



Meeting Agenda

Historic Zoning Commission

Monday, September 11, 2023

5:00 PM

Board Room

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

CALL TO ORDER

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

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

APPROVAL OF MINUTES

1. Consideration Of Approval Of Minutes

ANNOUNCEMENTS

APPLICATIONS

2. Consideration of Alterations and Addition (Principal) At 1303 Adams St.; Hannah Terry, Applicant

Sponsors:

Kelly Dannenfelser, Emily Huffer

3. Consideration Of Alterations (Front Door) At 302 Public Sq.; Andrew Pulliam, Applicant.

Sponsors:

Kelly Dannenfelser, Emily Huffer

4. Consideration Of Front Yard Fencing At 301 Franklin Rd.; Douglas Durr, Applicant.

Sponsors:

Kelly Dannenfelser, Emily Huffer

5. Consideration Of Alterations (Garage) At 1002 Fair St.; Jeff Fleishour, Applicant.

Sponsors:

Kelly Dannenfelser, Emily Huffer

6. Consideration Of An Addition (Rear) At 236 Public Sq.; Robin Hood, Applicant.

Sponsors:

Kelly Dannenfelser, Emily Huffer

7. Consideration Of Alterations (Front Door And Signage) At 108 Bridge St.; James Sloan, Applicant. WITHDRAWN AT THE APPLICANT'S REQUEST

Sponsors:

Kelly Dannenfelser, Emily Huffer

8. Consideration Of Alterations (Roof Replacement, Chimney Repointing, Front Door Restoration, Side Door Replacement, Rear Fencing, New Driveway, And Signage) At 245 3rd Ave. N.; Matt Burnett, Applicant.

Sponsors:

Kelly Dannenfelser, Emily Huffer

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

Sponsors:

Kelly Dannenfelser, Emily Huffer

OTHER BUSINESS

RECEIPT OF ADMINISTRATIVE COA APPROVALS ON BEHALF OF THE HZC

10. Signage (Convenience) At 118 3rd Ave. N.; Michael Evans, Park Happy, Applicant.

Sponsors:

11. Signage (Wall) At 99 E. Main St.; Shaun Sullivan, Applicant.

Sponsors:

12. Signage (Wall) At 143 5th Ave. S.; John Fleming, Applicant.

Sponsors:

13. Signage (Awning) At 436 Main St.; Julie Davis, Applicant.

Sponsors:

ADJOURN

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



Meeting Minutes

Historic Zoning Commission

Monday, August 14, 2023

5:00 PM

Board Room

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

CALL TO ORDER

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

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

Board Members Absent: Lisa Marquardt and Josh Denton

Staff Present: Kelly Dannenfelser, Emily Huffer, Randall Tosh, Jared Carter, Blake Harper, Bill Squires

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

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APPROVAL OF MINUTES

1. Consideration Of Approval Of Minutes

Sponsors:

A motion was made by Commissioner LeMarinel, seconded by Commissioner Harrison to approve the July 10, 2023 Minutes. The motion 7-0.

ANNOUNCEMENTS

Ms. Dannenfelser noted that the next regular DRC meeting would be Monday, August 21, 2023 at 4 pm and a special DRC meeting will be held on August 28, 2023 at 4 pm in the boardroom to discuss the Middle Eight development.

APPLICATIONS

Motion to move 1303 Adams Street and 249 4th Avenue N. on the agenda.

Motion to move the item.

No objections

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. Ms. Huffer stated that the proposed application includes the installation of a canopy and fence barrier to building three on the Factory Campus. The canopy is proposed on the front facade, to the left of the main entrance, and will be partly behind building one (Mafioza's) but could have visibility from Franklin Road. The Guidelines recommend avoiding adding canopies to historic buildings where they did not exist historically. Where deemed appropriate on rear or secondary facades with minimal visibility from the street, size and place new canopies in locations that respect the design of the building and do not obscure architectural features or details. Canopies should be proportional with and complimentary to nearby buildings and canopies. The proposed location does not meet the Guidelines. The proposed canopy materials consist of steel posts, black metal railings, and roofing materials consistent with what has been approved previously at The Factory campus. The materials are consistent with the Guidelines, which state that design details or ornamentation elements should be compatible with the historic building and the district. No alterations to the existing windows to create a doorway are included in the scope of this proposal. At the July 17th Design Review Committee meeting, DRC members discussed that they would prefer the proposed canopy to not utilize a brick base on the canopy columns as it appears to be a modern design. It was discussed that the quiet design of the canopy would be appropriate for this location to keep with the industrial, commercial aesthetic of the Factory Campus. The updated proposal does not include the brick bases on the canopy columns, which follows the recommendation from the Commissioners and the Guidelines recommendation for designing new canopies simply to match historic equivalents and paint them muted colors that are complementary to the building and surrounding historic district.

RECOMMENDATION:

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

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

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

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

Applicant Speaker: Scott Wenz. Mr. Wenz representing Edley's BBQ, noted that the canopy adjacent to 3C has been removed and enhanced landscaping has been added. Mr. Wenz explained that the canopy is self-sustaining and does not have to connect to the building and the reasoning behind the width of the canopy is an intentional effort not to block the historical windows. The roof has also been narrowed.

There being no citizen comments, Chair Roberts asked for a motion for the Commissioners.

MOTION

Motion for Approval with conditions

Commissioner Harrison

Commissioner LeMarinel

Discussion:

Commissioner LeMarinel asked if the removal of the brick base would require a modification of standards. Commissioner LeMarinel noted that he liked the crisp simpleness of the canopy.

Ms. Dannenfelser stated that because there is guidance in the design guidelines this supersedes the zoning ordinance, because the design guidelines are more specific to the historic buildings.

Commissioner Worthington stated that the photoshopping of the canopy onto the building helped to see how the canopy would look. Commissioner Worthington also noted that she liked and appreciated that the canopy is self-standing and didn't require attachment to the building.

Motion Passed, 6-1 (with Besser voting no)

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. Ms. Huffer stated that the proposed application includes the installation of a canopy and fence barrier to building three on the Factory Campus. The canopy is proposed on the front facade, to the left of the main entrance, and will be partly behind building one (Mafiaoza's) but could have visibility from Franklin Road. The Guidelines recommend avoiding adding canopies to historic buildings where they did not exist historically. Where deemed appropriate on rear or secondary facades with minimal visibility from the street, size and place new canopies in locations that respect the design of the building and do not obscure architectural features or details. Canopies should be proportional with and complimentary to nearby buildings and canopies. The proposed location does not meet the Guidelines. The proposed canopy materials consist of steel posts, black metal railings, and roofing materials consistent with what has been approved previously at The Factory campus. The materials are consistent with the Guidelines, which state that design details or ornamentation elements should be compatible with the historic building and the district. No alterations to the existing windows to create a doorway are included in the scope of this proposal. At the July 17th Design Review Committee meeting, DRC members discussed that they would prefer the proposed canopy to not utilize a brick base on the canopy columns as it appears to be a modern design. It was discussed that the quiet design of the canopy would be appropriate for this location to keep with the industrial commercial aesthetic of the Factory Campus. The updated proposal does not include the brick bases on the canopy columns, which follows the recommendation from the Commissioners and the Guidelines recommendation for designing new canopies simply to match historic equivalents and paint them muted colors that are complementary to the building and surrounding historic district.

RECOMMENDATION:

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

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

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1. The application must meet all the requirements of the City of Franklin prior to the issuance of a building permit.
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Applicant Speaker: Scott Wenz. Mr. Wenz representing Edley's BBQ, noted that the canopy adjacent to 3C has been removed and enhanced landscaping has been added. Mr. Wenz explained that the canopy is self-sustaining and does not have to connect to the building and the reasoning behind the width of the canopy is an intentional effort not to block the historical

windows. The roof has also been narrowed.

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

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Commissioner LeMarinel

Discussion:

Commissioner LeMarinel asked if the removal of the brick base would require a modification of standards. Commissioner LeMarinel noted that he liked the crisp simpleness of the canopy.

Ms. Dannenfelser stated that because there is guidance in the design guidelines this supersedes the zoning ordinance, because the design guidelines are more specific to the historic buildings.

Commissioner Worthington stated that the photoshopping of the canopy onto the building helped to see how the canopy would look. Commissioner Worthington also noted that she liked and appreciated that the canopy is self-standing and didn't require attachment to the building.

Motion Passed, 6-1 (with Commissioner Besser voting no)

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. Ms. Huffer stated that the proposal seeks approval for a low brick wall for screening a white and blue/green bio-retention pipe. The pipe was originally planned to be located behind the taller brick wall as approved along North Margin Street, but it was installed outside of the wall. The applicant added a lower brick wall as a 'planter' to screen the pipe from street view. The location of the brick screening wall faces North Margin Street and is 33" in height, 21" in depth, and 27'-6" in length. The proposed screening for the bio-retention pipe is appropriate within the Guidelines, as it appears as a planter below the approved brick wall. It should be filled with dirt and planted with vegetation to fully screen the pipe from view.

RECOMMENDATION:

Staff recommends approval of this application with the following conditions:

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

Applicant Speaker: Brandon Priddy. Mr. Priddy was present but did not add any new information to the Consideration of Alterations.

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

MOTION

Motion for Approval with Conditions

Commissioner Pearce

Commissioner Worthington

Motion Passed, 7-0

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. The application includes the proposal to construct a retaining wall and fence around the southeastern portion of the lake, near the cul-de-sac, and in front of the proposed new construction homes 10 and 11 on the Magnolia Hall Subdivision. The proposed fence will consist of poured concrete with a stone veneer applied to the exterior of the concrete. The wall ranges in height from grade to a maximum of 8' and appears to not come above the grade, as a fence will be installed at the top of the retaining wall. The fence design is proposed to match the existing black horse rail fence that is existing on the property. The narrative in the application notes that it is the intent to match the existing fencing but, on the plan, set in the application a different design with a

The Guidelines recommend the following for retaining walls:

Build new retaining walls of stone or brick. Select retaining wall materials that are similar in scale, texture, color, and form as those historically used in the district and that are compatible with the main structure. Concrete blocks poured concrete and exposed concrete masonry units (CMUs) can be used but not as surface materials. Wide three-board fence with a cap on top and metal cords running through the gaps is shown. The proposed retaining wall has a flat, modern look to the cladding. It would be appropriate to utilize a more organic and natural, less modern stone pattern for the retaining wall to be compatible with the site and district. This should be closer in style and color to the historic walls that are seen on Boyd Mill Avenue. In addition, the Zoning Ordinance requires retaining walls on the side and rear yards to have a maximum of 6 feet above grade.

The Guidelines recommend the following for fences:

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

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

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

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

Applicant Speaker: Mike Hathaway, Bernie Butler. Mr. Hathaway stated a more rustic looking or casual stone would be used. Mr. Hathaway provided examples for supplemental information. In looking at the grades relating to retaining wall height as required by the city codes, Mr. Hathaway stated that the overall height would be around six feet or a little less. Mr. Hathaway indicated that they would be happy to move forward with a four-rail fence structure that is consistent with fencing currently on site.

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

MOTION

Motion for Approval with Conditions that the wall must be a maximum 6 feet in height, utilize a four-board horse fence design on both sides, and a casual stone design on the retaining wall.

Commissioner LeMarinel

Commissioner Laster

Commissioner LeMarinel stated that the applicant has addressed texture and stone which was the basis for staff denial.

Amendment to motion: Utilize a dry stack stone for the retaining wall.

Commissioner Pearce

Commissioner Laster

Commissioner Pearce stated that use of a dry stack stone actually provides more strength than concrete with a veneer front. Amendment, passed 7-0

Overall Motion, passed 7-0

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. Ms. Huffer stated that the application includes the proposal to repair and reconstruct the spring house on the edge of the lake of the historic Magnolia Hall estate. Magnolia Hall was listed on the National Register of Historic Places in August of 1975 and lists the principal building, original smokehouse, springhouse, and kitchen on the property as contributing. While the application indicates that the intent is to rehabilitate the structure with in-kind materials and replace it with new materials that are similar, staff is not clear on the level of demolition requested for the building and the condition of the existing materials given the overall improvements needed or the amount of new material proposed. Based on what has been provided in the application, it appears this could potentially be a full demolition and reconstruction request instead of rehabilitation. Two new cased openings are proposed on the front and rear elevations of the spring house. Each would be five feet wide. From the application, it is unclear how the spring house was accessed historically. Additional information is needed for staff to make a recommendation on these alterations.

The Guidelines recommend the following for historic accessory structures:

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

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

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

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

Applicant Speaker: Mike Hathaway and Bernie Butler. Mr. Hathaway stated that it is their intent to maintain the shape, form, and details of the historic accessory building beginning with the stabilization of the foundation. Also, the goal is to use as much original material as possible and to supplement it with in-kind materials when necessary. The plan is to repurpose the building as a boat house so that the owners can use and enjoy the building. Mr. Hathaway stated they are asking for the ability to maintain as much of the materials as possible.

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

MOTION

#1: Motion to defer to the September HZC meeting.

Commissioner Besser

Commissioner Worthington

Motion Failed 3-4 (With Commissioners Laster, Roberts, Pearce, and Harrison voting no)

#2: Motion to approve rehabilitating of the structure (spring house) as submitted but if it cannot be rehabilitated and full

demolition may be necessary, staff must be contacted and will need to come back to the commission.

Commissioner Pearce

Commissioner Harrison

Discussion:

Chair Roberts stated that they won't know what needed to be done with the accessory building until they get more into the project.

Mr. Butler explained that their engineers recommend creating a foundation with stone and mortar. The walls would be removed and rebuilt using stone and the roof would be created with usable oak from the original spring house and supplemented with oak, when necessary. The intent is to create the exact same building as it originally stood. To reach the foundation of the spring house, the lake level must be at a low level which requires pumps to pump out the water.

Commissioner Pearce stated that once work begins, depending on how the process advances, staff and the Commission should be notified of the status of the project.

Commissioner LeMarinel stated that he is in favor of something being done with the building and as originally presented the intent wasn't clear.

Chair Roberts agreed with Commissioner LeMarinel regarding the clear intent of the applicant.

Commissioner Pearce recommended the use of stone rather than a concrete foundation as water flows through stone giving the structure more long-term benefits.

Mr. Tosh stated that he was not aware of a discussion regarding the necessity of the walls being removed and a new foundation built. The codes do not give provisions for the attachment of the walls so engineering guidance will be necessary.

Ms. Dannenfelser asked if the foundation could be rebuilt or reworked while leaving the walls intact.

Mr. Butler answered, "yes."

Commissioner Laster asked if the mortar will be visible.

Mr. Butler indicated that the mortar would not be visible and would be on the inside.

Motion Passed, 7-0

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

Sponsors: Kelly Dannenfelser, Emily Huffer

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

2,294 square feet. The proposed addition, measuring 1,278 square feet, would be 55.71% of the historic footprint. The Guidelines recommend that, "The building footprint of an addition should not exceed 50 percent of the building footprint of the historic portions of the building (portions to remain that are at least 50 years of age)." The placement of the addition entirely to the rear of the historic main form does limit visibility from public view.

RECOMMENDATION:

Staff recommends denial of the proposed rear addition based on the following grounds:

The building footprint of an addition should not exceed 50 percent of the building footprint of the historic portions of the building (portions to remain that are at least 50 years of age). The proposed addition is 55.71% of the historic footprint.

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

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

Applicant Speaker: David Swift, Owner. Mr. Swift noted the changes since the last HZC meeting include a reduction in the overall footprint from 60% to 55.71% and the square footage has been moved around to compensate for the change.

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

Commissioner Pearce noted her concerns about the foundation stone exposure on the rear of the house. It would be more appropriate for the siding to be shown.

Commissioner LeMarinel stated that looking at the side elevation there is quite a bit more massing now that the home is a full 2 stories instead of 1 ½ story. Commissioner LeMarinel stated that he could not support the addition with this much massing.

Commissioner Besser and Commissioner Pearce agreed with Commissioner LeMarinel's statements.

Commissioner LeMarinel recommended that the applicant review the previous versions of the plan in terms of massing and work backwards to reduce the massing.

MOTION

Motion to defer to the September HZC meeting.

Commissioner Laster

Commissioner LeMarinel

Overall Motion Passed 7-0

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

Sponsors: Kelly Dannenfelser, Emily Huffer

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

Canopy:

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

- Avoid adding canopies to historic buildings where they did not exist historically.
- Where deemed appropriate on rear or secondary facades with minimal visibility from the street, size and place new canopies in locations that respect the design of the building and do not obscure architectural features or detailing.
- Canopies should be proportional with and complimentary to nearby buildings and canopies. New canopies should be simply designed to match historic equivalents and paint them muted colors that are complementary to the building and surrounding historic district. The proposed location faces Old Liberty Pike and will be seen from street view. In terms of design, the canopy proposal respects the industrial character that is seen at the Factory Campus.

Small Projecting Sign:

The proposal includes the installation of a small projecting sign that will measure 23" x 29", which equates to 4.6 sq. ft. Per the Zoning Ordinance. They are limited to 4.5 sq. ft. in size. The size of the sign proposed exceeds the Zoning Ordinance and the Design Guidelines. A larger sign cannot be approved without a revision to the development plan/MOS or variance. The background of the sign is proposed to be black with white lettering. The Guidelines recommend that a maximum of 3 colors, and with a darker background color than the lettering color be utilized. One should use muted colors that complement the facade, although vibrant colors may be considered as an accent. The proposed sign should utilize a warmer-toned white for the lettering/graphics to complement the mortar color of the building.

