for the windows in the proposal were not included in this application but should have historic profiles and dimensions. Use true divided-light (TDL) or simulated divided-light (SDL) windows as new or replacement windows. Windows should have a double-hung (or "double sash") appearance. Porches should be designed with depths of at least six feet and simple columns and balusters. Use square or round columns with a minimum of eight inches and a maximum of twelve inches in diameter. Do not use ornate milled columns, variations of Greek orders, or Craftsman-style columns on porches.

RECOMMENDATION

Staff recommends that the application be approved with the following conditions:

- 1) The double columns on the front porch should be reduced to single columns.
- 2) The wall dormer on the front elevation should be altered so it is further off of the porch roof.
- 3) The windows must have a historic profile and dimensions and consist of either wood or composite material with the appearance of wood. The window specifications must be approved by the Preservation Planner or the HZC prior to the issuance of a building permit.
- 4) The application must meet all the requirements of the City of Franklin prior to the 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.

Ms. Huffer noted that staff would like the applicant to clarify whether the window lights in the left elevation should be consistent with the other windows.

Applicant Speaker: Mike Hathaway & Matt Smith. Mr. Hathaway stated that this was a mistake on the elevation and the grid is like the other windows. Mr. Hathaway went on to discuss the changes made to the home design.

- 1) The transoms have been removed.
- 2) The chimney heights have been reduced.
- 3) The structure has been lowered by the reduction of the ceiling height.

Mr. Hathaway responded to Chair Roberts' comments by stating that they have done their best to keep plenty of open green space that provides a full view of Magnolia Hall from Boyd Mill Ave. as well as Highway 96 West.

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

MOTION

Motion for Approval with Conditions

Commissioner Laster

Commissioner Worthington

Motion Passed 8-0

Discussion

Commissioner Laster asked for information about the material used to the left of the 3-bay window. Mr. Laster also asked about the spacing and symmetry once the double columns were removed.

Mr. Hathaway explained that stucco and brick are the materials used to the left of the 3-bay window. The plan was to remove the columns in the center left of the 3-bay window.

Commissioner Laster stated that the double columns, in this instance, would positively add to the overall look of the home given the spacing and location of the windows.

1st Amendment to motion: Keep the double columns on the front porch.

Commissioner Laster

Commissioner Harrison

Commissioner Besser stated that the balustrade is more of an eclectic design feature and not appropriate for the Tudor style of this home.

Mr. Hathaway explained that he is flexible on the balustrade and will follow the recommendation of the Commission. The goal was to add more detail to the home.

There being no further discussion about the amendment to keep the double columns on the porch, Chair Roberts asked the Commission to vote by raising their hand.

Vote: 8-0

Amendment passed.

2nd Amendment to motion: Remove the balustrade from the front porch.

Commissioner Besser

Commissioner LeMarinel

There being no further discussion, Chair Roberts asked the Commissioners to vote by raising their hand.

Vote: 8-0

Amendment passed.

Chair Roberts asked if there was any other discussion on the Main Motion.

Commissioner Pearce asked Mr. Hathaway if the brick around the front door was different in any way. Also, there appears to be a transom over the front door.

Mr. Hathaway explained that the brick around the front door is not different. During a DRC meeting or the last Commission meeting, Commissioner Laster stated that a transom is appropriate in a special location. The front door is considered a special location.

Commissioner Laster asked staff a question relating to condition number two and asked did staff think the wall dormer should be further off the porch roof. "Is there a clarification on how much further off the front porch roof?"

Ms. Huffer stated that the design guidelines recommend that the dormer be 30 inches setback from the front wall.

Mr. Hathaway explained that the dormer is 30 inches off the porch roof and the dormer is setback. The team believes that the look will be attractive and appropriate for the look of the home and would like to keep the dormer as it is presented. Mr. Hathaway also stated that if a change is necessary, he would make the change.

Commissioner LeMarinel stated that the dormer appears to be 3 feet back from the wall.

Commissioner Pearce stated that the appearance of the front door with the side lights ending at one level and the window of the door at another is not typical of this style of home.

Mr. Hathaway stated that the door is setback/recessed, and the sidelights provide more light for the entry.

Commissioner Laster explained that the 3-D rendering shows how it is a stoop with the door and window recessed back.

Mr. Hathaway asked if it would be necessary to move the dormer back further even though it is compliant with the guidelines at 3 feet back from the wall below. There is a "jog" in the roof below.

Commissioner LeMarinel stated that the dormer appears like it's sitting down on the roof and the roof below sits on top of the other roof as seen in the side elevation. There is a dormer well that can be seen in the side elevation.

Commissioner Besser stated that the dormer should be setback and there should not be a "well." Like Mr. LeMarinel said, it appears to be sitting on a shelf. The guidelines state that the dormer should not run onto the wall but should be setback.

Commissioner LeMarinel pointed out, looking at the side elevation, even though the dormer interrupts the shared roof, it is several feet behind the wall below. Mr. LeMarinel stated that he does not have a problem with a dormer placement in the well and noted this type of configuration can be found routinely in Middle TN.

Ms. Huffer confirmed this by stating that the zoning ordinance requires the dormer to be setback from the side by 12 inches.

Commissioner LeMarinel stated that according to the diagram, the measurement is closer to 3 feet.

Chair Roberts explained that he is in favor of this proposal because the home has less height and would not interrupt the view of Magnolia Hall, if the other two homes were not there.

Mr. Hathaway stated that he was still unclear on the status of the dormer. Mr. Hathaway asked, if the dormer is compliant with the zoning ordinance, is the dormer acceptable, as stated in the application?

Mr. Tosh clarified that the dormer is not a codes issue. From the side view, the front wall aligns behind the columns by about 3 feet. The zoning ordinance requires 12 inches off the wall, so you've 3 times exceeded the minimum requirement. From the front elevation, the dormer is setback enough to meet the requirements.

Mr. Hathaway stated that if the application is approved, the way it reads would require movement of the dormer by 12 inches.

3rd Amendment to Motion: Remove the second condition (Wall Dormer) on the Staff report.

Commissioner LeMarinel
Commissioner Laster

There being no further discussion on the 3rd Amendment to the Overall/Main Motion, Chair Roberts asked the Commissioners to vote by raising their hand.

Vote: 7-1 (Besser voting no)
Amendment passed.

There being no further discussion on the Main Motion, Chair Roberts asked the Commissioners to vote by raising their hand.
Vote: 8-0
Overall Motion passed.

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

Sponsors: Kelly Dannenfelser, Joseph Bryan

Applicant Speaker: David Swift (Owner)

Project Leader: Joseph Bryan. Mr. Bryan stated that 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 a side-loaded garage that is located behind the historic home. The home is a gable-and-wing frame house with a two-thirds porch and does have older additions that are believed to be more than 50 years in age. Chapter 2 of the Design Guidelines provides recommendations for additions to historic residential buildings. Overall, the design, placement, materials, and fenestration of the proposed addition are in keeping with the recommendations of the Guidelines. In terms of size of the addition, the applicant has indicated that the historic footprint measures 2,167 square feet. The proposed addition, measuring 1,500 square feet, would be 69% 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)." The placement of the addition entirely to the rear of the historic main form does limit visibility from public view.

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). The proposed addition is 69% of the historic footprint.

If the HZC decides to approve the COA, the following conditions are recommended:

1. The application must meet all the requirements of the Building & Neighborhood Services Department 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.

Applicant Speaker: David Swift (Owner). Mr. Swift stated that the garage was moved based on the DRC meeting with staff. When the garage was moved, the space for turning into the garage was limited. The garage was enlarged to allow for a larger garage door that allows for turn-in space. Mr. Swift stated that percentage-wise the house with the proposed addition takes up 11% of the lot. Mr. Swift finished by asking the Commission to consider the size of the lot and the placement of the home on the lot when determining approval of the request.

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

MOTION

#1: Motion for Approval with Conditions
Commissioner LeMarinel

Commissioner Pearce

Commissioner LeMarinel stated that considering the lot size and the movement of the garage from one side of the home to the other which required increasing the garage size for turn in, it's reasonable to allow more space given the situation of the lot size.

Commissioner Besser stated that she could not support the addition and alteration because of the square footage requirements.

Commissioner Laster stated that during the DRC meeting the square footage came down to 55% of the total square footage.

Mr. Swift answered by stating that to accommodate enough space to turn into the garage, the garage square footage was increased and also increased at the back of the house.

Commissioner Laster stated that because of this change he could not support approval of the application based on the total square footage and because approval could set a precedent for future requests.

Commissioner Pearce stated that there would not be a lot of visibility from the Historic District which could allow the requirements to be more lenient.

There being no further discussion, Chair Roberts asked the Commissioners to vote on the motion for approval by raising their hand.

Vote: 3-5 (With Commissioners Besser, Laster, Marquardt, Worthington, and Harrison voting no)
Motion Failed.

Mr. Squires suggested that since the motion failed, a new motion in affirmative action would need to be made.

Commissioner Laster suggested deferral of the application to the August 2023 HZC meeting.

#2: Motion to Defer to the August HZC meeting.

Commissioner Laster

Commissioner Besser

Discussion

Chair Roberts explained to the applicant that he could attend the DRC meeting to discuss a reduction in the overall square footage.

Ms. Dannenfelser stated that if Mr. Swift would like to attend the DRC meeting, she would need to know as the agenda will be set tomorrow.

Motion to defer to the August 2023 HZC Meeting

Vote: 8-0

Motion Passed.

6. **Consideration of Alterations (Awning And Signage) At 99 E. Main St.; Shaun Sullivan, Applicant.**

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. Ms. Huffer stated that this application contains several sections to be discussed. The first portion will be discussion about the awnings. Ms. Huffer explained that The Guidelines recommend that awnings should cover only the storefront display windows or transoms and fit within their openings (p. 100). By moving the awnings down from their current location to cover the windows without extra space above the window, it meets the intent of the Guidelines. As the awnings were previously installed too high and did not receive a Certificate of Appropriateness. Changing the awning color from green to black is appropriate within the Guidelines as it will match the windowpanes of the building.

Lighting-

The Guidelines recommend placing new light fixtures so that they should not be obtrusive to historic architectural features (p. 112). And use concealed lighting if possible. If not possible, use projecting fixtures appropriate to the historic period of the building (p. 121). The proposed lighting plan is to utilize two bar sign lights in a museum bronze color. Each of the bar sign lights are 28.3" in length. The utilization of the bar sign lighting is appropriate within the Guidelines.

Sign-

The Guidelines recommend that all signs should be designed to have a dark background and light lettering (p. 120). The proposed signage will utilize Red Oak wood slats vertically placed with black metal pin lettering and black metal frame attached on top of the wood background. The background color and lettering color of the sign does not meet the intent of the Guidelines, as the background color should be darker than the lettering. Wall signs within the Guidelines are recommended to measure 1 linear foot of width of the building façade or storefront (p. 120). The width of the proposed sign is 12', which is keeping in line with the Guidelines. The sign will measure 3'6" in height and 12' in width, which measures 42 sq. ft.

RECOMMENDATION:

Staff recommends approval of the repositioning and changing of the color of the awning and the lighting for the sign at 99 E. Main St.

Staff recommends denial of the proposed sign, due to the following grounds:

1. The Guidelines recommend that signs should be designed to have a dark background and light lettering (p. 120).

If the proposal is issued a Certificate of Appropriateness for the awning, lighting, and signage, then the conditions should be as follows:

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.

Applicant Speaker: Frank Pullara. Mr. Pullara stated that the main goal for Bestia Mare was to have the sign match the sister restaurant across the street. The preference would be to use the red oak with aluminum or iron lettering.

Chair Roberts asked if there was anyone from the public who would like to comment on this item, there being none, Chair Roberts stated that the application would be broken down into 2 motions 1) the awning and then the 2) sign.

MOTION

#1: Motion for Approval with Conditions of the Awning

Commissioner Pearce

Commissioner Harrison

Commissioner Pearce stated that she is enthusiastic about the awnings that will improve the streetscape.

There being no further discussion, Chair Roberts asked the Commissioners to vote on the motion for approval by raising their hand.

Vote: 8-0

Motion Passed.

#2 Motion for approval of proposed signage

Commissioner Marquardt

Commissioner Harrison

Commissioner Marquardt stated that the sign would be consistent with the other signs in the area.

Commissioner Laster explained that if you look at the First Farmers Bank, the letters are on the brick of the building. The sign would be more appropriate if the letters were attached to the brick and the signage wouldn't cover up the architectural details of the building.

Commissioner Pearce stated that she would support Mr. Laster's points but would recommend dark lettering.

Chair Roberts explained that he believes Mr. Laster is correct with the recommendation to attach the letters to the brick of the building. A lighter color lettering would be more visible to the public.

Commissioner Besser agrees with Commissioner Laster and Chair Roberts about the appropriate type of sign with lettering directly attached to the brick.

Commissioner Harrison stated that he believes the proposed sign is consistent with the signs in the area.

Commissioner Marquardt withdrew her motion for approval with Commissioner Harrison in agreement.

Mr. Pullara asked about signage prior to the final approval of the sign.

Ms. Huffer stated that a temporary sign is permitted for 90 days following the guidelines of a darker background with lighter color lettering.

#3: Motion to defer the signage to the August HZC meeting.

Commissioner Marquardt

Commissioner Harrison

Vote: 8-0

Motion Passed

Commissioner Marquardt told the applicant that deferral will give him the opportunity to take what was discussed in the meeting and come back with other ideas.

Chair Roberts explained that there were comments at the DRC meeting about putting the lettering on the building brick.

Mr. Pullara stated that at the previous DRC meeting, he understood that what was proposed was acceptable.

7. Consideration Of A Cellular Tower Installation At 257 2nd Ave. S.; Seth Ottinger, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

Application was withdrawn by the applicant.

8. Consideration Of Alterations (Window, Masonry, Doors) At 306 Public Square; Sharon Davis, Applicant.

Sponsors: Kelly Dannenfelser, Joseph Bryan

Project Leader: Joseph Bryan. Mr. Bryan stated that The applicant has submitted a series of alterations for the building located at 306 Public Square. The scope of work includes replacement of the single-pane windows on the second floor of the front elevation, restoration of the transom windows above the front entry, removal of the secondary front door and non-historic front steps, installation of a window to the left of the main entry that matches the right window, removal of window units and repair work to rear and side elevation windows, replacement of the side elevation windows on the first floor, and mortar repair work. The alterations were discussed at the June 2023 meeting of the Design Review Committee. The masonry and mortar repair work and removal of non-historic alterations are consistent with the recommendations of the Guidelines. The Guidelines recommend using photographic evidence when restoring and making alterations to a historic building. Clear glass is recommended for new transom windows. One-over-one windows are proposed for the windows second story windows on the front elevation, which matches what was there previously. The scope of window work for the front, rear, and 2nd floor side windows are consistent with the recommendations of the Guidelines. Replacement windows are recommended to be compatible with the originals in terms of material, profile and dimensions. Given that the side windows

on the first floor have limited to no public visibility, the proposed replacement privacy clad windows can be supported.

Staff recommends approval with the following:

1. If new transom windows are needed, they are to be clear glass.
2. Windows specs to be reviewed and approved by Planning Staff prior to issuance of a building permit.
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.

Owner: Jason McConnell. Mr. McConnell stated that the goal for this project is to restore the building to its to what it looked like in 1901 using materials like the materials used in 1901. Mr. McConnell explained that Brent Ogles will supervise the installation of the windows by a man from Kentucky who primarily works with historic windows.

Applicant Speaker: Sharon Davis. Ms. Davis stated that the driving force of the project is the replacement of the windows (patch and repair) on the front façade to allow for HVAC installation. Replacement of the window on the left of the front façade with a 1 over 1 window that follows the design guides to complete the look of the front of the building. The wood covering the transoms on the front of the building will be removed to expose the transom. The staff during the DRC meeting requested that the door be returned to a window, which Ms. Davis said they were happy to do. Ms. Davis explained that the alley would be better suited if a clad material was used creating a more permeable surface that will help guard against deterioration of the building.

Contractor: Brent Ogles

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

MOTION

Motion for Approval with conditions

Commissioner Laster

Commissioner Harrison.

Commissioner Laster asked the applicant if the windows were painted.

Mr. Ogles indicated that the transom windows were painted.

Commissioner Marquardt thanked the applicant for the historical photos along with the care and consideration of the historical building.

Chair Roberts noted that the proposal was very well outlined and presented, making the intent of the project very clear. Chair Roberts stated that the project will be a great addition to downtown.

Commissioner Worthington asked the applicant if stairs were present on the elevation showing the secondary door that will become a window.

Ms. Davis stated that staff had recommended returning the door back to the original window.

Commissioner LeMarinel asked about the mortar and brick final approval.

Amendment to motion #1: The mortar to come to staff for approval.

Commissioner Pearce

Commissioner Laster

Amendment, passed 8-0

Chair Roberts asked the Commissioners on the Overall Motion.

Overall Motion Passed 8-0

9. Consideration of Addition (Principal) At 106 Lewisburg Ave.; Noel Jones, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. Ms. Huffer stated that The property at 106 Lewisburg Ave. is in the Lewisburg Avenue Historic District and was constructed in 1915. The proposal includes an addition to the rear portion of the building to serve as a garage and bonus room. The application appeared before the Design Review Committee during its June 2023 meeting. Per the Guidelines, additions are to be subordinate in appearance to the historic building. Considerations include placement, size, massing, scale, height, setbacks, and materials. Character-defining features of the historic building should not be removed, damaged, or obscured. Wherever possible, construct additions in such a manner that, if an addition were to be removed, the essential form and integrity of the historic building would be unimpaired. The Guidelines state that attached additions should be properly placed at the rear of the dwelling and be distinguishable from the original in the clear inset and differing materials. The location of the proposed addition to the principal building will be located at the rear of the house. The addition will be a two-story, side gable design on a concrete block foundation. The Guidelines state that additions are to be compatible with the historic building yet clearly identifiable through the use of differentiating methods such as roof breaks, wall insets, wall off-sets, material changes, and lower eave lines. A combination of these methods should be considered based on the specific context of the building and the site. Additionally, one should use lap, weatherboard, or clapboard siding for frame additions. Lap siding exposure should be consistent with that on adjacent historic buildings. The materials for the addition to the principal building will be wood siding with a 4" reveal, which meets this guideline due to the principal building being composed of wood siding with a 4" reveal. The addition will also utilize arch shingles that will match the existing house. On the right elevation, the proposal includes the utilization of a garage door on the bottom level and six double-hung windows with a window lite pattern that blends with the existing windows on the principal building. On the left elevation, two windows on the bottom level and two windows on the top level are proposed that will utilize the existing window lite pattern. This window choice is appropriate due to the age and architectural style of the house. On the rear of the proposed addition, are three windows that will match the other proposed windows, a louvered vent near the top of the gable, and a six-paneled door on the bottom floor. On the existing wing of the building that faces the driveway, a French door with window lite will be centered in between four double-hung windows that will match the existing windows. A new standing seam roof is proposed to be utilized. Additionally, a wood deck and stairs is proposed in the space in front of the existing wing to connect the new addition to the building. Vertical siding is proposed to be used under the stairs. Since the property is located in the R4 district, the rear yard setbacks are to be 7'. The Guidelines recommend sizing the overall building footprints (of all portions of the existing principal buildings, accessory structures, and proposed additions on the lot) so that it does not exceed 35 percent of the lot. The proposal meets the recommendation of the Guidelines.

RECOMMENDATION:

Staff recommends approval of this application 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.

Applicant Speaker: Noel Jones. Mr. Joes stated that there were two changes based on discussions at the DRC meeting. The changes include a side 7-foot setback instead of a 5-foot setback. The percentage of the historical footprint compared to the addition was not clear at the DRC meeting. The architect has made an adjustment so that the addition is not more than 50% of the historical home footprint.

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

MOTION

Motion for Approval with Conditions

Commissioner Laster

Commissioner Harrison

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

Vote: 8-0

Motion Passed,

10. Consideration Of Alterations (Window And Ramp) At 230 Franklin Rd. (Bldg 13); David Collier, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. Ms. Huffer stated that The proposal includes the installation of a door into a window opening and a ramp at building 13. The alterations will serve as an accessible emergency egress path from the main seating area and it will also be an accessible route to terrace dining. The proposal will use the previously approved new ramp on the other end of building 13 as the design basis for this ramp. The Guidelines recommend orienting additions to historic commercial buildings so that the overall characteristics of the site (site topography, character-defining site features, trees, and significant district vistas and public views) are retained. The alterations to building 13 will face Old Liberty Pike and will be visible from the right of way.

Window Alterations- Part of the proposal includes utilizing the single window that is next to the triple window and converting it into a doorway. The door specifications were not included in the submittal.

Ramp Installation-The Guidelines recommend positioning ramps and lifts on rear or side facades where there not readily visible. As proposed, the ramp will be on the front elevation of the building.

RECOMMENDATION:

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

1. The Guidelines recommend orienting additions to historic commercial buildings so that the overall characteristics of the site (site topography, character-defining site features, trees, and significant district vistas and public views) are retained.

If the HZC decides to approve the COA, the following conditions are recommended:

1. Specifications on the door be approved by the Preservation Planning staff.
2. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
3. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

Applicant Speaker: David Collier. Mr. Collier stated that the design of the window was based on a previously approved entrance at the other end of the building. Originally, this application was submitted for two separate tenants. The plan was to take the three-bay window, altering them and adding doors into those units up at the level of the existing sidewalk. Now, the new tenant is a restaurant with an assembly occupancy. There must be a second means of egress from the seating area for the patrons and you're not allowed to egress through the kitchen. The door serves both as an accessible route and the emergency egresses from the restaurant seating. Mr. Collier stated that both the window and door alterations would be completed by the same company that will make approved alterations on the other side of the building.

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

MOTION

Motion for Approval with Conditions

Commissioner LeMarinel

Commissioner Pearce

Commissioner LeMarinel stated his reason for going against staff recommendations as the Commission had previously approved two openings that are similar to this request. Also, the proposed alterations reduce the amount of interruption to the existing historic features.

Ms. Dannenfelser asked if the motion is to include the staff conditions as noted in the staff report.

Chair Roberts and Commissioner LeMarinel both stated yes.

Commissioner Laster noted that the ramps behind the retaining wall shouldn't be noticeable from the street.

Chair Roberts agreed with Commissioner Laster.

Mr. Collier noted a photo in the application documents that provides a view from the street.

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

Vote: 8-0

Motion Passed

11. Consideration Of Alterations (Canopy And Fence Barrier) At 230 Franklin Rd. (Bldg 3); Scott Wenz, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. Ms. Huffer stated that the proposed application includes the installation of a canopy and fence barrier to building three on the Factory Campus. The canopy will be partly behind building one (Mafiaoza's) but can be seen on Franklin Road. The project materials will consist of steel posts, reclaimed brick, black metal railings, and roofing materials that will be consistent with what has been approved previously at The Factory Campus. The project materials are consistent within the Guidelines that state that design details or ornamentation elements should be compatible with the historic building and the district. No alterations to the existing windows to create a doorway are included in the scope of this proposal. The Guidelines recommend avoiding adding canopies to historic buildings where they did not exist historically. Where deemed appropriate on rear or secondary facades with minimal visibility from the street, size and place new canopies in locations that respect the design of the building and do not obscure architectural features or detailing. Canopies should be proportional with and complimentary to nearby buildings and canopies.

RECOMMENDATION:

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

1. The Guidelines recommend avoid adding canopies to historic buildings where they did not exist historically. Where deemed appropriate on rear or secondary facades with minimal visibility from the street, size and place new canopies in locations that respect the design of the building and do not obscure architectural features or detailing. Canopies should be proportional with and complimentary to nearby buildings and canopies.

If the HZC decides to approve the COA, the following conditions are recommended:

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.

Applicant Speaker: Scott Wenz & Greg Gamble. Mr. Wenz stated that looking at the photographs submitted you can see there the trees showcased and how little the courtyard is addressed. The plan promotes a very minimalistic approach. The proposed materials include a brick veneer on the columns, corrugated metal roof, and a minimalistic approach to the railing.

Mr. Gamble stated that he is the landscape architect for Holladay Properties. Mr. Gamble explained that the context of the restaurants courtyards is meant to activate the outside of the Factory as well as the inside. Mr. Gamble handed out the approved site plan, landscape plan to the Commissioners and Staff that may help with understanding the overall context of the site. When Edley's first began discussion of the canopies, the site plan was still in the design phase for this space. Referring to the photos submitted with the application, Mr. Gamble stated that the deck is no longer part of the project and instead they are introducing magnolia and arborvitae river birch trees. Beside the existing cypress trees are proposed 8-10 feet Red Bud trees along with two varieties of hydrangeas and hollies to create more of an evergreen experience in this space. Also proposed are cinnamon ferns and hostas for the shadier environment. The cypress trees will stay green and screen the majority of the canopy from view. The outdoor patio is meant to be a pleasant outdoor experience that offers some seclusion and refuge. Mr. Gamble stated that the canopy addition is complementary to the uniqueness of the Factory and believes that Edley's BBQ is the perfect way to activate the outdoor space.

Chair Roberts asked if there was anyone from the public who would like to comment on this item.

Citizen Comment: James Blair (Nashville). Mr. Blair is in support of the changes to the Factory by Holladay properties and Mr. Gamble. One concern is the addition of a permanent structure of a canopy in such a prominent location. Mr. Blair explained that he would like to see as much of the original Factory façade maintained as possible.

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

MOTION

#1: Motion for Approval with Conditions

Commissioner Harrison

Commissioner Marquardt

Commissioner Harrison explained that the area is a new and evolving district, and the proposed canopy is mostly screened from Franklin Road with outdoor dining becoming more popular it will attract more people to the Factory.

Commissioner Besser stated that she cannot support approval of the canopy.

Commissioner Worthington stated concerns about more requests for canopies from other tenants if this canopy is approved. The plan of the Factory or the intent of the campus didn't include canopies all around the outside of the buildings. Other concerns include the size of the canopy, how the canopy will drain water and general safety of the patrons during rain. Ms. Worthington stated that she could not support the proposal at this time as she would like to understand the bigger picture first.

Commissioner Pearce agreed with Ms. Worthington's points.

Commissioner LeMarinel stated that he could not support the proposal because of the prominent location of the proposed canopy.

Vote: 2-6 (With Besser, Laster, LeMarinel, Roberts, Pearce, and Worthington voting no)

Motion failed.

Mr. Gamble stated that he would welcome a deferral to the August HZC meeting, if the Commissioners agreed it was a good idea.

#2: Motion to Defer the item to the August HZC meeting.

Commissioner Laster

Commissioner LeMarinel

Vote: 8-0

Motion Passed

12. **Consideration of Alterations (Canopy And Signage) At 230 Franklin Rd. (Bldg. 14); James Carroll, Applicant.**

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. Ms. Huffer stated that The application includes the proposal to install a canopy in the existing location of a non-historic canopy that previously received approval to remove in April 2023 and two signs.

Small Projecting Sign:

The proposal includes the installation of a small projecting sign that will measure 34.5" x 27.5" which equates to 6.59 sq. ft. Per the Zoning Ordinance, and what was approved within the recommendation request on July 2022 is that small hanging/projecting signs are small signs that either hang from beams, brackets, or poles or that project from poles or brackets from a building. They are limited to a maximum of one per building main entrance, in addition to other building signage, and may measure up to 4.5 sq. ft. in size. The size of the sign proposed exceeds what was approved. A larger sign

cannot be approved without a revision to the development plan/MOS or variance. The background of the sign is proposed to be bright red and white lettering. The Guidelines a maximum of 3 colors, and with a darker background color than the lettering color. One should use muted colors that complement the facade, although vibrant colors may be considered as an accent. The proposed sign does not meet the Guidelines due to the accent color covering the background of the sign.

The small projecting sign is proposed to utilize slim white LED illumination. The Guidelines recommend using only external illumination and downlights, no spotlights. Fixtures such as gooseneck fixtures, in a dark bronze or black color or a color that matches the facade color and

warm-colored lighting are appropriate for this type of signage. Additionally, neon should be avoided, as sign materials that are compatible with the facade and the district should be utilized. The proposed sign lighting does not meet the Guidelines.

Canopy & Canopy Sign:

The proposal includes the installation of a canopy that measures 13'-5" in length and 5' in width. The proposed canopy will replace the existing non-historic canopy that was previously approved in April 2023 to be removed. The canopy will consist of metal and will be attached to the building by hanging rods. The Guidelines recommend avoiding adding canopies to historic buildings where they did not exist historically. Where deemed appropriate on rear or secondary facades with minimal visibility from the street, size and place new canopies in locations that respect the design of the building and do not obscure architectural features or detailing. Canopies should be proportional with and complimentary to nearby buildings and canopies. New canopies should be simply designed to match historic equivalents and paint them muted colors that are complementary to the building and surrounding historic district. The proposed location faces Old Liberty Pike and will be seen from street view. The proposed sign on the canopy will measure 29" in height by 97" in width, which equates to 19.53 sq. ft. The application shows that the sign would measure 14.4 sq. ft. The Guidelines recommend that canopy signs measure a maximum of 90 percent of the canopy face or 120 square feet, whichever is smaller. Based on the proposed signage in relation to the canopy, the canopy will measure 161" (13'5") and the proposed signage will measure 97" (8'-1"). 90% of 161" equates to 144.9, which exceeds the Guideline and should be reduced. The Guidelines recommend that canopy signs shall not project above or below the canopy or be located above the building roofline. The MOS for The Factory Campus, approved in July 2022, allows for the sign to be installed above the canopy. The proposed sign will utilize a red background and red LED tetra contour lighting. A line of LED contour lighting is also proposed on the canopy. The Guidelines recommend a maximum of 3 colors,

and with a darker background color than the lettering color on canopy signs. One should use muted colors that complement the facade, although vibrant colors may be considered as an accent. Additionally, the Guidelines recommend using only external illumination and downlights, no spotlights. Fixtures such as gooseneck fixtures, in a dark bronze or black color or a color that matches the facade color and warm-colored lighting are appropriate for this type of signage. Additionally, neon should be avoided, as sign materials that are compatible with the facade and the district should be utilized.

RECOMMENDATION:

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

1. The size of the small projecting may measure up to 4.5 square feet, per the Guidelines. A larger sign cannot be approved without a revision to the development plan/MOS or variance.
2. The Guidelines recommend that the background colors of the small projecting sign and canopy signs should use muted colors that complement the facade. Vibrant accent colors should be used as an accent.
3. The Guidelines recommend the use of external illumination on the small projecting sign and the canopy signs. The use of concealed lighting to mimic neon lighting is not recommended in the Guidelines.
4. The Guidelines recommend avoiding adding canopies to historic buildings where they did not exist historically.
5. The Guidelines recommend that canopy signs measure a maximum of 90 percent of the canopy face or 120 square feet, whichever is smaller. Based on the proposed signage in relation to the canopy, the canopy will measure 161" (13'5") and the proposed signage will measure 97" (8'-1"). 90% of 161" equates to 144.9, which exceeds the Guideline and should be reduced.

If the HZC decides to approve the COA, the following conditions are recommended:

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.

Applicant Speaker: James Carroll. Mr. Carroll stated that the size of the original blade sign proposed measured 4 and ½ feet but due to the scale of the building he is requesting that the sign be larger. They began to explore the enlarging the same sign

to 6 and ½ feet keeping the same shape. The colors are in keeping with the Hatti B logo. Mr. Carroll explained that the signage guidelines provided by Holladay Properties do call for a display sign and a canopy sign over the main entrance. The existing canopy was not historic and not feasible to host a canopy sign which led to exploration of the requested canopy sign. The sign canopy is a simple minimal rectangle that covers the entrance and will allow some protection from the weather as well as host the signage. Mr. Carroll noted that the neon red line in the script is a strong part of Hatti B's logo. The simple canopy form would be made out of black metal that ties in with the rest of the Factory standards.

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 Commissioners for a motion.

Chair Roberts asked Ms. Dannenfelser to give a quick summary of the modification of standards that was completed over a matter of months for more than 80 signs throughout the Factory.

Ms. Dannenfelser explained that a very thorough review of a master sign plan was completed for size, location, and placement knowing that each individual tenant/signs would need approval from the Commission. There are a couple of items that cannot be approved by the HZC because they also exceed the zoning ordinance maximums or standards. One of the items relates to the size of the sign and the other is the type of illumination of the signs. The zoning ordinance also limits lighting to external illumination only for canopy signs and small projecting signs.

Commissioner LeMarinel stated that the HZC does not have the authority to approve something that exceeds what the zoning ordinance requires. The signs proposed do not seem to meet any of the sign guidelines set forth for the Factory. Mr. LeMarinel stated that it would be great to see options that address what the HZC approved for signage. The best option may be to defer this item to the next voting meeting to give the applicant time to explore other options.

Commissioner Pearce stated that it appears that Hatti B's has other color options to choose from.

MOTION

Motion to Defer the item to the August HZC meeting.

Commissioner Pearce

Commissioner LeMarinel

Chair Roberts asked the Commissioners to vote on the motion to defer the item to the August HZC meeting.

Vote: 8-0

Motion Passed

13. **Consideration Of Addition (Principal, Accessory) At 345 4th Avenue South; Kevin Coffey, Applicant.**

Sponsors: Joseph Bryan

Ms. Dannenfelser stated that she lives a few doors down from the applicant at 345 4th Avenue South and will step away from the discussion and voting.

Project Leader: Emily Huffer. Ms. Huffer stated that the applicant has submitted an application for a proposed rear addition to the principal structure for the residence located at 345 4th Avenue South, as well as an addition to the existing detached garage located to the left of the historic dwelling. The home is a gable-and-wing frame house with a two-thirds front porch and Italianate style bracketing along the eave line. The historic home dates to ca. 1900. Chapter 2 of the Design Guidelines provides recommendations for additions to historic residential buildings. The Guidelines recommend that additions to historic residential buildings be located to the rear of the building and that they be subordinate in appearance to the historic building through size, massing, scale, height, and materials. The rear addition is a long, linear design that utilizes insets, offsets, and roof breaks to differentiate it from the historic main form of the dwelling. The proposed materials would be brick for the foundation and base as well as composite or wood lap siding with an exposure to match that of the historic home. The applicant has also indicated the use of one-over-one or 2-over two double-hung windows. Overall, the design, placement, materials, and fenestration of the proposed addition are in keeping with the recommendations of the Guidelines. Different

exterior materials and a lap exposure that is different from the main form of the home would further differentiate the addition to the historic dwelling. In terms of size of the addition, the applicant has indicated that the historic footprint measures 2,258 square feet. The proposed addition, measuring 1,220 square feet, would be 55% 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)." While the footprint does exceed the recommended limit by 5%, the placement of the addition entirely to the rear of the historic main form does limit visibility from public view. The application also includes a proposed addition to the existing non-historic detached garage to be located behind the structure connected with a hyphen. A new side-facing garage is at the rear of the addition. Overall, the design, placement, materials, and fenestration of the proposed addition are in keeping with the recommendations of the Guidelines. The Guidelines do not give specific recommendations about size of additions to accessory structures. They do recommend that the total building footprint of all structures not exceed 35% lot coverage. The total lot coverage including proposed additions is 20.6%.

RECOMMENDATION:

Staff recommends approval with the following:

1. Additional materials or a differing lap exposure be incorporated into the principal addition design.
2. Window specs be provided to Planning Staff for review and approval.
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.

Applicant Speaker: Kevin Coffey. Mr. Coffey clarified that the 1220 square foot addition is 54% of the historical footprint. The total accessory square footage is 1622, which is 47% of the house structure once completed with the additions. Mr. Coffey highlighted the changes to the plan based on comments from the DRC meeting. The footprint of the accessory building has been reduced along with the screened porch being removed from the plan. There are two distinct areas that are step downs into the additions that were not marked clearly on the application documents (stepdown to family area and stepdown to the bedroom wing). Mr. Coffey noted that the Sanborn (1913) map shows that there were four separate accessory structures plus the main house. Mr. Coffey clarified where the original house was and where the additions will be. One accessory structure will extend 5 feet further than one of the previous accessory structures on the lot. Mr. Coffey stated that he is open to staff comments and suggestions about the siding.

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 Commissioners for a motion.

MOTION

Motion for Approval with staff Conditions 2-4

Commissioner Laster

Commissioner Marquardt

Commissioner Laster stated that the lap siding exposure should be consistent with adjacent historic buildings. He commended the applicant for the work to reduce the overall square footage percentage down to 54 % from 69 %.

There being no further discussion, Chair Roberts asked the Commissioner to vote on the item.

Vote: 8-0

Motion Passed

14. Consideration Of Alterations (Windows, Skylight) At 800 Fair Street; Amanda McCreary, Applicant.

Sponsors: Kelly Dannenfelser, Joseph Bryan

Project Leader: Kelly Dannenfelser. Ms. Dannenfelser stated that this was Mr. Bryan's item, but he had to leave unexpectedly. 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 removal of a door entry from the non-historic addition, installation of a new rear window, and the installation of three skylights, two to the main form of the home and one to the 80s-era addition. The

skylights were previously discussed at the May 8th Historic Zoning Commission meeting. The entry that is requested for removal is located on the left side elevation of the non-historic addition, so its removal can be supported. The applicant is requesting to add a new window opening with a one-over-one lite pattern on the rear elevation of the historic home. The Guidelines recommend to avoid adding new windows to the front facade or readily visible facades. Given the location of the new window opening being entirely out of public view, the request for the new opening can be supported. The one-over-one pattern matches the established pattern on the historic structure. Window materials have not been provided. The applicant is proposing the addition of three skylights. The application specifies 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.

RECOMMENDATION:

Staff recommends approval with the following:

1. The applicant must submit window specs to Planning Staff prior to issuance of a building permit.
2. The applicant must remove the left side skylight from the proposal, or to relocate to a location that better meets the intent of the Guidelines.
3. The application must meet all the requirements of the City of Franklin prior to issuance of a demolition 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.

Applicant Speaker: Amanda McCreary. Ms. McCreary stated that they would like to remove the door in the 1980's portion of the house allowing for more floor space and would like to add a wide wood window where the new bathroom area will be. After a discussion with the client about the skylights, Ms. McCreary is requesting the flat sun tunnel version because it's the least visually intrusive option. The measurements are 14" in diameter with 41% visible light transmission. They arrive from the factory tinted at 61% which means from a distance it will appear dark. Ms. McCreary noted that she is ok with all the staff comments including removal of the skylight on the left side of the chimney.

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 Commissioners for a motion.

MOTION

Motion for Approval with Conditions

Commissioner Pearce

Commissioner Worthington

Commissioner Besser thanked Ms. McCreary for her research on the sky lights.

There being no further discussion, Chair Roberts asked the Commissioner to vote on the item.

Vote: 8-0

Motion Passed

15. Consideration Of Alterations (Roof) At 324 3rd Avenue South; Scott Nicodemus, Applicant.

Sponsors: Kelly Dannenfelser, Joseph Bryan

Project Leader: Kelly Dannenfelser. Ms. Dannenfelser stated that the subject property at 324 3rd Avenue South received a Certificate of Appropriateness in April 2022 for a series of alterations and demolition in regards to constructing a new rear addition to the historic dwelling. No alterations to the historic roofline were approved under that COA. On June 1, 2023, members of City Staff were notified that the roof structure on the main form of home had been completely removed without a permit. The scope of this kind of roof work requires a building permit from Building & Neighborhood Services, and because it is in the historic preservation overlay, a COA is required prior to issuance of a building permit. A stop work order was placed on the property immediately. The applicant has submitted an application to reconstruct the roof. The applicant has supplied photos showing the structure's current condition. For alteration to roofs on historic residential buildings, the City of Franklin Historic District Design Guidelines recommend to "Preserve historic roof forms and materials. Roofing sections on

main and other visible facades should remain unaltered," and that "If localized damage occurs, replace the damaged materials only. If partial or wholesale replacement is needed, use materials whose composition and appearance match the historic materials." The applicant has provided a letter from an engineer describing the condition of the original roof; however, this was not part of the original application submittal. Once issues with the roof had been discovered, the applicant should have returned to the Historic Zoning Commission with a modified application addressing the roof concerns. An alternate plan may have been established that would have preserved as much of the roof as possible rather than its entire removal. Entire roof replacement on historic structures is not recommended, however, given the circumstances and the current state of the dwelling, in this instance the application can be supported. The roof must be reconstructed to match what was there previously using materials that match the original.

RECOMMENDATION:

Staff recommends approval with the following:

1. The roof must be reconstructed to match what was there previously using materials that match the original.
2. Any additional damage to windows or exterior walls outside of what was approved with the April 2022 COA must be repaired.
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.

Applicant Speakers: Scott Nicodemus (Contractor), Brandon Hutchenson (Owner), Jim Myatt (Architect)

Mr. Hutchenson expressed his apology and surprise when he realized the roof was removed. The intent was not to change the dimensions, angles, gables, or anything about the roof. Mr. Hutchenson stated that he hopes that there is a way to move forward. Moving forward, Mr. Hutchenson stated that he would do whatever was necessary to work with staff and to work within the guidelines.

Mr. Nicodemus explained that he takes full responsibility for the misunderstanding between himself and the subcontractors, resulting in the removal of the roof. The removal of the roof was a mistake and Mr. Nicodemus deeply apologized. The roof will go back on the house exactly as it was including the same dimensions, pitch, and gables. Mr. Nicodemus noted that the windows were not damaged and are intact.

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 Commissioners for a motion.

MOTION

#1: Motion for Approval with Conditions

Commissioner Marquardt

Commissioner Besser

Chair Roberts stated that once the roof is replaced with the same angles, dimensions and pitch, and Mr. Tosh with Building and Neighborhood Services has inspected and approved the new roof, the applicant can come back to HZC with approval of the inspection (before any other work is done). Chair Roberts further stated that there isn't room for any more mistakes on the alteration of this house and no other work should be completed on the site before the rebuilding of the roof takes place.

Mr. Tosh stated that once the Commission issues a COA, the contractor will be required to submit revised plans to show how the roof structure is going to be built. The process may involve putting in walls below for weight-bearing purposes.

Commissioner Worthington asked if a new permit would be necessary.

Mr. Tosh stated that the revision will fall under the same permit number as the revision to that submittal.

Commissioner Pearce asked how quickly this can be completed.

Mr. Tosh explained that if Mr. Nicodemus has his drawings ready, he would be eligible for an inspection next Wednesday.

Mr. Hutchenson stated that the roof plans were in the submittal documents.

Chair Roberts stated that the main point is that no other work can be completed on the house until the roof is completed, inspected, and approved.

Commissioner Pearce stated that there will have to be additional work on the house because there isn't anything left inside of the house. Weight-bearing walls will be needed so other work will have to be completed.

Commissioner Laster stated that the plans have an April date which would be the original submittal documents. The documents say the roof pitch was 7:12 but there is a note that says the existing roof should be raised 24." Now that the roof has been torn off, what will be the pitch on this part of the roof? Plans would need to be submitted for approval so that the roof can be replaced.

Mr. Hutchenson stated that the details were noted in the original submittal documents.

Ms. Dannenfelser stated that there was a COA in June of last year that reflected no changes to the historic addition which sits behind the main portion of the house. So, the plan from April 2023 is showing the green area where there would be roof changes. (Mr. Hutchenson offered a document) This version shows the existing roof to remain.

Commissioner Laster circled back to his question about the "L" addition roof pitch. "What was the height of the roof on the "L" addition?"

Mr. Myatt stated that where the addition joins the main house the pitch is 3:12. Mr. Myatt stated that he did not have information on the height of the "addition" roof.

Commissioner Laster stated that the height of the addition must be known before it can be replaced. How do we proceed without this information?

Chair Roberts stated that the original documents from April 2022 should be consulted for this information.

Commissioner Laster explained what is needed is the original pitch and height of the ridge and how it relates to the roof that's parallel to the road.

Chair Roberts asked Ms. Dannenfelser if she could access the original submittal documents.

Commissioner Pearce noted that there were modern materials thrown into dumpsters along with old materials, documented in the engineering report.

Commissioner Laster also noted the vagueness of the engineering report about rot.

Commissioner Pearce stated all historic and older non-historic homes have some sort of rot.

Mr. Nicodemus explained that he did not have the original height of the roof where the addition meets the original house, at the meeting tonight, but all the other information needed for the Building & Neighborhood Services site visit.

Commissioner Laster suggested deferral of the application to the next voting meeting to allow the applicant time to locate the measurements needed.

Ms. Dannenfelser stated that the ridgeline of the most historic portion of the house measures 18 feet 6 inches, which was located from a previous submittal. We were not able to locate on the fly, the height of the very front historic addition that was lower in height.

Commissioner Pearce stated that we are in an unprepared situation.

Chair Roberts asked if the original pitch and height of the roof in the front of the house can be located so that the home can be stabilized. The main point is to get the front of the house stabilized and go from there.

Mr. Hutchenson located measurements from the April 2022 application documents. What is shown is 1 foot and 1 ½ inches below the ridge where the lower "L" roof addition begins.

Commissioner Laster and LeMarinel noted that based on the drawings the difference is more than 1' and 1 ½."

Commissioner LeMarinel explained that the roof needs to be constructed to that of the original drawings whatever the numbers may be. Pg. A7 – April 2022

Multiple Commissioners commented that a decision is needed tonight to stabilize the structure.

Commissioner LeMarinel stated that he would expect to see a full set of drawings including elevations and benchmark bearings. The drawings provided by the applicant appear to be mixed and matched with new drawings.

Mr. Hutchenson suggested working with staff to provide the original drawings and measurements.

Chair Roberts stated that this was not a good idea because he didn't want to burden staff with the problems and issues with this project.

Commissioner LeMarinel stated that the applicant has access to the information needed by the Commission, but it hasn't been provided in the format the Commission requested.

Mr. Nicodemus stated that after the DRC meeting, he followed up with staff and he was told that everything submitted seemed to be enough to proceed with the meeting. If a full set of drawings were needed, Mr. Nicodemus explained that he was not aware of it.

Ms. Dannenfelser explained that what staff requested was plans that reflected the existing conditions of the house prior to the demolition of the roof.

Mr. Nicodemus stated that he thought that was what he provided for staff.

Commissioner LeMarinel explained that we need to know that the applicant knows what the varying heights of the roof are for each addition to the house. In other words, full details about how the roof will be reconstructed including dimensions on elevations.

Commissioner Laster stated that he understands the urgency to correct the situation with the roof, but it's important to get it right, this time. The structure can be stabilized with braces and is the responsibility of the applicant to do so.

Commissioner Pearce stated that she would like the applicant to be required to stabilize the structure.

Looking at a photo of the structure, Mr. Tosh recommended supporting the gable.

Mr. Dannenfelser noted that the photo was not accurate, and the gable was removed, at some point, after the photo was taken.

Mr. Nicodemus explained that he took the photos himself and did not know that the gable was removed or missing.

Commissioner Laster recommended deferral to the August 2023 meeting.

Commissioners Marquardt and Besser withdrew the motion to approve with conditions.

Commissioner Pearce strongly recommended more bracing to stabilize the building.

Chair Roberts recommended the applicants work closely with Mr. Tosh about stabilizing the structure.

#2: Motion to defer to the August HZC meeting.

Commissioner Laster

Commissioner Besser

Vote: 8-0

Overall Motion Passed

OTHER BUSINESS

No other business.

RECEIPT OF ADMINISTRATIVE COA APPROVALS ON BEHALF OF THE HZC

16. **Signage (Wall) At 126 3rd Ave. N.; Mike Alexander, Applicant.**

Sponsors:

ADJOURN

There being no further business, the meeting adjourned at 08:13 PM p.m.

Chair

Date



File #: 21-05010

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

SUBJECT:
Consideration of Alterations at 230 Franklin Rd. (Bldg. 3); Scott Wenz, Applicant.

PURPOSE:

The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning alterations to building 3 on The Factory Campus at 230 Franklin Road. The application was previously presented at the February and July 2023 Design Review Committee meetings and the July Historic Zoning Committee meeting where it was deferred.

APPLICABLE DESIGN GUIDELINES:

2022 Historic District Guidelines:
Chapter 3: Commercial Buildings

PROJECT INFORMATION:

COF Project Number: 8229
Applicant: Scott Wenz
Owner: Read Talley, Holladay Properties

BACKGROUND:

The proposed application includes the installation of a canopy and fence barrier to building three on the Factory Campus. The canopy is proposed on the front facade, to the left of the main entrance, and will be partly behind building one (Mafiaoza's) but could have visibility from Franklin Road. The Guidelines recommend avoiding adding canopies to historic buildings where they did not exist historically. Where deemed appropriate on rear or secondary facades with minimal visibility from the street, size and place new canopies in locations that respect the design of the building and do not obscure architectural features or details. Canopies should be proportional with and complimentary to nearby buildings and canopies. The proposed location does not meet the Guidelines.

The proposed canopy materials consist of steel posts, black metal railings, and roofing materials consistent with what has been approved previously at The Factory campus. The materials are consistent with the Guidelines, which state that design details or ornamentation elements should be compatible with the historic building and the district. No alterations to the existing windows to create a doorway are included in the scope of this proposal.

At the July 17th Design Review Committee meeting, DRC members discussed that they would prefer

the proposed canopy to not utilize a brick base on the canopy columns as it appears to be a modern design. It was discussed that the quiet design of the canopy would be appropriate for this location to keep with the industrial, commercial aesthetic of the Factory Campus. The updated proposal does not include the brick bases on the canopy columns, which follows the recommendation from the Commissioners and the Guidelines recommendation for designing new canopies simply to match historic equivalents and paint them muted colors that are complementary to the building and surrounding historic district.

RECOMMENDATION:

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

1. The Guidelines recommend avoiding adding canopies to historic buildings where they did not exist historically. Where deemed appropriate on rear or secondary facades with minimal visibility from the street, size and place new canopies in locations that respect the design of the building and do not obscure architectural features or detailing.

If the HZC decides to approve the COA, the following conditions are recommended:

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.

OWNER AFFIDAVIT

City of Franklin, Tennessee

We/I Factory Partners, 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:

Tax Map 63M, Group A, Parcel 21.00
(Property Parcel/Tax ID Number)
and located at:

230 Franklin Rd, Franklin TN 37064
(Street Address)
am fully aware of the request for development approval in the City of Franklin,
Tennessee. Furthermore, (I)/ (we) hereby appoint

Anecdote (Scott Wenz) representing Edley's BBQ facade improvements
(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

2710 Old Lebanon Rd, Ste 5
Property Owner Mailing Address

Nashville, TN 37214
City, State & Zip

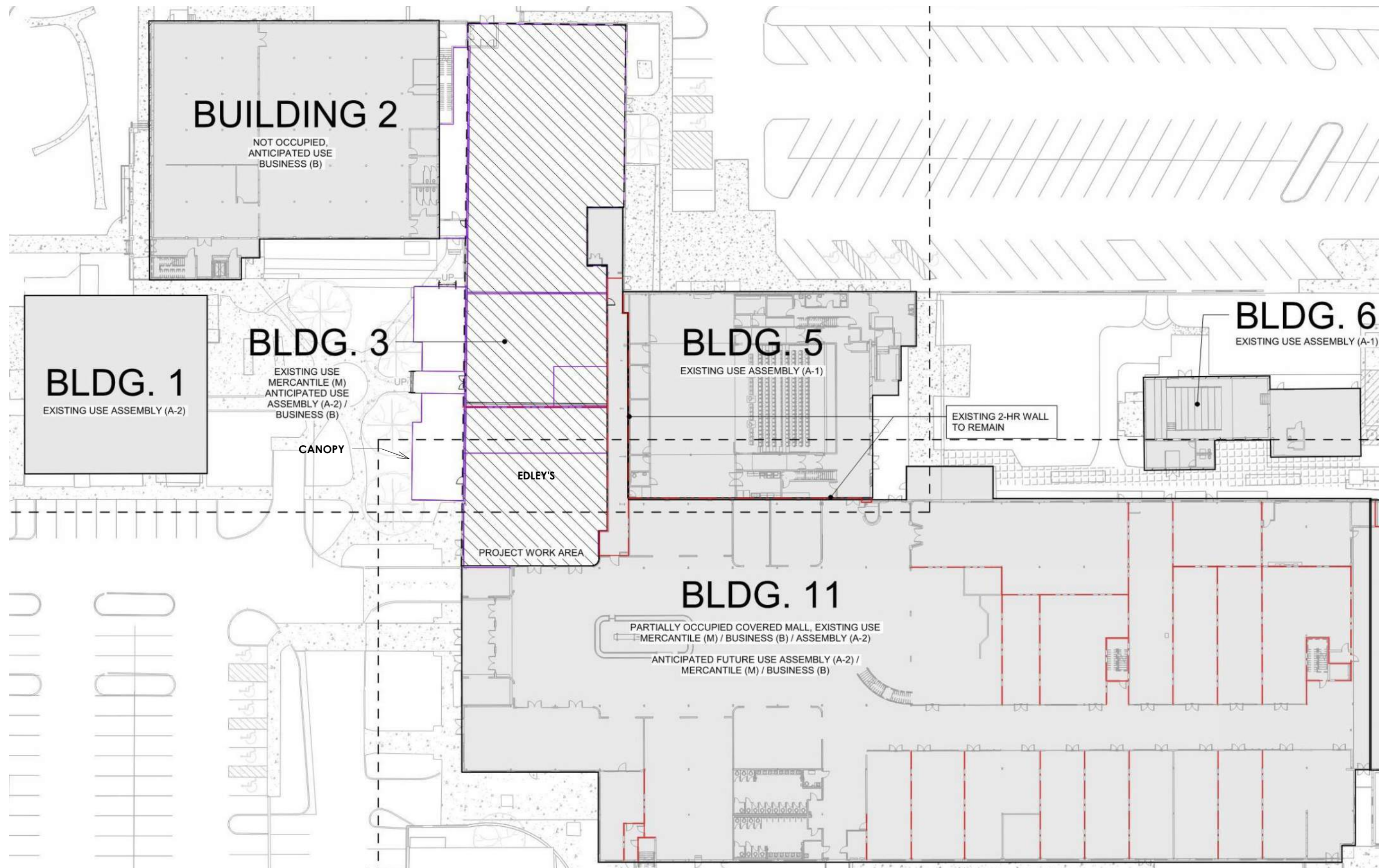
Subscribed and sworn to before me this

13th day of February, 20 23.

