



Meeting Agenda

Design Review Committee

Monday, August 28, 2023

4:00 PM

Board Room

Notice is hereby given that a meeting of the Design Review Committee will be held on the date and time listed above at 109 3rd Ave. S., Franklin, TN 37064. You may call 615.791.3212 for additional information. 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. The typical process for discussing an item in this meeting setting is as follows: 1. Applicant / staff presentation, and 2. DRC comments. Accommodations have been made to ensure that the public is able to view the meeting. The public may view the meeting 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. • Attend in person in the Board Room. The public may also watch the meeting on the TV in the lobby.

CALL TO ORDER

APPLICATIONS

1. Discussion Of The Middle Eight PUD Subdivision Proposal Prior To A Certificate Of Appropriateness Application

ADJOURN

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

August 21, 2023

Historic Preservation
City of Franklin Planning & Sustainability Department
103 3rd Ave South
Franklin, TN 37064

RE: **The Middle Eight Historic Zoning Commission Submittal**
City of Franklin Project No: 8154
KVD Project No. 21065

REQUEST: Design Review Committee initial discussion prior to a Certificate of Appropriateness (COA) consideration.

Preservation Planning Staff and Historic Zoning Commission,

Enclosed with this letter is our Design Review Committee submission for Historic Zoning Commission's (HZC) consideration of a Certificate of Appropriateness. This package represents the collaborative work of the Historic Zoning Commission (Preliminary HZC approval), Franklin Municipal Planning Commission (Envision Franklin Amendment and recommendation of approval of the Development Plan), the Board of Mayor and Alderman (approval of first two readings and final vote to occur on August 22, 2023), the City of Franklin Planning and Sustainability Staff, and the design team of The Middle Eight. As an infill site with an Envision Franklin designation of Multifamily and in a historic overlay, the community recognizes that there is a unique opportunity to provide much needed housing in Franklin at a location that is evolving into a vibrant extension of downtown and a needed residential component to the new Factory District Concept for Envision Franklin being considered by the Board of Mayor and Aldermen.

We have included the following in this application to supply the Staff and Historic Zoning Commission with a robust package that addresses all components of the Historic District Design Guidelines.

- Elevations and materials for all buildings within the Historic Preservation Overlay
- A signage plan for the site, including historical markers that share the history of the Truett House and the historical uses of the property
- Responses from Antunovich Associates, the architects of record, as to how each design guideline element was achieved per building type
- Environmental Impact Letter from Terracon
- Letter from Eric Jacobson describing the events that took place on the property during the Battle of Franklin
- A 3-D topographic and architectural massing model
- Comparative analysis of Harpeth Square and the proposed The Middle Eight

The project remains committed to “supporting the preservation of historic resources” (pg 10) in Franklin by:

- Maintaining the historic integrity of the Alpheus Truett House
- New construction faces Liberty Pike by providing appropriate setbacks for the scale and other buildings that face this road.
- Providing the story of the Truett family and their legacy to Franklin
- Refining architectural details and building articulation to address massing (pg 85)

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

- Met or exceeded the Transitional Features requirements of Chapter 8 of the Zoning Ordinance by providing a 75’ vegetated buffer at the western edge and creating a new street with single family, duplex, and townhome residences.
- Provided exceptional site design by putting the parking underground and using the additional space to create eight public open spaces. These areas have their own character and are designed to be inviting gathering spaces for community engagement.
- Incorporated the Building Character components of the proposed Factory District, “Character should be consistent with the Factory and be contextually sensitive to existing historic architecture, which should be preserved and maintained. New Buildings should consist of traditional and industrial character so as to continue the established rhythm and scale of the street. Materials should complement the existing brick facades of Jamison Station and the Factory. Multifamily first floors are encouraged to have active commercial spaces, including retail, restaurants, leasing offices, and other amenities, which should be individually accessible from the street. First floor multifamily units should provide individual ground floor entrances, stoops or front porches, and pedestrian connections to the street or to a drive resembling a street.”

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

Sincerely,

Gary M. Vogrin



Kiser + Vogrin Design, LLC

Authorized Agent for Truland Development/228 Franklin LLC

The Middle Eight

Location

SE Corner of Franklin Road and Liberty Pike

Site Acreage

+/-7.194 Acres

Current Envision Franklin Use

Multi-Family Residential Design Concept to add Special Consideration for properties south of Liberty Pike and West of Daniels Drive, East of the Truett House to include the following:

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

Current Zoning

R4 – Residential 4 District

Future Rezoning Request (3rd and final vote anticipated August 22)

PD – Planned District

History

Ownership & Rebuilding

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

2006 Renovation & Expansion

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

Historic Preservation Overlay Applied

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

To maintain a rural character along Franklin Road and meet the intent of the overlay, the McKeekans subdivided the property to perpetually maintain the Truett House as a large lot family home along Franklin Road.

A Transitioning Historic Area

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

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

1. **The Factory is undergoing a major renovation after changing ownership in 2021.** The prior ownership let the property languish, with vacancy reaching almost 50%. Over the next 6-12 months, a major transformation will bring new shops, bars, restaurants, and a brewery to this area. This type of catalytic change is anticipated to ignite a vibrant arts and entertainment district. Central to any successful mixed-use district is housing – otherwise, The Factory will remain a destination more akin to a shopping center.
2. **The completion of the Franklin Road Streetscape has transformed the northern portion of Historic Franklin starting at Harlinsdale Farm from rural to urban.** This change allows for walkability within this emerging urban district and to the downtown core. This presents a significant opportunity to provide housing to meet demand and support existing retail and commercial uses, while also preserving undeveloped land in outlying areas by putting density along existing infrastructure. The subject site represents a prime opportunity to authentically deliver the remaining component of a thriving, walkable neighborhood – housing diversity.
3. **Population Growth Outpacing Projections.** The population projections from Envision Franklin estimated 20,500 new residents by 2025. The forecast could not have anticipated unforeseen circumstances, mainly the population surge driven by the 2020-2021 Global Pandemic. Between 2010-2020, 23,634 new residents moved to Franklin, exceeding the 2025 projection five years early and before the pandemic-related population surge. Truland's 2022 Housing Assessment projects 36,012 new Franklin residents between 2010-2025, 175% more than the 20,500 anticipated in Envision Franklin. Lack of adequate future supply and rapid demand from 2020-21 has placed a lasting upward pressure on all housing in Franklin and Williamson County through 2026.

and there will be a projected undersupply of approximately 8,000 units. (Truland's 2022 Market Assessment by The Concord Group is available upon request.)

4. **Continuous job growth and corporate relocations are also putting significant pressure on housing supply.** Many of the corporations who have moved to Williamson County recently were not anticipated. "ACH and Highland Ventures join a roster of companies with household names that call Williamson County home, including Nissan North America, Mars Petcare, Tractor Supply and Mitsubishi Motors. More than 40 companies have their headquarters in Williamson County, including 12 of the 25 largest publicly traded companies in the Nashville area." (Bill Lewis, Livability.com)

Shared Goals

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

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

Proposed Development

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

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

The property will feature +/-15,000 SF of highly amenitized, lifestyle-oriented common areas, including: a café, a fourth story westward facing sunset deck, wine cellar, private dining room, and demonstration kitchen, podcast/recording studios, a salt water pool, co-working spaces, a green house, a spa-like two-level fitness center, underground resident only lobby with concierge

services, numerous outdoor pocket parks and courtyard/plazas, and a thoughtfully conceived dog park and related pet amenities.

CLICK ON IMAGE BELOW TO OPEN A LINK TO THE FREQUENTLY ASKED QUESTIONS (FAQs) FROM NEOIGHTBORS AND THE GREATER COMMUNITY.



<https://www.livemiddle8.com/faq>



ANTUNOVICH ASSOCIATES
ARCHITECTURE • PLANNING • INTERIOR DESIGN

Chicago • Washington DC • Los Angeles • Austin • Buffalo

August 21, 2023

Historic Preservation
City of Franklin Planning & Sustainability Department
103 3rd Ave South
Franklin, TN 37064

Re: The Middle Eight at the Factory District
Compliance with Historic District Design Guidelines

Preservation Planning Staff and Historic Zoning Commission,

Antunovich Associates began designing The Middle Eight neighborhood last year and started an architectural discussion with the Design Review Committee and the Historic Zoning Commission through the fall of 2022. The Middle Eight received Preliminary Approval from HZC on February 13, 2023. In all iterations of this design, we relied heavily upon the Historic District Design Guidelines. For ease, we have provided responses to each design element for each type of building—New Residential and New Commercial (Multifamily).

In the pages that follow, you will see the intent of each building type followed by a design element from the Historic District Design Guidelines. Following the text of each design element, we have provided a response as to how we have integrated and addressed each Historic Design Guideline. Please refer to The Middle Eight Design Book for how these responses will translate into the built environment.

We look forward to our first discussion with the Design Review Committee on August 28, 2023.

Sincerely,

ANTUNOVICH ASSOCIATES, INC.

Joseph M. Antunovich, FAIA
Chief Executive Officer and Founder

New Residential Buildings

Townhome, Single Family and Duplex Buildings

[Pages 52 -61](#)

Intent: This Section provides guidelines for the construction of new residential buildings within Franklin's historic districts. These guidelines relate to the fundamental relationships of a building to its context, such as mass, scale, and form. New buildings should be compatible with nearby historic buildings while conveying the stylistic trends of today. New buildings should be designed to reinforce the basic visual characteristics of the district.

In special cases where the replication of a significant historic building is desired on its original site, only those clearly documented through plans, photographic evidence, or other documentation may be considered. In these cases, historic markers or other signage should display the historical significance of the site and building.

Placement & Orientation

- ✓ Maintain the alignment of existing front yard setbacks on the block face while adhering to the Zoning Ordinance setback requirements.
- ✓ Maintain the rhythm of buildings along the street. Space new buildings according to the historic precedent established on the same block face. If a side yard setback is not established by historic buildings on the same block face, the opposite block face should be considered.
- ✓ Locate new buildings to be secondary in prominence to the historic structures on the site or in the district. New buildings should not block the view of historic buildings from public viewsheds so that the historic buildings retain their prominence.

RESPONSE: The proposed new Townhome, Single-Family and Duplex residential buildings have been placed along Liberty Pike and along the west and south sides of Foster Lane, a new road that will traverse the perimeter of the property. These residential buildings will create a compatible residential scale with the historic Truett House to the West and to single family homes along Old Liberty Pike to the south. These proposed residential buildings will be screened from the Truitt House and grounds by a 75 ft. wide Naturalistic Buffer and are sited a minimum 150 ft. from the existing single-family homes to the south.

The Townhome building facing Liberty Pike and the Single-Family homes and the Duplex residential buildings along Foster Lane, maintain a similar relationship to the street curbs and sidewalks, creating an alignment of front yard setbacks and a rhythm of buildings along the street that is consistent with the historic guidelines. This building placement allows for landscape elements and for interesting building entry stairs and stoops, that contribute to the residential character of the streets.

Building Form

- ✓ 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.
- ✓ Make new buildings compatible with adjacent building floor-to-ceiling heights. Appropriate heights for new construction range from eight feet to ten feet.
- ✓ Use similar cornice alignment, foundation heights, and window and door heights as adjacent buildings.
- ✓ Use roof and facade breaks to achieve similar forms to those of historic residential buildings in the district.
- ✓ In areas where historic garages are generally detached, new garages should appear to be detached. Place garages in traditional locations behind the rear plane of the main form of the house or as otherwise not be visible from the street.

RESPONSE: The Townhome building, the Single-Family homes and the Duplex residential building most adjacent to the Truett House are compatible in height, massing and scale with this historic building:

- The proposed Townhome building is 2 ½ stories tall.
- The proposed Single-Family houses are 2 stories tall.
- The Truett House is 2 stories tall.
- The proposed residential buildings will contain ceiling heights of between 9 ft. and 10 ft.

The gabled roof form (w/ dormers) designed for the Townhome building is compatible with the gabled roof form of the historic Truett House. Detailing of the rooflines of the Townhome building are also compatible with the historic house.

Parking for each of the units within the Townhome building, the Duplex residential building and the Single-Family homes will be provided within each of these proposed structures enclosed by roll-up doors.

Size

- ✓ Size 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.

RESPONSE: The overall project has an Open Space Coverage factor of approximately 51% of the 7.19 acre site. This ratio is securely under the 35% lot coverage factor called for in the historic guidelines. A significant portion of this Open Space is comprised of courtyards, sidewalks, pathways and garden areas.

Building Height

- ✓ Design for height compatibility with existing historic residential buildings on the same block face as the new residential building.
- ✓ Achieve height compatibility by designing within ten percent of the average height of the historic buildings on the same block face. Height must also not exceed the Zoning Ordinance requirements.
- ✓ Design height on new streets to be compatible with the historic residential building heights on the nearest block face within the established historic district.
- ✓ Measure building height from grade (ground) and not from finished floor grade.

RESPONSE: The height of the Townhome and Duplex buildings are established at 2 ½ stories to serve as transitional residential buildings between the 4 story Multi-Family buildings and the adjacent existing single family houses to the south. The proposed Single-Family homes are two stories tall, a height compatible with the adjacent Single-Family homes along Old Liberty Pike.

The Townhome building is 32 ft. tall measured from grade.
The Duplex buildings are 37 ft. tall measured from grade.
The Single-Family homes are 33 ft. tall measured from grade.

Roofs

- ✓ Design roof shape, height, pitch, and overall complexity to be compatible with those on adjacent historic buildings.
- ✓ Design the roof pitch to be compatible with the architectural style of the building.
- ✓ Design eaves to be at least eight inches.

RESPONSE: The roof form on the proposed Townhome building is compatible with the roof form of the adjacent historic Truett House. The gabled roof form has a residential pitch, appropriate detailing and the required eave depth as called for in the historic guidelines.

The roof forms of the Single-Family homes are residential in nature and relate to the residential style of the individual residences. The eave depths are as called for in the historic guidelines.

Porches, Stoops, Decks, & Porte Cocheres

- ✓ Include a front porch or stoop as part of a new residential building, except for specific historically-accurate Federal style architecture.
- ✓ Design porches and stoops to continue the rhythm of these elements on a street.
- ✓ When designing a porch or stoop, consider the location, proportion, height, roof form, supports, steps, and ornamentation relative to historic porches or stoops in the district.
- ✓ Design porches with depths of at least six feet. Design stoops with depths of at least three feet.
- ✓ Use simple columns and balusters. Use square or round columns with a minimum of eight inches and a maximum of 12 inches in diameter. Avoid ornate milled columns, variations of Greek orders, or Craftsman style columns on porches.
- ✓ Use wood porch elements. Brick or metal may be considered if appropriate to the architectural style of the building.
- ✓ Design rear or side porches to be subordinate in character to the front porch.
- ✓ Design decks to rear or side facades with minimal visibility and use designs, materials, and scale in keeping with building character.

RESPONSE: The Townhome building, the Single-Family homes and the Duplex buildings contain porches, stoops and entry stairs facing Liberty Pike and the proposed Foster Lane interior street. These elements create interest on these streetscape facades, providing rhythm and variation on these residential buildings.

Select single family homes have wood porches on the rear façade of the homes, distinctly different than the front entry porches. These Porches and front Stoops are appropriately detailed and scaled and are in-keeping with the building character of the individual homes.

Foundations

- ✓ Design foundations to be compatible with those of neighboring historic buildings. Do not use landscaping to disguise inappropriate foundation height or design.
- ✓ Provide foundation heights of 18 inches above grade on the front facade. Reduced foundation heights may be considered for compatibility with foundations on adjacent historic buildings. Avoid slab-on-grade construction.
- ✓ Design foundation materials on frame buildings so that they do not exceed the height of the finished floor.
- ✓ Use materials that are similar in character to nearby historic buildings, such as brick, stone, concrete, or painted or parged concrete blocks.
- ✓ Delineate the foundation level of brick buildings through some type of belt course such as soldier or sailor coursing.

RESPONSE: The foundations of the proposed Single-Family homes are concealed from view or are architecturally clad. The lower level of these homes are partially clad with materials that are coordinated with the upper level materials:

- Cast stone is the base for brick cladding.
- Cast stone is the base for stucco cladding at house #1.
- Natural stone is the base for stucco cladding at house #2.

At the Townhome and Duplex buildings, the foundations are clad with materials matching the upper level (brick). The raised first floor line of these buildings is articulated with architectural detailing (trim courses, window heads, porch levels, etc.)

Materials & Exterior Finishes

- ✓ Use materials and exterior finishes that complement and blend with the character of the surrounding district, such as frame, brick, or stone.
- ✓ 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.
- ✓ 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.
- ✓ Match surrounding historic masonry in width of the mortar joints, size and scale of the bricks, color, and texture.

RESPONSE: The materials and exterior finishes for the Townhome building, the Single-Family homes and the Duplex buildings are compatible with materials found within the surrounding historic district as noted below:

- Cladding Palettes:
 - o Brick w/ stone headers
 - o Stucco with cast stone headers and sills
 - o Stucco w/ stone headers and sills
- Architectural Shingle Roofs.
- Aluminum-Clad wood windows.
- Composite wood entry doors.
- Composite sectional garage doors.

Details & Ornamentation

- ✓ Though the front façade is the most important aspect of a building, consider the compatibility of all exterior building walls in the design.
- ✓ Use decorative details and ornamentation in a manner similar to those on historic buildings in the district. A modern interpretation of a historic detail is encouraged.
- ✓ Avoid decorative detail that competes with, overpowers, or negatively impacts nearby historic buildings.

RESPONSE: All facades on each of the Townhome building, the Single-Family homes and the Duplex buildings have been designed with quality materials and attention to detail. Secondary (side/rear) of the buildings are designed and detailed similar to the front façade. The details and ornamentation included on the facades of these residential buildings, are compatible with adjacent buildings and do not compete for attention.

Entrances

- ✓ Design new buildings to have their main entrances located on the front facade. For corner lots, if desired, provide entrances on facades facing both streets.
- ✓ Design new doors and doorways to blend well with other historic buildings on the street, including solid-to-void ratio, rhythm and spacing, and scale and intricacy.
- ✓ Use traditional materials with appearances similar to the doors on nearby historic buildings.
- ✓ Provide casement, trim, transoms or sidelights similar to those seen on nearby historic houses.

RESPONSE: Entrances for the Townhome building, the Single-Family homes and the Duplex buildings are located on the front façade, facing the public way consistent with the historic guidelines.

Entrances doors are composite wood paneled doors.

Entrances are embellished with porches or stoops.

Ornamental lighting flanks doorways.

Doorways are traditionally proportioned and detailed with glass sidelights.

Windows

- ✓ Design windows to relate to the architectural style of the structure or those found on nearby historic buildings.
- ✓ Place and size windows to create similar solid-to-void ratios. Avoid blank walls.
- ✓ Use traditional rhythm and spacing and avoid placing windows that abut fascia directly.
- ✓ Place windows so that there is proportionate space between the window and the floor level, but do not exceed the height of the entrance features.
- ✓ Do not exceed the height and width ratios for windows and doors of adjacent buildings by more than ten percent.
- ✓ Use window materials that are similar in character, profile, finish, and durability to historic windows used on nearby historic buildings. Recess window openings on masonry buildings and use a window opening with a raised surround on a wood frame building.
- ✓ Use true divided-light (TDL) or simulated divided-light (SDL) windows.
- ✓ Windows should have a double-hung (or “double-sash”) appearance.
- ✓ Use traditional casement and trim similar to those seen on nearby historic buildings.
- ✓ Use mullions with historic profiles. Avoid the use of false mullions and tinted or reflective glass.
- ✓ Minimize the visual impact of storm windows by designing them so that they appear to be part of the window.

RESPONSE: Windows for the Townhome building, the Single-Family homes and the Duplex buildings will be aluminum-clad wood windows, detailed and proportioned to be historically compatible:

- Stiles, Rails, Muntins with profiled edges.
- The sash windows will contain clear glass.
- Windows will feature a simulated divided lights.

Windows are located and spaced on these residential façades in the following manner:

- So that no exterior wall is blank.
- So that the windows are appropriately captured by the surrounding cladding material.

Shutters

- ✓ Design shutters to be compatible with the architectural style of the building.
- ✓ Use wood shutters that appear operable and fit the reveal of the window precisely.

RESPONSE: Shutters are used only on the Stucco/Cast stone version of the Single-Family homes.

The shutters are compatible with the style of the building and are sized commensurate with the window opening. A composite wood material is called out for the shutters.

Awnings

- ✓ Determine whether awnings are compatible with the architectural style of the building and design them in traditional locations.

- ✓ Fit awnings proportionately over window or door openings with an appropriate overlap at the sides.
- ✓ Use a color that is compatible with the overall color scheme of the building.
- ✓ Use duck canvas or cotton and polyester blends with or without acrylic treatment. Do not use vinyl awnings.
- ✓ Avoid covering character-defining architectural details with awnings.

RESPONSE: There are no awnings used in the Single-Family homes, Townhomes, or Duplexes.

Dormers

- ✓ Appropriately size and locate dormers to fit with the architectural style and roof shape of the building. Rear and lesser visible facades afford more flexibility for dormer scale, but dormer sidewalls should be at least 30 inches from the exterior wall.
- ✓ Relate the style, scale, and proportion of dormer windows to windows on lower floors of the building.
- ✓ Use roof dormers instead of wall dormers and design them according to the graphic below:
- ✓ Dormer roof pitch should be at least 3:12 and no less than half the main roof pitch.
- ✓ Dormer should be located below the main ridge of the building.
- ✓ Dormer should be recessed at least 1 foot from the exterior building wall.

RESPONSE: Dormers are employed in the Townhouse building within the Single-Family homes in the project.

The dormers are scaled appropriate to the overall massing of the proposed buildings, and are consistent with the historic guidelines.

Chimneys

- ✓ Design chimneys to be compatible in size, height, and massing to existing chimneys on neighboring historic houses.
- ✓ Use stone, brick, or brick veneer materials.
- ✓ If chimney caps are desired, use clay, slate, stone, or low-profile metal caps (painted to match the brick) that do not overhang the rim of the chimney.

RESPONSE: Chimneys are employed in the Townhome building, the Single-Family homes and the Duplex buildings in a size, height & massing appropriate for the proposed buildings

Chimney material matches the dominant cladding material of each building.

Gutters & Downspouts

- ✓ Use half-round gutters if the building architectural style is reflective of dates before 1940.
- ✓ Use ogee gutters if the building architectural styles is reflective of dates 1940 or later.

Modern Features

RESPONSE: The proposed new Townhome, Single-Family and Duplex residential buildings will adhere to the historic guidelines regarding New Features included in these structures.

- Any ground-mounted mechanical or communication equipment will be placed behind buildings and screened from street view.
- Any roof-mounted mechanical or communication equipment will be screened from view.
- Meters and vents will be located on rear facades.
- No window mechanical systems will be used.

- No exterior fire escapes or attached exterior staircases will be installed, other than front entry stairs.
- No exterior lifts or accessible ramps are planned at these buildings.
- No roof-top terraces or patios are planned.
- No security grilles or bars will be placed over windows or doors.
- Any skylights will be placed so they are not visible from the street.
- No solar panels are planned to be installed on the roofs or around these structures at this time.

New Commercial Buildings

Multi-Family Buildings 1-3

[Page 84-93](#)

Intent: This Section provides guidelines for the construction of new commercial buildings in the historic districts. New buildings should be designed for compatibility with nearby historic buildings on the same block face in terms of setbacks, massing, scale, height, size, form, proportions, and materials.

The character of surrounding buildings should influence the design of the new building. In some locations, new buildings should be designed as commercial buildings in accordance with this Section. In other locations, new buildings intended for commercial use would better blend with the established character if designed according to the new residential building guidelines. Check with the Preservation Planner for assistance in determining the appropriate building form.

In special cases where the replication of a significant historic building is desired on its original site, only those clearly documented through plans, photographic evidence, or other documentation may be considered. In these cases, historic markers or other signage should display the historical significance of the site and building.

Placement & Orientation

- ✓ Place new commercial buildings to reflect the front setbacks established by historic buildings on the same block face [graphic]. If a setback is not established by historic buildings on the same block face, then historic buildings on the opposite block face should be considered.
- ✓ Defer to the setback of the nearest adjacent historic building for sites located between two areas with distinctive character, such as between commercial and residential buildings. For larger redevelopment areas, design for a transition in setbacks where there are two different adjacent historic building setbacks on either side of the new buildings.
- ✓ Orient new commercial buildings to the street in a similar pattern to that of nearby historic buildings.
- ✓ Space new buildings according to the historic precedent established on the same block face. If a side yard setback is not established by historic buildings on the same block face, the opposite block face should be considered.
- ✓ Locate new buildings to be secondary in prominence to the historic structures on the site or in the district. New buildings should not block the view of historic buildings from public viewsheds so that the historic buildings retain their prominence.

RESPONSE: The proposed new Multi-Family buildings have been placed along Liberty Pike and along the east and north sides of Foster Lane, a new road that will traverse the perimeter of the property.

A new Townhome, Single-Family homes and Duplex residential buildings have been placed along the west and south sides of Foster Lane, opposite the Multi-Family buildings and creating a residential transitional zone between the historic Truett House and the Single-Family homes along Old Liberty Pike.

Parts of the Multi-Family buildings facing Liberty Pike maintain a similar relationship to the property line and sidewalk as the adjacent Jamison Station. While continuing this block face for small sections, the buildings contain generous courtyards and set-backs that provide rich pedestrian and landscape relief along Liberty Pike. These courtyards contain residential entrances to each Building while providing varied set-backs from the generous sidewalks.

A 3,000 sf. Commercial space is located along Liberty Pike as part of Building #3. This commercial space creates an active entry zone for the main courtyard, located between Buildings #1 and #3.

Each of the proposed three new Multi-Family buildings, have been placed and along the east and north sides of Foster Lane, replete with entrances to individual residential units as the new road traverses a 20 ft. grade change from Liberty Pike. Locating these Multi-Family buildings along Foster Lane will create a marvelous, varied residential street, complete with Townhomes, Single-Family homes, residential duplex buildings, residential units at the base of the Multi-Use buildings, gardens and a pedestrian Muse between Buildings #1 And #2.

All parking for the Multi-Family buildings will be located on two below-grade levels, allowing for generous open and pedestrian space on the property.

Building Form

- ✓ Design the massing and scale of the building to be consistent with historic buildings on the block face.
- ✓ Align the architectural features of the new building with those of nearby historic buildings, including floor-to-ceiling heights, cornice alignment, window and door heights, and foundations.
- ✓ Respect the streetscape character by creating compatible patterns and rhythms of architectural features along the street.
- ✓ Reinforce the appearance and rhythm of historic horizontal patterns by maintaining a distinction between the street level and upper floor facades on buildings of two or more stories.
- ✓ Reinforce the appearance and rhythm of historic vertical divisions to maintain consistent facade widths.
- ✓ When there is damage following a natural hazard, retain and preserve freestanding facade walls which may be left and maintain the original design and appearance of the building.
- ✓ Maintain traditional rhythm and spacing patterns created by the massing of historic buildings along the street.
- ✓ New commercial construction in this context should be sensitive to rear adjacent historic residential structures.

RESPONSE: The proposed Multi-Family Buildings are similar in mass and form to both Jamison Station and The Factory Buildings, two adjacent structures that are also included in the Historic Overlay District. The flat roof form of the Multifamily building is similar to these other two neighboring structures. The courtyards in the center of Buildings #1 and #3 along Liberty Pike, break up the first-floor architectural expression and the set-backs of the Penthouse levels further reduce the overall mass of these buildings.

The below-grade, two-level structured parking is not visible from the surrounding streets (Liberty Pike / Daniels Drive) as it is buried in the side of the sloping hill. The Parking entrances and Loading are concealed from Liberty Pike and Daniels Drive and are accessed from Foster Lane. At the bottom of the hill along Foster Lane, The Garage is faced with active residential units, that contribute to the residential character of the internal street.

Building Height

New Buildings on Established Block Faces

- ✓ Make the height of new buildings consistent with the height of all historic buildings on the same block face by designing buildings to be within ten percent above or below the average height of the historic buildings on the same block face.

New Buildings for Larger Redevelopment Areas

- ✓ Design the height of new buildings to be consistent with the height of historic commercial buildings in the district, which should not exceed two to three stories or be any taller than the commercial buildings on Main Street.
- ✓ Transition the height of new buildings to be within ten percent of the height of any adjacent historic building through the use of building stepbacks of 20 feet from the

stories below, dividing the building into smaller parts to reduce effective visual bulk, and/or utilizing other techniques that break up the scale of a building.

RESPONSE: The Multifamily buildings along Liberty Pike (Buildings #1 and #3) step down in height as the structures approach the historic Truett to the west. as the The proposed East Multifamily building (Building #3) adjacent to Daniels Drive is 4 stories tall and 49'-0" high above Liberty Pike. This compares to Jamison Station that is 4 stories tall and 92'-0" high above Liberty Pike.

The proposed West Multifamily building (Building #1) is 3.3 stories tall and 40'-6" high above Liberty Pike.

The proposed Townhome building at the west end of the property is 2.5 stories tall and 32'-0" high above Liberty Pike.

The Multi-Family buildings are all within 10% of the adjacent existing buildings on Liberty Pike.

The courtyards in the center of Buildings #1 and #3 along Liberty Pike, break up the first-floor architectural expression and the set-backs of the Penthouse levels further reduce the overall mass of these buildings, consistent with the historic guidelines.