The proposed illumination for the small projecting sign is a dark-colored downlight. The proposed illumination meets the Guidelines, but the color of the lighting was not specified.

Wall Sign:

The proposal includes the installation of a wall sign that will measure 28.75" x 36" which equates to 7.2 sq. ft. The Guidelines recommend that wall signs for commercial and civic buildings shall measure a maximum of 9 sq. ft. and be proportionate to the building facade and other signage. The proposed wall sign size meets the Guidelines. Just as recommended above, the recommended lettering color should be a warmer toned white so that it complements the mortar color of the building. The proposed illumination for the wall sign is a dark-colored fixture and is appropriate according to the guidelines, but the color has not been specified.

RECOMMENDATION:

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

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

Staff recommends approval of the signs with conditions:

1. The size of the small projecting sign shall not exceed 4.5 square feet, per the Guidelines and the Zoning Ordinance.
2. The finish of the signs shall be a matte finish.
3. The lettering/graphics color shall relate to the mortar color and be a warmer-toned white color and return to Planning Staff for approval.
4. The fixtures shall utilize incandescent and warm-colored lighting.
5. The Guidelines recommend that mounting bolts be placed through mortar joints and not through the face of the masonry to preserve the integrity of the historic façade.
6. The application must meet all the requirements of the City of Franklin prior to the issuance of a building permit.
7. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

Project Considerations:

Ms. Huffer noted that sign permits will be needed for signage in this location.

Applicant Speaker: James Carroll. Mr. Carroll stated that the proposal for the signs has been modified to meet the guidelines. The blade sign will measure 4.5 square feet rather than 4.6 square feet. The canopy design is unchanged from the previous proposal. The neon features of the script of the "Hattie B's" logo have been replaced with a smaller wall sign that matches the blade sign that will both be illuminated from above with lighting that complies with the guidelines. Warm color lighting will be used as the guidelines recommend.

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

Chair Roberts suggested beginning with a separate motion for the canopy sign.

MOTION

#1: Motion for Approval with Conditions for the canopy

Commissioner LeMarinel

Commissioner Pearce

Commissioner LeMarinel explained that there was a canopy present on the building.

Commissioner Pearce noted that this is a large adaptive reuse and that this is an atypical situation.

Motion Passed, 6-1 (with Commissioner Besser voting no)

#2: Motion for Approval with Conditions for the signage
Commissioner Worthington
Commissioner Harrison

Commissioner LeMarinel stated that he dislikes the way signs are being measured and it's unfair to require squaring off signs that go against the branding/logo of the company. The applicant has conceded regarding colors, but Mr. LeMarinel stated he doesn't mind some red and supports the motion for approval.

Commissioner Pearce stated that she agrees with Commissioner LeMarinel because the location of the Factory is not downtown in a refined district and is willing to approve the signage as submitted.

Chair Roberts stated that the applicant has been very responsive to the suggestions for the wall and projecting sign.

Commissioner Worthington stated that the signs read well and were tastefully designed even though the neon color isn't a part of the color scheme.

Motion Passed, 7-0

Amendment to motion #2: Remove staff condition #3
Commissioner LeMarinel
Commissioner Harrison
Amendment, passed 7-0

Overall Motion as amended.
Motion passed 7-0.

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

Sponsors: Kelly Dannenfelser, Emily Huffer

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

For alteration to roofs on historic residential buildings, the City of Franklin Historic District Design Guidelines recommend to "Preserve historic roof forms and materials. Roofing sections on main and other visible facades should remain unaltered," and that "If localized damage occurs, replace the damaged materials only and entire roof and truss replacement on historic structures is not recommended; however, given the circumstances and the current state of the dwelling, in this instance the application can be supported. The roof must be reconstructed to match what was there previously using materials that match the

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

During this site visit, BNS staff identified a foundation for a 6-foot rear addition on the rear of the historic addition (on the right elevation facing the driveway) that was not on the approved COA nor on the current proposal. This unapproved addition must be removed. The window alterations and removal of the existing door shown on the left elevation were previously approved by the June 2022 COA and this proposal matches the previous approval. The proposed siding material

under the aluminum siding is wood lap siding and its width/reveal appears to be 4 or 5 inches. The applicant chose 4.5 reveal and is appropriate to match the new lap siding for the principal building.

RECOMMENDATION

Staff recommends approval with the following conditions:

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

Applicant Speaker: Scott Nicodemus. Mr. Nicodemus explained that he was very sorry for the roof mistake and that he realized he was working using the incorrect plans. Once the original plans were found, the answers requested by the Board were provided for the front elevation, side elevation and for the roof and wall height for the rear elevation. The goal is to bring the house back to its original state without any alterations. The portion of the home that was mistakenly removed will be put back immediately, once work begins.

Chair Roberts asked if there were any citizens who would like to comment on the application, there being none, Chair Roberts asked for a motion from the Commission.

MOTION

Motion for Approval with Conditions

Commissioner LeMarinel

Commissioner Harrison

Commissioner LeMarinel stated that the applicant has provided the measurements requested and that he would like to see work begin to correct the mistakes.

Commissioner Pearce asked for confirmation that all of the exterior of the building would be wood.

Mr. Nicodemus answered yes.

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

Motion Passed, 7-0

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. Ms. Huffer stated that the building at 140 4th Avenue South was constructed circa 1960 and is considered non-contributing in the National Register of Historic Places for the Franklin Historic District based on the 2017 update. The building is approximately 57 years old, and staff applied the Historic Commercial Guidelines to the proposal. The current roofing type is a membrane material that does not divert the water from the roof and is causing water to pool and leak inside of the building. The application proposes to replace the roof with the same membrane material and install insulation under the new roof to allow water to flow properly off the roof. While the roofing material is not typical for historic buildings, the roof cannot be seen from street view. The Guidelines recommend the following for roofing on historic commercial buildings:
-Preserve historic commercial roof forms and materials. Roofing sections on the main and other visible facades should remain

unaltered.

-If localized damage occurs, replace the damaged materials only. If partial or wholesale replacement is needed, use materials whose composition and appearance match the historic materials. Some of the mortar is also proposed to be replaced due to its age and will be color matched to what is currently on the building. The Guidelines recommend the following for masonry for commercial buildings:

-Preserve and maintain the original exterior masonry walls and details.

-Repair and, if needed, replace damaged masonry with new masonry which matches historic masonry as closely as possible in color, texture, and profile.

-When repointing is needed, use mortar to match the original in composition and appearance.

-Rake new mortar joints to match the original profile.

-Avoid the application of stucco or Drivit.

RECOMMENDATION:

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

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

Applicant Speaker: Tim Prow. Mr. Prow stated that the building needs maintenance. The roof is leaking along with cracks in the brick along with mortar joints being exposed. Mr. Prow explained that to prevent any more deterioration the issues need to be fixed. Mr. Prow noted that he doesn't have any problems or questions about the staff recommendations.

There being no citizens who wanted to speak on the item, Chair Roberts asks for a motion from the Board.

MOTION

Motion for Approval with Conditions

Commissioner Harrison

Commissioner Worthington

Commissioner Pearce stated that a review of the downtown district and believes this building would be contributing to the district's historical designation.

Motion Passed, 7-0

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer.

BUILDING THREE

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

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

Applicant Speaker: Gina Emmanuel.

Building Three. Ms. Emmanuel stated that the glass transom was removed without permission because the steel doors could not be supported in this opening with the window in place. The local manufacturer provided drawings with the required components needed to support and install the doors with the window in place. Ms. Emmanuel referred to the application documents and noted that a steel channel surrounding the opening would be needed along with plates on either side to help with support as there isn't anything to attach the door to. For the areas in the Factory with larger openings, these additional supports will be necessary if the steel doors are installed. Otherwise, a storefront door would need to be used or removal of the transom could be considered if the steel doors are to be used.

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

Ms. Emmanuel stated that the proposal is asking for a new door and a new transom above the door.

MOTION

#1: Motion for Approval with Conditions to the window on building 3

Commissioner Harrison

Commissioner LeMarinel

Ms. Emmanuel stated that only in the larger openings would the additional reinforcements be necessary for door installation if a new transom is not requested.

Commissioner Pearce asked for more details about the door sidelight on page 3.

Ms. Emmanuel explained that the opening was not altered, and the door and sidelight were designed using the existing space available.

Commissioner Laster asked about the light patterns of the double doors and a sidelight and the alignment of the mullions.

Ms. Emmanuel stated that the intent is for the mullions to align. The vertical renderings may not show as matching, but the intent is for alignment vertically and horizontally.

Amendment to Motion #1: the window lite pattern shall be the same as the historic windows.

Commissioner Pearce

Commissioner Laster

Amendment Passed, 7-0

Main Motion for Building 3

Motion Passed for Building 3, 7-0

BUILDING 8

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

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

Ms. Emmanuel noted that as seen in the photos they were able to catch the windows before they were taken out. The windows were located behind the shed and had deteriorated from water damage as they are not as protected as were other areas of the site. There were several sections removed for ductwork to pass through and in the case for these sections the steel was rusted preventing the ability to make a secure attachment. The contractor would like to remove these areas

because they cannot be repaired as other similar areas were repaired in the Factory. Ms. Emmanuel also noted the areas where the shed was removed, the concrete is damaged. The contractor proposed to attach a channel around the space to hold the door in place. The channel would be able to surround the opening but would need to go under the transom. In the end it was determined that this would exacerbate the water intrusion issue, thus the request to remove it completely. Ms. Emmanuel also stated that where the openings are repairable, they would be happy to do so. In an instance where the areas are not repairable, Ms. Emmanuel referenced an illustration of a proposed replacement window.

Citizen Comment: James Blair (Nashville). Mr. Blair stated that he is in support of the item and asked for confirmation that the sliding door tracks and doors be saved and kept in place.

Ms. Emmanuel stated that all the doors and tracks will be put back on.

There being no further public comment, Chair Roberts asked for a motion from the Board.

#2: Motion for Approval with Conditions to the window on building 8

Commissioner Harrison

Commissioner Pearce

Commissioner Besser stated that there seems to be no other solution and she supports the motion.

Commissioner LeMarinel asked if there was another solution other than the large flange as seen on page 8. Commissioner LeMarinel also noted that this area is at the back of the building and that from a waterproofing perspective, the proposed plan is probably ideal.

Ms. Emmanuel confirmed to Commissioner Laster that the flange will fit like a "C" shape around the wall channel.

Commissioner LeMarinel stated that the window and door units would sit back in the pocket to produce the shadow line as seen in the rest of the building.

Ms. Emmanuel stated that she would be happy to see if this could be done but would need the liner to hold it in place.

Motion Passed for Building 8, 7-0

BUILDING THIRTEEN

Ms. Huffer stated that Building Thirteen

On building thirteen, facing Liberty Pike, the previously approved canopy is proposed to alter the columns to allow for ADA access. In June 2022, a COA was granted to remove the non-historic canopy from this location and construct a metal canopy. To provide better access to this entrance, this application is proposing to revise the canopy by decreasing the number of supporting posts. The Guidelines recommend avoiding adding canopies to historic buildings where they did not exist historically. Where deemed appropriate on rear or secondary facades with minimal visibility from the street, size and place new canopies in locations that respect the design of the building and do not obscure architectural features or details. Canopies should be proportional with and complimentary to nearby buildings and canopies. Additionally, new canopies should be simply designed to match historic equivalents and paint them muted colors that are complementary to the building and surrounding historic district. As proposed, the intent is to reduce the number of columns previously approved to be used for supporting the roof of the canopy. While the Guidelines state that one should not add canopies to existing elevations, this canopy was previously approved, and the alterations remove some of the proposed elements, which better align with the Guidelines. Staff recommends approval of the revised canopy design with the reduced number of columns on building 13 and installation of the new door system on building three due to the hole in the façade from the existing window removal:

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

Ms. Emmanuel stated that there were very minor changes to what was previously approved. This request is to allow for ADA access throughout the Factory campus. This will allow more space at the landing in front where there were columns

previously, requiring one to maneuver around. The look is very similar as the columns are moved back attaching to the building at the rear.

There being no further discussion, Chair Roberts asked for a motion from the Board.

#3: Motion for Approval with Conditions to the canopy on building 13

Commissioner LeMarinel

Commissioner Harrison

Commissioner Worthington asked if columns were being added or reduced.

Ms. Emmanuel stated that the columns are being reduced.

Chair Roberts asked where the water goes.

Ms. Emmanuel explained that the water is collected and goes down through a cricket and then drains back to the down spouts and back into the drainage system.

Motion Passed for Building 13, 7-0

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Kelly Dannenfelser. Ms. Dannenfelser stated that the Historic Zoning Commission (HZC) provides preliminary recommendations to other City review bodies on development applications in the Historic Preservation Overlay (HPO), where certain contextually sensitive design features become entitled prior to Certificate of Appropriateness (COA) review. The Historic District Design Guidelines are used by the HZC to consider exterior alterations that may affect the historic integrity and context of properties within the HPO. The development is proposed along 5th Avenue N., near its southeast intersection with 3rd Avenue North, which borders the historic Toussaint L'Overture Cemetery and the Mt. Hope Cemetery. One multiplex building (with four units) and one townhouse building (with five units) are proposed within the HPO boundaries. Additional townhomes and multiplexes are proposed outside of the HPO and are not under review by the HZC. The subject property is immediately adjacent to the Toussaint L'Overture County Cemetery, which is listed on the National Register of Historic Places (NRHP) for significance in African American history. The Toussaint L'Overture County Cemetery, represents one of the few historic remnants of African-American ethnic identity in the community from the latter half of the nineteenth century. The cemetery has served and continues to serve the community, with the oldest interment occurring in December 1869 and the most recent in March of 1995. The period of significance for the cemetery is from 1869 to 1945. It is also the oldest African American site in Franklin, Tennessee that has been in continuous use. This property was originally owned by Eloise Winstead, an African American whose husband's family name is derived from their relationship as enslaved people to the Winstead family of Franklin, and whose land is called Winstead Hill and is located southwest of the city on Columbia Pike and is a City park. The application appeared before the Design Review Committee to discuss the proposal at its July 2023 meeting.

Historic Resources

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

Proposed Development

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

Scale

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

Design the massing, size, scale, and proportions of new residential buildings to be compatible with nearby historic buildings.

Design new residential buildings to complement rather than detract from the character of the historic district.

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

Architectural Features

The Guidelines recommend that architectural features of a new building should be aligned with those of nearby historic buildings. As there are not adjacent historic buildings to this property, this is a unique case. DRC members are supportive of the proposed buildings as the architectural features of

the proposed buildings do not overwhelm the site. The materials of the buildings are proposed to be an asphalt roof, cementitious lap siding with a 5" reveal, and a brick foundation. The Guidelines recommend the following:

- Use historically compatible roof materials such as asphalt, wood, slate, fiber-glass shingles, or standing-seam metal, which are traditionally used with the architectural style of the building.

- Use weatherboard, clapboard, or shiplap siding for frame buildings. Lap siding exposure should be consistent with that on adjacent historic buildings. Use smooth cement wood siding rather than vinyl or aluminum siding. Avoid board-and-batten and other exterior finishes that accentuate the verticality of an addition unless appropriate to the architectural style.

- For foundations, use materials that are similar in character to nearby historic buildings, such as brick, stone, concrete, or painted or parged concrete blocks. The architectural features and materials as proposed are appropriate within the Guidelines.

RECOMMENDATION:

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

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

Applicant Speaker: Drake Reeder. Mr. Reeder stated that this would be the last time the property is referred to as Hill Property. Approval was received from the city to rename the property Bouchet Place in memory of Brandt and all the work he did for Franklin and the community. The existing location of the property is unusual as part of it sits in the HPO. Mr. Reeder noted that based on staff concerns about the parking location called shared parking that this area has been removed and shifting the five townhomes slightly to the left to center the buildings. Three modifications of standards are requested for fencing in the front and a reduction in parking spaces. The standard is three spaces per three-bedroom residential units and the applicant is requesting slightly less than that based on Franklin Housing authority's experience with parking needs for workforce housing. The second MOS is for a guardrail along the top of the wall for the safety of the residents. The third MOS pertains to a new retaining wall (replacement of current retaining wall) that will measure at a height of six feet max.

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

MOTION

#1: Motion to make a favorable recommendation to the Planning Commission

Commissioner LeMarinel

Commissioner Harrison

Commissioner Pearce stated that she believes that Mount Hope Cemetery would be eligible for the National Register of Historic Places and that some variety of vertical landscaping elements should be added to the application. Ms. Pearce stated that a few members of the community have suggested this adjustment to be protected.

Commissioner LeMarinel stated that he would like to see details and texture regarding the forms of the buildings.