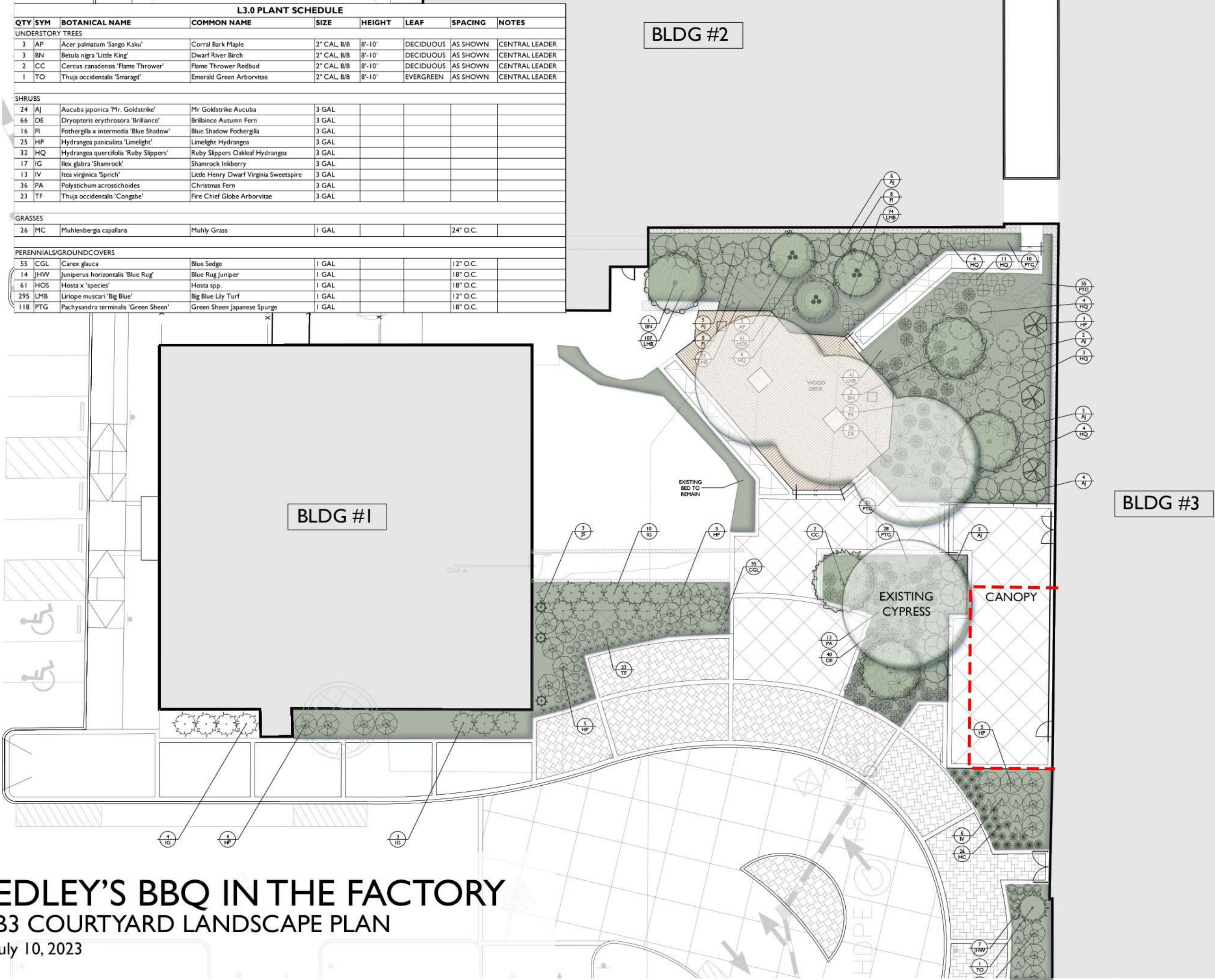
[Signature]
Notary Public

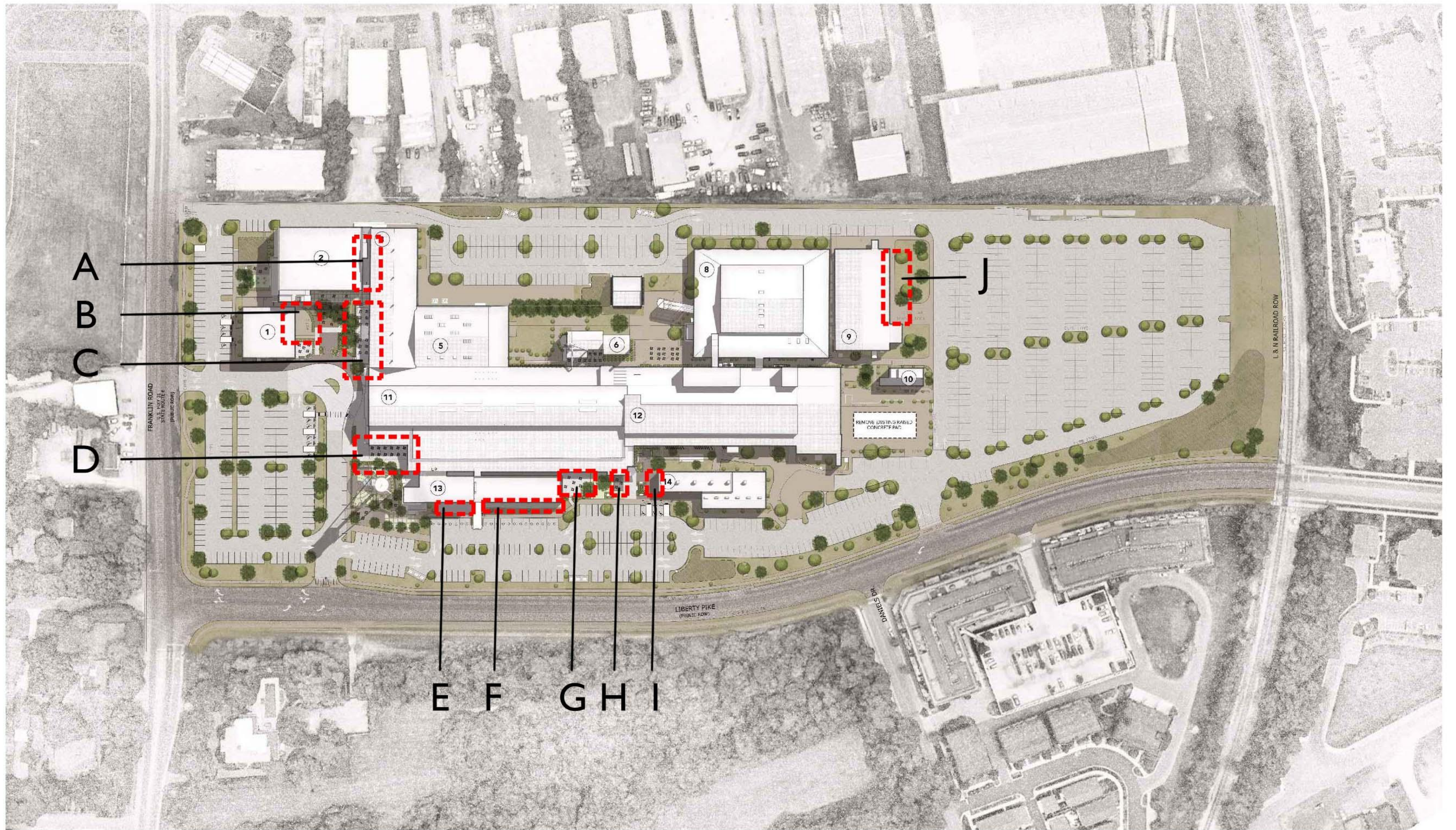
My Commission Expires: 10/26/26





L3.0 PLANT SCHEDULE							
QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	NOTES
UNDERSTORY TREES							
3	AP	Acer palmatum 'Sango Kaku'	Corral Bark Maple	2" CAL. B/B	8'-10'	DECIDUOUS	AS SHOWN CENTRAL LEADER
3	BN	Betula nigra 'Little King'	Dwarf River Birch	2" CAL. B/B	8'-10'	DECIDUOUS	AS SHOWN CENTRAL LEADER
2	CC	Cercus canadensis 'Flame Thrower'	Flame Thrower Redbud	2" CAL. B/B	8'-10'	DECIDUOUS	AS SHOWN CENTRAL LEADER
1	TO	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	2" CAL. B/B	8'-10'	EVERGREEN	AS SHOWN CENTRAL LEADER
SHRUBS							
24	AJ	Aucuba japonica 'Mr. Goldstrike'	Mr Goldstrike Aucuba	3 GAL			
66	DE	Dryopteris erythrosora 'Brilliance'	Brilliance Autumn Fern	3 GAL			
16	FI	Fothergilla x intermedia 'Blue Shadow'	Blue Shadow Fothergilla	3 GAL			
25	HP	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	3 GAL			
32	HQ	Hydrangea quercifolia 'Ruby Slippers'	Ruby Slippers Oakleaf Hydrangea	3 GAL			
17	IG	Ilex glabra 'Shamrock'	Shamrock Inkberry	3 GAL			
13	IV	Itea virginica 'Sprich'	Little Henry Dwarf Virginia Sweetspire	3 GAL			
36	PA	Polystichum acrostichoides	Christmas Fern	3 GAL			
23	TF	Thuja occidentalis 'Congabe'	Fire Chief Globe Arborvitae	3 GAL			
GRASSES							
26	MC	Muhlenbergia capallaris	Muhly Grass	1 GAL			24" O.C.
PERENNIALS/GROUNDCOVERS							
55	CGL	Carex glauca	Blue Sedge	1 GAL			12" O.C.
14	JHW	Juniperus horizontalis 'Blue Rug'	Blue Rug Juniper	1 GAL			18" O.C.
61	HOS	Hosta x 'species'	Hosta spp.	1 GAL			18" O.C.
295	LMB	Liriope muscari 'Big Blue'	Big Blue Lily Turf	1 GAL			12" O.C.
118	PTG	Pachysandra terminalis 'Green Sheen'	Green Sheen Japanese Spurge	1 GAL			18" O.C.





CONCEPTUAL OUTDOOR DINING LAYOUT

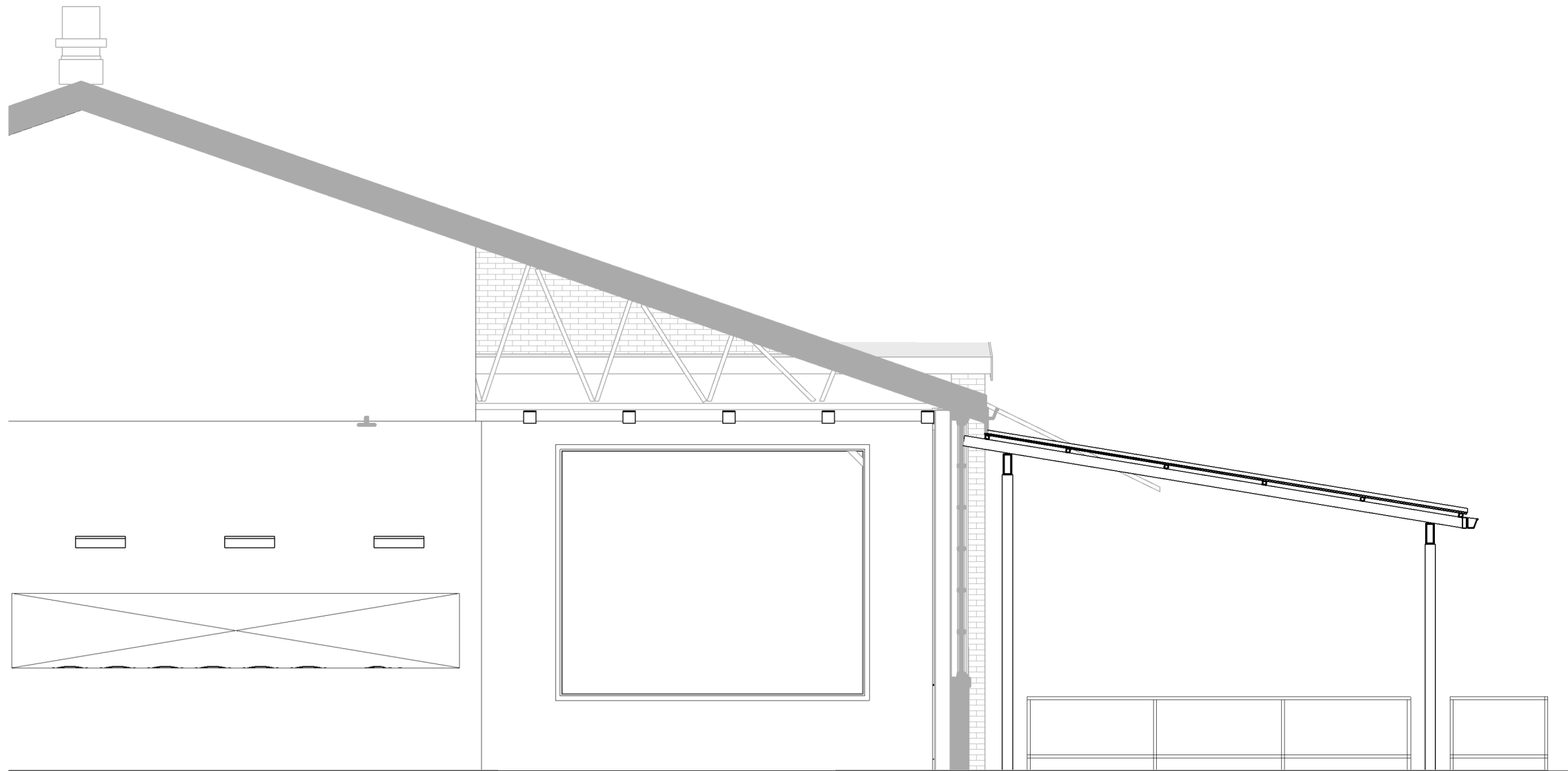


16' 12' 8' 4' 0 16'

EDLEY'S BBQ IN THE FACTORY
anecdote...

ELEVATION

22028
07/26/23



EXISTING CONDITIONS FOR CONTEXT:



8' 6' 4' 2' 0 8'

EDLEY'S BBQ IN THE FACTORY
anecdote...

SECTION

22028
07/26/23



EDLEY'S BBQ IN THE FACTORY
anecdote...

EXTERIOR PERSPECTIVE

22028
07/26/23



EDLEY'S BBQ IN THE FACTORY
anecdote...

EXTERIOR PERSPECTIVE

22028

07/26/23



EDLEY'S BBQ IN THE FACTORY
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EXTERIOR PERSPECTIVE

22028

07/26/23



EDLEY'S BBQ IN THE FACTORY
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EXTERIOR PERSPECTIVE

22028
07/26/23



EDLEY'S BBQ IN THE FACTORY
anecdote...

EXTERIOR PERSPECTIVE

22028
07/26/23



EDLEY'S BBQ IN THE FACTORY
anecdote...

SITE CONDITIONS

22028
06/23/23



EDLEY'S BBQ IN THE FACTORY
anecdote...

SITE CONDITIONS

22028
06/23/23



File #: 21-05011

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

SUBJECT:

Consideration of An Addition (Principal) At 600 Boyd Mill Avenue (Historic Magnolia Hall); Matt Smith, Applicant

PURPOSE:

The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning a series of alterations and an addition to Magnolia Hall at 600 Boyd Mill Avenue.

APPLICABLE DESIGN GUIDELINES:

2016 Historic District Design Guidelines:
Residential Guidelines: Enclosed Additions (p. 54-55)
Residential Guidelines: Entrances (p. 56-57)
Residential Guidelines: Foundations (p. 62)
Residential Guidelines: Gutters and Downspouts (p. 63)
Residential Guidelines: Masonry (p. 73)
Residential Guidelines: Outbuildings (p. 74)
Residential Guidelines: Porches (p. 78-79)
Residential Guidelines: Roofs (p. 82)
Residential Guidelines: Windows (p. 90-93)

PROJECT INFORMATION:

COF Project Number: 8256
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 is reviewed under the Guidelines and Zoning Ordinance in effect at the time the Development Plan was approved.

This property was listed on the National Register of Historic Places in August of 1975 and lists the principal building, original smokehouse, springhouse, and kitchen on the property as contributing.

The proposed alterations to Magnolia Hall include creating an addition at the northwest corner of the mansion, building a new screened porch on the north side (rear), enclosing the breezeway between

the kitchen wing and the old kitchen, building an open breezeway to connect the old kitchen building to the garage, adding new garage doors and cladding to the front of the garage, and repairing and updating the roof and gutters.

Addition

The proposed addition is 443 sq. ft. and will be situated on the northwest, rear corner of the building. After attending multiple Design Review Committee meetings, the commissioners commended the applicant on situating the addition (to the proposed location) so that the least amount of historic fabric of the mansion would be altered with an addition at this location. The addition utilizes a minimalist, Italianate architectural style that does not mimic but instead complements the historic building. The materials of the addition include brick, a cut stone foundation, wood trim, and standing seam metal roofing. The colors of these materials have not been provided but the application states that the selection will be "historically accurate in terms of size, texture, and color." The addition is proposed to utilize three wood windows (one per elevation) that will blend with the window style that is seen on the historic building. The Guidelines recommend the following for additions to historic buildings:

- Do not place additions to buildings on primary elevations. Appropriate locations for additions are on rear or obscured elevations. Rear or side elevations may not always be appropriate for additions, however, as some historic buildings have visual prominence from many vantage points.
- The historic building must be clearly identifiable and its physical integrity must not be compromised by the new addition. Avoid approaches that unify the existing structure and new construction into a single architectural whole. Incorporate differentiating methods, such as roof breaks, insets, offsets, and material change into the design to separate existing construction from new construction.
- Limit the square footage of additions to no more than half of the square footage of the footprint of the historic building (all portions of the building that are at least 50 years of age). Porches and all roof-covered surfaces factor into the building's footprint.
- Use asphalt, wood, stone, slate, or fiberglass shingles or standing-seam metal as roof coverings.
- New windows should have historic profiles and dimensions. Use true divided-light (TDL) or simulated divided-light (SDL) windows as new or replacement windows. Windows should have a double-hung (or "double sash") appearance.

The proposed addition to the northwest corner appears to meet the Guidelines for location, size, and materials.

Screened Porch Addition

The 263 sq. ft. proposed screened porch addition is adjacent to the rear brick addition. The screened porch is situated so it is respectful of the symmetry of the building and the plumbing chases. The porch will be accessible by the existing rear door of the building, thus not creating new openings in the building. The roof material will be standing seam, to match the existing porch roof, the additional materials for the screened porch addition have not been provided. The Guidelines provide the following for porches and enclosed additions:

- Do not place additions to buildings on primary elevations. Appropriate locations for additions are on rear or obscured elevations. Rear or side elevations may not always be appropriate for additions, however, as some historic buildings have visual prominence from many vantage points.
- The historic building must be clearly identifiable and its physical integrity must not be compromised by the new addition. Avoid approaches that unify the existing structure and new

construction into a single architectural whole. Incorporate differentiating methods, such as roof breaks, insets, offsets, and material change into the design to separate existing construction from new construction.

- If the enclosure of porches on side or rear elevations is desired, use screen or glass panels with the minimum number of vertical and horizontal framing members needed to support the screening and recess panels behind existing porch columns and rails. Use wooden frames only and do not remove any historic elements.
- If desired, add porches or decks to rear or secondary elevations where they are not readily visible from the street. New porch materials should be compatible with those found on the principal structure or match existing porches found within the district.
- Porch elements should be of wood, however, use brick or metal if appropriate.

The location, design, and roofing material of the rear screened porch are appropriate within the Guidelines.

Breezeway Enclosure (Kitchen and Old Kitchen)

The application includes the enclosure of the existing breezeway that is located between the kitchen wing and the old kitchen wing. This part of the application was discussed at several Design Review Committee meetings where the plans were altered to the design that was submitted within this application. By enclosing the breezeway, it will be enclosing 125 sq. ft. The front elevation will feature windows that will be shuttered, and the design of the shutters will mimic the existing shutters on the building. The rear elevation will utilize triple French doors. This addition will create accessibility from the kitchen wing and old kitchen without having to go outside to enter each wing. The following Guidelines provide recommendations for enclosing porches:

- If the enclosure of porches on side or rear elevations is desired, use screen or glass panels with the minimum number of vertical and horizontal framing members needed to support the screening and recess panels behind existing porch columns and rails. Use wooden frames only and do not remove any historic elements.
- If desired, add porches or decks to rear or secondary elevations where they are not readily visible from the street. New porch materials should be compatible with those found on the principal structure or match existing porches found within the district.

The proposed breezeway enclosure does not meet the Guidelines as this alteration will be seen on the front elevation.

Breezeway Connector (Old Kitchen and Garage)

The application includes a 93 sq. ft. open breezeway that will connect the old kitchen to the garage. This part of the application was discussed at previous Design Review Committee meetings and at the Committee's Site Visit to the property. The breezeway will be set back 14 feet from the front corner of the garage and will be covered with a standing seam metal roof. New entrances between these buildings will be created and the existing electrical panel will be relocated farther to the right (north) of the building, so it will be closer to the rear of the old kitchen building. The columns, beam, and cornice will match the existing features that are seen on the front porch of the kitchen. The Guidelines recommend the following:

- Historical architectural features should be preserved and maintained, and new architectural features should not be added.
- Preserve and maintain historic outbuildings.

- Do not add porches to primary or secondary elevations visible from the street if they did not exist historically. If architectural or historical evidence exists which supports the previous existence of a porch, it may be reconstructed.
- If desired, add porches or decks to rear or secondary elevations where they are not readily visible from the street. New porch materials should be compatible with those found on the principal structure or match existing porches found within the district.
- Porch elements should be of wood, however, use brick or metal if appropriate.

The proposed breezeway does not meet the Guidelines as this alteration will be seen on the front elevation.

Garage Alterations

There are several proposed alterations to the garage, which include the installation of three garage doors and the change of siding material on the front elevation. The garage is stone on the sides on rear elevations and frame on the front elevation. The three garage doors are proposed to be wooden with minimal details with four windows at the top of each door. The garage doors will be side-hinged instead of the typical overhead arrangement. Between the garage doors, the current siding will be replaced with cementitious siding with a 5" reveal. The Guidelines recommend the following for outbuildings:

- Preserve and maintain historic outbuildings.
- As needed, repair or, if repair is not possible, replace historic features like windows, siding, and doors. When features are visible from the street, use matching replacements.
- If desired, retrofit historic doors with modern hardware and custom openers.

The proposed alterations to the garage are appropriate within the Guidelines.

Roof and Gutters

The application includes the change of material on the roof and updating the gutters. For the roof of the main form of the building and the kitchen wing, a slate roof is proposed. While this roofing material is unique, it is deemed appropriate for the building since it is a high architectural style and it can be seen in the historic photos of the property. If the building originally had a slate roof, then the use of slate could be physically supported and not need to use a faux slate roofing material. On the old kitchen and the garage, a new standing seam metal roof is proposed to replace the existing standing seam metal roof. The Guidelines recommend the following for roofs:

- Retain the historic roof shape and materials.
- If partial or wholesale replacement is needed, use materials whose composition and appearance match the historic materials.
- Use asphalt, wood, stone, slate, or fiberglass shingles or standing-seam metal as roof coverings.

While a sample of the roofing material has not been provided, the change in roofing materials from a standing seam metal to slate is appropriate within the Guidelines. Staff does not have enough information to recommend the use of faux slate.

The application also includes the change of gutters on the old kitchen and existing porches from an ogee profile to a half-round gutter. The Guidelines recommend the following for gutters and downspouts:

- Use and maintain gutters, downspouts, and splash blocks. Gutter design and materials should be appropriate to the age of the building they support.
- Preserve and maintain historic gutters.
- If gutters are missing or too damaged to repair, use half-round gutters or, if the building dates from after the 1930s, ogee gutters as replacements.
- Locate downspouts away from architectural features and on the least public elevation.

The use of the half-round gutters is appropriate within the Guidelines.

RECOMMENDATION:

Staff recommends the addition of the rear, rear screened porch addition, garage alterations, the change in roofing materials, and gutters to be approved with the following conditions:

1. Window specifications shall return to the Preservation Planning staff for approval.
2. The brick and mortar selection for the rear addition shall return to Preservation Planning staff for approval.
3. Slate is an appropriate roofing material. If the faux slate roofing material is approved by the HZC, a material sample comparing the faux slate and real slate shall be submitted to Planning Staff for approval.
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.

Staff recommends the enclosure of the breezeway between the kitchen and the old kitchen and the breezeway connector between the old kitchen and garage be denied based on the following Guideline:

1. If desired, add porches or decks to rear or secondary elevations where they are not readily visible from the street.

OWNER AFFIDAVIT

City of Franklin, Tennessee

We/I Bernice Butler, Magnolia Hall Franklin, 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:

078 00700 0000 9078

(Property Parcel/Tax ID Number)

and located at:

600 Boyd Mill, Franklin 37064

(Street Address)

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

906 Studio Architects, PLLC

(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.

A18/5
Signature

2300 Foxhaven Drive, Franklin, TN 37069

Property Owner Mailing Address

City, State & Zip

Subscribed and sworn to before me this

8 day of December 20 22

Cynthia Sorrels
Notary Public

My Commission Expires: 2/28/26







FRONT-LEFT (SOUTHWEST)



LEFT (WEST)



REAR (NORTH)



REAR (NORTH)



FRONT PORCH, KITCHEN WING



EAST WALL, OLD KITCHEN (FACING GARAGE)



KITCHEN WING, REAR PORCH



BREEZEWAY TO BE ENCLOSED, VIEW TOWARDS SOUTH (FRONT)



OLD KITCHEN



GARAGE



SUPPORTING IMAGES



EXISTING DETAILS

COA APPLICATION

MAGNOLIA HALL RENOVATION
600 BOYD MILL AVE.
FRANKLIN, TN





- 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

DS # 19068
11.29.2022

DesignStudio

Magnolia Hall

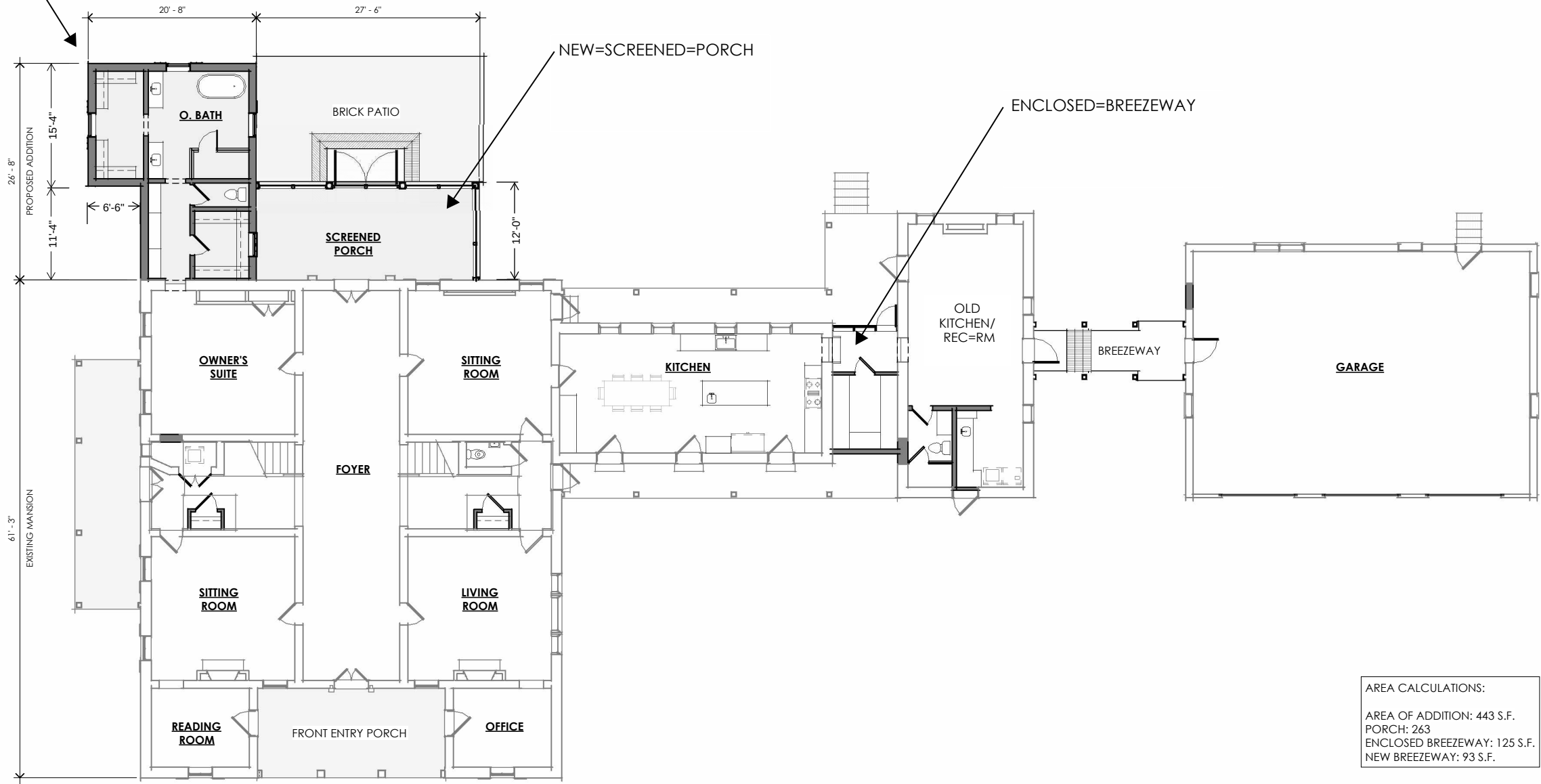
Enhancement Landscape - Concept Plan

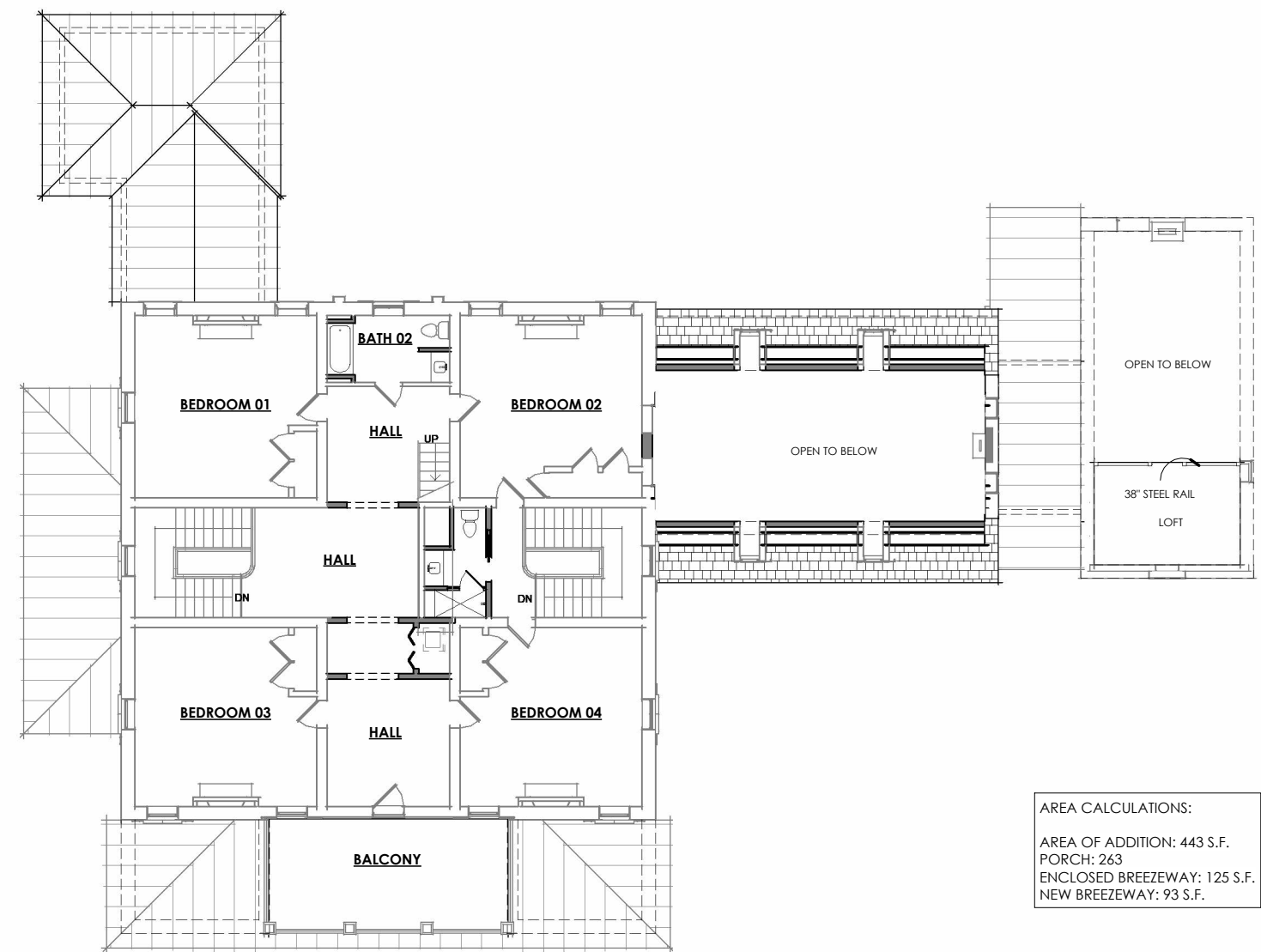
SITE PLAN

906

07/28/2023 | DRC-00

NEW=OWNER'S=SUITE
ADDITION





AREA CALCULATIONS:
AREA OF ADDITION: 443 S.F.
PORCH: 263
ENCLOSED BREEZEWAY: 125 S.F.
NEW BREEZEWAY: 93 S.F.

MATERIALS

- 1 BRICK
- 2 STONE
- 3 CEMENT FIBER SIDING
- 4 WOOD TRIM
- 5 STANDING SEAM METAL ROOFING
- 6 SLATE ROOFING

COA APPLICATION | MAGNOLIA HALL RENOVATION
600 BOYD MILL AVE.
FRANKLIN, TN



PROPOSED FRONT ELEVATION

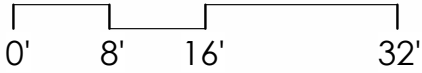


PROPOSED REAR ELEVATION

PROPOSED ELEVATIONS

906

07/28/2023 | DRC-03



MATERIALS

- 1 BRICK
- 2 STONE
- 3 CEMENT FIBER SIDING
- 4 WOOD TRIM
- 5 STANDING SEAM METAL ROOFING
- 6 SLATE ROOFING

COA APPLICATION | MAGNOLIA HALL RENOVATION
600 BOYD MILL AVE.
FRANKLIN, TN

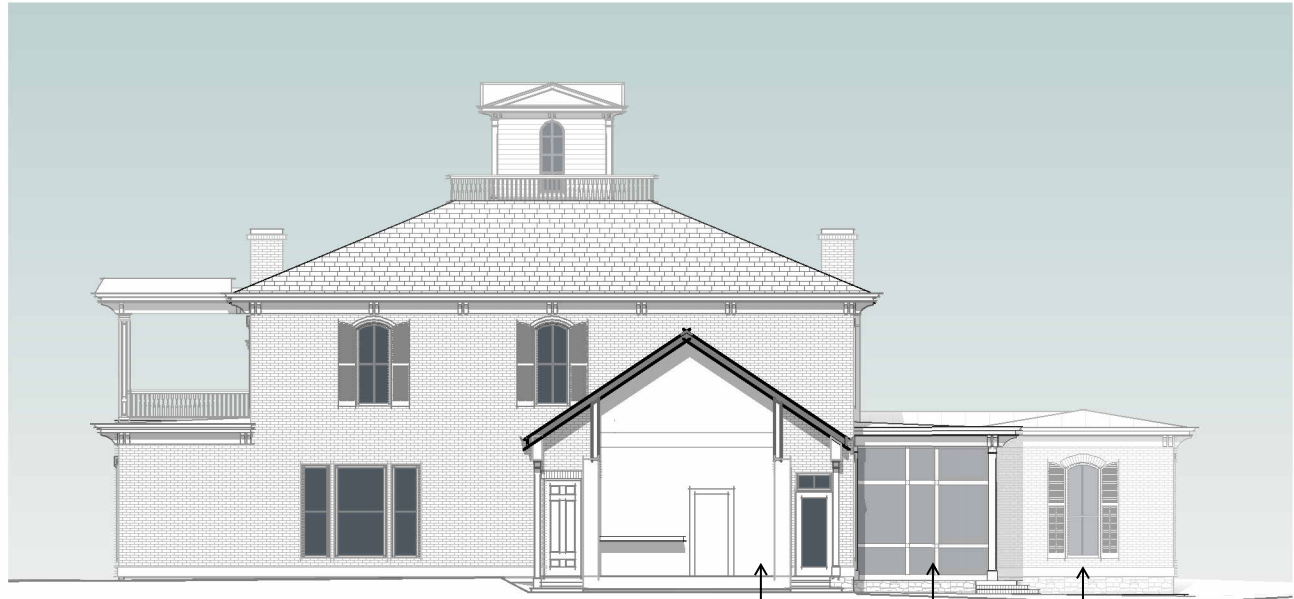


PROPOSED LEFT ELEVATION



PROPOSED RIGHT ELEVATION

NEW BREEZEWAY
OLD KITCHEN (REC RM)
BATHROOM ADDITION



PROPOSED RIGHT ADDITION ELEVATION

KITCHEN WING
SCREENED PORCH
BATHROOM ADDITION



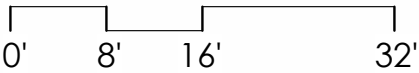
PROPOSED RIGHT GARAGE ELEVATION

GARAGE (EXISTING)
BATHROOM ADDITION

PROPOSED ELEVATIONS

906

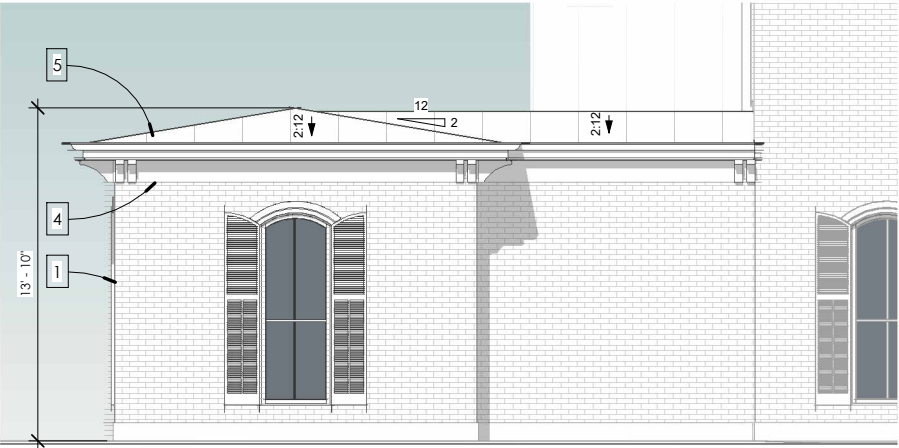
07/28/2023 | DRC-04



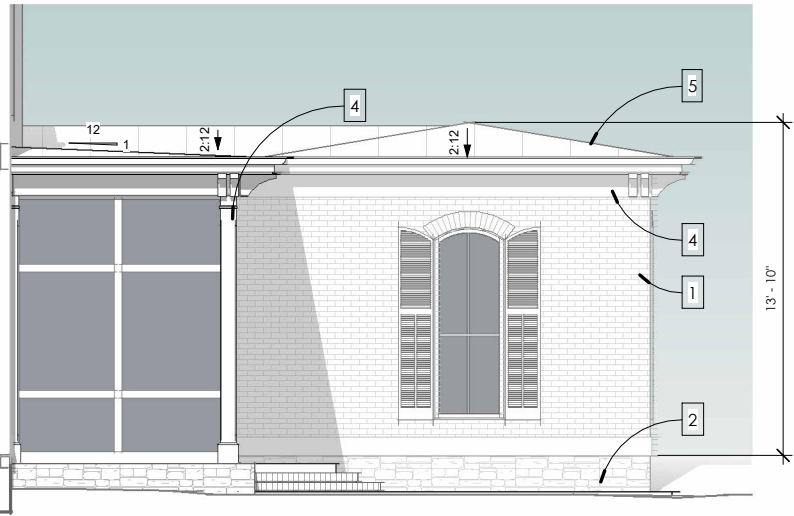
MATERIALS

- 1 BRICK
- 2 STONE
- 3 CEMENT FIBER SIDING
- 4 WOOD TRIM
- 5 STANDING SEAM METAL ROOFING
- 6 SLATE ROOFING

COA APPLICATION | MAGNOLIA HALL RENOVATION
600 BOYD MILL AVE.
FRANKLIN, TN



1 ADDITION LEFT ELEVATION
1/8" = 1'-0"



3 ADDITION RIGHT ELEVATION
1/8" = 1'-0"

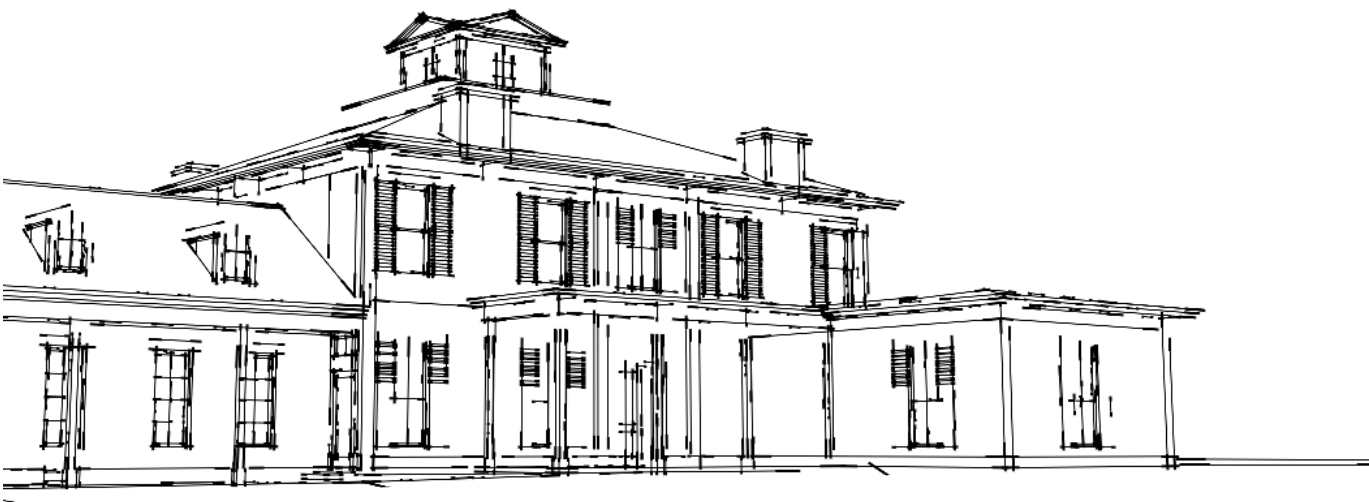


2 ADDITION REAR ELEVATION
1/8" = 1'-0"



1

PERSPECTIVE VIEW 1



2

PERSEPCTIVE VIEW 2



File #: 21-05012

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

SUBJECT:

Consideration of Alterations (Brick Wall Screening) At 249 4th Ave. N.; Brandon Priddy, Applicant.

PURPOSE:

The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning a request for a Certificate of Appropriateness (COA) for screening a bio-retention pipe facing North Margin Street at the property of 249 4th Avenue North. This is a retroactive COA proposal, as the work has already been completed.

APPLICABLE DESIGN GUIDELINES:

2022 Franklin Historic District Design Guidelines:
Chapter 7: Fences, Walls, and Gates
Chapter 9: Modern Features

PROJECT INFORMATION:

COF Project Number: 8257
Applicant: Brandon Priddy
Owner: Mike Hathaway- 906 Studio Architects

BACKGROUND:

The proposal seeks approval for a low brick wall for screening a white and blue/green bio-retention pipe. The pipe was originally planned to be located behind the taller brick wall as approved along North Margin Street, but it was installed outside of the wall. The applicant added a lower brick wall as a 'planter' to screen the pipe from street view. The location of the brick screening wall faces North Margin Street and is 33" in height, 21" in depth, and 27'-6" in length. The Guidelines recommend the following for fences, walls, and gates and modern features:

- Design fences and walls to be compatible with the architectural style of the building.
- Design fences and walls to support the historic character of the district. Based on the chosen material, use proportions, heights, elements, and levels of opacity similar to those seen in the district.
- Generally, modern features should be placed so that they are screened from public view, do not involve the removal of historic features, and do not detract from or overwhelm the context of the historic districts.

The proposed screening for the bio-retention pipe is appropriate within the Guidelines, as it appears as a planter below the approved brick wall. It should be filled with dirt and planted with vegetation to fully screen the pipe from view.

RECOMMENDATION:

Staff recommends approval of this application with the following conditions:

1. The planter shall be utilized as a planter and be filled with dirt and vegetation planted in it.
2. The application must meet all the requirements of the City of Franklin prior to the issuance of a building permit.
3. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Mike Hathaway
/ (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 - A01100

(Property Parcel/Tax ID Number)

and located at:

249 4th Avenue North Franklin, TN

(Street Address)

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

906 STUDIO ARCHITECTS, PLLC

(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]

249 4th AVE NORTH
Property Owner Mailing Address

Franklin, TN 37064
City, State & Zip

Subscribed and sworn to before me this

28th day of July, 2023

Allison King
Notary Public

My Commission Expires: 12/12/2026



906

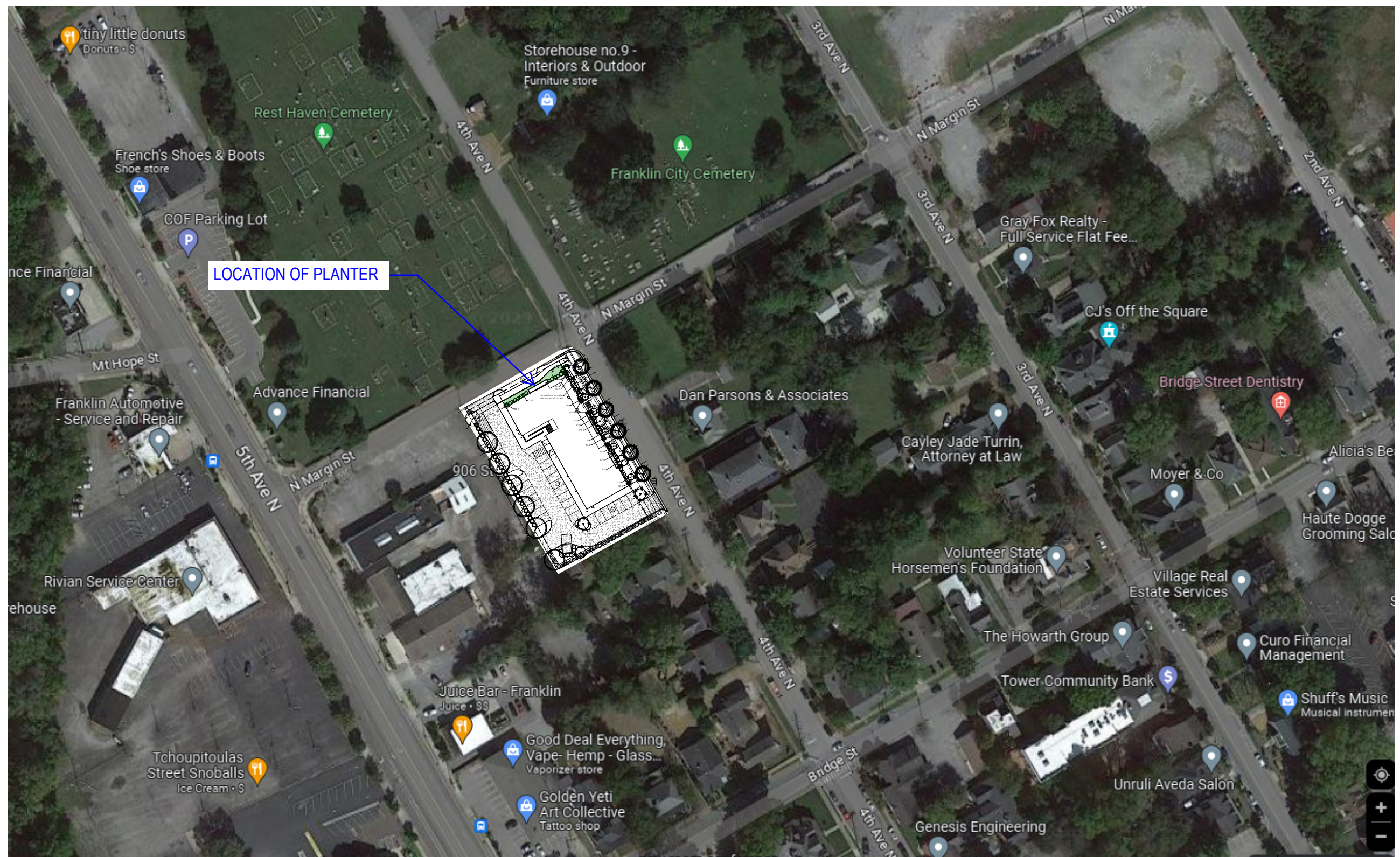
Descriptive Narrative – 249 4th Ave North Bioretention Planter

July 28, 2023

The extension of approved planter was made necessary by bioretention piping that, in order to maintain necessary elevation and drainage slope for the system to function properly, was installed above grade. See this image below:



As this exposed condition was very unsightly, not to mention in conflict with design standards, the existing and approved brick planter was extended and stepped down to cover this new piping. The brick for this extension matches the primary planter and primary building in size and color. Brick detailing on this planter extension matches primary planter and building.



PROJECT LOCATION

249 4TH AVENUE : BRICK BIORETENTION PLANTER

7/28/2023



ELEVATION ALONG NORTH MARGIN STREET

(note: this elevation had previously been approved by HZC and granted a COA)



EXISTING CONDITION : VIEW FROM CORNER OF
NORTH MARGIN AND 4TH AVE.



EXISTING CONDITION : VIEW FROM NORTH MARGIN



exposed bioretention
piping that needed to
be concealed

PREVIOUS CONDITION



CURRENT VIEW FROM NORTH MARGIN LOOKING
TOWARDS 4TH AVENUE



CURRENT VIEW (with dimensions) FROM NORTH MARGIN
LOOKING TOWARDS 5TH AVENUE



File #: 21-05013

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

SUBJECT:

Consideration Of Alterations (Retaining Wall And Fencing) At 600 Boyd Mill Ave.; Mike Hathaway, Applicant

PURPOSE:

The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the installation of a retaining wall and fencing around a portion of the lake on the Historic Magnolia Hall estate.

APPLICABLE DESIGN GUIDELINES:

2016 Historic District Design Guidelines:
Residential Guidelines: Fences and Walls (p. 58-60)

PROJECT INFORMATION:

COF Project Number: 8258
Applicant: Mike Hathaway
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 and Zoning Ordinance in effect at the time the Development Plan was approved.

The application includes the proposal to construct a retaining wall and fence around the southeastern portion of the lake, near the cul-de-sac, and in front of the proposed new construction homes 10 and 11 on the Magnolia Hall Subdivision.

The proposed fence will consist of poured concrete with a stone veneer applied to the exterior of the concrete. The wall ranges in height from grade to a maximum of 8' and appears to not come above the grade, as a fence will be installed at the top of the retaining wall. The fence design is proposed to match the existing black horse rail fence that is existing on the property. The narrative in the application notes that it is the intent to match the existing fencing but on the plan set in the application a different design with a wide three-board fence with a cap on top and metal cords running through the gaps is shown.

The Guidelines recommend the following for retaining walls:

- Build new retaining walls of stone or brick. Select retaining wall materials that are similar in scale, texture, color, and form as those historically used in the district and that are compatible with the main structure. Concrete blocks, poured concrete and exposed concrete masonry units (CMUs) can be used but not as surface materials.