Storefronts

- ✓ Design storefronts with traditional storefront character and elements, such as bulkheads, cornice lines, display windows, and transoms.
- ✓ Use clear glass. Avoid reflective glass, tinted glass, or other treatments that inhibit views into the building. This is not intended to apply to typical window treatments such as drapes or blinds.

RESPONSE: The base level of Building #3 features a 3,000 sf. Commercial space that is enclosed by a divided lite, aluminum framed storefront system on the two floor levels. The entry doors for Building #3 are further recessed from the sidewalk from the flanking portions of the building to create a gracious entry point.

The storefront system features a deep base sill creating a traditional appearance for the overall system. Clear glazing is used to create generous views into the commercial areas of the building.

Materials & Exterior Finishes

- ✓ Use brick or masonry materials that are compatible in size, profile, and detailing with historic materials.
- ✓ Avoid glass, metal, wood, vinyl, or stucco materials for exterior surfaces.
- ✓ Use roofing materials that are historically typical and complement the architectural style of the building. Rubber membrane roofing material is appropriate for flat roofs with parapet walls.
- ✓ Alternative materials may be considered for use on a case-by-case basis. Considerations include the potential impact on historic significance, durability, accuracy of appearance, location, environmental impacts, and interaction with historic building materials.

RESPONSE: The following material are employed on the Multi-Family building facades:

- Variegated red face brick cladding typical at floors above the base.
- Cast stone trim at brick facades.
- Aluminum composite metal panels at storefront base levels.
- Fiber Cement board siding.
- Aluminum clad wood residential unit windows.
- Aluminum clad wood residential balcony doors
- Composite wood entry doors are utilized on the Street and Plaza-facing facades.
- Metal picket railings at concrete steps and at Juliet balconies

- Membrane roofing at flat roofs behind parapets
- Metal screening at mechanical areas (open to the sky)

Roofs

- ✓ Design roofs to be flat and utilize parapets to be similar to similar surrounding historic commercial buildings.

RESPONSE: The Multi-Family buildings have flat roofs and parapets similar to adjacent buildings (Jamison Station and The Factory).

Balconies, Porches, & Decks

- ✓ Place balconies and porches in traditional locations and configurations based on the architectural style of the building.
- ✓ Use traditional materials and simple designs for balconies and porches.
- ✓ Design decks in accordance with the guidance on decks for Additions to Historic Commercial Buildings.

RESPONSE: Balconies and porches are selectively used on the upper levels of the buildings. Balconies are enclosed by metal picket railings, brick piers and Fiber Cement wrapped piers. Balconies are incorporated into the building façade and massing in a traditional-compatible fashion.

Details & Ornamentation

- ✓ Design a building to reflect its time while respecting key features of its context.
- ✓ Use decorative details in a manner that is compatible to those on nearby historic buildings while avoiding direct replication.
- ✓ Avoid using decorative details that overpower or negatively impact nearby historic buildings.
- ✓ Use forms for new construction that relate to the forms of the majority of surrounding buildings. For instance, if the form of adjacent buildings has a variety of projecting bays, dormers, etc., employ some of these elements in the newbuilding.
- ✓ Incorporate traditional facade elements and traditional entry patterns.
- ✓ Design all facades to be compatible with the surrounding historic buildings.

RESPONSE: The detailing and ornamentation of the Multifamily buildings reinforces the contemporary-compatible nature of the project design.

The brick, cast stone trimwork, cement fiber panels and metal storefront elements respect the building enclosure materials used at adjacent buildings.

Entrances

- ✓ Maintain traditional entry patterns along the street.
- ✓ Design new buildings to have their main entrances located on the front façade. For corner lots, if desired, provide entrances on facades facing both streets. Design new doors and doorways to blend well with historic buildings on the street, including solid-to-void ratio, rhythm and spacing, and scale and intricacy.
- ✓ Provide casement, trim, and transoms or sidelights similar to those seen on nearby historic buildings.

RESPONSE: Entrances for the Multi-Family buildings are located on the front façades, facing the public way where possible, consistent with the historic guidelines.

Entrances doors to individual residential Units are composite wood paneled doors.

Entrances are embellished with canopies.

Ornamental lighting flanks doorways.

Doorways are traditionally proportioned and detailed with glass sidelights.

Windows

- ✓ Design new windows to be compatible with the size, placement, rhythm, and relationship of solids to voids of those on nearby historic buildings.
- ✓ Maintain vertically proportioned windows with traditional spacing patterns and alignment created by upper story windows of nearby historic buildings.
- ✓ Maintain the traditional placement of window headers and sills relative to cornices and belt courses.
- ✓ Use windows with historic profiles and dimensions, including traditional casement and trim. For building architectural styles indicative of the early 19th century structures, six-over-six or four-over-four sashes are appropriate. For styles indicative of the late 19th century buildings, four-over-four, two-over-two, or one-over-one sash windows are recommended. For styles indicative of the early 20th century designs, one-over-one sashes should be installed. Windows should have distinct meeting rails and have the appearance of being operable. Do not install windows with snap-on mullions.
- ✓ Design windows to match the historic materials found on nearby buildings, but composite materials that have the appearance of wood are appropriate for windows, stops, jambs, and trim. Recess window openings on masonry buildings and use window openings with raised surrounds on frame buildings.
- ✓ Avoid reflective glass, tinted glass, or other treatments that inhibit views into the building. This is not intended to apply to typical window treatments such as drapes or blinds.
- ✓ Determine if shutters are compatible with the architectural style of the building. If so, use wood shutters that appear operable and fit the reveal of the window precisely.

RESPONSE: Windows at the residential levels are comparable in size, placement and to the patterns established by the adjacent mixed-use projects (Jamison Station and the Factory)

The aluminum-clad wood windows are traditionally proportioned with divided light sashes.

The windows have constituent components of traditional sash windows with profiled rails, stiles, muntins and clear glass.

Windows are recessed from the plane of the building façade.

Awnings & Canopies

- ✓ Design awnings in accordance with the guidance for Historic Commercial Buildings. Size and place new canopies in locations that respect the design of the building. Canopies should be proportional with and complementary to nearby buildings and canopies.
- ✓ Design new canopies simply to match historic equivalents and paint the muted colors that are complementary to the building and surrounding historic district.
- ✓ Keep a minimum of eight feet between the lowest point of the canopy and the sidewalk or ground below, per Building Code.

RESPONSE: Canopies are utilized at the entrances to residential units from the streets and plazas and at the building entrances.

Canopies are designed to read as announcing these entries with a steel structure attached to the first floor base of the buildings.

A minimum of 8 ft. is maintained from the canopy down to sidewalk or grade.

Gutters & Downspouts

- ✓ Match the gutter style to the architectural style of the building. Use half round gutters if the architectural style dates before the 1930s. Use ogee gutters if the architectural style dates after the 1930s.
- ✓ Locate downspouts away from architectural features and in less visible locations.

RESPONSE: Gutters and downspouts are not used on the Multi-Family buildings. Rather, the flat-roof elements are drained via leaders internal to the façade walls and architectural features.

Chimneys

- ✓ Where considered appropriate, design chimneys to be compatible in materials and detailing, but simpler and subordinate in massing and height to historic chimneys in the district.
- ✓ Use stone, brick, or brick veneer materials.
- ✓ If chimney caps are desired, use clay, slate, stone, or low-profile metal caps (painted to match the brick) that do not overhang the rim of the chimney.

RESPONSE: Chimneys are not used on the Multi-Family buildings within the project.

Modern Features

RESPONSE: The proposed new Multi-Family buildings will adhere to the historic guidelines regarding New Features included in these structures.

- Any ground-mounted mechanical or communication equipment will be screened from street view.
- Roof-mounted mechanical or communication equipment will be screened from view.
- Meters and will be located on rear facades and screened from view.
- Exterior vents will be integrated and will be compatible with the exterior building materials.
- No window mechanical systems will be used.
- No exterior fire escapes or attached exterior staircases will be installed, other than front entry stairs.
- No exterior lifts or accessible ramps are planned at these buildings.
- No roof-top terraces or patios are planned.
- No security grilles or bars will be placed over windows or doors.
- Any skylights will be placed on the roofs, so they are not visible from the street.
- No solar panels are planned to be installed on the roofs or around these structures at this time. If Solar panels are to be considered to be installed on the flat roofs of these buildings, the historic guidelines for solar panels will be followed.

END OF APPLICABLE HISTORIC DESIGN GUIDELINES AND RELATED RESPONSES

ENCLOSURES:

- Elevations and materials for all buildings within the Historic Preservation Overlay
- A signage plan for the site, including historical markers that share the history of the Truett House and the historical uses of the property
- Responses from Antunovich Associates, the architects of record, as to how each design guideline element was achieved per building type

ATTACHMENTS:

- Environmental Analysis Letter from Terracon
- Letter from Eric Jacobson describing the events that took place on the property during the Battle of Franklin
- History of The Alpheus Truett House
- 1988 application for National Register of Historic Places listing for the Truett House (structure only contributing factor not the site)
- Email from Tennessee State Historic Preservation Office indicating subdivision and adjacent development will not impact National Registry listing
- A 3-D topographic and architectural massing model
- Comparative analysis of Harpeth Square and the proposed The Middle Eight



1922 Old Murfreesboro Pike, Building 900, Suite 905
Nashville, TN 9127
P (615) 333-7221
F (615) 333-6443
Terracon.com

August 3, 2023

228 Franklin, LLC
228 Franklin Road
Franklin, Tennessee 37064

Attn: Mr. Charles Rulick
E: charles@trulandgroup.com

Re: Subsurface and Surface Soils Findings Summary

The Village at 228
Franklin, Tennessee
Terracon Project 18225126

Dear Mr. Rulick:

Terracon performed a geotechnical investigation for the approximately 7-acre site located 228 Franklin Road in Franklin, TN. In December of 2022, we performed 49 exploratory borings, which we consider to be a good representation of the existing conditions below the ground surface across the site. The approximate locations of the borings are shown on the attached Exploration Plan.

During our field reconnaissance and field exploration, the soils observed at the surface and collected from the subsurface are consistent with undisturbed silty and clayey soils typically encountered in this geological setting with an isolated deposit of fill soils at location P-1 that we anticipate to be relatively recent based on limestone rock fragments content and its proximity to Liberty Pike. We anticipate this was from the recent construction of Liberty Pike.

Sincerely,
Terracon Consultants, Inc.

Eric C. Conway, P.E.
Project Engineer

John E. Agee
Regional Manager

Attachment: Exploration Plan

Figure 1 - Exploration Plan

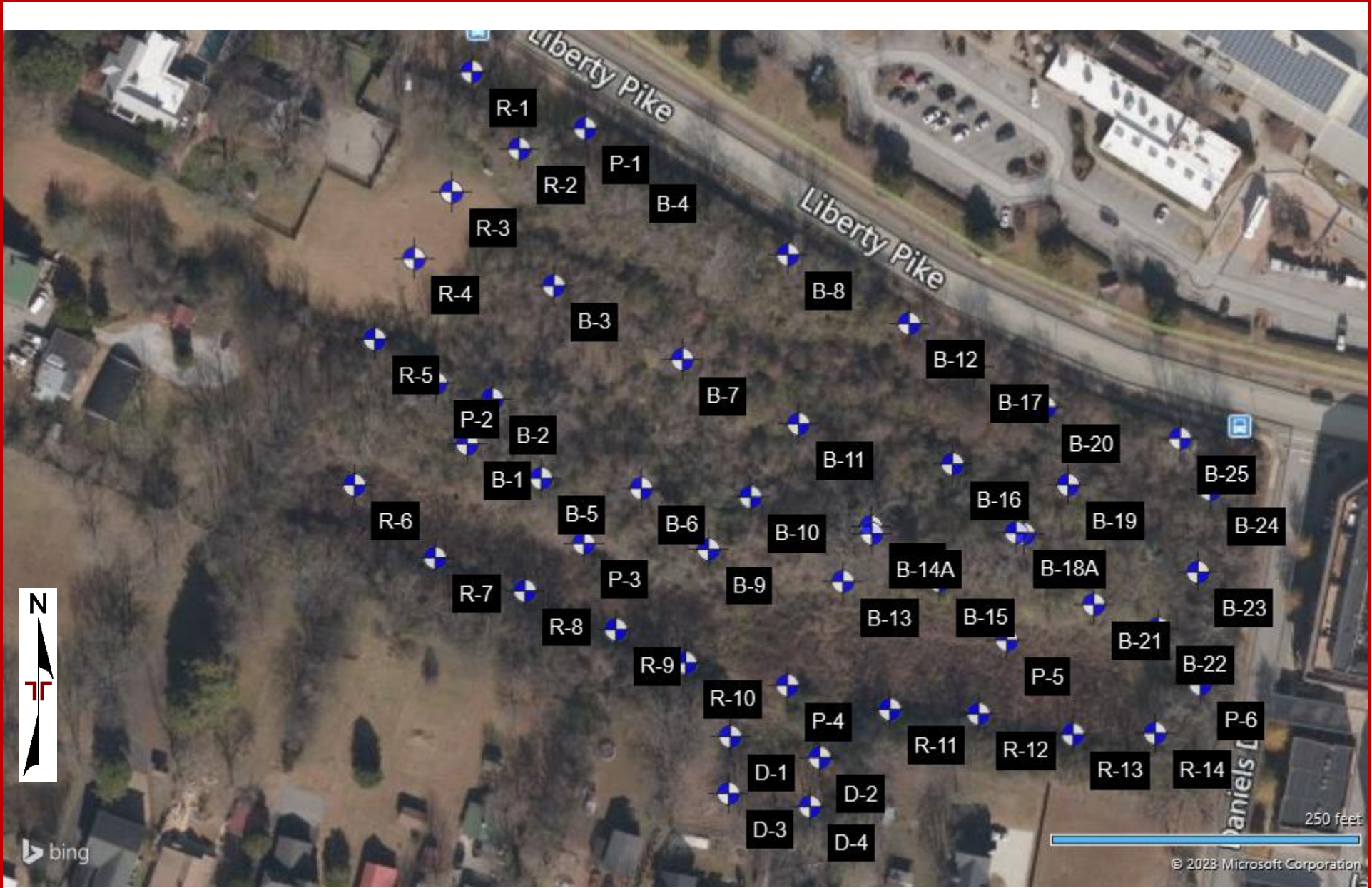


DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

MAP PROVIDED BY MICROSOFT BING MAPS

TRULAND

Letter from Eric Jacobson concerning historic evidence surrounding the Alpheus Truett house & property

Hi Amanda,

Good to talk with you today. As I said when we first met, and again today, I have yet to see evidence to support some of what has been claimed about the 7+ acre tract slated for development. While it is true that there is historic value because the property was once owned by Alpheus Truett, whose story is pretty straightforward, the most important historic asset is his home, which of course you own. As we also discussed, the Battle of Franklin did not occur on the property. Yes, Gen. John Schofield was present in the home for a bit prior to the battle. Yes, both armies marched north on and along Franklin Pike that night and over the next 48 hours. Yes, both armies raced south on and along the road two weeks later, after the Battle of Nashville. However, those events have little bearing on the 7+ acre tract. If an argument is made that such action(s) creates critical historic importance, then the same argument could be made for any piece of property along Franklin/Columbia Pike both north and south of town for several miles.

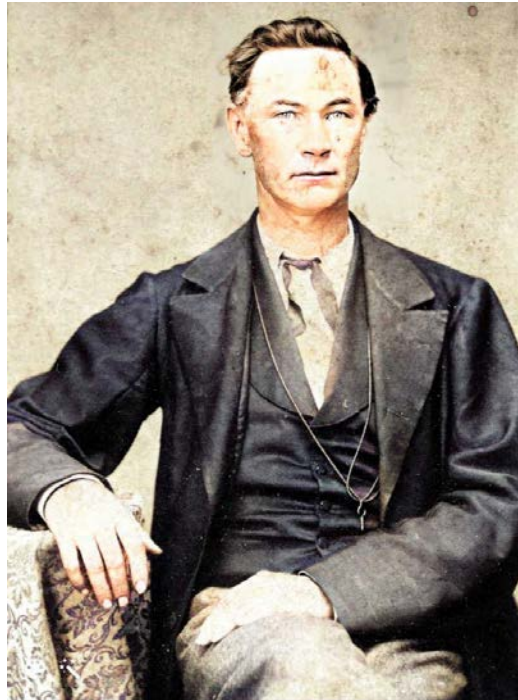
Over the past couple of weeks I have heard claims that there was a “contraband,” or escaped/runaway slave encampment on the 7+ acre tract. Again, I know of no such contemporary evidence. In fact, it is well known that men, women, and children who had fled to freedom from the rural areas of Williamson County and were flocking into Franklin by the thousands as the spring of 1863 unfolded were largely processed and moved onto Nashville. Some of the men later became USCTs and others moved north to work on forts like Negley, Casino, and Morton outside Nashville. There is no doubt that small contraband camps popped up around Franklin. In fact, we know of one such camp that was just north of Liberty Creek as the attached map shows. But it was not behind Truett’s house and/or on the 7+ acre tract. I operate the sites we manage based on facts and evidence, or a lack thereof. I approach this situation much the same. To claim there was such a contraband camp on this 7+ acre tract is not supported by the evidence and is, quite frankly, another misuse of black history, whether intentional or not.

In closing, I encourage you to add interpretive elements to the development which will tell residents, and guests, the stories of the Truett family, the nursery he owned and operated, the enslaved people he owned who worked there, the Civil War story as it relates to Franklin in the spring of 1863, and the broader story of emancipation, and how thousands of people took freedom into their own hands. As I said, I am willing to help create that narrative and install markers or exhibits that will tell future generations that the stories that unfolded through that area were not ignored and should not be forgotten.

I must also add that according to the attached PDF, the original National Register application was for 5.2 acres. I know today the house and adjoining property is 1.8 acres and the development area is 7.19 acres, so I am uncertain how that combination correlates to the original 5.2 acres. Nonetheless, I suspect the development may indeed impact the NHR listing, but I cannot state that with certainty.

I hope this helps.

Eric A. Jacobson
Chief Executive Officer
The Battle of Franklin Trust
Phone: (615) 794-0903 or (615) 791-1861
E-mail: eric@boft.org
Web: boft.org



William Alpheus Truett 1823-1898

- 1823 May 17: William Alpheus Truett was born to Henry and Sally Truett in Hickman County.
- 1843 Opened up a nursery in Franklin. Later newspaper accounts said it was the first nursery established south of the Ohio River.¹ Another account stated Alpheus was the first nurseryman in the state.² This date could be somewhat off as Alpheus was listed as being a militia officer from Hickman County in 1844.³
- 1850 February: This is the first advertisement I was able to locate in the newspaper.

¹ The Knoxville Journal, Knoxville, TN, Fri, 10 Jun 1932, pg. 15 (accessed newspapers.com)

² Nashville Banner, Nashville, TN, Wed, 8 Jun 1932, pg. 2 (accessed newspapers.com)

³ Spence, W. Jerome D, and David L Spence. A History of Hickman County, Tennessee. Nashville, Tenn.: Gospel advocate publishing company, 1900.

CATALOGUE
OF
FRUIT AND ORNAMENTAL
TREES, PLANTS, &c.
CULTIVATED AND FOR SALE
BY E. & A. TRUETT,
AT THEIR NURSERY,
NEAR FRANKLIN, WILLIAMSON COUNTY,
TENNESSEE.

THE subscribers having located on the Franklin and Nashville Turnpike, in sight of the town of Franklin, respectfully announce to the public, that they have now on hand; and will constantly keep up a large and choice assortment of Apple, Peach, Pear, Plum, Cherry, and other fruit and ornamental trees. They have been engaged in the business in Tennessee, for upwards of twenty years, and their long practical experience enables them to furnish such trees and fruits as are best adapted to our soil and climate, as well as that of Kentucky, Alabama, Mississippi, Arkansas, and all our South Western States. Their experience satisfies them that good fruit can be successfully and profitably raised by every farmer, and they offer them, here, such as they know to be of the best kinds, and finest quality. Orders will be promptly attended to, and the trees carefully packed so as to go safely any distance. Purchasers visiting the Nursery, will be at an expense while making their selections, or we will deliver the trees in any neighborhood where a sufficient number is taken to justify the trip, at a small advance to defray the expense of going.

E. & A. TRUETT.

APPLES.

Price 10 cents, each, at the Nursery, or if packed, or delivered by us, at a distance, a small advance will be added, to defray the actual expenses of doing so. We are well prepared with wagons, and are regularly in the habit of delivering trees wherever ordered, so that no delay need occur to purchasers for want of suitable and prompt conveyance.

- | | |
|----------------------|---------------|
| 1. May Apple, | Ripens in May |
| 5. Yellow Harvest, | " June, |
| 3. Red June Apple, | " " |
| 4. White Sweetening, | " July, |
| 5. Horse Apple, | " August, |
| 6. Summer Queen, | " " |
| 7. Robinson's Red, | " " |
| 8. Bee Apple, | " " |

FALL APPLES.

- | | |
|---------------------------------------|--------------|
| 1. English Cheese Apple, | Oct to Jan. |
| 2. Fall Bell Flower, | September, |
| 3. Gloria Mundi, or Monstrous Pippin, | " |
| 4. Robinson's Red, | Sept to Oct. |

WINTER APPLES.

- | | |
|-----------------------------|---------------|
| 1. Winter Queen, | Oct to Jan. |
| 2. Ladies Finger, | Nov to March |
| 3. Boon's Imperial Russett, | " " |
| 4. Wine Sap, | do |
| 5. Choice Kentuck, | do |
| 6. Hall Seedling, | Nov to July, |
| 7. New York Red Pippin, | do |
| 8. Never Fail, | do |
| 9. Winter Russett, | do |
| 10. Pryor's Red, | Nov to March. |
| 11. Limber Twig, | do |
| 12. Winter Pear Main, | Nov to July |
| 13. Red Streaks, | do |
| 14. Newton Pippin, | Nov to March |
| 15. Winter Bell Flower, | do |
| 16. Seek No Further, | Nov to Jan. |
| 17. Turner's Green, | Nov to March |
| 18. Pound Apple, | do |

ORNAMENTAL.

- | | |
|----------------------------|-------------|
| 1. Wild Crab Apple, | 25 cts each |
| 2. Siberian Red, do | do |
| 3. Yellow, do | do |
| 4. Double Flowering Apple, | do |

PEARS.

Price 20 cents, each, at the Nursery.

- | | |
|---------------|----------------------|
| 1. June Pear, | Ripens June to July, |
| 2. Sugar do | July to Aug. |
| 3. Pound, | Aug to Sept. |
| 4. Bell, | August, |
| 5. August, | do |
| 6. Catharine, | July to Aug. |
| 8. October, | Oct to Jan. |

A Good Chance to Secure Good Fruit!—Who is not fond of good fruit? It is not only a luxury, but it is productive of good health; and if not the staff of life, it is food, since there is as much nutriment in a baked apple as in a baked potato. We refer all our readers in the South West to the advertisement of our Brother Truett, of Franklin Tennessee. Bro. T. has some hundred thousand of the choicest varieties of Fruit Trees that can be procured in the South, having devoted the labor of his life in selecting them from the different sections of the United States. He has all that will succeed well in this climate. There are several advantages in purchasing of bro.

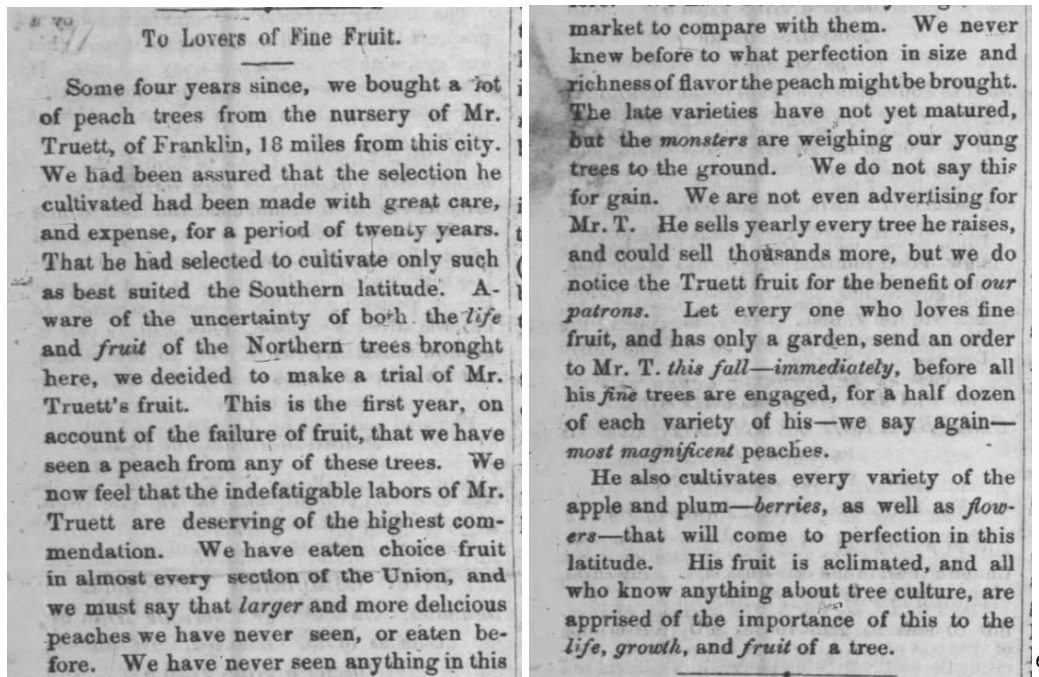
Truett. If the fruit fails to be what it is represented to be, it can be replaced without additional cost. The trees are more likely to live than those brought from N. Jersey or N. England, and also from the fact that having been raised here they are acclimated to this latitude. And, finally, brother Truett is a responsible man and a devoted christian brother, one of the converts of the great revival in Franklin. He will deliver the trees at a trifling cost, in this and the counties adjoining Williamson, and give the necessary directions about treatment, &c. Who that has a small farm or even a garden would not like a few of his mammoth Rare pines, Plums, Apricots and Berries. Send on your orders immediately.

⁴ Tennessee Baptist, Nashville, TN, Thurs, 7 Feb 1850, pg. 3 (accessed newspapers.com)

December 2: The U.S. Federal Census enumerated Dist. 8, Williamson County, TN showed Alpheus, a farmer, with only 1,000 in real estate. He was living with his new bride, Rowena. At this time Alpheus and Rowena were living next door to the Perkins/Figuers family. Hardin Figuers was 2 years old at the time.

1851 August 30: Rowena gave birth to son Edwin Campbell Truett. It is possible she died from complications at his birth.⁵

1853 October



December 1: Truett married second wife Susan E. Merritt in Franklin, Williamson County, TN.

⁵ Rowena's headstone at Mt. Hope listed 1857 as her death year, however I believe the 7 to be a mistranscription as Alpheus remarried in 1853. I am 90% sure Jane was the daughter of Edwin and Jane Clampett Baird. Alpheus was the son of Henry and Sallie Clampett Truett. Jane and Sallie were sisters, making Alpheus and Rowena first cousins.

⁶ Tennessee Baptist, Nashville, TN, Sat 1 Oct 1853, pg. 3 (accessed Newspapers.com)

1856 May

Tuesday Morning, May 27, 1856.

ARRIVED.—The shipment of flowers and shrubbery to this city from Cincinnati, noticed in our issue of yesterday, arrived per steamer *Magnolia*, having suffered little or nothing in beauty by the trip. For this trip, at least, that fine steamer seemed to be appropriately named. Her cabin guards presented a very beautiful appearance. Mr. Truett informs us that there are over 1000 different varieties in this collection of flowers, some of which are certainly new to this section of country, embracing a large number of greenhouse and hot-house plants very choice and much after. He has removed them to the horticultural gardens and nurseries of E. & A. Truett, in this vicinity, and at Franklin, at each of which places they may be obtained.

7

1858 April:

ALPHEUS TRUETT
Nurseryman and Florist,
FRANKLIN, Tennessee,
KEEPS constantly on hand a full supply of the
choicest kinds of
Apple, Peach, Pear, Plum and other
Fruit Trees;
Evergreens and Ornamental Trees;
And a choice variety of the finest Flowers
His stock of Fruit Trees is very large, and are
well adapted to the soil and climate of Tennessee.
He has on hand a large lot of two year old Trees,
which he will dispose of on reasonable terms.
Those wishing any thing in his line would do
well to call and examine his stock, and they will
find it to their advantage to purchase of him.

8

1860 June 2: The U.S. Federal Census enumerated in Franklin, Williamson County, TN showed Alpheus, a nurseryman, and Susan living with their children and two of her sisters and a male nursery employee. Alpheus' finances had accumulated greatly, he owned \$5,200 worth of real estate and had \$13,000 in personal estate.

⁷ Daily Nashville Patriot, Nashville, TN, Tues, 27 May 1856, pg.3 (accessed newspapers.com)

⁸ Western Weekly Review, 21 Apr 1858 (accessed Williamson County Flickr)

Included in his personal estate amount would have been the value of the four slaves he owned: One woman and three children.

1864 Truett House during Battle of Franklin.

of infantry.”² General Stanley was at this time at General Schofield’s headquarters in the village, at the house of Dr. Clift, near the public square, and it was about this hour of the day that Schofield determined to withdraw everything to the north bank of the river at dark, if the enemy should not attack. Schofield soon afterward moved his headquarters across the Harpeth, to the house of Mr. Alpheus Truett, and Stanley accompanied him.³ Schofield had no wish to have any part of his army seriously engaged with the river at its back; but the crossing of the trains was work for the whole afternoon, and my task of covering this crossing would not be complete till all should be over. If Hood did not attack before dark, the cover of night would manifestly be a security for the safe transfer of the troops and artillery in the line.