Amendment to Motion: vertical landscaping such as evergreen trees shall be planted that border the Mt. Hope Cemetery

Commissioner Pearce

Commissioner Harrison

Amendment Passed, 7-0

Overall Motion Passed, 7-0

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

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. Ms. Huffer stated that the City of Franklin respectfully requests that the Historic Zoning Commission consider the attached updated nomination form for the farm boundary increase for the Harlinsdale Farm to the National Register of Historic Places (NRHP). The NRHP is the federal government's official list of places worthy of recognition and preservation. In addition to the honorific status placement on NRHP provides, listed properties are also eligible for increased grant opportunities and are afforded additional protections, as any potential federal projects within the vicinity of the properties must

undergo Section 106 Review by the State Historic Preservation Office and the Advisory Council on Historic Preservation. No property rights restrictions are incurred by placement on the National Register. Harlinsdale Farm is a 198-acre historic district that was listed in the National Register of Historic

Places on May 3, 2006. The original boundaries comprised numerous agricultural buildings and land historically used for horse training. The Boundary Increase comprises the Harlin House and two outbuildings at 315 Franklin Road, which were part of the farm from 1942 to 1974. The Harlin House

and its 0.547-acre lot is located directly adjacent to the original National Register boundaries of Harlinsdale Farm. The Harlin House is a one-story building exhibiting a simplified version of the Greek Revival style. Other contributing buildings include the tobacco shed and garage. The house and its outbuildings retain sufficient integrity.

Period of Significance:

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

Harlin House, ca. 1870 with additions (Contributing)

Tobacco Shed, ca. 1870 (Contributing Building)

Garage, ca. 1950 (Contributing Building)

RECOMMENDATION:

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

There being no public comment, Chair Roberts asked for a motion from the Board.

MOTION

Motion to Approve

Commissioner Pearce

Commissioner Laster

Amendment to Motion: The building predates Harlinsdale and is older than 1870 and is likely Antebellum, based on the architectural style of the house and historic maps.

Commissioner Laster explained that a map was created by topographical engineers as the Union Army was leaving Franklin in 1965. On the map in its current configuration along with other documentation, the house is shown as pre-war.

Commissioner LeMarinel asked if adding the map to the application would be necessary.

Ms. Huffer stated that she would reach out to the state historic review board to see if the supplemental information would be helpful.

Commissioner Laster
Commissioner Harrison

Amendment Passed, 7-0
Overall Motion Passed, 7-0

OTHER BUSINESS

No other Business.

RECEIPT OF ADMINISTRATIVE COA APPROVALS ON BEHALF OF THE HZC

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

Sponsors:

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

Sponsors:

16. **Rear Yard Fencing at 126 Harlinsdale Ct.; Ray Cash, Applicant.**

Sponsors:

ADJOURN

There being no further business, the meeting adjourned at 08:02 p.m.

Chair

Date



File #: 21-05173

DATE: September 1, 2023
TO: Historic Zoning Commission
FROM: Kelly Dannenfelser, Asst. Director of Planning
Emily Huffer, Assistant Preservation Planner

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

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

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

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

BACKGROUND:
The application includes a proposal for a rear addition to the principal structure for the residence located at 1303 Adams Street. The addition includes a side-loaded garage that is located behind the historic home. The home is a gable-and-wing frame house with a two-thirds porch and has older additions that are believed to be more than 50 years in age. Chapter 2 of the Design Guidelines provides recommendations for additions to historic residential buildings, which covers the design, placement, materials, and fenestration of the proposed addition. With this submittal, the applicant has provided alternate views, as suggested by the DRC, to show the proposed addition from the street. The Guidelines recommend that the additions should be designed to be subordinate in appearance to the historic building. Considerations include placement, size, massing, scale, height, setbacks, and materials. The proposed design of the addition reads as a two-story scale and appears larger than the original 1.5-story building. During the August DRC meeting, DRC members were concerned that the addition would appear larger than the historic structure. Additionally, The Guidelines recommend that 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. As proposed, the garage will be seen from the street.

In terms of the size of the addition, the applicant has indicated that the historic footprint measures 2,294 square feet. The proposed addition, measuring 1,253 square feet, would be 54.62% of the

historic footprint. The applicant has reduced the proposed footprint by 25 square feet since the last Historic Zoning Commission meeting. The Guidelines recommend that, "The building footprint of an addition should not exceed 50 percent of the building footprint of the historic portions of the building (portions to remain that are at least 50 years of age)."

The proposed windows on the rear of the proposed addition should align with the window pattern that is seen on the original house and utilize a three window pattern on the upper floor. Additionally, the new windows on the right side of the building should utilize siding underneath, so that the foundation does not meet the bottom of the window, as this guidance was previously discussed at a previous HZC meeting. The Guidelines recommend the following for windows on additions to historic residential buildings:

- Design new windows to be compatible with the size, detailing, placement, rhythm, and relationship of solids to voids of those on the historic building.
- Use windows with historic profiles and dimensions with a double-hung appearance. Use true divided-light (TDL) or simulated divided-light (SDL) windows rather than snap-in muntins or grids between the glass (GBG) styles.
- Design windows to match the historic materials found on the building, but composite materials that have the appearance of wood are appropriate for windows, stops, jambs, and trim.

RECOMMENDATION:

Staff recommends denial of the proposed rear addition based on the following grounds:

1. The building footprint of an addition should not exceed 50 percent of the building footprint of the historic portions of the building (portions to remain that are at least 50 years of age). The proposed addition is 54.62% of the historic footprint.

Do you want to add the other guideline about subordinate scale?

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

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

1303 ADAMS STREET

HISTORIC SUBMISSION

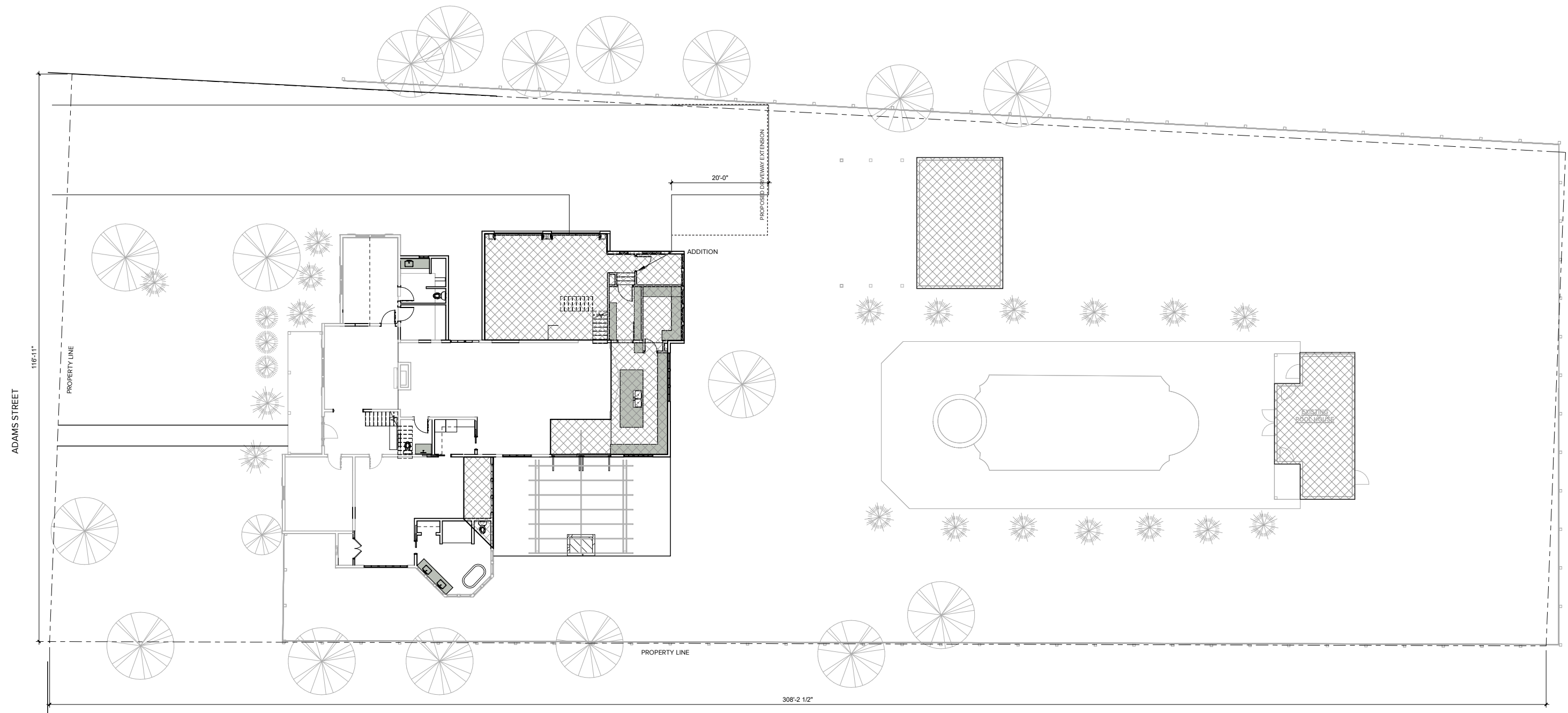






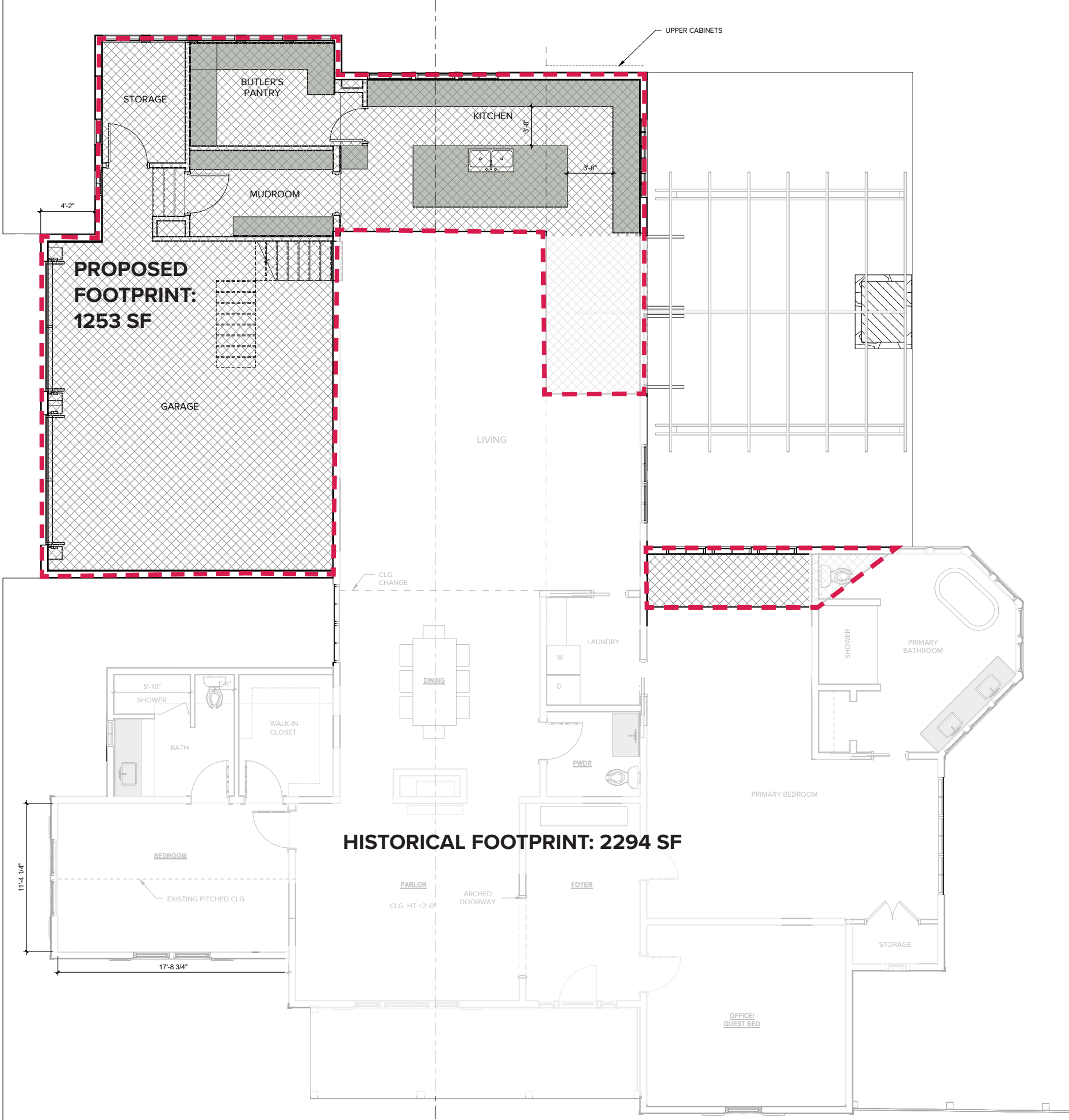
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OVERALL BLDG FOOTPRINT: 4209 SF (.09 ACRES)

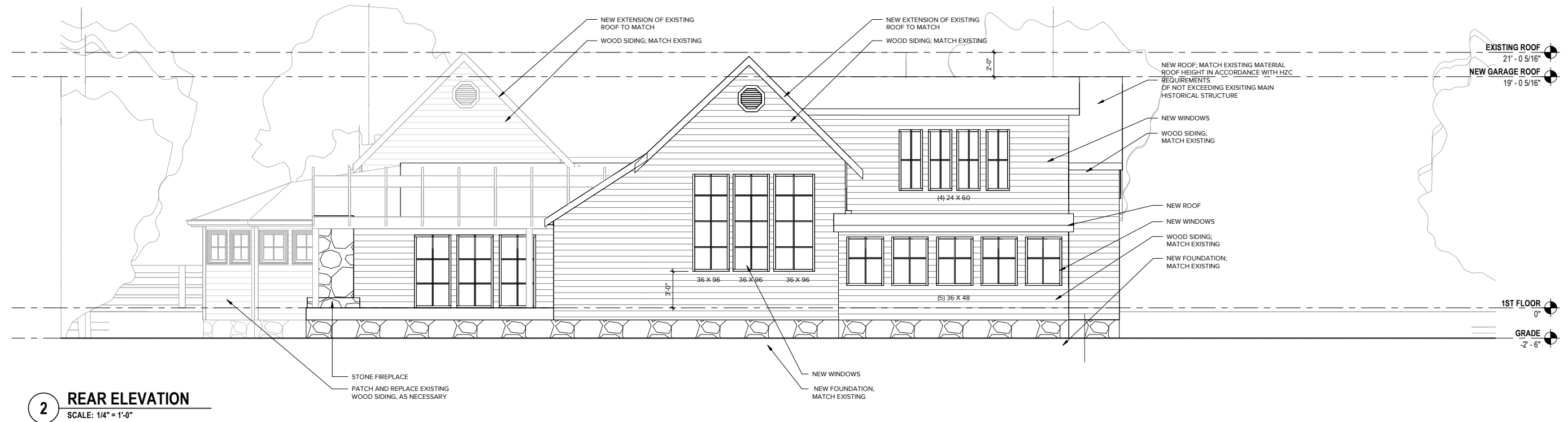
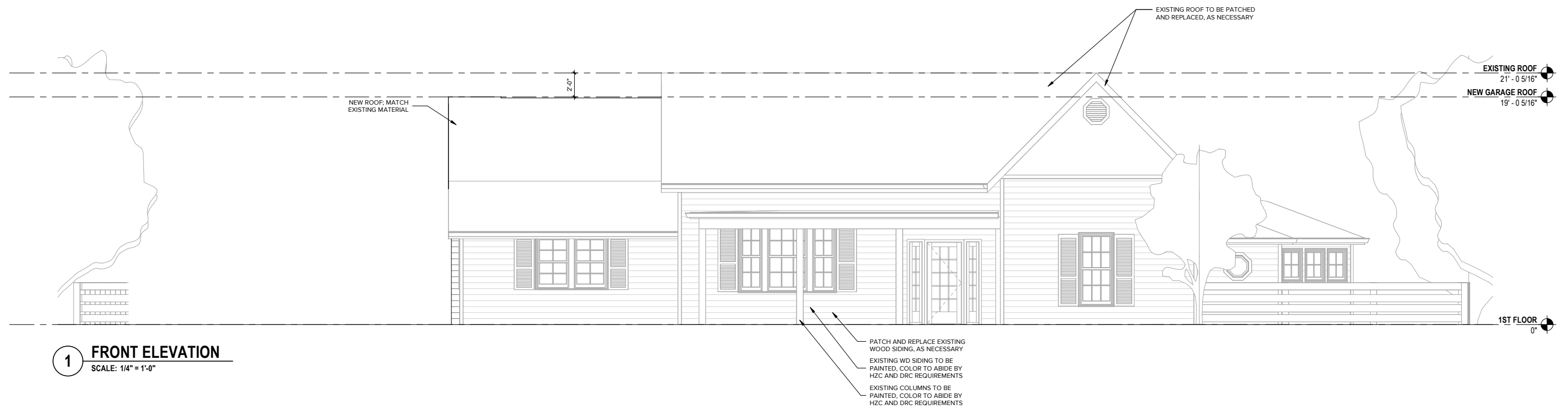
10% OF OVERALL LOT