The proposed retaining wall has a flat, modern look to the cladding. It would be appropriate to utilize a more organic and natural, less modern stone pattern for the retaining wall to be compatible with the site and district. This should be closer in style and color to the historic walls that are seen on Boyd Mill Avenue. In addition, the Zoning Ordinance require retaining walls on the side and rear yards to have a maximum of 6 feet above grade.

The Guidelines recommend the following for fences:

- Fence materials should be compatible with the surface materials of the building. Compatibility is achieved by maintaining the range of materials historically present in the district. Unit size and visual and tactile textures of the materials should correspond to the main structure.

The proposed rail fence in the description in the application states that it will be a black horse fence consistent with the fence that lines the entire property, which is a typical four-board fence seen throughout the county. The proposal in the photo and in spec detail is a wide three-board fence with a cap on top and metal cords running through the gaps. Based on the Building Code, a guardrail is required above the retaining wall at a height of at least 42 inches. The guard rail gaps between boards can not exceed 4 inches in width. The design of the four-board fence should be utilized to maintain consistency instead of the proposed three-board design. It is not clear whether metal cords would be required in the gaps of a four-board fence.

RECOMMENDATION:

Staff recommends denial of this application based on the following Design Guidelines:

1. Select retaining wall materials that are similar in scale, texture, color, and form as those historically used in the district and that are compatible with the main structure.
2. Fence materials should be compatible with the surface materials of the building. Compatibility is achieved by maintaining the range of materials historically present in the district. Unit size and visual and tactile textures of the materials should correspond to the main structure.

If the HZC decides to approve the COA, the following conditions are recommended:

1. The retaining wall shall not exceed six feet in height per the Zoning Ordinance requirements.
2. The application must meet all the requirements of the City of Franklin prior to the issuance of a building permit.
3. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I MAGNOLIA HALL FRANKLIN, 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:

078 00700 0000 9078
(Property Parcel/Tax ID Number)

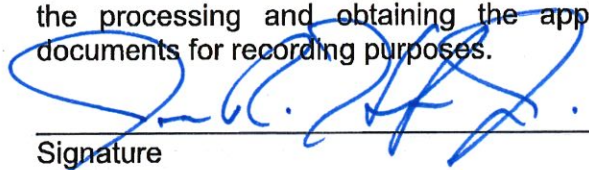
and located at:

600 BOYD MILL, FRANKLIN, TN 37064
(Street Address)

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

906 STUDIO ARCHITECTS, PLLC
(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.

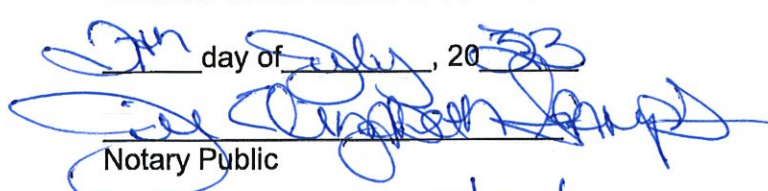

Signature

213 OVERLOOK CIRCLE, SUITE B-2
Property Owner Mailing Address

BRENTWOOD, TN 37027
City, State & Zip

Subscribed and sworn to before me this

24 day of July, 2023


Notary Public

My Commission Expires: 5/23/27



906

July 28, 2023

Historic Zoning Commission Members/Staff
Franklin, Tennessee

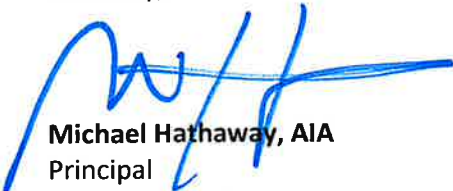
**RE: Magnolia Hall Development – Proposed Retaining Wall
Franklin, TN**

Our client, Magnolia Hall Franklin, LLC, continues to work to create a world-class residential development that celebrates the existing Magnolia Hall historic residence and the surrounding property. In order to do this, every detail matters.

A part of making this development beautiful and cohesive in its overall design vision is the design and installation of a retaining wall at the northern side of the property. The wall will be viewed mostly on the lake view of the road. The developer is proposing the retaining wall to be constructed of poured concrete in order to support the grade successfully. To develop the wall design that is compatible with the higher end design of the community, the developer will face that concrete subwall with a real stone veneer on the face and top and provide a black horse rail fence similar to the one already encompassing this historic property. We've have provided a detail of this proposed work for your review and approval.

We appreciate your consideration of our request and ask for your positive support and approval.

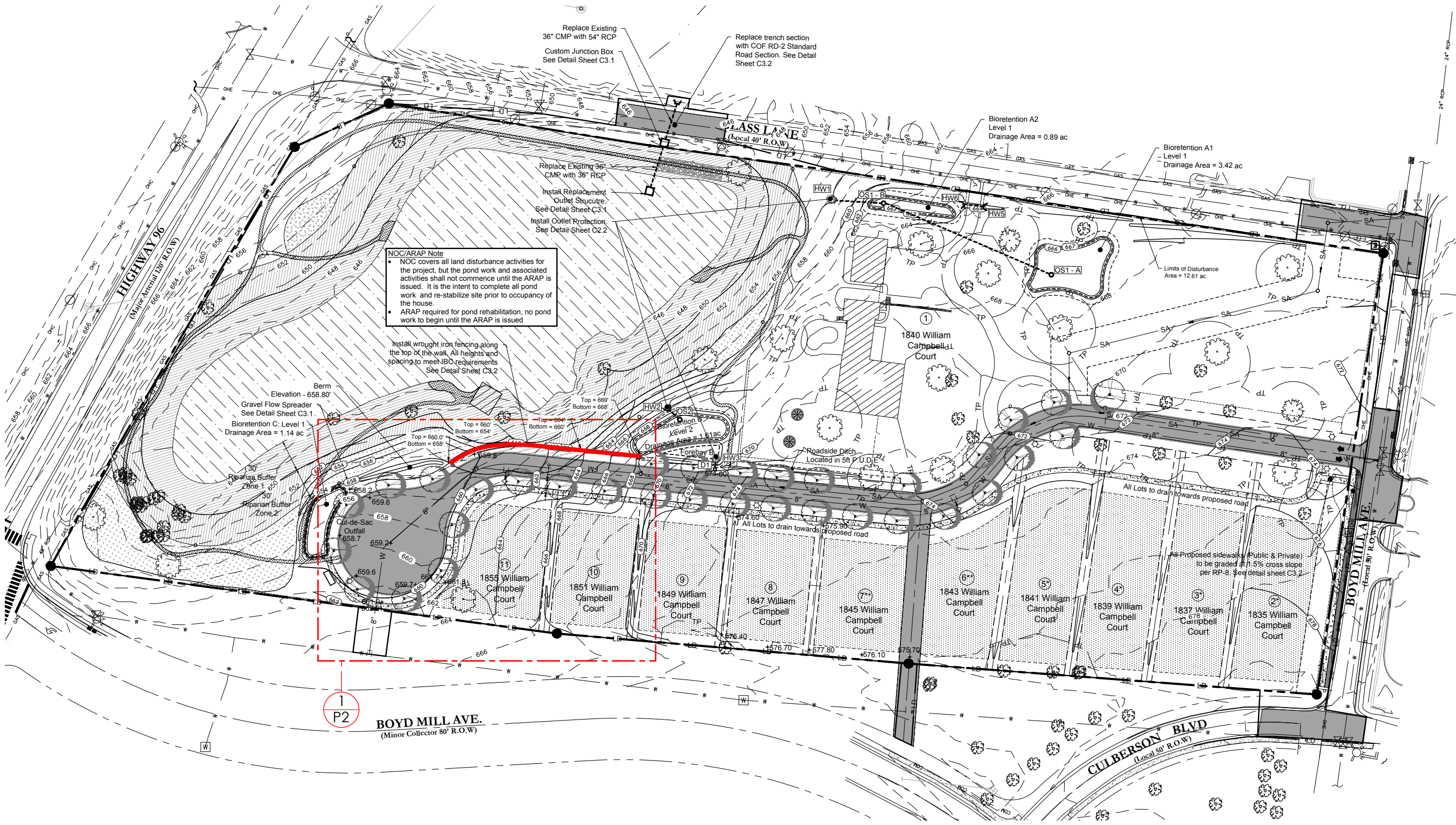
Sincerely,



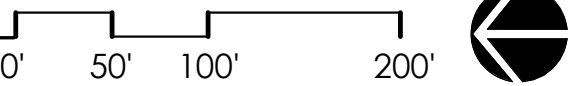
Michael Hathaway, AIA
Principal
906 Studio Architects, LLC

PROPOSED RETAINING WALL

MAGNOLIA HALL
BOYD MILL AVENUE, FRANKLIN, TN



SITE PLAN
1" = 100'-0"



MAGNOLIA HALL
BOYD MILL AVENUE, FRANKLIN, TN

[illegible]

LEGEND:

A	-	FOOTING THICKNESS
W	-	FOOTING WIDTH
B	-	WALL THICKNESS
L_b	-	LONGITUDINAL REBAR
P	-	TRANSVERSE REBAR
L_w	-	HORIZONTAL REBAR FILL FACE
O	-	VERTICAL DOWEL (FILL FACE)
M	-	VERTICAL REBAR



RAILING REFERENCE



REAL STONE CLADDING REFERENCE



File #: 21-05014

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

SUBJECT:
Consideration of Alterations (Spring House) At 600 Boyd Mill Ave.; Mike Hathaway, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning alterations to the spring house at 600 Boyd Mill Avenue.

APPLICABLE DESIGN GUIDELINES:
2016 Historic District Design Guidelines:
Residential Guidelines: Outbuildings (p. 74)
Entrances (p. 56-57)

PROJECT INFORMATION:
COF Project Number: 8259
Applicant: Mike Hathaway
Owner: Magnolia Hall Franklin, LLC, Bernie Butler, Rep.

BACKGROUND:
The application includes the proposal to repair and reconstruct the spring house on the edge of the lake of the historic Magnolia Hall estate.

Magnolia Hall was listed on the National Register of Historic Places in August of 1975 and lists the principal building, original smokehouse, springhouse, and kitchen on the property as contributing.

While the application indicates that the intent is to rehabilitate the structure with in-kind materials and replace it with new materials that are similar, staff is not clear on the level of demolition requested for the building and the condition of the existing materials given the overall improvements needed or the amount of new material proposed. Based on what has been provided in the application, it appears this could potentially be a full demolition and reconstruction request instead of rehabilitation.

Two new cased openings are proposed on the front and rear elevations of the spring house. Each would be five feet wide. From the application, it is unclear how the spring house was accessed historically. Additional information is needed for staff to make a recommendation on these alterations.

The Guidelines recommend the following for historic accessory structures:

- Preserve and maintain historic outbuildings.
- As needed, repair or, if repair is not possible, replace historic features like windows, siding, and doors. When features are visible from the street, use matching replacements.
- Do not add new openings to primary elevations or readily visible secondary elevations.

RECOMMENDATION:

Staff recommends deferral of this application based on the need for supplemental information about the level of demolition requested for the building and the condition of the existing materials given the overall improvements needed or the amount of new material proposed. Additional information is also requested on any existing doorways or access points into the structure. It is recommended that the proposal should come to the upcoming Design Review Committee meeting for further discussion.

If the HZC decides to approve the COA, the following conditions are recommended:

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.

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I MAGNOLIA HALL FRANKLIN, 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:

078 00700 0000 9078
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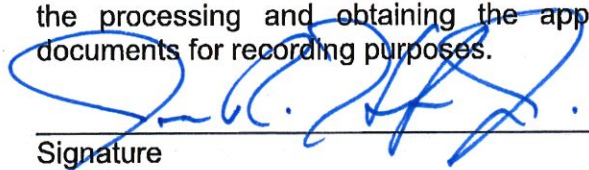
and located at:

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(Street Address)

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

906 STUDIO ARCHITECTS, PLLC
(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.

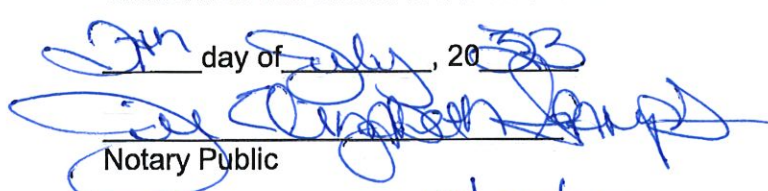

Signature

213 OVERLOOK CIRCLE, SUITE B-2
Property Owner Mailing Address

BRENTWOOD, TN 37027
City, State & Zip

Subscribed and sworn to before me this

24 day of July, 2023


Notary Public

My Commission Expires: 5/23/27



906

July 28, 2023

Historic Zoning Commission Members/Staff
Franklin, Tennessee

**RE: Magnolia Hall Spring House Renovation
Franklin, TN**

Our client, Magnolia Hall Franklin, LLC, continues to work to create a world-class residential development that celebrates the existing Magnolia Hall historic residence and the surrounding property. As part of this upgrade of historic facilities, they are currently proposing extensive renovations of the existing spring house located on the edge of the lake. Due to limited maintenance of this structure over the years and substantial damage to the interior because of missing roof sections, the building is in very poor condition and will require replacement of a majority of the structure, veneer, roof, etc. in order to be used by the community. The developer is therefore proposing to renovate this building "in kind" saving existing materials where possible and where necessary replacing them with new compatible materials that will allow this unique structure to live for many years beyond. The rehabilitation work proposed includes:

- Replacement of much of the exterior veneer with similar wood siding in the same chevron pattern.
- Replacement of much of the metal roof with a similar 5V metal roof
- Replacement of much of the wood rafters and floor joists.
- Extensive repair of the existing stone foundation wall that supports the structure

In addition, in order to create a functional building that can be enjoyed by the residents, the developer is proposing to add a dock area inside of the spring house that would provide a canoe or small boat launch for the residents to use on the lake.

We appreciate your consideration of our request and ask for your positive support and approval.

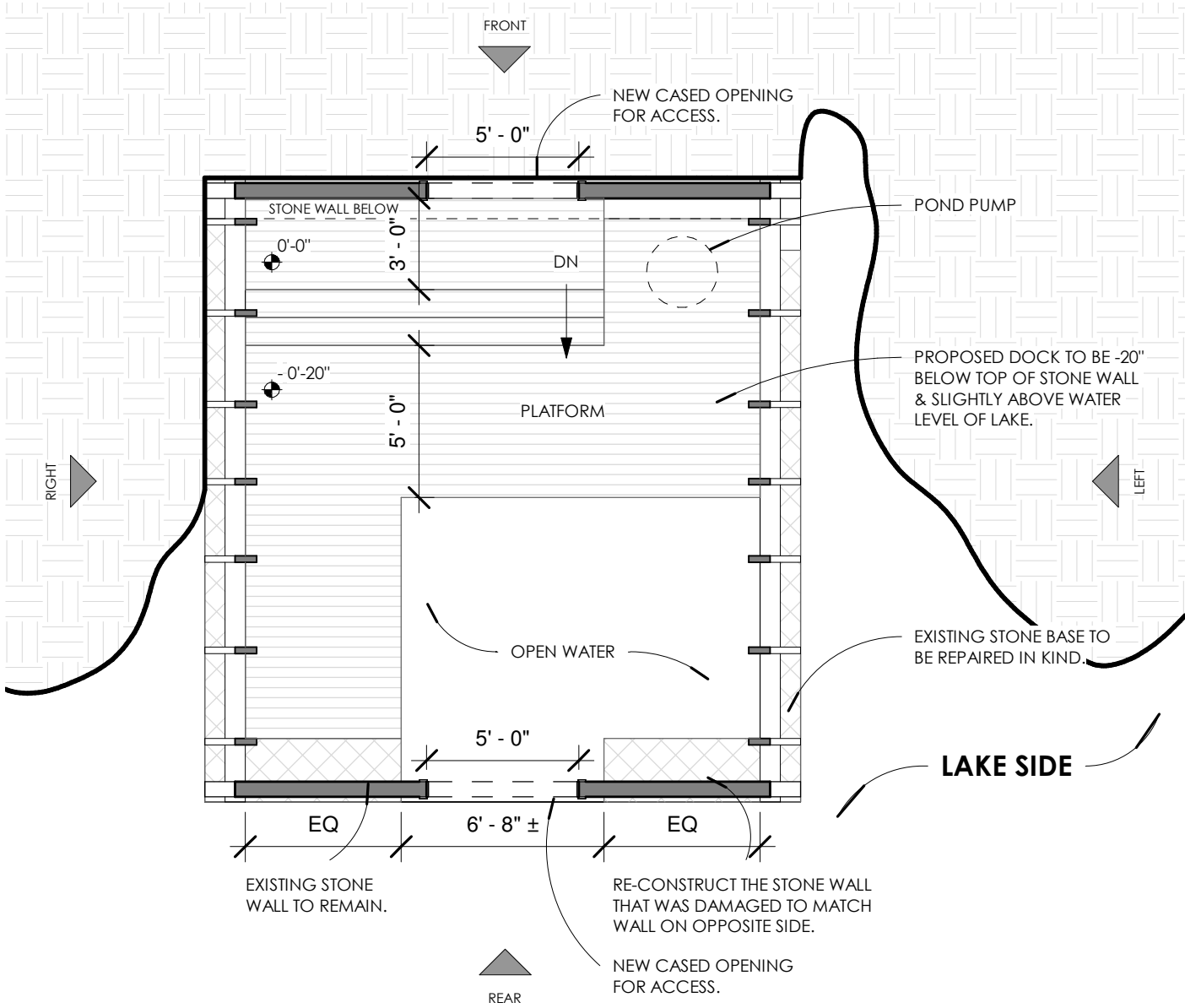
Sincerely,



Michael Hathaway, AIA
Principal
906 Studio Architects, LLC





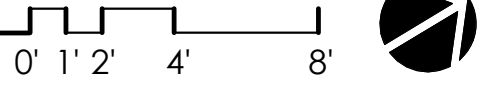


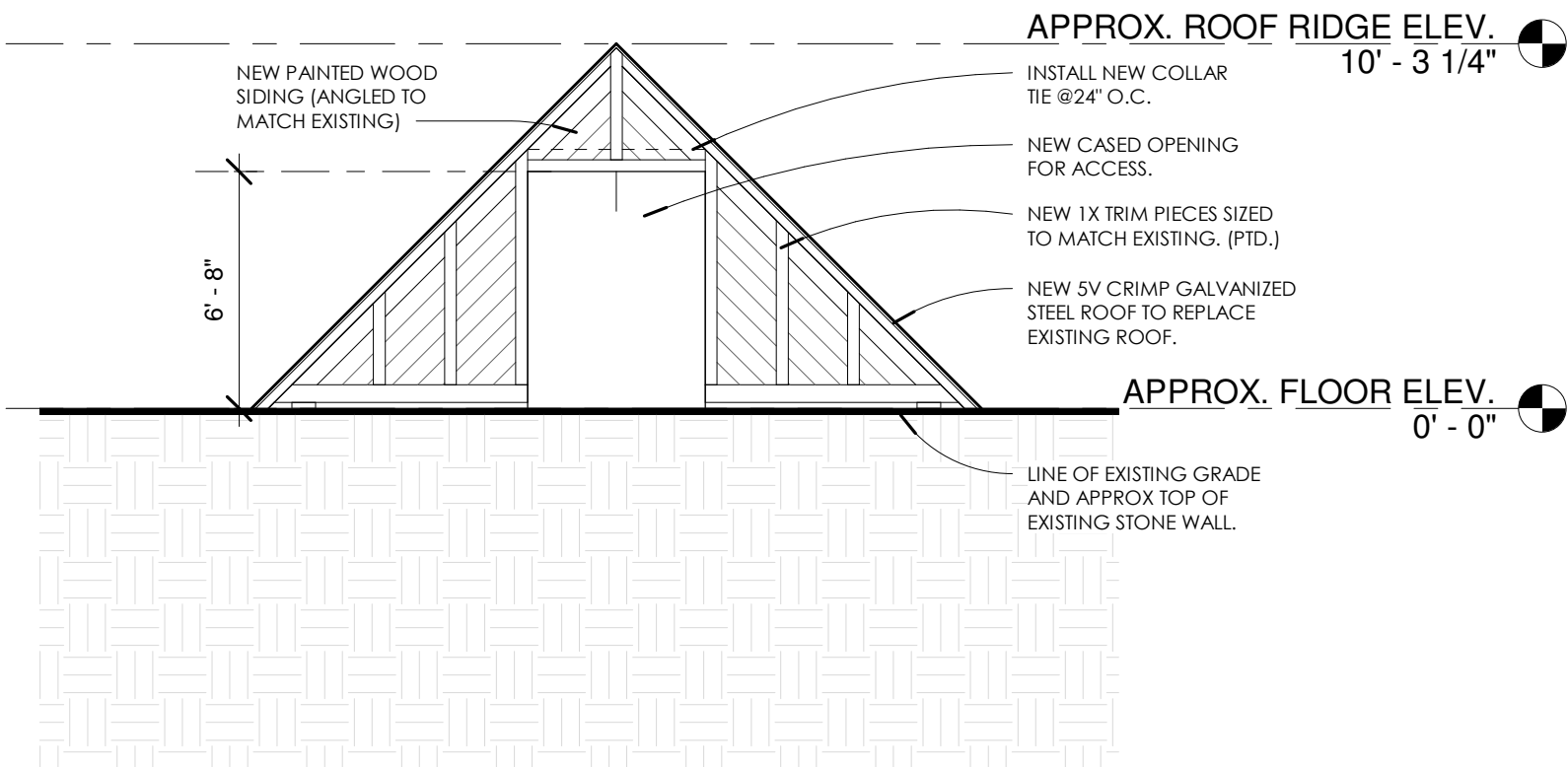
***PROPOSED RENOVATION:**

- REPAIR EXISTING MASONRY BASE.
- REPLACE METAL ROOF WITH NEW 5V METAL ROOF.
- REPAIR DAMAGED/ ROTTING WOOD STRUCTURE.
- INSTALL NEW FLOOR IN SPRING HOUSE TO SERVE AS DOCK.

FLOOR PLAN

3/16" = 1'-0"

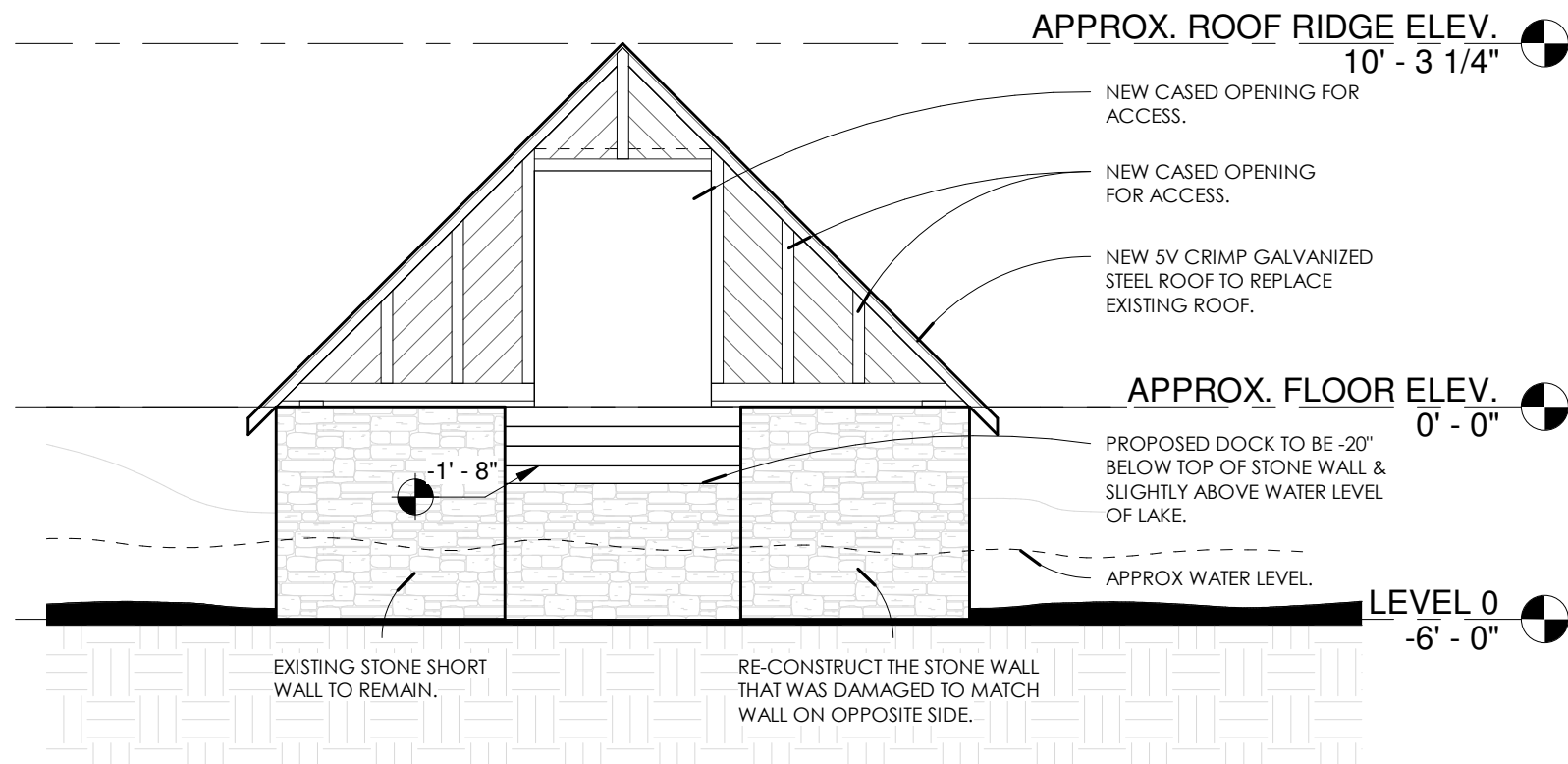




FRONT ELEVATION

3/16" = 1'-0"

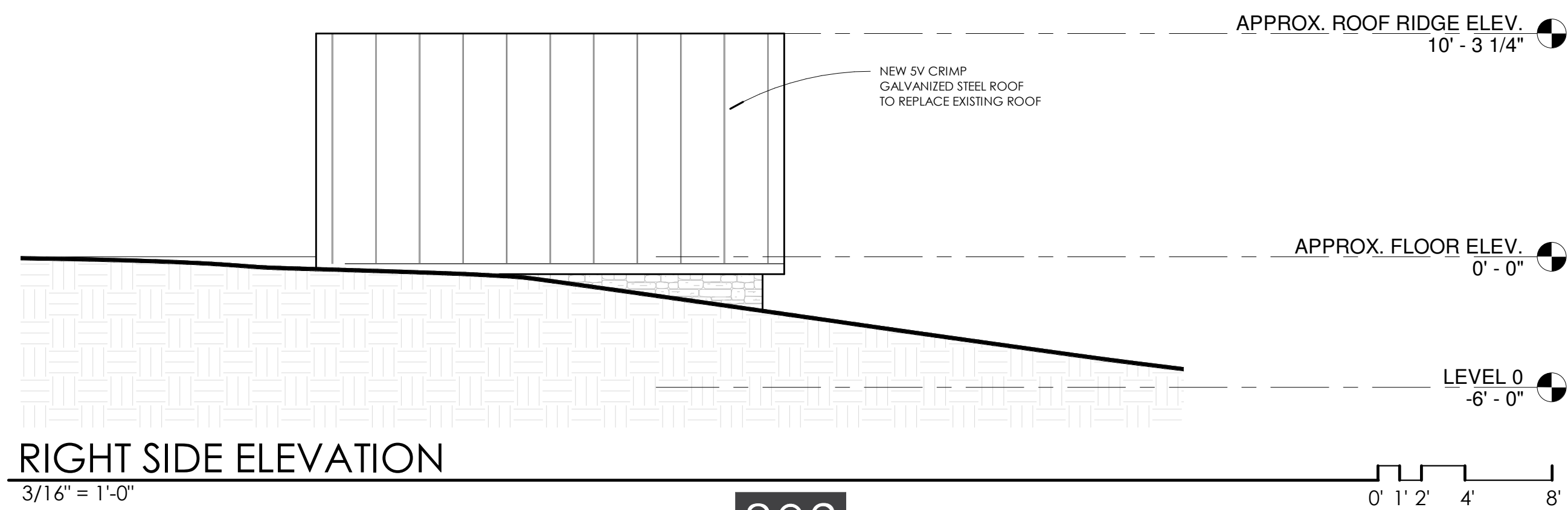
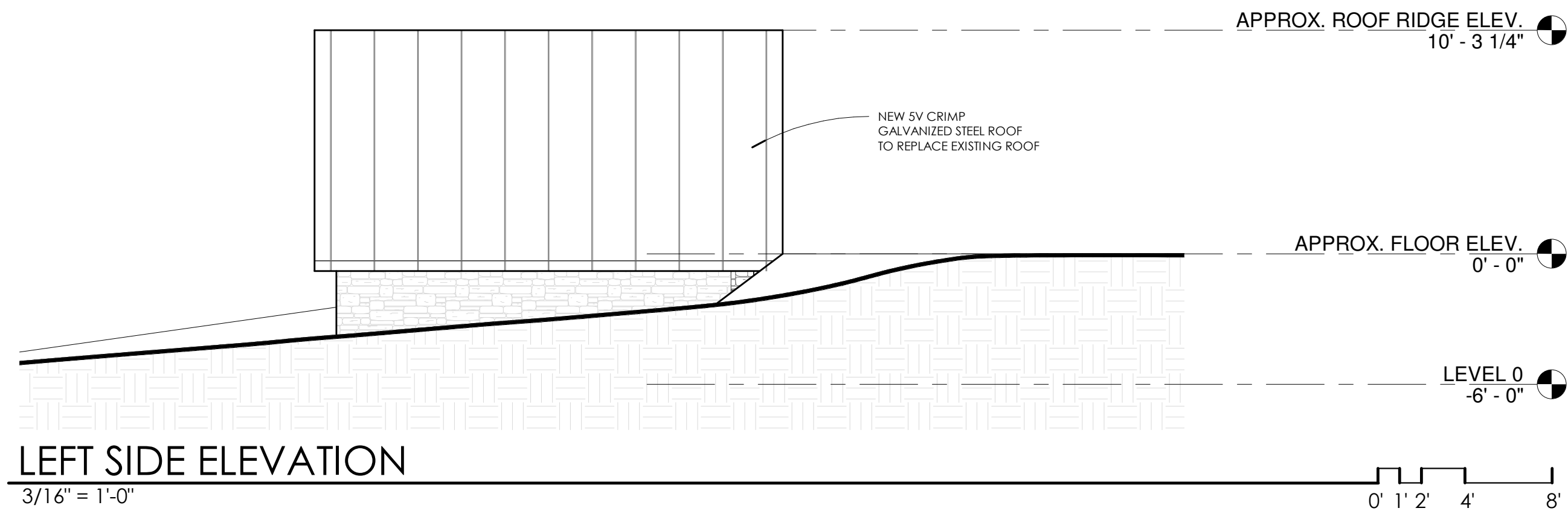
0' 1' 2' 4' 8'



REAR ELEVATION

3/16" = 1'-0"

0' 1' 2' 4' 8'





File #: 21-05015

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

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

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning an addition to the principal building at 1303 Adams Street.

APPLICABLE DESIGN GUIDELINES:
2022 Franklin Historic District Design Guidelines:
Chapter 2: Residential Buildings

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

BACKGROUND:
The application includes a proposal for a rear addition to the principal structure for the residence located at 1303 Adams Street. The addition includes a side-loaded garage that is located behind the historic home. The home is a gable-and-wing frame house with a two-thirds porch and has older additions that are believed to be more than 50 years in age. Chapter 2 of the Design Guidelines provides recommendations for additions to historic residential buildings. Overall, the design, placement, materials, and fenestration of the proposed addition are in keeping with the recommendations of the Guidelines.

In terms of the size of the addition, the applicant has indicated that the historic footprint measures 2,294 square feet. The proposed addition, measuring 1,278 square feet, would be 55.71% 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)." The placement of the addition entirely to the rear of the historic main form does limit visibility from public view.

RECOMMENDATION:
Staff recommends denial of the proposed rear addition 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). The proposed

addition is 55.71% of the historic footprint.

If the HZC decides to approve the COA, the following conditions are recommended:

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.

1303 ADAMS STREET

HISTORIC SUBMISSION

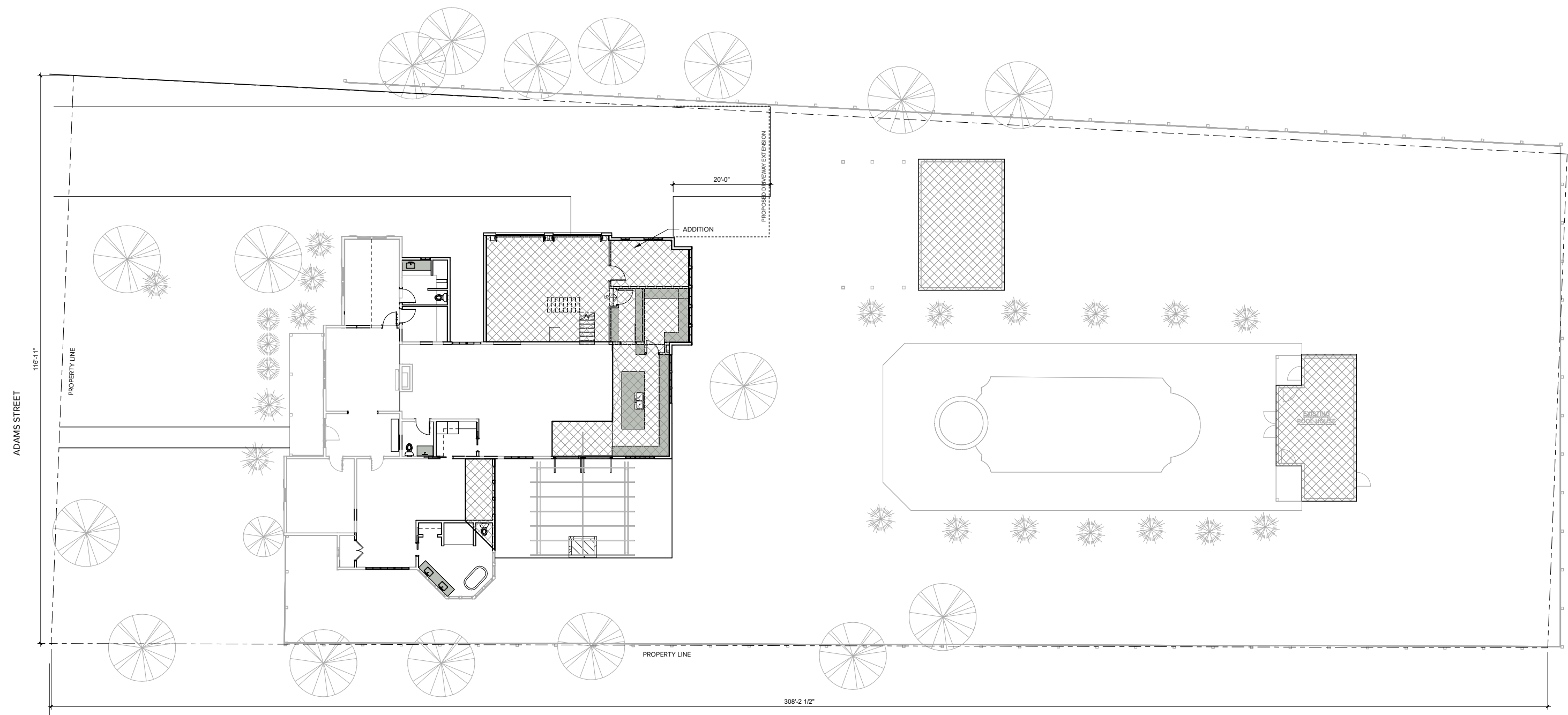






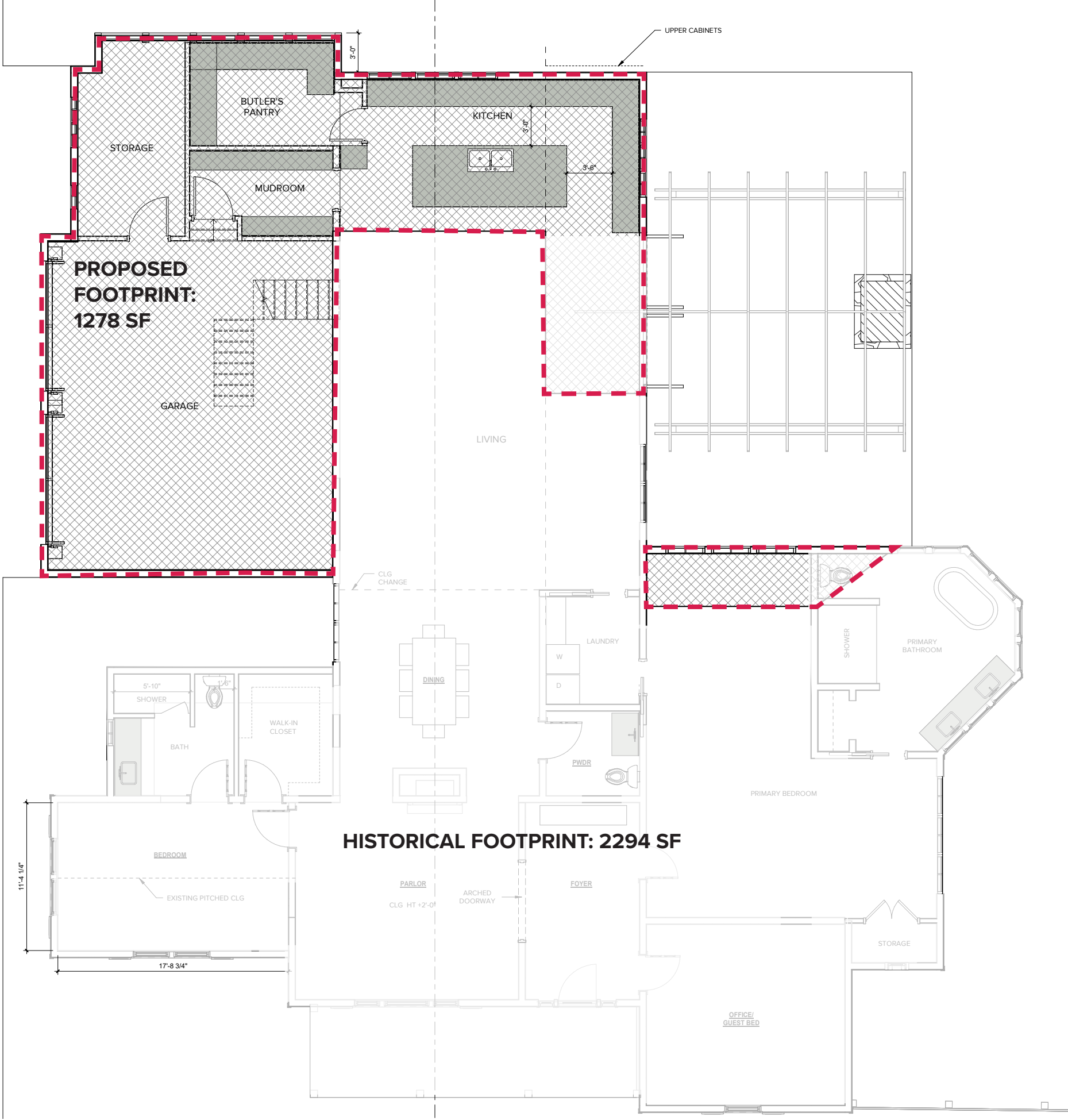
PROPERTY ACREAGE: .874
OVERALL BLDG FOOTPRINT: 4209 SF (.09 ACRES)

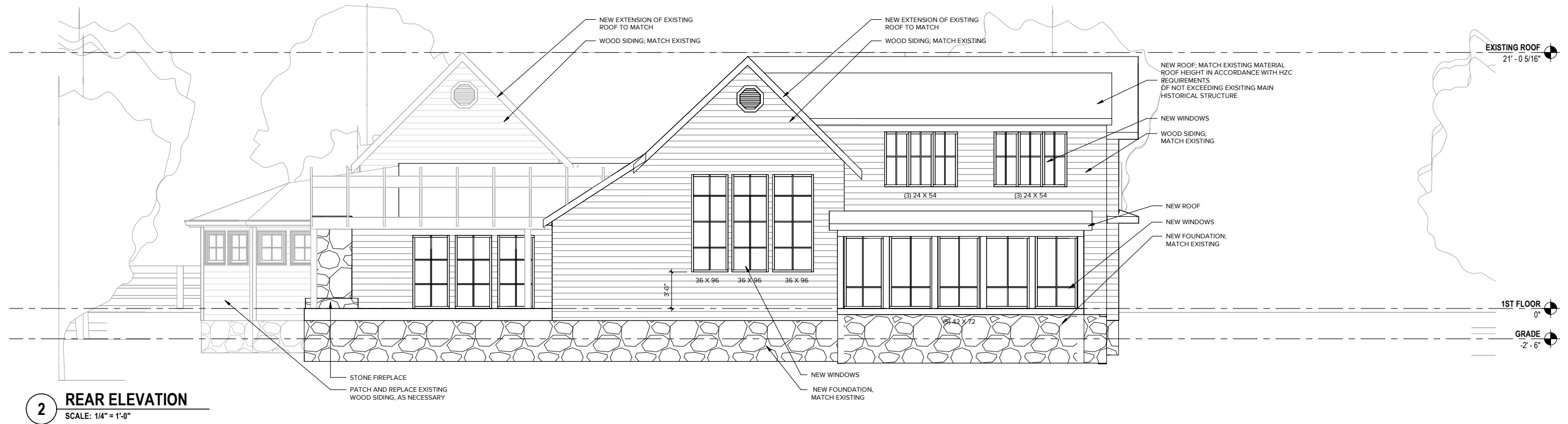
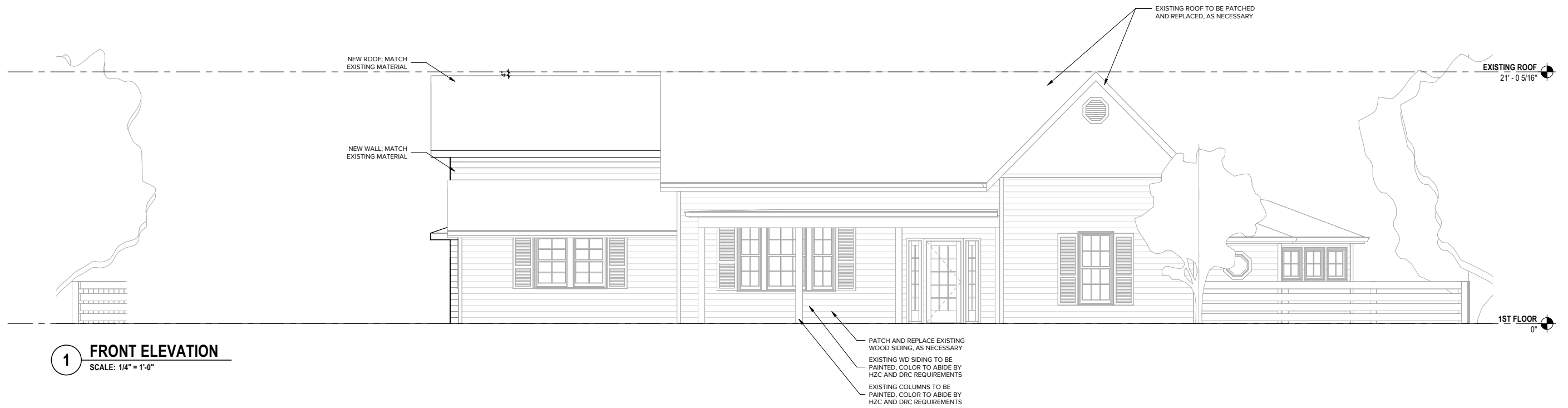
10% OF OVERALL LOT

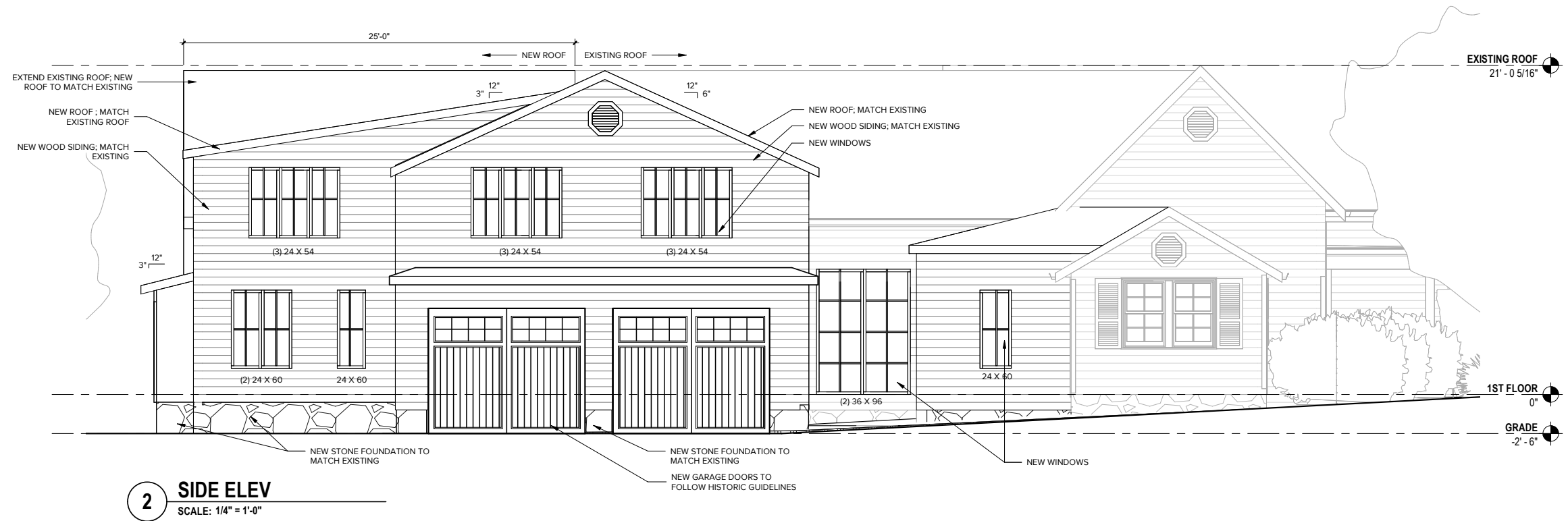
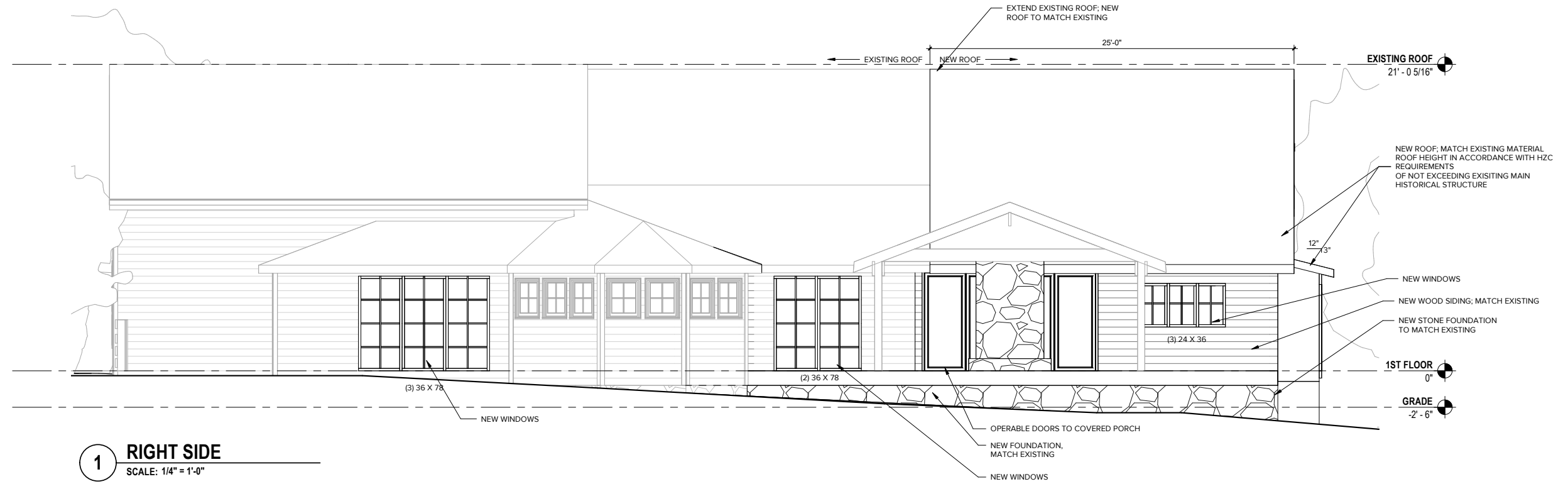


1 OVERALL SITE
SCALE: 1" = 10'-0"

TOTAL ADDED FOUNDATION: 1375 SF
ORIGINAL: 2294 SF (50% = 1147 SF)
1278 SF (NEW ADD) / 2294 SF TOTAL (55%)







OWNER AFFIDAVIT

City of Franklin, Tennessee

We/I EDD TATE PARKER & LUCY W. PARKER

(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:

078K E 01500 00009078K

(Property Parcel/Tax ID Number)

and located at:

1303 ADAMS ST. FRANKLIN 37064

(Street Address)

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

DAVID SWIFT, CHELSEA SWIFT

(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.

Lucy Parker

Signature

1303 ADAMS ST.

Property Owner Mailing Address

FRANKLIN, TN 37064

City, State & Zip

Subscribed and sworn to before me this

5 day of May, 20 23.

Cornelia Dean

Notary Public

My Commission Expires: 1-11-26



My Commission Expires
January 11, 2026

OWNER AFFIDAVIT

City of Franklin, Tennessee

We/I David Swift

(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:

078K E 01500 00009078K

(Property Parcel/Tax ID Number)

and located at:

1303 Adams St

(Street Address)

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

David Swift

(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.

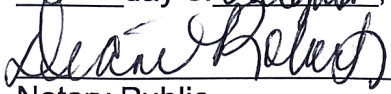

Signature 4015 Aspen Grove Dr.
Unit 3051
Franklin, TN 37067

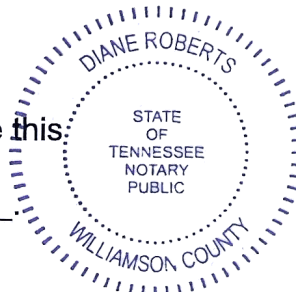
Property Owner Mailing Address

City, State & Zip

Subscribed and sworn to before me this

8 day of August, 2023


Notary Public



My Commission Expires

My Commission Expires: December 8, 2024



File #: 21-05026

DATE: August 2, 2023
TO: Historic Zoning Commission
FROM: Kelly Dannenfelser, Asst. Director of Planning
Emily Huffer, Assistant Preservation Planner

SUBJECT:

Consideration of Alterations (Canopy And Signage) At 230 Franklin Rd. (Bldg. 14); James Carroll, Applicant.

PURPOSE:

The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning alterations to building 14 on The Factory Campus at 230 Franklin Road.

APPLICABLE DESIGN GUIDELINES:

2022 Historic District Design Guidelines:
Chapter 3: Commercial Buildings
Chapter 8: Signs

PROJECT INFORMATION:

COF Project Number: 8230
Applicant: James Carroll
Owner: David Click, Holladay Properties

BACKGROUND:

The application for the Hattie B's restaurant alterations at the Factory includes a proposal to install a canopy in the existing location of a non-historic canopy that previously received approval to remove in April 2023 and two signs. This application came before the Historic Zoning Commission at the July 2023 meeting where it was deferred to the August 2023 meeting.

Canopy:

The proposal includes the installation of a canopy that measures 13'-5" in length and 5' in width. The proposed canopy will replace the existing non-historic canopy that was previously approved in April 2023 to be removed. The canopy will consist of metal and will be attached to the building by hanging rods. The Guidelines recommend the following:

- Avoid adding canopies to historic buildings where they did not exist historically.
- Where deemed appropriate on rear or secondary facades with minimal visibility from the street, size and place new canopies in locations that respect the design of the building and do not obscure architectural features or detailing.

- Canopies should be proportional with and complimentary to nearby buildings and canopies. New canopies should be simply designed to match historic equivalents and paint them muted colors that are complementary to the building and surrounding historic district.

The proposed location faces Old Liberty Pike and will be seen from street view. In terms of design, the canopy proposal respects the industrial character that is seen at the Factory Campus.

Small Projecting Sign:

The proposal includes the installation of a small projecting sign that will measure 23" x 29", which equates to 4.6 sq. ft. Per the Zoning Ordinance. They are limited to 4.5 sq. ft. in size. The size of the sign proposed exceeds the Zoning Ordinance and the Design Guidelines. A larger sign cannot be approved without a revision to the development plan/MOS or variance.

The background of the sign is proposed to be black with white lettering. The Guidelines recommend that a maximum of 3 colors, and with a darker background color than the lettering color be utilized. One should use muted colors that complement the facade, although vibrant colors may be considered as an accent. The proposed sign should utilize a warmer-toned white for the lettering/graphics to complement the mortar color of the building.