9

Alpheus Truett Place (224 Franklin Road - privately owned) – In the 1840’s, Alpheus Truett established a nursery and greenhouse just north of the village of Franklin. In early afternoon on the day of the Battle of Franklin, Federal General John M. Schofield commandeered the Truett place for General David Stanley and his staffs. A short time after their arrival, they were told that the Confederates were approaching Franklin. When the officers rushed to the upper level of the south porch to study the battle

lines, young Edwin Truett came with them. As Gen. Schofield watched the preparations for battle, he handed his field glasses to the curious young man with the comment for him to look well for he would never see such a sight again. Early in the battle, General Stanley received a serious wound to the neck and returned to the house where he remained until they moved out to Nashville after midnight. The trampling of men and horses virtually destroyed the greenhouse and nursery stock. (source: Virginia Bowman, *Historic Williamson County*)

10

1865 October 17: Truett married third wife Mrs. Sarah Jane Taylor, the former Miss Jordan. Sarah had one daughter from her previous marriage.

⁹ Cox, Jacob D. (Jacob Dolson), 1828-1900. [The Battle of Franklin, Tennessee, November 30, 1864: a Monograph](#). New York: C. Scribner's Sons, 1897. (accessed hathidigital) —there are so many mentions of the Truett House in Cox’s memoir, I will include them at a later date if you wish.

¹⁰ The Tennessean, Nashville, TN, Sun, 22 Sep 2002, pg. 185 (accessed newspapers.com)

E. TRUETT. A. TRUETT. G. WILLEY.

TRUETT & WILLEY,

(SUCCESSORS TO E. TRUETT & CO.)

Rose-Bank NURSERY,

Nashville, Tenn.

HAVE ASSOCIATED WITH THEMSELVES
MR. A. G. WILLEY, in the Nursery Business. The business will be continued hereafter
under the name of

TRUETT & WILLEY

At the residence of the Senior Partner, Mr. E. Truett, two and a half miles from Nashville, north of the Cumberland river, a short distance east of the Gallatin Pike, on the Porter and Vaughan Pike. We have now on hand a large assortment of

Fruit and Ornamental Trees,

and we would call particular attention to our stock of **APPLE TREES**, which is the largest in the South.

The experience of over Thirty years in the business, the wide reputation of the old firm, and the close inspection of every operation by the Proprietors themselves, makes a sure guarantee, that as far as human efforts avail, our customers will get just what they want.

Parties from a distance wishing Trees will be furnished with a descriptive Catalogue and Circular free of charge, upon application by mail, in which case the name and Post office address should be distinctly written.

Our facilities for shipping by Railroad and Water, brings us within reach of every section of the country, and all orders will be promptly executed, if only for

One Dozen Trees.

All orders left at the Drug Store of FORBES, & STEPHENS will be promptly attended to.
All communications should be addressed to

TRUETT & WILLEY,

ROSE-BANK NURSERY,
NASHVILLE, TENN.

No persons are authorized to act as Agents except such as have written certificates to that effect.
Send for Catalogue and Circular.
angle-3m **TRUETT & WILLEY.**

11

1866 Truett provided workers to help build "Liberty Road from Poyners Branch to the Franklin and Nashville Pike, Liberty Rd."¹²

1868
August

Splendid Native Fruit.

E. Truett & Son have exhibited to us a branch of native seedling grape, raised by A. Truett, at Franklin, Tennessee, which surpass any thing that we have seen. It was produced from seed about five years ago, and since has never failed to bear full crops, free from mildew. These gentlemen have also shown us a box of Dutchess of Orleans plums. They measure about six inches in circumference. Some of this fruit will be on exhibition at the Horticultural rooms, Masonic Hall, to-day. The vines can be procured from either of the Messrs. Truett, at Franklin or Nashville.

13

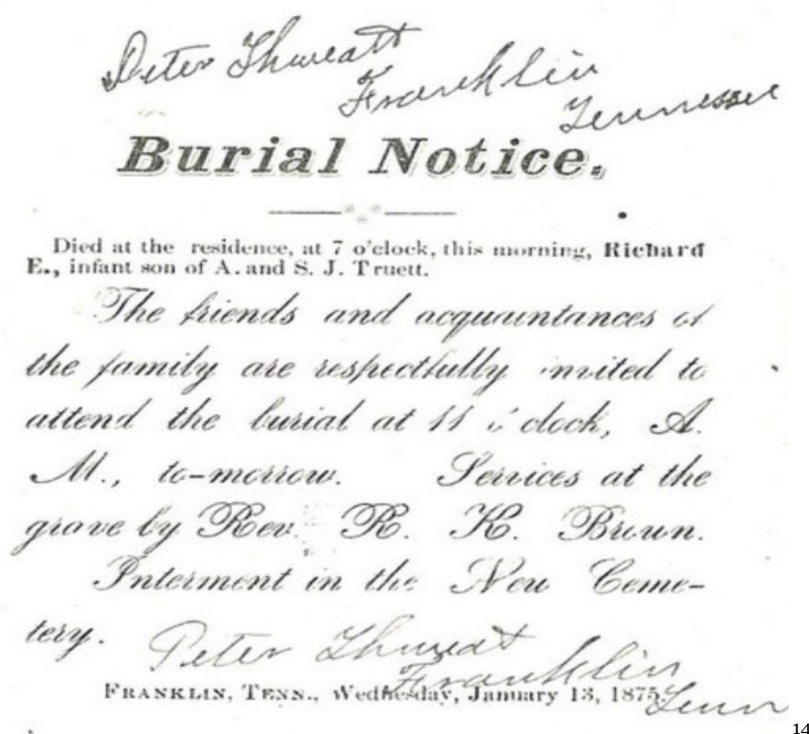
¹¹ The Nashville Daily Union, Nashville, TN, Thurs, 19 Oct 1865, pg. 3 (accessed newspapers.com)

¹² Williamson County Archives online database

¹³ Republican Banner, Nashville, TN, Sat, 8 Aug 1868, pg. 4 (accessed newspapers.com)

1870 July 8: The U.S. Federal Census enumerated in District 8: Williamson County, TN showed Alpheus, a nurseryman, and third wife Sarah living with their combined children. Alpheus' real estate value was \$10,000 and his personal estate was far less, \$2,000.
 Agricultural Schedule: Alpheus farm consisted of 56 acres of improved land worth, as previously mentioned, \$10,000. Farm implements and machinery worth \$500. Stock included: 4 horses, 3 milch cows, 15 swine worth \$650. Crops: 180 bushels winter wheat, 1,000 bushels indian corn, 20 bushels irish potatoes, 80 bushels sweet potatoes, 75(dollars) Orchard products, 25 gallons wine, 150 lbs of butter, 5 tons of hay, 35 bushels of grass seed

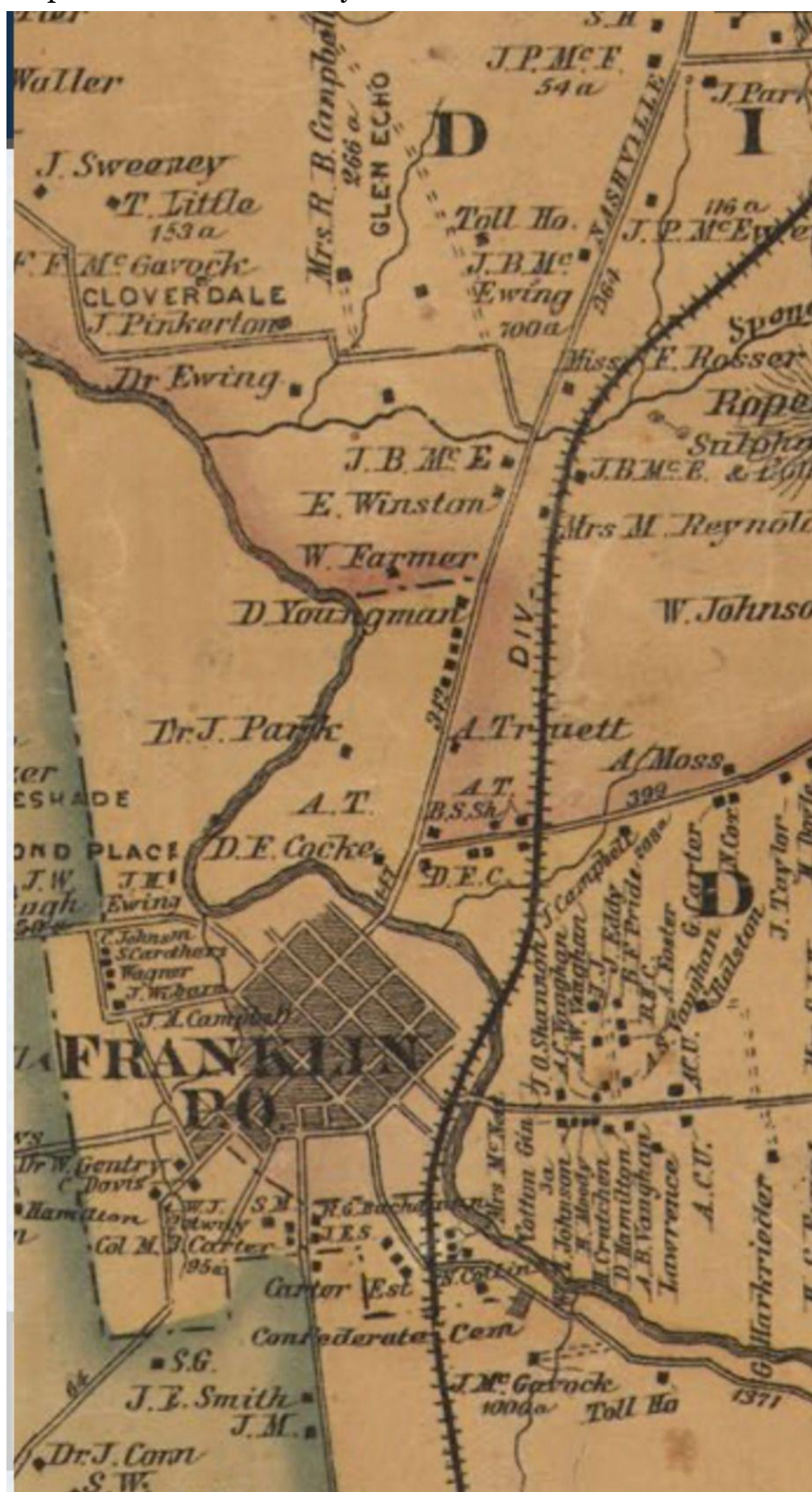
1875 Infant Son Richard died.



14

¹⁴ Williamson County Historical Society Flickr

1878 Beers Map of Williamson County.



1880 January

Irby Morgan, L. A. Truett, W. A. Truett and A. W. Webber, proprietors of the Rosebank Nursery, Nashville, have failed and made an assignment. Liabilities \$33,264.57.

15

June 3: The U.S. Federal Census enumerated in District 9, Williamson County, TN showed Alpheus, a horticulturalist, and Sarah living with their children.

1884 December: Truett attended the local Franklin chapter of Masons mtg.¹⁵ He was listed as being secretary.

1898 May 2: Alpheus Truett died and was buried at Mt. Hope Cemetery.

DIED:
At his residence, at 10:30 o'clock p. m. Monday,
May 2, 1898,
ALPHEUS TRUETT, SR.,
Aged seventy-four years, eleven months and fifteen days.
Funeral services at the residence Wednesday
morning, May 4, at 11 o'clock, conducted by
Rev. Lewis Powell.
Interment at Mt. Hope.

ACTIVE PALL-BEARERS:	HONORARY PALL-BEARERS:
WM. FARMER,	R. J. GORDON,
J. M. SMITHSON,	R. C. WEBB,
N. CANNON,	W. J. PETWAY,
SAM WEBB,	DR. D. B. CLIFFE,
R. E. HAYNES,	J. B. McEWEN,
DR. T. A. POPE.	W. A. CROCKETT

17

either side." (S. 15, 56th Cong., 2d sess.)

607. Alpheus Truett. Referred in 1908; loyalty found in 1909; property taken in 1863; the Quartermaster General rejected this claim under the act of 1864, because proof did not satisfy him that the claimant was loyal; it does not appear to have been presented under the act of 1874, and was barred with the above exception; claim slept for 40 years and was not presented to any other department; laches. (H. 640, 61st Cong., 2d sess.)

18

¹⁵ The Morristown Gazette, Morristown, TN Wed, 21 Jan 1880, pg. 2 (accessed newspapers.com)

¹⁶ The Daily American, Nashville, TN. Sun, 14 Dec 1884, pg. 3 (accessed newspapers.com)

¹⁷ Williamson County Heritage Society Flickr

¹⁸ United States. Congress. Senate. Committee on Claims. List of War Claims Including a Few Exceptional Cases of Claims for Churches. Washington: [Govt. print. off.], 1912. Pg. 65 (accessed hathidigital)

ALPHEUS TRUETT.

LETTER FROM THE ASSISTANT CLERK OF THE COURT OF CLAIMS,
TRANSMITTING A COPY OF THE FINDINGS FILED BY THE COURT
IN THE CASE OF ALPHEUS TRUETT AGAINST THE UNITED STATES.

FEBRUARY 3, 1910.—Referred to the Committee on War Claims and ordered to be
printed.

COURT OF CLAIMS, CLERK'S OFFICE,
Washington, February 2, 1910.

SIR: Pursuant to the order of the court I transmit herewith a
certified copy of the findings filed by the court in the aforesaid cause,
which case was referred to this court by the Committee on War
Claims, House of Representatives, under the act of March 3, 1883,
known as the Bowman Act.

I am, very respectfully, yours,

JOHN RANDOLPH,
Assistant Clerk Court of Claims.

HON. JOSEPH G. CANNON,
Speaker of the House of Representatives.

[Court of Claims. Congressional, No. 13451. *Alpheus Truett v. The United States.*]

This case, being a claim for supplies or stores alleged to have been taken by or furnished to the military forces of the United States for their use during the late war for the suppression of the rebellion, the court, on a preliminary inquiry, finds that Alpheus Truett, the person alleged to have furnished such supplies or stores, or from whom the same are alleged to have been taken, was loyal to the Government of the United States throughout said war.

BY THE COURT.

Filed June 10, 1909.

[Court of Claims. Congressional, No. 13451. *Alpheus Truett v. The United States.*]

STATEMENT OF CASE.

The claim in the above-entitled case for supplies or stores alleged to have been taken by or furnished to the military forces of the United States for their use during the late war for the suppression of the rebellion, was transmitted to the court by the Committee on War Claims, House of Representatives, on the 31st day of March, 1908.

On a preliminary inquiry the court, on the 10th day of June, 1909, found that the person alleged to have furnished the supplies or stores, or from whom they were alleged to have been taken, was loyal to the Government of the United States throughout said war.

The case was brought to a hearing on its merits on the 24th day of January, 1910. Brandenburg & Brandenburg, esq., appeared for claimant, and the Attorney-General, by George E. Boren, esq., his assistant and under his direction, appeared for the defense and protection of the interests of the United States.

The claimant in his petition makes the following allegations:

That during the said war he was a resident of Williamson County, Tenn., and was the owner and possessor on his farm in said county and State of certain quartermaster stores and commissary supplies, which during the year of 1863 were seized and appropriated to the use of the military forces of the United States then stationed and operating in said locality, according to the following bill of items:

5,000 feet of sawed lumber, at \$20 per M	\$100. 00
5,259 feet of plank (fence), at \$2.50 per hundred	131. 47
250 cedar posts, at 25 cents each	62. 50
100 pounds of nails, 15 to the post	5. 00
4,752 cedar pickets, at 8 cents each	380. 16
396 feet of stripping planks, at \$2.50	10. 00
79 pounds of nails, 60 to the pound	3. 95
5,352 rails, at 5 cents	267. 60
199 cedar stakes, at 7 cents	13. 93
1 stable and crib	150. 00
1 henhouse	75. 00
25 head of hogs, at \$3.50	87. 50
5,000 apple and peach trees	500. 00
Total	1,787. 11

A claim for said property was presented to the Quartermaster-General under the act of July 4, 1864, and by him disallowed for the reason that he was not convinced of the justness of the claim.

The court, upon the evidence and after the consideration of briefs and after hearing the arguments of the respective counsel, makes the following

FINDING OF FACT.

During the late civil war the military forces of the United States, by proper authority, for the use of the army, took from claimant in Williamson County, State of Tennessee, property of the kind and character described in the petition, which at the time and place of taking was reasonably worth the sum of seven hundred and ninety dollars (\$790), no part of which appears to have been paid.

No allowance is made for the damage to the peach and apple orchard claimed in the petition.

BY THE COURT.

Filed January 31, 1910.

A true copy.

Test this 1st day of February, 1910.

[SEAL.]

JOHN RANDOLPH,
Assistant Clerk Court of Claims.



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¹⁹ United States Congressional serial set DOC 5836 (accessed hathidigital)

ternity and a Democrat in politics.

ALPHEUS TRUETT, son of Henry M. and Sarah (Clampett) Truett, was born May 17, 1833, in Hickman County, Tenn. His father was a native of North Carolina and at an

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Original from
DUKE UNIVERSITY



#1093 (p.1015)

WILLIAMSON COUNTY.

1015

early day immigrated to Hickman County, Tenn, where he followed agricultural pursuits and was also engaged in the nursery business. He had the first fruit nursery in the State. His mother was a native of Delaware and by her union with Henry M. Truett became the mother of twelve children, only two, our subject and James M., now living. The father died in 1833 and the mother followed in 1840. Our subject was reared and educated in the country. In the year 1849 he wedded Miss Roena A. Beard, a native of this State. By this union they became the parents of one child, Edwin C. Mrs. Roena Truett died in 1850, and in 1852 our subject wedded Miss Susan E. Meritt, who bore him five children: Sallie A., Jennie, Alice R., John H. and Susan J. Sallie A. died in 1873. Our subject's second wife died in 1863, and in 1865 Mr. Truett married Miss Sarah J. Taylor. Three children blessed this union: Lanie E., Richard E. and William A. Richard E. died in 1872. Mr. Truett is at present engaged in the nursery business at Franklin, Tenn. He has a good stock of all kinds of fruit trees, and in connection with this runs a flower garden which is very fine. He also owns a tract of land adjoining the town of Franklin. He is a member of the Methodist Episcopal Church South, and is one of Franklin's best citizens.

20

²⁰ Goodspeed Publishing Co. History of Tennessee: From the Earliest Time to the Present; Together With an Historical And a Biographical Sketch of Maury, Williamson, Rutherford, Wilson, Bedford And Marshall Counties. Nashville, Tenn.: The Goodspeed Publishing Company, 1886. (accessed hathidigital)

Alpheus Truett Place

Shaded by two fine magnolias the Alpheus Truett place, located just north of Franklin on the Nashville Pike, has been a well-known landmark for one hundred twenty-five years.

At an early date Henry W. and Sarah Clampett Truett came from North Carolina to Hickman County where Mr. Truett started a fruit nursery in connection with his farm. One of his sons later established Rosemont in Nashville, destined to become one of the foremost nurseries in the South.

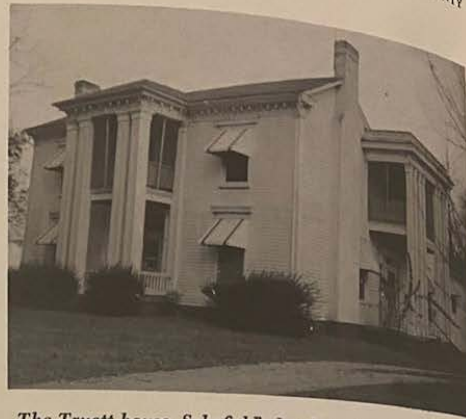
In the 1840s another son, Alpheus Truett (1823-1898), settled in Williamson County and began the operation of a nursery business. The glass for his green house had to be laboriously transported by horseback, oxcart, and boat from Philadelphia. He built his white antebellum home near his nursery with nothing separating them at that time but a field colorful with shrubs and flowers.

In 1848 Alpheus Truett married Roena Baird (1827-1851) who died when their baby son Edwin Campbell was sixteen months old. In 1853 Mr. Truett married Susan E. Merritt (1832-1863) who became the mother of five children and died while Franklin was in the throes of enemy occupation.

On the day of the battle of Franklin, Columbia Pike had been crowded since dawn with double lines of Yankee wagons, cannon, and other army impedimenta coming from the direction of Columbia. General Cox recorded that at noon General John M. Schofield had his headquarters at the house of "Dr. Clift" near the public square. Upon reaching Franklin at dawn Schofield had decided to move his men and wagon trains north of the Harpeth and head for the safety of the fortifications at Nashville. He was just beginning to breathe easier after slipping his army through the Confederate lines at Spring Hill and was in no mood to press his luck by letting any part of his army become seriously engaged with his back to the river.

After noon, when it was assumed there would be no attack, Schofield commandeered the Alpheus Truett place north of the river and retired there with General David L. Stanley and both their staffs. They had hardly arrived when they were informed that the Confederates were approaching. The Federal officers gathered immediately on the upstairs south porch to study the ground near the Carter house with their field glasses. Boylike, young Edwin Truett was consumed with curiosity over their air of cautious apprehension and the remarks they made about military operations and asked to look through their binoculars. One of the men brushed him off impatiently, but Schofield handed him his glasses and told him to look well for he would never see such a sight again. The child was amazed to plainly see cannon being wheeled into position and men afoot and on horseback scurrying in all directions.

At this time the Yankee paymasters were busily cutting money in Mr. Truett's greenhouse which was being used as a temporary paying station. When they learned a battle was imminent, they thrust the bills under the counter and covered them with flower pots. The money was retrieved some ten hours later when the army hastily decamped for Nash-



The Truett house, Schofield's headquarters, November 30, 1864

ville.

At the onset of the fight that afternoon General Stanley was wounded in the neck. The only Federal general to be seriously hurt, he was brought back to this house where he remained until near midnight at which time he and Schofield with their staffs moved on to Nashville.

The greenhouse and nursery stock were virtually destroyed by the trampling of men and horses. In 1915 the family received \$395 from the Federal government to compensate for the loss.

On September 16, 1865, Mr. Truett married Sarah Jordon Taylor. In 1852 Sarah Jordan (1831-1897) had married Richard Taylor (1817-1854) who was drowned in a freshet near Triune two weeks after their daughter, Mary White, was born. Sarah Jordon Taylor Truett was the daughter of Garner M. (1803-1900) and Rebecca Burton (1806-1839) Jordon, and was thus the granddaughter of Archer and Elizabeth Walker Jordon and the great-granddaughter of William and Sally Wood Jordon, all of Triune.

When Alpheus Truett died his son, Edwin Campbell Truett (1850-1932), took over the business where he had worked since boyhood among his beloved flowers and shrubs. He was educated in the old Campbell School and in 1872 was married to his step-sister, Mary White Taylor. Of their four children only one, Mrs. Annie Gray Truett Church, lived. Miss Annie Gray operated the business with her father until his death; she then continued on alone until 1969.

Truett Floral Company is the oldest place of its kind in the state and is thought to be the first located south of the Ohio River. It continues in operation under the same name but different ownership.

The Alpheus Truett place left the family when it was sold to a Mr. Clark. It was then owned by W. E. Anderson until it was bought by Owen Walker. At the death of Miss Annie Walker in 1970 it passed to the Walker Memorial Baptist Church in whose possession it remains at the present time.

TENNESSEE MULTIPLE PROPERTY FORM

RECEIVED

Title: Historic Resources of Williamson County

MAR 03 1988

Historic Name: Truett, Alpheus, House (WM-65)

NATIONAL
REGISTER

Common Name: Truett, Alpheus, House.

Classification: Building

Owner: Elliot Himmelfarb, 228 Franklin Road, Franklin, TN 37064.

Location: On Highway 31 (Franklin Road) three tenths of a mile north of the Franklin square.

<u>Contributing:</u>		<u>Non-Contributing:</u>	
Buildings	1	Buildings	0
Structures	0	Structures	2
Sites	0	Sites	0
<u>Total:</u>	1	<u>Total:</u>	2

Description:

The Alpheus Truett House is a two-story frame Greek Revival influenced residence constructed ca. 1846. On the main (west) facade is a two-story hipped roof portico with square Doric motif columns. Below the Doric capitals are incised decorative panels. The railing on the first story has turned balusters while the second story has a lattice railing. The eaves of the porch have dentil molding and at the roofline are rectangular panels and drop pendants. The main entrance has a ca. 1900 glass and frame door with a ca. 1980 leaded glass light. Flanking the door are Doric motif pilasters and three light sidelights with frame lower panels. The upper and lower lights of the sidelights are original stained glass while the other lights and transom are ca. 1980 leaded and frosted glass. The door surround has bead and reel molding and architrave shoulders. The main entrance is slightly recessed within a vestibule which also has architrave shoulders and decorative moldings.

Windows in the house are ca. 1900 one-over-one sash with frame cornices and pellet molding. The second story of the central bay has a ca. 1900 glass and frame door with three light sidelights. Above the door is a frame cornice with pellet molding. The house has weatherboard siding and a gable roof of metal standing seam. On the south facade is a two-story portico with eight Doric motif columns. This portico has square balusters on the first floor and milled balusters on the second story. At the roofline are paired brackets and rectangular panels. Doors on the south facade are ca. 1900 glass and frame with added stained glass. At the rear of the house are one and two-story frame additions added ca. 1920 and ca. 1980.

The interior of the house was inaccessible but according to the owner retains its original central hall plan and staircase. At the rear of the house are two non-contributing frame outbuildings. The house sits on an urban lot just east of Franklin Road north of downtown Franklin.

Period of Significance: ca. 1846; 1864.

Area of Significance: Architecture/Military

Criterion: A and C

Architect/Builder: Unknown

Statement of Significance:

The Alpheus Truett House is a notable example of a frame ante-bellum central passage plan residence. It is one of only two residences included in the nomination with porticos on both the main and side facades. The house has not been significantly altered and retains its original appearance. The house is also notable as the headquarters of Union General John Schofield during the Battle of Franklin on November 30, 1864.

Alpheus Truett was born in 1823 and settled in Williamson County in the 1840s. Truett operated a well known nursery business on property he purchased just across the Harpeth River from Franklin. Around 1846, Truett constructed this two-story frame residence adjacent to his nursery. The house he built was a large Greek Revival influenced central hall plan with porticos facing both west and south.

The Truett House was an important site during the Battle of Franklin on November 30, 1864. The house was used by Union commander General John Schofield who directed his wagons across the Harpeth River early in the day. With the approach of Hood's Confederate army, Schofield and his officers conferred on the second story of the south portico to direct the placement of his troops. The house remained the headquarters of the Union army throughout the battle and after their retreat to Nashville the house sheltered wounded soldiers of both sides.

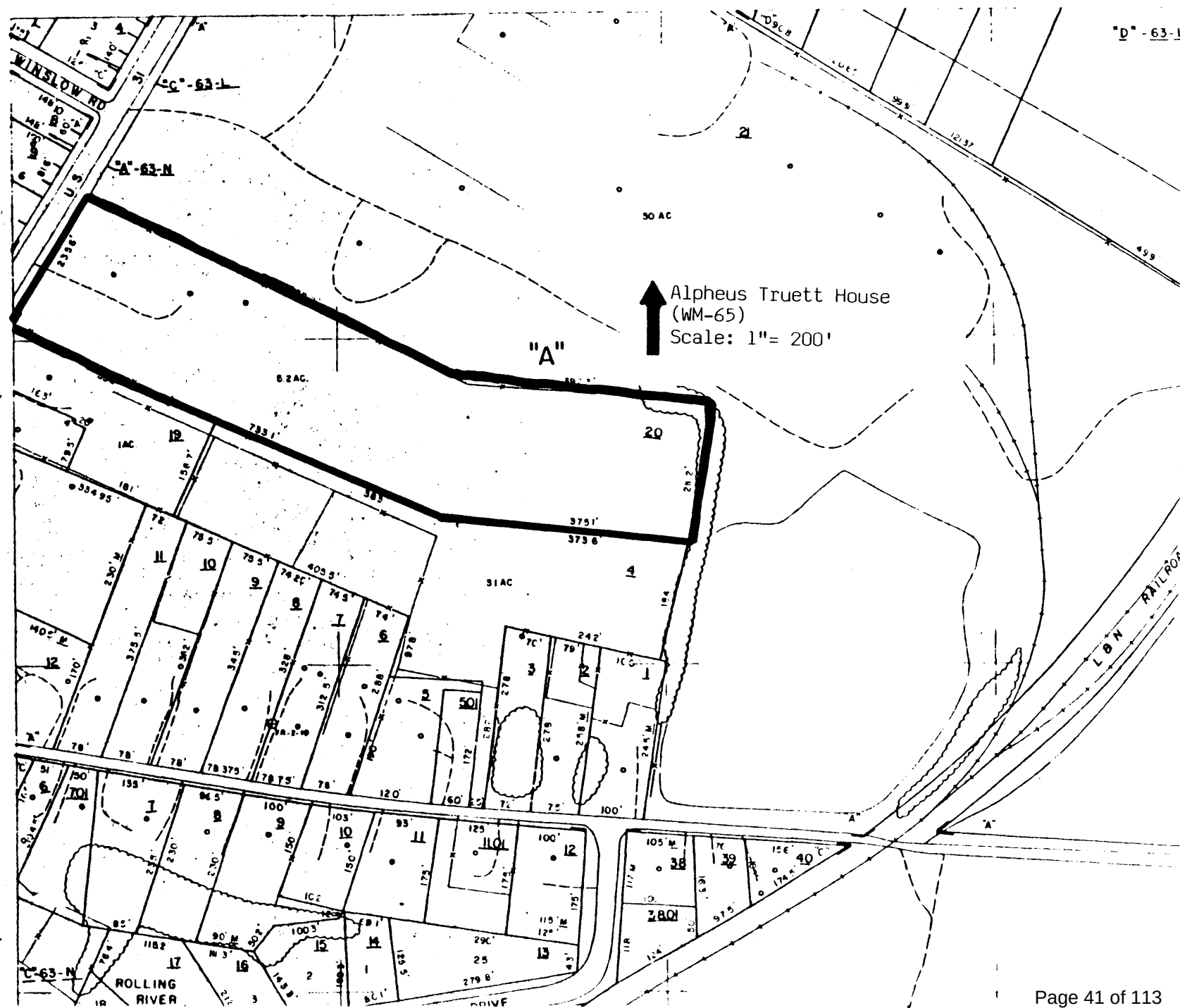
Truett continued to operate his nursery and resided at his house until his death in 1898. His son, Edwin Campbell Truett operated the nursery well into the 20th century. By the 1960s, the nursery was closed and its site was subdivided for residences. No major alterations have since taken place to the main facades of the residence.