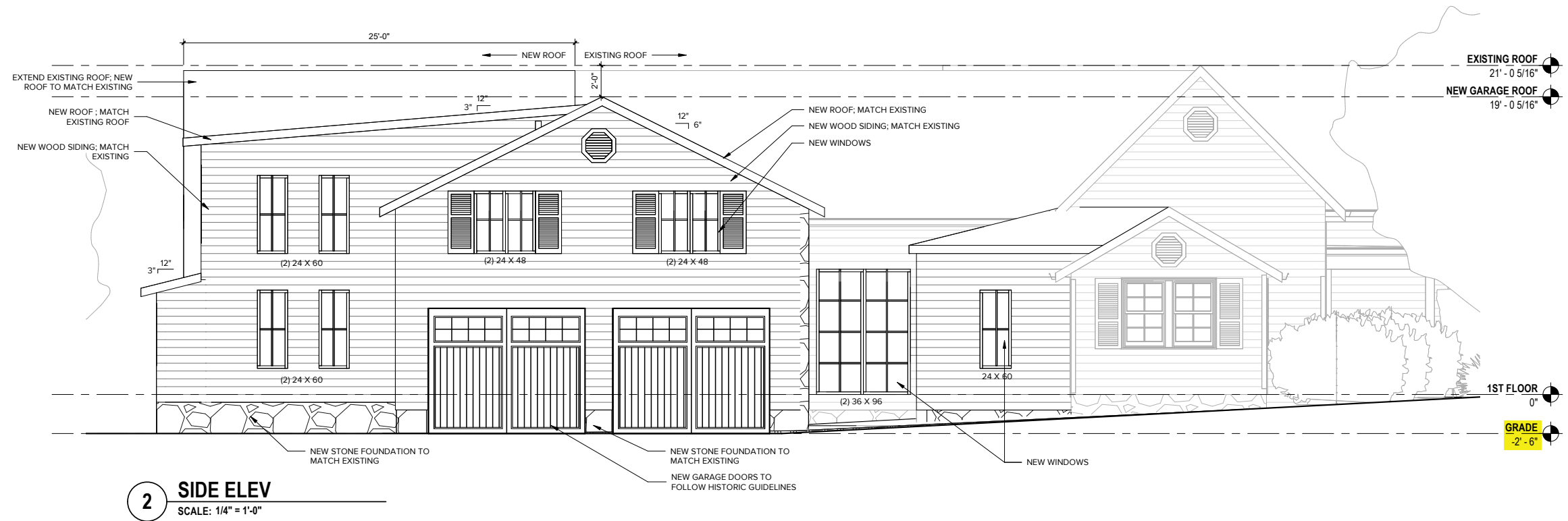
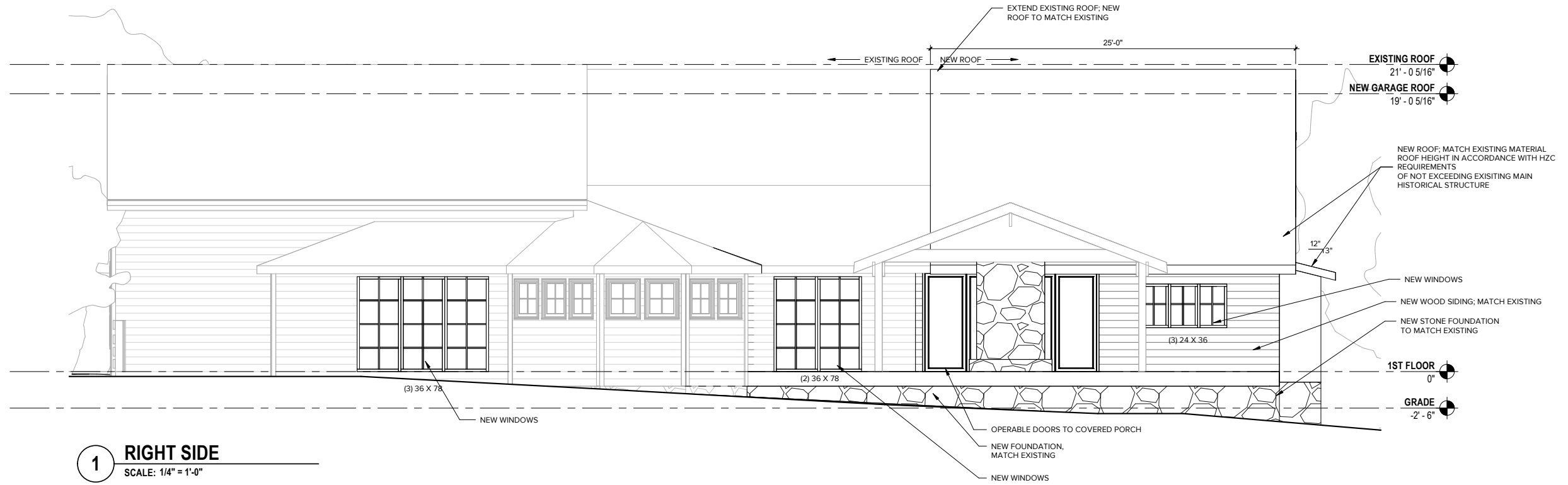


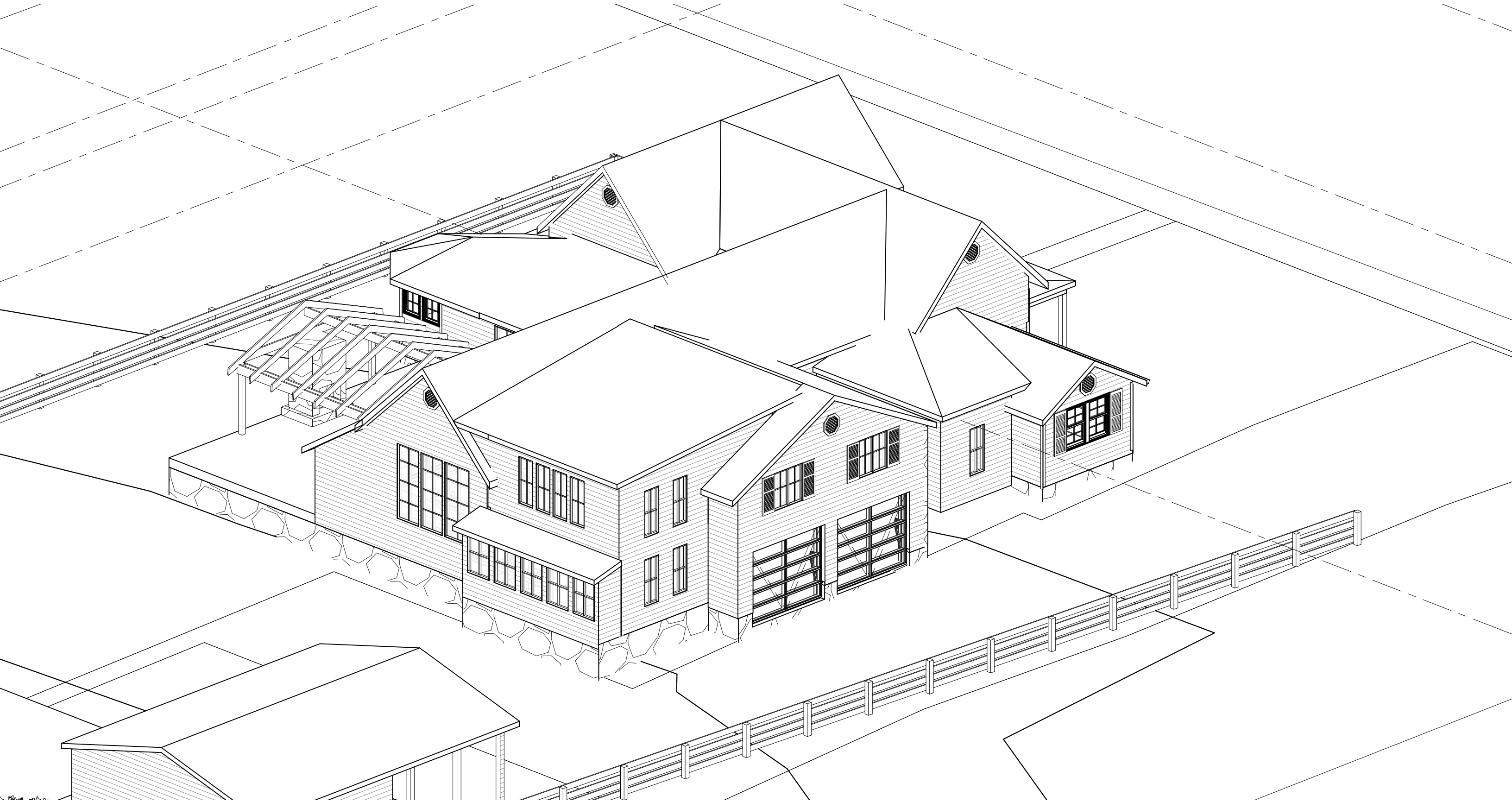
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SCALE: 1" = 10'-0"

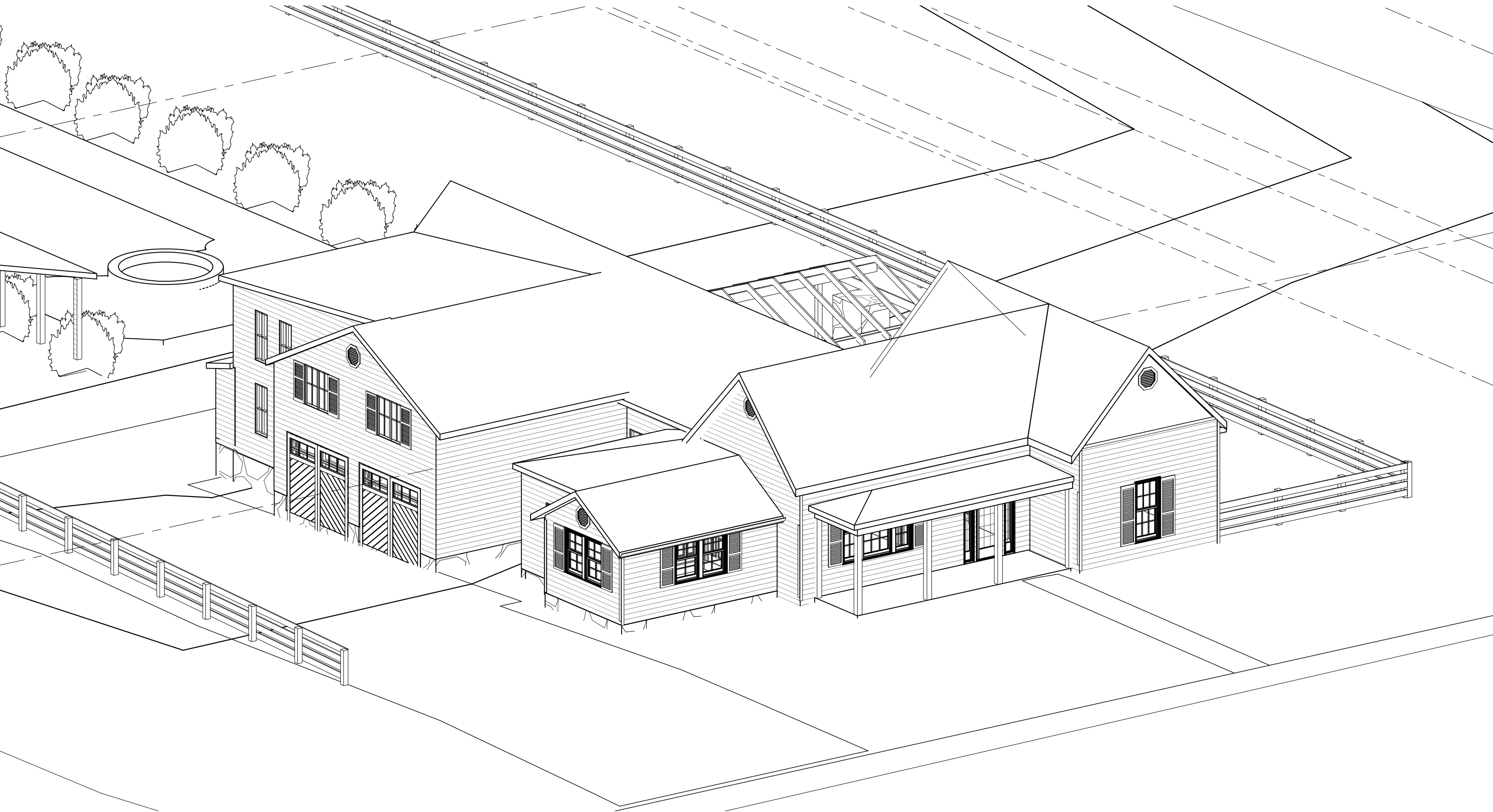
TOTAL ADDED FOUNDATION: 1253 SF
ORIGINAL: 2294 SF (50% = 1147 SF)
1253 SF (NEW ADD) / 2294 SF TOTAL (54.6%)







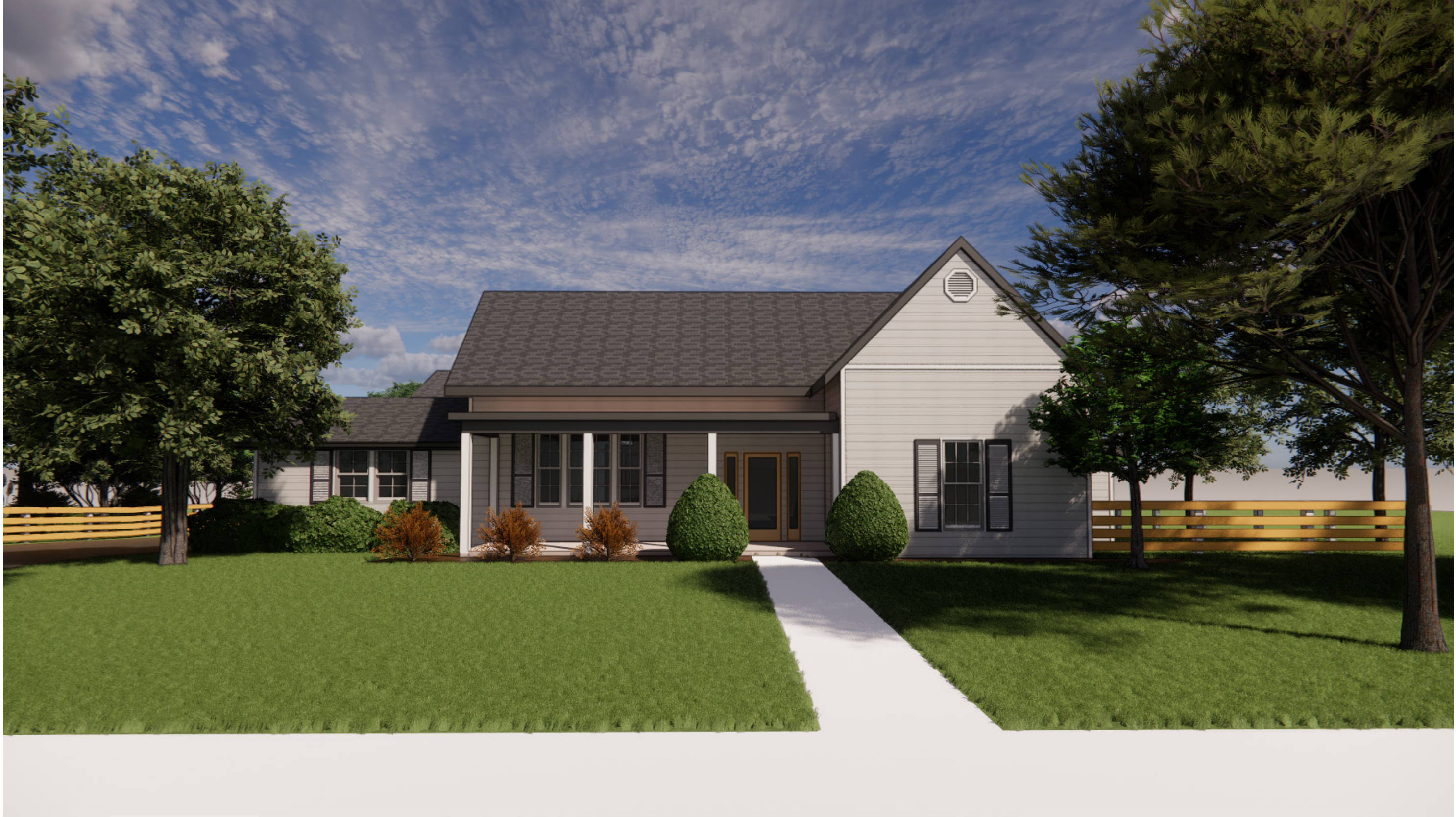




















File #: 21-05176

DATE: September 1, 2023
TO: Historic Zoning Commission
FROM: Kelly Dannenfelser, Asst. Director of Planning
Emily Huffer, Assistant Preservation Planner

SUBJECT:
Consideration Of Alterations (Front Door) At 302 Public Sq.; Andrew Pulliam, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the replacement of a non-historic door on the front elevation of 302 Public Sq.

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

PROJECT INFORMATION:
COF Project Number: 8282
Applicant: Andrew Pulliam
Owner: Cooper Magli

BACKGROUND:
The application came before the Design Review Committee during its August 2023 meeting to seek feedback on the proposal to replace the existing non-historic door. Based on the photos provided in the application showing the building in 1904 and 1971, it is believed that the current doors on the building are not original. The Guidelines recommend restoring an altered storefront to its original design using historic photographs when possible. Where evidence does not exist, use traditional designs and arrangements. The proposed maghony doors with glass appear to match the doors that are seen in the 1904 photograph and are appropriate.