The proposed illumination for the small projecting sign is a dark-colored downlight. The Guidelines recommend that the illumination for small projecting signs use only external illumination and downlights, no spotlights. It is also recommended to use concealed lighting or limited visible light fixtures, such as gooseneck fixtures, in a dark bronze or black color or a color that matches the facade color. The fixtures should use incandescent and warm-colored lighting when possible. The proposed illumination meets the Guidelines, but the color of lighting was not specified.

Wall Sign:

The proposal includes the installation of a wall sign that will measure 28.75" x 36" which equates to 7.2 sq. ft. The Guidelines recommend that wall signs for commercial and civic buildings measure shall measure a maximum of 9 sq. ft. and be proportionate to the building facade and other signage. The proposed wall sign size meets the Guidelines.

The background of the sign is proposed to be black with white lettering. The Guidelines recommend that a maximum of 3 colors, and with a darker background color than the lettering color be utilized. One should use muted colors that complement the facade, although vibrant colors may be considered as an accent. The proposed sign does not meet the Guidelines due to the lettering color not complementing the mortar color of the building.

The proposed illumination for the wall sign is a dark-colored gooseneck fixture. The Guidelines recommend that the illumination for wall signs use only external illumination and downlights, no spotlights. To use concealed lighting or limited visible light fixtures, such as gooseneck fixtures, in a dark bronze or black color or a color that matches the facade color. The fixtures should use incandescent and warm-colored lighting when possible. The proposed illumination meets the Guidelines, but the color of lighting was not specified.

RECOMMENDATION:

Staff recommends denial of the canopy based on the following Design Guidelines:

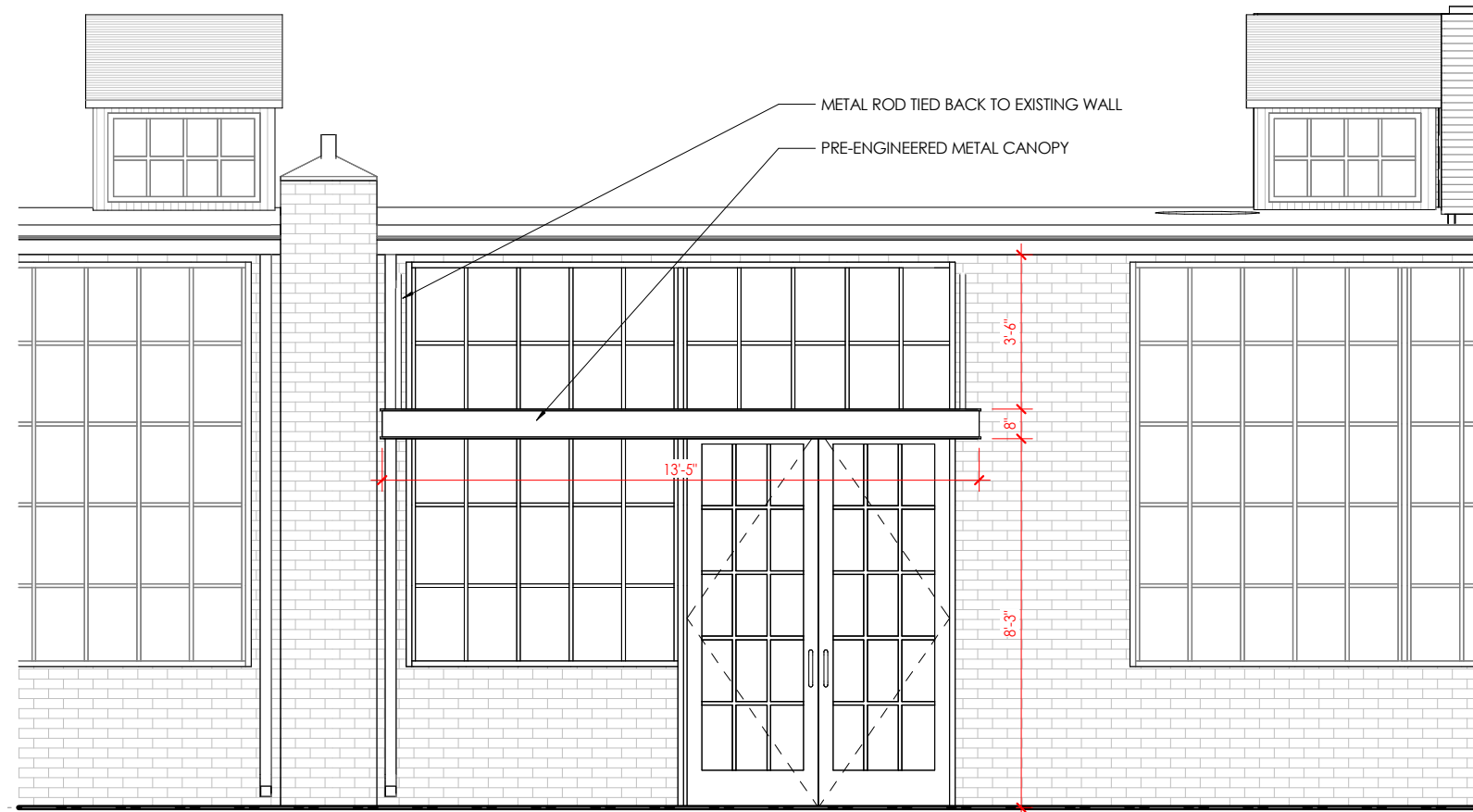
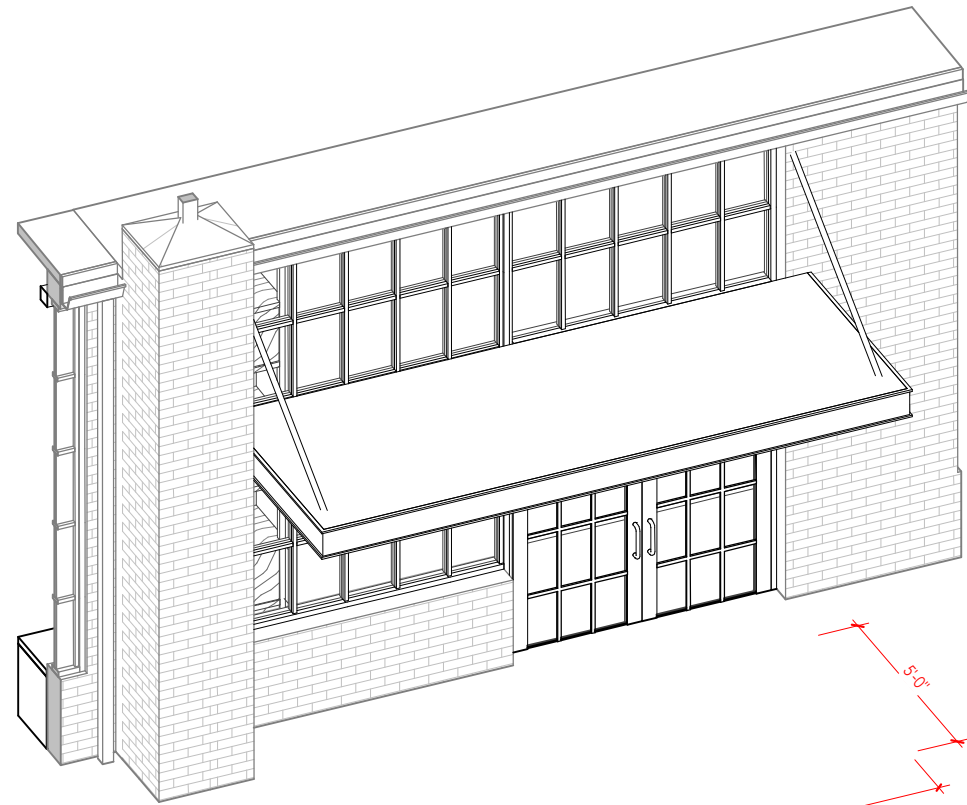
1. The Guidelines recommend avoiding adding canopies to historic buildings where they did not exist historically.

Staff recommends approval of the signs with conditions:

1. The size of the small projecting sign shall not exceed 4.5 square feet, per the Guidelines and the Zoning Ordinance.
2. The finish of the signs shall be a matte finish.
3. The lettering/graphics color shall relate to the mortar color and be a warmer-toned white color and return to Planning Staff for approval.
4. The fixtures shall utilize incandescent and warm-colored lighting.
5. The Guidelines recommend that mounting bolts be placed through mortar joints and not through the face of the masonry so as to preserve the integrity of the historic façade. In this case, while not a masonry building, the façade is historic and character-defining in its own right and should be preserved. Therefore, no holes should be placed within the facade to accommodate new signage.
6. The application must meet all the requirements of the City of Franklin prior to the issuance of a building permit.
7. 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. Sign permits will be needed for signage.



LEVEL 01
0"



EXISTING PHOTO - ENTRY CANOPY



EXISTING PHOTO - BLADE SIGN LOCATION

HATTIE BS - FACTORY AT FRANKLIN
 230 FRANKLIN RD SUITE 14B
 FRANKLIN, TN 37064

OWNER AFFIDAVIT

City of Franklin, Tennessee

We/I Factory Partners, 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:

Tax Map 63M, Group A, Parcel 21.00

(Property Parcel/Tax ID Number)

and located at:

230 Franklin Rd, Franklin, TN 37064

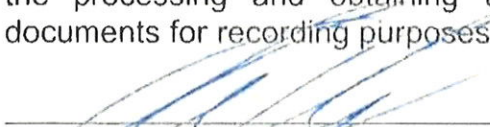
(Street Address)

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

Powell (James Carroll) representing Hattie B's facade improvements

(Please print Name/Names in Full)

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

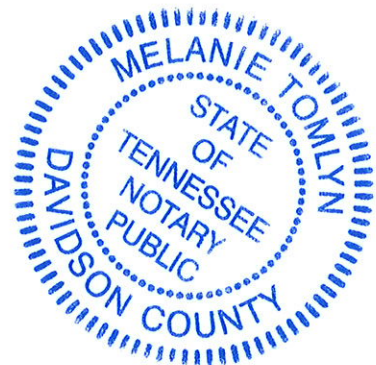

Signature

2710 Old Lebanon Rd, Ste 5

Property Owner Mailing Address

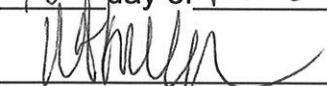
Nashville TN 37214

City, State & Zip



Subscribed and sworn to before me this

10 day of March, 2023.


Notary Public

My Commission Expires: 11/2025

EXTERIOR SIGNAGE

- S1

Wall mounted sign
- S2

Blade sign



Sign Location	Message	Sign Type	Maximum Size	MoS
0055.1	(Retail/Tenant ID)	Projecting	4.5 sq ft (per side)	N/A
0055.2	(Retail/Tenant ID)	Projecting	4.5 sq ft (per side)	N/A
0055.3	(Retail/Tenant ID)	Canopy	14.5 sq ft	Located Above

Hattie B's



S2

Blade Sign
.5" alum backer
.5" alum letters
1.5" square tubing post
integrated down lighting

Total SF = 4.5'

S1

Wall mounted entrance sign
.5" alum backer
.5" letters
flush mount w/ goose neck fixture

TOTAL SF = 7'

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



Finish Example

BLDG 14 ELEVATIONS

Sign Location	Message	Sign Type	Maximum Size	MoS
0055.1	(Retail/Tenant ID)	Projecting	4.5 sq ft (per side)	N/A
0055.2	(Retail/Tenant ID)	Projecting	4.5 sq ft (per side)	N/A
0055.3	(Retail/Tenant ID)	Canopy	14.5 sq ft	Located Above
0055.4	(Retail/Tenant ID)	Canopy	21 sq ft	Located Above
0055.5	(Retail/Tenant ID)	Wall	21 sq ft	N/A

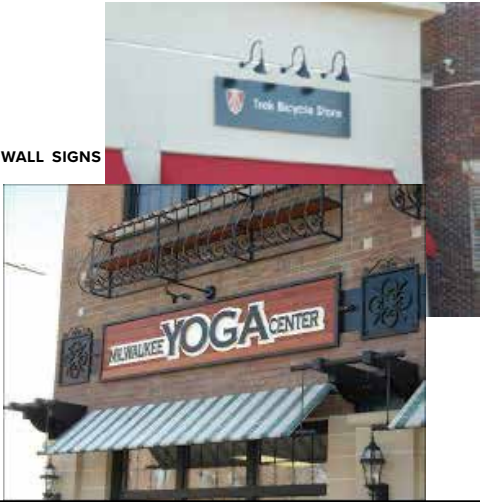
REPRESENTATIVE SIGN TYPE IMAGES



CANOPY SIGNS



PROJECTING SIGNS



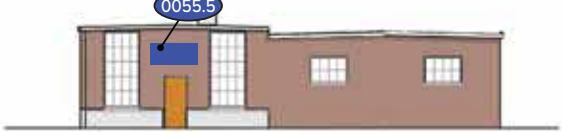
WALL SIGNS



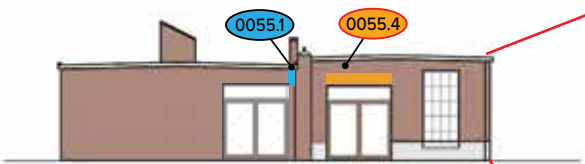
REF. #3 - BUILDING 14 - SOUTH ELEVATION



3 BUILDING 14 - SOUTH ELEVATION



2 BUILDING 14 - EAST ELEVATION



1 BUILDING 14 - WEST ELEVATION



REF. #1 - BUILDING 14 - WEST ELEVATION

NOTE: ALL SIGNS SHOWN AT APPROXIMATE REPRESENTATIVE SCALE; PROPORTIONS SHOWN ARE SUBJECT TO CHANGE, BUT NOT TO EXCEED MAXIMUM SQUARE FOOTAGE ALLOMENT AS NOTED



File #: 21-05016

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

SUBJECT:
Consideration Of Alterations (Roof) At 324 3rd Ave. S.; Scott Nicodemus, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the reconstruction of a roof at 324 3rd Avenue South.

APPLICABLE DESIGN GUIDELINES:
2022 Franklin Historic District Design Guidelines:
Chapter 2: Residential Buildings

PROJECT INFORMATION:
COF Project Number: 8231
Applicant: Scott Nicodemus
Owner: Brandon Hutchenson

BACKGROUND:
The subject property at 324 3rd Avenue South received a Certificate of Appropriateness in April 2022 for a series of alterations and demolition in regards to constructing a new rear addition to the historic house. No alterations to the historic roofline were approved under that COA. On June 1, 2023, members of City Staff were notified that the roof structure on the main form of home had been completely removed without a permit. The scope of this kind of roof work requires a building permit from Building & Neighborhood Services, and because it is in the historic preservation overlay, a COA is required prior to issuance of a building permit. A stop work order was placed on the property immediately.

A COA application previously appeared before the Historic Zoning Commission during its July 2023 meeting, where it was deferred due to a lack of information regarding the proposed plans and measurements of the original structure roofing, which is necessary to reconstruct the building to its original state, along with the previously approved rear addition. The applicant has submitted an application to reconstruct the roof. The applicant has supplied photos showing the structure's condition following most of the roof removal.

For alteration to roofs on historic residential buildings, the City of Franklin Historic District Design Guidelines recommend to "Preserve historic roof forms and materials. Roofing sections on main and

other visible facades should remain unaltered," and that "If localized damage occurs, replace the damaged materials only. If partial or wholesale replacement is needed, use materials whose composition and appearance match the historic materials." The applicant has provided a letter from an engineer describing the condition of the original roof, however this was not part of the original application submittal.

Entire roof and truss replacement on historic structures is not recommended; however, given the circumstances and the current state of the dwelling, in this instance the application can be supported. The roof must be reconstructed to match what was there previously using materials that match the original.

A new COA request was submitted following the August deferral and includes measurements for the roof. The Building & Neighborhood Services Department field verified the height measurements for the roof ridgeline of the original historic building using the ghost measurements on the chimney. The historic side addition roof ridgeline height was also field verified and those measurements on the proposed plans are accurate. It is not possible to field verify the height on the historic rear addition; however, the proposed plans match the existing wall heights given the location of the existing windows on the right elevation and previous photographs.

During this site visit, BNS staff identified a foundation for a 6-foot rear addition on the rear of the historic addition (on the right elevation facing the driveway) that was not on the approved COA nor on the current proposal. This unapproved addition must be removed.

The window alterations and removal of the existing door shown on the left elevation were previously approved by the June 2022 COA and this proposal matches the previous approval.

The proposed siding material under the aluminum siding is wood lap siding and its width/reveal appears to be 4 or 5 inches. This reveal is appropriate to match the new lap siding for the principal building.

RECOMMENDATION:

Staff recommends approval with the following conditions:

1. The 6-foot added addition on the right, rear historic addition must be removed, so that the plan matches exactly what was approved by this COA.
2. The roof must be reconstructed to match the heights, pitches and exterior materials previously existing, according to all measurements and scaled dimensions per the plans approved by this COA.
3. All exterior materials must match the original materials.
4. Any additional damage to windows or exterior walls outside of what was approved by the April 2022 COA must be repaired.
5. The existing lap siding reveal and width must be utilized on the new lap siding. No existing wood lap siding shall be removed without Preservation Planner or Historic Zoning Commission approval.
6. The application must meet all the requirements of the City of Franklin prior to the issuance of a building permit.
7. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

OWNER AFFIDAVIT

City of Franklin, Tennessee

We/I Brandon Hutcheson
(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:

078F E 00400 D00
(Property Parcel/Tax ID Number)

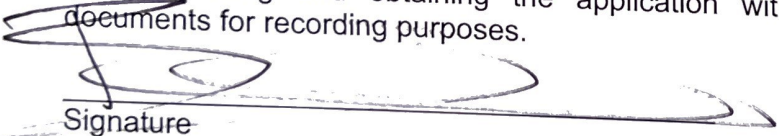
and located at:

324 3rd Ave S, 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

Scott Nicodemous / Southern Build
(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

4719 Columbia Pike
Property Owner Mailing Address

Thompson's Station, TN 37179
City, State & Zip

Subscribed and sworn to before me this

6 day of June, 20 23.

Melissa Snyder
Notary Public

My Commission Expires: 1/19/25



OWNER AFFIDAVIT

City of Franklin, Tennessee

We/I Brandon Hutcheson
(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:

078F E 00400 000
(Property Parcel/Tax ID Number)

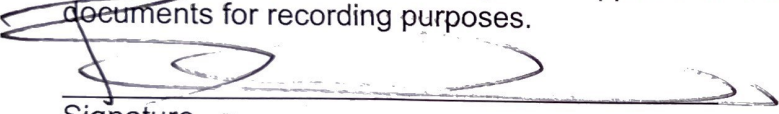
and located at:

324 3rd Ave S, 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

Scott Nicodemus / Southern Build
(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

4719 Columbia Pike
Property Owner Mailing Address

Thompson's Station, TN 37179
City, State & Zip

Subscribed and sworn to before me this

6 day of June, 2023.

Melissa Snyder
Notary Public

My Commission Expires: 1/19/25





Planning, Design & Research Engineers, Inc.

2000 Lindell Avenue
Nashville, Tennessee 37203-5509
615-298-2065 jgoff@pdre.net

June 7, 2023

Scott Nicodemus
Southern Build LLC
625 Baker Bridge Avenue
Suite 105
Franklin, Tennessee 37067

**RE: STRUCTURAL INSPECTION
324 THIRD AVENUE SOUTH
FRANKLIN, TENNESSEE
PERMIT No: 159743**

Dear Mr. Nicodemus:

As per your request, Jon Goff, P.E. with Planning, Design and Research Engineers, Inc. (PDRE) performed an inspection to observe and evaluate the shingles, roof decking, roof joists and top plate for the above referenced single-family dwelling.

The dwelling is located near downtown Franklin. It is a single-story residential dwelling constructed in the 1920s based upon information supplied by the builder. The builder had demolished part of the building's interior, roof and exterior walls prior to PDRE site visit. The materials were stored onsite or in a dumpster and were available for PDRE inspection.

During the site visit PDRE observed the following:

- The front exterior wall of the dwelling and a portion of the right and left exterior walls had not been demolished and had not been significantly altered from construction activities. The windows and doors remained. The interior drywall had been removed to the framing. It should be noted that portions of these walls had been renovated previously. Some windows had been replaced, original framing had been cut and improperly or not repaired.
- The builder had removed the roof and roof rafters for the original (right side) of the dwelling. The shingles were asphalt and had been replaced in the last thirty (30) years. It appears portions of the roof had leaked and roof boards had deteriorated/rotted. The deteriorated/rotted boards had not been replaced. Instead, plywood was placed over the boards. The plywood was modern and of no historical value. The boards which acted as the roof sheathings were probably 1/2" to 5/8". Based upon an examination of the boards in the dumpster, it appears that a portion of the boards had been damaged either by the leaking roof or by moisture trapped under the added

plywood. PDRE could not determine the amount of roof sheathing that would have to be replaced, but it appears to be a significant amount. The roof rafters were from non-dimensional rough-cut lumber. The roof rafters were not on standard 16" centers. The spacing appears to be approximately 24" inches, but are not consistent. The roof rafters need to be modified to conform to current codes.

- The top wall plate is from non-dimensional rough-cut lumber. The roof leaks that had destroyed the roof sheathings had also rotted a portion of the top plate and caused the top plate to sag. The top plate will have to be replaced or modified, which will probably require modification of the wall studs.
- The walls studs have been modified at several locations due to installation of new windows. The studs have been cut and are no longer founded on headers or the floor plate. The studs will have to be repaired. The wall studs are non-dimensional rough-cut lumber and do not form a flat plane for the drywall.

Please feel free to contact our office if you have any questions regarding this matter.

Sincerely,

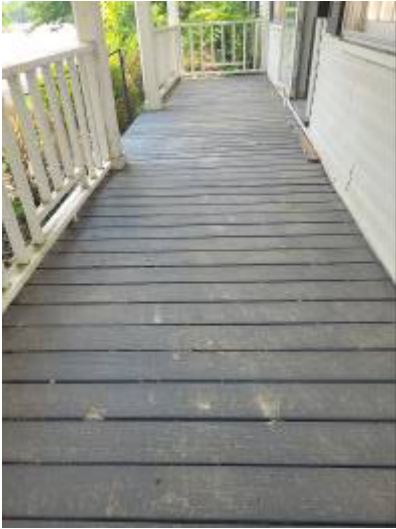


Jon F. Goff, P.E.





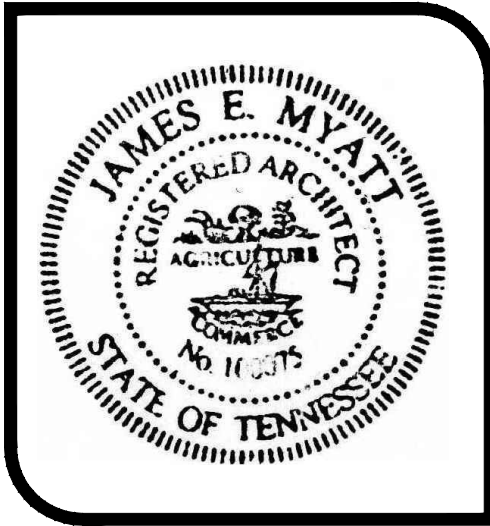




324 Third Avenue S



FOR REVIEW



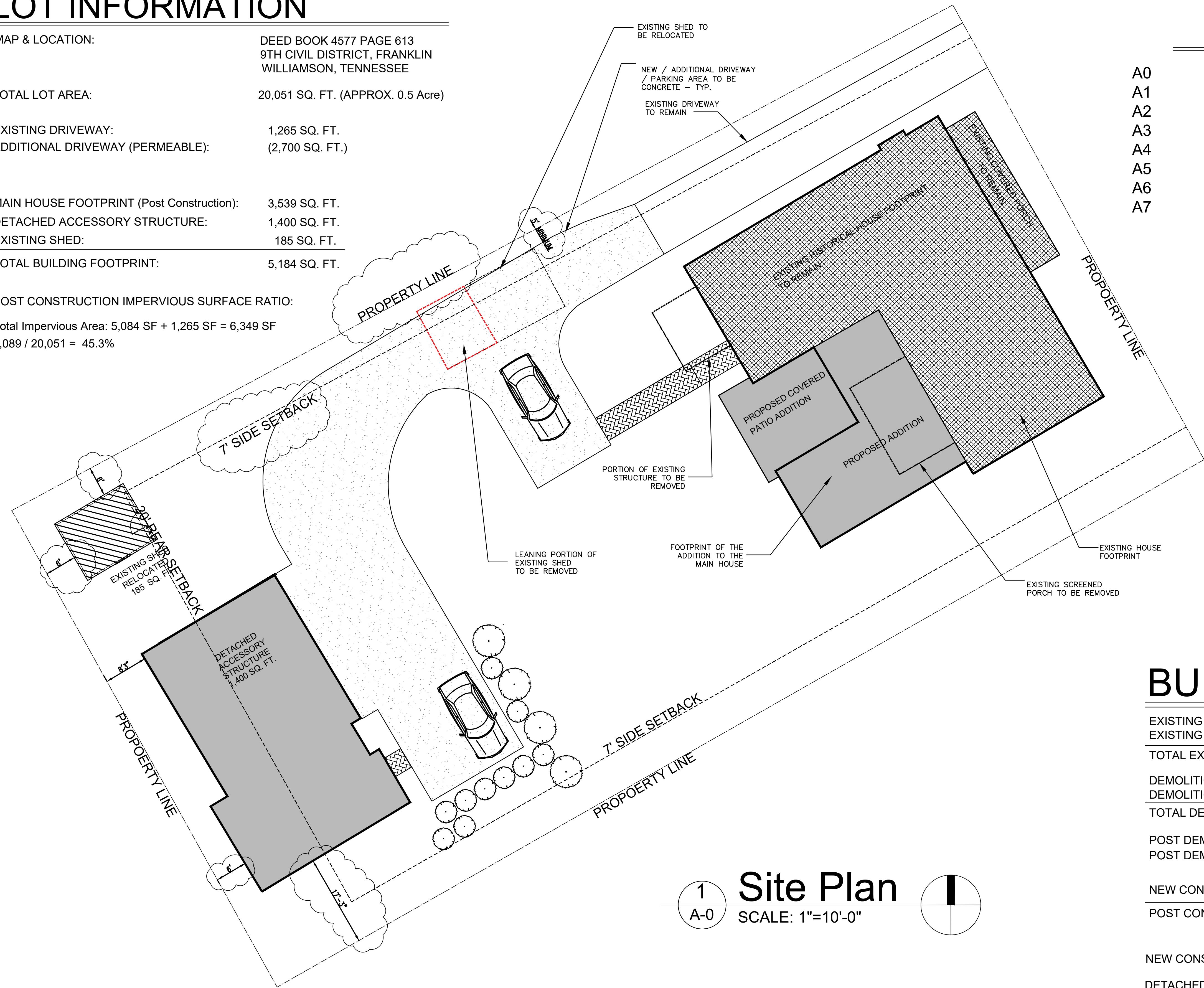
BRANDON HUTCHESON

HISTORIC HOUSE PLAN

324 3RD AVENUE SOUTH
FRANKLIN, TENNESSEE 37064

LOT INFORMATION

MAP & LOCATION:	DEED BOOK 4577 PAGE 613 9TH CIVIL DISTRICT, FRANKLIN WILLIAMSON, TENNESSEE
TOTAL LOT AREA:	20,051 SQ. FT. (APPROX. 0.5 Acre)
EXISTING DRIVEWAY:	1,265 SQ. FT.
ADDITIONAL DRIVEWAY (PERMEABLE):	(2,700 SQ. FT.)
MAIN HOUSE FOOTPRINT (Post Construction):	3,539 SQ. FT.
DETACHED ACCESSORY STRUCTURE:	1,400 SQ. FT.
EXISTING SHED:	185 SQ. FT.
TOTAL BUILDING FOOTPRINT:	5,184 SQ. FT.
POST CONSTRUCTION IMPERVIOUS SURFACE RATIO:	
Total Impervious Area: 5,084 SF + 1,265 SF = 6,349 SF	
9,089 / 20,051 = 45.3%	



ARCHITECTURAL DRAWING INDEX

A0	TITLE & SITE PLAN
A1	FLOOR PLANS EXISTING & PROPOSED
A2	ROOF PLAN S EXISTING & PROPOSED
A3	FRONT ELEVATION EXISTING & PROPOSED
A4	RIGHT SIDE ELEVATION EXISTING & PROPOSED
A5	REAR ELEVATION EXISTING & PROPOSED
A6	LEFT ELEVATION EXISTING & PROPOSED
A7	BUILDING SECTIONS

BUILDING INFORMATION

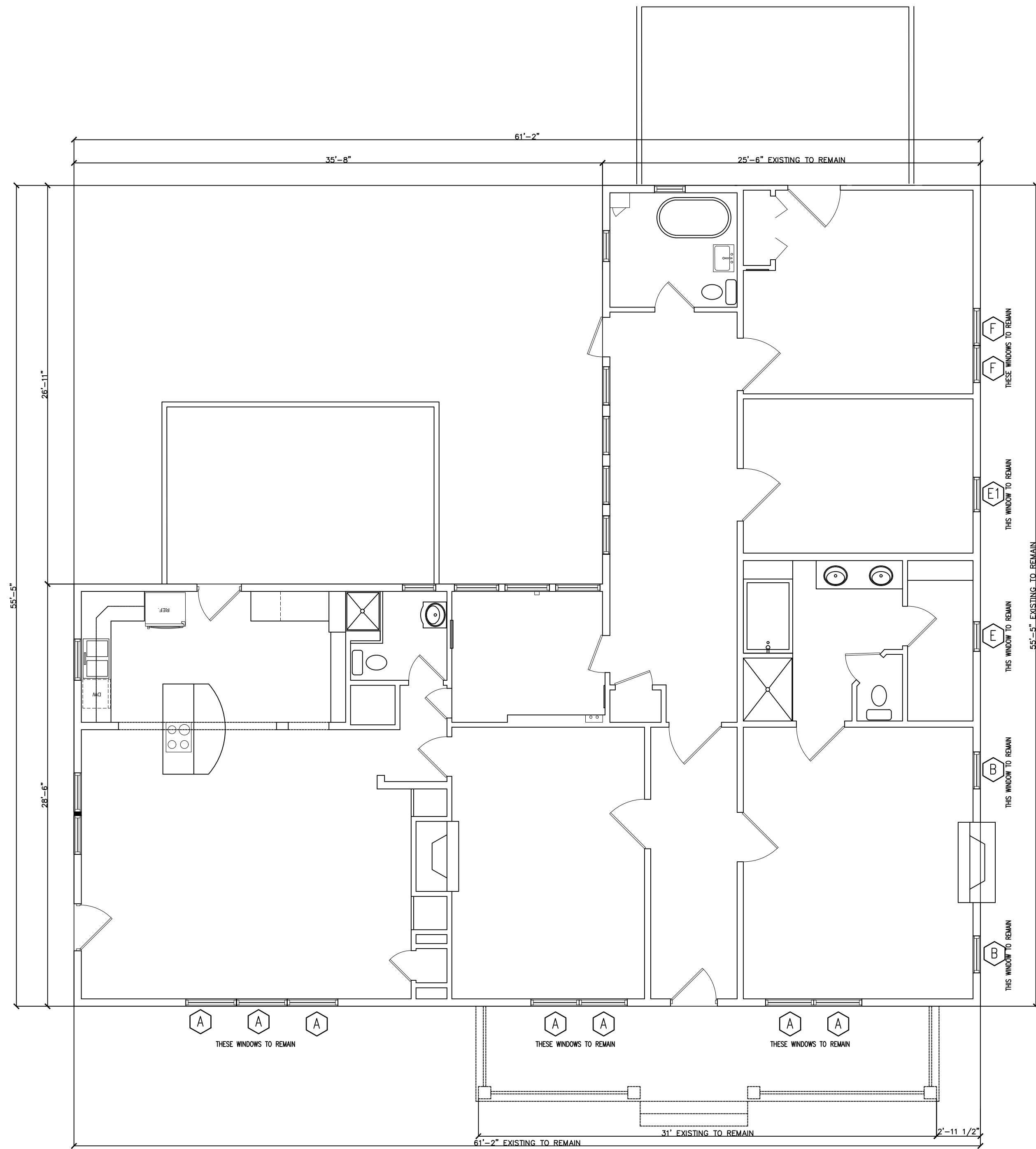
EXISTING HOUSE FOOTPRINT :	2,792 SF
EXISTING SHED FOOTPRINT :	308 SF
TOTAL EXISTING FOOTPRINT :	3,100 SF
DEMOLITION AREAS OF EXISTING MAIN HOUSE :	367 SF
DEMOLITION AREAS OF EXISTING SHED :	123 SF
TOTAL DEMOLITIOON AREAS :	490 SF
POST DEMO EXISTING MAIN HOUSE FOOTPRINT :	2,792 - 367 = 2,425 SF
POST DEMO TOTAL EXISTING FOOTPRINT :	3,100 - 490 = 2,610 SF
NEW CONSTRUCTION OF MAIN HOUSE FOOTPRINT (Including porch):	1,114 SF
POST CONSTRUCTION FOOTPRINT (MAIN HOUSE):	3,539 SF

NEW CONSTRUCTION / REMAINING EXISTING HOUSE RATIO:	1,114 / 2,425 = 45%
DETACHED ACCESSORY STRUCTURE / MAIN HOUSE RATIO:	1,360 / 3,539 = 38.4%

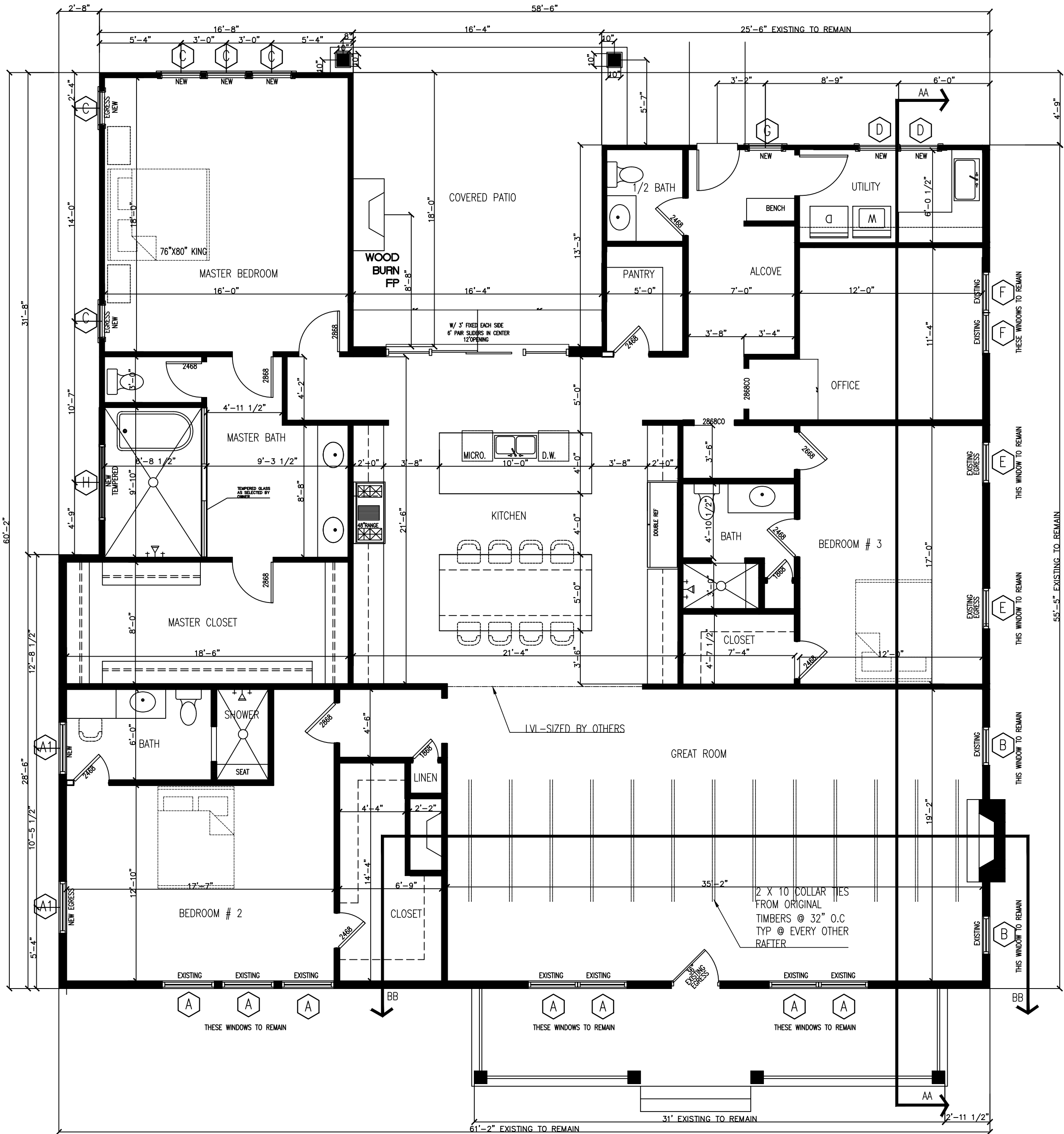
REVISIONS	
DATE	DESCRIPTION
PROJECT NO.	
DATE	07/28/2023
DRAWN BY	J. MYATT RA
CHECKED BY	

A0

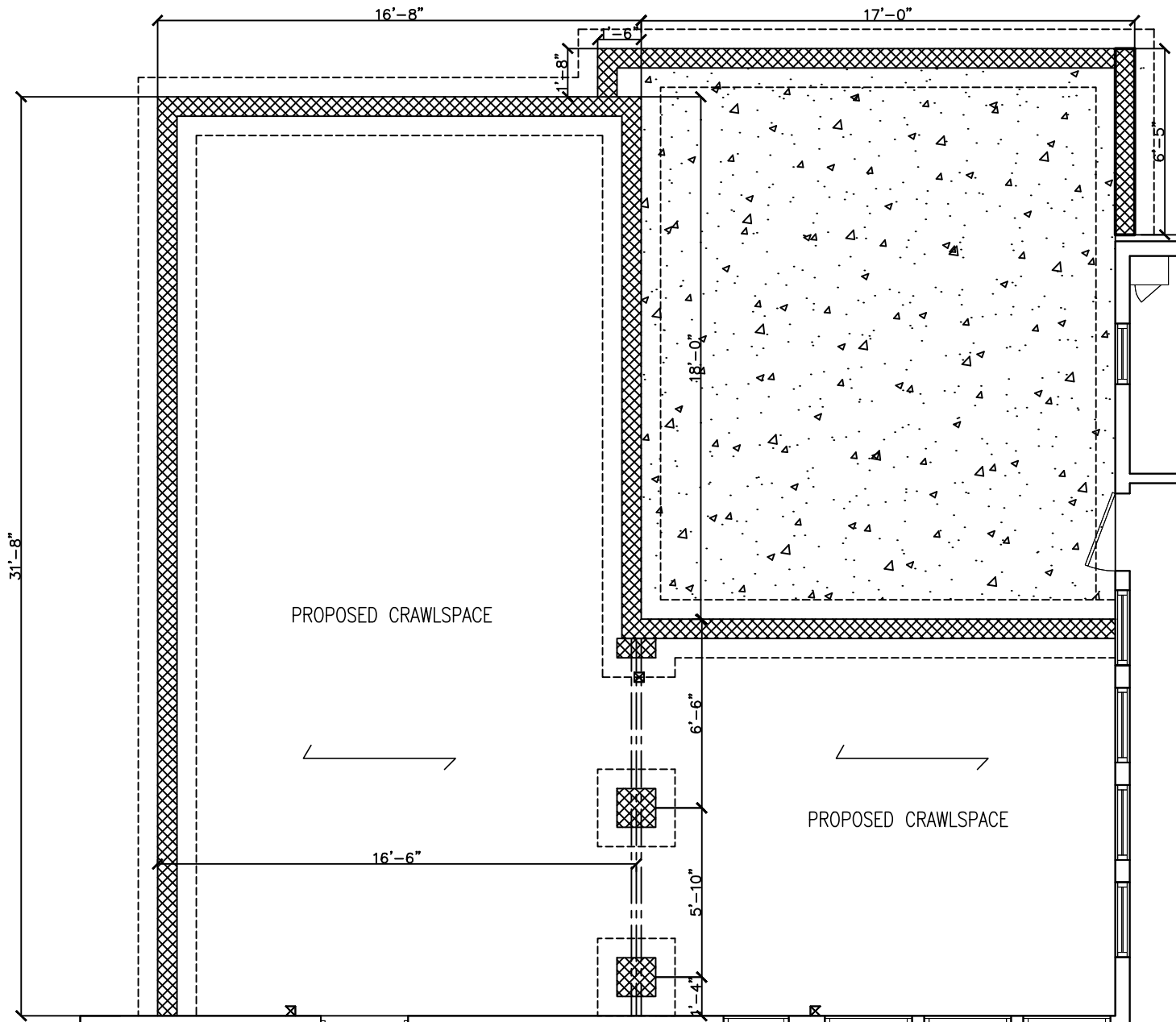
TITLE SHEET



EXISTING FLOOR PLAN
SCALE: 3/16"=1'-0"



PROPOSED FLOOR PLAN
SCALE: 3/16"=1'-0"

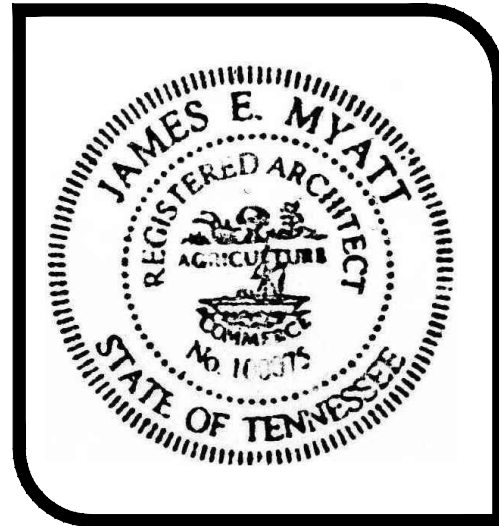


PROPOSED FOUNDATION PLAN
SCALE: 3/16"=1'-0"

WINDOW SCHEDULE							
MARK	SIZE		TYPE	MATERIAL	NOTES		COUNT
	Width	HEIGHT					
A	3'-6"	4'-8"	DOUBLE HUNG	WOOD	EXIST TO REMAIN		7
A1	3'-6"	4'-8"	DOUBLE HUNG	WOOD	NEW TO MATCH EXIST A	EGRESS	2
B	2'-8"	6'-5"	DOUBLE HUNG	WOOD	EXIST TO REMAIN		2
C	2'-8"	6'-2"	DOUBLE HUNG	WOOD	NEW	EGRESS	5
D	2'-8"	3'-8"	DOUBLE HUNG	WOOD	NEW (TEMPERED)		2
E	2'-8"	6'-2"	DOUBLE HUNG	WOOD	EXIST TO REMAIN	EGRESS	2
F	2'-4"	4'-8"	DOUBLE HUNG	WOOD	EXIST TO REMAIN		2
G	1'-8"	3'-0"	DOUBLE HUNG	WOOD	NEW		1
H	4'-0"	1'-6"	FIXED	WOOD	NEW IN MASTER BED SHOWER	TEMPERED	1



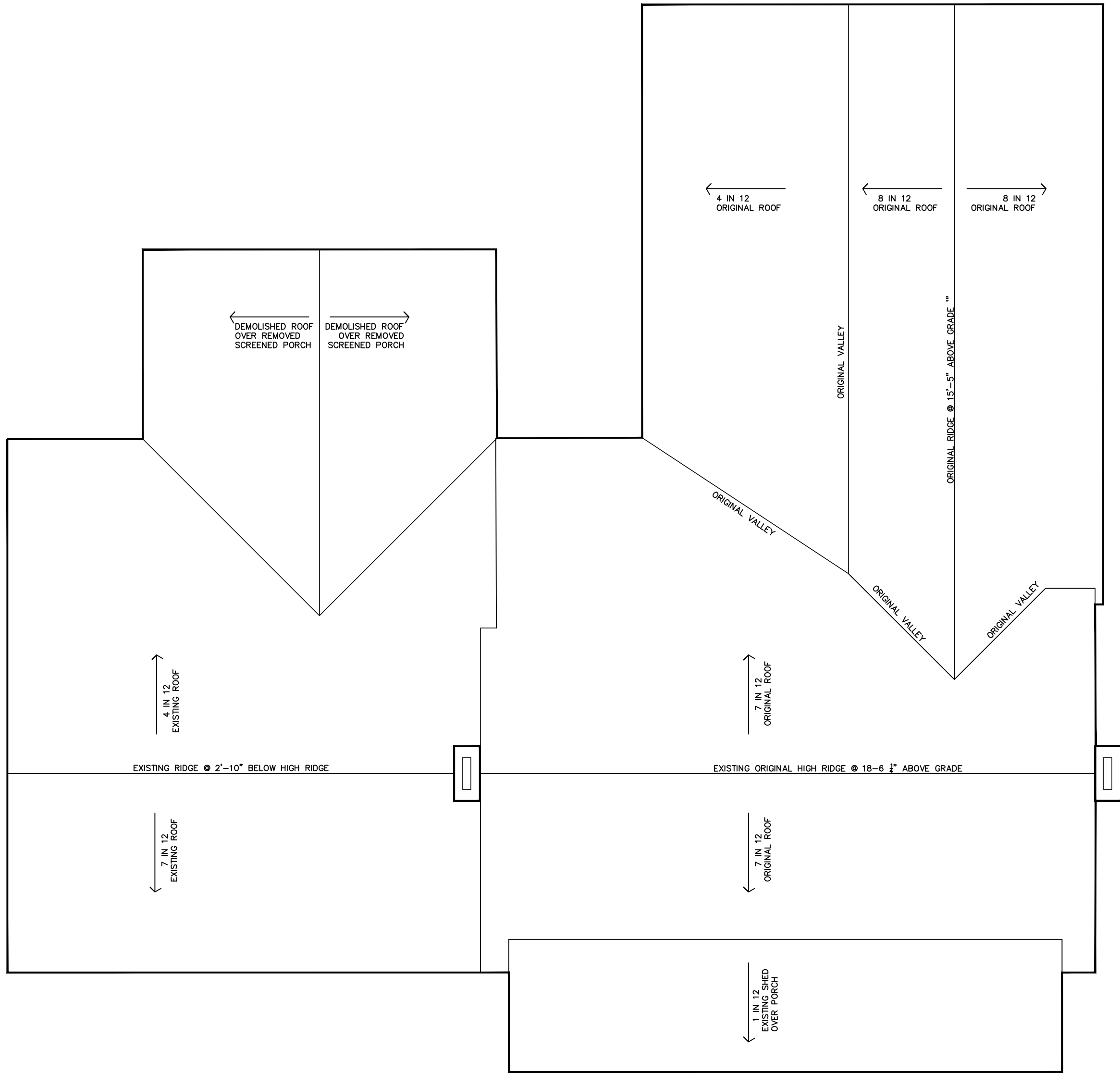
FOR REVIEW



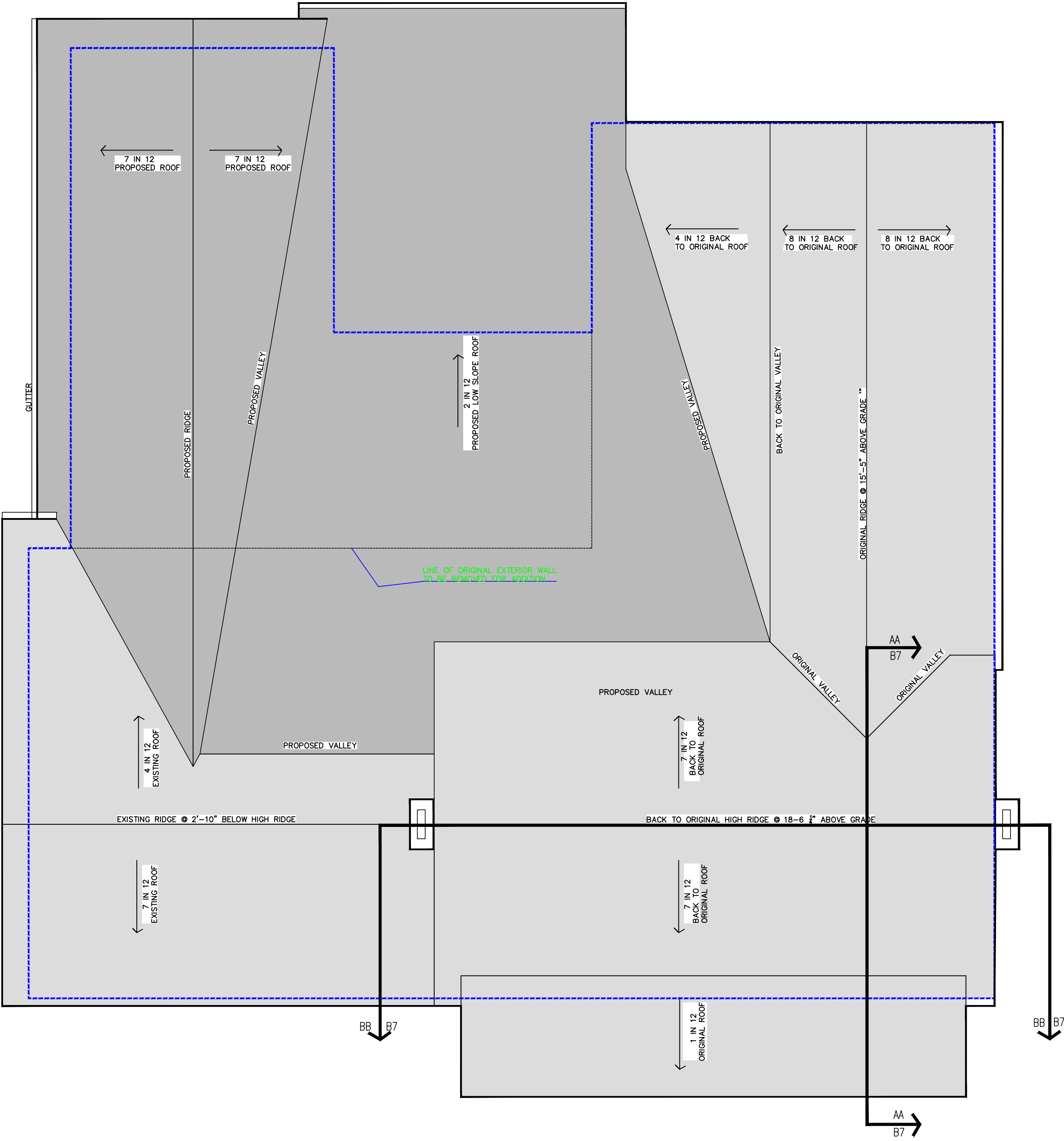
BRANDON HUTCHESON
HISTORIC HOUSE PLAN
324 3RD AVENUE SOUTH
FRANKLIN, TENNESSEE 37064

REVISIONS	
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PROJECT NO.	
DATE	07/28/2023
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A1



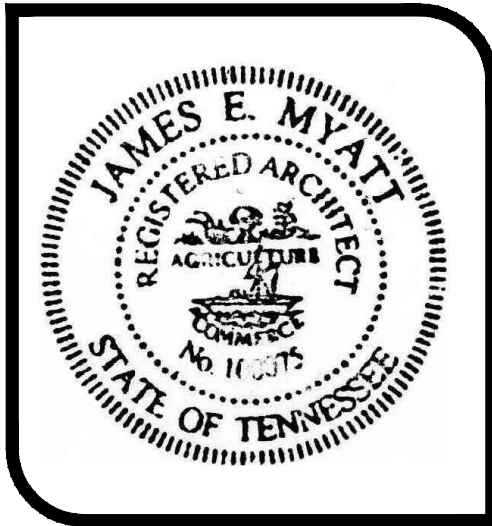
EXISTING ROOF PLAN
SCALE: 3/16"=1'-0"



PROPOSED ROOF PLAN
SCALE: 3/16"=1'-0"