Acreage: 5.2 acres

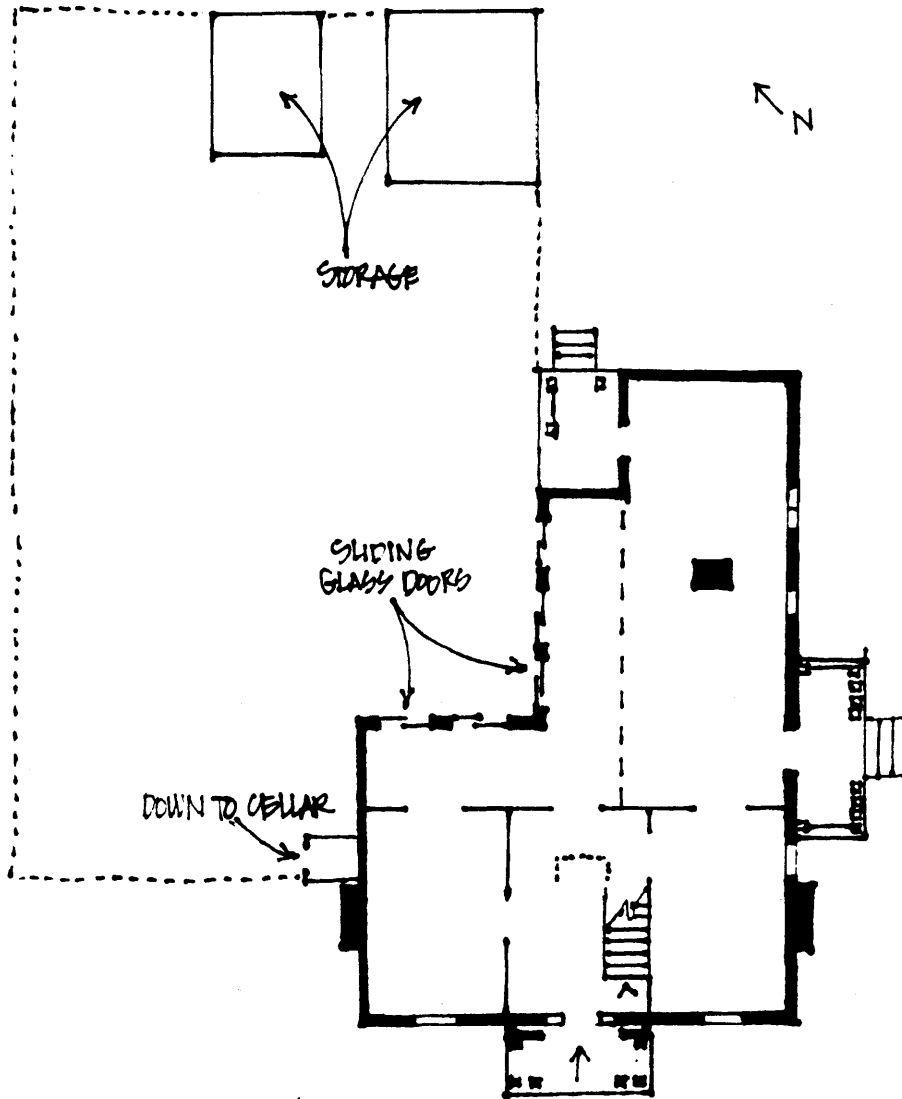
UTM References: Franklin Quad/16/512400/3976180

Verbal Boundary Description and Justification: The boundary of the Alpheus Truett House is illustrated on accompanying Williamson County tax map # 63M, lot 20. The boundary includes the legal boundary of the property and is sufficient to protect the historical setting of the site.

Supplemental Bibliographical References: Historic Williamson County, Bowman.



#65 ALPHEUS TRUETT HOUSE



TO FRANKLIN ROAD
↓

* NOT TO SCALE

Subject: Re: The Truett House
Date: Wednesday, July 19, 2023 at 3:01:35 PM Pacific Daylight Time
From: Amanda McKeehan
To: Rebecca Schmitt, Patrick McIntyre, mike@aldaypr.com, Charles Rulick
Attachments: image002.png, image006.png, image001.png, image003.png, 7802_Final Plat[1].pdf

Rebecca-

Thank you for your assistance. I have attached the final recorded plat of the historic Alpheus Truett house onto 1.8 acres for your records.

Thank you for helping to protect these beautiful pieces of history.

Amanda McKeehan



Amanda McKeehan
Partner | TRULAND Development Co
227 3rd Ave N
Franklin, TN 37064
Cell: 615.300.9560
amanda@trulandgroup.com

From: Rebecca Schmitt <Rebecca.Schmitt@tn.gov>
Date: Tuesday, July 18, 2023 at 12:56 PM
To: Amanda McKeehan <amanda@trulandgroup.com>, Patrick McIntyre <Patrick.McIntyre@tn.gov>, mike@aldaypr.com <mike@aldaypr.com>
Subject: RE: The Truett House

Hi Amanda,

We are happy to add any documentation to our files, but you do not need to record the subdivision with us since that by itself does not have any effect on the property's significant characteristics.

Best,
Rebecca



Rebecca Schmitt | Coordinator, National Register of Historic Places Program
TDEC Cultural Resources Consultant 2
State Historic Preservation Office
Tennessee Historical Commission
2941 Lebanon Pike
Nashville, TN 37214
p. 615-770-1086
Rebecca.Schmitt@tn.gov
<https://www.tn.gov/historicalcommission.html>

From: Amanda McKeehan <amanda@trulandgroup.com>

Sent: Tuesday, July 18, 2023 11:14 AM

To: Rebecca Schmitt <Rebecca.Schmitt@tn.gov>; Patrick McIntyre <Patrick.McIntyre@tn.gov>;
mike@aldaypr.com

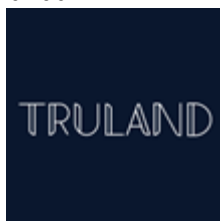
Subject: [EXTERNAL] Re: The Truett House

Rebecca-

So, if I understand correctly, the Alpheus Truett house was put on the registry because of its West and South facing Greek revival façade. Some significant changes to these characteristics would need to happen for it to be delisted.

The property was subdivided last year from the land behind it and a 75-foot naturalistic buffer was added at the recommendation of the Historic Society since the property is in Franklin's historic overlay. The house now sits on 1.8 acres. Do we need to record this subdivision with you in any way?

Amanda



Amanda McKeehan
Partner | TRULAND Development Co
227 3rd Ave N
Franklin, TN 37064
Cell: 615.300.9560
amanda@trulandgroup.com



THE MIDDLE EIGHT

TRULAND DEVELOPMENT COMPANY DEVELOPER • ANTUNOVICH ASSOCIATES ARCHITECTURE, PLANNING, INTERIOR DESIGN • STREETSENSE PLACEMAKING • K V + D LANDSCAPE ARCHITECTS

MODEL PHOTOS

FRANKLIN, TENNESSEE • JANUARY 23, 2023



THE MIDDLE EIGHT

TRULAND DEVELOPMENT COMPANY DEVELOPER •

ANTUNOVICH ASSOCIATES

ARCHITECTURE, PLANNING, INTERIOR DESIGN •

STREETSENSE

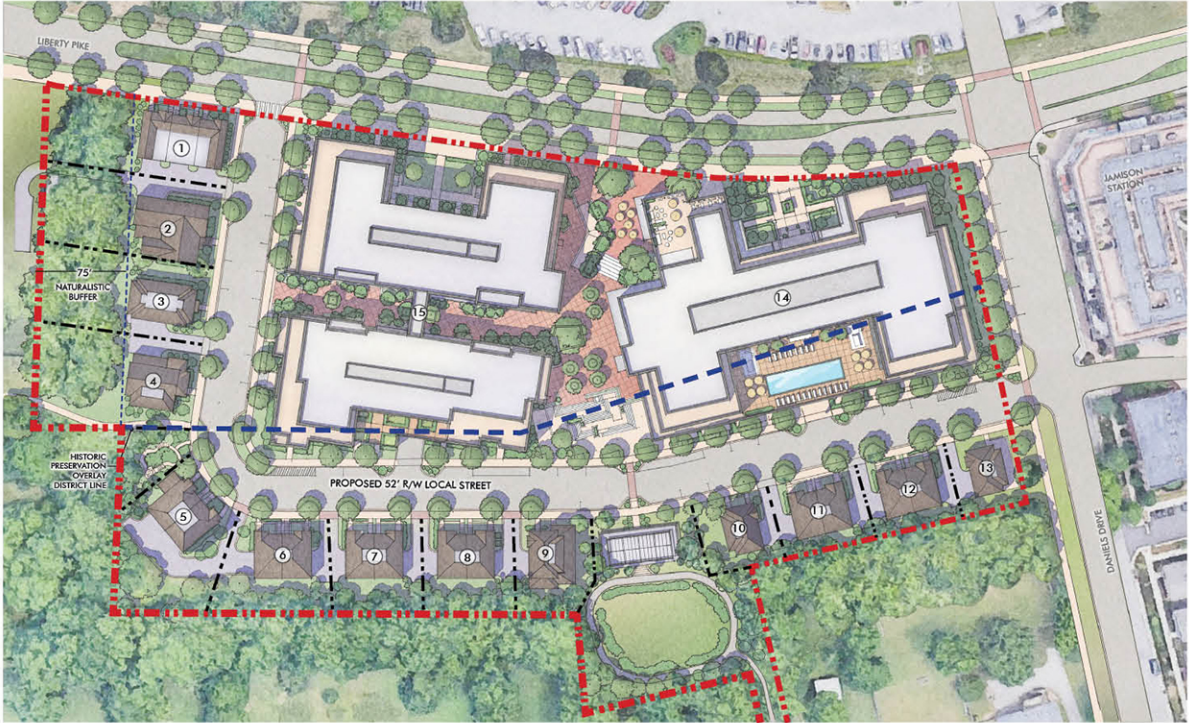
PLACEMAKING •

KV + D

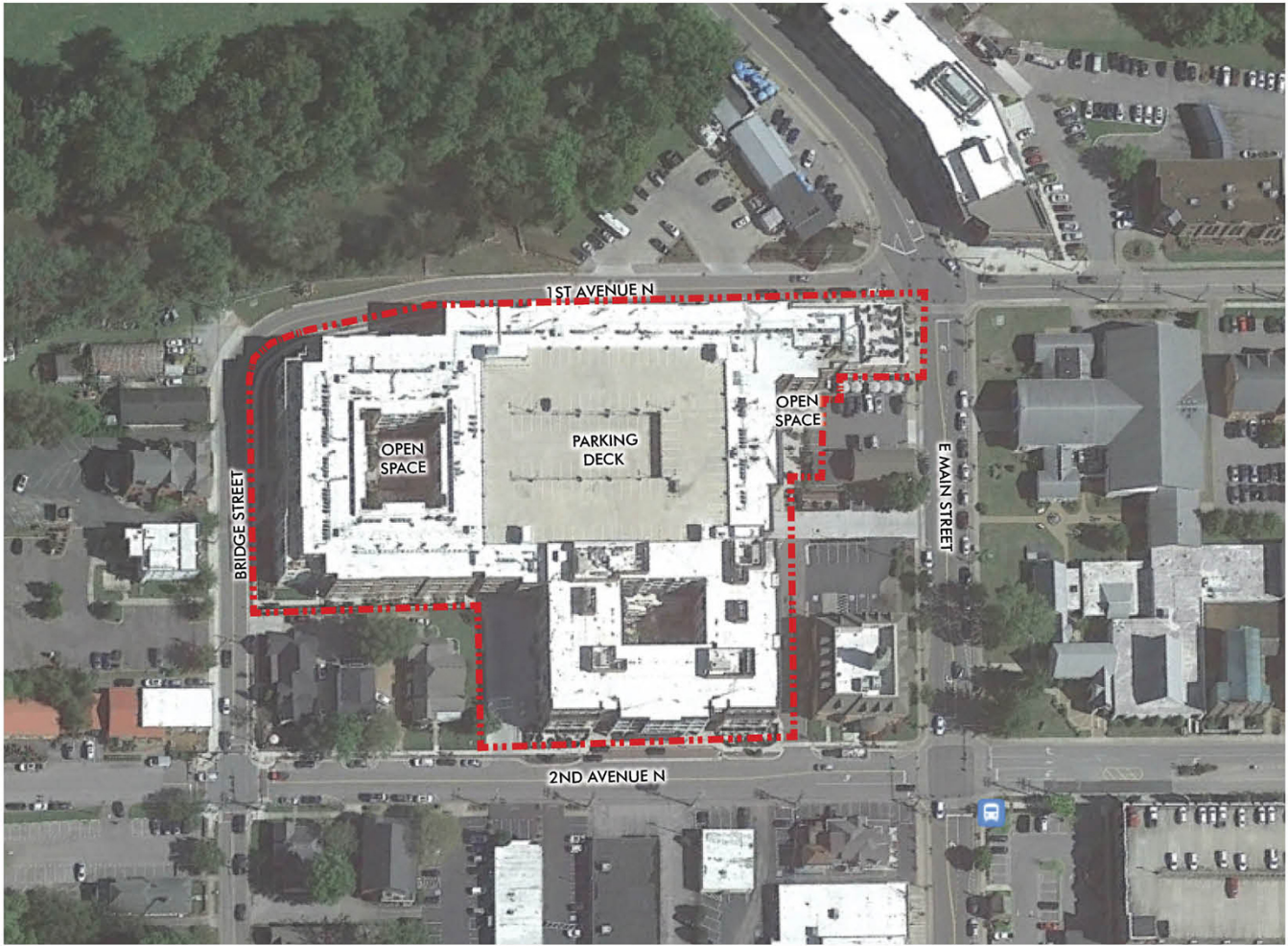
LANDSCAPE ARCHITECTS

MODEL PHOTOS

FRANKLIN, TENNESSEE • JANUARY 23, 2023

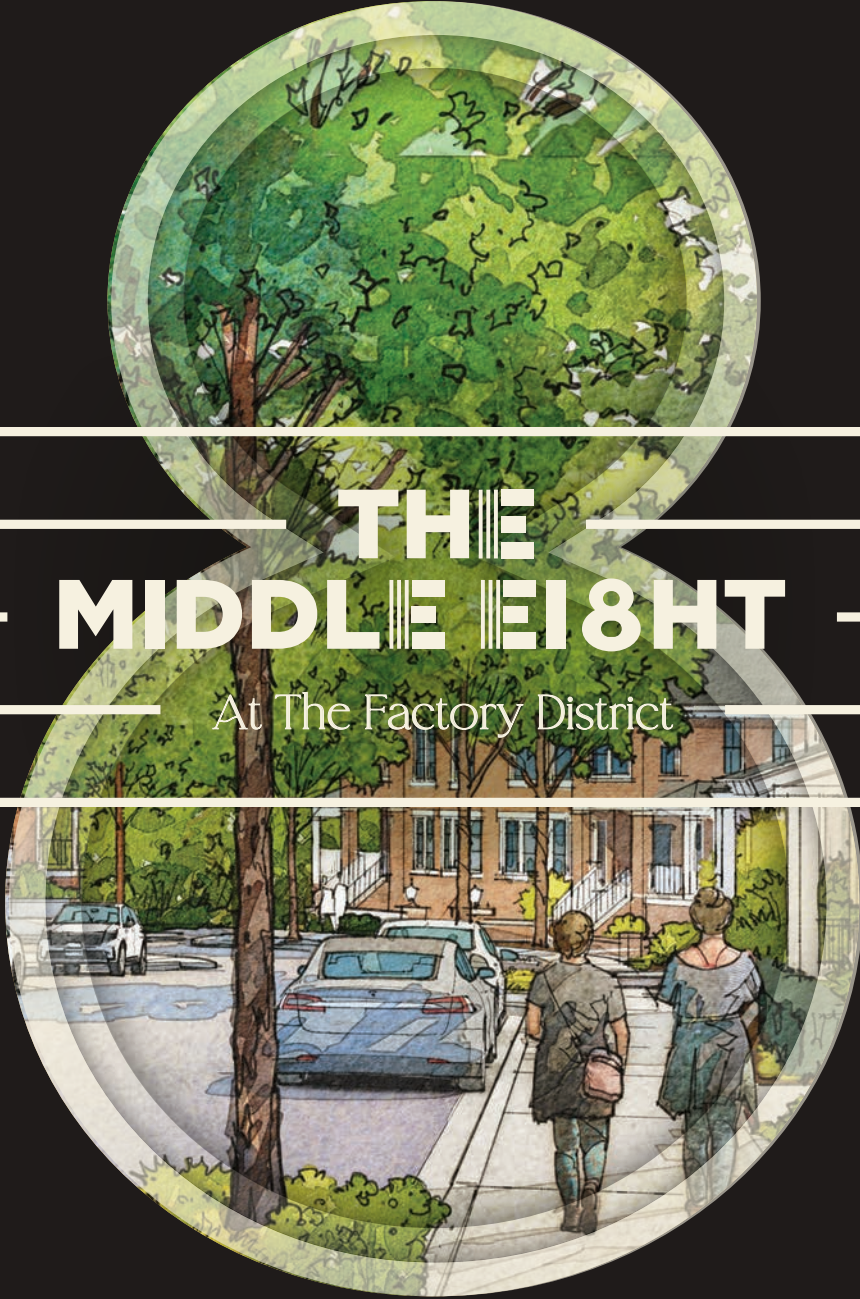


MIDDLE EIGHT SITE DENSITY	
SITE ACREAGE	7.19 ACRES
OPEN SPACE COVERAGE %	50.7 %
TOTAL DWELLING UNITS	275 UNITS
DWELLING UNITS PER ACRE	38.25 DUA



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

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



THE MIDDLE EIGHT

At The Factory District

Historic Zoning Commission, DRC
August 28, 2023

/the mid(ə)l'et/

The Middle Eight

The Middle Eight is the dynamic moment within a song where the arrangement changes, introducing a fresh melody, tempo or lyrical approach that enriches the greater whole.

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

— Amanda McKeehan, Partner, Truland Development





6 Our Story

14 Placemaking Overview

13
Eight Places

34
Architecture

102
Signage & Historical
Storytelling

Table of
Contents

116
Appendix

126
Who We Are

The Middle Eight

Honoring and Continuing the Song of Franklin

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

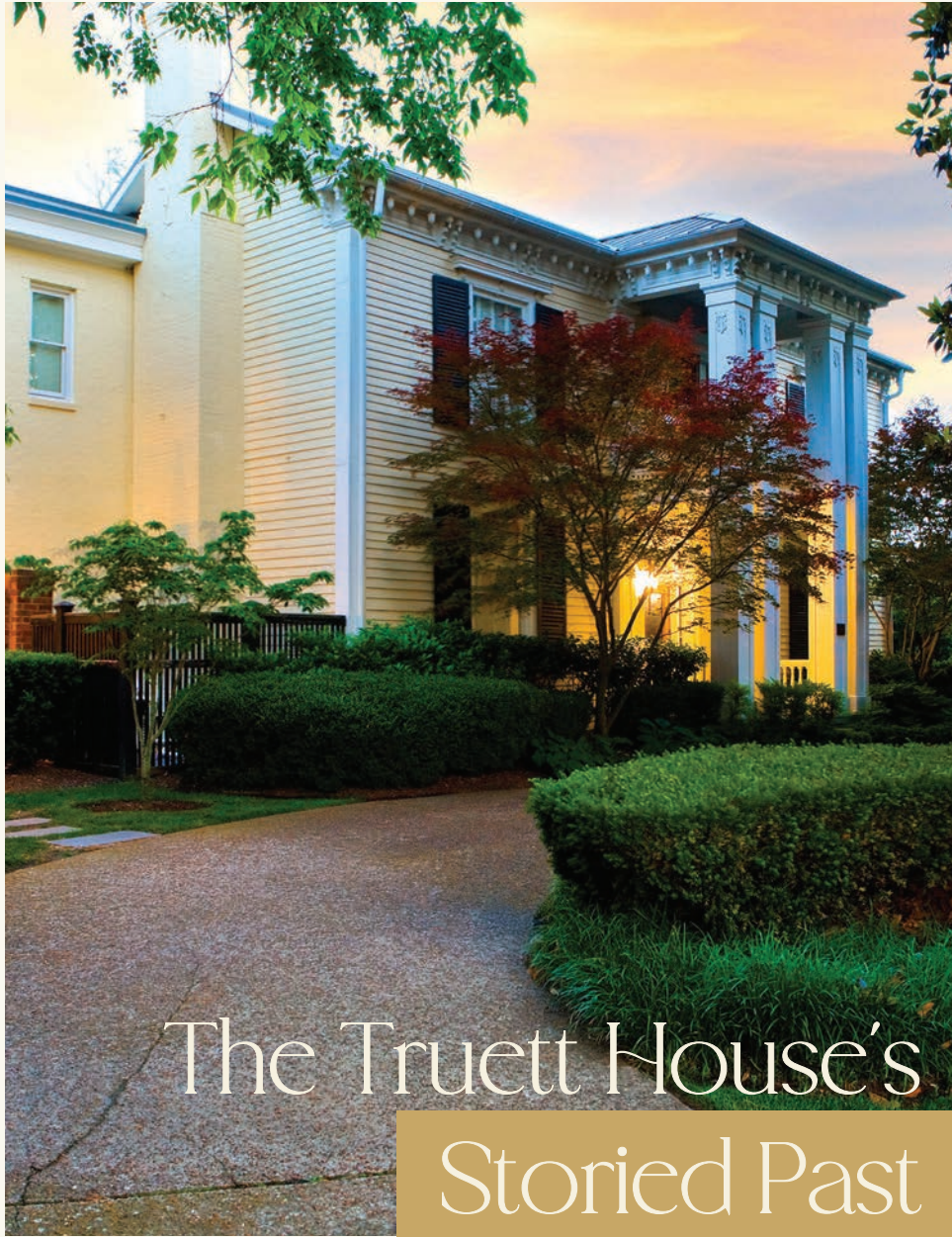
With thoughtfully designed public spaces, a hospitality-inspired feel, and next-level residential amenities, The Middle Eight blends timeless character with a fresh mindset perfectly in tune with Franklin’s next era.



Situated in the evolving Factory District

At a Glance

- Prominent location on 7.2 acres situated behind the historic Alpheus Truett House within walking distance of Downtown Franklin
- Distinctive amenity center connected to a public plaza and neighborhood-serving coffee shop
- Elevated multifamily units (+/-254), single-family homes (6), duplexes (12), and townhouses (3)
- Ample pocket parks and lushly landscaped open space



The Truett House’s Storied Past

1846

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

1861

Served as a headquarters for Union forces during the Civil War

1864

Battle of Franklin fought nearby and witnessed from the property

1988

Listed on the National Register of Historic Places

1994

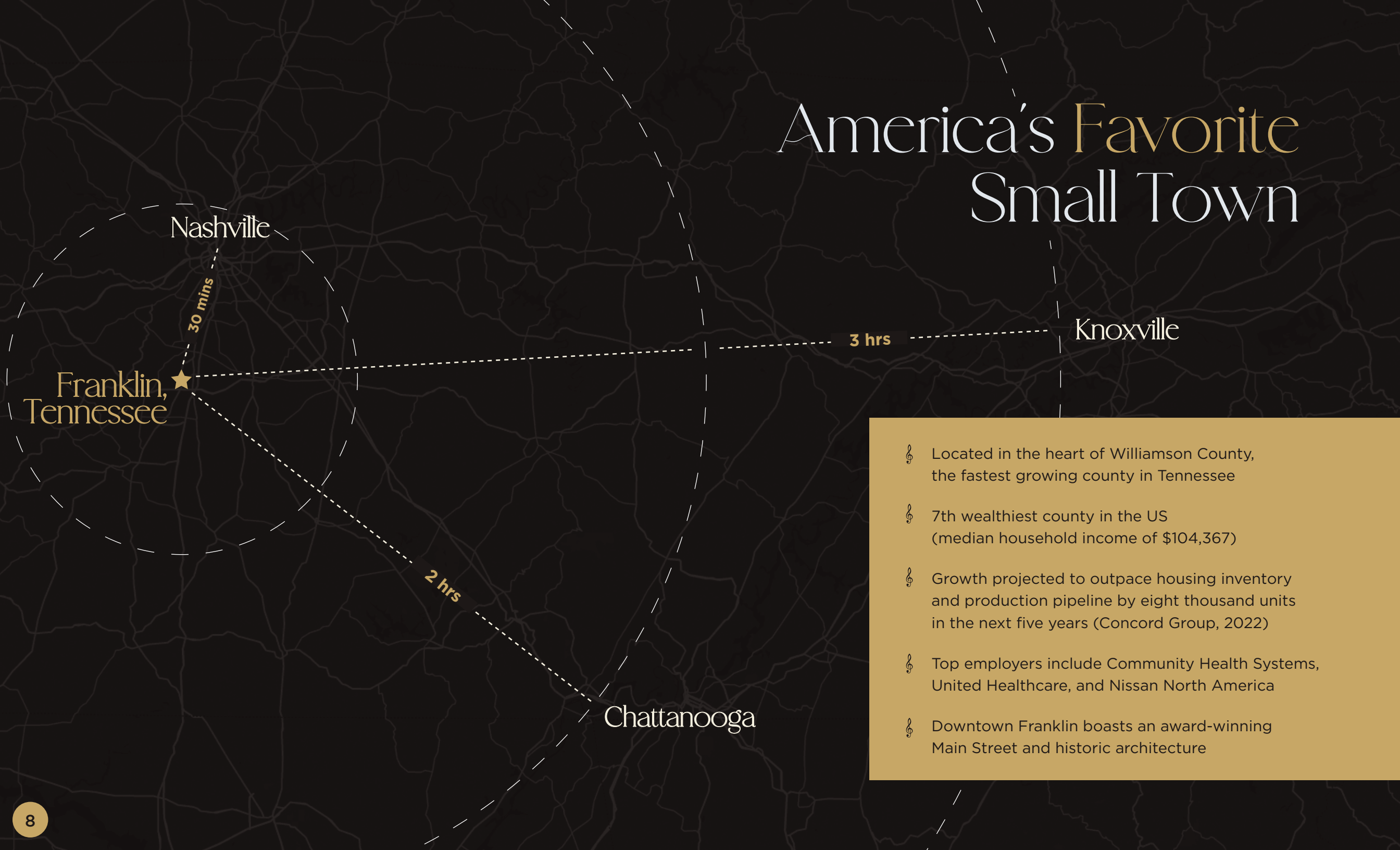
Became the McKeehan family home

2003

Tornado cut through the property, leading to a restoration

Present

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



America's Favorite Small Town

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

In The Middle Of It All

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

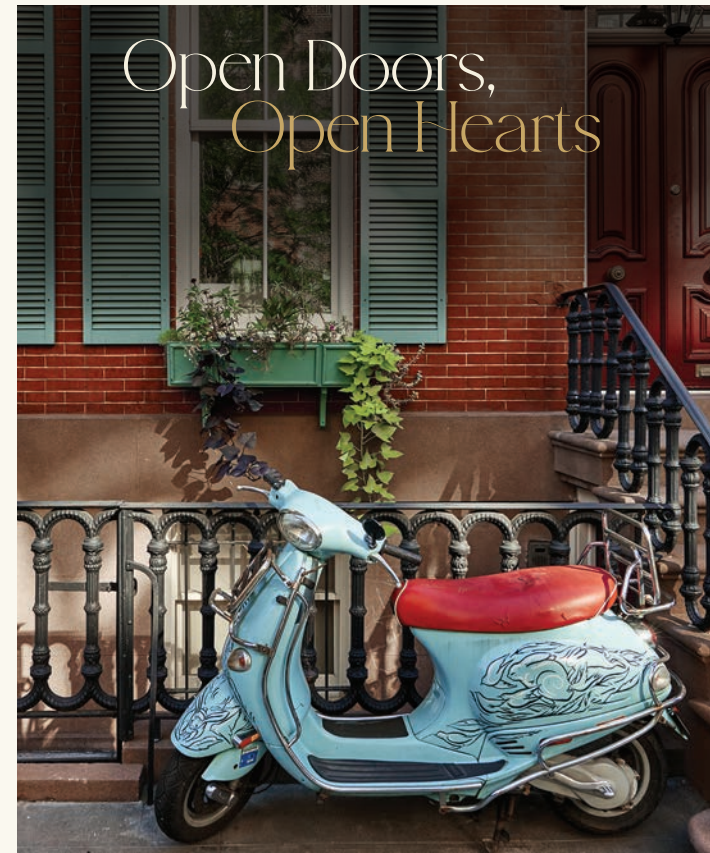
District on the largest undeveloped site within walking distance to Downtown Franklin, The Middle Eight is a gateway to the inviting atmosphere of the Franklin Farmers Market, the bucolic outdoor space of The Park at Harlinsdale Farm, or the vibrant shops and dining along Main Street.