RECOMMENDATION:
Staff recommends approval of this application with the following conditions:
1. The proposed logo on the windows must apply for a separate administrative COA for the signage.
2. The application must meet all the requirements of the City of Franklin prior to the issuance of a building permit.
3. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.



PULLIAM DESIGN

ARCHITECTURE • INTERIOR DESIGN • PLANNING • GRAPHICS

August 25, 2023

Attn: Mrs. Emily Huffer
Assistant Preservation Planner
City of Franklin
Building and Neighborhood Services
109 Third Avenue South
Franklin, Tennessee 37064

**RE: Fourth Capital – Franklin Square
Front Door Replacement**

Dear Mrs. Huffer,

This letter is to serve as notice of the submittal for Historic Zoning Commission meeting on September 11th at 5:00 p.m. for the above-mentioned project. The project for our Client, Fourth Capital, located at 302 Public Square is currently under construction.

When we initially designed this project, we had hoped to reuse the existing Entrance doors on the front of the building. We knew they would require some cosmetic repair as they were already very deteriorated at that time. Throughout the course of construction, the condition of these doors has not improved. In-fact they have become even more unstable to the point they are no longer structurally feasible without replacement. The major structural damage is located in the rails and styles. Some of this is visible in the photos and some can only be seen when the doors are removed due to the damage being in the end grain of the styles.

The doors currently in place obviously do not match the 1904 photograph. It is difficult to determine if they match the image from the 1971, but my guess would be that they date from the mid 1970's to mid 1980's as that seems to be the vintage of the remodel after the 1971 fire.

I have also come across some historic information provided to Fourth Capital (New Bank Tenant) by Blake Wintory with the Heritage Foundation of Williamson County (narrated in red italic), I have added some additional history in blue.

Rick Warwick, our county historian, agreed the building was probably built around 1888. We'd have to trace the deed to be sure. Rick believes (knows) R. H. Crockett built it and his daughter Mary Crockett sold the building to the Magli's in the 1970s.

Rick has a couple of pictures in his book about the square – ca 1904 and 1971 (after a fire) – see attached.

We can pull a few things together. Off the top of my head I just know it's next door to the oldest building on the square [Maury-Daby, i.e. Twine Graphics, built ca 1817].



Based on looking at Sanborn Fire Insurance maps, it looks like the building dates back to at least 1888.

Sanborn labels

1888 – B & S [Basement & Store ?]

1898 – Hay W. Ho. [Hay Warehouse ?]

1903 – Vacant

1908 – Photo [Photography studio?; next door is Office Photo]

1913 – Barber

1970 – Magli Realty purchased

1971 – Noah Tripp's City Liquor Store Fire damaged the entire building (Extensive Repair and Renovation after fire)

Mid 1980's thru 2003 – City Blinds occupied as a Tenant (No Known Renovations)

2003-2021 Magli Realty Co. occupied as Owner. (No known Renovations)

We have attached some photos of the pre-construction and during construction condition of the doors as well as a cut sheet elevation of the doors we would like to propose as replacements.

We would like to request a Certificate of Appropriateness to replace both leaves on the front door.

Should you have any questions or comments, please do not hesitate to contact me directly. Thank you for your time and consideration.

Please let me know if you have any additional questions or need more information.

Sincerely,

Pulliam Design Studios

Andrew M. Pulliam, A.I.A., NCARB
Principal

TO: MCCARTHY, JONES & WOODARD

JOB: FOURTH CAPITAL DOORS

August 1, 2023

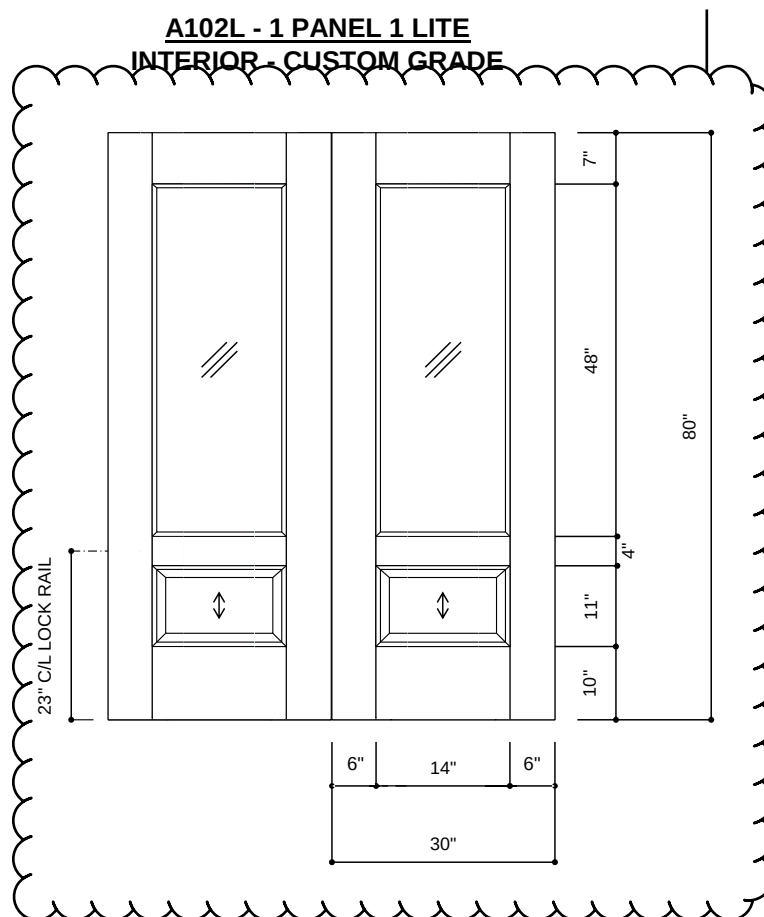
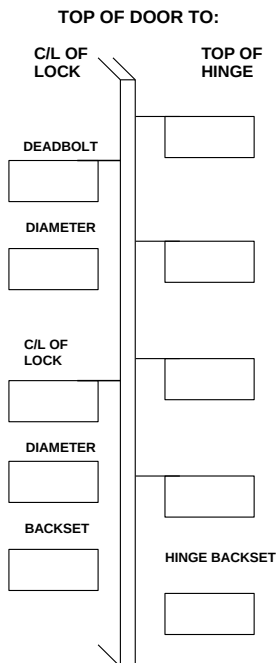
Drawing 1

QUOTE #: Q080123-0800

CUST P.O. #: PENDING

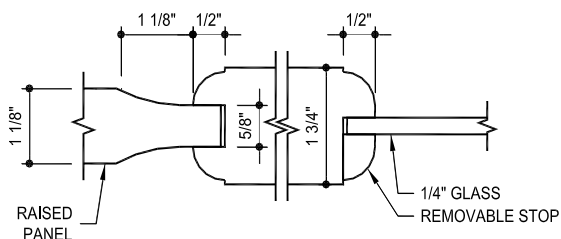
ORDER # PENDING

**A102L - 1 PANEL 1 LITE
INTERIOR - CUSTOM GRADE**



PROPOSED NEW DOOR

PROFILE DETAILS



(Bevel Info)	Hinge	Lock
ACTIVE LEAF:	Yes	Yes
INACTIVE LEAF:	Yes	Yes

QUANTITY
2 (1 PAIRS)

THICKNESS
1 3/4 "

STILES/RAILS

AFR. MAHOGANY, PLAIN SLICE, ENGINEERED CONSTRUCTION

PANEL

1 1/8 " THICK RAISED PANEL, AFR. MAHOGANY, PLAIN SLICE, FORMED VENEER CONSTRUCTION

GLASS

1/4" CLEAR TEMPERED - LOGO ON EACH LITE

PREFINISH

INT-TO MATCH SAMPLE

WARRANTY

LIMITED LIFETIME

MACHINING SPECIFICATIONS

DESC. MANUF. TEMP#. PROD/FUNCT

ACTIVE LEAF:

HINGES
MORTISE LOCK
ELECTRIC RACEWAY

INACTIVE LEAF:

HINGES
FL.BOLT
STRIKE

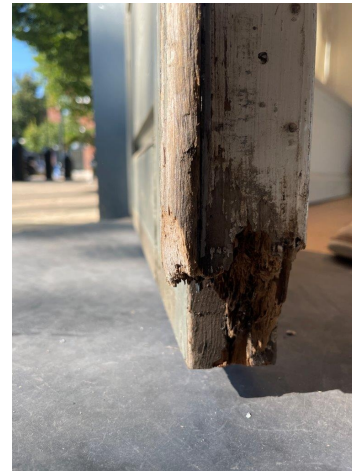
DOOR NUMBERS:

SWING

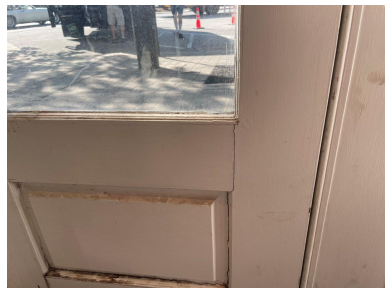
APPROVED BY:

DATE:

EXISTING DOOR: DOOR DAMAGE



LEFT LEAF



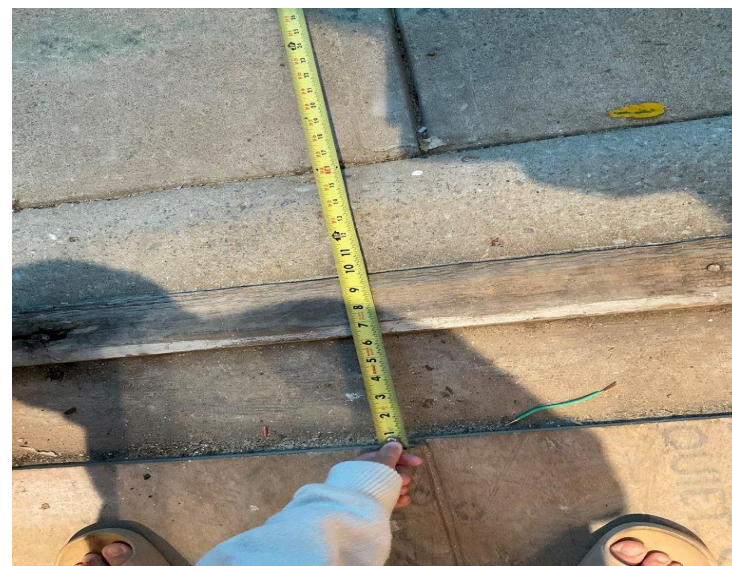
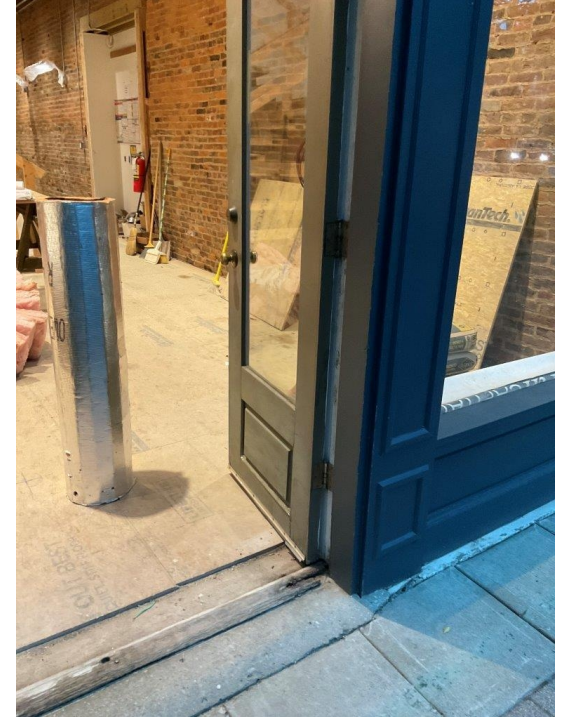
RIGHT LEAF