FOR REVIEW



BRANDON HUTCHESON

HISTORIC HOUSE PLAN

324 3RD AVENUE SOUTH
FRANKLIN, TENNESSEE 37064

REVISIONS	
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A2

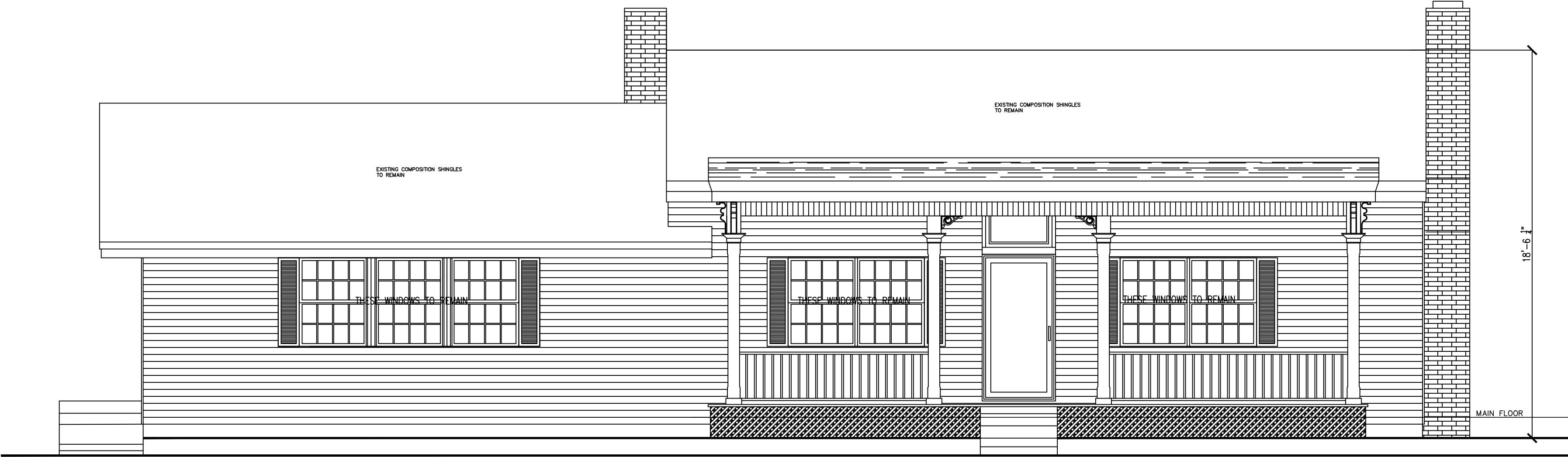
FOR REVIEW



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HISTORIC HOUSE PLAN
324 3RD AVENUE SOUTH
FRANKLIN, TENNESSEE 37064

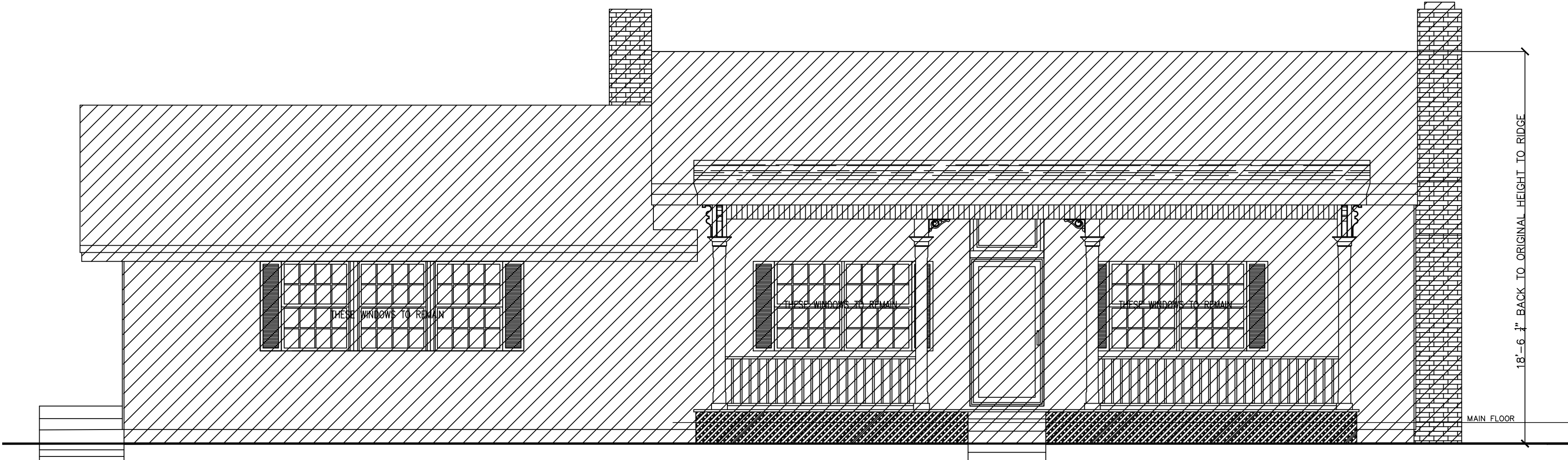
REVISIONS	
DATE	DESCRIPTION
PROJECT NO. _____	
DATE	07/28/2023
DRAWN BY	J. MYATT RA
CHECKED BY	

A3



EXISTING FRONT ELEVATION

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



THIS ELEVATION DOES NOT CHANGE FROM EXISTING

PROPOSED FRONT ELEVATION

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

FOR REVIEW

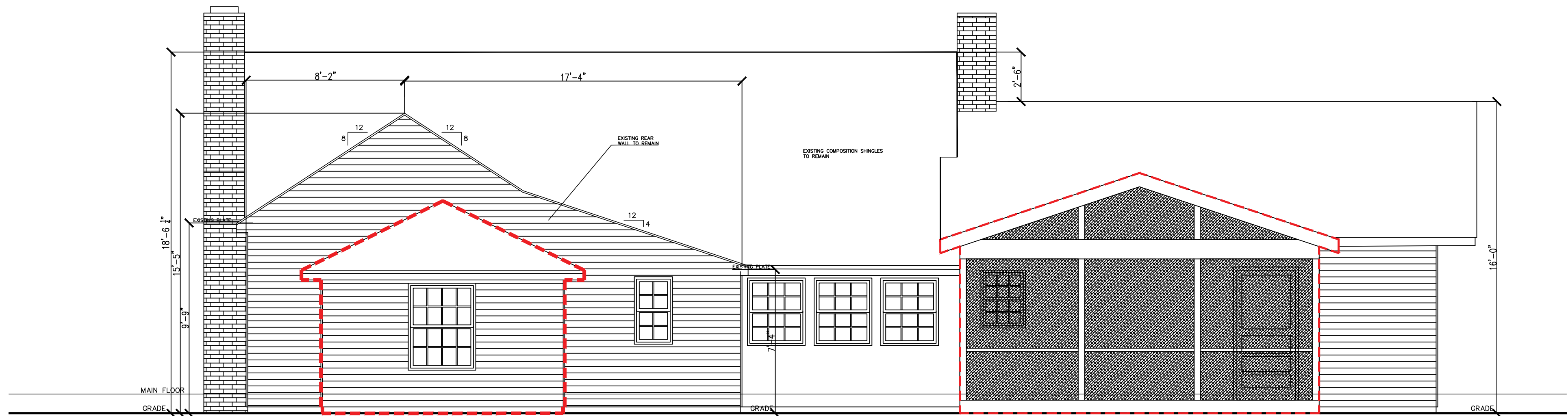


BRANDON HUTCHESON
HISTORIC HOUSE PLAN
324 3RD AVENUE SOUTH
FRANKLIN, TENNESSEE 37064

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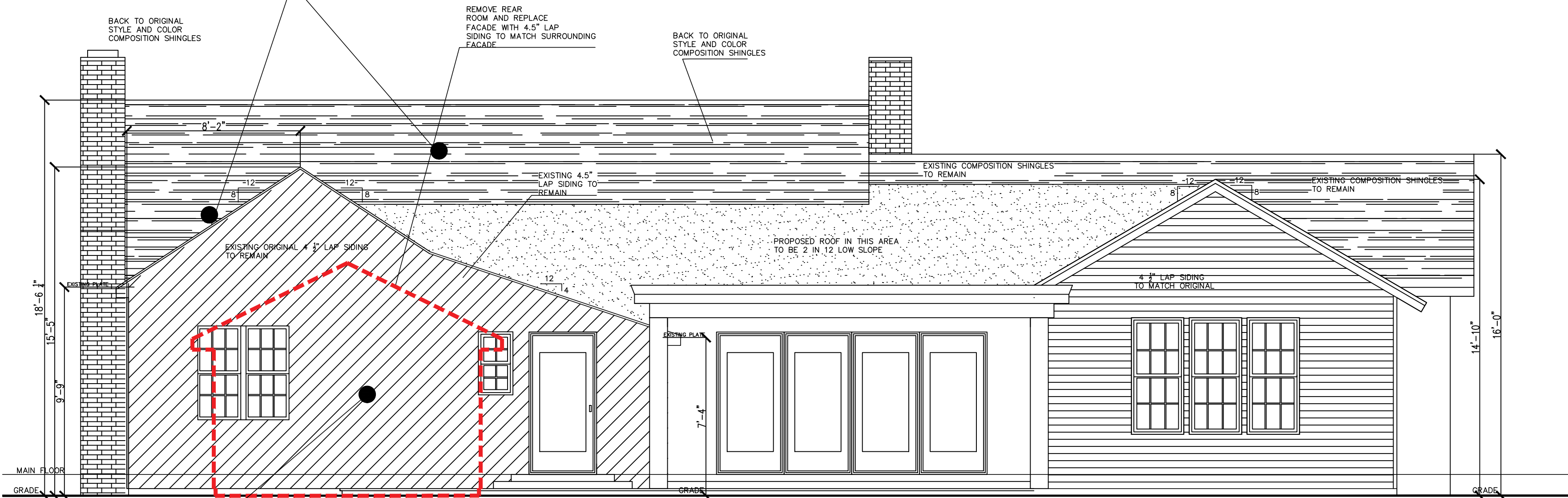
A4



EXISTING REAR ELEVATION

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

NOTE: DARKEST ROOF NOTATION REPRESENTS AREA OF ROOF TO BE RECONSTRUCTED BACK TO ORIGINAL W/ SAME EXACT PITCH AND HEIGHT WITH ORIGINAL STYLE & COLOR COMPOSITION SHINGLES.

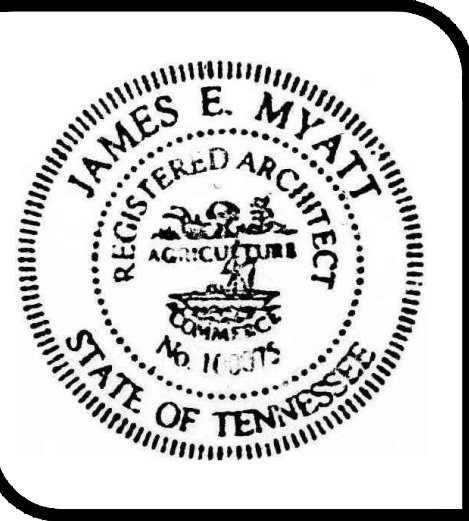


PROPOSED REAR ELEVATION

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

NOTE: THIS EXTERIOR WALL IS TO BE CONSTRUCTED BACK TO IT'S ORIGINAL HEIGHT AND MATERIALS

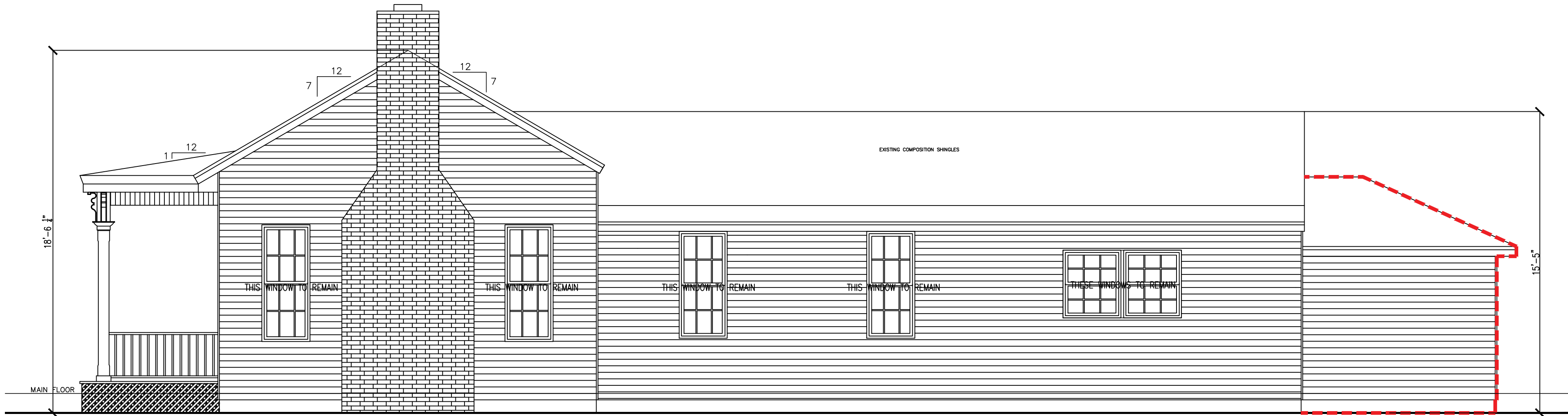
FOR REVIEW



BRANDON HUTCHESON
HISTORIC HOUSE PLAN
324 3RD AVENUE SOUTH
FRANKLIN, TENNESSEE 37064

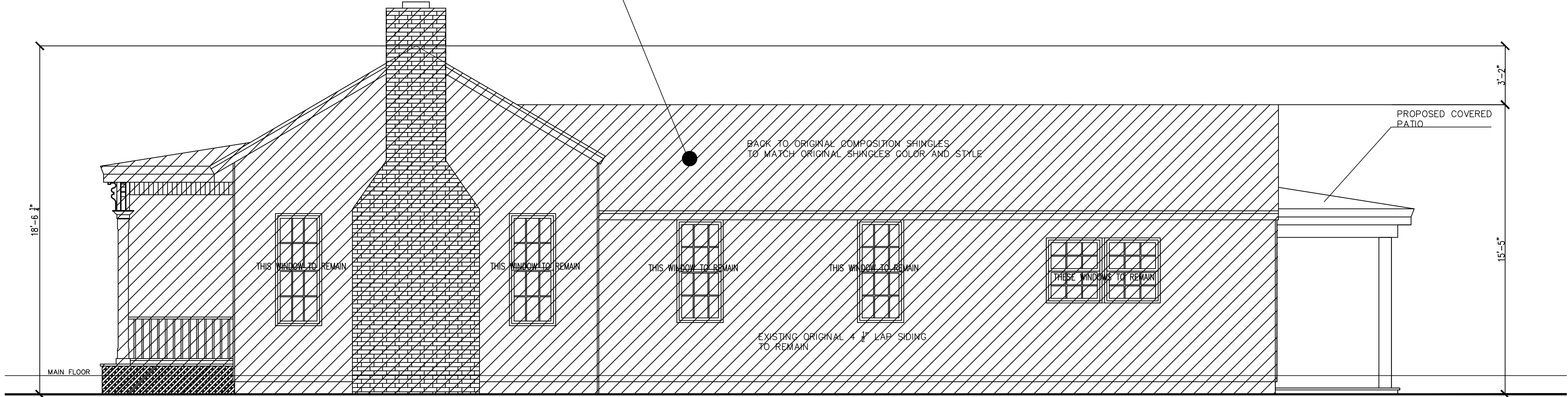
REVISIONS	
DATE	DESCRIPTION
PROJECT NO.	
DATE	07/28/2023
DRAWN BY	J. MYATT RA
CHECKED BY	

A5



EXISTING RIGHT SIDE ELEVATION
SCALE:1/4"=1'-0"

NOTE: THIS ROOF TO BE RE CONSTRUCTED BACK TO ORIGINAL W/ SAME EXACT PITCH AND HEIGHT AND SAME SHINGLE TYPE & COLOR.



THIS ELEVATION DOES NOT CHANGE FROM EXISTING
PROPOSED RIGHT SIDE ELEVATION
SCALE:1/4"=1'-0"

FOR REVIEW



BRANDON HUTCHESON

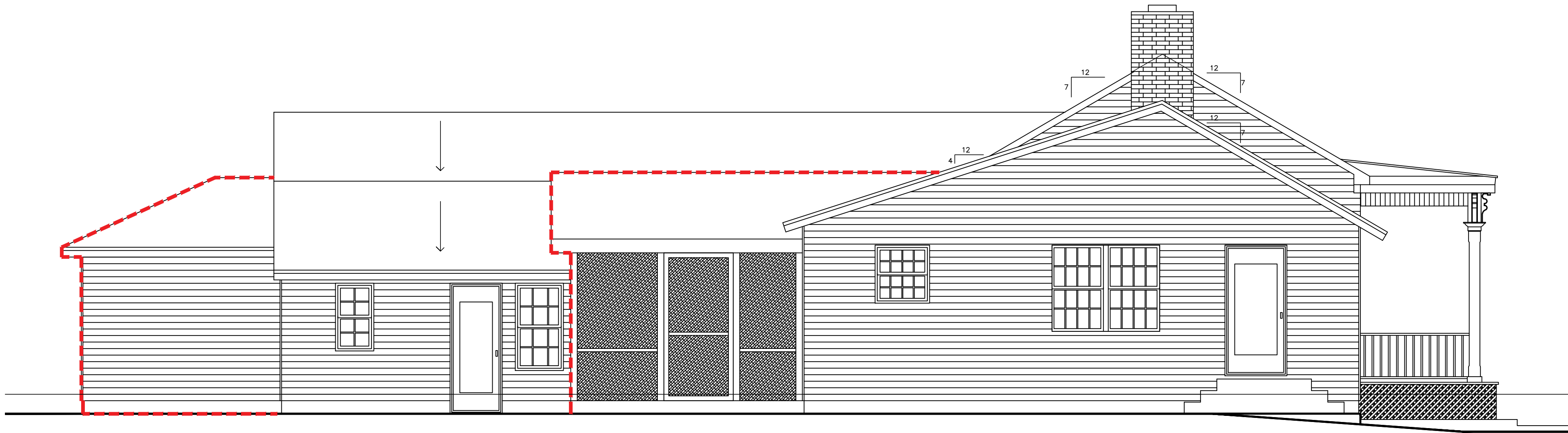
HISTORIC HOUSE PLAN

324 3RD AVENUE SOUTH
FRANKLIN, TENNESSEE 37064

REVISIONS

DATE	DESCRIPTION
PROJECT NO.	
DATE	07/28/2023
DRAWN BY	J. MYATT RA
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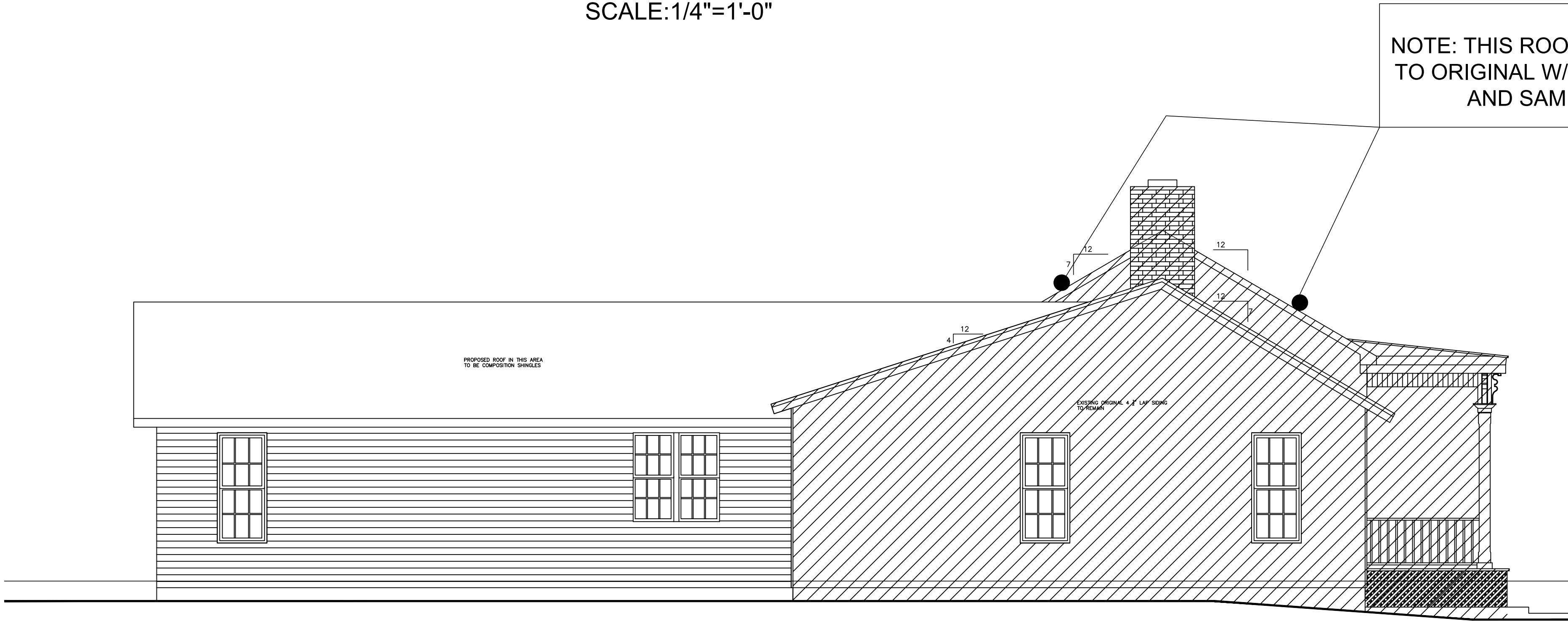
A6



EXISTING LEFT SIDE ELEVATION

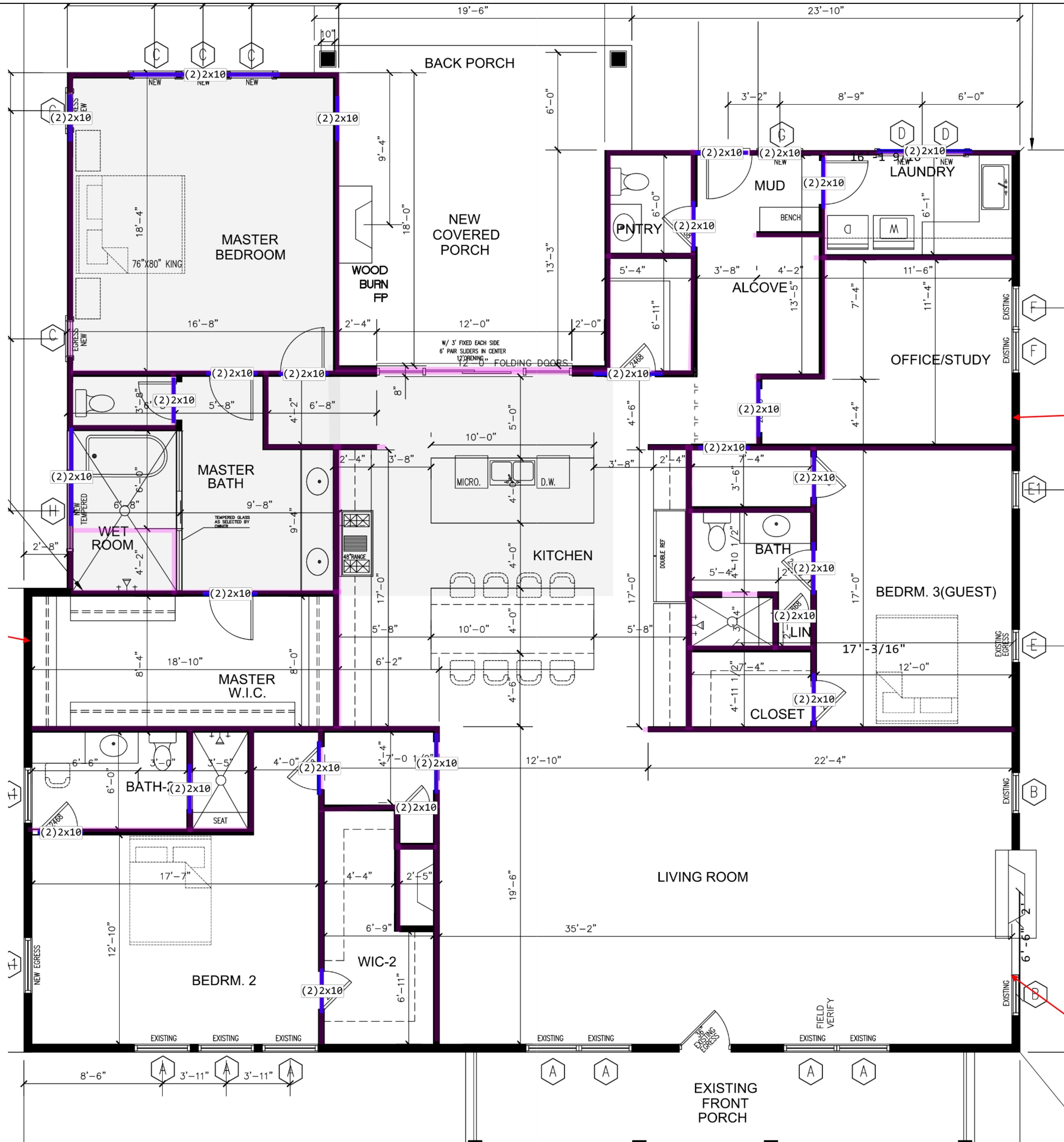
SCALE:1/4"=1'-0"

NOTE: THIS ROOF TO BE RE CONSTRUCTED BACK TO ORIGINAL W/ SAME EXACT PITCH AND HEIGHT AND SAME SHINGLE TYPE & COLOR.



PROPOSED LEFT SIDE ELEVATION

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



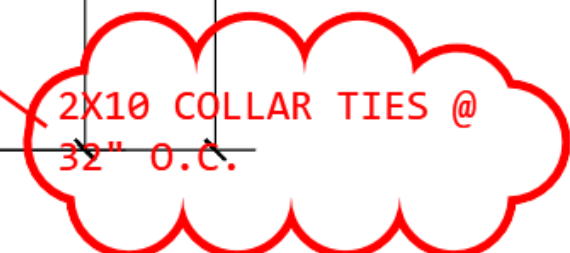
Tag	Qty	Product	Len	Cut Logic	
Exterior Stud					
	141	2x4x92-5/8" SPF Stud			
Exterior Plate					
	19	2x4 SPF Standard	16'	19/16	
	14	2x4 SPF Standard	14'	14/14	
Exterior Sheathing					
	36	7/16"x4"x8' OSB			
Interior Stud					
	394	2x4x92-5/8" SPF Stud			
	42	2x6x92-5/8" SPF Stud			
Interior Plate					
	58	2x4 SPF Standard	16'	58/16	
	32	2x4 SPF Standard	14'	32/14	
	5	2x6 SPF #2	16'	5/16	
	6	2x6 SPF #2	14'	6/14	
Header					
H3	2x10	6	2x10 SYP #2	16'	5x(4/4) 1x(5/3)
	2x10	9	2x10 SYP #2	14'	2x(1/4 1/10) 1x(2/7) 1x(1/2 2/6) 1x(1/4 2/5) 1x(1/2 3/4) 1x(2/3 2/4) 1x(4/3) 1x(3/3)
Hanger					
H3	5	LUS210 Z Simpson Strong Tie			
Floor Decking					
	27	23/32"x4"x8' LP TopNotch 350 Series T&G			

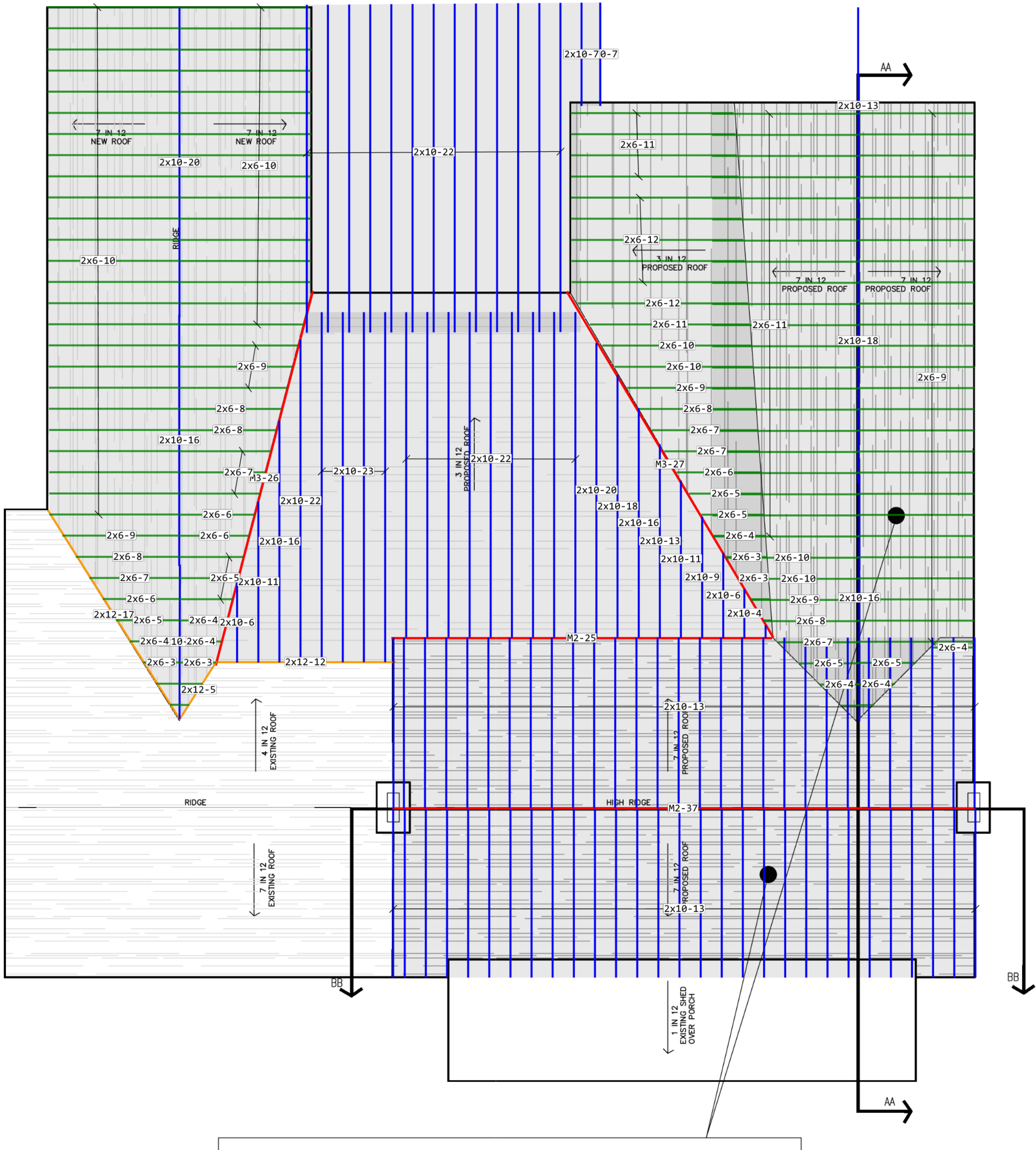
324 THIRD AVE N

1ST FLR HEADER LAYOUT

These placement plans for the products specified were based on the information provided to us. This service is solely intended for product application assurance. It is not intended to circumvent the need for a design professional as determined by the building codes. The designer or owner is responsible for verifying that the products and their placement are compatible with the overall project.







Tag	Qty	Product	Len	Cut Logic
Rafter				
2x6	16	2x6 SYP #2	18'	16x(2/9)
2x6	2	2x6 SYP #2	14'	2x(2/7)
2x6	32	2x6 SYP #2	12'	6x(1/12) 26x(1/11)
2x6	50	2x6 SYP #2	10'	2x(1/2 1/8) 2x(2/5)
2x6	16	2x6 SYP #2	45x(1/10) 1x(1/4 1/6)	
2x6	16	2x6 SYP #2	8'	3x(1/1 1/7) 3x(1/2 1/8) 4x(1/3 1/5) 3x(2/8) 3x(1/8)
2x10	4	2x10 SYP #2	24'	4x(1/23)
2x10	23	2x10 SYP #2	22'	23x(1/22)
2x10	2	2x10 SYP #2	20'	1x(1/20) 1x(1/9 1/11)
2x10	1	2x10 SYP #2	18'	1x(1/18)
2x10	2	2x10 SYP #2	16'	2x(1/16)
2x10	60	2x10 SYP #2	14'	59x(1/13) 1x(2/7)
2x10	1	2x10 SYP #2	12'	1x(1/11)
2x10	1	2x10 SYP #2	10'	1x(1/4 1/6)
2x10	1	2x10 SYP #2	8'	1x(1/2 1/6)
Beam				
2x10	1	2x10 SYP #2	20'	1x(1/20)
2x10	1	2x10 SYP #2	18'	1x(1/18)
2x10	2	2x10 SYP #2	16'	2x(1/16)
2x10	1	2x10 SYP #2	14'	1x(1/13)
2x10	1	2x10 SYP #2	10'	1x(1/10)
2x12	1	2x12 SYP #2	12'	1x(1/12)
M2	1	11-3/4"x11-7/8" Microlam® LVL 1.9E	38'	1x(1/37)
M2	1	11-3/4"x11-7/8" Microlam® LVL 1.9E	26'	1x(1/25)
Hip / Valley Rafter				
2x12	1	2x12 SYP #2	18'	1x(1/17)
2x12	1	2x12 SYP #2	8'	1x(1/5)
M3	1	11-3/4"x11-7/8" Microlam® LVL 1.9E	28'	1x(1/27)
M3	1	11-3/4"x11-7/8" Microlam® LVL 1.9E	26'	1x(1/26)
Roof Decking				
	128	7/16"x4"x8' LP TechShield		

324 THIRD AVE N

ROOF PLAN

These placement plans for the products specified were based on the information provided to us. This service is solely intended for product application assurance; it is not intended to circumvent the need for a design professional as determined by the building codes. The designer is responsible for ensuring that the products specified in these plans are compatible with the overall project.



NO BRICK OR STONE.
IF DIFFERENT,
PLEASE CALL FOR REDESIGN.

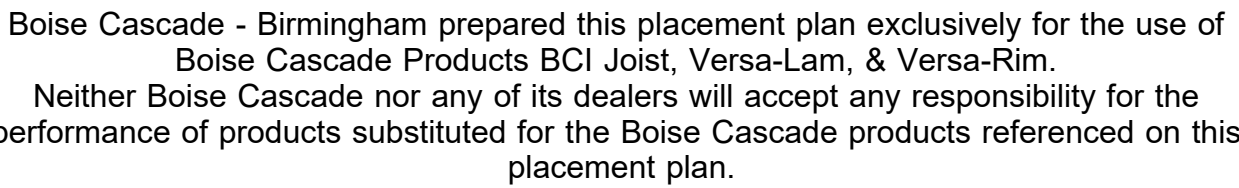
2X6 WALLS REQUIRED

IMPORTANT:

Please review the Installation Guide and cut list before beginning construction. If cut list is not on the job, please contact Boise Cascade before beginning construction.

GENERAL NOTES

1. Roof Loads must be braced to stacked load bearing walls. Bracing to non-load bearing walls may require additional material to support.
2. It is the builder's responsibility to align BCI Joists to allow for plumbing and mechanical installation.
3. BCI Joists must be laterally supported at ends with hangers, BCI rim joists, Versa-Rim board, BCI blocking panels, or x-bracing. BCI blocking panels are required at all cantilevered supports.
4. 1 3/4" is required at end bearings. 3 1/2" is required at all intermediate and cantilevered supports.
5. Nail BCI rim joist, Versa-Rim board, or closure panels to BCI Joist with 2-8d box nails, one each at the top and bottom flange.
6. Nail BCI rim joist, Versa-Rim board, or BCI blocking panels to support with 8d box nails at 6" on center.
7. Nail BCI Joist to support with 2/8d nails, one on each side of the web placed 1 3/4" (min.) from the end of the BCI Joist.
8. Dimensional lumber is not suitable for use as rim board.
9. 3/4" plywood may be used as a closure panel only at the ends of cantilevered joists.
10. This design assumes 3/4" T&G decking to be both glued and nailed.
11. Unless noted otherwise, loading assumed to be 40# LL and 10# DL.



REQUIRED SECOND FLOOR LAYOUT

Customer:	84 Lumber Co. - Murrreesboro	Designer:	Ashley Woods
Salesperson:	Tyler Woods	Office:	(931) 319-3242
Job Name:	18561 - 324 Third Ave N	Date:	9/30/2022
Job Number:	18561	Scale:	1/4" = 1'-0"


2nd Floor\Dropped Beams\FB3(i322) (Dropped Beam)

BC Design Engine Member Report

Dry | 1 span | No cant.

September 30, 2022 12:52:31

Build 8023

Job name: 18561 - 324 Third Ave N

File name: 18561 - 324 THIRD AVE N.mmdl

Address:

Description: 2nd Floor\Dropped Beams\FB3(i322)

City, State, Zip:

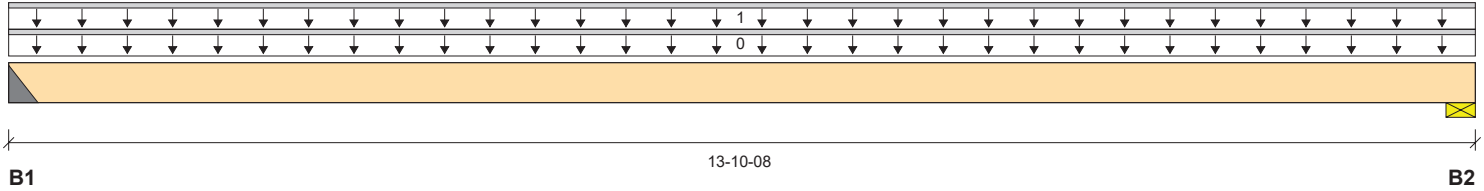
Specifier:

Customer: Unknown

Designer: Ashley Woods

Code reports: ESR-1040

Company: Boise Cascade BMD - Birmingham


Reaction Summary (Down / Uplift) (lbs)

Bearing	Live	Dead	Snow	Wind	Roof Live
B1, 2"	1031 / 0	1163 / 0	1100 / 0		
B2, 3-1/2"	1050 / 0	1184 / 0	1120 / 0		

Load Summary

Tag	Description	Load Type	Ref.	Start	End	Loc.	100%	90%	115%	160%	Roof Live 125%	Tributary
0	Self-Weight	Unf. Lin. (lb/ft)	L	00-00-00	13-10-08	Top		14				00-00-00
1	User Load	Unf. Lin. (lb/ft)	L	00-00-00	13-10-08	Top	150	155	160			n/a

Controls Summary

	Value	% Allowable	Duration	Case	Location
Pos. Moment	9208 ft-lbs	27.6%	115%	7	06-10-08
End Shear	2226 lbs	20.8%	115%	7	01-04-00
Total Load Deflection	L/807 (0.201")	29.8%	n/a	7	06-10-08
Live Load Deflection	L/999 (0.117")	n/a	n/a	18	06-10-08
Max Defl.	0.201"	n/a	n/a	7	06-10-08
Span / Depth	11.6				

Bearing Supports

	Dim. (LxW)	Value	% Allow Support	% Allow Member	Material
B1	Hanger 2" x 3-1/2"	2762 lbs	n/a	52.6%	HGUS414
B2	Wall/Plate 3-1/2" x 3-1/2"	2812 lbs	54.0%	30.6%	Unspecified

Cautions

Header for the hanger HGUS414 is a Double 1-3/4" x 24" LVL Beam.

Hanger model HGUS414 and seat length were input by the user. Hanger has not been analyzed for adequate capacity.

Notes

Design meets Code minimum (L/240) Total load deflection criteria.

Design meets Code minimum (L/360) Live load deflection criteria.

Hanger Manufacturer: Simpson Strong-Tie, Inc.

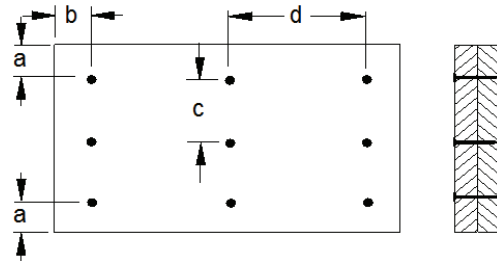
BC CALC® analysis is based on IBC 2009.

Unbalanced snow loads determined from building geometry were used in selected product's verification.

Design based on Dry Service Condition.

Calculation based on user input of unbraced length of Top: 00-00-00 and Bottom: 00-00-00.

Connection Diagram: Full Length of Member



a minimum = 2"

c = 5"

b minimum = 3"

d = 24"

Calculated Side Load = 0.0 lb/ft

Connectors are: 3-1/4 in. Pneumatic Gun Nails

Disclosure

Use of the Boise Cascade Software is subject to the terms of the End User License Agreement (EULA). Completeness and accuracy of input must be reviewed and verified by a qualified engineer or other appropriate expert to assure its adequacy, prior to anyone relying on such output as evidence of suitability for a particular application. The output here is based on building code-accepted design properties and analysis methods. Installation of Boise Cascade engineered wood products must be in accordance with current Installation Guide and applicable building codes. To obtain Installation Guide or ask questions, please call (800)232-0788 before installation.

BC CALC®, BC FRAMER®, AJS™, ALLJOIST®, BC RIM BOARD™, BCI®, BOISE GLULAM™, BC FloorValue®, VERSA-LAM®, VERSA-RIM PLUS®,

2nd Floor\Dropped Beams\FB5(i240) (Dropped Beam)

BC Design Engine Member Report

Dry | 1 span | No cant.

September 30, 2022 12:52:31

Build 8023

Job name: 18561 - 324 Third Ave N

File name: 18561 - 324 THIRD AVE N.mmdl

Address:

Description: 2nd Floor\Dropped Beams\FB5(i240)

City, State, Zip:

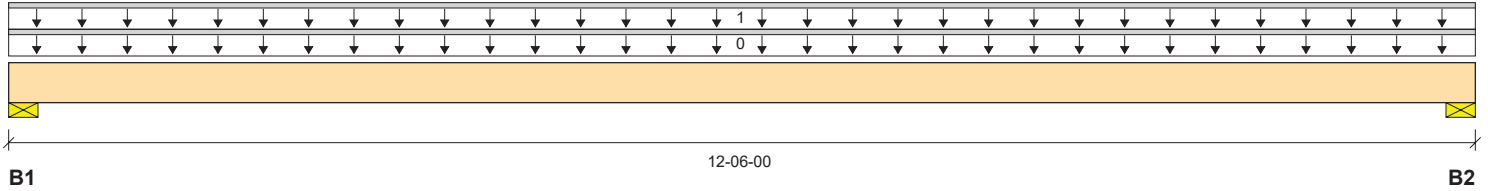
Specifier:

Customer: Unknown

Designer: Ashley Woods

Code reports: ESR-1040

Company: Boise Cascade BMD - Birmingham



Total Horizontal Product Length = 12-06-00

Reaction Summary (Down / Uplift) (lbs)

Bearing	Live	Dead	Snow	Wind	Roof Live
B1, 3"	1750 / 0	1864 / 0	1750 / 0		
B2, 3"	1750 / 0	1864 / 0	1750 / 0		

Load Summary

Tag	Description	Load Type	Ref.	Start	End	Loc.	100%	90%	115%	160%	Roof Live 125%	Tributary
0	Self-Weight	Unf. Lin. (lb/ft)	L	00-00-00	12-06-00	Top		18				00-00-00
1	User Load	Unf. Lin. (lb/ft)	L	00-00-00	12-06-00	Top	280	280	280			n/a

Controls Summary

	Value	% Allowable	Duration	Case	Location
Pos. Moment	13199 ft-lbs	24.6%	115%	7	06-03-00
End Shear	3232 lbs	23.5%	115%	7	01-09-00
Total Load Deflection	L/999 (0.121")	n/a	n/a	7	06-03-00
Live Load Deflection	L/999 (0.071")	n/a	n/a	18	06-03-00
Max Defl.	0.121"	n/a	n/a	7	06-03-00
Span / Depth	8.1				

Bearing Supports

	Dim. (LxW)	Value	% Allow Support	% Allow Member	Material
B1	Wall/Plate 3" x 3-1/2"	4489 lbs	59.0%	57.0%	Unspecified
B2	Wall/Plate 3" x 3-1/2"	4489 lbs	59.0%	57.0%	Unspecified

Notes

Design meets Code minimum (L/240) Total load deflection criteria.

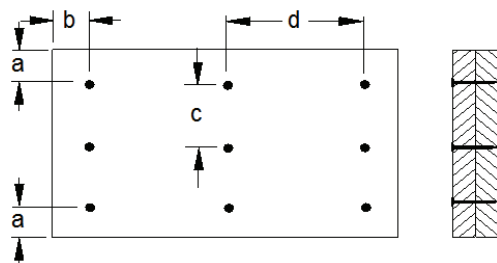
Design meets Code minimum (L/360) Live load deflection criteria.

BC CALC® analysis is based on IBC 2009.

Unbalanced snow loads determined from building geometry were used in selected product's verification.

Design based on Dry Service Condition.

Calculation based on user input of unbraced length of Top: 00-00-00 and Bottom: 00-00-00.

Connection Diagram: Full Length of Member


**2nd Floor\Dropped Beams\FB5(i240) (Dropped Beam)**

BC Design Engine Member Report

Dry | 1 span | No cant.

September 30, 2022 12:52:31

Build 8023

Job name: 18561 - 324 Third Ave N

File name: 18561 - 324 THIRD AVE N.mmdl

Address:

Description: 2nd Floor\Dropped Beams\FB5(i240)

City, State, Zip:

Specifier:

Customer: Unknown

Designer: Ashley Woods

Code reports: ESR-1040

Company: Boise Cascade BMD - Birmingham

Connection Diagram: Full Length of Member

a minimum = 2"

c = 7"

b minimum = 3"

d = 24"

Calculated Side Load = 0.0 lb/ft

Connectors are: 3-1/4 in. Pneumatic Gun Nails

Disclosure

Use of the Boise Cascade Software is subject to the terms of the End User License Agreement (EULA). Completeness and accuracy of input must be reviewed and verified by a qualified engineer or other appropriate expert to assure its adequacy, prior to anyone relying on such output as evidence of suitability for a particular application. The output here is based on building code-accepted design properties and analysis methods. Installation of Boise Cascade engineered wood products must be in accordance with current Installation Guide and applicable building codes. To obtain Installation Guide or ask questions, please call (800)232-0788 before installation.

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2nd Floor\Dropped Beams\FB6(i241) (Dropped Beam)

BC Design Engine Member Report

Dry | 1 span | No cant.

September 30, 2022 12:52:31

Build 8023

Job name: 18561 - 324 Third Ave N

File name: 18561 - 324 THIRD AVE N.mmdl

Address:

Description: 2nd Floor\Dropped Beams\FB6(i241)

City, State, Zip:

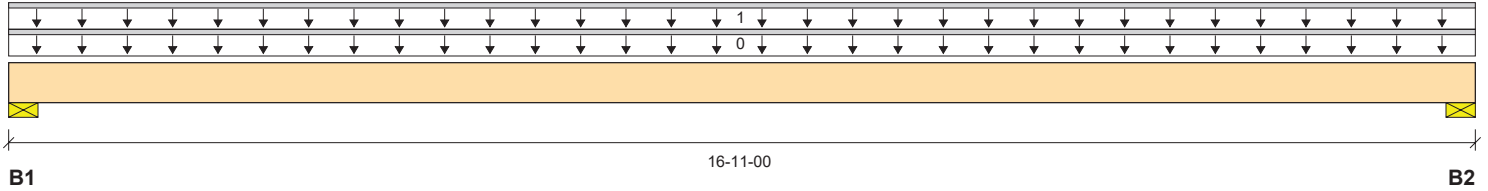
Specifier:

Customer: Unknown

Designer: Ashley Woods

Code reports: ESR-1040

Company: Boise Cascade BMD - Birmingham



Total Horizontal Product Length = 16-11-00

Reaction Summary (Down / Uplift) (lbs)

Bearing	Live	Dead	Snow	Wind	Roof Live
B1, 3-1/2"	1692 / 0	1846 / 0	1692 / 0		
B2, 3-1/2"	1692 / 0	1846 / 0	1692 / 0		

Load Summary

Tag	Description	Load Type	Ref.	Start	End	Loc.	100%	90%	115%	160%	Roof Live 125%	Tributary
0	Self-Weight	Unf. Lin. (lb/ft)	L	00-00-00	16-11-00	Top		18				00-00-00
1	User Load	Unf. Lin. (lb/ft)	L	00-00-00	16-11-00	Top	200	200	200			n/a

Controls Summary

	Value	% Allowable	Duration	Case	Location
Pos. Moment	17548 ft-lbs	32.7%	115%	7	08-05-08
End Shear	3455 lbs	25.1%	115%	7	01-09-08
Total Load Deflection	L/731 (0.27")	32.8%	n/a	7	08-05-08
Live Load Deflection	L/1263 (0.156")	28.5%	n/a	18	08-05-08
Max Defl.	0.27"	n/a	n/a	7	08-05-08
Span / Depth	11.0				

Bearing Supports

	Dim. (LxW)	Value	% Allow Support	% Allow Member	Material
B1	Wall/Plate 3-1/2" x 3-1/2"	4383 lbs	84.2%	47.7%	Unspecified
B2	Wall/Plate 3-1/2" x 3-1/2"	4383 lbs	84.2%	47.7%	Unspecified

Notes

Design meets Code minimum (L/240) Total load deflection criteria.

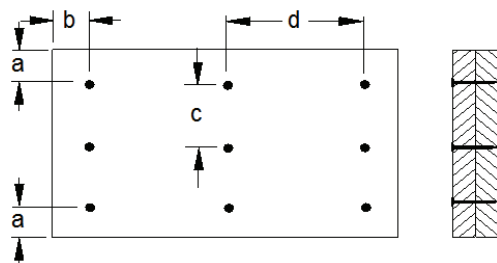
Design meets Code minimum (L/360) Live load deflection criteria.

BC CALC® analysis is based on IBC 2009.

Unbalanced snow loads determined from building geometry were used in selected product's verification.

Design based on Dry Service Condition.

Calculation based on user input of unbraced length of Top: 00-00-00 and Bottom: 00-00-00.

Connection Diagram: Full Length of Member


**2nd Floor\Dropped Beams\FB6(i241) (Dropped Beam)**

BC Design Engine Member Report

Dry | 1 span | No cant.

September 30, 2022 12:52:31

Build 8023

Job name: 18561 - 324 Third Ave N

File name: 18561 - 324 THIRD AVE N.mmdl

Address:

Description: 2nd Floor\Dropped Beams\FB6(i241)

City, State, Zip:

Specifier:

Customer: Unknown

Designer: Ashley Woods

Code reports: ESR-1040

Company: Boise Cascade BMD - Birmingham

Connection Diagram: Full Length of Member

a minimum = 2"

c = 7"

b minimum = 3"

d = 24"

Calculated Side Load = 0.0 lb/ft

Connectors are: 3-1/4 in. Pneumatic Gun Nails

Disclosure

Use of the Boise Cascade Software is subject to the terms of the End User License Agreement (EULA). Completeness and accuracy of input must be reviewed and verified by a qualified engineer or other appropriate expert to assure its adequacy, prior to anyone relying on such output as evidence of suitability for a particular application. The output here is based on building code-accepted design properties and analysis methods. Installation of Boise Cascade engineered wood products must be in accordance with current Installation Guide and applicable building codes. To obtain Installation Guide or ask questions, please call (800)232-0788 before installation.

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2nd Floor\Dropped Beams\FB7(i242) (Dropped Beam)

BC Design Engine Member Report

Dry | 1 span | No cant.

September 30, 2022 12:52:31

Build 8023

Job name: 18561 - 324 Third Ave N

File name: 18561 - 324 THIRD AVE N.mmdl

Address:

Description: 2nd Floor\Dropped Beams\FB7(i242)

City, State, Zip:

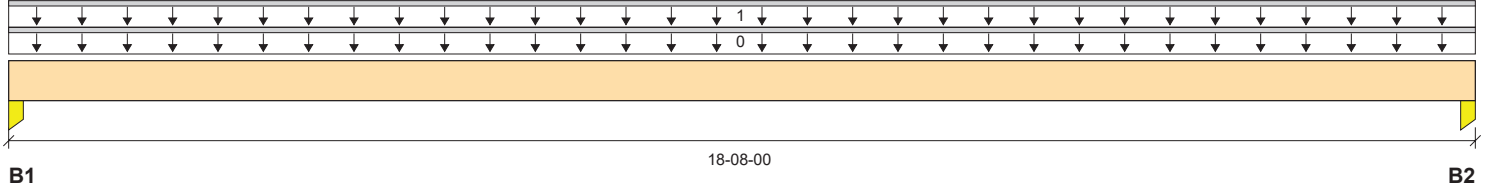
Specifier:

Customer: Unknown

Designer: Ashley Woods

Code reports: ESR-1040

Company: Boise Cascade BMD - Birmingham



Total Horizontal Product Length = 18-08-00

Reaction Summary (Down / Uplift) (lbs)

Bearing	Live	Dead	Snow	Wind	Roof Live
B1, 10"	653 / 0	832 / 0	747 / 0		
B2, 10"	653 / 0	832 / 0	747 / 0		

Load Summary

Tag	Description	Load Type	Ref.	Start	End	Loc.	100%	90%	115%	160%	Roof Live 125%	Tributary
0	Self-Weight	Unf. Lin. (lb/ft)	L	00-00-00	18-08-00	Top		14				00-00-00
1	User Load	Unf. Lin. (lb/ft)	L	00-00-00	18-08-00	Top	70	75	80			n/a

Controls Summary

	Value	% Allowable	Duration	Case	Location
Pos. Moment	7394 ft-lbs	22.1%	115%	7	09-04-00
End Shear	1479 lbs	13.8%	115%	7	02-00-00
Total Load Deflection	L/826 (0.249")	29.1%	n/a	7	09-04-00
Live Load Deflection	L/1481 (0.139")	24.3%	n/a	18	09-04-00
Max Defl.	0.249"	n/a	n/a	7	09-04-00
Span / Depth	14.7				

Bearing Supports

	Dim. (LxW)	Value	% Allow Support	% Allow Member	Material
B1	Column 10" x 3-1/2"	1882 lbs	7.4%	7.2%	Unspecified
B2	Column 10" x 3-1/2"	1882 lbs	7.4%	7.2%	Unspecified

Notes

Design meets Code minimum (L/240) Total load deflection criteria.