The Middle Eight's DNA



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



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



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

It's artful.
CHARMING.
It's both town + country.
It is part of a COMMUNITY.
It's our HOME.

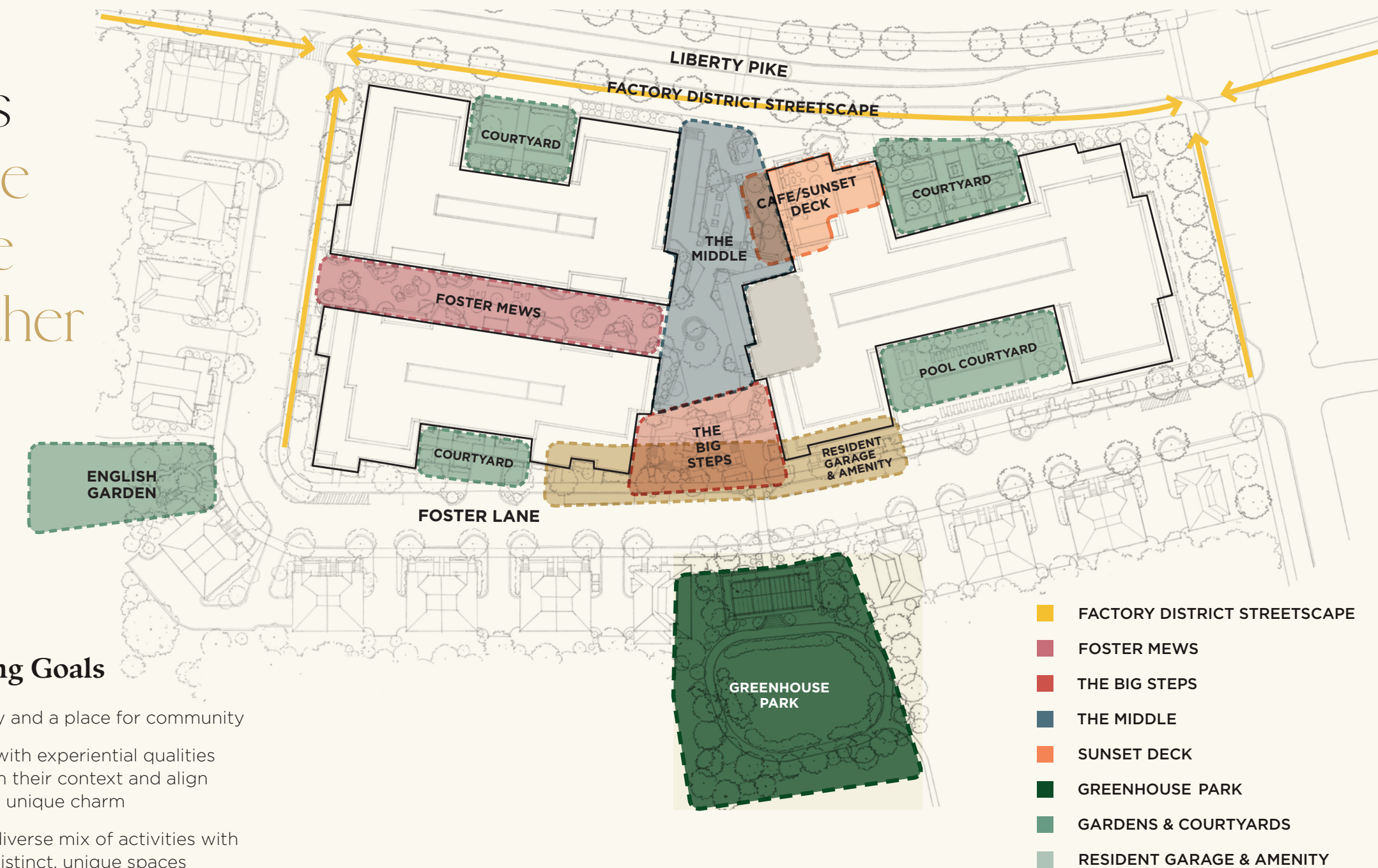


Guided by
Thoughtfulness

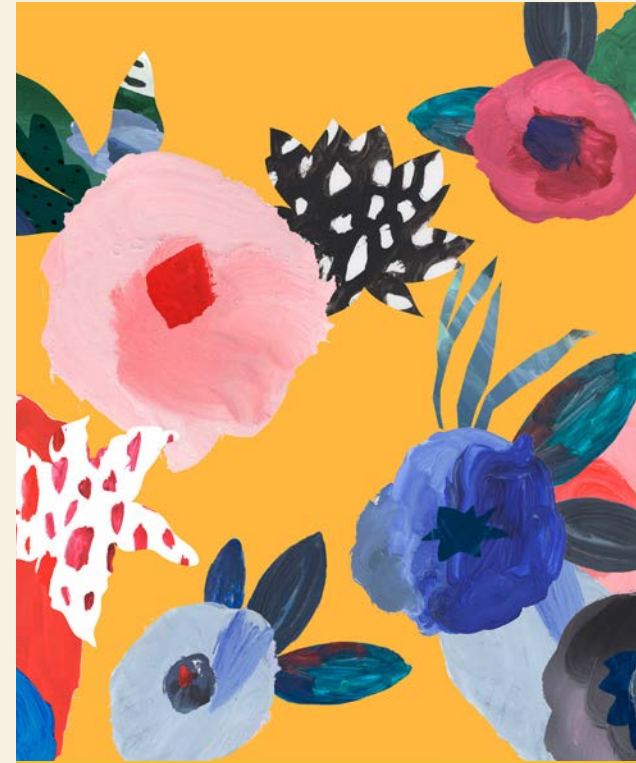
Eight Places People Come Together

Placemaking Goals

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



- FACTORY DISTRICT STREETScape
- FOSTER MEWS
- THE BIG STEPS
- THE MIDDLE
- SUNSET DECK
- GREENHOUSE PARK
- GARDENS & COURTYARDS
- RESIDENT GARAGE & AMENITY



Factory District
Streetscape

16

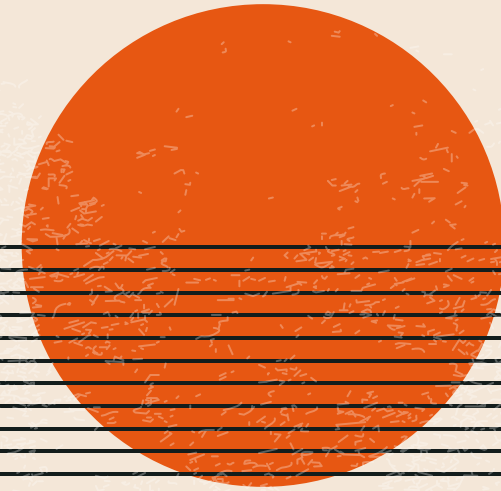
Foster
Mews

20



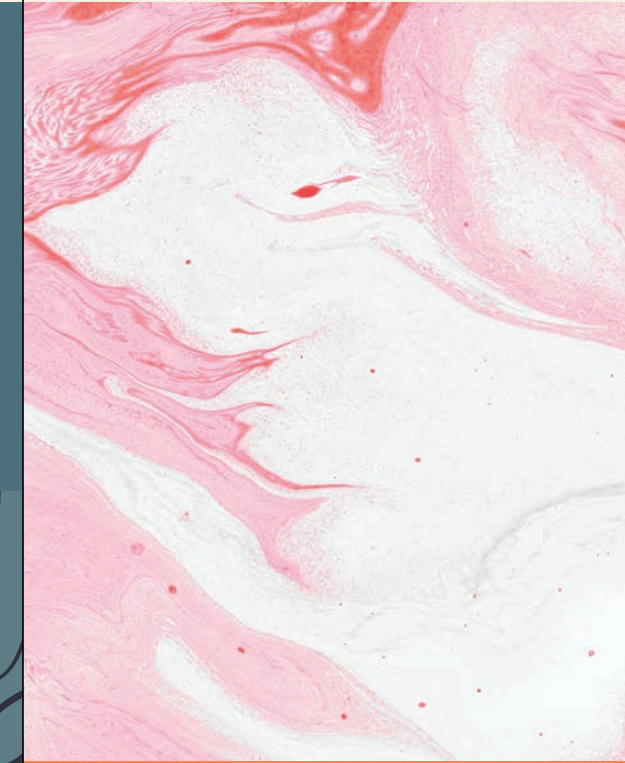
The
Big Steps

22



The
Middle

24



Sunset
Deck

26

Greenhouse
Park

28



Gardens
& Courtyards

30



Resident Garage
& Amenity

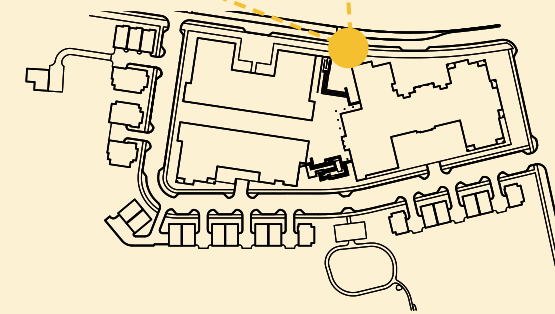
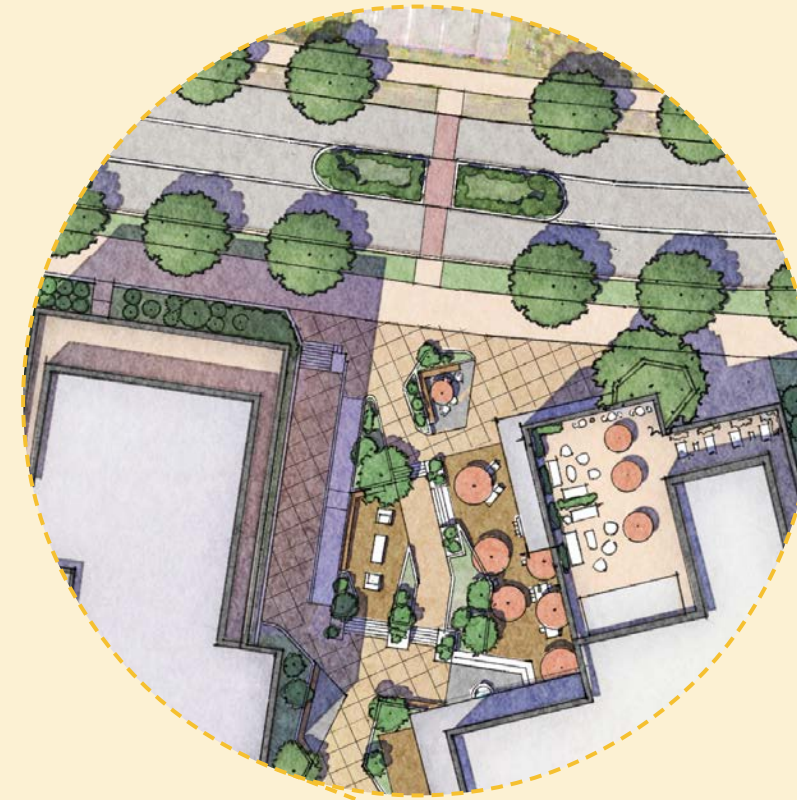
32



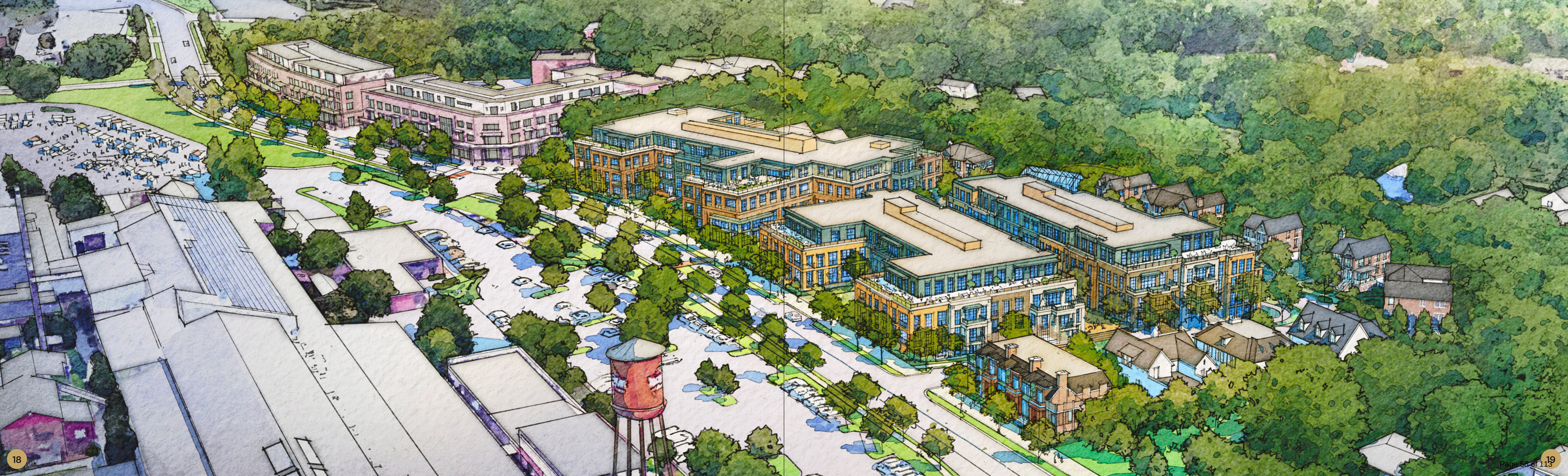
/THə 'dɪstrɪkt/

Factory District Streetscape

The Factory District Streetscape will provide **pedestrian-friendly** places with **high-quality** architecture, plazas, outdoor dining, art, tree-lined streets, protected sidewalks, and other pedestrian and bicycle **amenities** that provide **active, connected gathering places**.



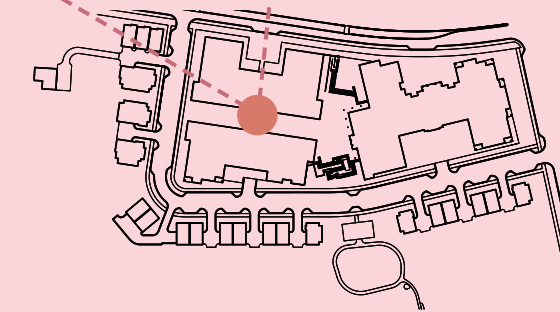
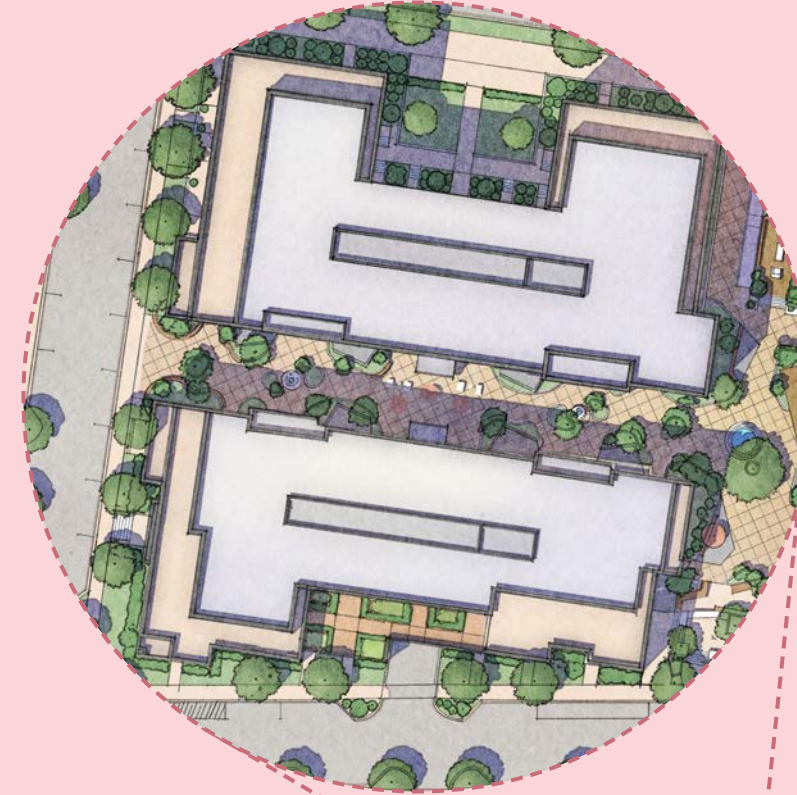
A district that fosters an atmosphere and environment of art, creativity, and talent



Foster Mews

/ˈfɒstər myooz/

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

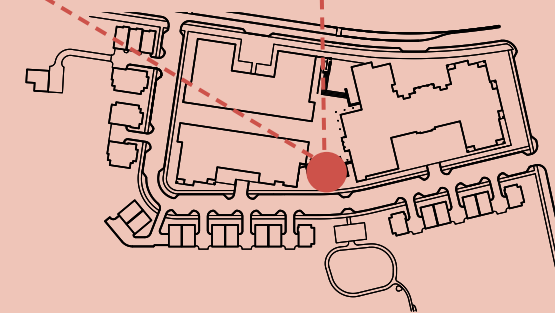
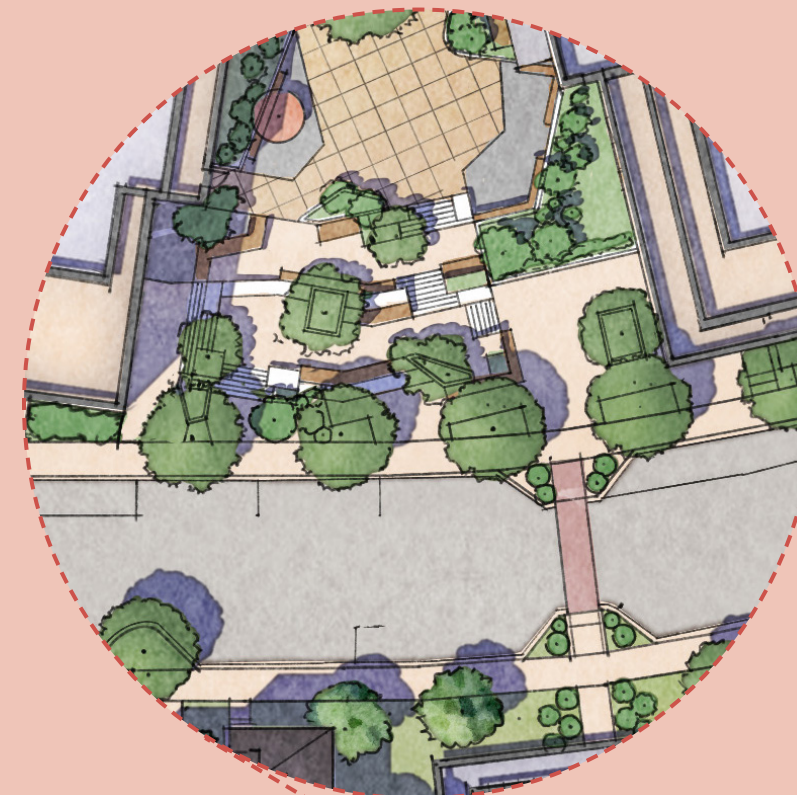


A semi-private lane for strolling and connecting

The Big Steps

/THə big steps/

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

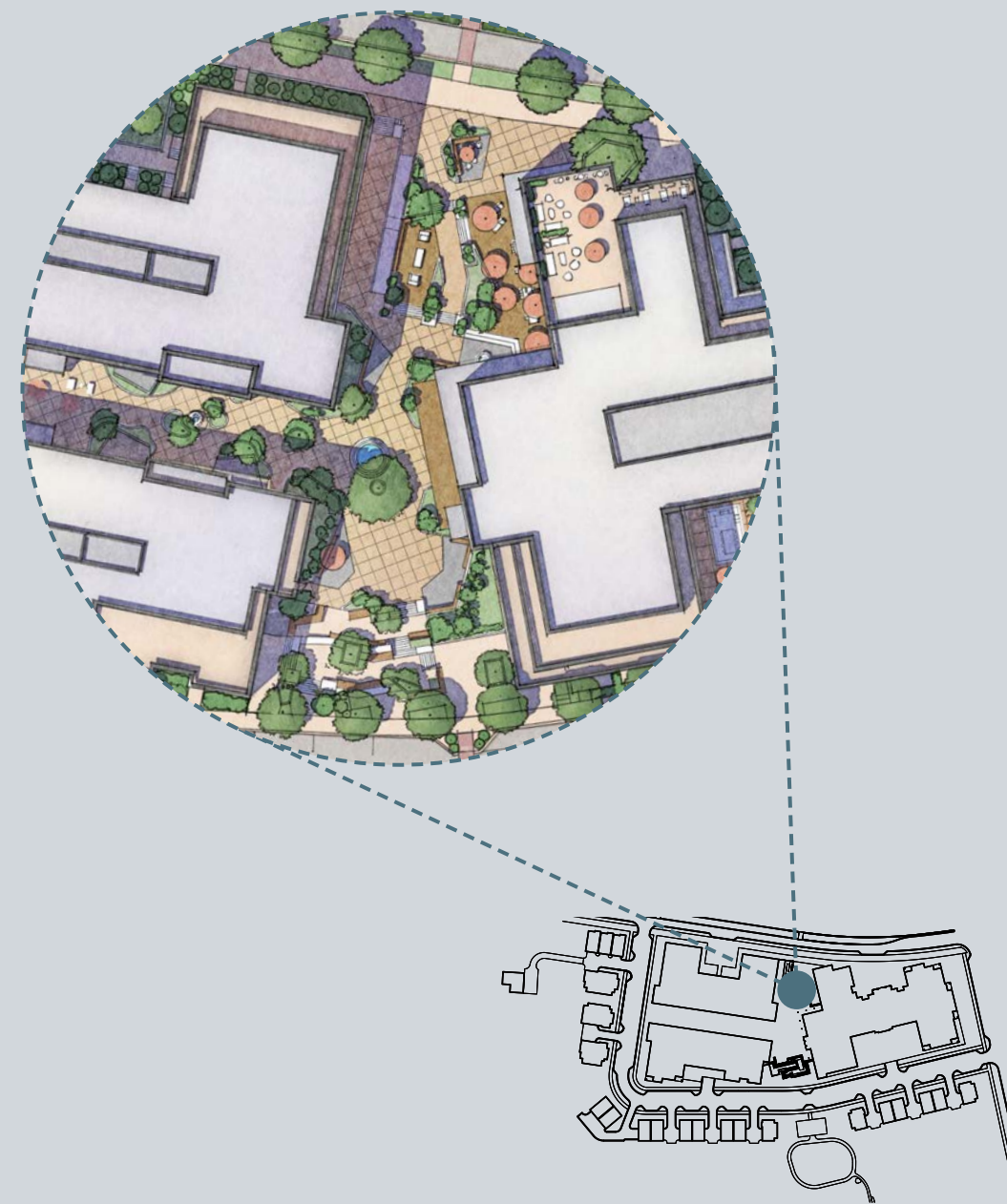


The south entry and The Middle Eight's key arrival zone

The Middle

/THə 'midl/

A key **connection to The Factory** for both residents and visitors, The Middle welcomes all with a **communal atmosphere**. The Middle is perfectly primed to be a **convivial outdoor gathering place for all**.

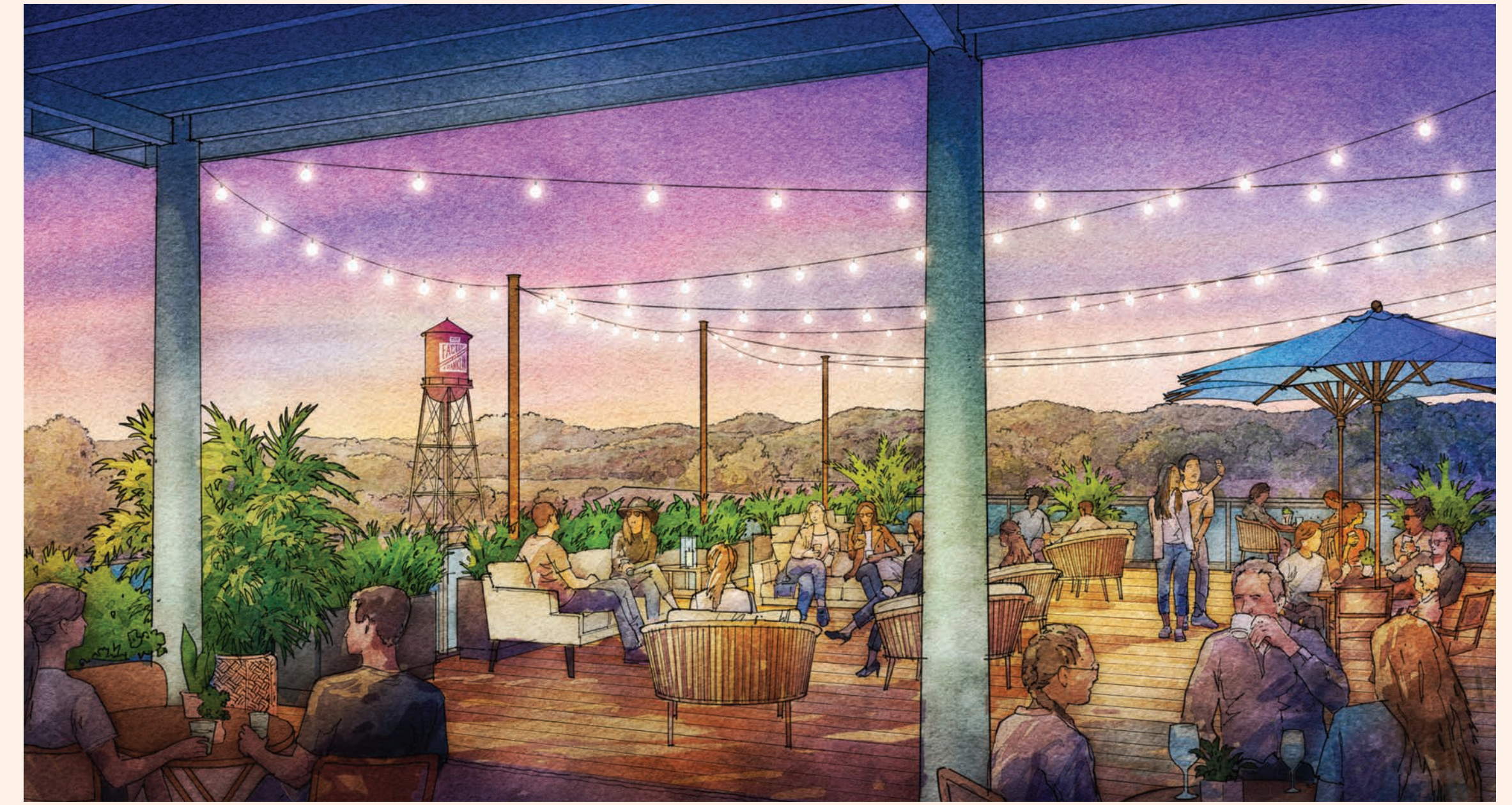
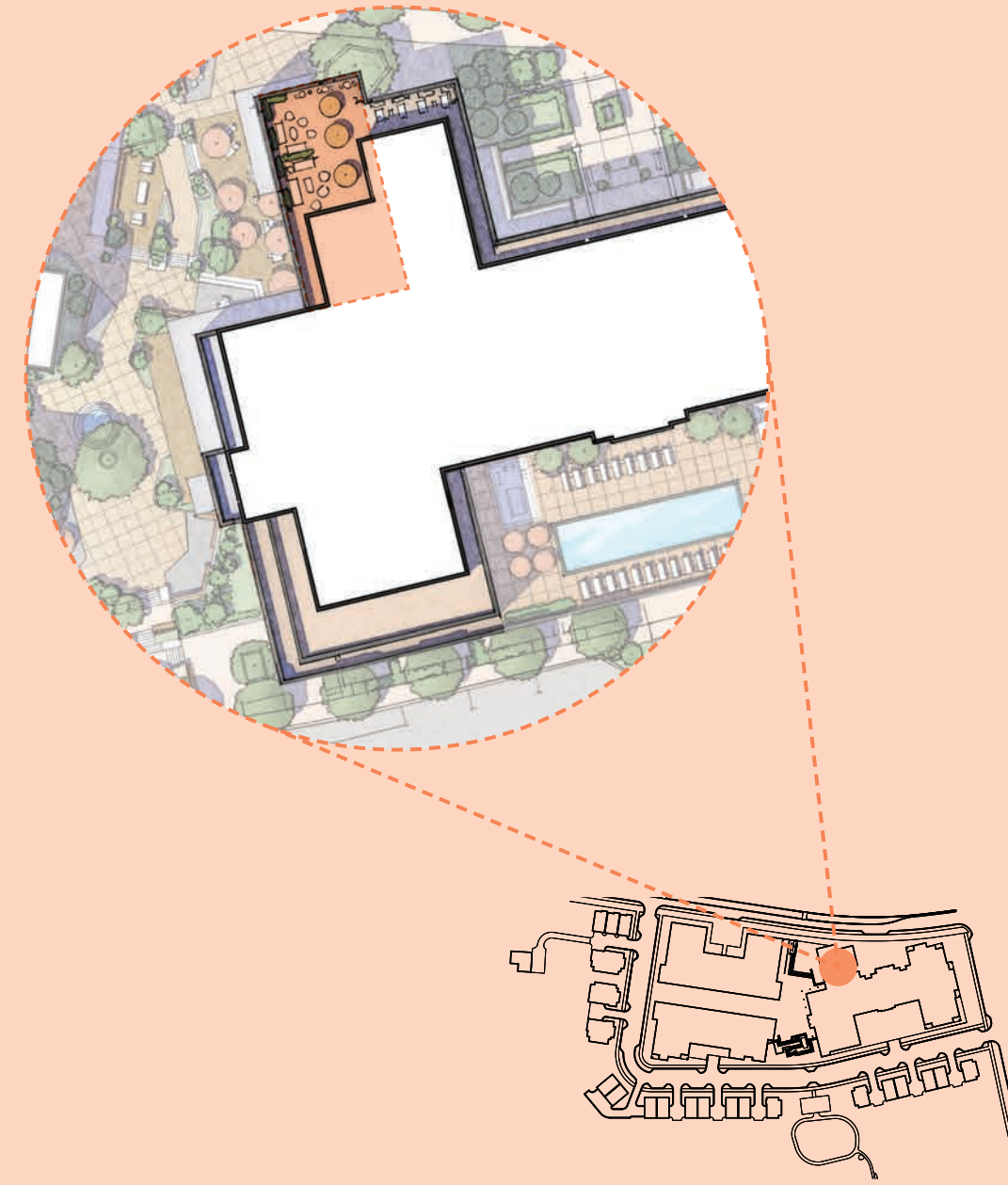


Cafe, outdoor plaza and community gathering place

/ˈsənˌset dek/

Sunset Deck

A respite that feels at once **calming and invigorating**, the Sunset Deck is one of Franklin's most coveted spaces — a **private wine bar, outdoor dining/kitchen space, and sunset viewing lounge** that is open to residents and their guests.