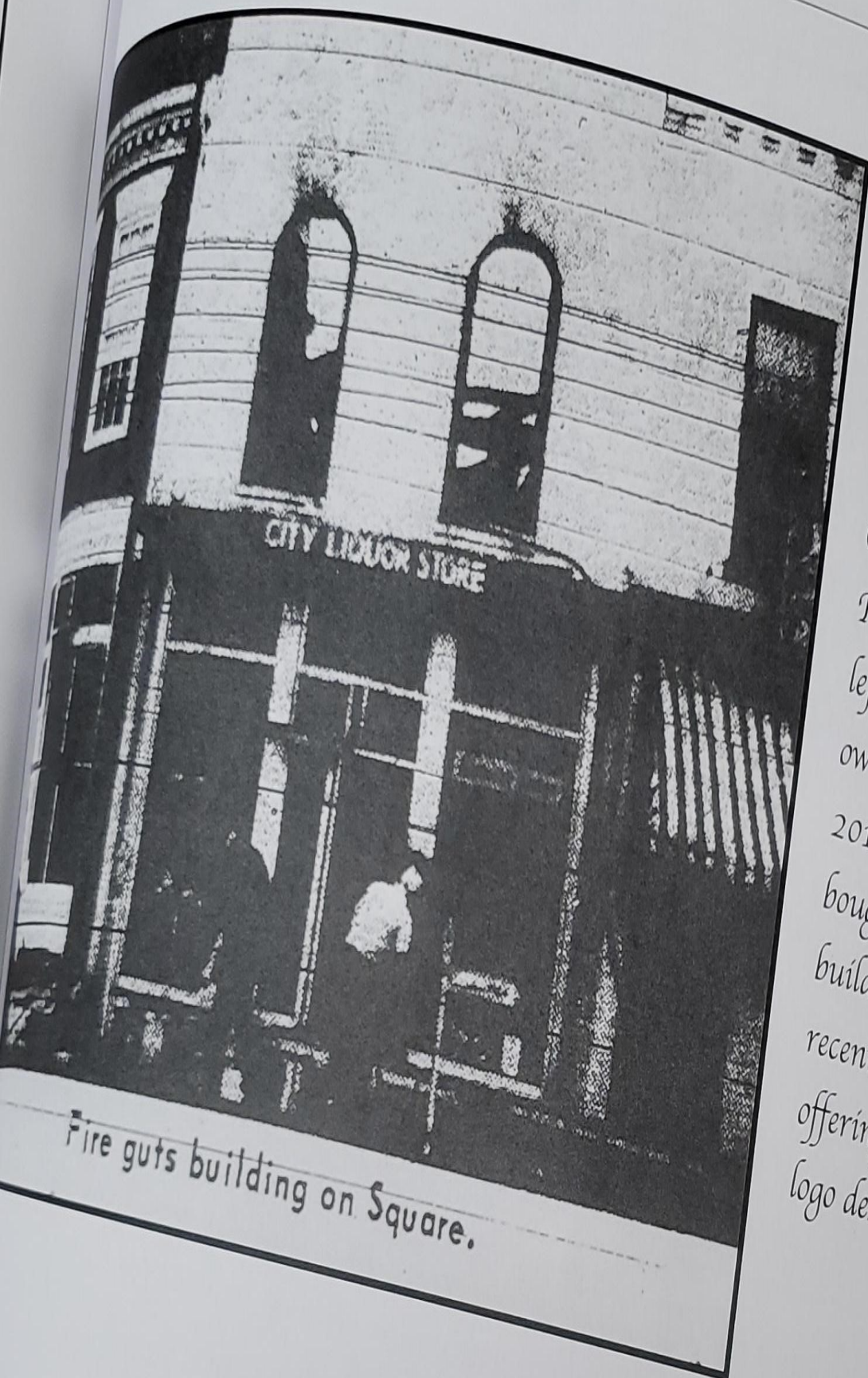


EXISTING DOOR: PRE-CONSTRUCTION



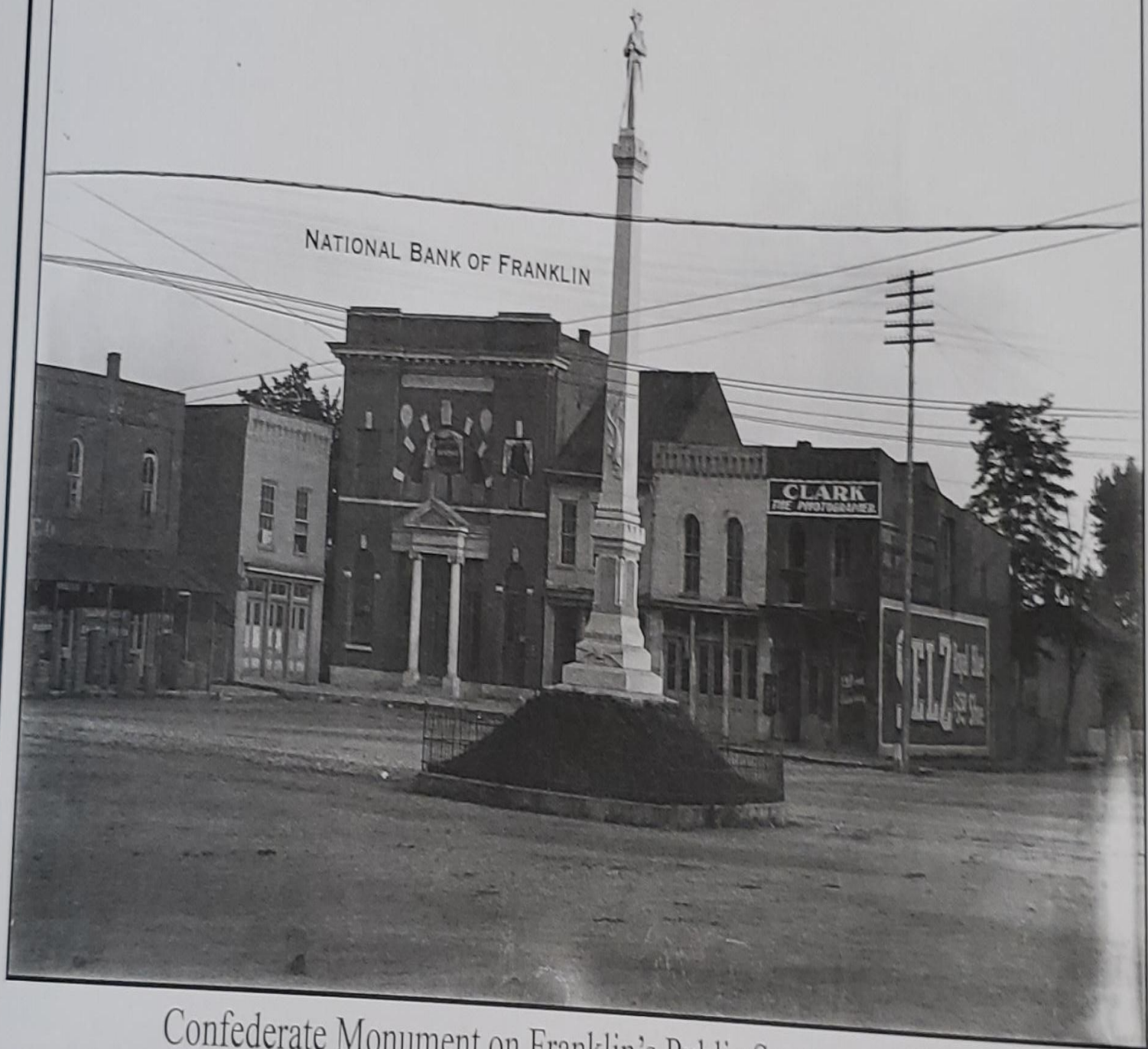
EXISTING DOOR: DURING CONSTRUCTION





Fire guts building on Square.

In 1971, Noah Tripp's City Liquor Store burned, damaging both Norm Smith's West Point Café on the right and Robert Richardson's law office on the left. Today, Magli Realty Co. owns both former buildings. In 2016, The Heritage Foundation bought the Maury-Darby building and Twine & Co. has recently opened for business, offering printed T-shirts and logo design.



Confederate Monument on Franklin's Public Square ca. 1904

Notice the west side of the Square's buildings haven't changed much in 113 years but the ground around the monument has grown.



File #: 21-05179

DATE: September 1, 2023
TO: Historic Zoning Commission
FROM: Kelly Dannenfelser, Asst. Director of Planning
Emily Huffer, Assistant Preservation Planner

SUBJECT:
Consideration Of Front Yard Fencing At 301 Franklin Rd.; Douglas Durr, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the installation of a front yard fence at 301 Franklin Road.

APPLICABLE DESIGN GUIDELINES:
2022 Franklin Historic District Design Guidelines:
Chapter 7: Fences, Walls, and Gates

PROJECT INFORMATION:
COF Project Number: 8283
Applicant: Douglas Durr
Owner: Douglas Durr

BACKGROUND:
The applicant is requesting to install new front yard fencing for the residence located at 301 Franklin Road. The proposed front yard fencing is wood, picket-style fencing with a swag design that goes from a high point of 46" to a low point of 39" and will span 43 feet in length. Chapter 7 of the Historic District Design Guidelines discusses the recommendations of new front yard fencing within the local historic districts. The style, material, and layout of the proposed fencing are consistent with the Guidelines. The Guidelines and Zoning Ordinance state that front yard fencing cannot exceed 3 feet, or 36 inches, in height. The proposed fencing must be lowered to adhere to the Guidelines and the Zoning Ordinance.

RECOMMENDATION:
Staff recommends approval of this application with the following conditions:

1. The fence height must not exceed 3 feet in height, in accordance with the Zoning Ordinance and Design Guidelines.
2. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
3. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

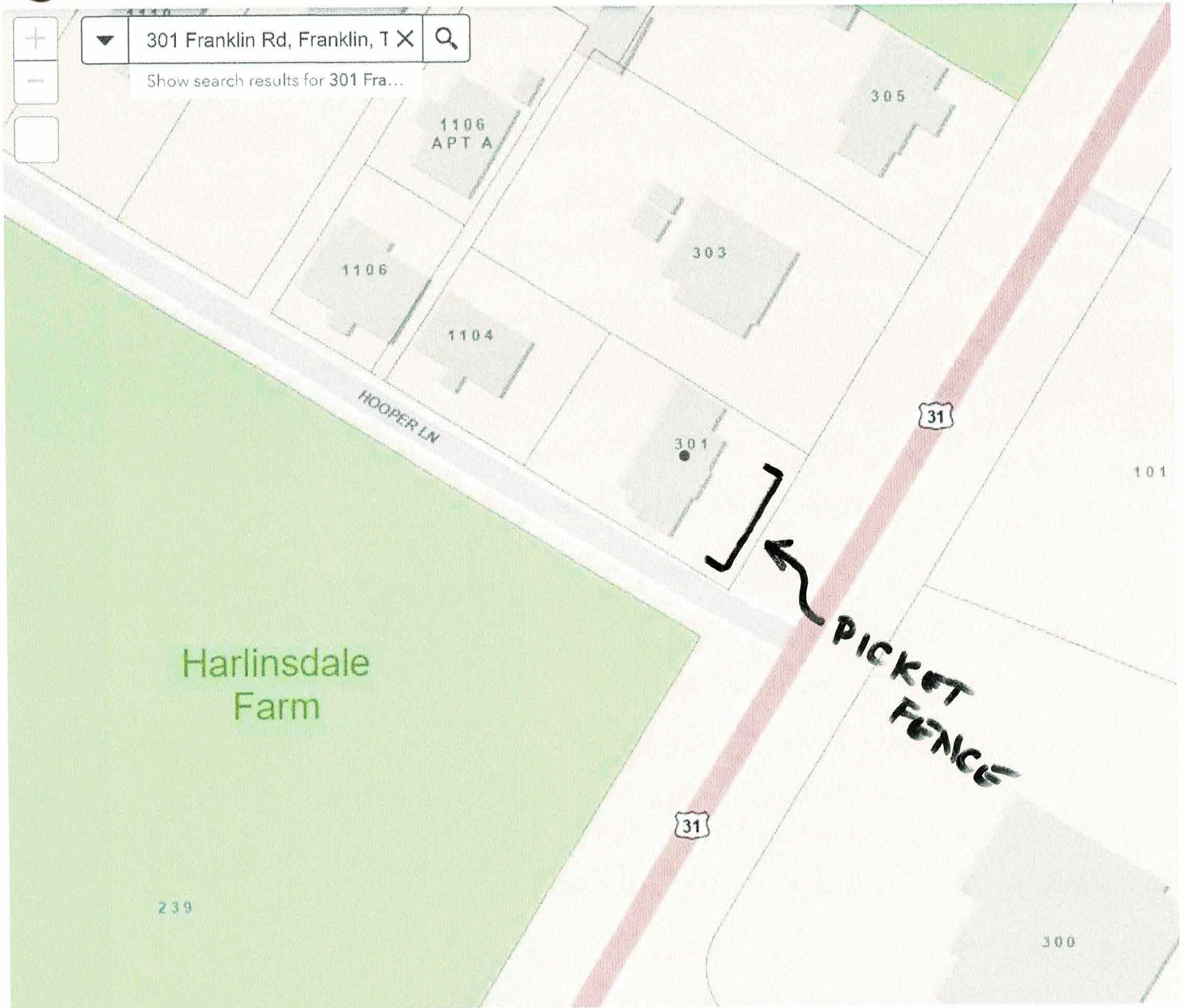


Tax Grid Search



▼ 301 Franklin Rd, Franklin, T X 🔍

Show search results for 301 Fra...



60ft
-86.861 35.935 Degrees

August 25, 2023

301 Franklin Road

I am applying for a permit to construct a 43' painted wood picket fence along the front of my property at 301 Franklin Road. The fence is necessary to provide separation between my yard and Franklin Road. I intended to build the fence prior to the construction work along Franklin Road but was asked to wait because the fence would have had to be removed during construction due to all the underground utilities passing along the front and side of my property. During construction we had several issues with children, vehicles as well as construction machinery during the prolonged Franklin Road improvement project. I am hopeful to be able to build this fence prior to the Pilgrimage Festival since my open front yard is seen as a great uninvited parking opportunity for festival attendees. The main need for this fence is personal safety. This is a very busy section of Franklin Road where cars typically travel well above the posted speed limit.

The requirements state a fence should not exceed 3'. This will not look appropriate since the existing picket fence along the side of my property line and my neighbor is 46" tall. The 46" measurement is to the picket and the post are much higher. Additionally, every fence in this area, including the houses along Myles Manor and Winslow Rd all exceed 3'. The shortest fence I measured was over 4' in height. I would like to construct a picket fence that has a swag from a high point of 46" to a low point of 39". It is my intent for this fence to fit contextually with my neighbor and in my neighborhood.

Thanks

Douglas Durr





























File #: 21-05174

DATE: September 1, 2023
TO: Historic Zoning Commission
FROM: Kelly Dannenfelser, Asst. Director of Planning
Emily Huffer, Assistant Preservation Planner

SUBJECT:
Consideration Of Alterations (Garage) At 1002 Fair St.; Jeff Fleishour, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning alterations to the garage at 1002 Fair Street.

APPLICABLE DESIGN GUIDELINES:
2022 Franklin Historic District Design Guidelines:
Chapter 5: Accessory Structures
Chapter 6: Site & Setting

PROJECT INFORMATION:
COF Project Number: 8284
Applicant: Jeff Fleishour
Owner: Amanda Cecconi

BACKGROUND:
The application includes the proposal to replace the existing windows and construct a covered porch addition on the existing historic garage. The application appeared before the Design Review Committee during its June 2023 meeting. The ca. 1950s, two-car, concrete block garage is considered a contributing structure within the Hincheyville Historic District. The proposed addition was modified based on feedback from the DRC meeting, to utilize a lower roof ridge line on the new addition. The 200 sq. ft. addition will be situated so that it will be located behind the principal building with minimal visibility from the street. The windows on the accessory structure appear to be a mix of aluminum windows, aluminum window frames without glass, and a wood window. Staff is unclear on what the proposed window material and pattern is proposed, but the Guidelines recommend the following for windows:

- Preserve and maintain historic windows and historic window openings.
- Avoid adding new windows to the front facade or readily visible facades.
- Design new or replacement windows to have historic profiles and dimensions and a double-hung appearance. Use true divided-light (TDL) or simulated divided-light (SDL) windows rather than snap-in muntins or grids between the glass (GBG) styles.

- Design new or replacement windows to match the historic materials found on the building.

The application also includes the replacement of doors on the building. Specifications on the doors (man doors and garage doors) weren't provided within the application and staff is unclear what the replacement doors will consist of and how they will look.

Additional patio space with a concrete base is proposed, along with a bench wall around a fire pit, and a pool. The Guidelines recommend that there may be other site and setting alterations that may be proposed in the historic districts. Generally, site and setting alterations should be considered as appropriate when they are undertaken in locations that are not visible from public view, do not involve the removal of historic features, and do not detract from or overwhelm the context of the historic districts. As the proposed alterations are located behind the main form of the principal building and will have minimal visibility from the street, these alterations are deemed appropriate.

RECOMMENDATION:

Staff recommends approval of the covered patio portion of this application with the following conditions:

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

Staff recommends deferral of the replacement of the windows and doors until more information has been provided. It is recommended that the applicant show photos of the existing windows and doors, the specs of the new windows and doors, and if the garage doors are to be replaced, the proposed specs of the new garage doors.

Project Considerations:

1. The proposed pool will require a fence that meets all applicable code requirements. The fence will need to be submitted for an Administrative COA prior to construction.
2. The swimming pool will be a separate building permit submittal.
3. Show and label the HVAC equipment location on the plot plan.

Miles Bauer Designs

(805) 587-5249
milesbauersdesigns@yahoo.com

Measurements Not Exact

Due to the nature of the excavation and installation of a swimming pool/spa, exact measurements cannot be attained. The dimensions of the pool/spa may vary by up to 3 percent (3%) in length, width, or depth.

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Owner's Name & Project Address

Amanda Ciccone &
Randy Thompson
1002 Fair Street
Franklin, TN 37064

Legal Address

Project Name

Thompson & Ciccone

Revisions

DATE	INITIALS
None	N/A
None	N/A
None	N/A
None	N/A

Drawing Properties

Drafted By Miles Bauer
Date 5/2/23
Job Number [Job Number]

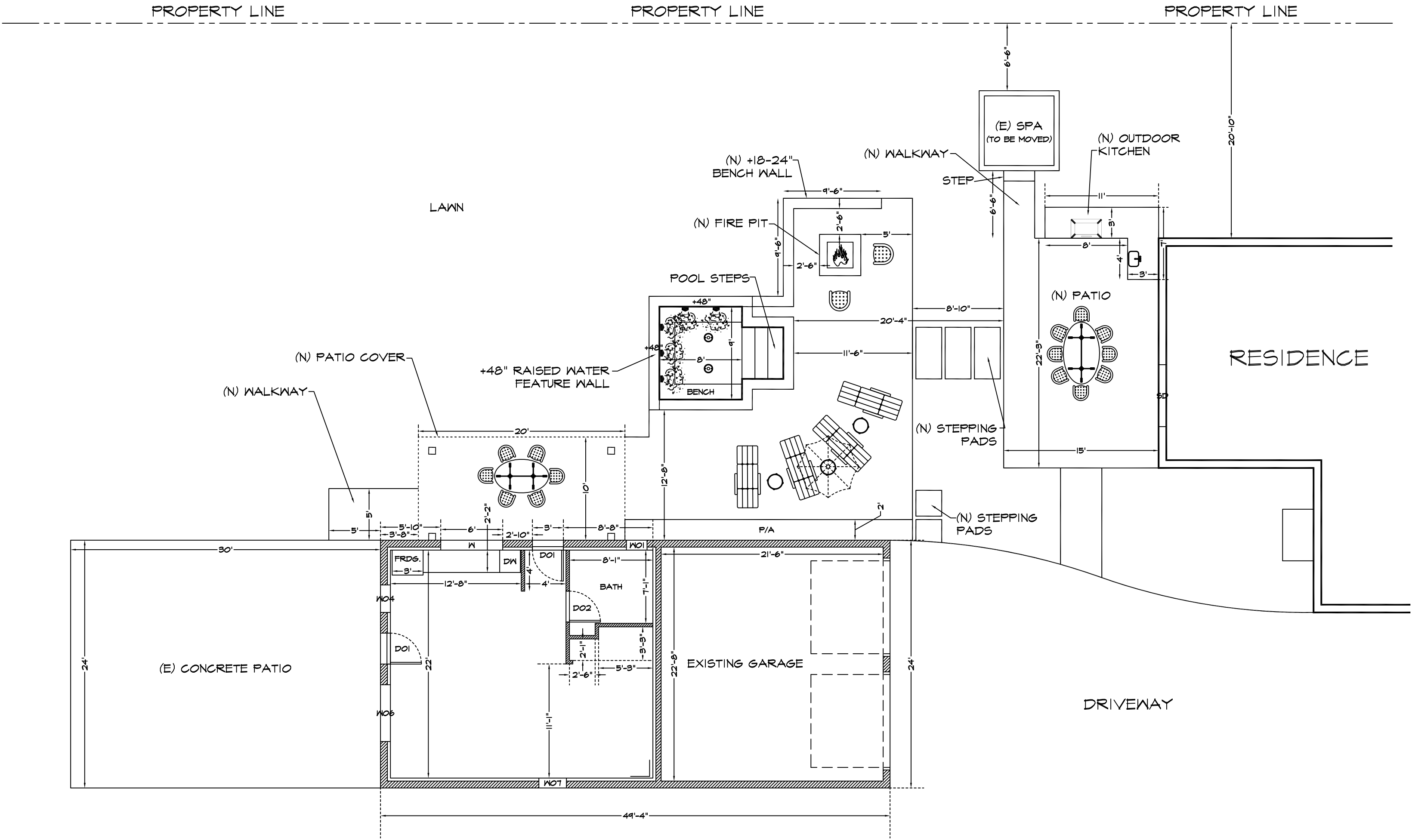
Scale 1/8" - 1'0"

Title

SITE PLAN

Sheet Number

A-1



Miles Bauer Designs

(805) 587-5249
milesbauerd designs@yahoo.com

Measurements Not Exact

Due to the nature of the excavation and installation of a swimming pool/spa, exact measurements cannot be attained. The dimensions of the pool/spa may vary by up to 3 percent (3%) in length, width, or depth.