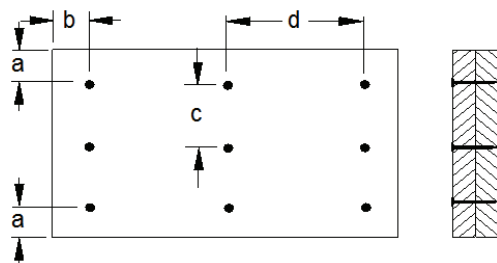
Design meets Code minimum (L/360) Live load deflection criteria.

BC CALC® analysis is based on IBC 2009.

Unbalanced snow loads determined from building geometry were used in selected product's verification.

Design based on Dry Service Condition.

Calculation based on user input of unbraced length of Top: 00-00-00 and Bottom: 00-00-00.

Connection Diagram: Full Length of Member


**2nd Floor\Dropped Beams\FB7(i242) (Dropped Beam)**

BC Design Engine Member Report

Dry | 1 span | No cant.

September 30, 2022 12:52:31

Build 8023

Job name: 18561 - 324 Third Ave N

File name: 18561 - 324 THIRD AVE N.mmdl

Address:

Description: 2nd Floor\Dropped Beams\FB7(i242)

City, State, Zip:

Specifier:

Customer: Unknown

Designer: Ashley Woods

Code reports: ESR-1040

Company: Boise Cascade BMD - Birmingham

Connection Diagram: Full Length of Member

a minimum = 2"

c = 5"

b minimum = 3"

d = 24"

Calculated Side Load = 0.0 lb/ft

Connectors are: 3-1/4 in. Pneumatic Gun Nails

Disclosure

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2nd Floor\Flush Beams\FB2(i261) (Flush Beam)

BC Design Engine Member Report

Dry | 1 span | No cant.

September 30, 2022 12:52:31

Build 8023

Job name: 18561 - 324 Third Ave N

File name: 18561 - 324 THIRD AVE N.mmdl

Address:

Description: 2nd Floor\Flush Beams\FB2(i261)

City, State, Zip:

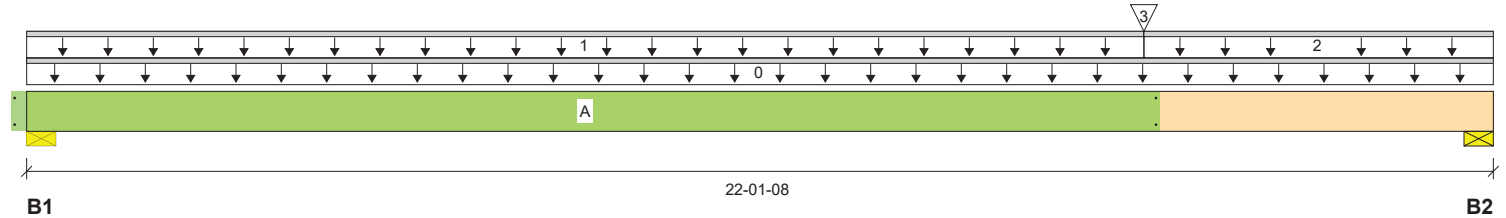
Specifier:

Customer: Unknown

Designer: Ashley Woods

Code reports: ESR-1040

Company: Boise Cascade BMD - Birmingham



Total Horizontal Product Length = 22-01-08

Reaction Summary (Down / Uplift) (lbs)

Bearing	Live	Dead	Snow	Wind	Roof Live
B1, 5-1/2"	2701 / 0	3039 / 0	2794 / 0		
B2, 5-1/2"	2675 / 0	3375 / 0	3388 / 0		

Load Summary

Tag	Description	Load Type	Ref.	Start	End	Loc.	Live 100%	Dead 90%	Snow 115%	Wind 160%	Roof Live 125%	Tributary
0	Self-Weight	Unf. Lin. (lb/ft)	L	00-00-00	22-01-08	Top		24				00-00-00
1	User Load	Unf. Lin. (lb/ft)	L	00-00-00	16-10-04	Top	230	230	230			n/a
2	User Load	Unf. Lin. (lb/ft)	L	16-10-04	22-01-08	Top	90	160	230			n/a
3	FB3(i322)	Conc. Pt. (lbs)	L	16-10-04	16-10-04	Back	1025	1156	1093			n/a

Controls Summary

	Value	% Allowable	Duration	Case	Location
Pos. Moment	39980 ft-lbs	43.3%	115%	7	11-10-14
End Shear	6879 lbs	37.5%	115%	7	19-08-00
Total Load Deflection	L/578 (0.443")	41.5%	n/a	7	11-02-12
Live Load Deflection	L/1005 (0.255")	35.8%	n/a	18	11-02-12
Max Defl.	0.443"	n/a	n/a	7	11-02-12
Span / Depth	10.7				

Bearing Supports

	Dim. (LxW)	Value	% Allow Support	% Allow Member	Material
B1	Wall/Plate 5-1/2" x 3-1/2"	7160 lbs	87.5%	49.6%	Unspecified
B2	Wall/Plate 5-1/2" x 3-1/2"	7922 lbs	96.8%	54.9%	Unspecified

Notes

Design meets Code minimum (L/240) Total load deflection criteria.

Design meets Code minimum (L/360) Live load deflection criteria.

BC CALC® analysis is based on IBC 2009.

Unbalanced snow loads determined from building geometry were used in selected product's verification.

Design based on Dry Service Condition.

Calculation based on user input of unbraced length of Top: 00-00-00 and Bottom: 00-00-00.

2nd Floor\Flush Beams\FB2(i261) (Flush Beam)

BC Design Engine Member Report

Dry | 1 span | No cant.

September 30, 2022 12:52:31

Build 8023

Job name: 18561 - 324 Third Ave N

File name: 18561 - 324 THIRD AVE N.mmdl

Address:

Description: 2nd Floor\Flush Beams\FB2(i261)

City, State, Zip:

Specifier:

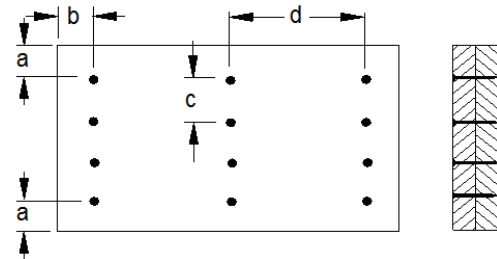
Customer: Unknown

Designer: Ashley Woods

Code reports: ESR-1040

Company: Boise Cascade BMD - Birmingham

Connection Diagram: Full Length of Member



a minimum = 2"

c = 6-5/8"

b minimum = 3"

d = 24"

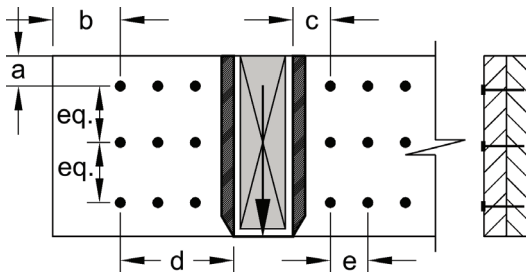
Calculated Side Load = 0.0 lb/ft

Connectors are: 3-1/4 in. Pneumatic Gun Nails

Connection Diagrams: Concentrated Side Loads

Connection Tag: A

Applies to load tag(s): 3+6



a minimum = 2"

b minimum = 4"

c minimum = 4"

d maximum = 12"

e minimum = 4"

Connectors are: 18 x 16d Common Nails

Disclosure

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Southern Build, LLC
c/o Scott Nicodemus
625 Bakers Bridge Ave., Ste 105
Franklin, TN 37067

June 5, 2023

RE: Roof & Back Wall 324 Third Ave. S Franklin, TN 37064 Building Permit Number 159743

To Whom It May Concern:

It has come to my attention that a building permit will be required to replace the roof and back yard wall at the address stated above and that both The Historic Commission and Building & Neighborhood Services would need to approve before moving forward.

Unfortunately, by complete mistake and misunderstanding the roof and back yard wall has already been removed via a sub-contractor. A stop work order has been placed at the job site.

Our intention was and is to build back the roof and back yard wall per code to match the original pitch and height elevations with new material (see the attached drawings pages B1-B7 along with a new material list from our lumber supplier) and refurbishing some of the old material to "put back to work". New material proposed would be as follows:

ROOF: Southern yellow pine 2x4's, 2x8's, 2x10's, refurbished collar ties, proper sheathing and black architectural shingles as was before.

WALLS: Southern yellow pine 2x4's, 2x6's, proper sheathing and 7" lap siding with a 4" reveal painted white to match original house.

It has also come to my attention that one or some of the historic windows were damaged upon further inspection we did not find any damaged windows (see the attached photos)

In addition, per code we request to vault the interior ceiling with new material, reuse the old ceiling joist that were removed as collar ties and expose them in the main living area as opposed to a flat ceiling and covering them with drywall and insulation and rebuild the back wall of the house facing back yard using southern pine 2x4's 16" on center to stabilize and receive the already approved addition.

With all due respect this was an oversight and mistake on my part, and I apologize for the misunderstanding.

Sincerely,

Scott Nicodemus









File #: 21-05017

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

SUBJECT:
Consideration Of Alterations (Mortar And Roof) At 140 4th Ave. S.; Donna Bradley, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning mortar and roof replacement at 140 4th Avenue South.

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

PROJECT INFORMATION:
COF Project Number: 8260
Applicant: Donna Bradley
Owner: Donna M. Bradley Living Trust

BACKGROUND:
The building at 140 4th Avenue South was constructed circa 1960 and is considered non-contributing in the National Register of Historic Places for the Franklin Historic District based on the 2017 update. The building is approximately 57 years old and staff applied the Historic Commercial Guidelines to the proposal.

The current roofing type is a membrane material that does not divert the water from the roof and is causing water to pool and leak inside of the building. The application proposes to replace the roof with the same membrane material and install insulation under the new roof to allow water to flow properly off of the roof. While the roofing material is not typical for historic buildings, the roof cannot be seen from street view. The Guidelines recommend the following for roofing on historic commercial buildings:

- Preserve historic commercial roof forms and materials. Roofing sections on the main and other visible facades should remain unaltered.
- If localized damage occurs, replace the damaged materials only. If partial or wholesale replacement is needed, use materials whose composition and appearance match the historic materials.

Some of the mortar is also proposed to be replaced due to its age and will be color matched to what is currently on the building. The Guidelines recommend the following for masonry for commercial buildings:

- Preserve and maintain the original exterior masonry walls and details.
- Repair and, if needed, replace damaged masonry with new masonry which matches historic masonry as closely as possible in color, texture, and profile.
- When repointing is needed, use mortar to match the original in composition and appearance.
- Rake new mortar joints to match the original profile.
- Avoid the application of stucco or Drivit.

RECOMMENDATION:

Staff recommends the replacement of the roof and repair of the mortar at 140 4th Ave. S. be approved with the following conditions:

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

July 28, 2023

Dear Historic Zoning Commission,

I understand today is the deadline to submit a request to the Historic Zoning Commission. **Please consider my request for permission to perform needed maintenance on my building located at 140 4th Ave S located in downtown Franklin. I do not plan to make any changes to the exterior in material or design.** My deceased husband and I bought the building in 1981 operating our business, Tennessee Underwriters, Inc., until the business was sold in 2014. I now lease the building to Towne Creek Reality.

The roof has been leaking which has caused problems for Towne Creek. The roof needs to be replaced which will be installed with a similar membrane style to protect the building. I plan to remove the existing roof down to the decking making repairs, as necessary, to preserve the building for the long-term. The building has a small parapet wall that hides the roof from public view and the existing parapet height will not be changed. Insulation will be installed also ensuring proper pitch is maintained for rapid drainage.

It was also brought to my attention some brickwork needs to be point and tuckered to prevent leaks and maintain the long-term integrity of the structure. Every effort will be made to preserve all original brick and great care will be made to find matching brick if necessary. Measures will be taken to match mortar color and style of application so it will blend in. I need to note previous point and tuck by prior owners, in some cases, was not matched to exact color or with material texture. That is not in the scope of our plans unless it is in an area of work being performed.

I am engaging Tim Prow, PBG Builders, to oversee the project and ensure repair work complies with standards to get a quality job. He is currently bidding the job to well established companies who have performed work in the historical district.

Included are pictures of the exterior of the building from all directions and highlighted areas that will be repaired. Also included are pictures of the current roof that will be replaced. Fencing will be placed around the building to provide a safety buffer for pedestrians.

As you can see, my intent is to make sure we preserve the historical environment that also enhances the value of not only my building, but the community as well. I plead that you will grant approval of my request so that I may follow proper procedures to protect my tenant and the value of my property. Please let me know if you need additional information.

Thank you for your consideration,
Donna Bradley
Trustee, Donna M. Bradley Living Trust
600 12th Ave S, Apt 2005, Nashville, TN 37203
615-969-3267 donnabradley615@gmail.com



OWNER AFFIDAVIT

City of Franklin, Tennessee

We/I Donna M. Bradley 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:

078 C G 00800 000
(Property Parcel/Tax ID Number)

and located at:

140 4th Ave S
(Street Address)

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

PBG Builders, Inc.
(Please print Name/Names in Full)

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

Donna M. Bradley
Signature

600 12th Ave S, Apt 2005,
Property Owner Mailing Address

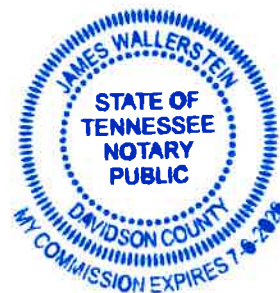
Nashville TN 37203
City, State & Zip

Subscribed and sworn to before me this

27th day of July, 2023

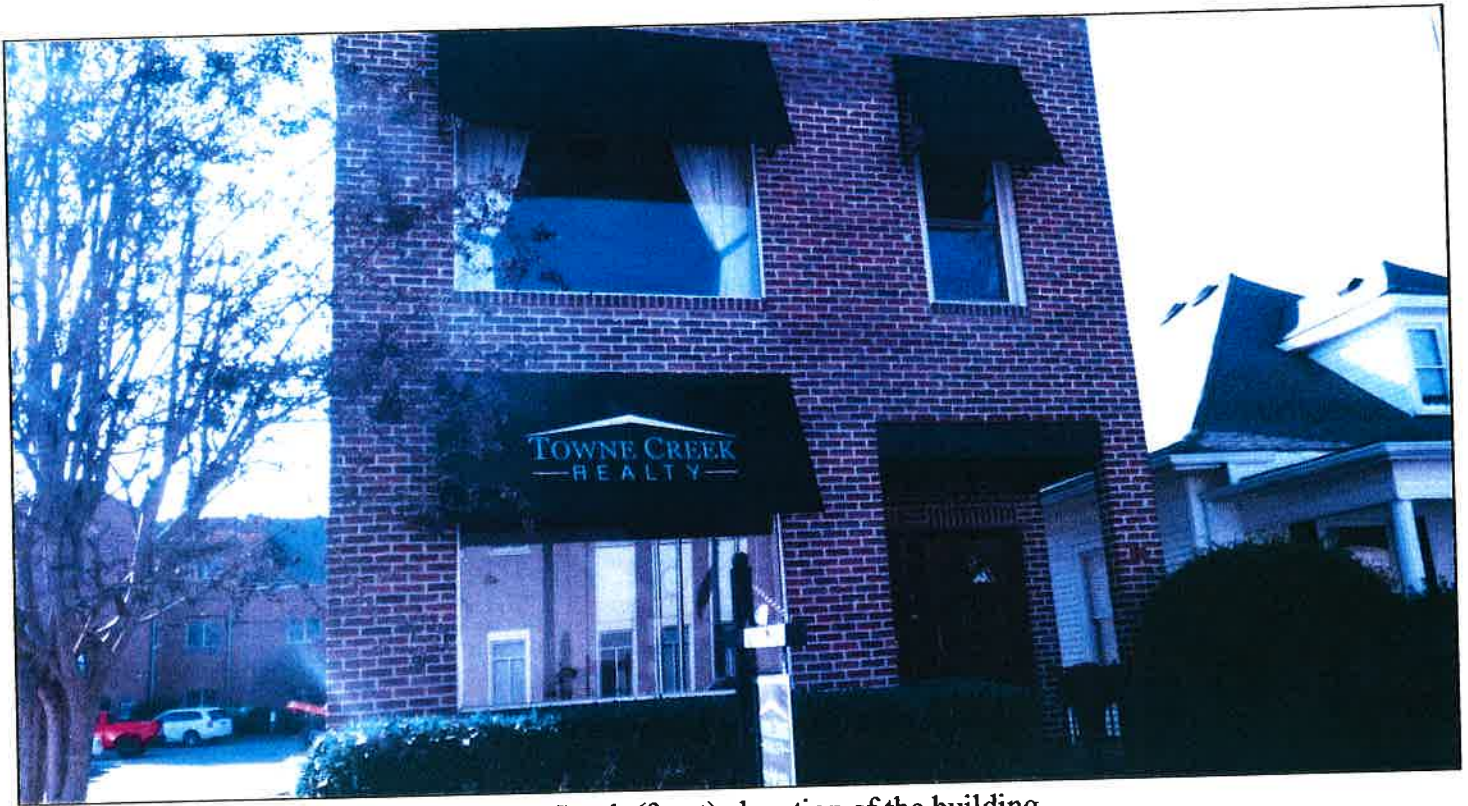
James Wallerstein
Notary Public

My Commission Expires: 7-06-26





BRADLEY LIVING TRUST WATER AND BRICK DAMAGE INVESTIGATION
140 4th Avenue South, Franklin, Tennessee 37064



South (front) elevation of the building.



East (side) elevation of the building.



North (rear) and west (side) elevations of the building.



South (side) elevation of the building. Note crack in masonry above front entry porch.



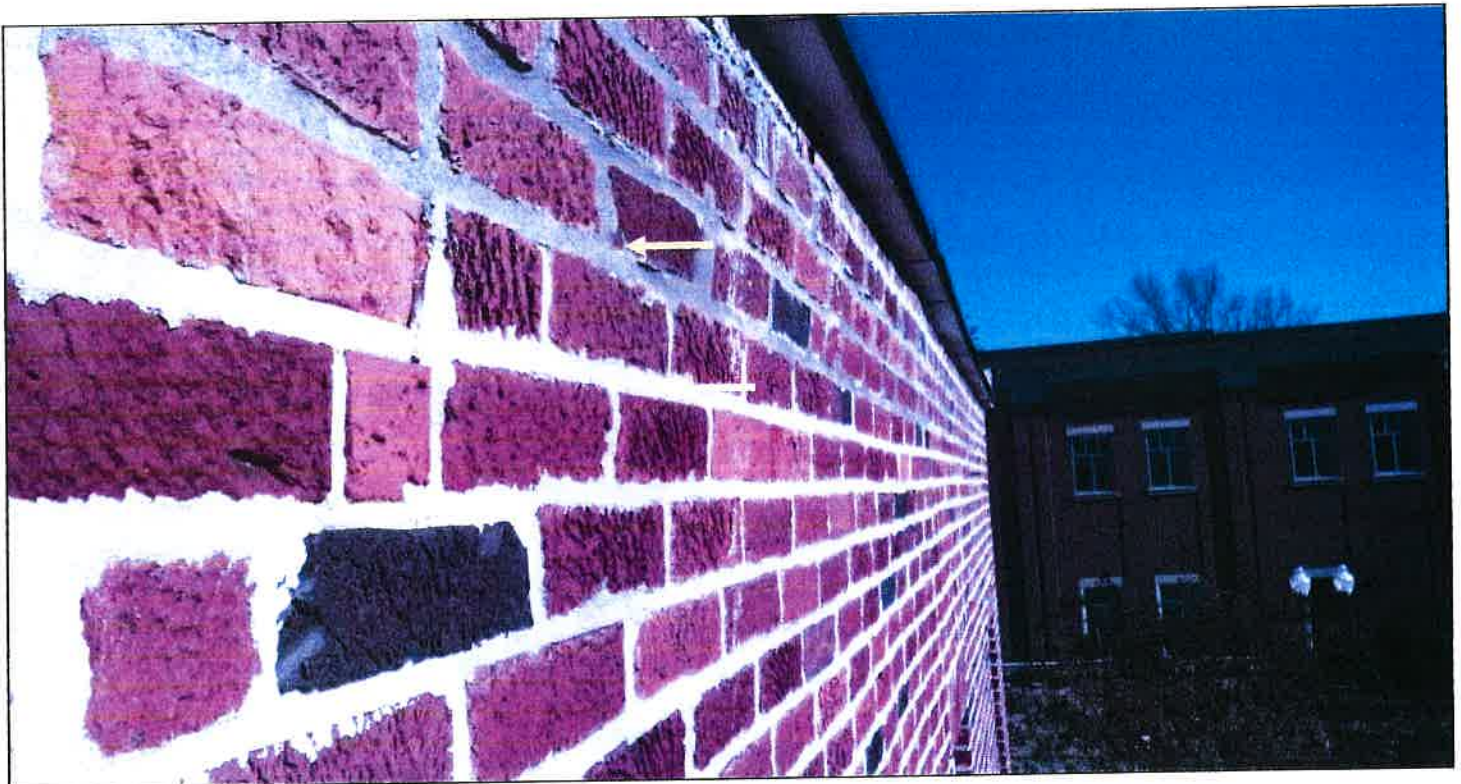
Cracks in brick above existing window opening.



Crack in brick below existing window sill row lock.



Open and missing mortar joints above downspout conductor head in west parapet wall.



Darker colored mortar joints at top of parapet walls.



Cracked and spalled concrete on west elevation stem wall.



Cracked and spalled concrete on west elevation stem wall.

Jake Casper

MidSouth Construction

1/31/2023 | 33 Photos



Roof Inspection



ponding water at all scuppers and walls are bridging.

Project: 146 4th Ave S
Date: 1/27/2023, 11:58am
Creator: Donald Jakes



roof membrane loose from wall

Project: 146 4th Ave S
Date: 1/27/2023, 11:58am
Creator: Donald Jakes



membrane loose from walls

Project: 146 4th Ave S
Date: 1/27/2023, 11:58am
Creator: Donald Jakes



roof membrane loose and bridged

Project: 146 4th Ave S
Date: 1/27/2023, 11:58am
Creator: Donald Jakes



ponding water and wrinkled membrane

Project: 146 4th Ave S
Date: 1/27/2023, 11:58am
Creator: Donald Jakes

6



ponding water and scupper not fully open

Project: 146 4th Ave S
Date: 1/27/2023, 11:58am
Creator: Donald Jakes

7

no pipe clamps on any pipes



Project: 146 4th Ave S
Date: 1/27/2023, 11:58am
Creator: Donald Jakes

8



Project: 146 4th Ave S
Date: 1/27/2023, 11:59am
Creator: Donald Jakes

9

scupper not draining properly



Project: 146 4th Ave S
Date: 1/27/2023, 11:59am
Creator: Donald Jakes

10



Project: 146 4th Ave S
Date: 1/27/2023, 11:59am
Creator: Donald Jakes

11

no clamp on vent



Project: 146 4th Ave S
Date: 1/27/2023, 11:59am
Creator: Donald Jakes

12



Project: 146 4th Ave S
Date: 1/27/2023, 11:59am
Creator: Donald Jakes

13

loose membrane through out



Project: 146 4th Ave S
Date: 1/27/2023, 11:59am
Creator: Donald Jakes

14

loose membrane at walls and corners



Project: 146 4th Ave S
Date: 1/27/2023, 11:59am
Creator: Donald Jakes

bridging in all roof edges and corners

15



Project: 146 4th Ave S
Date: 1/27/2023, 11:59am
Creator: Donald Jakes

16



Project: 146 4th Ave S
Date: 1/27/2023, 11:59am
Creator: Donald Jakes

17



Project: 146 4th Ave S
Date: 1/27/2023, 11:59am
Creator: Donald Jakes

18



Project: 146 4th Ave S
Date: 1/27/2023, 11:59am
Creator: Donald Jakes

19



Project: 146 4th Ave S
Date: 1/27/2023, 11:59am
Creator: Donald Jakes

20



Project: 146 4th Ave S
Date: 1/27/2023, 11:59am
Creator: Donald Jakes

21



Project: 146 4th Ave S
Date: 1/27/2023, 11:59am
Creator: Donald Jakes

22



Project: 146 4th Ave S
Date: 1/27/2023, 11:59am
Creator: Donald Jakes

23



Project: 146 4th Ave S
Date: 1/27/2023, 11:59am
Creator: Donald Jakes

24



Project: 146 4th Ave S
Date: 1/27/2023, 12:00pm
Creator: Donald Jakes

25

no clamps on any pipes



Project: 146 4th Ave S
Date: 1/27/2023, 12:00pm
Creator: Donald Jakes

26



Project: 146 4th Ave S
Date: 1/27/2023, 12:00pm
Creator: Donald Jakes

27



Project: 146 4th Ave S
Date: 1/27/2023, 12:00pm
Creator: Donald Jakes

28

no clamp



Project: 146 4th Ave S
Date: 1/27/2023, 12:00pm
Creator: Donald Jakes

29

no clamp



Project: 146 4th Ave S
Date: 1/27/2023, 12:00pm
Creator: Donald Jakes

30



Project: 146 4th Ave S
Date: 1/27/2023, 12:02pm
Creator: Donald Jakes

31



Project: 146 4th Ave S
Date: 1/27/2023, 12:02pm
Creator: Donald Jakes

32



Project: 146 4th Ave S
Date: 1/27/2023, 12:02pm
Creator: Donald Jakes

33



Project: 146 4th Ave S
Date: 1/27/2023, 12:03pm
Creator: Donald Jakes



File #: 21-05018

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

SUBJECT:
Consideration Of Alterations At 230 Franklin Rd. (Canopy And Windows); Brent Swingle, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning alterations at 230 Franklin Road.

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

PROJECT INFORMATION:
COF Project Number: 6282
Applicant: Brent Swingle
Owner: Factory Partners, LLC

BACKGROUND:
The application includes several alterations to the previously approved plans for the Factory Campus.

Building Three
On building three, on the front elevation where the canopy for the BBQ restaurant has been proposed, a storefront door was to be installed between two existing sections of steel windows and underneath a section of an existing window transom. It was previously approved for the transom to remain, and a door to be installed below, but it was removed. The application is requesting approval for a new steel door system to be installed with a new transom above the door. The Guidelines recommend that one should preserve and maintain historic windows and historic window openings.

Per the application, "The steel window transom above, was mistakenly removed by the contractor before the design and ownership teams were notified, due to its inability to support the new steel door system. We are proposing replacing the entire vertical section of glazing with a similar steel window/door assembly." With the historic transom removed, this leaves few options to consider, and has to be replaced with the proposed steel door and transom. Other approved locations for doors to be added in the window openings should be evaluated prior to removing historic features such as windows, to see if the current conditions allow for supporting a metal door without additional removal of historic windows.

Building Eight

On building eight, where the previous shed structures were located, doors were to be placed in the openings and the original transoms were to be reused. After removing the sheds, existing drywall, and framing, the transoms are reported to be in poor condition due to water damage over the years. The transoms could be repaired, but the application states that, "The transoms were found to be in poor condition and would be unable to receive the new steel window installation..., so we are proposing replacing the entire vertical section of glazing in both of these openings with the same steel window/door system described (on building three)." The Guidelines recommend that one should preserve and maintain historic windows and historic window openings. The replacement of the historic transoms does not meet the intent of the Guidelines.

Building Thirteen

On building thirteen, facing Liberty Pike, the previously approved canopy is proposed to alter the columns to allow for ADA access. In June 2022, a COA was granted to remove the non-historic canopy from this location and construct a metal canopy. To provide better access to this entrance, this application is proposing to revise the canopy by decreasing the number of supporting posts. The Guidelines recommend avoiding adding canopies to historic buildings where they did not exist historically. Where deemed appropriate on rear or secondary facades with minimal visibility from the street, size and place new canopies in locations that respect the design of the building and do not obscure architectural features or details. Canopies should be proportional with and complimentary to nearby buildings and canopies. Additionally, new canopies should be simply designed to match historic equivalents and paint them muted colors that are complementary to the building and surrounding historic district. As proposed, the intent is to reduce the number of columns previously approved to be used for supporting the roof of the canopy. While the Guidelines state that one should not add canopies to existing elevations, this canopy was previously approved and the alterations remove some of the proposed elements, which better align with the Guidelines.

RECOMMENDATION:

Staff recommends denial of the alterations to the windows to building eight based on the following Design Guideline:

1. The Guidelines recommend that one should preserve and maintain historic windows and historic window openings.

Staff recommends approval of the revised canopy design with the reduced number of columns on building 13 and installation of the new door system on building three due to the hole in the facade from the existing window removal:

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.

Advisory Comment:

Other approved locations for doors to be added in the window openings should be evaluated prior to removing historic features such as windows, to see if the current conditions allow for supporting a metal door without additional removal of historic windows. Any further alterations than what was previously approved must receive approval from the Historic Zoning Commission.

OWNER AFFIDAVIT

City of Franklin, Tennessee

We/I Factory Partners, 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:

Tax Map 63M, Group A, Parcel 21.00

(Property Parcel/Tax ID Number)

and located at:

230 Franklin Rd, Franklin, TN 37064

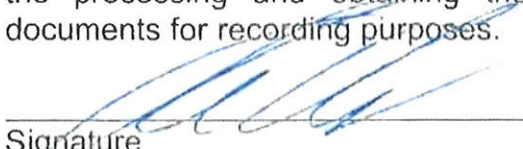
(Street Address)

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

Centric Architecture

(Please print Name/Names in Full)

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

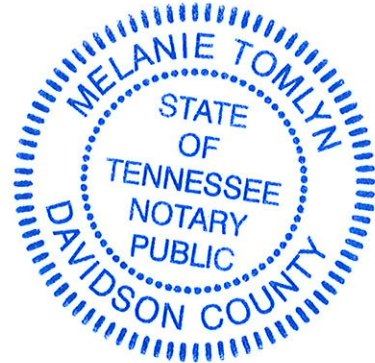

Signature

2710 Old Lebanon Rd, Ste 5

Property Owner Mailing Address

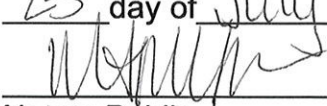
Nashville TN 37214

City, State & Zip



Subscribed and sworn to before me this

25 day of July, 20 23.


Notary Public

My Commission Expires: 11/3/25

CENTRIC

ARCHITECTURE

July 27, 2023

Emily Huffer
City of Franklin Planning & Sustainability Department
109 3rd Avenue South
Franklin, TN 37064

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

Dear Emily:

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

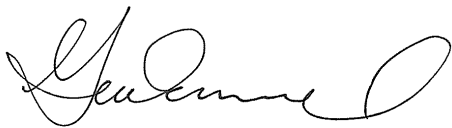
In Phase 4 (Bldg 3), one of the storefront opening replacements was previously intended to be installed between two existing sections of steel windows and underneath a section of existing steel window transom. The steel window transom above, was mistakenly removed by the contractor before the design and ownership teams were notified, due to its inability to support the new steel door system. We are proposing replacing the entire vertical section of glazing with a similar steel window / door assembly. (See attached field observation report for more information).

In Phase 5 (Bldg 8), there was a similar condition where two storefront openings were intended to be replaced while leaving the existing steel window transoms above. The transoms were found to be in poor condition and would be unable to receive the new steel window installation below, so we are proposing replacing the entire vertical section of glazing in both of these openings with the same steel window / door system described above.

In Phase 6 (Bldg 13), our drawings showed the replacement of an entry canopy at the south entrance of the building with a new steel canopy. The locations of the columns in the originally documented configuration prevented ADA access to the entrance, and so we are proposing a revised column layout which aligns with the existing concrete site walls at the entry stairs and allows for ADA access.

Please let us know if anything further is needed.

Sincerely,



Gina Emmanuel AIA, LEED AP

Enclosure

cc: Brent Swingle

THE FACTORY AT FRANKLIN



HOLLADAY
PROPERTIES
Building Solutions Since 1952

CENTRIC
ARCHITECTURE



SITE OBSERVATION

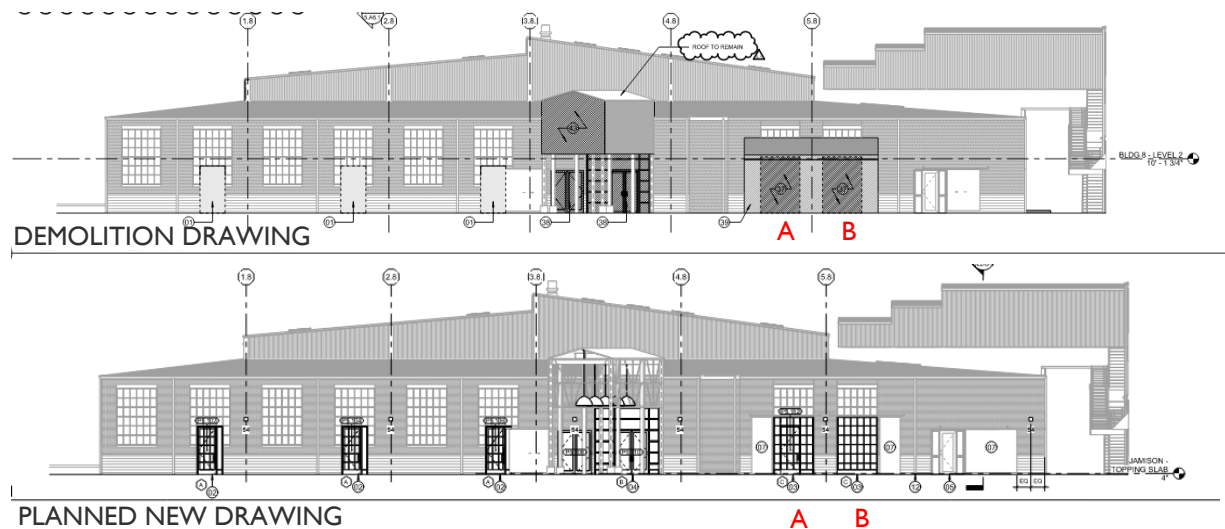
Date: July 20, 2023
Place: The Factory B3, B8

RE: The Factory at Franklin Windows
Centric Project #21040

The following is a brief summary of the items reviewed on site.

B8 Site Observations on west elevation window condition

These openings were previously covered with a shed structure, framing, and some drywall (see images). When these items were removed, the condition of the windows and the structure of the building surrounding the opening itself were revealed to be in poor condition.



Transom Location A (P5.112)

- 1/3 of structure missing in opening from use for a duct or other such equipment.
- The remaining window is bowing from top to bottom and side to side.
- The general contractor cannot weld new pieces to the new frame given how fragile the metal frame is. This includes new glass replacement where needed. As a reference of comparison, the clerestory windows in B11 (Grand Hall) were able to be repaired and welded as the existing metal windows were in significantly better condition.
- Water damage exists from the inability to properly flash at the window head. Without providing some type of awning or larger cover, this will be an ongoing issue at these windows.

Transom Location B (Window C)

- The remaining window is bowing from side to side.

- The general contractor does not feel they can weld new pieces to the new frame given how fragile the metal frame is. This includes new glass replacement where needed. As a reference of comparison, the clerestory windows in B11 (Grand Hall) were able to be repaired and welded as the existing metal windows were in significantly better condition.
- Water damage exists from the inability to properly flash at the window head. Without providing some type of awning or larger cover, this will be an ongoing issue at these windows.
- At this location, the concrete and brick surrounding the opening are severely damaged. A channel is planned to go around the entire opening so the new window and door can be replaced and have a point of attachment (as well as protect the watertightness of the damaged structure). If the damaged transom remains, this channel will not be able to provide that protection at the entire opening.



IMAGES DURING DEMOLITION
TRANSOM A

1/3 OF WINDOW STRUCTURE
MISSING THIS OPENING.
BOWING IN ALL DIRECTIONS



BOWING IN HORIZONTAL DIRECTION

WALL DAMAGE

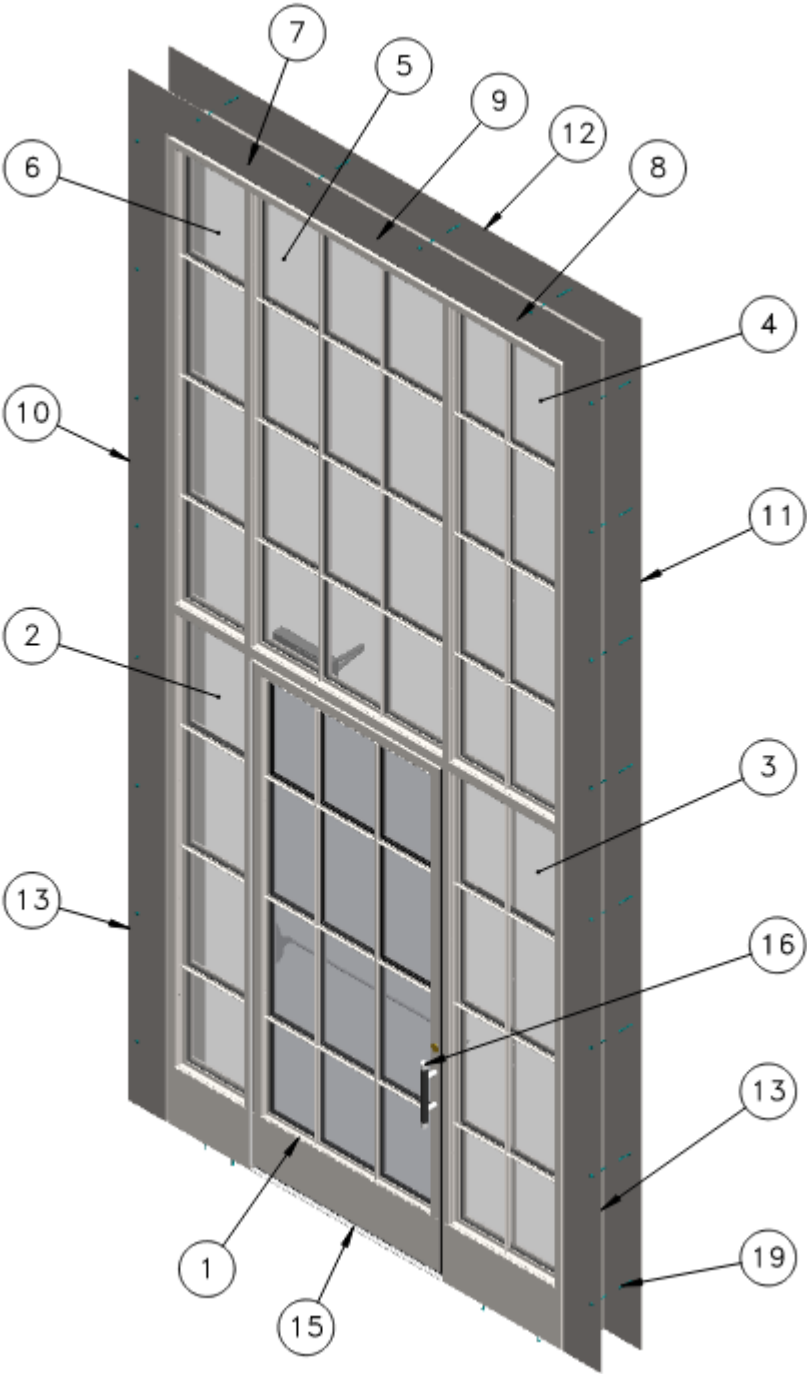
DURING DEMOLITION



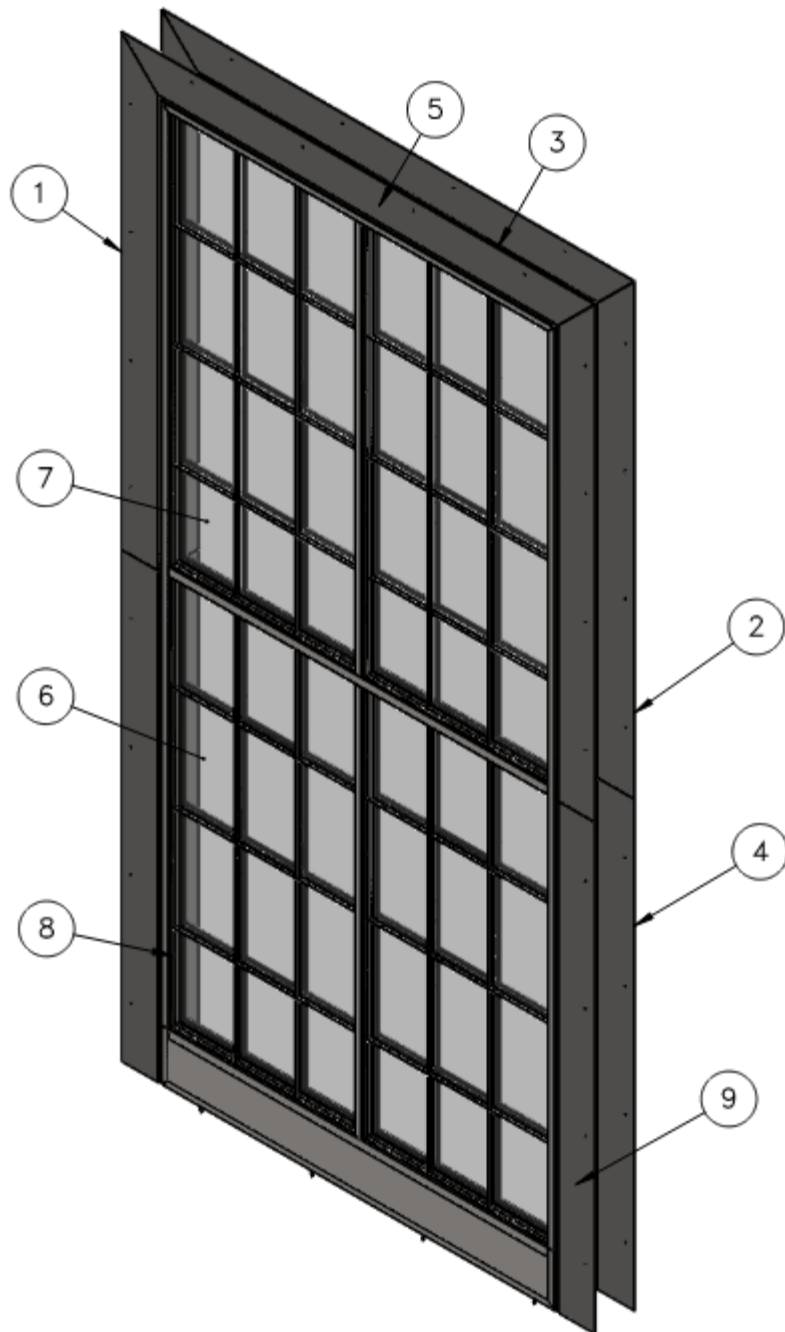
TRANSOM B

DAMAGED OPENING -
CHANNEL NEEDED FOR
ATTACHMENT AND WATER
PROTECTION

Shop Drawings for Replacement B8



TRANSOM/WINDOW A



TRANSOM/WINDOW B

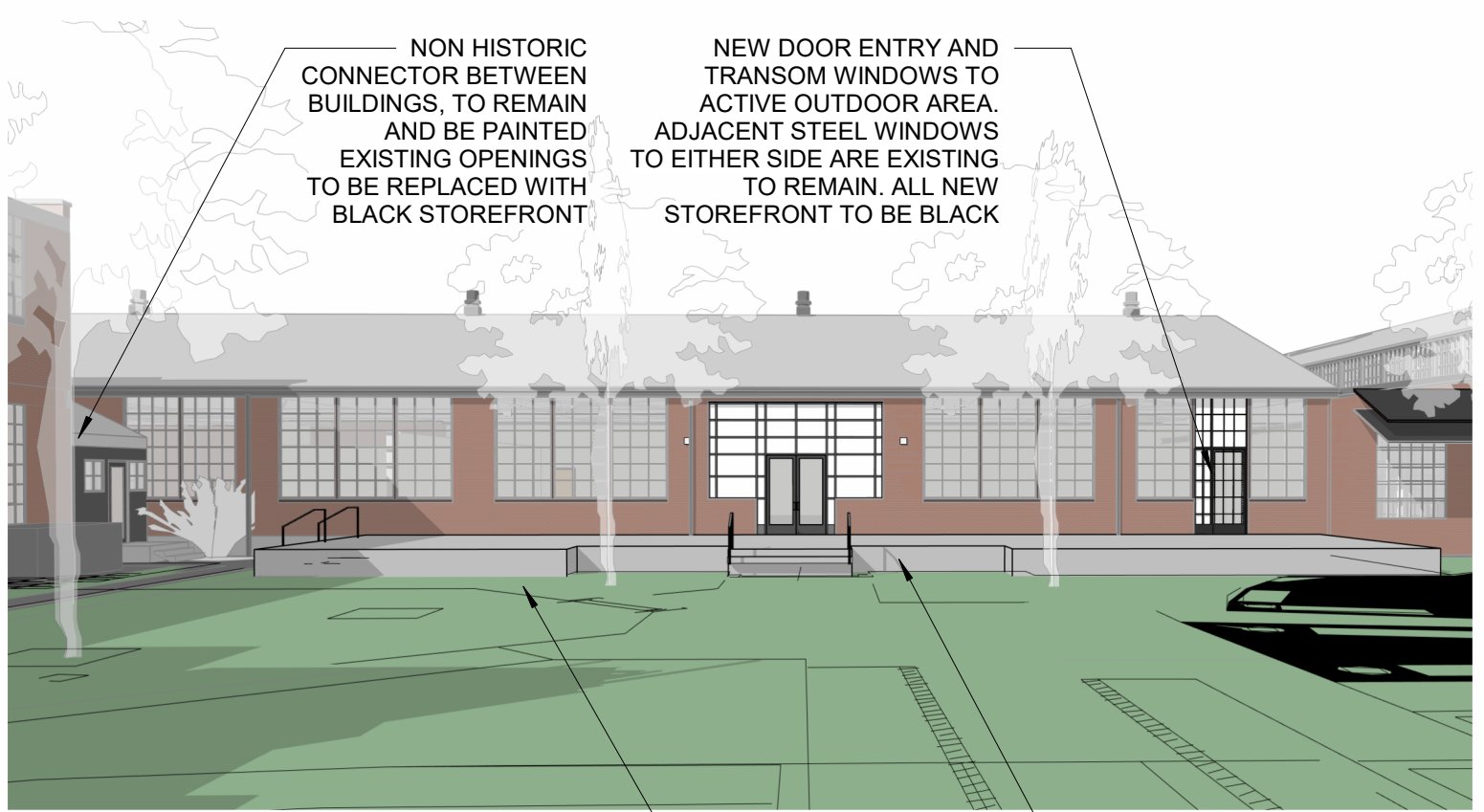
B3 Site Observation

- This opening was unfortunately removed already, and it was an error on the construction team's side.
- They removed it prior to our assessment for the following reasons (assuming we would need to remove it to support a steel door):
 - In this location, the weight of the steel doors could not be supported within the existing window frame with some sort of channel support due to the small amount of wall present to anchor to.
 - They needed the top and bottom of the wall (this is a large opening) in order to support the weight of the door. The weight of a steel door compared to the weight of a storefront door is significantly different. Given the superior aesthetic of the steel door, we have been trying to use those where possible instead of aluminum storefront.





EXISTING

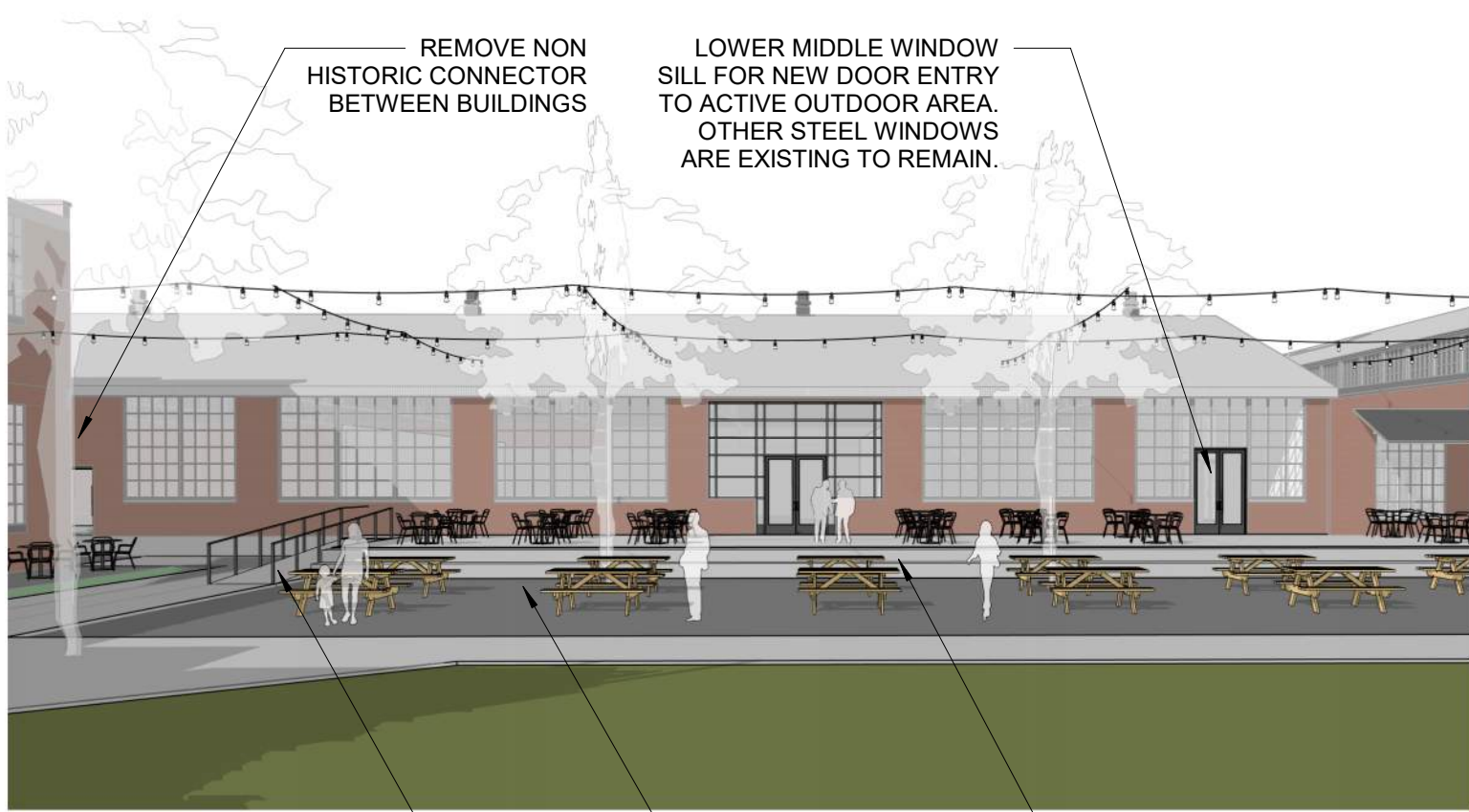


PROPOSED



REMOVE EXISTING AWNING AND ADD MULLIONS TO GLASS TO BETTER MATCH ADJACENT STEEL WINDOWS.

EXISTING



REMOVE NON HISTORIC CONNECTOR BETWEEN BUILDINGS

LOWER MIDDLE WINDOW SILL FOR NEW DOOR ENTRY TO ACTIVE OUTDOOR AREA. OTHER STEEL WINDOWS ARE EXISTING TO REMAIN.