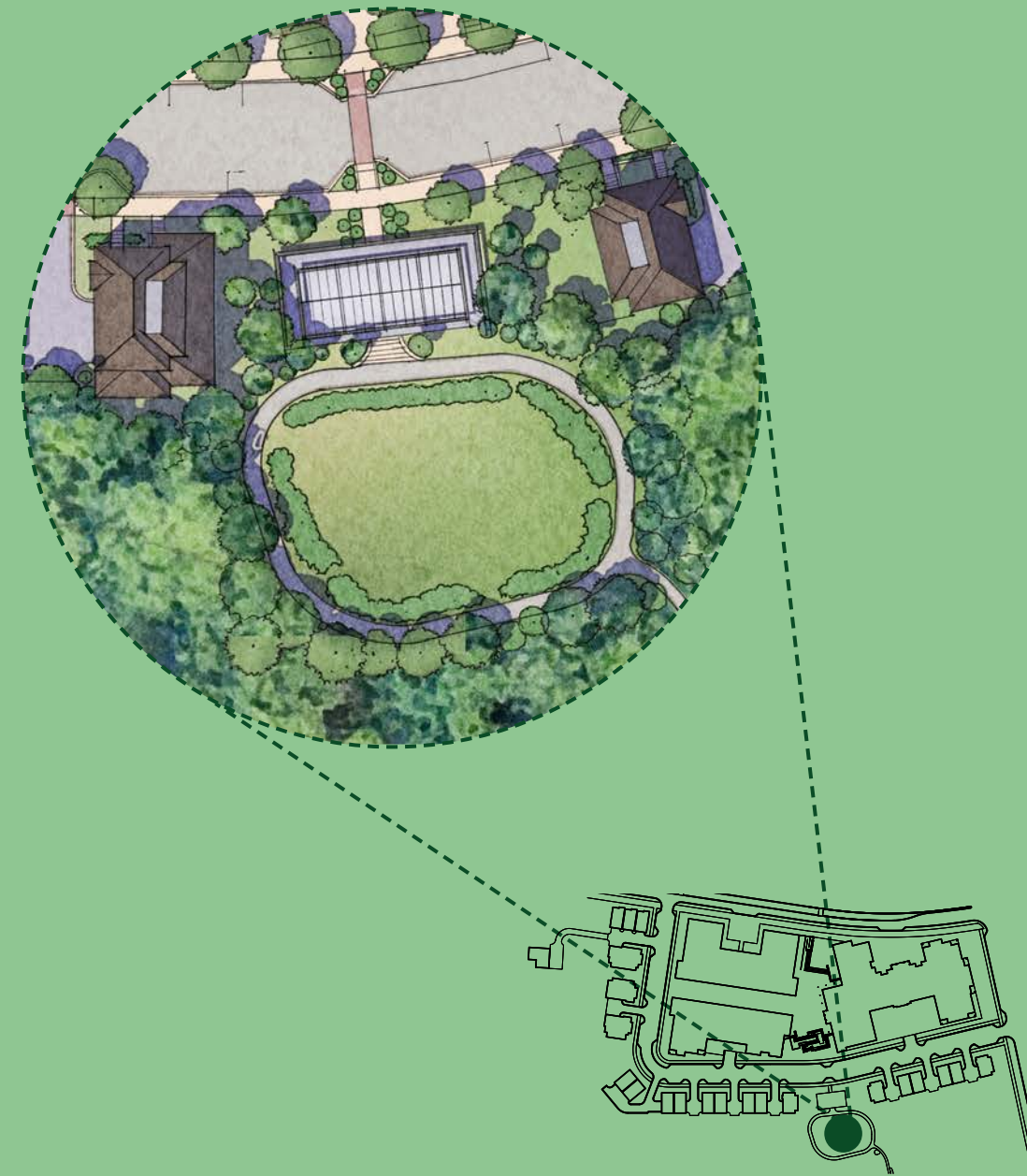


Private wine bar and sunset viewing lounge on the fourth floor

/ˈgrēn,hous pärk/

Greenhouse Park

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



Lushly landscaped hidden garden and dog park

/ˈgärd(ə)ns and ˈkôrt,yärdz/

Gardens & Courtyards

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

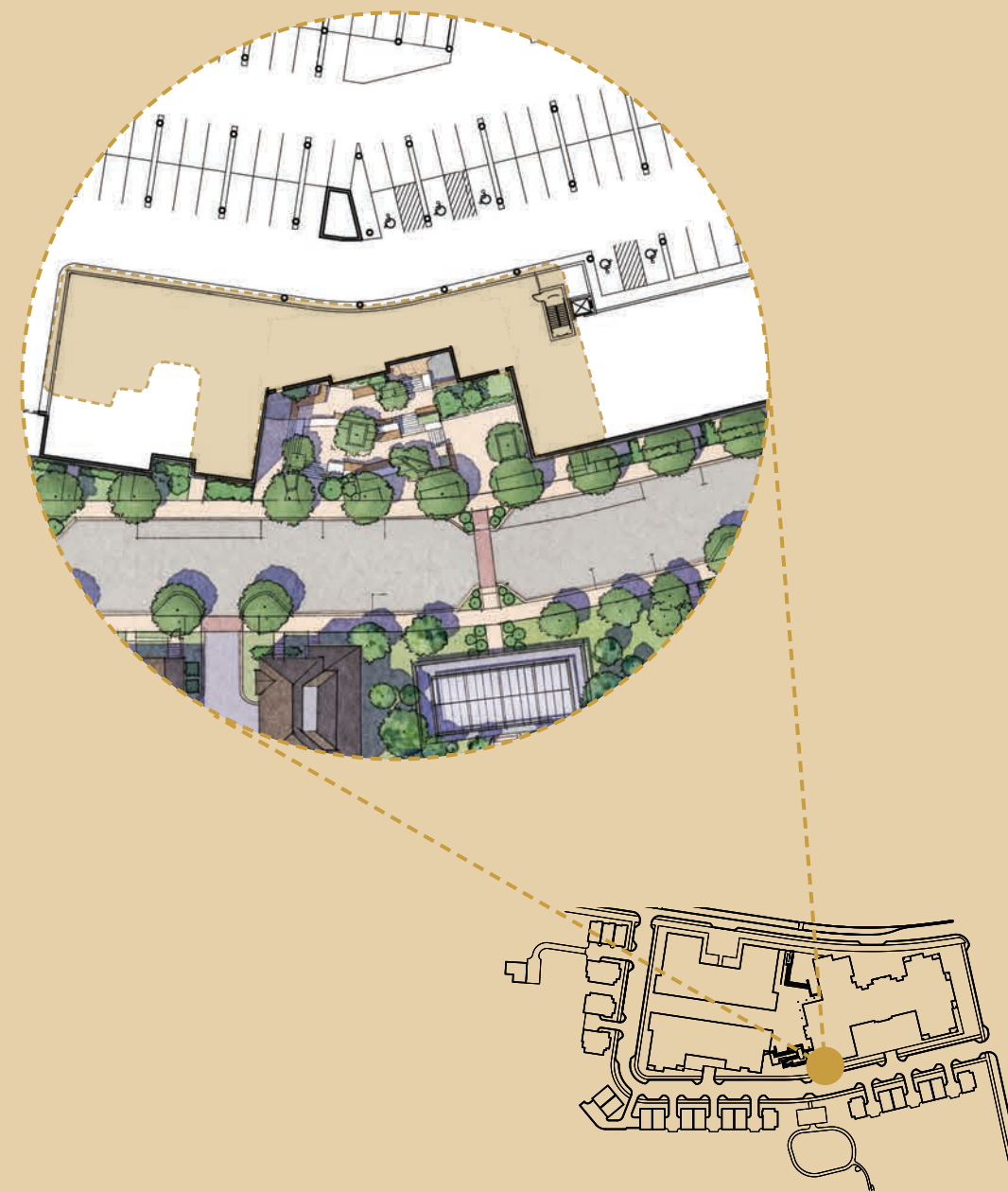


Tucked-away pocket parks imbued with grace and charm

Resident Garage & Amenity

/ˈrez(ə)dənt ɡəˈrɑːj and əˈmenədē/

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



Lower level private parking and concierge services

Architecture

Sheet Index

Site Elevations

Site Plan

Building Plans

Building Elevations

Building Sections

Exterior Material Selections



Liberty Pike Elevation

HZC Preliminary Approval 2.13.23



Liberty Pike Elevation

DRC Submittal 8.28.23



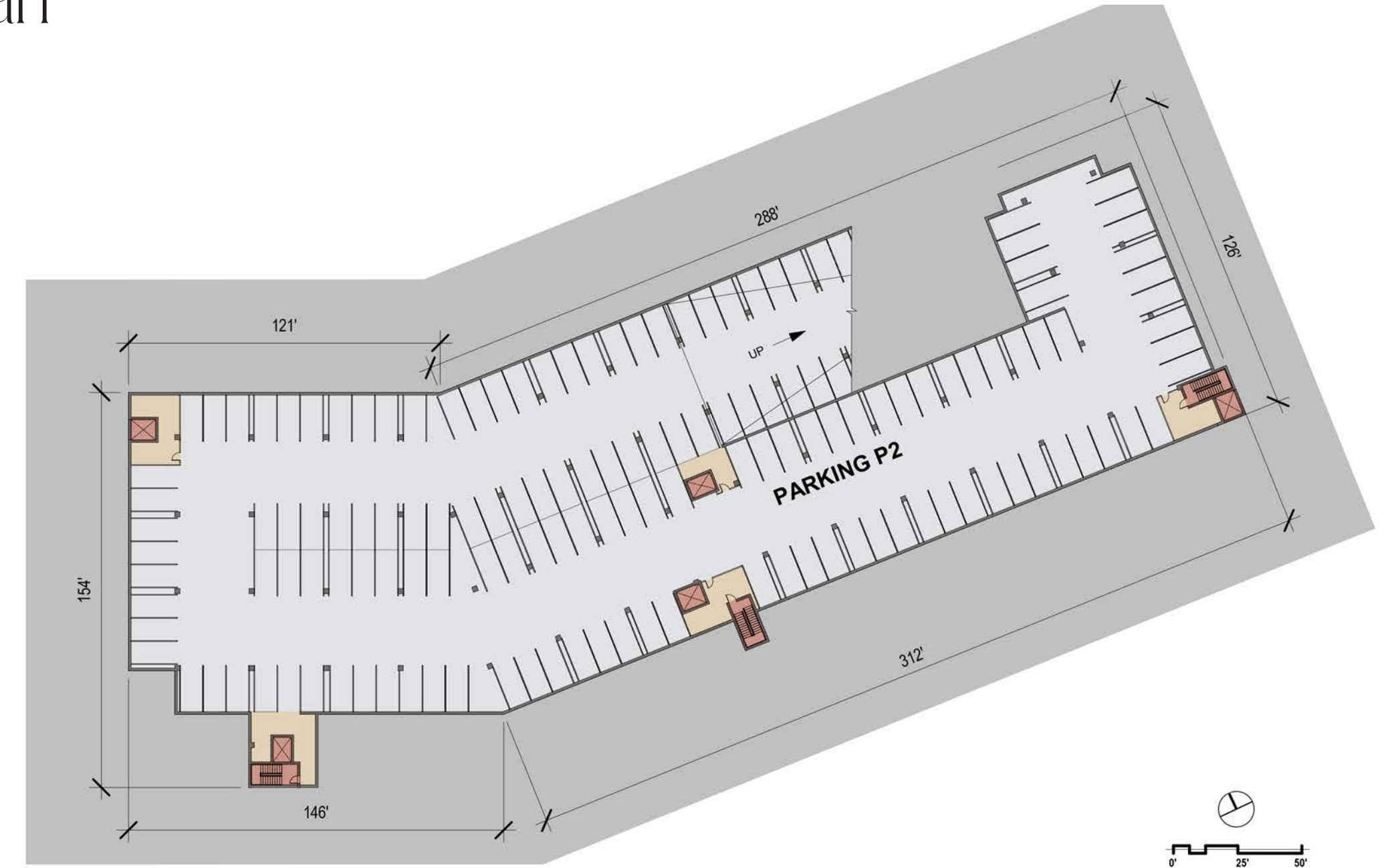
Historic Preservation Overlay (HPO) Disclaimer:
We acknowledge that anything on site will both impact and enhance the historic character we achieve with new Middle Eight buildings within the HPO; therefore, this package includes more information about buildings outside of the HPO. They are included for context and keep within the spirit of the Historic Design Guidelines.



P1 Plan



P2 Plan



Level 1



Level 2



Level 3



Level 4





Building 1 - North Elevation

- METAL SCREENING SYSTEM AT OPEN MECHANICAL AREAS
- FIBER CEMENT BOARD AND BATTEN – COLOR 1
- METAL RAILINGS - BLACK
- CAST STONE CORNICE, SILLS, AND HEADERS
- BRICK 1
- ALUMINUM CLAD WINDOWS – BLACK
- ALUMINUM CLAD BALCONY DOORS - BLACK
- ALUMINUM COMPOSITE METAL CANOPIES – COLOR 1
- COMPOSITE WOOD DOOR & SIDELIGHT

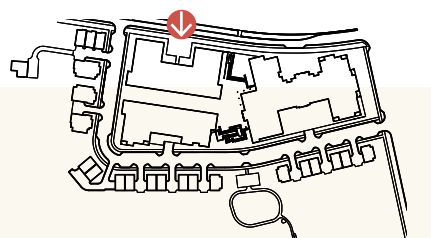


- ROOF BLDG 1
708' - 0"
- LEVEL 4 BLDG 1
695' - 6"
- LEVEL 3 BLDG 1
683' - 0"
- LEVEL 2 BLDG 1
671' - 6"
- LEVEL 1 BLDG 1
660' - 0"

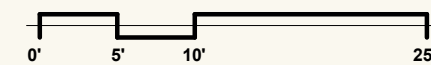
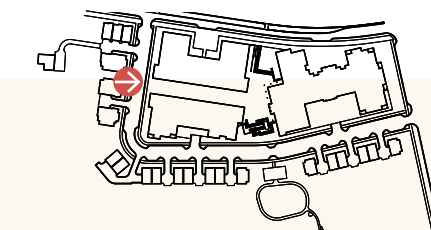
BUILDING 1

FOSTER LANE

PLAZA



Building 1 & 2 - West Elevation



Building 2 - South Elevation

METAL SCREENING SYSTEM AT
OPEN MECHANICAL AREAS

FIBER CEMENT BOARD AND
BATTEN - COLOR 1

ALUMINUM CLAD BALCONY
DOORS - BLACK

CAST STONE CORNICE, SILLS,
AND HEADERS

METAL RAILINGS - BLACK

ALUMINUM CLAD WINDOWS -
BLACK

BRICK 2

FOSTER LANE

COMPOSITE WOOD DOOR &
SIDELIGHT

ROOF BLDG 2
708' - 0"

LEVEL 4 BLDG 2
695' - 6"

LEVEL 3 BLDG 2
683' - 0"

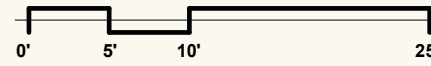
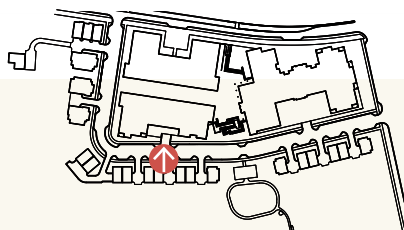
LEVEL 2 BLDG 2
671' - 6"

LEVEL 1 BLDG 2
660' - 0"

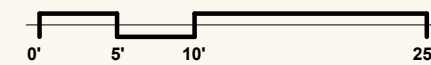
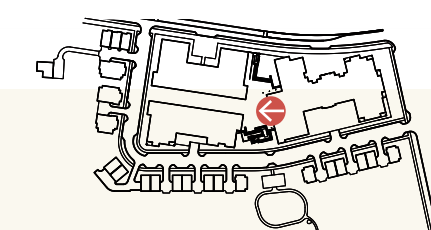
PLAZA

P1
649' - 0"

BUILDING 2



Building 1 & 2 - East Elevation





Building 2 - Mews North Elevation



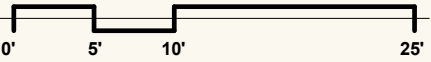
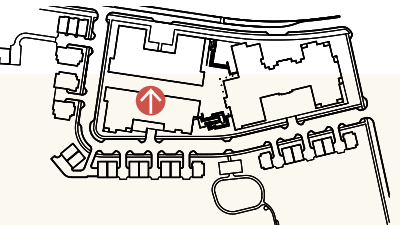
Building 1 - Mews South Elevation



FOSTER LANE

BUILDING 1

PLAZA





Building 3 - North Elevation



METAL SCREENING SYSTEM
AT OPEN MECHANICAL AREAS

FIBER CEMENT BOARD
AND BATTEN – COLOR 1

ROOF BLDG 3
712' - 6"

METAL RAILINGS - BLACK

LEVEL 4 BLDG 3
700' - 0"

CAST STONE CORNICE,
SILLS, AND HEADERS

LEVEL 3 BLDG 3
687' - 6"

ALUMINUM CLAD
WINDOWS – BLACK

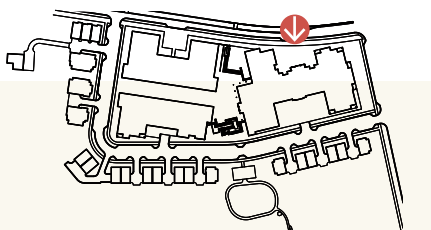
LEVEL 2 BLDG 3
676' - 0"

BRICK 3
LEVEL 1 BLDG 3
663' - 6"

PLAZA

STOREFRONT SYSTEM -
BLACK

ALUMINUM COMPOSITE
METAL PANEL – COLOR 1



DANIELS
DRIVE

BUILDING 3

Building 3 - West Elevation

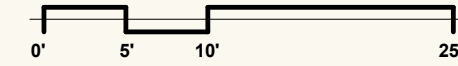
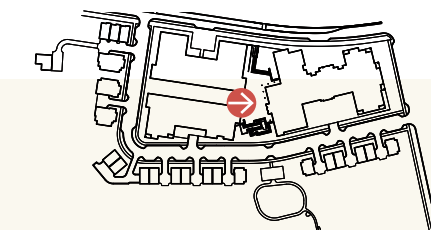
- METAL SCREENING SYSTEM AT OPEN MECHANICAL AREAS
- FIBER CEMENT BOARD AND BATTEN – COLOR 1
- METAL RAILINGS - BLACK
- CAST STONE CORNICE, SILLS, AND HEADERS
- BRICK 3
- ALUMINUM COMPOSITE METAL PANEL – COLOR 1
- ALUMINUM CLAD WINDOWS – BLACK
- ALUMINUM COMPOSITE METAL CANOPIES – COLOR 1
- STOREFRONT SYSTEM - BLACK

- ROOF BLDG 3
712' - 6"
- LEVEL 4 BLDG 3
700' - 0"
- LEVEL 3 BLDG 3
687' - 6"
- LEVEL 2 BLDG 3
676' - 0"
- LEVEL 1 BLDG 3
663' - 6"
- P1
649' - 0"

LIBERTY PIKE

BUILDING 3

FOSTER LANE

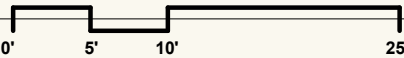
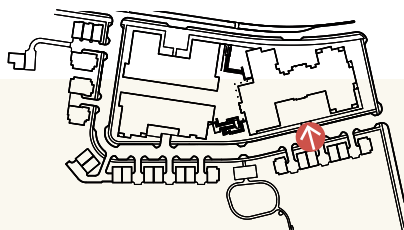


Building 3 - South Elevation



BUILDING 3

DANIELS DRIVE



Building 3 - East Elevation



FOSTER LANE

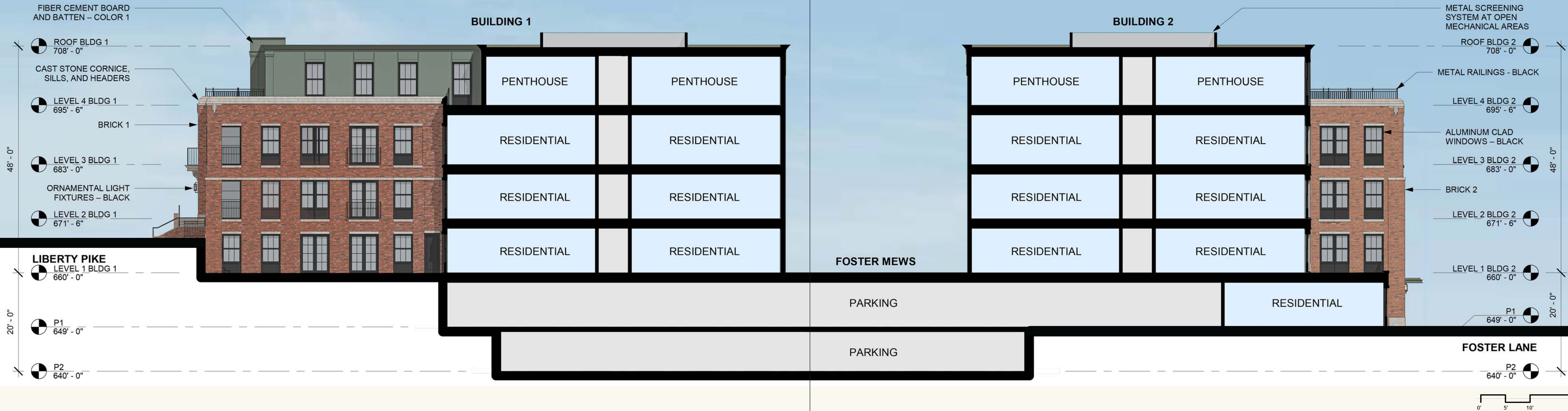
BUILDING 3



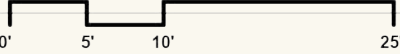
THE MIDDLE EIGHT

LOBBY Welcome LEA

Building 1 & 2 - N-S Section



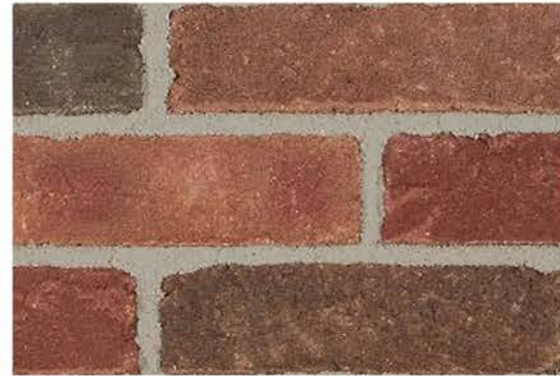
Building 3 - N-S Section



Multifamily Material Selections



BRICK 1 - BUILDING 1



BRICK 2 - BUILDING 2



BRICK 3 - BUILDING 3



CAST STONE



ALUMINUM
COMPOSITE METAL



CEMENT BOARD
SIDING COLOR #1



CEMENT BOARD
SIDING COLOR #2



ALUMINUM
CLAD WINDOW



ALUMINUM
CLAD WINDOW



ALUMINUM CLAD
BALCONY DOOR



METAL SCONCE



METAL SCONCE



ALUMINUM JULIET BALCONY RAILING



COMPOSITE WOOD ENTRY DOOR



METAL RAILINGS
AND CONCRETE STEPS



Townhomes, Single Family Homes, and Duplexes

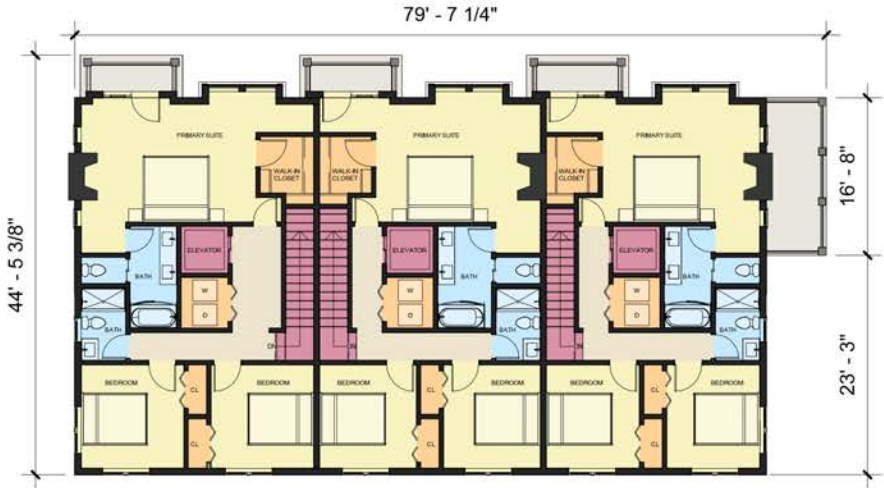
“ There is no logic that can be superimposed
on the city; people make it, and it is to them,
not buildings, that we must fit our plans. ”