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Owner's Name & Project Address

Amanda Ciccone &
Randy Thompson
1002 Fair Street
Franklin, TN 37064

Legal Address

Project Name

Thompson & Ciccone

Revisions

DATE	INITIALS
None	N/A
None	N/A
None	N/A
None	N/A

Drawing Properties

Drafted By Miles Bauer
Date 5/2/23
Job Number [Job Number]

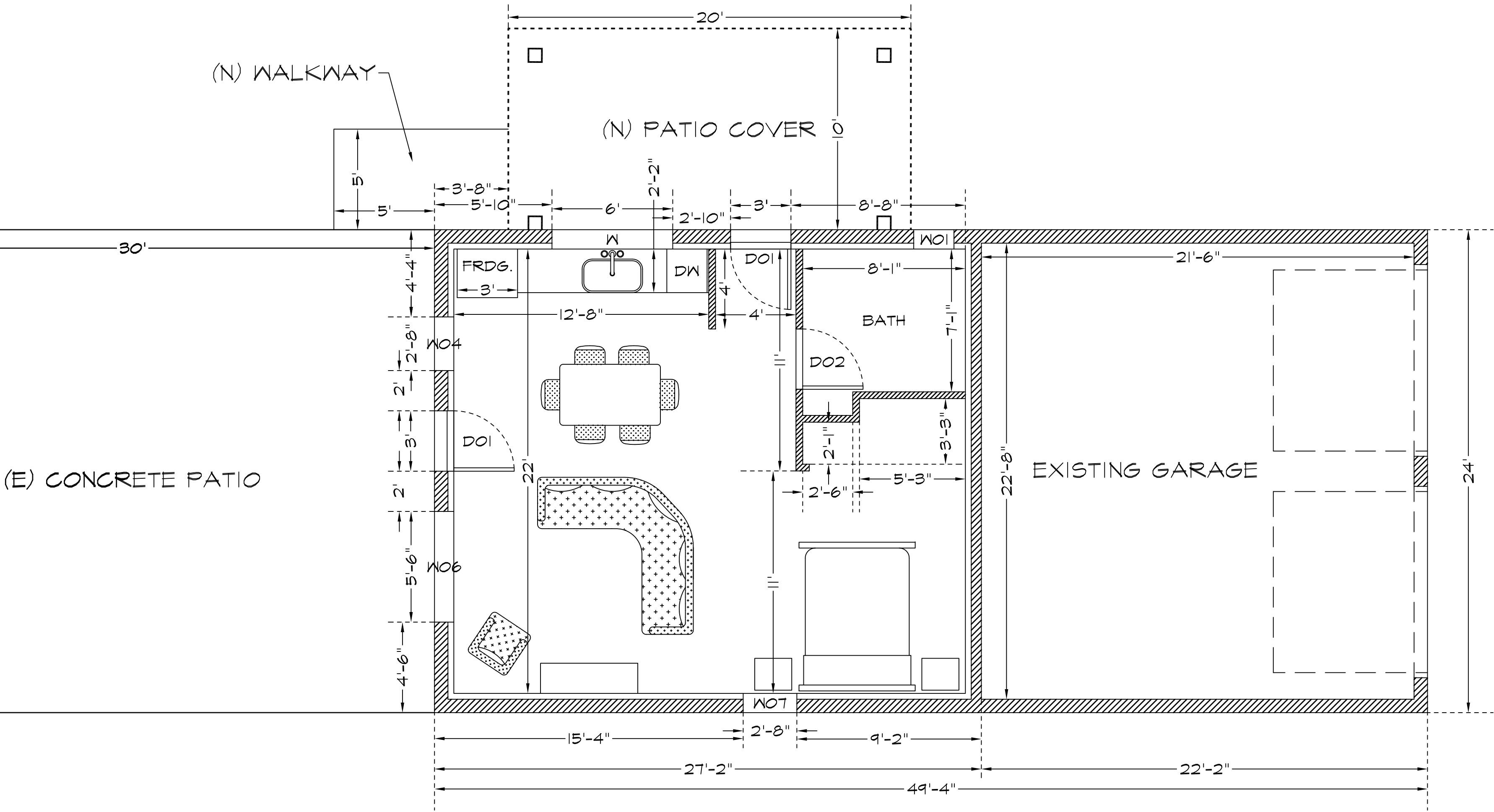
Scale 1/4" = 1'0"

Title

A.D.U. FLOOR PLAN

Sheet Number

A-3



Miles Bauer Designs

(805) 587-5249
milesbauerd designs@yahoo.com

Measurements Not Exact

Due to the nature of the excavation and installation of a swimming pool/spa, exact measurements cannot be attained. The dimensions of the pool/spa may vary by up to 3 percent (3%) in length, width, or depth.

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Owner's Name & Project Address

Amanda Ciccone &
Randy Thompson
1002 Fair Street
Franklin, TN 37064

Legal Address

Project Name

Thompson & Ciccone

Revisions

DATE	INITIALS
8/22/23	MB
None	N/A
None	N/A
None	N/A

Drawing Properties

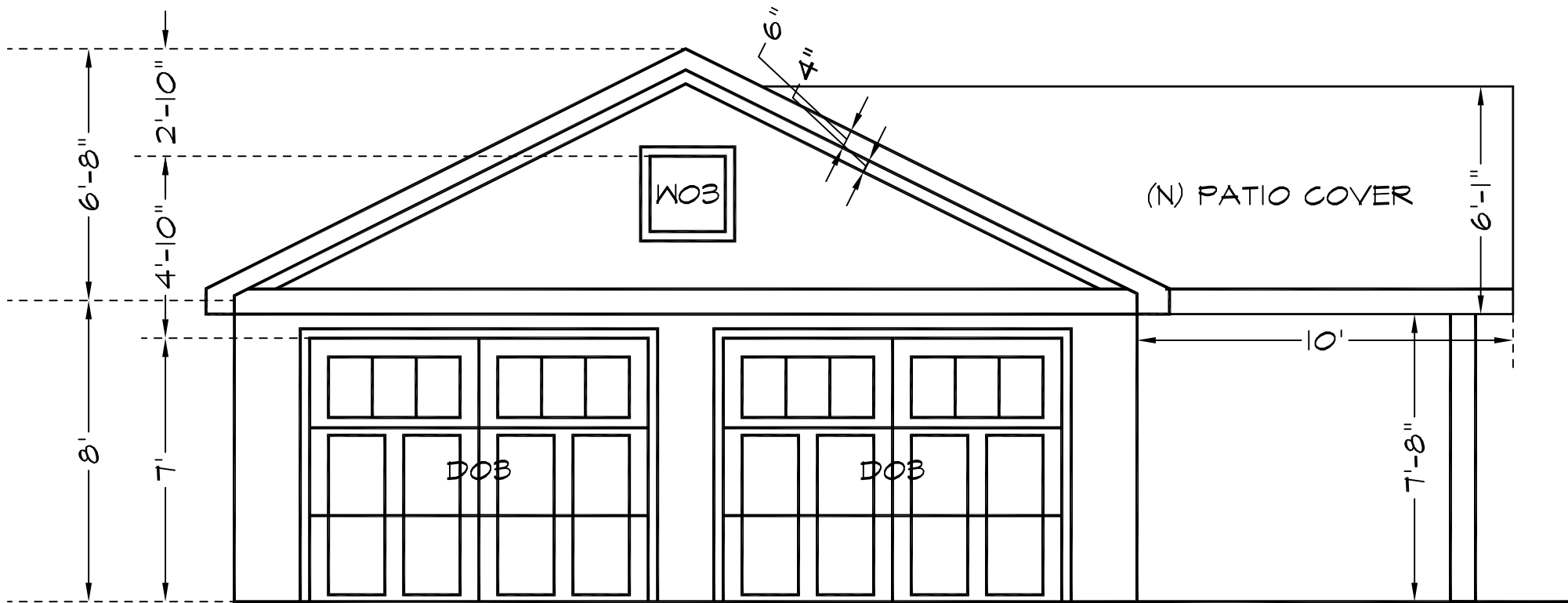
Drafted By Miles Bauer
Date 5/2/23
Job Number [Job Number]

Scale 1/4" = 1'0"

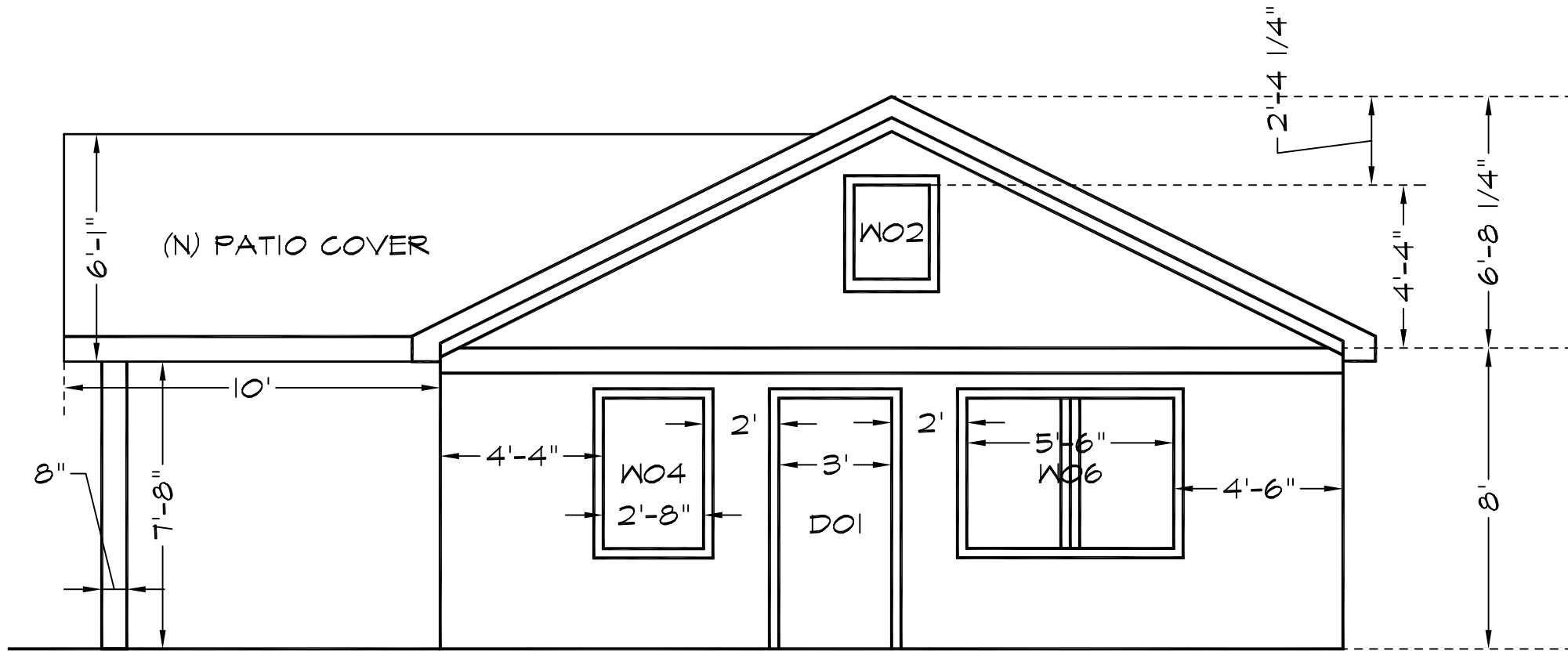
Title
ELEVATIONS
FRONT & REAR

Sheet Number

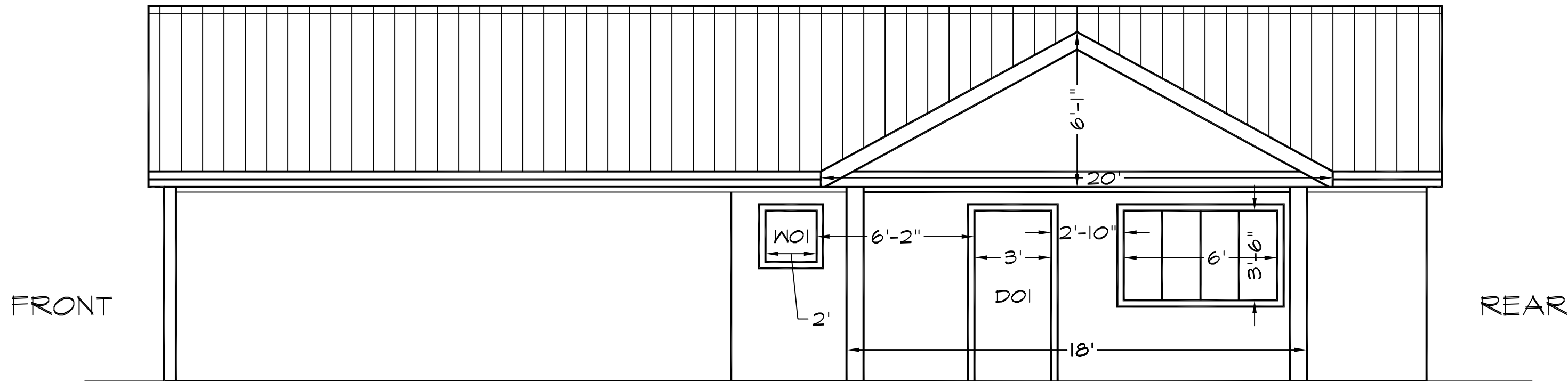
A-5



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

Miles Bauer Designs

(805) 587-5249
milesbauerd designs@yahoo.com

Measurements Not Exact

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Owner's Name & Project Address

**Amanda Ciccone &
Randy Thompson**
1002 Fair Street
Franklin, TN 37064

Legal Address

Project Name

Thompson & Ciccone

Revisions

DATE	INITIALS
8/22/23	MB
None	N/A
None	N/A
None	N/A

Drawing Properties

Drafted By Miles Bauer
Date 5/2/23
Job Number [Job Number]

Scale 1/4" = 1'0"

Title
ELEVATIONS
RIGHT SIDE

Sheet Number

A-6



















Tetter













































File #: 21-05175

DATE: September 1, 2023
TO: Historic Zoning Commission
FROM: Kelly Dannenfelser, Asst. Director of Planning
Emily Huffer, Assistant Preservation Planner

SUBJECT:
Consideration Of An Addition (Rear) At 236 Public Sq.; Robin Hood, Applicant.

PURPOSE:
The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning the rear second-story addition at 236 Public Square.

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

PROJECT INFORMATION:
COF Project Number: 8285
Applicant: Robin Hood
Owner: Avalyn Berry Swain

BACKGROUND:
The proposal is a rear addition to the second story of the 236 Public Square building. The proposal has come before the Design Review Committee during its June and July meetings to receive feedback.

The design is unique in the fact that it is a 605 sq. ft. addition for the second story that will allow for two parking spaces beneath the addition. The design will utilize an arch that will face 3rd Avenue North, that will allow for car doors to open. The applicant has provided views from different vantage points, as requested during the last Design Review Committee meeting. The proposed addition will utilize bricks that appear to match the historic building. The Guidelines recommend the following for additions on historic commercial buildings:

- Design additions to be subordinate in appearance to the historic building. Considerations include placement, size, massing, scale, height, setbacks, and materials.
- Avoid removal of sections of historic walls to accommodate additions unless significant structural deficiencies can be demonstrated. Design additions so that owners may remove the additions and restore the original facade if so desired.

- Design additions to be complementary and compatible in design and detailing to the historic building, but clearly identifiable using methods such as roof breaks, wall insets, or wall off-sets.

The proposed addition does not utilize an inset or an offset and appears to be the same height (30'-5") as the front facade. This addition is not subordinate to the historic building, thus it does not meet the intent of the Guidelines. Additionally, the proposed addition will cover the adjacent building's unique English brick bond pattern.

Information on the replacement of the front doors of the building was not provided in the submittal and further information is needed on the current doors, their history, and what the replacement would look like.