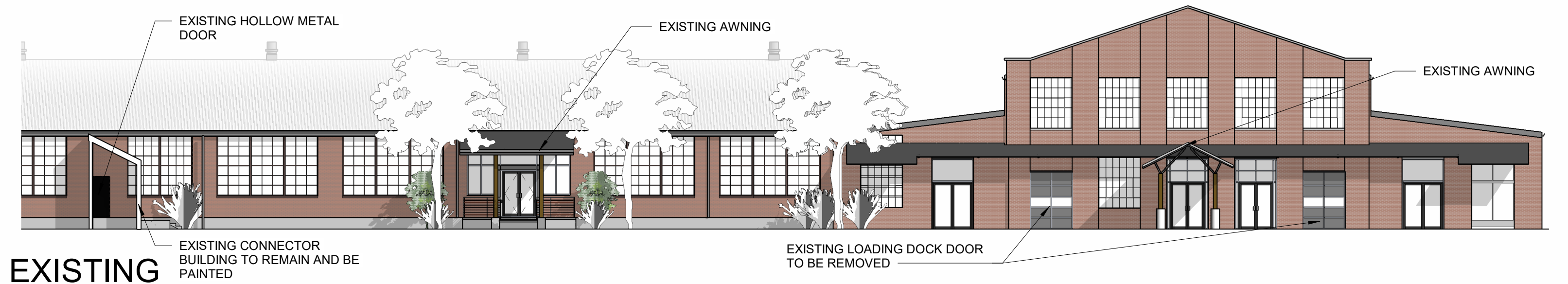
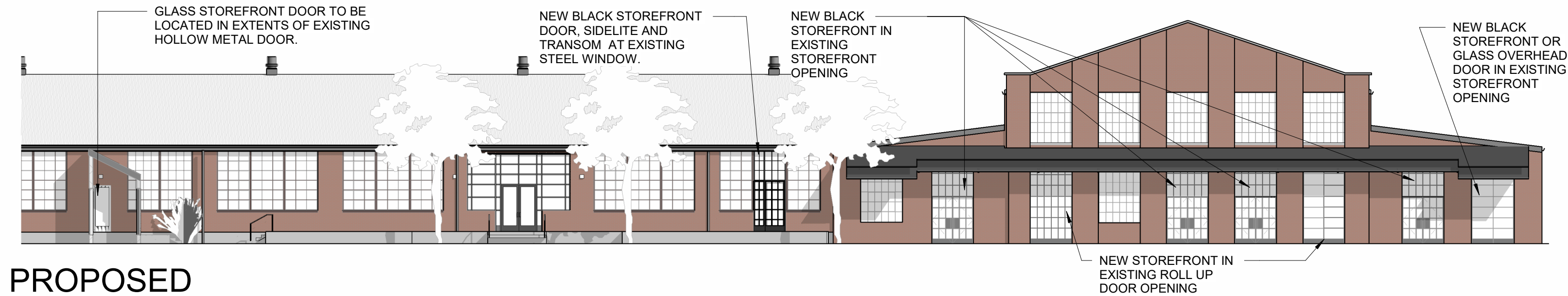
NEW RAMP

NEW OUTDOOR SEATING AREA

ENLARGED ELEVATED CONCRETE PATIO

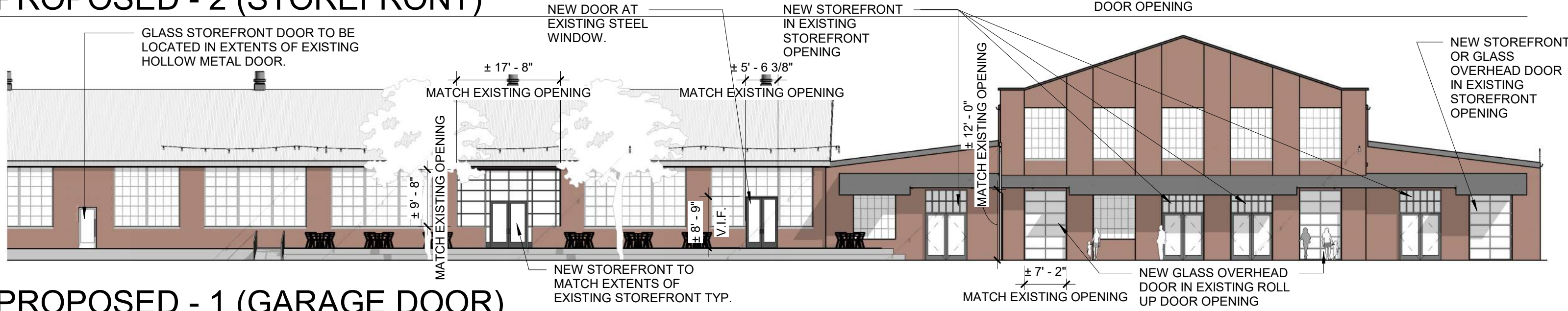
PROPOSED







PROPOSED - 2 (STOREFRONT)



PROPOSED - 1 (GARAGE DOOR)



EXISTING



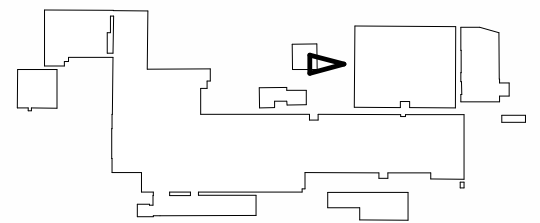
EXISTING



PROPOSED



BLDG 8 - WEST ELEVATION - PROPOSED





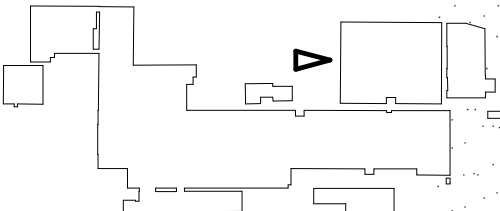
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PROPOSED

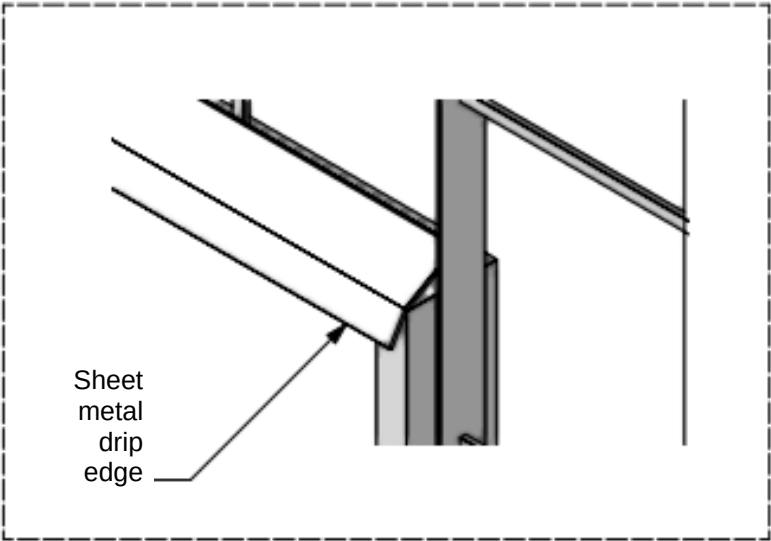
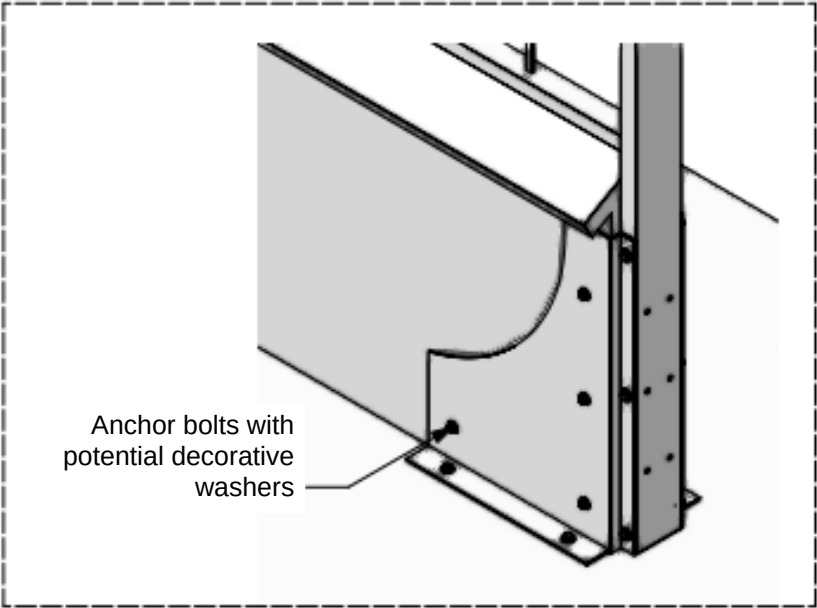
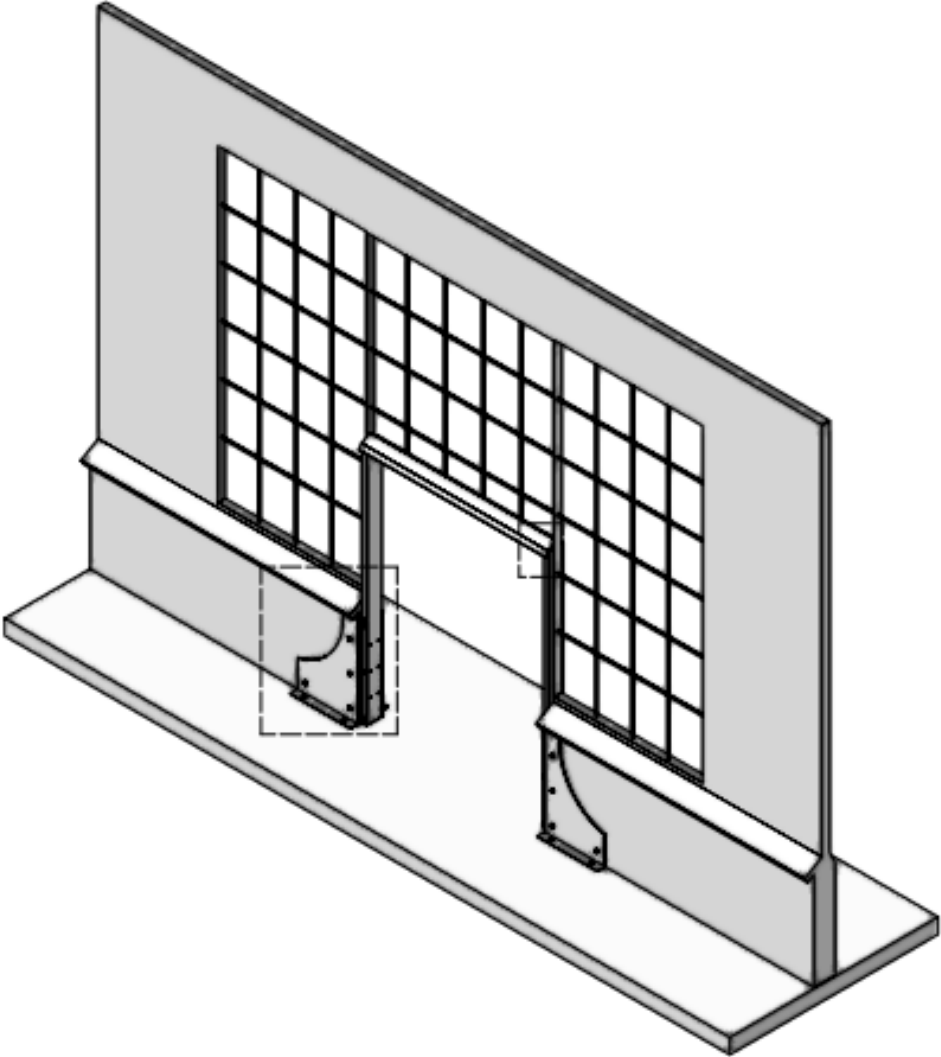
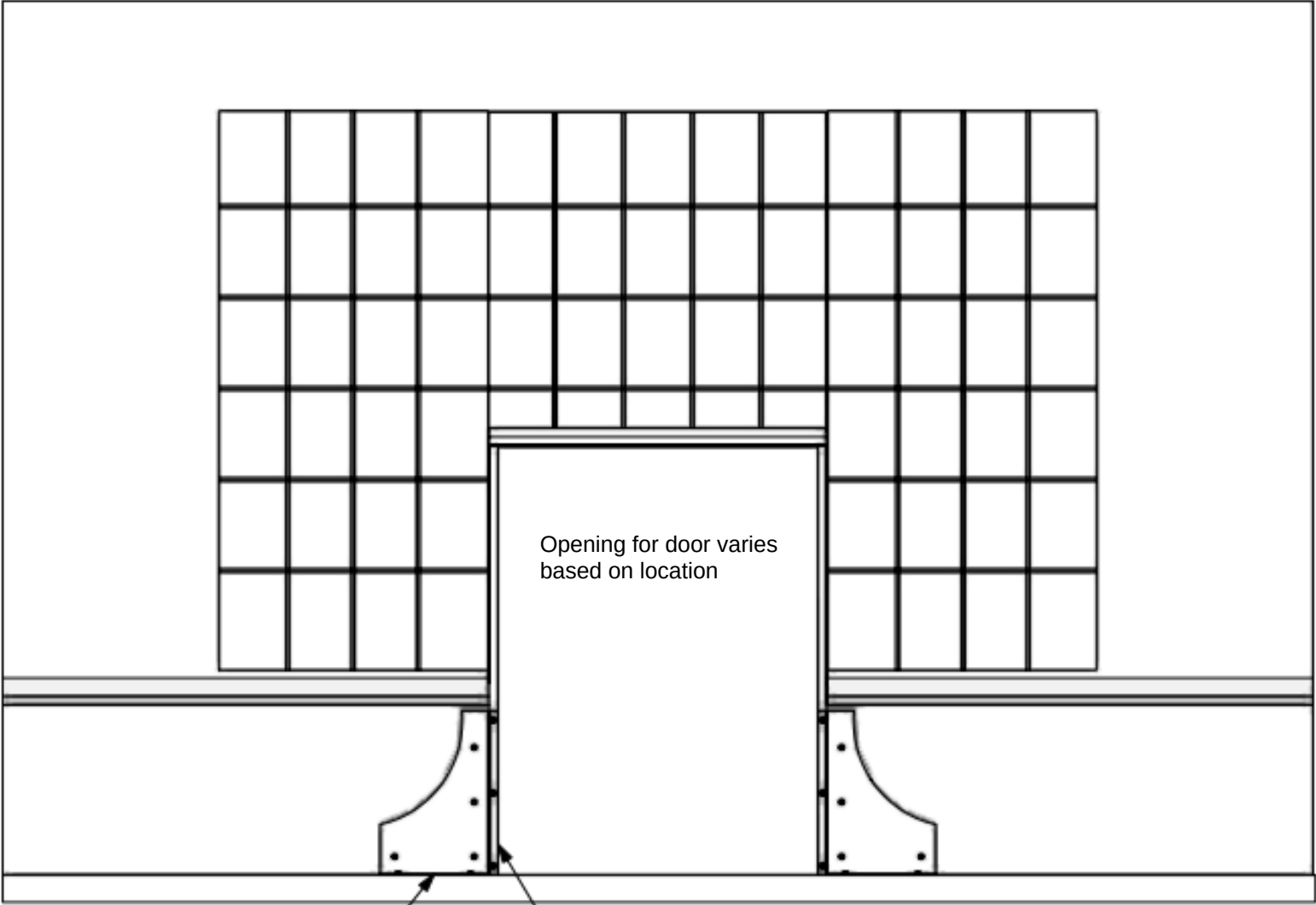


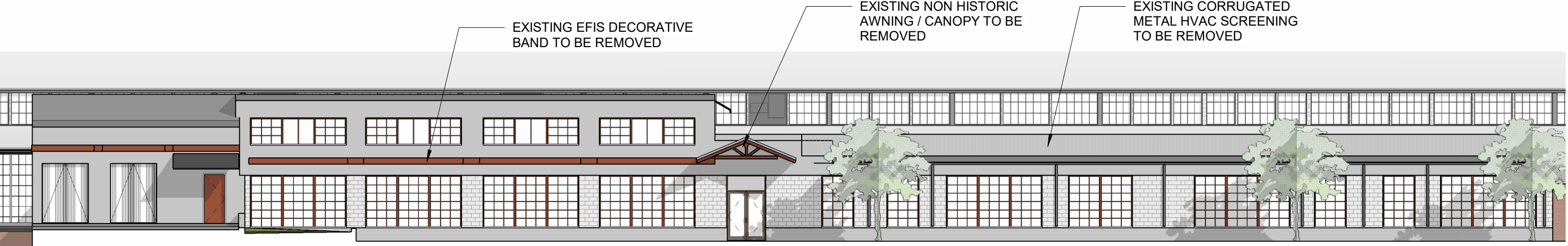
BLDG 8 - WEST ELEVATION - PROPOSED



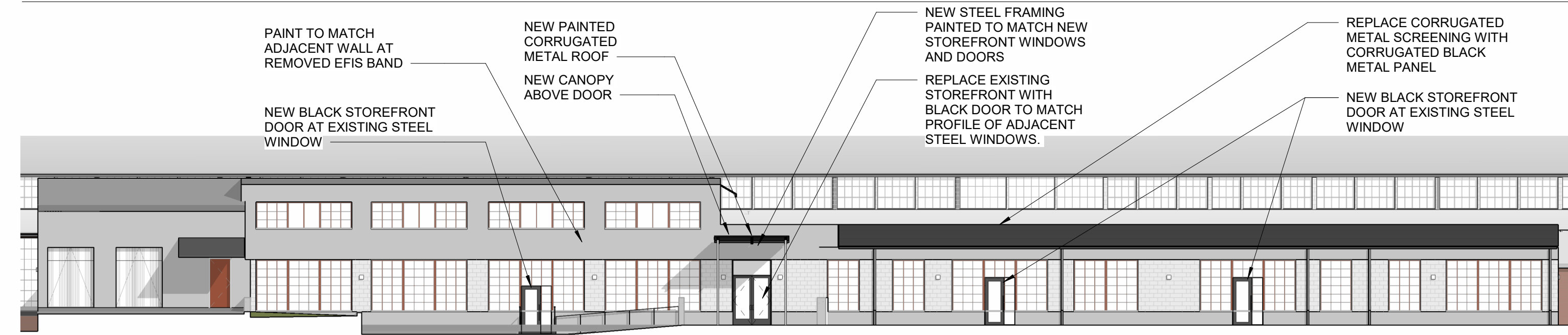
PREVIOUSLY APPROVED
AS PART OF MARCH 2022
SUBMISSION

SHOWN FOR REFERENCE





BUILDING 13 SOUTH ELEVATION - EXISTING



BUILDING 13 SOUTH ELEVATION - PROPOSED



EXISTING



PROPOSED



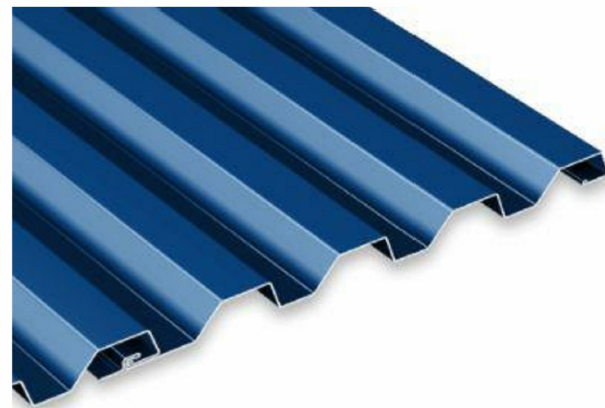
PREVIOUSLY PROPOSED / APPROVED



EXISTING

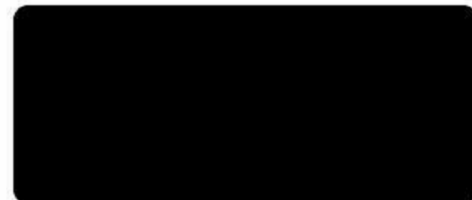


PROPOSED

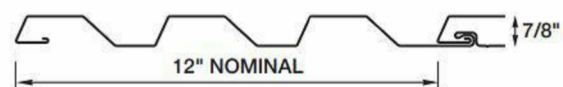
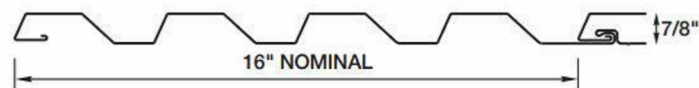


METAL PANEL SPEC:

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

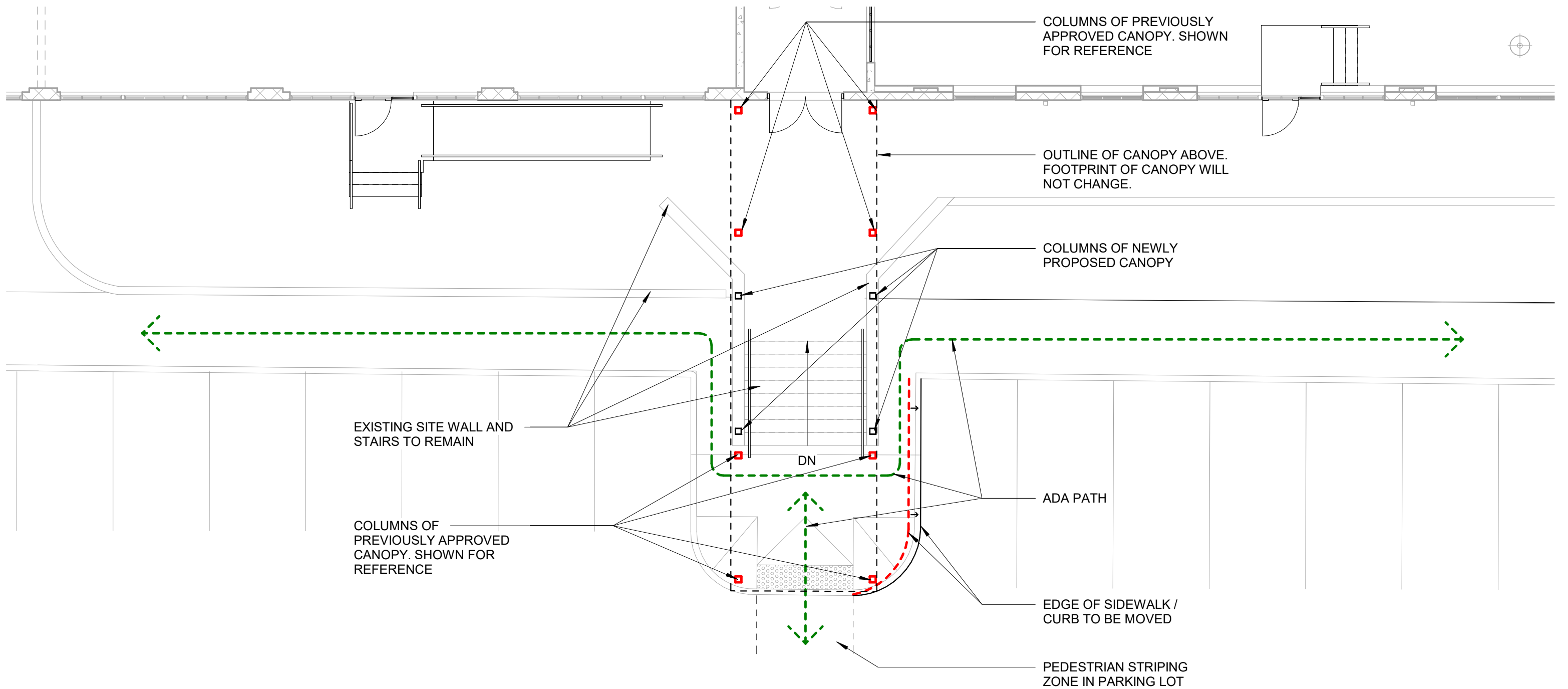


Matte Black Steel**



PREVIOUSLY PROPOSED / APPROVED





BLDG 13 SIDEWALK ADA ROUTE





File #: 21-05019

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

SUBJECT:

Consideration Of Preliminary Historic Zoning Commission Recommendation For Conceptual Subdivision (The Hill Property) Proposed At 405 5th Ave. N.; Greg Gamble, Applicant.

PURPOSE:

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

APPLICABLE DESIGN GUIDELINES:

2022 Historic District Guidelines:
Chapter 2: New Residential Buildings

PROJECT INFORMATION:

COF Project Number: 8261
Applicant: Greg Gamble
Owner: City of Franklin

BACKGROUND:

The development is proposed along 5th Avenue N., near its southeast intersection with 3rd Avenue North, which borders the historic Toussaint L'Overture Cemetery and the Mt. Hope Cemetery. One multiplex building (with four units) and one townhouse building (with five units) are proposed within the HPO boundaries. Additional townhomes and multiplexes are proposed outside of the HPO and are not under review by the HZC.

The subject property is immediately adjacent to the Toussaint L'Overture County Cemetery, which is listed on the National Register of Historic Places (NRHP) for significance in African American history. The Toussaint L'Overture County Cemetery, represents one of the few historic remnants of African-American ethnic identity in the community from the latter half of the nineteenth century. The cemetery has served and continues to serve the community, with the oldest interment occurring in December 1869 and the most recent in March of 1995. The period of significance for the cemetery is from 1869

to 1945. It is also the oldest African-American site in Franklin, Tennessee that has been in continuous use.

This property was originally owned by Eloise Winstead, an African American whose husband's family name is derived from their relationship as enslaved people to the Winstead family of Franklin, and whose land is called Winstead Hill and is located southwest of the city on Columbia Pike and is a City park.

The application appeared before the Design Review Committee to discuss the proposal at its July 2023 meeting.

Historic Resources

Because the proposed development is adjacent to a property listed on the NRHP, the Zoning Ordinance requires the implementation of a Historic Resource Edge Treatment ("Edge Treatment") as part of the development proposal. The Naturalistic Screening edge treatment is proposed, which requires a 75' opaque screen of evergreen trees mixed with existing vegetation between the historic resource and the proposed development. The proposed edge treatment best preserves the natural setting of the historic cemetery and buffers it from the proposed development.

Proposed Development

The proposed townhouse building is located along the border of Mt. Hope Cemetery. The proposed building contains five townhomes and is two stories in height. The proposed multiplex building is located interior to the townhouse building. It contains four dwellings and is two stories in height. The naturalistic screen edge treatment covers the length of the border between the proposed development outside of the HPO and the historic Toussaint L'Overture County Cemetery.

Scale

The proposed low scale and density were supported by the DRC because the proposed buildings are to be adjacent to the historic cemetery. The following Guidelines apply:

- Design the massing, size, scale, and proportions of new residential buildings to be compatible with nearby historic buildings.
- Design new residential buildings to complement rather than detract from the character of the historic district.

There are not any immediate historic buildings adjacent to the site.

Architectural Features

The Guidelines recommend that architectural features of a new building should be aligned with those of nearby historic buildings. As there are not adjacent historic buildings to this property, this is a unique case. DRC members are supportive of the proposed buildings as the architectural features of the proposed buildings do not overwhelm the site. The materials of the buildings are proposed to be an asphalt roof, cementitious lap siding with a 5" reveal, and a brick foundation. The Guidelines recommend the following:

- Use historically compatible roof materials such as asphalt, wood, slate, fiber-glass shingles, or standing-seam metal, which are traditionally used with the architectural style of the building.
- Use weatherboard, clapboard, or shiplap siding for frame buildings. Lap siding exposure should be consistent with that on adjacent historic buildings. Use smooth cement wood siding rather than vinyl or aluminum siding. Avoid board-and-batten and other exterior finishes that accentuate the verticality of an addition unless appropriate to the architectural style.

- For foundations, use materials that are similar in character to nearby historic buildings, such as brick, stone, concrete, or painted or parged concrete blocks.

The architectural features and materials as proposed are appropriate within the Guidelines.

RECOMMENDATION:

The HZC should make a preliminary recommendation to the Franklin Municipal Planning Commission and the Board of Mayor and Aldermen as to whether the proposal could ultimately meet the Historic District Design Guidelines related to height, massing, scale, and setbacks. Staff recommends preliminary approval with the following condition:

1. Following development plan review and approval, the proposal shall be submitted for a Certificate of Appropriateness application prior to Site Plan approval.

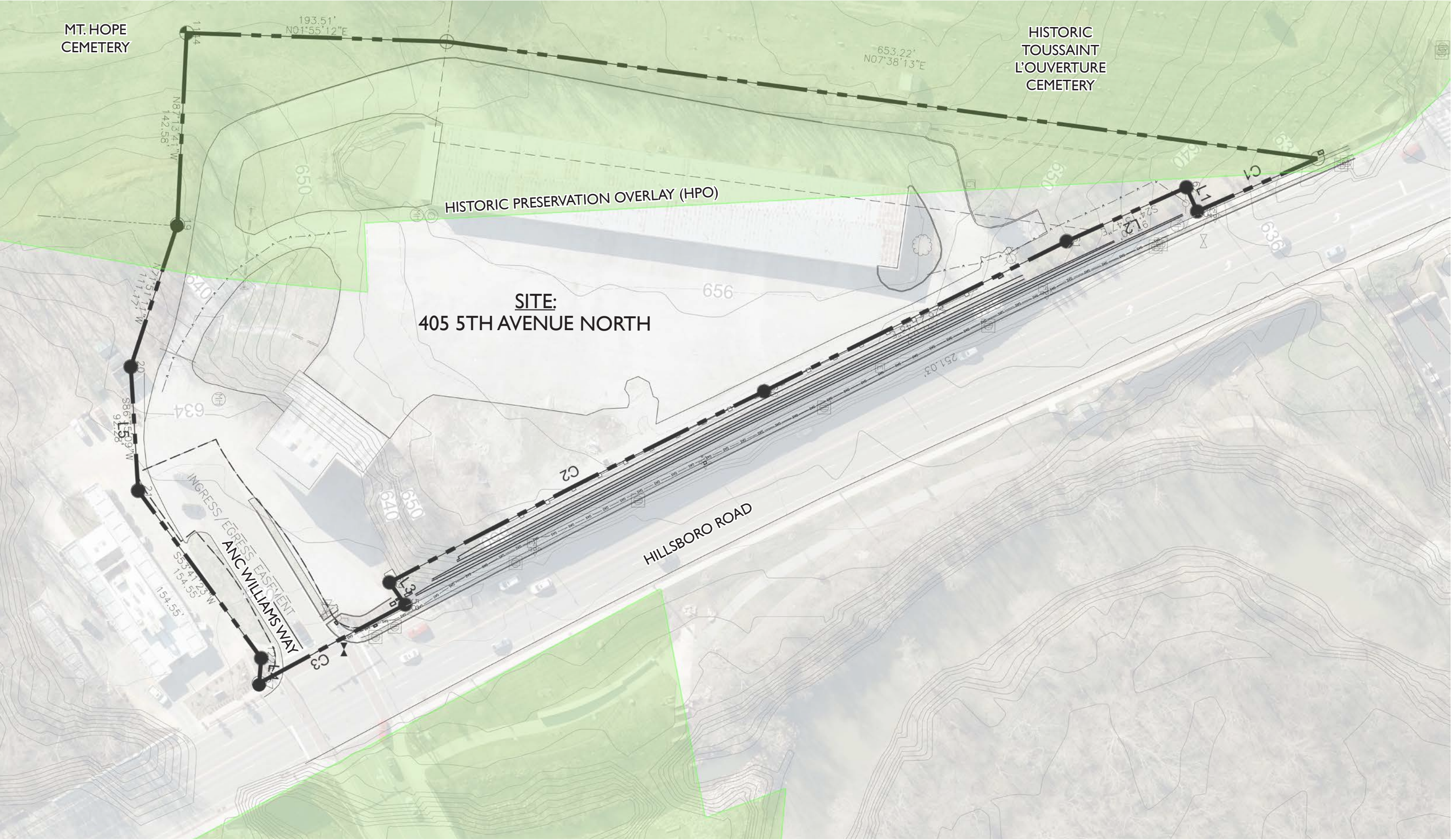


THE HILL PROPERTY

405 5TH AVENUE NORTH
FRANKLIN, TN

HZC SUBMITTAL 07/28/2023



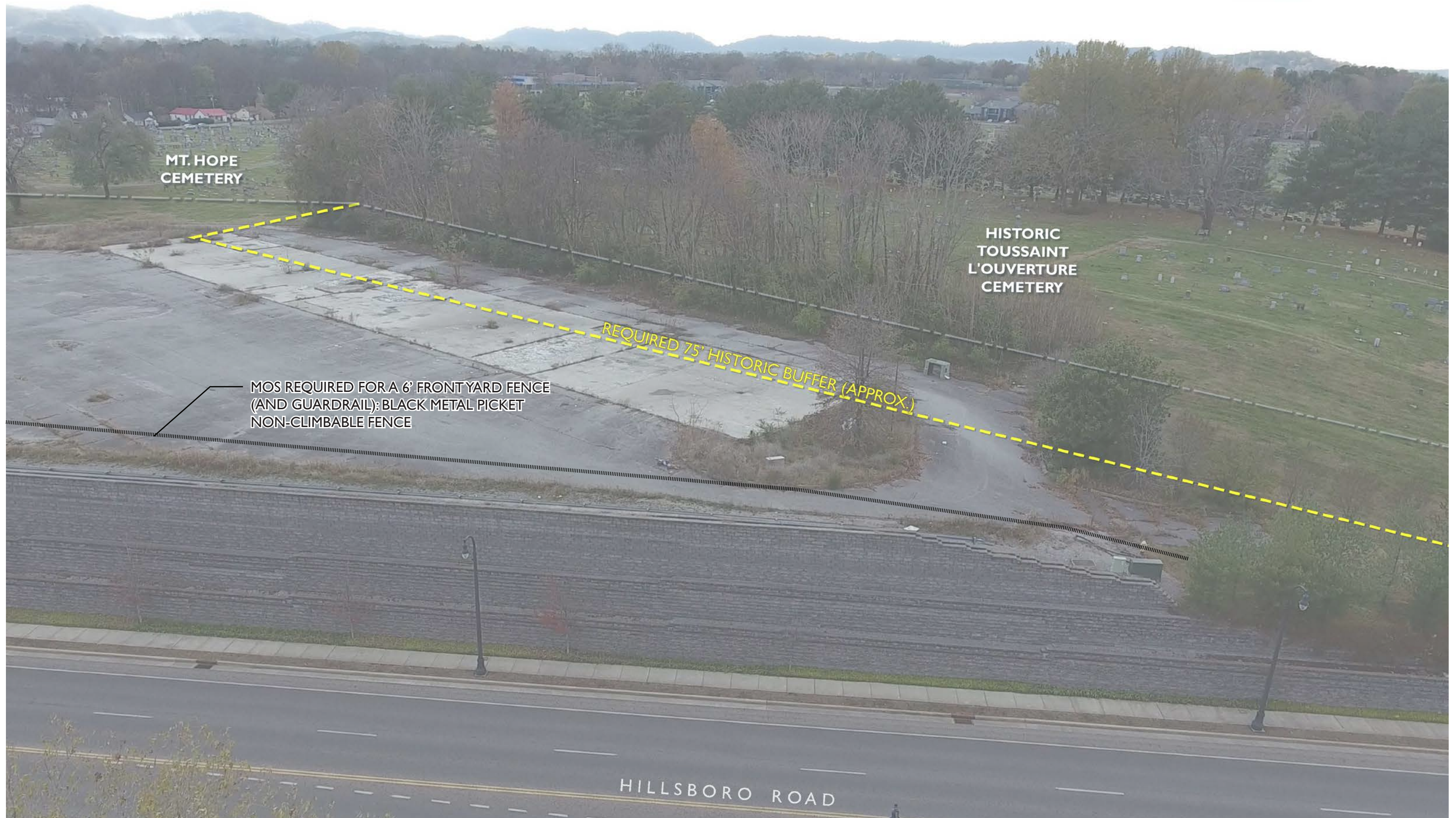




SITE DATA:

21 - TOWNHOMES
 12 - MULTIPLEX HOMES
 33 - TOTAL HOMES

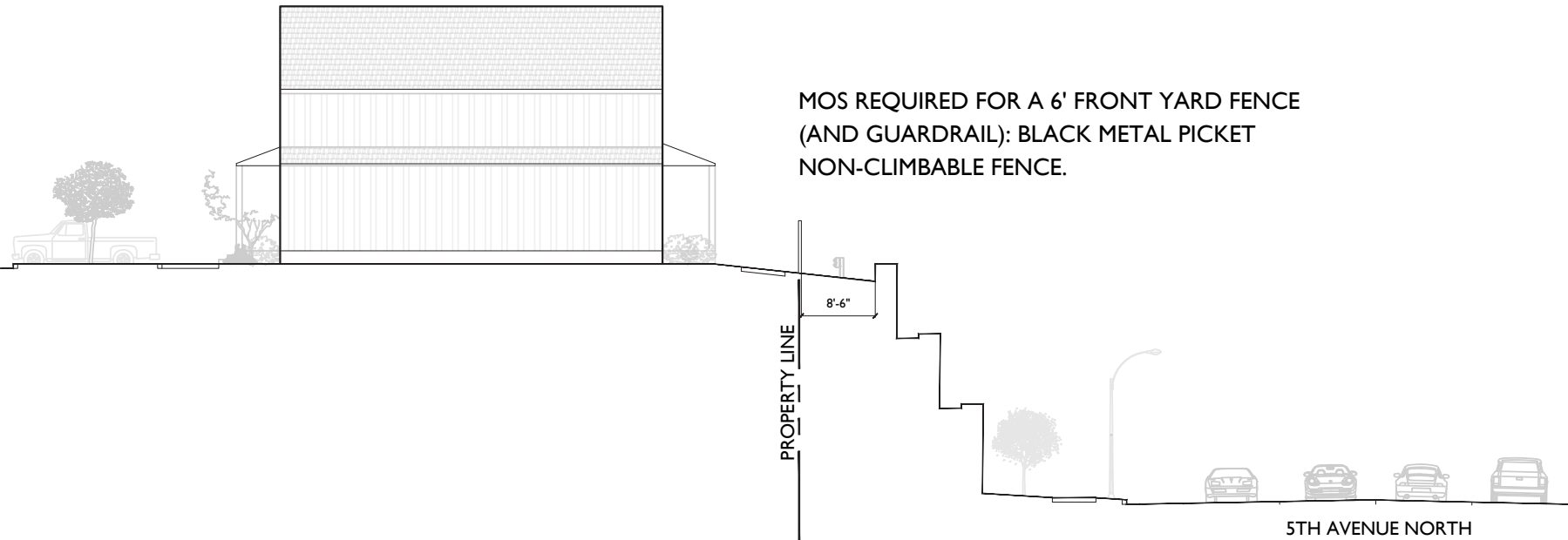
PARKING:
 PROVIDED: 90 SPACES

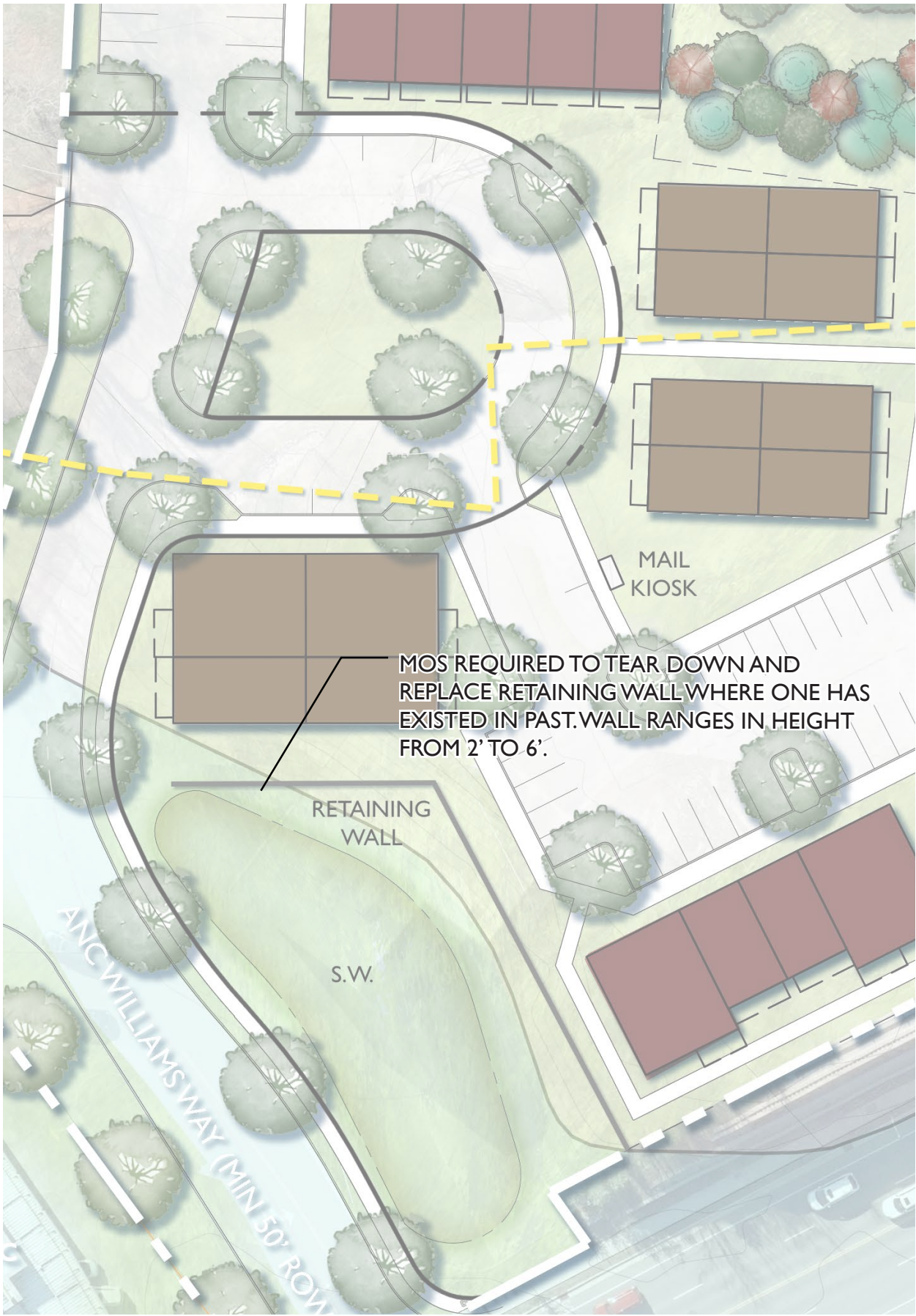


6' FRONT YARD FENCE: BLACK METAL PICKET, NON-CLIMBABLE



EXISTING CONDITION: 25' RETAINING WALL ALONG 5TH AVE N FRONTAGE





EXISTING WALL / STRUCTURE ON SITE

A MOS WOULD ALLOW US TO REMOVE THIS EXISITNG WALL/STRUCTURE AND CONSTRUCT A WALL THAT RANGES IN HEIGHT FROM 2' TO 6'.



FRONT ELEVATION



REAR ELEVATION



FRONT & REAR ELEVATION



SIDE ELEVATION

MODIFICATIONS OF STANDARDS

#1 REQUIRED PARKING

(33) 3 BEDROOM HOMES PROPOSED
COF PARKING REQUIREMENTS ARE
3 SPACES PER 3-BEDROOM UNIT, OR 99 SPACES

OUR MOS REQUEST WOULD BE TO ALLOW
82 SPACES, WHICH WOULD BE A REDUCTION OF 3
SPACES PER 3-BEDROOM HOME TO
2.48 SPACES PER 3-BEDROOM HOME.

#2 MAX FENCE HEIGHT

MOS TO ALLOW A MIN. 6' BLACK METAL PICKET FENCE
(NON-CLIMBABLE) THE FRONT YARD.

THIS WOULD ALSO SERVE AS THE
GUARD RAIL FOR RESIDENT SAFETY.

#3 RETAINING WALL HEIGHT

MOS TO ALLOW A RETAINING WALL ON SITE WHERE
THERE IS AN EXISTING WALL THAT WILL BE TORN DOWN
AND REBUILT. WALL RANGES IN HEIGHT FROM 2' TO 6'.





File #: 21-05020

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

SUBJECT:
Recommendation Request For Submittal Of Updated Nomination For The Harlinsdale Farm Boundary Increase At 315 Franklin Road To The National Register Of Historic Places.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning The Harlinsdale Farm Boundary Increase At 315 Franklin Road To The National Register Of Historic Places.

APPLICABLE DESIGN GUIDELINES:

PROJECT INFORMATION:
COF Project Number: N/A
Applicant: City Of Franklin

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

As a Certified Local Government, the City participates in a state-sanctioned historic zoning process that requests the local historic commission to formally consider and to recommend any pending nominations or nomination amendments for local historic resources for acceptance by the State Review Board. If accepted by the State Review Board, the updated nomination will be forwarded for final consideration by the Department of the Interior for placement on the NRHP. The nomination is scheduled to be presented at the September 20, 2023, State Review Board meeting.

Summary of Integrity Statement & Proposed Changes

Narrative Description

Harlinsdale Farm is a 198-acre historic district that was listed in the National Register of Historic Places on May 3, 2006. The original boundaries comprised numerous agricultural buildings and land historically used for horse training. The Boundary Increase comprises the Harlin House and two outbuildings at 315 Franklin Road, which were part of the farm from 1942 to 1974. The Harlin House and its 0.547 acre lot is located directly adjacent to the original National Register boundaries of Harlinsdale Farm. The Harlin House is a one-story building exhibiting a simplified version of the Greek Revival style. Other contributing buildings include the tobacco shed and garage. The house and its outbuildings retain sufficient integrity.

Period of Significance:

The Harlin House is significant for its association with Harlinsdale Farm during its Period of Significance, specifically beginning in 1942. The house pre-dates Harlinsdale with an approximate construction ca. 1870.

Resource Count:

The update identifies three contributing buildings.

- Harlin House, ca. 1870 with additions (Contributing)
- Tobacco Shed, ca. 1870 (Contributing Building)
- Garage, ca. 1950 (Contributing Building)

RECOMMENDATION:

Staff respectfully requests that the Franklin Historic Zoning Commission provide a favorable request to the State Review Board for the proposed boundary increase at the Harlinsdale Farm.

National Register of Historic Places Registration Form

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

1. Name of Property

Historic name Harlinsdale Farm (Boundary Increase)
Other names/site number Harlin House; WM-67
Name of related multiple property listing Historic Family Farms in Middle Tennessee, 1780-1960
(Remove "N/A" if property is part of a multiple property listing and add name)

2. Location

Street & Number: 315 Franklin Road
City or town: Franklin State: Tennessee County: Williamson
Not For Publication: ☐ N/A Vicinity: ☐ N/A Zip: 37069

3. State/Federal Agency Certification

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

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

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

☐ national ☒ statewide ☒ local

Applicable National Register Criteria: ☒ A ☐ B ☒ C ☐ D

Signature of certifying official/Title:

Date

Deputy State Historic Preservation Officer, Tennessee Historical Commission

State or Federal agency/bureau or Tribal Government

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

Signature of Commenting Official:

Date

Title:

State or Federal agency/bureau or Tribal Government

Harlinsdale Farm (Boundary Increase)
Name of Property

Williamson, Tennessee
County and State

4. National Park Service Certification

I hereby certify that this property is:

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

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private ☒
Public – Local ☐
Public – State ☐
Public – Federal ☐

Category of Property

(Check only **one** box.)

Building(s) ☐
District ☒
Site ☐
Structure ☐
Object ☐

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
3	0	buildings
0	0	sites
0	0	structures
0	0	objects
3	0	Total

Number of contributing resources previously listed in the National Register 0

Harlinsdale Farm (Boundary Increase)
Name of Property

Williamson, Tennessee
County and State

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/Single Dwelling

DOMESTIC/Secondary Structure

Current Functions

(Enter categories from instructions)

DOMESTIC/Single Dwelling

COMMERCE/Professional

DOMESTIC/Secondary Structure

7. Description

Architectural Classification

(Enter categories from instructions.)

Greek Revival

Materials: (enter categories from instructions.)
Principal exterior materials of the property:

WOOD/Weatherboard; METAL/Aluminum; ASPHALT;
STONE; CONCRETE

Narrative Description

Harlinsdale Farm is a 198-acre historic district that was listed in the National Register of Historic Places on May 3, 2006. The original boundaries comprised numerous agricultural buildings and land historically used for horse training. The Boundary Increase comprises the Harlin House and two outbuildings at 315 Franklin Road, which were part of the farm from 1942 to 1974. The Harlin House and its 0.547-acre lot is located directly adjacent to the original National Register boundaries of Harlinsdale Farm. The Harlin House is a one-story building exhibiting a simplified version of the Greek Revival style. Other contributing buildings include the tobacco shed and garage. The house and its outbuildings retain sufficient integrity.

Site Features and Setting

The Harlin House is located on a 0.547-acre lot which is generally grassy, flat, and surrounded by a wooden fence. An asphalt driveway is located to the north of the house, providing access from Franklin Road. The property is bounded on three sides by the National Register Boundaries of Harlinsdale Farm with the fourth boundary formed by the right-of-way of Franklin Road (see Figure 1). The house's setting has been impacted by development, particularly low-density industry, houses, and apartment buildings, but Harlinsdale Farm's size and intact land within its boundaries has helped to maintain a sense of the area's rural and agricultural history.

Williamson, Tennessee

Name of Property

County and State

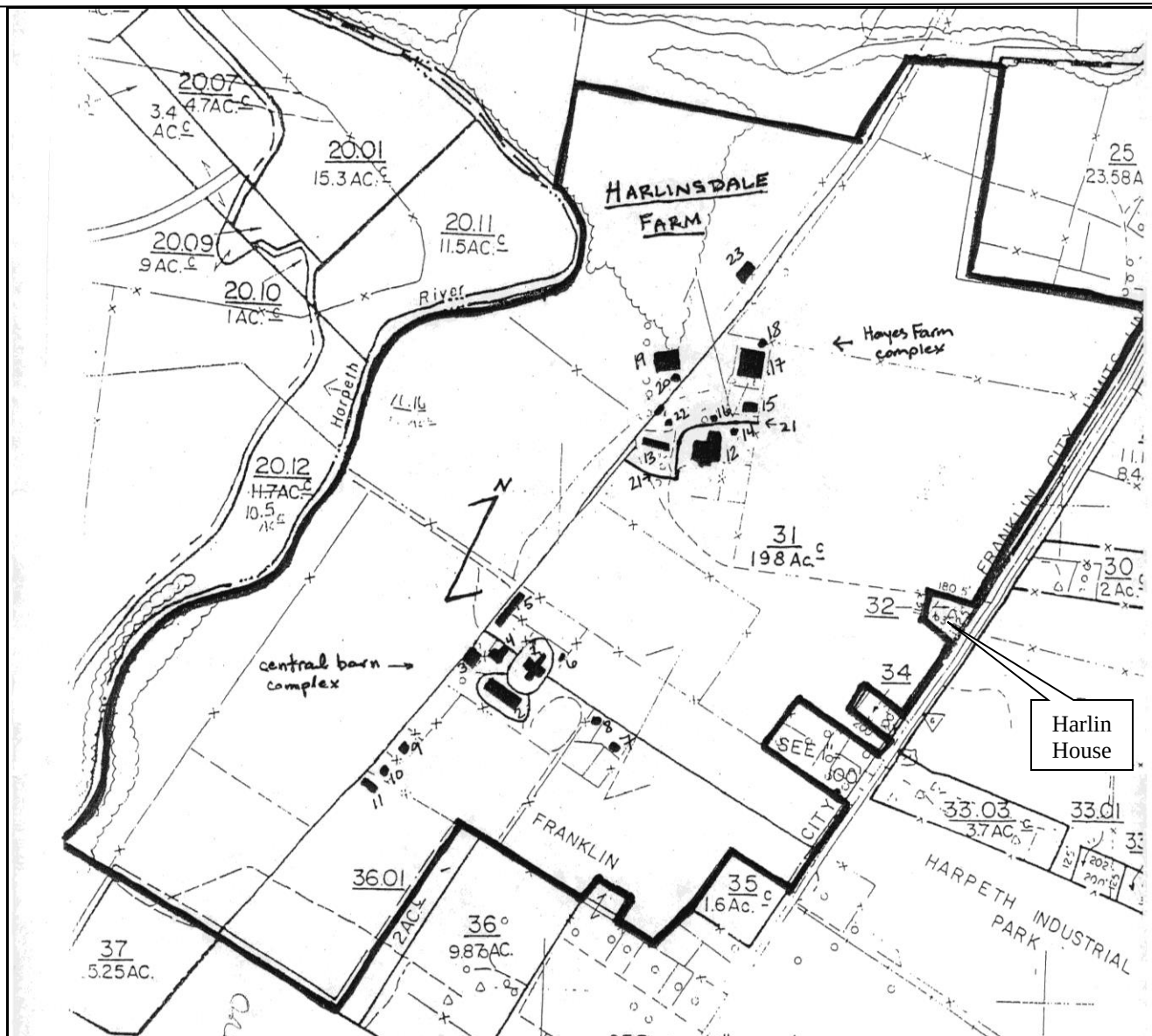


Figure 1: Map of Harlinsdale Farm's National Register Boundary with the location of the Harlin House noted by an annotation

Harlin House, ca. 1870 with additions (Contributing)

The Harlin House is a one-story building with basement facing the southeast. The original two room with central passage and rear ell date to ca. 1870. The original sections were constructed with a stone foundation and hand-hewn timbers held together with pegs and nails. Exterior brick chimneys are located at either end (north and south) of the original two-room with passage section.

The rear of the house has physically evolved, including an extension of the ell in the late nineteenth or early twentieth century. The ell extension has a stone foundation. An L-shaped rear porch was also enclosed and extended to the northwest. A brick chimney extends from the enclosed porch. This section has a concrete block foundation, indicating it was likely built in the early to mid-twentieth century. A small, shed roof addition with vertical wood door, located at grade along the enclosed porch, provides exterior access to the basement. On the southwest elevation is a mid-to-late twentieth century enclosed porch with shed roof.