— Jane Jacobs, *Urbanist*

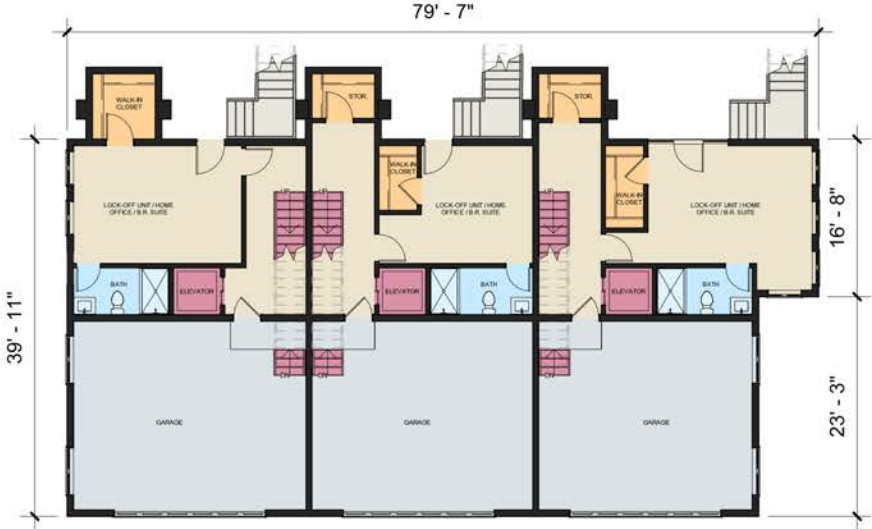




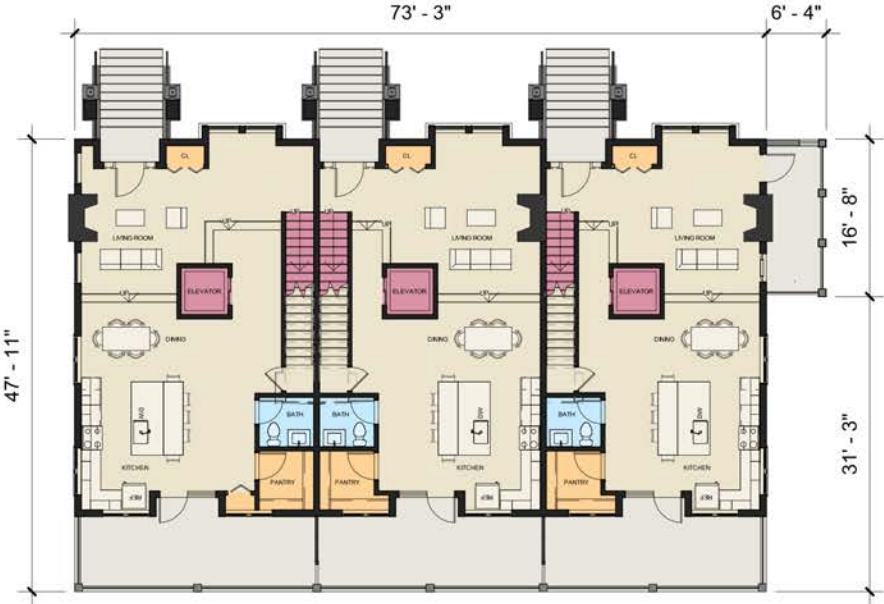
Liberty Pike Townhome



SECOND FLOOR PLAN



BASEMENT PLAN



FIRST FLOOR PLAN



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION





Townhome Material Selections



BRICK 4 - LIBERTY PIKE TOWNHOMES



ARCHITECTURAL SHINGLES



METAL ROOF AT BAY WINDOW



ALUMINUM COMPOSITE METAL AT BAY WINDOW



METAL SCONCE



METAL SCONCE



ALUMINUM RAILING



COMPOSITE WOOD ENTRY DOOR



CAST STONE



COMPOSITE WOOD GARAGE DOOR



ALUMINUM CLAD WINDOW



ALUMINUM CLAD WINDOW

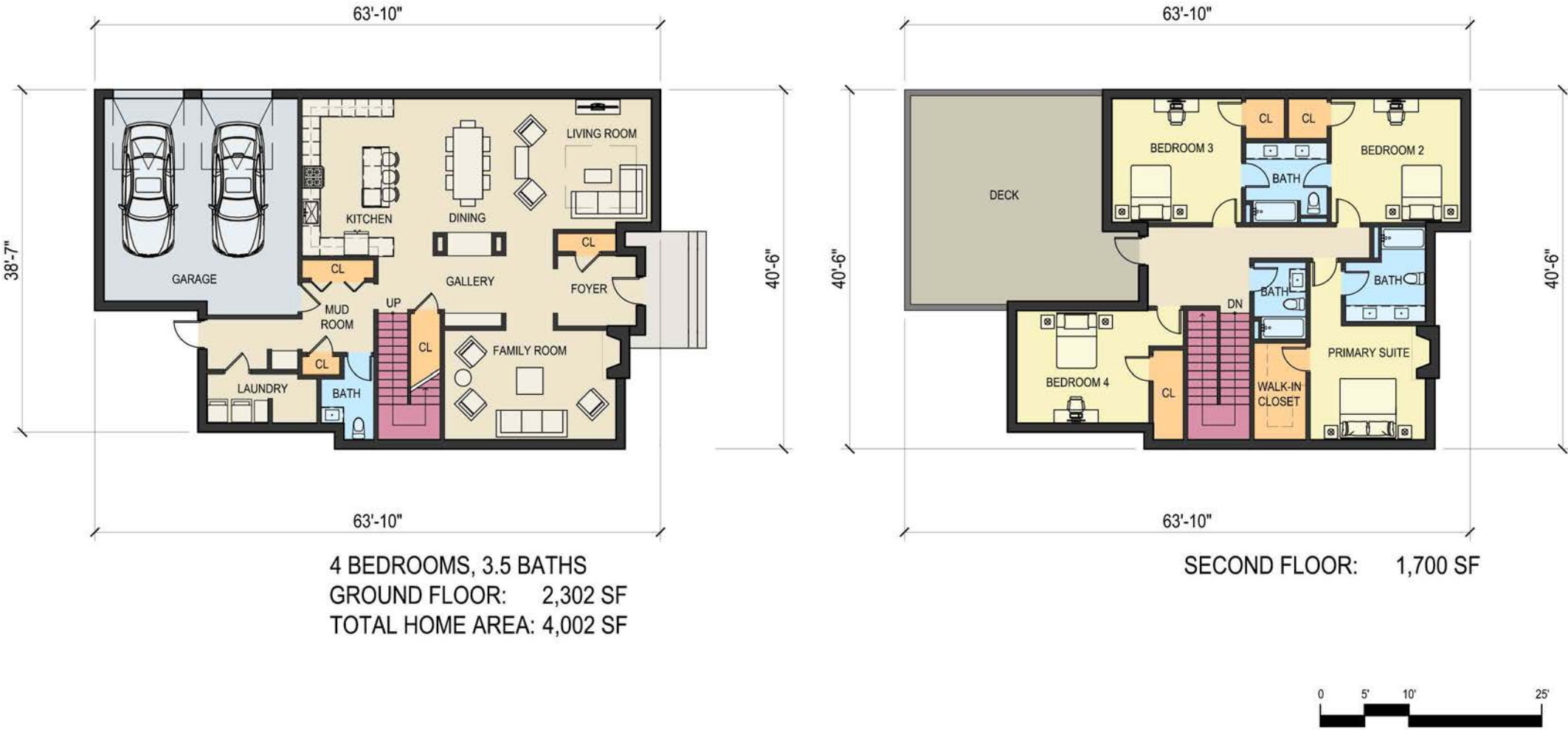


ALUMINUM CLAD BALCONY DOOR



METAL RAILINGS AND CONCRETE STEPS

Single Family Home A



Single Family Home B



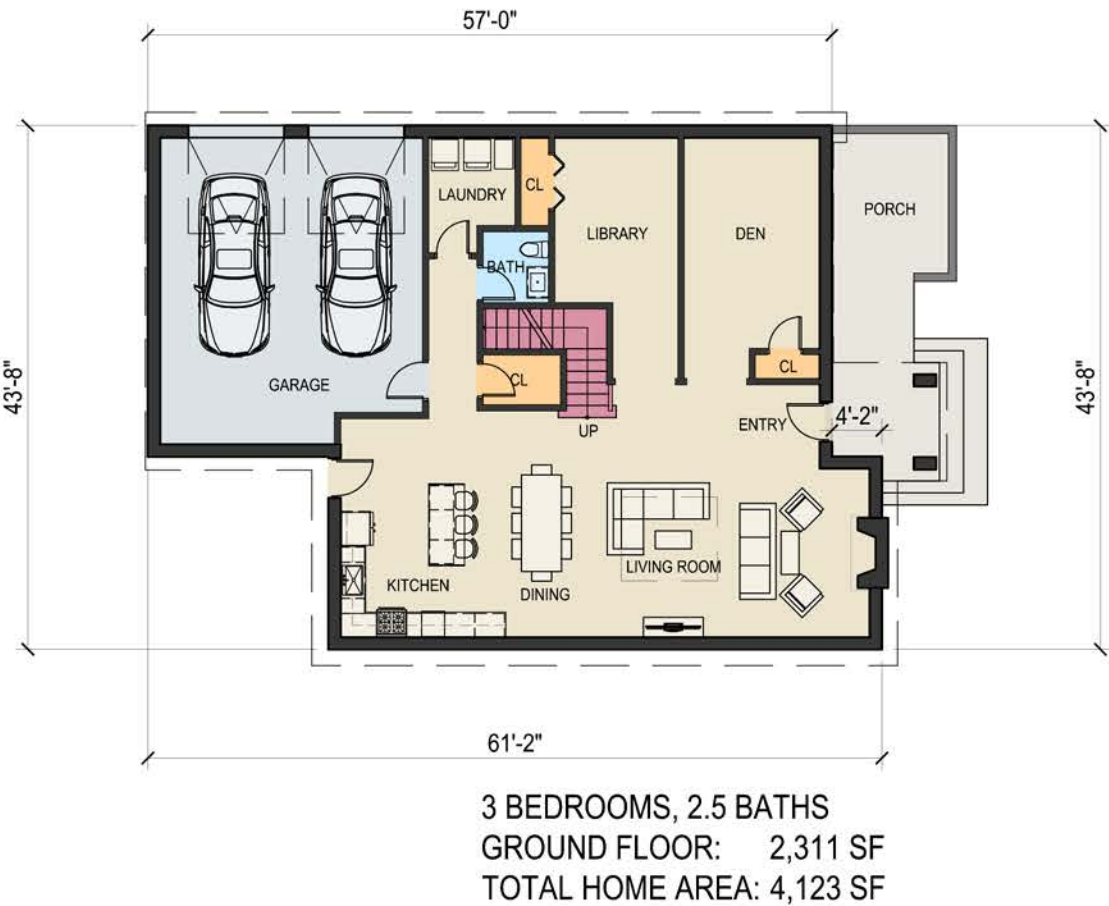
4 BEDROOMS, 3.5 BATHS
GROUND FLOOR: 2,257 SF
TOTAL HOME AREA: 4,282 SF



SECOND FLOOR: 2,025 SF



Single Family Home C



Single Family Home Material Selections





ALUMINUM CLAD WINDOW



COMPOSITE WOOD ENTRY DOOR



COMPOSITE WOOD GARAGE DOOR



ARCHITECTURAL SHINGLE



ARCHITECTURAL SHINGLE



ARCHITECTURAL SHINGLE



STUCCO #1



STUCCO #2



STUCCO #3



STONE #1



CAST STONE #2



CAST STONE #3



METAL RAILINGS AND CONCRETE STEPS



METAL SCONCES



PAINTED TRIM



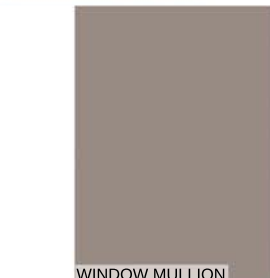
PAINTED TRIM



WINDOW MULLION



PAINTED TRIM



WINDOW MULLION

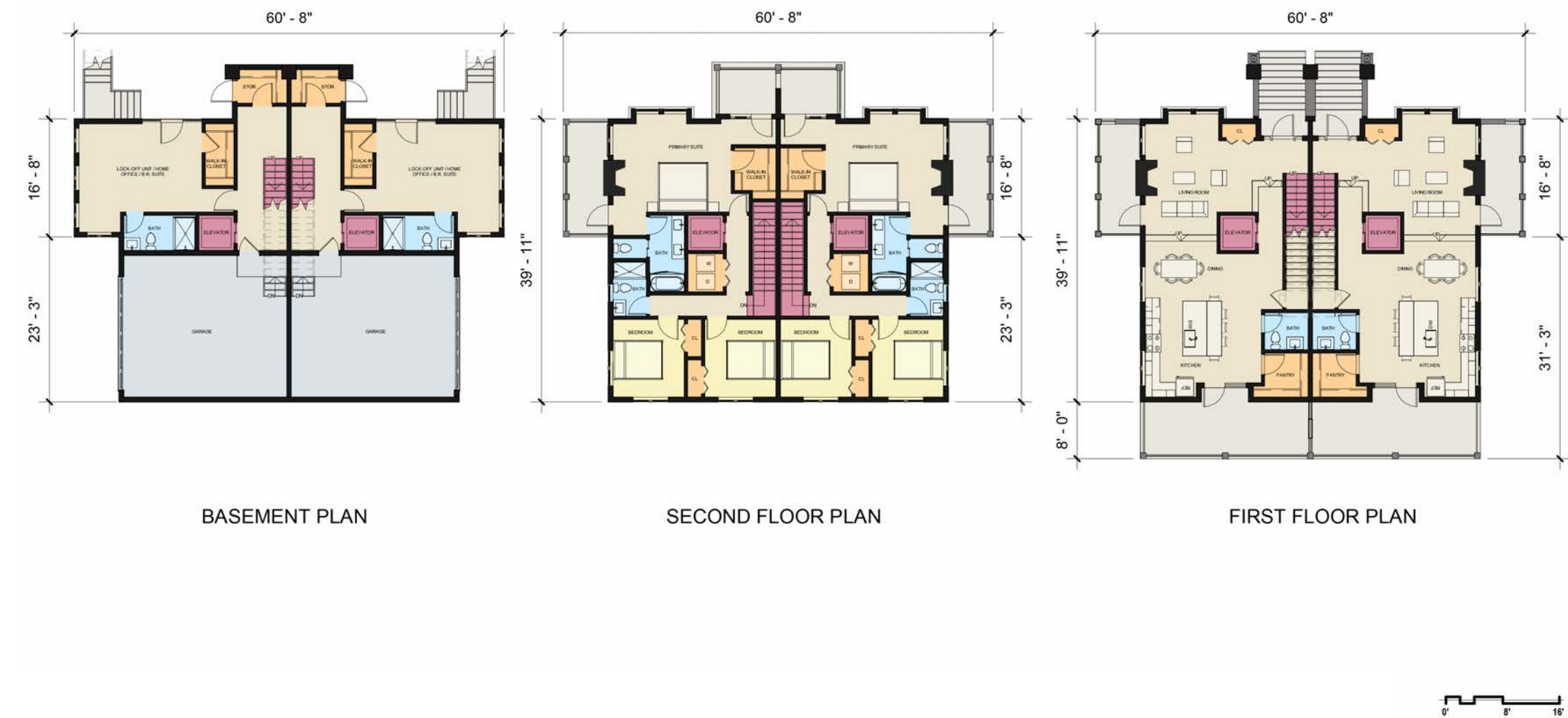


PAINTED TRIM



ALUMINUM RAILING

Duplex/Single Family Homes (NOT WITHIN HPO)



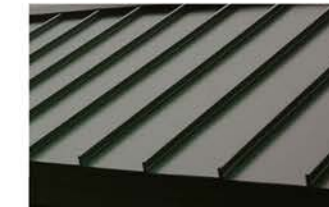
Duplex Material Selections



BRICK 4 - LIBERTY PIKE TOWNHOMES



ARCHITECTURAL SHINGLES



METAL ROOF AT BAY WINDOW



ALUMINUM COMPOSITE METAL AT BAY WINDOW



CAST STONE



COMPOSITE WOOD GARAGE DOOR



ALUMINUM CLAD WINDOW



ALUMINUM CLAD WINDOW



ALUMINUM CLAD BALCONY DOOR



METAL SCONCE



METAL SCONCE



ALUMINUM RAILING



COMPOSITE WOOD ENTRY DOOR

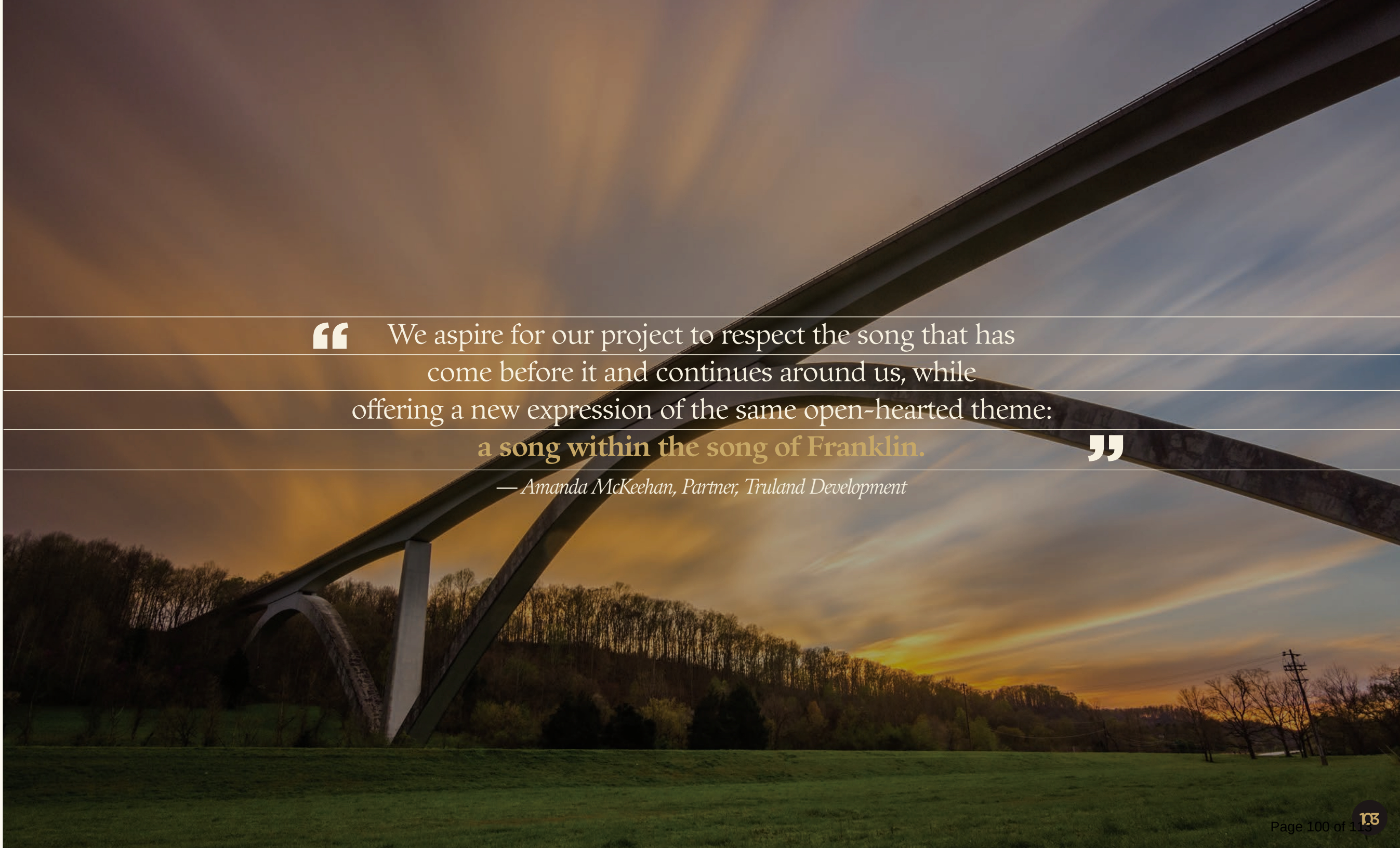


METAL RAILINGS AND CONCRETE STEPS



Signage & Historical Storytelling

Elegant and artful moments that holistically elevate the experience and highlight the unique history of Franklin.



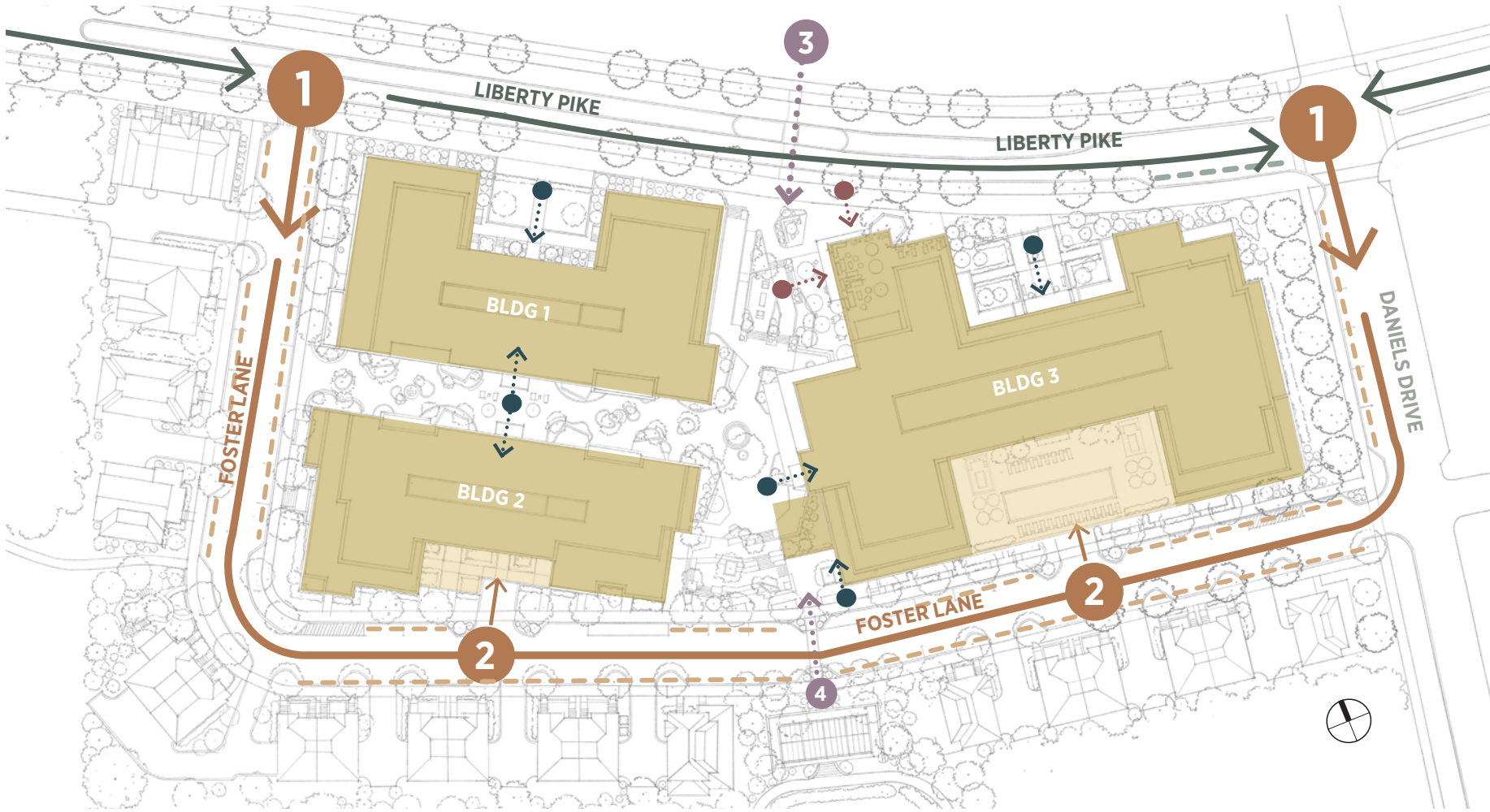
“ We aspire for our project to respect the song that has come before it and continues around us, while offering a new expression of the same open-hearted theme:

a song within the song of Franklin.”

— Amanda McKeehan, Partner, Truland Development

Site Navigation

Project Entry Circulation



Project Entry Circulation

Vehicular Arrival

- 1** PRIMARY ENTRY
Residential & Public
- 2** GARAGE ENTRY
Underground parking
- STREET PARKING
- TRANSIT STOP

Pedestrian Arrival

- 3** PRIMARY ENTRY
Public majority access
- 4** SECONDARY ENTRY
Resident & potential tenant majority access
- RESIDENCE BUILDING ENTRY
- COMMERCIAL BUILDING ENTRY

Site Navigation

Signage & Wayfinding Opportunities

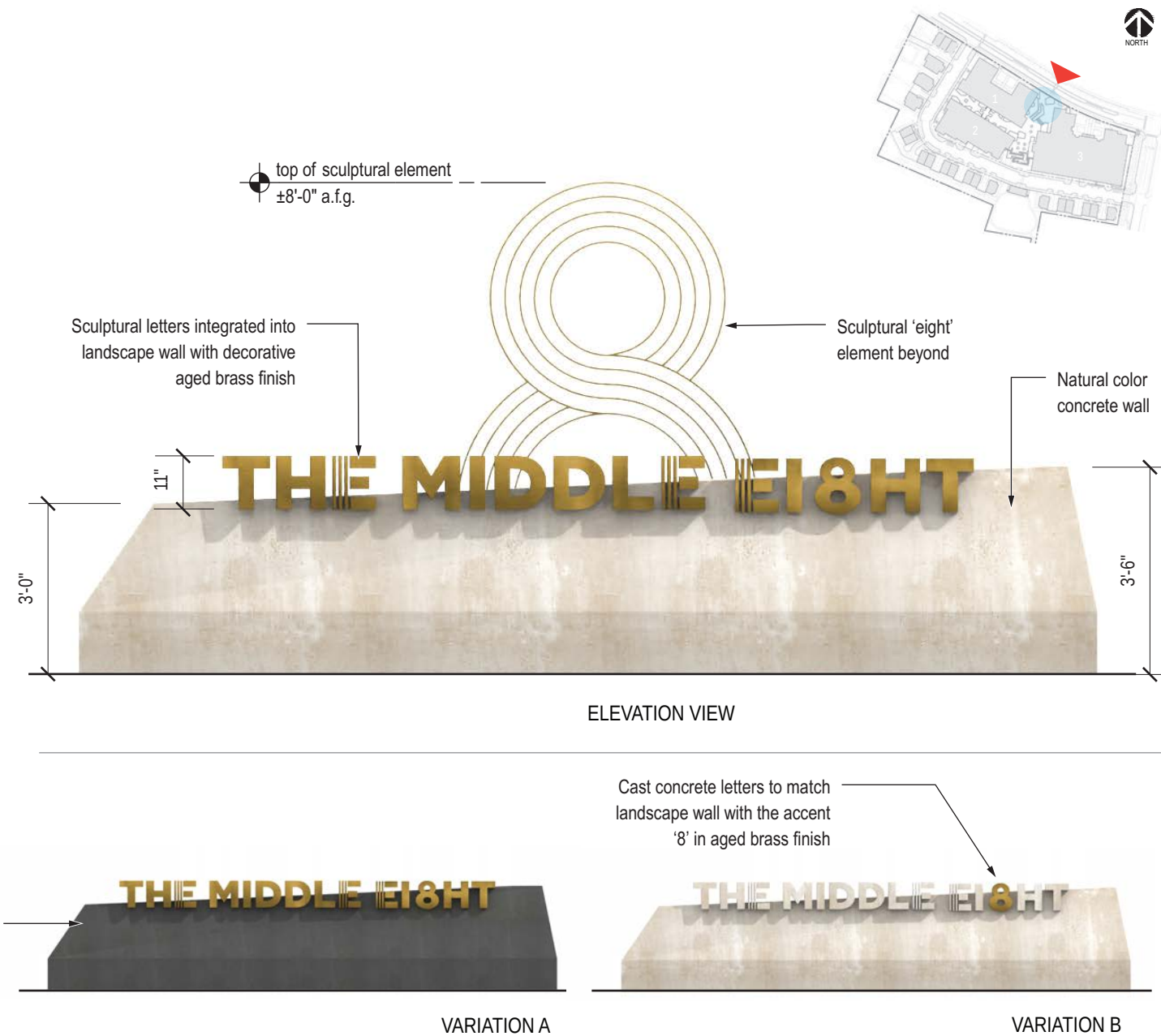


Signage & Wayfinding Opportunities

- MEWS PATH
- MONUMENT SIGNS
- DIRECTIONAL PARKING SIGNS
- BUILDING ENTRY SIGNAGE
- PARKING ENTRY SIGNAGE
- COMMERCIAL TENANT SIGNAGE
- HISTORICAL STORYTELLING SIGNS

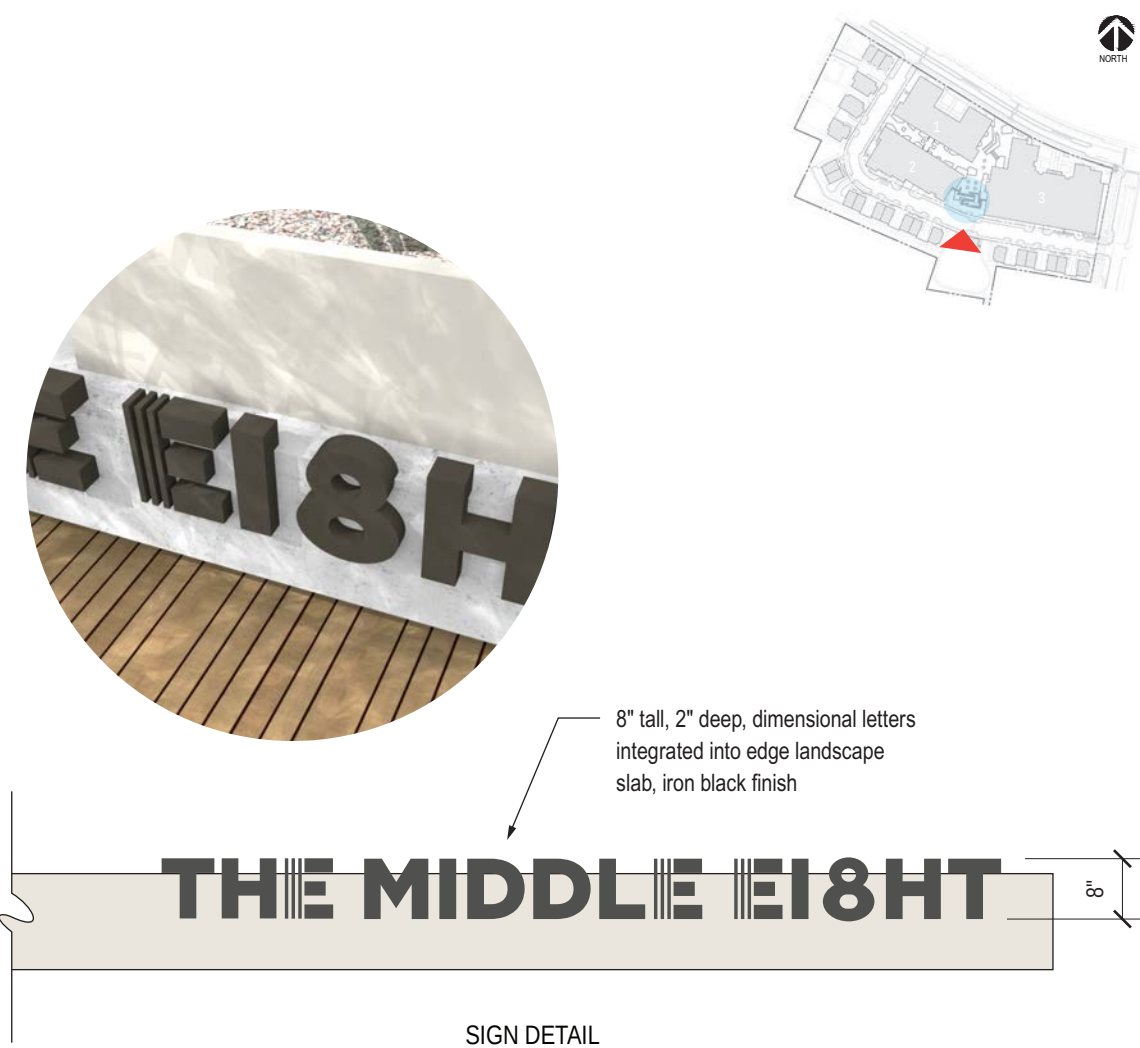
Monument Sign

North Entry



Monument Sign

South Steps



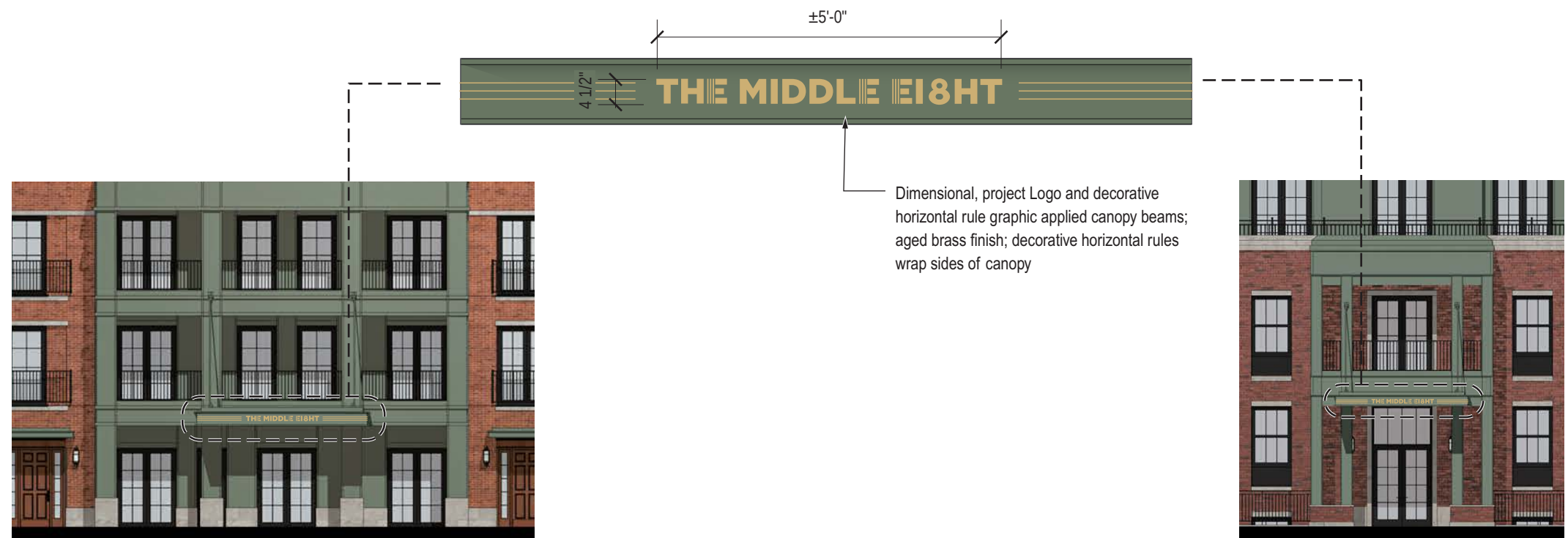
Building 1 & 3 Identity

North Resident Entries



BUILDING 3 NORTH ELEVATION

BUILDING 1 NORTH ELEVATION



BUILDING 3 NORTH ELEVATION DETAIL

BUILDING 1 NORTH ELEVATION DETAIL

Building 3 Identity

South & West Resident Entries



BUILDING 3 SOUTH ELEVATION



BUILDING 3 WEST ELEVATION



BUILDING 3 SOUTH ELEVATION DETAIL



BUILDING 3 WEST ELEVATION DETAIL

Commercial Identity

North & West Pedestrian Entry



BUILDING 3 NORTH ELEVATION



BUILDING 3 WEST ELEVATION



Dimensional, Commercial Entry signage and decorative horizontal rule graphic applied building; aged brass finish letters (halo-illuminated edges)



BUILDING 3 NORTH ELEVATION DETAIL



BUILDING 3 WEST ELEVATION DETAIL

Parking Identity

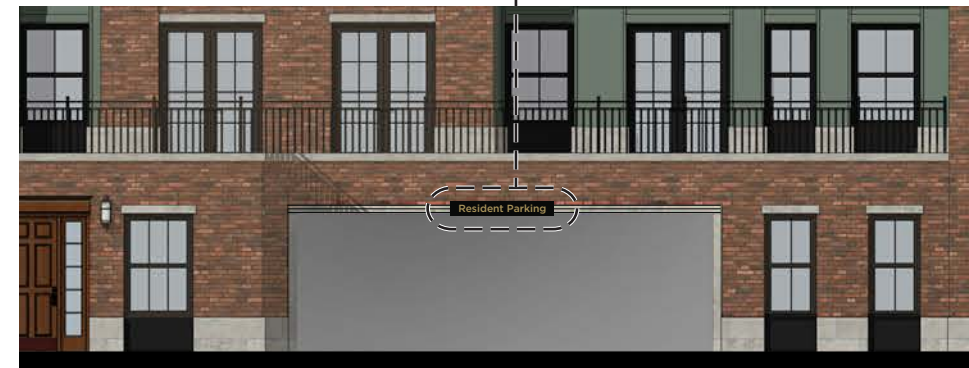
South Vehicular Entry



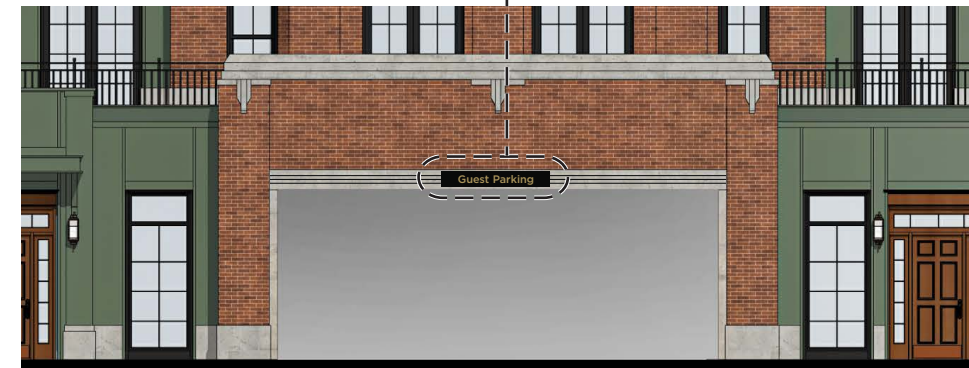
SOUTH ELEVATIONS



Dimensional, parking entry letters and decorative horizontal rule graphic applied building; aged brass finish letters (halo-illuminated edges)



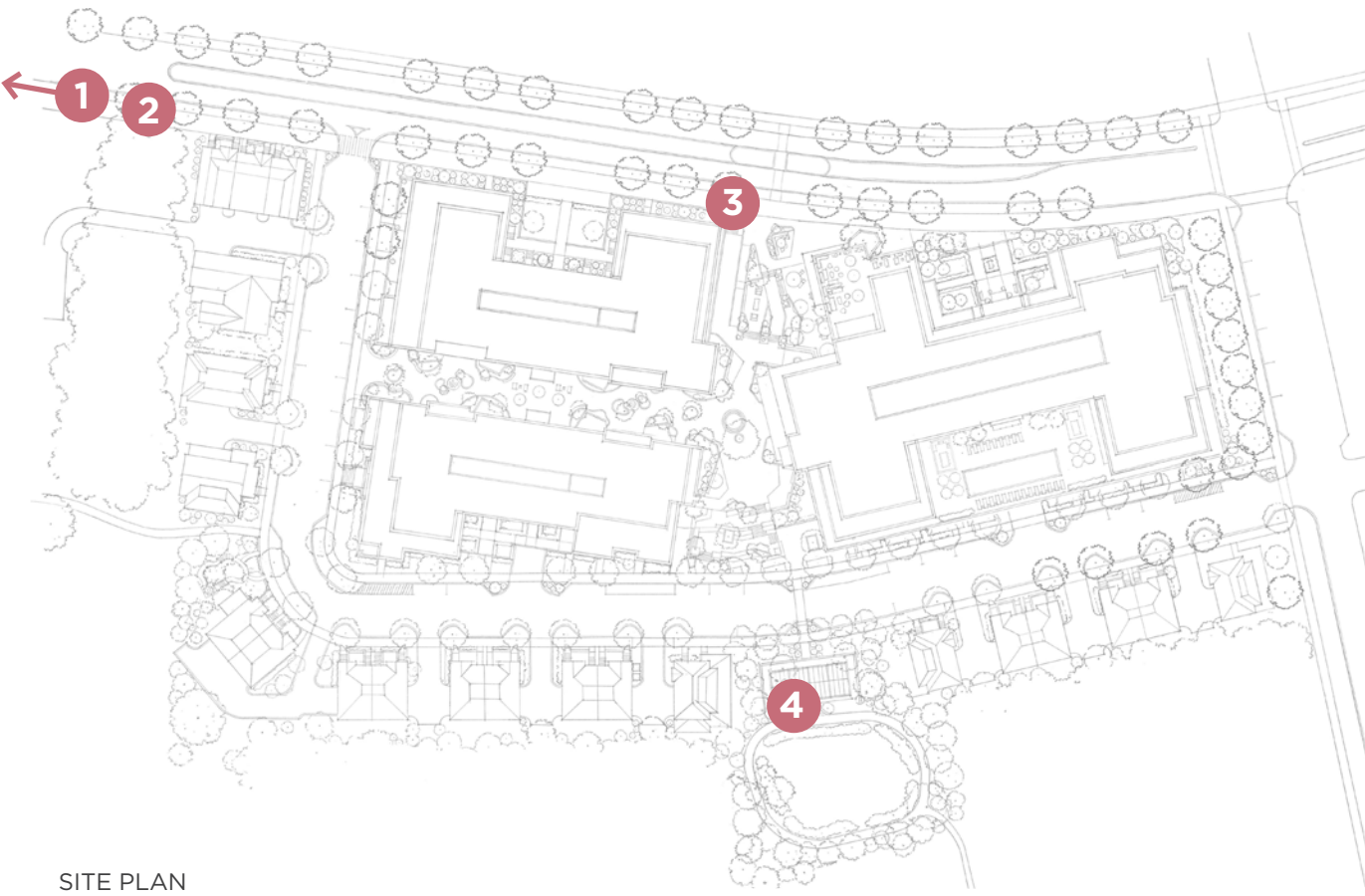
BUILDING 2 SOUTH ELEVATION



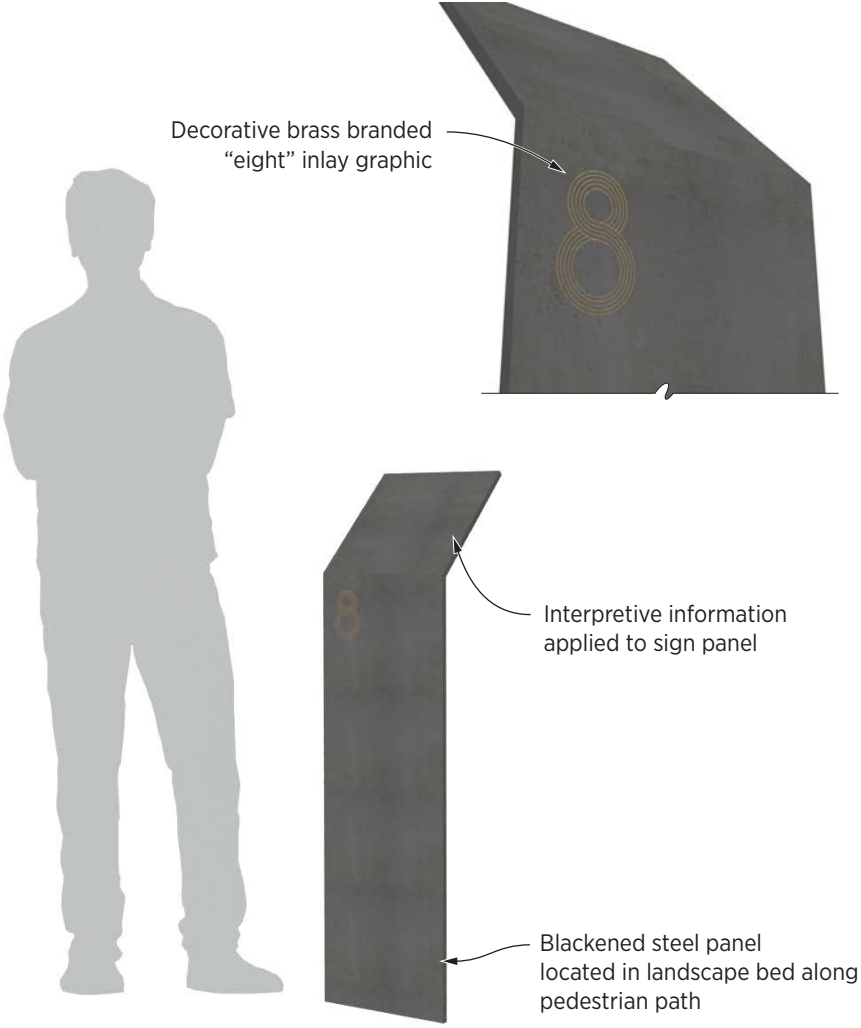
BUILDING 3 SOUTH ELEVATION

Historical Storytelling

LAYERING IN THE SITE'S HISTORICAL CONNECTION WITHIN FRANKLIN AND THE TRUETT FAMILY



SITE PLAN



INTERPRETIVE SIGN CONCEPT DESIGN

1

Interpretive Panel along Franklin Road at Truett House.

CONTENT OPPORTUNITY:
History of the Truett House construction and its architectural features.



2

Interpretive Panel along perimeter of Liberty Pike in between the Truett House and The Middle Eight properties facing west.

CONTENT OPPORTUNITY:
History of the combat that occurred near Franklin Road on December 17, 1864.



3

Interpretive Panel located adjacent to Liberty Pike at the Middle Eight North Entry.

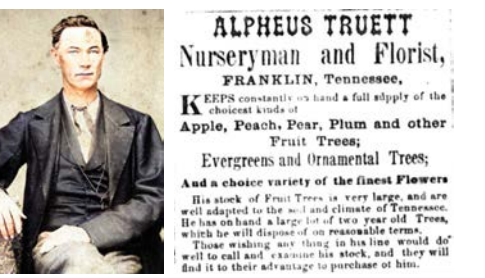
CONTENT OPPORTUNITY:
Franklin is at the forefront of telling the emancipation story, how many took freedom into their own hands.



4

Interpretive Panel located adjacent to Greenhouse/Greenspace.

CONTENT OPPORTUNITY:
“Nurseryman and Florist” influences of Alpheus Truett.



Historical Storytelling



The Truett House was constructed in the mid-1840s. William Alpheus Truett and his family lived here for about 50 years. Over the course of his lifetime Truett built a successful nursery and floral business. On November 30, 1864, Gen. John M. Schofield set up a temporary headquarters here as the U. S. Army prepared a defensive line south of town. Gen. David Stanley, commander of the IV Corps, was also present. When the battle began Schofield moved to Fort Granger, southeast of here, and Stanley rode toward the front, where he was wounded near the Carter House. As the battle wound down Schofield returned to the Truett House. From here he issued evacuation orders, and the U. S. Army began to withdraw around midnight.

The Truett were, like so many others, forever impacted by the American Civil War. Alpheus Truett and his family are buried at Mt. Hope Cemetery a short distance from here.

The Truett House was added to the National Register of Historic Places in 1988. It has been a private residence for over 30 years.



The road in front of you saw much action in the years before, during, and after the American Civil War. In the years prior to the war, it was the main route of travel between Franklin and Nashville. During the war, tens of thousands of troops from both sides moved along it in both directions. After the war, Franklin Road was witness to a country that had undergone much change, and one that continued to struggle with its past and its present.

The Truett House was used by Federal Gen. John M. Schofield as his headquarters for a short time prior to the Battle of Franklin, which was fought on November 30, 1864. He came back to the house after the heavy fighting had ended and prepared for his army's evacuation.

That night, and into the early morning of December 1, Franklin Road was choked with Federal troops as they evacuated town after delivering a crushing defeat to the Confederate Army. The battered Southern army moved up the road toward Nashville on December 1-2. Two weeks later, on December 17, 1864, Federal cavalry and Confederate infantry swept down upon Franklin after the Battle of Nashville. From Holly Tree Gap and across modern Mack Hatcher Parkway and Harlinsdale Farm, Federal horsemen slammed into the Confederate rearguard. Fighting soon erupted south of the Truett home along what is known today as Old Liberty Pike, which was a pre-war road. Eventually the Federal troops forced the Confederates to withdraw and the fighting sputtered out south of Franklin near the West Harpeth River.



At the onset of the American Civil War, nearly 3.9 million black men, women, and children were enslaved. Some 275,000 were enslaved here in Tennessee, and over 12,000 in Williamson County. Alpheus Truett owned an adult woman and four children.

Eleven slaveholding states, including Tennessee, attempted to secede in late 1860 and early 1861. Their intent was clear – to perpetuate African slavery indefinitely. The incoming President of the United States – Abraham Lincoln – who had spoken against slavery for years, initially committed himself and the fractured nation to preservation of the Union. However, by mid-1862 it was clear to the Lincoln administration that escaped slaves, or contraband, were taking matters into their own hands and forcing a discussion about emancipation.

Lincoln issued a preliminary Emancipation Proclamation in September 1862 and the formal proclamation went into effect on January 1, 1863. Legal technicalities, such as much of Tennessee being exempt from the proclamation because most of the state was under U. S. Army control, meant almost nothing to the enslaved. They began to break away from bondage in huge numbers and sought their own freedom.

By February 1863, U. S. troops had moved into Franklin. What unfolded over the next few months was nothing unlike a Biblical exodus. Hundreds upon hundreds of escaped men and women, who carried their children with them, poured into Franklin from the rural areas of the county. Camps of formerly enslaved popped up. One such camp was located not far south of here, near Old Liberty Pike and Liberty Creek. Many people were processed and moved north to Nashville, where they worked at places like Fort Negley and Fort Morton. Some of the men joined the army and became United States Colored Troops. What began to unfold in this area was the death knell of an institution of human bondage that had existed in the British colonies and the United States for over 250 years.

By the end of the war, African slavery was, for all intents and purposes, extinguished. It was formally ended by constitutional amendment in December 1865 and yet we struggle with its legacy in the 21st century.



William Alpheus Truett lived a rather remarkable life. He was born in Hickman County, Tennessee in 1823 and by about 1844 he had opened a nursery in Franklin. His home was constructed a short time later. By 1850, Truett, who went by his middle name, was running advertisements in a Nashville newspaper for fruit and ornamental trees and plants that were nursery grown. He was engaged in a business that did not see much competition and he was a unique entrepreneur. He quickly became a respected member of the community.

By 1856 his business had expanded, and he was buying flowers and shrubs from a distributor in Cincinnati to be sold in Franklin. An 1858 newspaper ad noted he was selling apple, peach, pear, and plum trees and that many were two-year old specimens.

Truett's personal life, however, had difficult periods. He lost his first wife, Rowena, likely due to issues related to the birth of their son Edwin. His second wife, Susan, also died unexpectedly. But the war brought Truett many more scenes of hardship. In a post-war claim he testified that Federal troops had in 1863 taken over 10,000 feet of lumber and plank fence, nearly 5,000 cedar pickets, and 5,000 apple and peach trees. They also took down a stable, corn crib, and henhouse. If that was not enough, Susan also died that same year. Then the Battle of Franklin the following year only led to more chaos, confusion, and suffering.

In October 1865, Truett remarried for a third time, this time to Sallie Taylor, who was a widow. By then, he was busy rebuilding his business. In 1870 Truett was also farming on just over 50 acres, and he grew wheat and corn. He had started growing grapes a few years earlier and in 1870 reported producing 25 gallons of wine. But tragedy continued to lurk. In 1875 he and Sallie lost their infant son Richard.

Later in life, Truett became a Mason. He was the secretary of the Franklin chapter in 1884. Sallie died in 1897. Alpheus died on the evening of May 2, 1898, and was eulogized and buried at Mt. Hope Cemetery on the morning of May 4.

Appendix

Site Context Map



Enlarged Site Context Map



Context Aerial



Existing Site Conditions



Existing Site Conditions



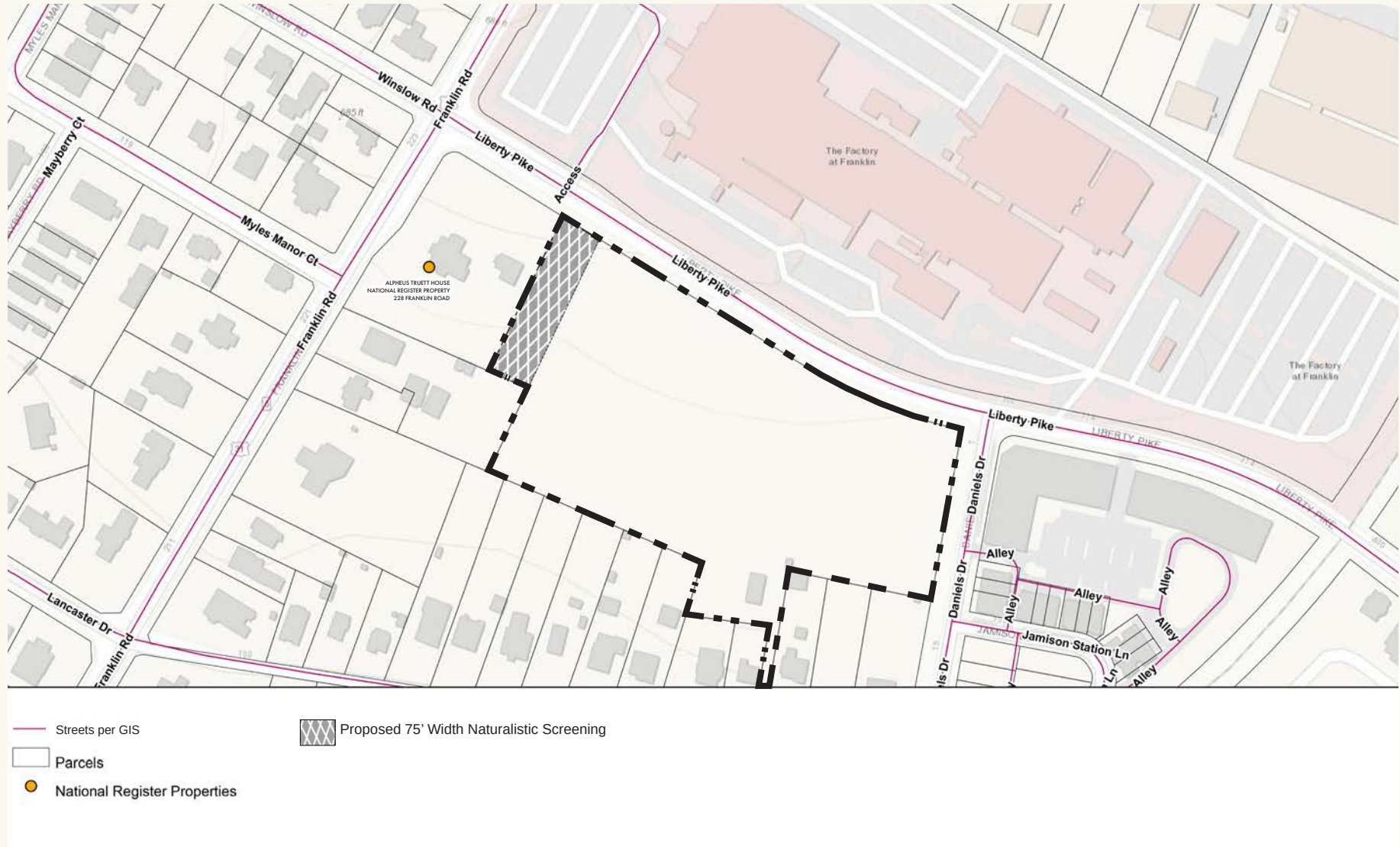
Existing Site Conditions



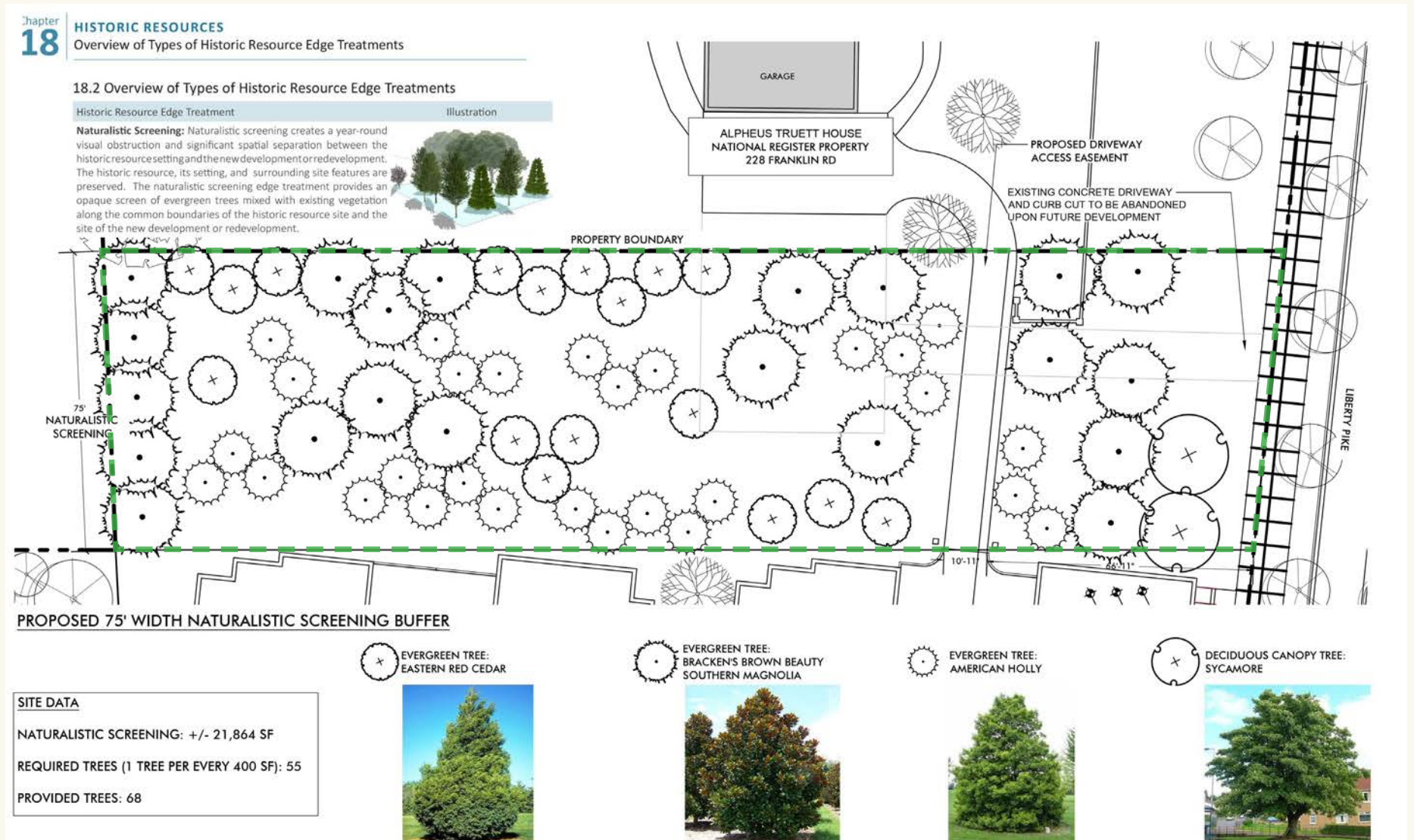
Historic Preservation Overall Exhibit



National Register Property Exhibit



Historic Resource Edge Treatment Exhibit



Truland Development

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

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

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

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



Charles Rulick



Amanda McKeehan



Toby McKeehan

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

Local Project Team

Landscape Architect
KV+D

Civil Engineer
FULMER LUCAS

Transportation Engineer
KCI TECHNOLOGIES

Community Relations
ALDAY PUBLIC RELATIONS

National Project Team

Land Use Consultant
W|H

Construction & Development Advisor
HANNA PARTNERS

Branding & Placemaking
STREETSENSE

Market Strategy
THE CONCORD GROUP

Architecture
ANTUNOVICH ASSOCIATES

Urban Interiors & Signage
505 DESIGN



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

— *Maya Angelou*



Branded by **STREETSENSE**