Harlinsdale Farm (Boundary Increase)

Name of Property

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County and State

The house is clad with aluminum siding, dating to ca. 1980, but the original wood weatherboard is extant below.¹ Windows are generally 6/6 wood double-hung. Exceptions include an 8/8 wood double-hung and 9-light fixed window in the enclosed rear porch, a 3/3 double-hung window on the southwest elevation, and four ca. 1999 1/1 windows located in the porch's extension. The front entrance is single-leaf wood with 15-lights, 4-light transom, and 10-light sidelights. The entrance is sheltered by a pedimented portico supported by two groups of paired square columns with similar pilasters. The portico is suggestive of a very simplified version of the Greek Revival style, but the house otherwise has few stylistic details.

The interior of the house was extensively renovated ca. 1999 with changes to floor plan and widened doorways. Historic features that remain include the wood floor, mantles, built-in shelves and cabinets, beadboard walls in a bathroom, and a four-panel wood door.

Tobacco Shed, ca. 1870 (Contributing Building)

The tobacco shed is a one-story building with an asphalt-shingled front gable with a small louvered cupola on the ridge. A shed roof addition is attached to the south elevation. The building is clad with wood board and batten siding with lattices in the gables. On the east elevation are two entry doors, one with a four-light fixed window. The other door has a crossed 'x' pattern. The same pattern appears below paired single-light windows on the west elevation. The west elevation also has another single-light window and an air conditioning unit. The interior of the tobacco shed has been renovated to provide additional living space including a new concrete floor, finished walls, and faux rafters.

Garage, ca. 1950 (Contributing Building)

One-story garage with front-gable asphalt shingle roof. The building is clad with wood weatherboard siding and has a non-historic metal paneled overhead garage door. Interior walls are finished but the ceiling is unfinished.

Integrity

The Harlin House retains sufficient integrity. As part of a larger historic district, the most important aspects of its integrity relate to its location, exterior features, and spatial and associative relationship with Harlinsdale Farm. The Harlin House and its outbuildings remain at their original location. The setting was historically agricultural and rural with limited single-family home development and the Dortch Stove Works Factory to the south (NR Listed 11/13/1997). Some industrial and medium density residential development has occurred in the setting but the presence of Harlinsdale Farm's undeveloped land on three sides has helped to maintain a sense of its historic setting. The Harlin House retains its overall form, design, and materials that were present during the Period of Significance (see Figure 2 for a survey photo taken when the house was part of Harlinsdale Farm). The house's aluminum siding and one or more additions post-date the Period of Significance, but they do not have a major impact on integrity given that other aspects are stronger and more important. The Harlin House was directly associated with Harlinsdale Farm during its Period of Significance as it was the home of the one of the farm's owners who played a role in the farm's management and showing horses across the state. The Harlin House retains its integrity of feeling, as conveyed by its location, setting, and overall form and design.

¹ The house had its wood weatherboard siding when it was surveyed in 1973 for the Tennessee SHPO's Historic Resource Survey. The current owner stated that the aluminum was present when he moved in, indicating that it was installed sometime between 1973 and 1998.

Harlinsdale Farm (Boundary Increase)

Name of Property

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Figure 2: Harlin House, 1973. Photo from the Tennessee Historical Commission Survey Files

Harlinsdale Farm (Boundary Increase)
Name of Property

Williamson, Tennessee
County and State

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

N/A

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

Areas of Significance

(Enter categories from instructions.)

Architecture

Agriculture

Period of Significance

1942-1956

Significant Dates

N/A

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Harlinsdale Farm (Boundary Increase)

Name of Property

Williamson, Tennessee

County and State

Statement of Significance Summary Paragraph

Harlinsdale Farm was listed in the National Register of Historic Places on May 3, 2006, under the Historic Family Farms in Middle Tennessee MPS. The farm is significant at the state and local levels under Criterion A and C in the areas of Agriculture and Architecture for its role in the Tennessee Walking Horse industry. The Boundary Increase area includes the Harlin House and associated outbuildings, which should have been included in the original nomination as they were associated with the farm when it was historically significant. The Period of Significance for the Harlin House is limited to 1942-1956, beginning when the Harlin family purchased the property and ending with the district's listed Period of Significance in 1956.

Narrative Statement of Significance

The Harlin House is significant for its association with Harlinsdale Farm during its Period of Significance, specifically beginning in 1942. The house pre-dates Harlinsdale with an approximate construction ca. 1870. Early ownership of the property is unclear due to a lack of records, including property deeds. The 1878 D.G. Beers Co. Map of Williamson County shows multiple owners in the area of the house, but the earliest available deeds recorded the McKay family as the property owners in 1928.²

In September 1935, Obera McKay sold the property to Clyde Elizabeth Partlow Ward.³ At just twenty years old, Partlow Ward was already an accomplished equestrian. Since her early teen years, she had won numerous championships at the state fair and horse shows across Tennessee, usually in the three-gaited pony or horse classes. She purchased the property after her marriage to William Asbury Ward, Jr. in 1934. It is unclear how much time she spent at the property because their main home was in Georgia.⁴

In May 1942, the Wards sold the property to Harlinsdale Farm owners and brothers Alex F. Harlin and William Wirt Harlin as they sought to enlarge the farm by buying adjacent properties. Two years later, Alex Harlin sold his portion to his brother, who went by his middle name, for \$1.⁵ Though there was no legal ownership change, Wirt Harlin apparently 'sold' the property to his son William Wirt "Bill" Harlin, Jr. in 1947 after he married Barbara Ann Nunnally. The property became Bill and Barbara's family home.⁶

Alongside his family members, Bill Harlin played an important role managing Harlinsdale Farm and its breeding operations, both during the established Period of Significance and afterwards. Bill Harlin also participated in horse shows across the state, often riding the horses himself. He served as the President of the

² D.G. Beers Co., *Map of Williamson County, Tennessee* (1878), accessed July 20, 2023, <https://teva.contentdm.oclc.org/digital/collection/p15138coll23/id/343/rec/13>; Property Deed W.A. McKay, et als, to W.A. McKay and wife, January 1928, Williamson County, Tennessee.

³ Property Deed, Obera W. McKay to Mrs. Clyde Partlow Ward, September 6, 1935, Williamson County, Tennessee.

⁴ "Horse Show is Big Attraction at Franklin," *Nashville Banner*, August 26, 1933; "Married in Atlanta August 14," *Nashville Banner*, August 19, 1934; "Young Horsewomen Perform in Junior Riding Club Show," *Nashville Banner*, May 6, 1928; "Columbia Horse Show Attracts Big Crowd," *Nashville Banner*, September 5, 1933; "Equestriennes Will Enter Horses at State Fair," *Tennessean*, September 20, 1931. e

⁵ Property Deed, Clyde Partlow Ward, et vir to W.W. Harlin, et al, May 25, 1942, Williamson County, Tennessee; Property Deed, A.F. Harlin to W.W. Harlin, January 1, 1944, Williamson County, Tennessee.

⁶ "Miss Nunnally to be Wed to William Harlin, Jr.," *Nashville Banner*, May 17, 1947; Rick Warwick, e-mail communication with Rebecca Schmitt, January 12, 2023. Warwick is the Williamson County Historian and interviewed Bill Harlin who told him about 'buying' the house from his father after his marriage. He also stated that the Harlin House has originally been purchased as part of the quest to buy all adjacent properties and enlarge the farm.

Harlinsdale Farm (Boundary Increase)

Name of Property

Williamson, Tennessee

County and State

Tennessee Walking Horse Breeder's and Exhibitors' Association.⁷ In a later interview, Bill stated "since I was 9 years old, I just couldn't see myself doing anything else. This is my family's business."⁸ Harlin's son, Clay, followed in his footsteps and participated in the farm's operations and management until the family sold Harlinsdale Farm to the City of Franklin in 2004.⁹

In October 1974, the Harlins sold the house at 315 Franklin Road to William R. and Ada Mitchell, which ended its association with Harlinsdale Farm.¹⁰ The current property owner, Rick Sharp, purchased the house in July 1998. During the next few years, he renovated the interior of the house to accommodate a professional home business. The interior of the smokehouse was also renovated to provide additional living space.¹¹

The Harlin House was part of Harlinsdale Farm during the latter half of its listed Period of Significance. The original National Register nomination appears to have only considered the land that was owned by the City of Franklin at the time but overlooked properties that were historically associated with the farm but had since been sold out of the family.¹² The Harlin House should be added to the boundaries of Harlinsdale Farm due its direct association with the farm and its significance during the time when it was historically significant.

⁷ "1,500 People Watch Haynes Horses Win at Eagleville Show," *Rutherford Courier*, July 30, 1940; Margaret L. Warden, "Atlanta Horses Capture 2 Top Franklin Show Honors," *The Tennessean*, July 25, 1949; Margaret L. Warden, "Judy King Gets Two Firsts in Franklin Horse Show," *Tennessean*, July 6, 1946; Emmett J. Lee, Jr., "The Tennessee Walking Horse," *Nashville Banner*, May 11, 1950; Larry Taft, "A Horse of a Different Color," *The Tennessean*, August 22, 1993.

⁸ Nancy Hoffman, "Let 'em Walk: Harlinsdale Farm does it part to keep the walking horse tradition alive," *Daily News Journal*, April 27, 1997

⁹ Ibid.; Emily West, "Bill Harlin Jr., 'Jewel' of Franklin Community, dies at 92," *The Tennessean*, June 18, 2017; Nellann Mettee, "Searching for Harlinsdale's History," *The Tennessean*, September 28, 2005.

¹⁰ Property Deed, W.W. Harlin to William R. Mitchell and Ada A. Mitchell, October 11, 1974, Williamson County, Tennessee.

¹¹ Rick Sharp, personal verbal and e-mail communications with Rebecca Schmitt, various dates in 2022 and 2023.

¹² In addition to the Harlin House, the original nomination also did not include the Wirt Harlin House or Alex Harlin's house. Wirt bought the Maney-Sidway House (also known as Jasmine Grove) in 1935 and that is where Bill Harlin grew up. That house is directly adjacent to the listed southern boundaries of Harlinsdale Farm. Alex Harlin bought the Henry H. Mayberry House in 1941, which is south of Harlinsdale but is now physically separated from the farm by single-family homes. Both the Maney-Sidway House and the Mayberry House were listed in the National Register of Historic Places in 1988 as part of the Williamson County MPS, after they had been sold out of the Harlin family. Since both properties are already listed in the National Register, albeit for reasons other than their association with Harlinsdale Farm, they are not included in this expansion.

Harlinsdale Farm (Boundary Increase)

Name of Property

Williamson, Tennessee

County and State

9. Major Bibliographic References

Bibliography

“1,500 People Watch Haynes Horses Win at Eagleville Show.” *Rutherford Courier*, July 30, 1940.

“Columbia Horse Show Attracts Big Crowd.” *Nashville Banner*, September 5, 1933.

D.G. Beers Co. *Map of Williamson County, Tennessee*. 1878. Accessed July 20, 2023,
<https://teva.contentdm.oclc.org/digital/collection/p15138coll23/id/343/rec/13>.

“Equestriennes Will Enter Horses at State Fair.” *The Tennessean*, September 20, 1931.

Hoffman, Nancy. “Let ‘em Walk: Harlinsdale Farm does its part to keep the walking horse tradition alive.”
Daily News Journal, April 27, 1997.

“Horse Show is Big Attraction at Franklin.” *Nashville Banner*, August 26, 1933.

Lee, Emmett J., Jr. “The Tennessee Walking Horse.” *Nashville Banner*, May 11, 1950.

“Married in Atlanta August 14.” *Nashville Banner*, August 19, 1934.

Mettee, Nellann. “Searching for Harlinsdale’s History.” *The Tennessean*, September 28, 2005.

“Miss Nunnally to be Wed to William Harlin, Jr.” *Nashville Banner*, May 17, 1947.

Property Deeds, various dates, Williamson County, Tennessee.

Sharp, Rick. Personal verbal and e-mail communications with Rebecca Schmitt, various dates in 2022 and 2023.

Taft, Larry. “A Horse of a Different Color.” *The Tennessean*, August 22, 1993.

Warden, Margaret L. “Atlanta Horses Capture 2 Top Franklin Show Honors.” *The Tennessean*, July 25, 1949.

———. “Judy King Gets Two Firsts in Franklin Horse Show.” *The Tennessean*, July 6, 1946.

Warwick, Rick. E-mail communication with Rebecca Schmitt, January 12, 2023.

West, Emily. “Bill Harlin Jr., ‘Jewel’ of Franklin Community, dies at 92.” *The Tennessean*, June 18, 2017.

“Young Horsewomen Perform in Junior Riding Club Show.” *Nashville Banner*, May 6, 1928.

Harlinsdale Farm (Boundary Increase)
Name of Property

Williamson, Tennessee
County and State

Previous documentation on file (NPS):		Primary location of additional data:	
☒	preliminary determination of individual listing (36 CFR 67 has been requested)	☐	State Historic Preservation Office
☐	previously listed in the National Register	☐	Other State agency
☐	previously determined eligible by the National Register	☐	Federal agency
☐	designated a National Historic Landmark	☐	Local government
☐	recorded by Historic American Buildings Survey #	☐	University
☐	recorded by Historic American Engineering Record #	☐	Other
☐	recorded by Historic American Landscape Survey #	Name of repository:	
Historic Resources Survey Number (if assigned): WM-67			

Harlinsdale Farm (Boundary Increase)
Name of Property

Williamson, Tennessee
County and State

10. Geographical Data

Acreage of Property 0.547 USGS Quadrangle Franklin 63-NE

Latitude/Longitude Coordinates

Datum if other than WGS84: NAD1983

1. North Corner:	Latitude: 35.937351	Longitude: -86.859663
2. West Corner:	Latitude: 35.937075	Longitude: -86.859790
3. South Corner:	Latitude: 35.936842	Longitude: -86.859360
4. East Corner:	Latitude: 35.937274	Longitude: -86.859039

Verbal Boundary Description

The Harlinsdale Farm (Boundary Increase) is bounded on the north, west, and southwest by the original National Register Boundaries for Harlinsdale Farm. It is bounded on the southeast by the legal parcel line for Williamson County parcel 063 03200 00009063 and the right-of-way for Franklin Road. A wooden fence currently demarcates the southeast boundary. The latitude/longitude coordinates noted above correspond to the approximate four corners of the boundary.

Boundary Justification

The boundaries encompass the resources historically associated with the Harlin House during the time it was part of Harlinsdale Farm.

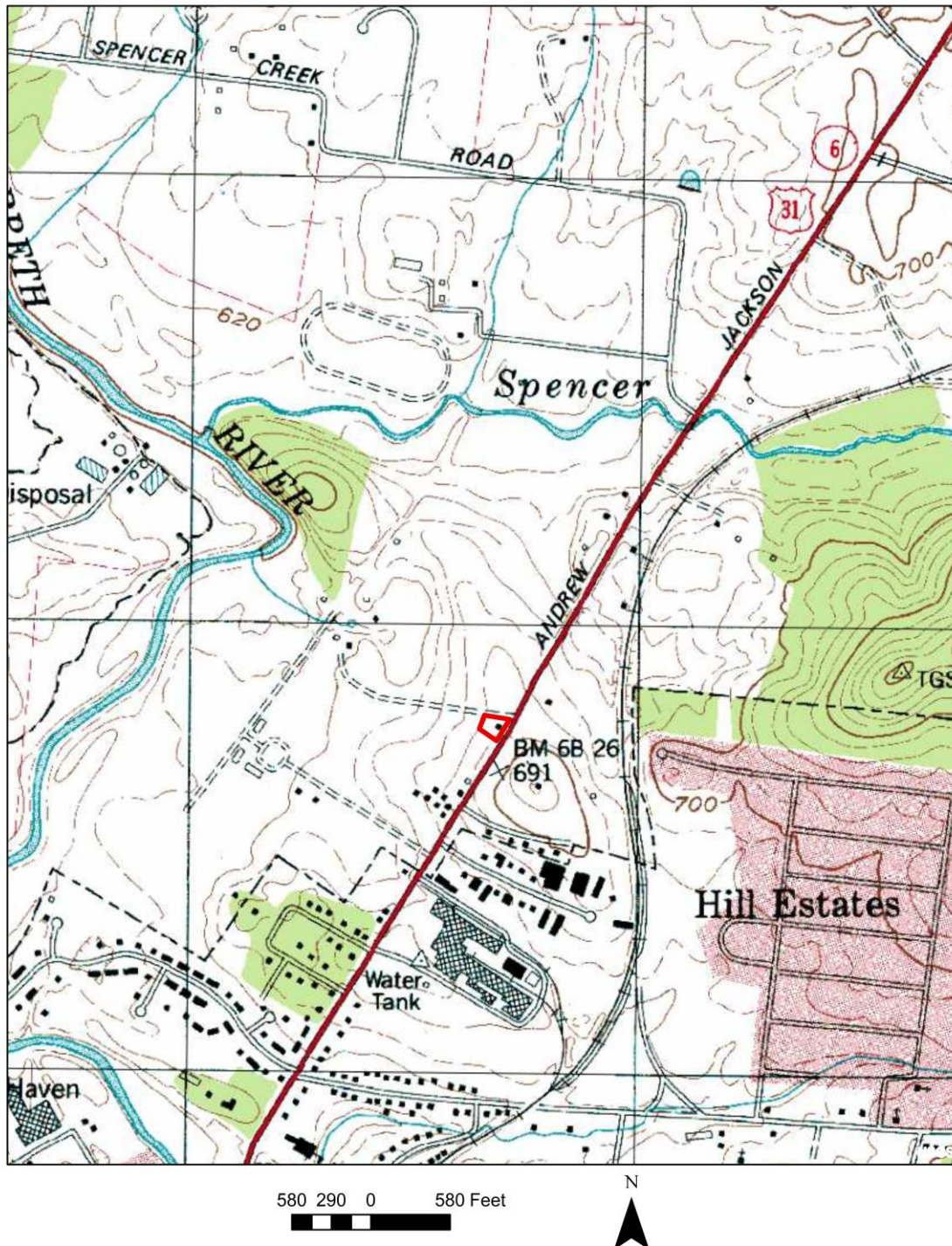
Harlinsdale Farm (Boundary Increase)

Name of Property

Williamson, Tennessee

County and State

USGS Topographic Map

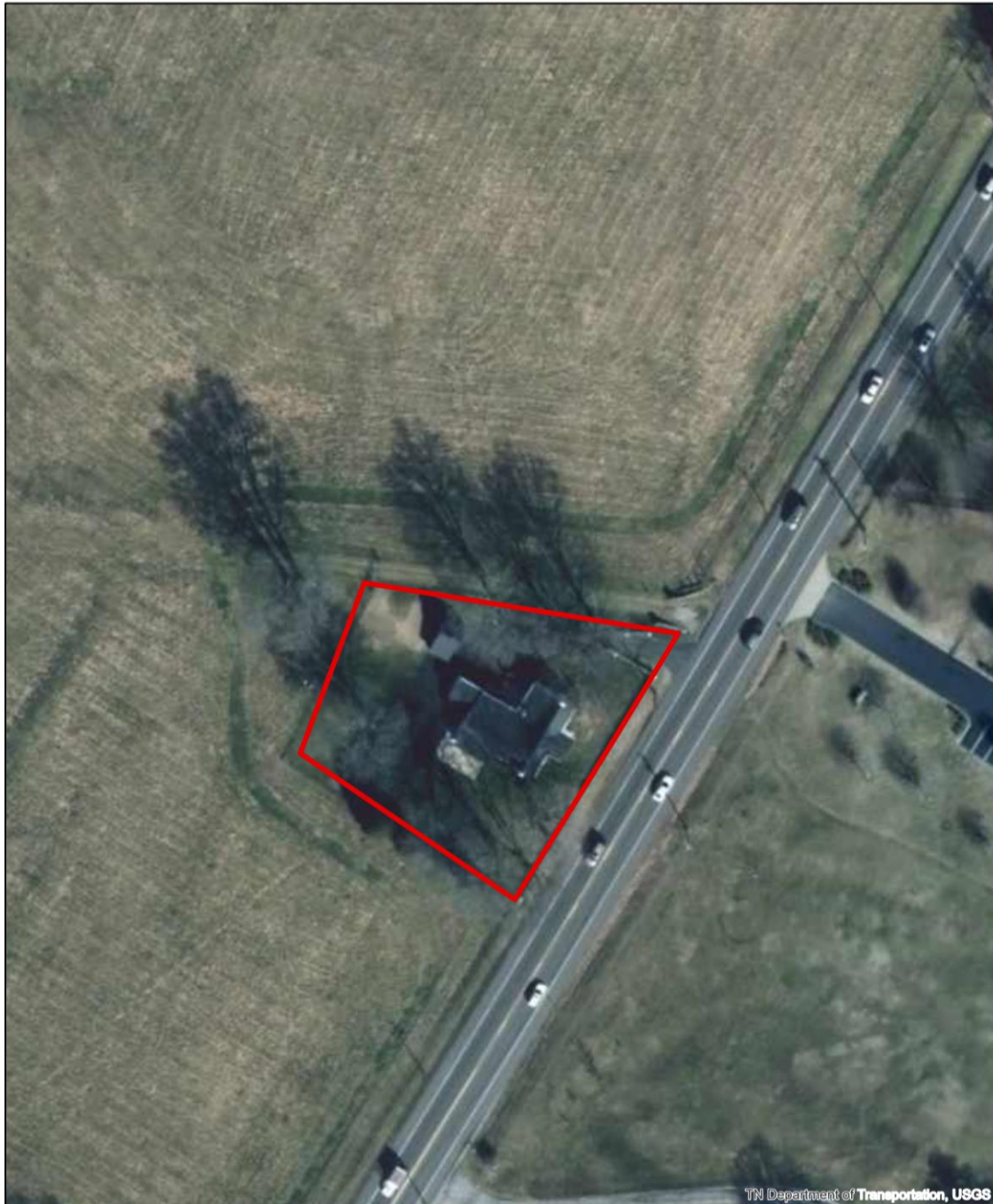


The National Register Boundary of Harlinsdale Farm Boundary Increase area is demarcated by the bold red polygon.

Harlinsdale Farm (Boundary Increase)
Name of Property

Williamson, Tennessee
County and State

Boundary Map of the Boundary Increase Area



50 25 0 50 Feet



The bold Red Polygon demarcates the National Register Boundaries of the Harlinsdale Farm Boundary Increase area.

Harlinsdale Farm (Boundary Increase)
Name of Property

Williamson, Tennessee
County and State

Harlinsdale Farm Original National Register Boundary and Boundary Increase Area



The original boundary of Harlinsdale Farm is demarcated by the bold blue polygon.
The Boundary Increase area is demarcated by the bold red polygon

Harlinsdale Farm (Boundary Increase)
Name of Property

Williamson, Tennessee
County and State

11. Form Prepared By

Name	Rebecca Schmitt		
Organization	Tennessee Historical Commission/State Historic Preservation Office		
Street & Number	2941 Lebanon Pike	Date	July 2023
City or Town	Nashville	Telephone	615-770-1086
E-mail	Rebecca.Schmitt@tn.gov	State	TN Zip Code 37214

Additional Documentation

Submit the following items with the completed form:

- **Photographs** (refer to Tennessee Historical Commission National Register *Photo Policy* for submittal of digital images and prints. Photos should be submitted separately in a JPEG or TIFF format. Do not embed these photographs into the form)
- **Additional items:** (additional supporting documentation including historic photographs, historic maps, etc. can be included on a Continuation Sheet following the photographic log and sketch maps. They can also be embedded in the Section 7 or 8 narratives)

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Harlinsdale Farm (Boundary Increase)
Name of Property
Williamson County, Tennessee
County and State
Historic Family Farms of Middle TN, 1780-1960
Name of multiple listing (if applicable)

Section number Photos and Plans Page 17

Photo Log

Name of Property: Harlinsdale Farm (Boundary Increase)
City or Vicinity: Franklin
County: Williamson State: Tennessee
Photographer: Rebecca Schmitt
Date Photographed: April 11, 2023

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 6. Harlin House, oblique view of façade and north elevation with Smokehouse in Background. Photographer facing west.
- 2 of 6. Harlin House, oblique view of north and west (rear) elevations of original section and north elevations of additions. Photographer facing southeast.
- 3 of 6. Harlin House, oblique view of façade and south elevation. Photographer facing northwest.
- 4 of 6. Smokehouse, east elevation. Photographer facing west.
- 5 of 6. Garage, north and west elevations. Photographer facing south.
- 6 of 6. View towards Harlinsdale Farm with Main Horse Stable in center and Hayes House at far right. Photographer facing west.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Harlinsdale Farm (Boundary Increase)

Name of Property

Williamson County, Tennessee

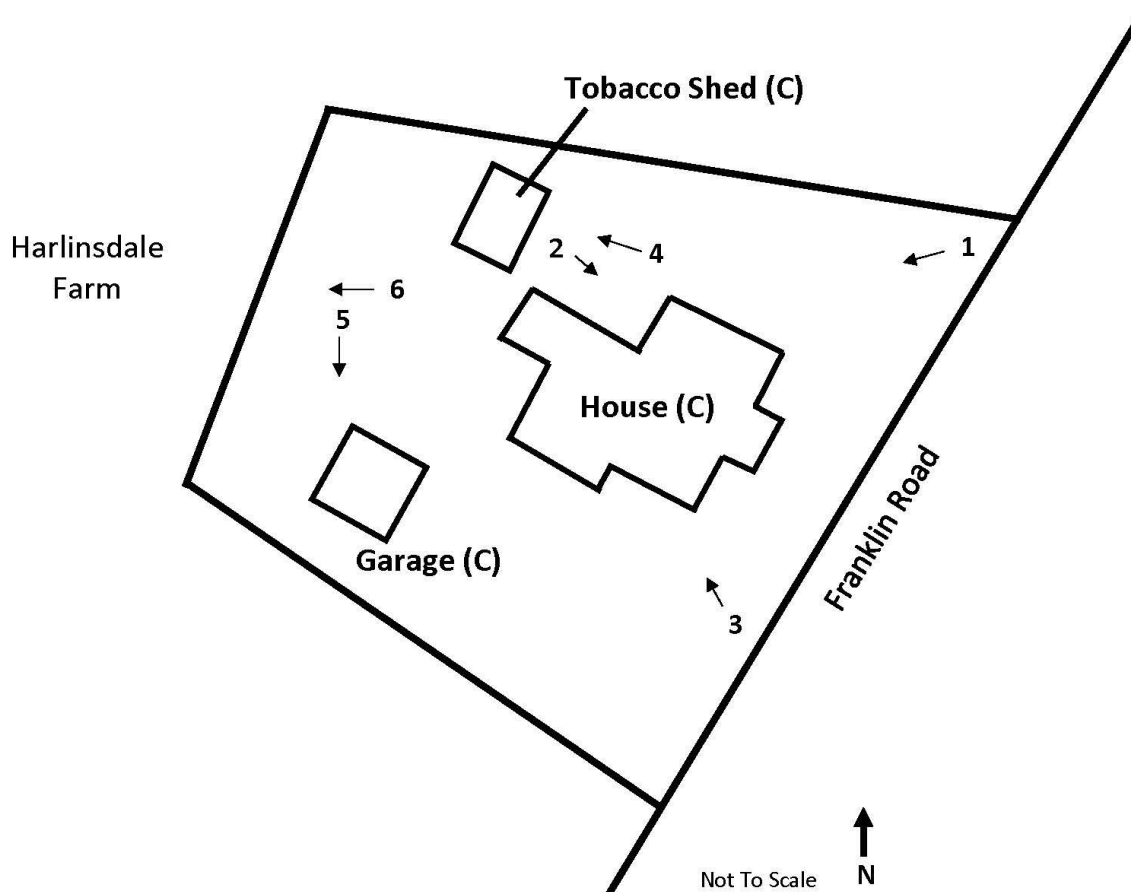
County and State

Historic Family Farms of Middle TN, 1780-1960

Name of multiple listing (if applicable)

Section number Photos and Plans Page 18

Site Plan with Photos Keyed



Property Owner(s):

(This information will not be submitted to the National Park Service, but will remain on file at the Tennessee Historical Commission)

Name	Rick Sharp		
Street & Number	315 Franklin Road	Telephone	615-522-4413
City or Town	Franklin	State/Zip	TN 37069

HARLINSDALE FARM (BOUNDARY INCREASE)
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



1 OF 6



2 OF 6

HARLINSDALE FARM (BOUNDARY INCREASE)
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



3 OF 6



4 OF 6

HARLINSDALE FARM (BOUNDARY INCREASE)
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



5 OF 6



6 OF 6



HISTORIC
FRANKLIN
TENNESSEE

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

Address: 1003 W. Main St. (Hincheyville Historic District)
Applicant: Angela Mustaine

Project #: 8252
Type of Work: Rear Yard Fencing

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

Approval Date: July 25, 2023
Expiration Date: July 25, 2025 (if work has not commenced)

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) to replace an existing wooden fence along the property line.

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.

- **Location:** The Guidelines state that fences and walls are to be erected in typical locations along property lines. The proposed fence appears to meet the Guidelines for location, as it is replacing the existing fence, in the same footprint, along the property line.
- **Height:** The Guidelines state that walls and fences in the rear yard cannot exceed 7’ in height. The height of the proposed new fence is appropriate at 6’.
- **Material:** The Guidelines state that fences and walls are to be designed so that they support the historic character of the district. The use of wood picket, vertical wood plank, split rail, horse fencing, brick, cast iron, or similar metal fencing, as appropriate based on the site and setting for rear yards. The proposed vertical wood plank fence is appropriate.
- **Design:** The Guidelines state that fences and walls should be compatible with the principal building. The design of the proposed fence is a 6’ vertical wood board fence. The proposed design of the wood fence is appropriate.

APPLICABLE GUIDELINES

Chapter 7 – Fences, Gates, and Walls

APPROVED WORK SPECIFICATIONS

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

- The fencing shall 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/>











A photograph of a residential yard. In the background, a wooden fence runs across the middle ground. To the left of the fence is a small, light-colored shed with a dark roof. To the right is a house with light blue siding and a dark roof. The yard is filled with green grass, various trees, and bushes. A large, dark text box is overlaid on the lower half of the image.

This is the neighbors fence
that lines our yard and we
want to match the rest of
ours to this















From: [Justis & Angela Mustaine](#)
To: [Emily Huffer](#)
Subject: Re: 1003 W Main Street Franklin TN 37064 (AP no:) (COF no: 1054604)
Date: Tuesday, July 11, 2023 1:05:41 PM

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

Hi Emily,

Thank you for the aerial photo! I added a red line where the fence is currently (which is the same for being replaced). The height is 6ft, pine pickets, in total it's estimated 100 ft of replaced fencing. Color will be natural wood.



Thanks again for all of your help on this!
Angela Mustaine

On Tue, Jul 11, 2023 at 8:50 AM Emily Huffer <emily.huffer@franklintn.gov> wrote:
Hi Angela-

Thank you for sending these photos. Would you mind providing the following for the proposed fence: dimensions, height, materials, and color. I have also provided an aerial photo attached to this email, that you can mark to show where the proposed fence will be located.

Thanks!

Emily Huffer

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

From: Justis & Angela Mustaine <justis.angela@gmail.com>
Sent: Saturday, July 8, 2023 7:29 PM
To: Emily Huffer <emily.huffer@franklintn.gov>
Subject: Re: [1003 W Main Street Franklin TN 37064](#) (AP no:) (COF no: 1054604)

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,

Thank you for all your help on this! I have attached pictures of the fence and it's location. There is also a picture of our neighbors fence, the one we would like to match our fence to. We also got a couple of quotes for fences, do you need those? If anything else is needed please let me know and I will get those to you.

Thanks again!
Angela Mustaine

On Thu, Jul 6, 2023 at 11:04 AM Emily Huffer <emily.huffer@franklintn.gov> wrote:

Hi Angela-

I have received your application to replace the fence at 1003 W. Main Street. The only attachment is the owner affidavit. If you will send me the rest of the attachments, I can begin my review! Just let me know if you have any questions.

Thanks,

Emily Huffer

Assistant Preservation Planner

City of Franklin Planning & Sustainability Department

615.550.6795 | www.franklintn.gov/planning

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OWNER AFFIDAVIT

City of Franklin, Tennessee

We/I THE WEST MAIN 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:

078G-H-011.00 / 551-13-3327

(Property Parcel/Tax ID Number)

and located at:

1003 W Main Street Franklin, TN 37064

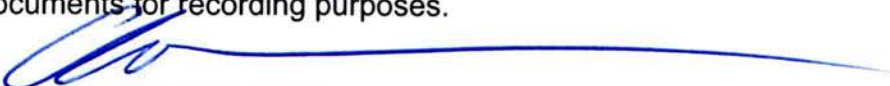
(Street Address)

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

Angela Mustaine & Justis Mustaine

(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

700 12th Avenue South, Suite 201

Property Owner Mailing Address

Nashville, TN 37203

City, State & Zip

Subscribed and sworn to before me this

27th day of June, 2023.


Notary Public

My Commission Expires: 11/2/26





Project Overview

#1054604

Project Title: 1003 W Main Street Franklin TN 37064

Jurisdiction: Franklin

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

State: TN

Workflow: COA Administrative Default

County: Williamson

Required Administrative Review COA Application Supporting Materials

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

Signage:

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

Rear Yard Fencing:

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

Awnings:

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

HVAC Equipment and/or Related Screening:

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

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

Owner Affidavit

This application requires a signed and notarized owner affidavit form.

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

Owner Affidavit Form

Contact Information - Project Contact

Project Contact

Angela Mustaine

1003 W Main Street
Franklin, TN 37064
P:4193087850
Justis.angela@gmail.com

Contact Information - Property Owner

Property Owner

Justis Mustaine

1003 W Main Street
Franklin, TN 37064
P:8182193622
Justis.angela@gmail.com

Address or Parcel

Project Address or Parcel: 1003 W MAIN ST (078G-H01100)

Calculated Acreage: Parcel

- 1003 W MAIN ST: 0.78891230999999995

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:

Central Franklin Overlay:

Historic Preservation Overlay:

Floodway Overlay:

COF Number of Site Plan: 1054604

Type of Signage Proposed:

Height of Sign Face or Sign Area:

HVAC Type:

Narrative

Project Description:

Current fencing is falling apart and rotting so we are wanting to replace with an updated fence. The height will stay the same. Currently we have pointed tops to the fence but we will replace these with table tops so that they match the neighbors fence which is one portion of our yard.



HISTORIC
FRANKLIN
TENNESSEE

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

Address: 428 Main St. (Franklin Historic District)
Applicant: Elizabeth Fisher (Taziki's Local Store Marketer)
Project #: 8253

Type of Work: Sandwich Board Sign

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

Approval Date: July 27, 2023

APPLICATION REQUEST

The applicant is seeking a Certificate of Appropriateness for the design of a sandwich board sign as part of an Outdoor Merchandise Displays and Sandwich Board Permit.

The design of the proposed sandwich board signage is consistent with the Guidelines.

- The size and dimensions of the proposed signage (rectangular, 2.5' tall frame with less than 6 sq. ft. sign face) are consistent with the Guidelines.
- The material of the proposed signage (wood frame) is consistent with the Guidelines.
- The color scheme of the proposed signage (chalkboard) is consistent with the Guidelines.

APPLICABLE GUIDELINES

Chapter 8, Signs

APPROVED WORK SPECIFICATIONS

The portion of the application specific to the **proposed sandwich board design** is **approved with the following conditions:**

1. **The signage must be placed on the sidewalk within appropriate locations as specified by Title 16, Chapter 7 of the City of Franklin Municipal Code** As Relating to the Display of Merchandise, Decorative Fixtures, and Sandwich Board Signs on the Public Sidewalk within Franklin's Historic Preservation Overlay.
2. The application must meet all the requirements of the Building & Neighborhood Services Department prior to issuance of an Outdoor Merchandise Displays & Sandwich Board Signs permit.

3. Any proposed changes to the approved sandwich board design 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

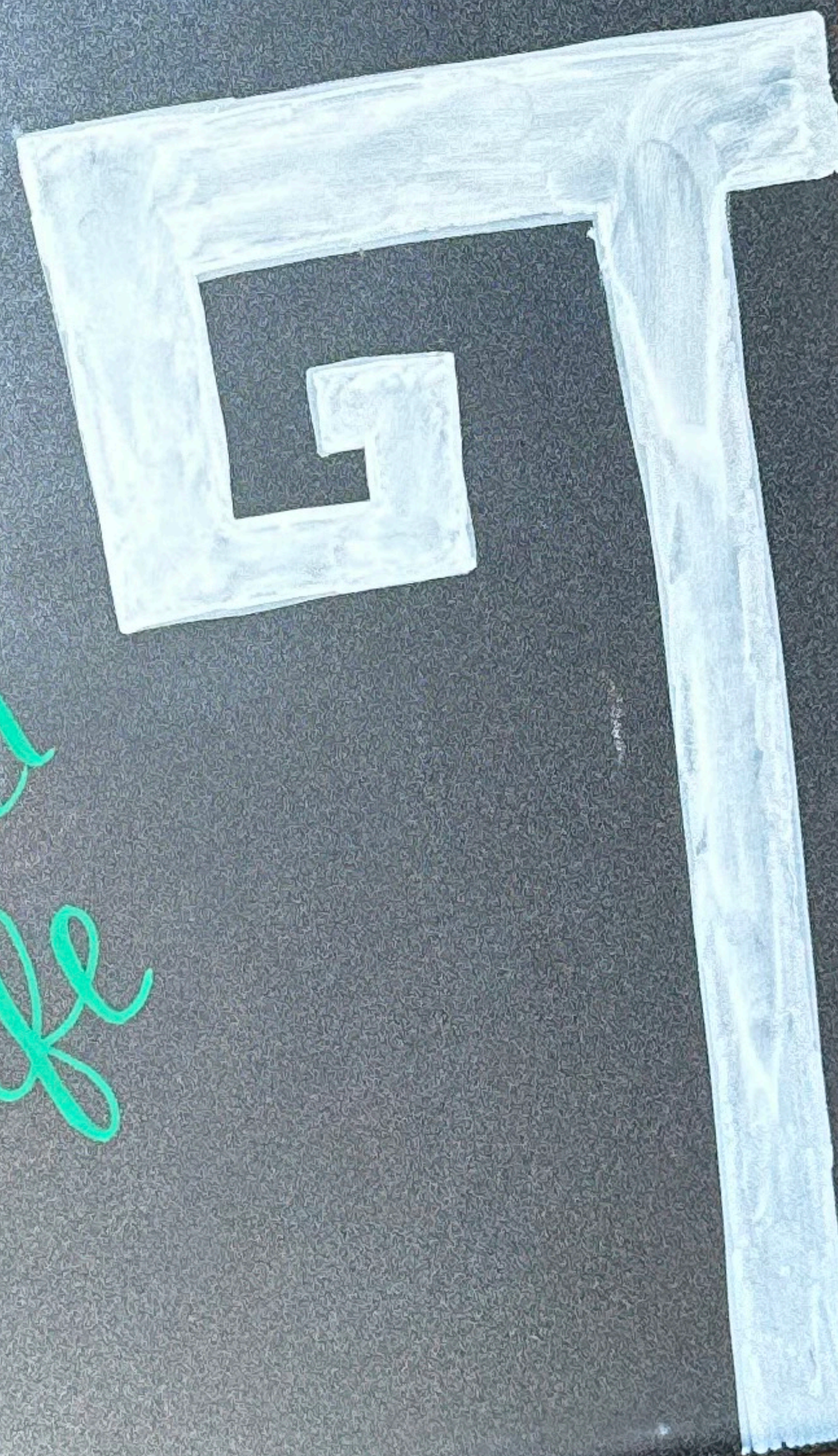
<http://www.franklintn.gov/>

tazikis

MEDITERRANEAN CAFE

Come eat

live
the
good
life



Jeddie DODDIE



From: [Elizabeth Fisher](#)
To: [Emily Huffer](#)
Subject: Re: 428 Main Street, Franklin, TN 37064 (COF no: 1065534) (Permit no:)
Date: Tuesday, July 18, 2023 11:59:24 AM
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.

Emily,

The width is 1.5 feet. See attached.

Thank you!



Elizabeth Fisher
Local Store Marketer

Brentwood, Green Hills,
Franklin, Cool Springs
C: 850.628.0013

On Tue, Jul 18, 2023 at 10:05 AM Emily Huffer <emily.huffer@franklintn.gov> wrote:

Hi Elizabeth-

Thank you for submitting the updated owner affidavit. As we previously discussed, I will need a photo of the sandwich board. In the application, it is noted that the height of the sign is 2.5 feet, and the height of the sign face or sign area is 2 feet. Could you please provide me the width of the sign and of the sign's face (the chalkboard), as I will need these numbers to calculate the square footage of the sign. I would be happy to upload the photos and the measurements to your application when they are sent to me. Please let me know if you have any additional questions!

Type of Work Proposed : Signage
Height of Overall Sign: 2.5

Type of Signage Proposed: Sandwich Board Signage
Height of Sign Face or Sign Area: 2

Thanks!

Emily Huffer

Assistant Preservation Planner

City of Franklin Planning & Sustainability Department

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OWNER AFFIDAVIT

City of Franklin, Tennessee

We/I Tazikis Nashville, 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:

Taziki's Mediterranean Cafe - FEIN-27-4689433

(Property Parcel/Tax ID Number)

and located at:

428 A Main Street, Franklin, TN 37064

(Street Address)

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

Armando Perez - Director of Operation

(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.

William G. Mays

Signature

3009 Pump House Rd, suite 200

Property Owner Mailing Address

Vestavia, AL 35243

City, State & Zip

Subscribed and sworn to before me this

14th day of July, 2023.

Mellanie Sosnowchik
Notary Public

My Commission Expires: _____

MELLANIE SOSNOWCHIK
Notary Public
ALABAMA STATE AT LARGE
My Commission Expires April 19, 2025





Project Overview

#1067421

Project Title: 428 Main Street, Franklin, TN 37064

Jurisdiction: Franklin

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

State: TN

Workflow: COA Administrative Default

County: Williamson

Required Administrative Review COA Application Supporting Materials

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

Signage:

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

Rear Yard Fencing:

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

Awnings:

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

HVAC Equipment and/or Related Screening:

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

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

Owner Affidavit

This application requires a signed and notarized owner affidavit form.

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

Owner Affidavit Form

Contact Information - Project Contact

Project Contact

Elizabeth Fisher
Taziki's Mediterranean Cafe
428 Main Street
Franklin, TN 37064
P:8506280013
efisher@tazikis.com

Contact Information - Property Owner

Property Owner

William Magruder
Taziki's Mediterranean Cafe
3755 Corporate Woods Drive
Birmingham, AL 35242
P:8506280013
efisher@tazikis.com

Address or Parcel

Project Address or Parcel: 428 MAIN ST (078C-M02800)

Calculated Acreage: Parcel

- 428 MAIN ST: 0.05547515

Scenic Corridor Overlay:

Hillside/Hillcrest Overlay:

Flood Fringe Overlay:

500ft Buffer of Hillside Overlay: <500BHO>

Type of Work Proposed : Signage

Height of Overall Sign: 2.5

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

Columbia Avenue Overlay:

Zoning District: Zoning Districts

- 428 MAIN ST: DD

Central Franklin Overlay: Central Franklin Overlay

- 428 MAIN ST: Central Franklin Overlay District

Historic Preservation Overlay: Historic Preservation Overlay

- 428 MAIN ST: Historic Preservation Overlay

Floodway Overlay:

COF Number of Site Plan: 1065534

Type of Signage Proposed: Sandwich Board Signage

Height of Sign Face or Sign Area: 2

HVAC Type:

Narrative

Project Description:

Chalkboard A-frame with Taziki's logo and design written on it.



HISTORIC
FRANKLIN
TENNESSEE

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

Address: 126 Harlinsdale Ct. (Franklin Road Historic District)
Applicant: Ray Cash
Owner: Michael Hollis
Project #: 8254
Type of Work: Rear Yard Fencing

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

Approval Date: August 1, 2023
Expiration Date: August 1, 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 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.

- **Location:** The Guidelines state that fences and walls are to be erected in typical locations along property lines. The proposed fence appears to meet the Guidelines for location, as it is along the pool area in the rear yard.
- **Height:** The Guidelines state that walls and fences in the rear yard cannot exceed 7’ in height. The height of the proposed new fence is appropriate at 5’.
- **Material:** The Guidelines state that fences and walls are to be designed so that they support the historic character of the district. The use of wood picket, vertical wood plank, split rail, horse fencing, brick, cast iron, or similar metal fencing, as appropriate based on the site and setting for rear yards. The proposed vertical picket aluminum fence is appropriate.
- **Design:** The Guidelines state that fences and walls should be compatible with the principal building. The design of the proposed fence is a black 5’ vertical aluminum picket with horizontal detailing. The proposed design of the aluminum fence is appropriate.

APPLICABLE GUIDELINES

Chapter 7 – Fences, Gates, and Walls

APPROVED WORK SPECIFICATIONS

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

- The fencing shall 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/>

71.375" PANEL SERIES-A
3-CH 60" RESIDENTIAL - RACKABLE

ALUMINUM FENCE SUPPLY

DATE: 04/25/2023

PO/JOB NAME:

ITEM: PANEL

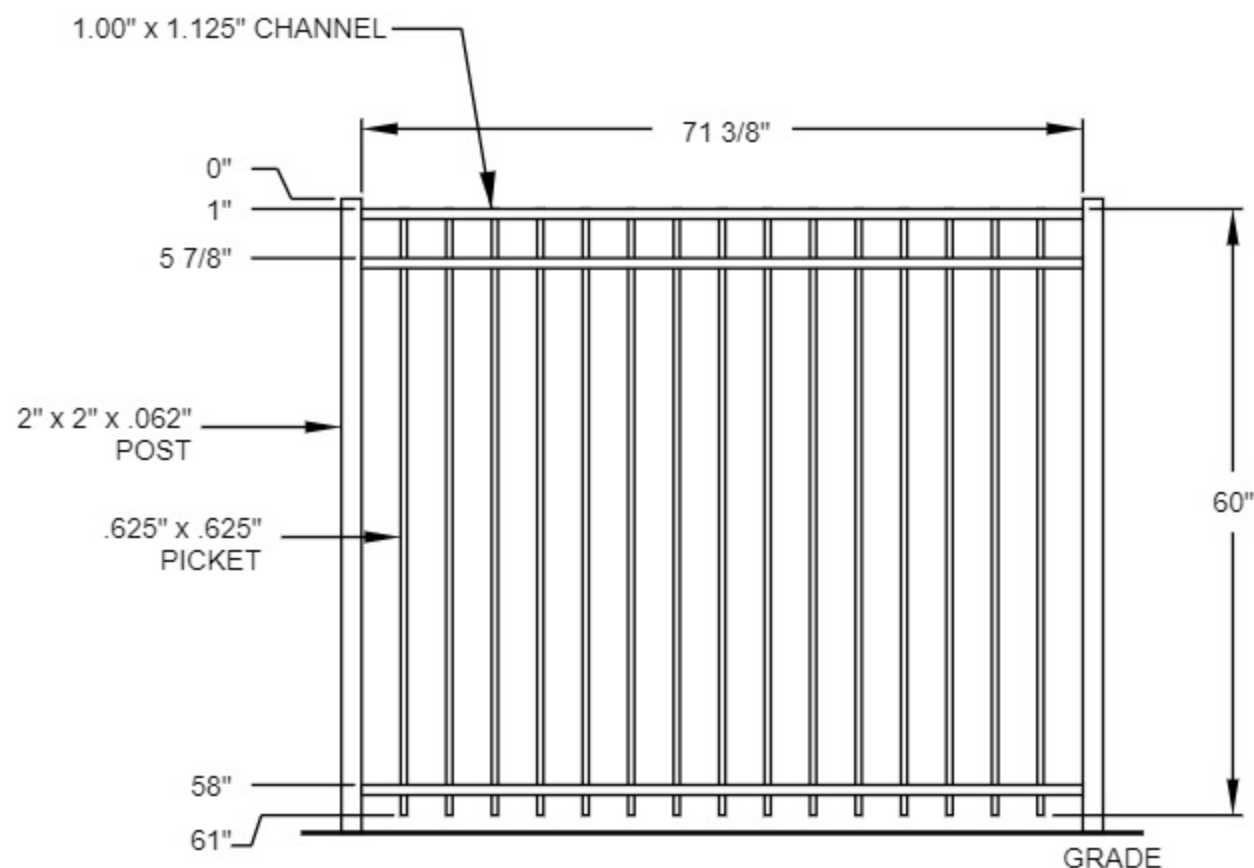
QUOTE NO:

HINGE TYPE: ---

COLOR: BLACK

DAYLIGHT OPENING: ---

APPROVAL SIGNATURE (REQUIRED):

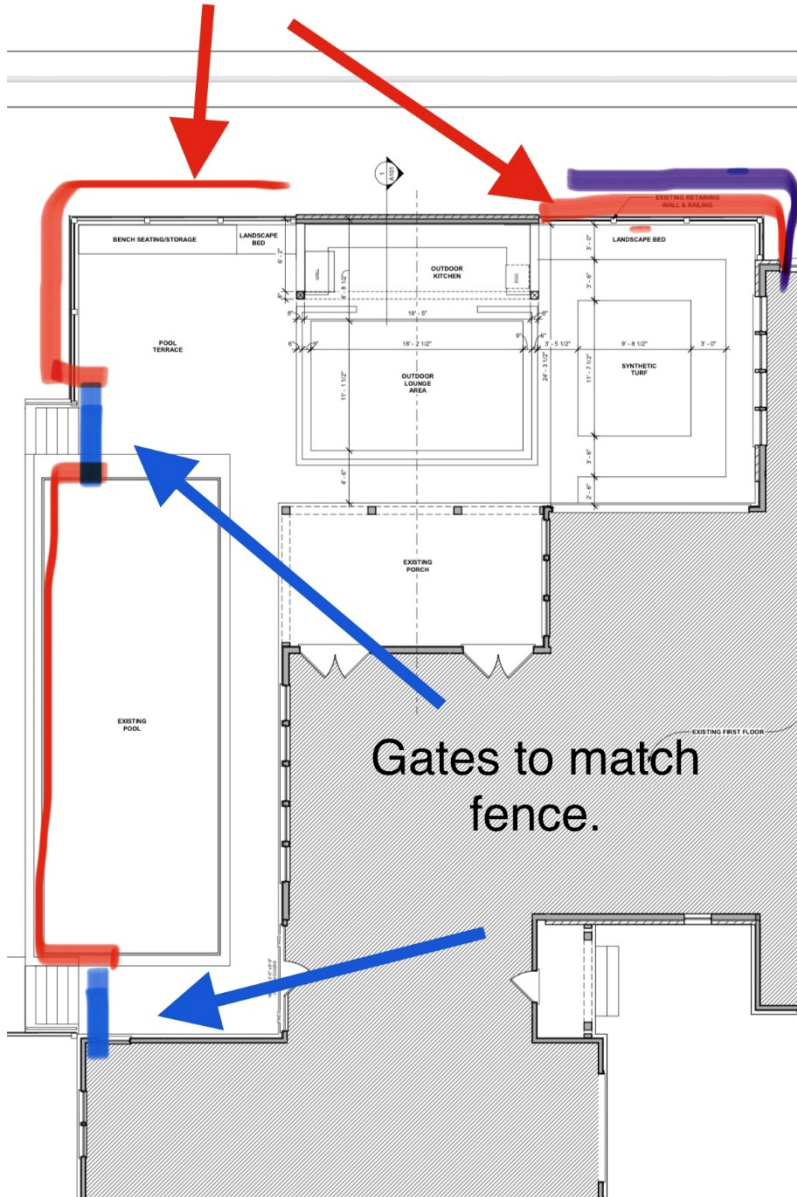


8:06



032023 - Hollis Residence- Poo... ▼ [Done](#)

New Fence



OWNER AFFIDAVIT

City of Franklin, Tennessee

We/I Elaine Michael Hous
(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:

094063E A 0140/0000 9063E
(Property Parcel/Tax ID Number)

and located at:

126 Hainsdale Court, Franklin, TN 37069
(Street Address)

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

Andrew KING
(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

126 Hainsdale Court
Property Owner Mailing Address

Franklin, TN 37069
City, State & Zip

Subscribed and sworn to before me this

24th day of March, 2023.

[Signature]
Notary Public

My Commission Expires: 03/25/2023





Project Overview

#1039584

Project Title: 126 Harlinsdale Court

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

Ray Kash
Montgomery Classic Construction, LLC.
5123 Virginia Way, Suite A-13
Brentwood, TN 37027
P:615-498-3160
ray@montgomeryccllc.com

Contact Information - Property Owner

Property Owner

Michael Hollis

126 Harlinsdale Court
Franklin , TN 37064
P:6153003186
doug@montgomeryccllc.com

Address or Parcel

Project Address or Parcel: 126 HARLINSDALE CT
(Unverified)

Calculated Acreage:

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:

Central Franklin Overlay:

Historic Preservation Overlay:

Floodway Overlay:

COF Number of Site Plan: 0

Type of Signage Proposed:

Height of Sign Face or Sign Area:

HVAC Type:

Narrative

Project Description:

We are installing fencing on top of the pool retaining wall that we are expanding a bit. Thanks.