RECOMMENDATION:

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

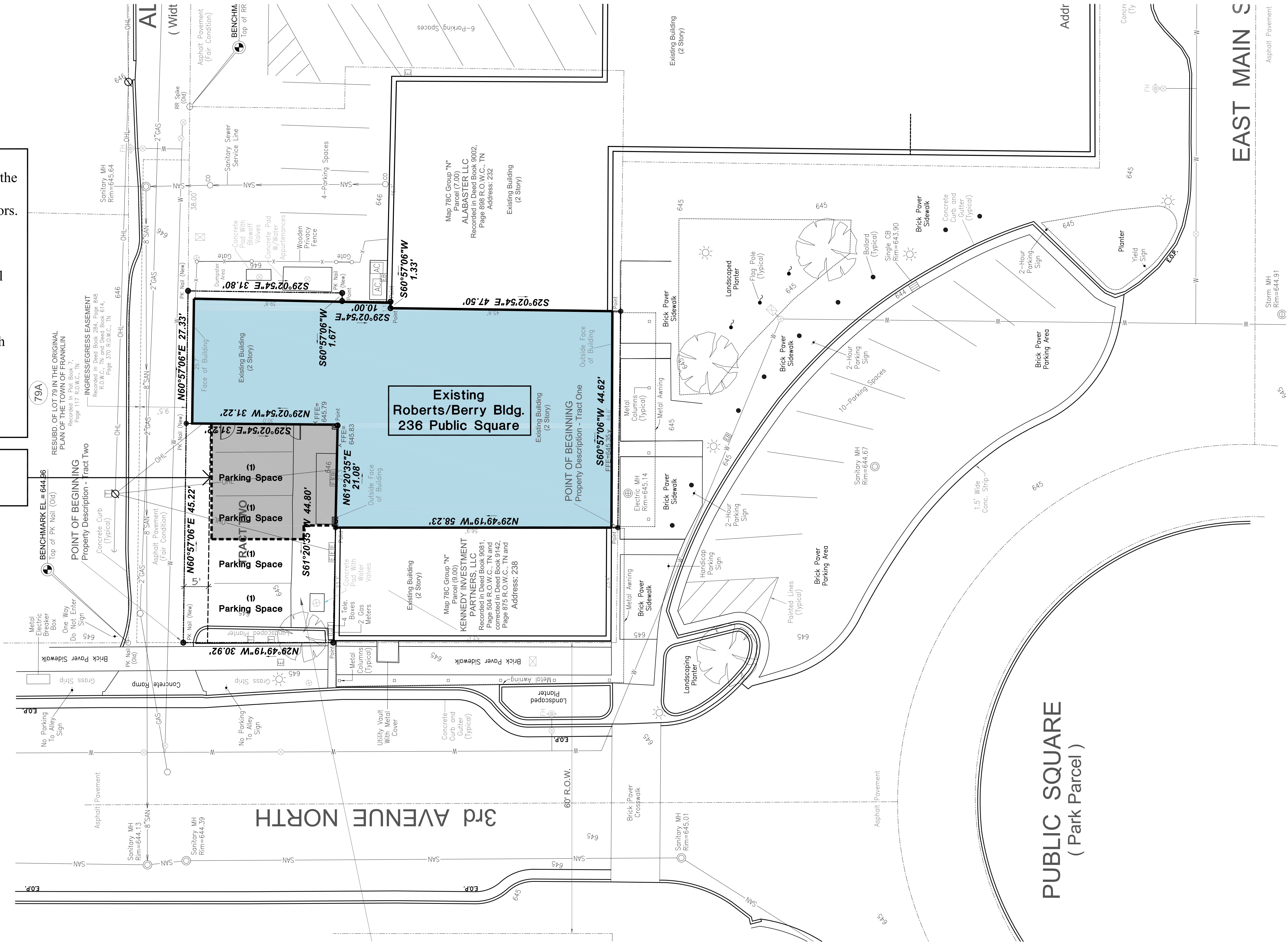
1. Design additions to be subordinate in appearance to the historic building.
2. Avoid removal of sections of historic walls to accommodate additions unless significant structural deficiencies can be demonstrated.

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

1. The lots owned by the property owner must be consolidated prior to construction to be in compliance with the rear lot setback requirements.
2. The proposed brick and mortar shall match the historic brick, with a material sample of the brick and mortar subject to approval by the Preservation Planner or the Historic Zoning Commission.
3. The proposal for front door replacement shall be submitted as a separate COA application.
4. The application must meet all the requirements of the City of Franklin prior to issuance of a building permit.
5. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

- Proposed Scope of Work**
Owner is wishing to provide updates to the existing structure which are to include:
- Handicap Accessibility to both floors.
 - Bldg. to be Fully Sprinklered.
 - Interior changed to 'Open Plan' for future Mercantile Tenant.
 - Upgrade Mechanical and Electrical Systems.
 - Provide a 605 s.f addition to 2nd. Floor.
 - Addition to be in keeping with existing architectural vocabulary.
 - Four Existing Parking Spaces to remain.
 - Consolidation Plat to be provided

Proposed New 2nd. Floor Addition:
605 s.f. Added
(4) Parking Spaces Remain



An Addition and Interior Renovation for:
The Roberts / Berry Bldg.
236 Public Square, Franklin, TN
Job Number: 23-004

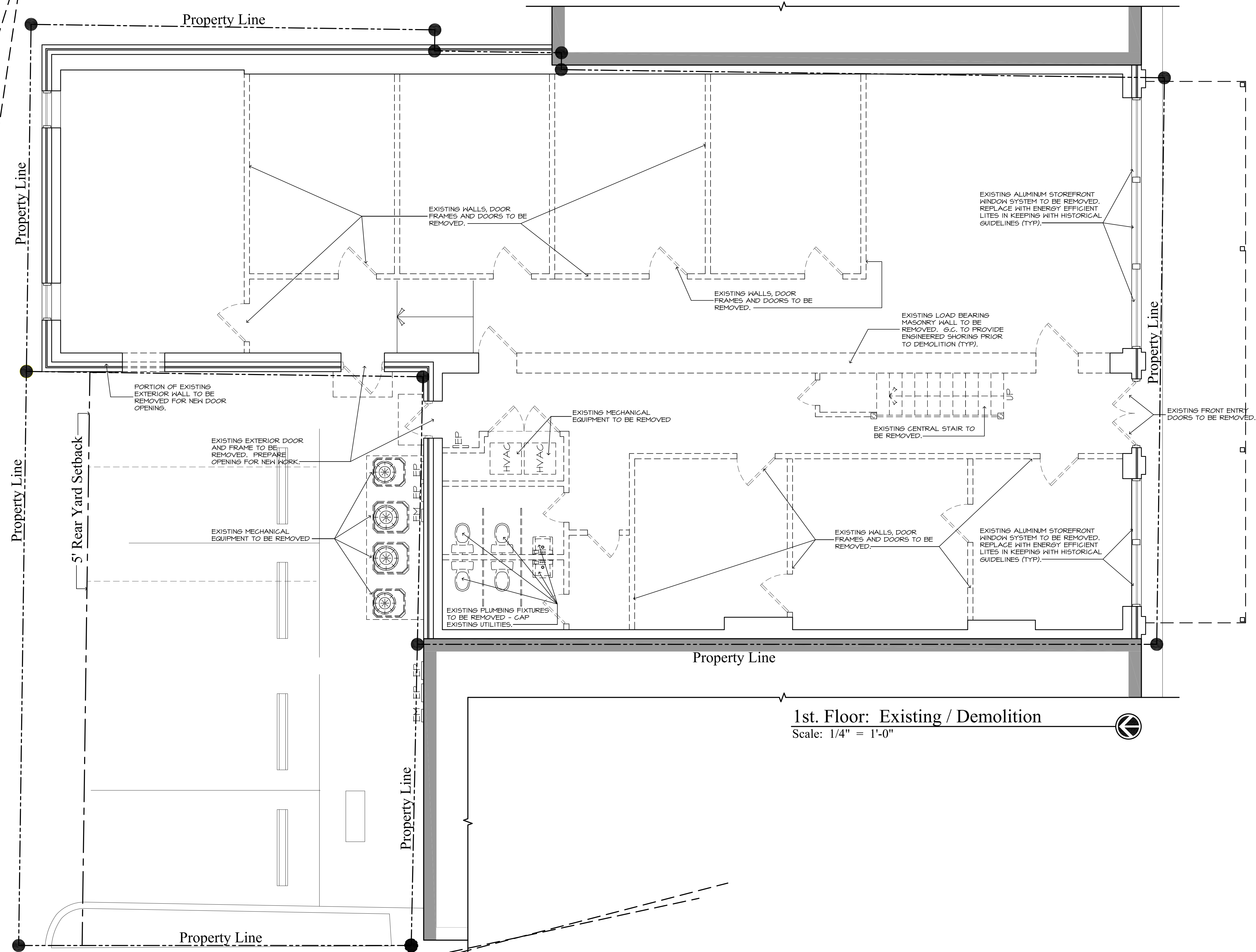
OP1.0

Site Orientation Plan

Released:

CROSSROADS
ARCHITECTURE
115 W. Franklin St. • Suite 103
Gallatin • Tennessee • 37006
(615) 255-7796

PRELIMINARY
NOT FOR CONSTRUCTION
August 22, 2023



1st. Floor: Existing / Demolition
Scale: 1/4" = 1'-0"

An Addition and Interior Renovation for:
The Roberts / Berry Bldg.
236 Public Square, Franklin, TN
Job Number: 23-004

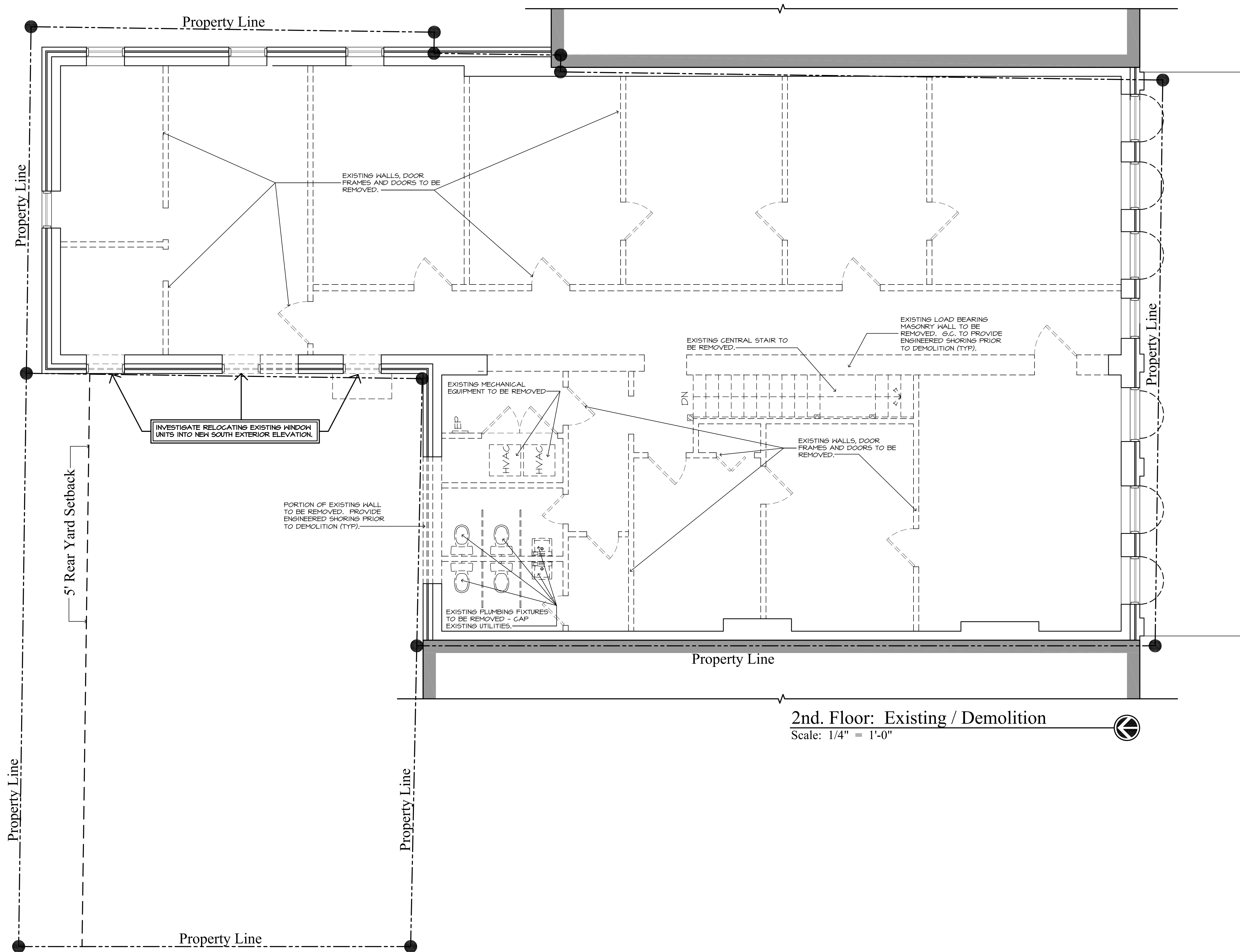
A0.1

1st. Floor Plan

Released:

PRELIMINARY
NOT FOR CONSTRUCTION
August 22, 2023

CROSSROADS
ARCHITECTURE
115 W. Franklin St. • Suite 103
Gallatin • Tennessee • 37066
(615) 255-7796



PRELIMINARY
NOT FOR CONSTRUCTION
August 22, 2023

CROSSROADS
ARCHITECTURE

115 W. Franklin St. • Suite 103
Gallatin • Tennessee • 37066

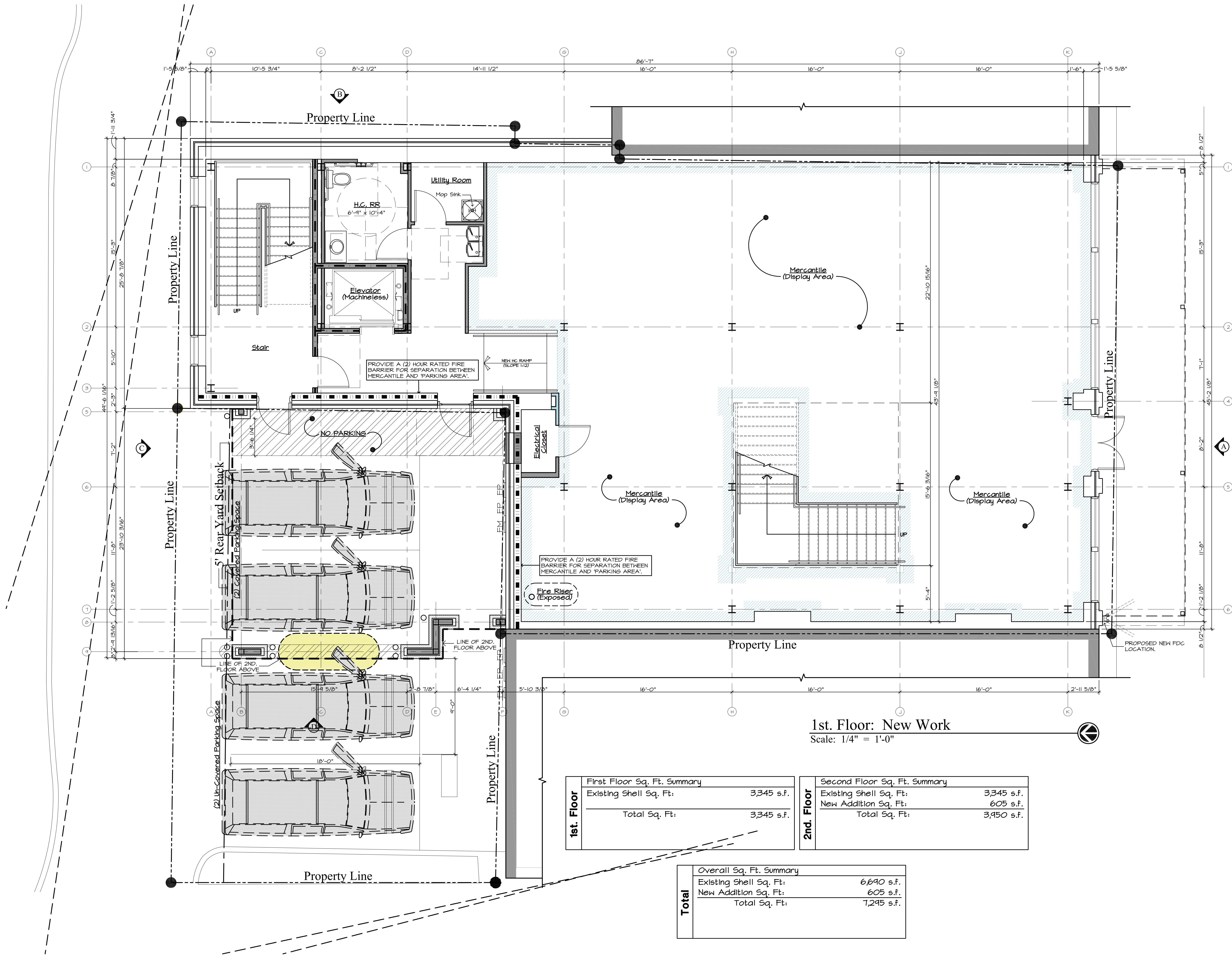
(615) 255-7796

An Addition and Interior Renovation for:
The Roberts / Berry Bldg.
236 Public Square, Franklin, TN
Job Number: 23-004

A0.2

2nd. Floor Plan

Released:



1st. Floor: New Work
Scale: 1/4" = 1'-0"

1st. Floor	
First Floor Sq. Ft. Summary	
Existing Shell Sq. Ft:	3,345 s.f.
Total Sq. Ft:	3,345 s.f.

2nd. Floor	
Second Floor Sq. Ft. Summary	
Existing Shell Sq. Ft:	3,345 s.f.
New Addition Sq. Ft:	605 s.f.
Total Sq. Ft:	3,950 s.f.

Total	
Overall Sq. Ft. Summary	
Existing Shell Sq. Ft:	6,690 s.f.
New Addition Sq. Ft:	605 s.f.
Total Sq. Ft:	7,295 s.f.

PRELIMINARY
NOT FOR CONSTRUCTION
August 22, 2023

CROSSROADS
ARCHITECTURE

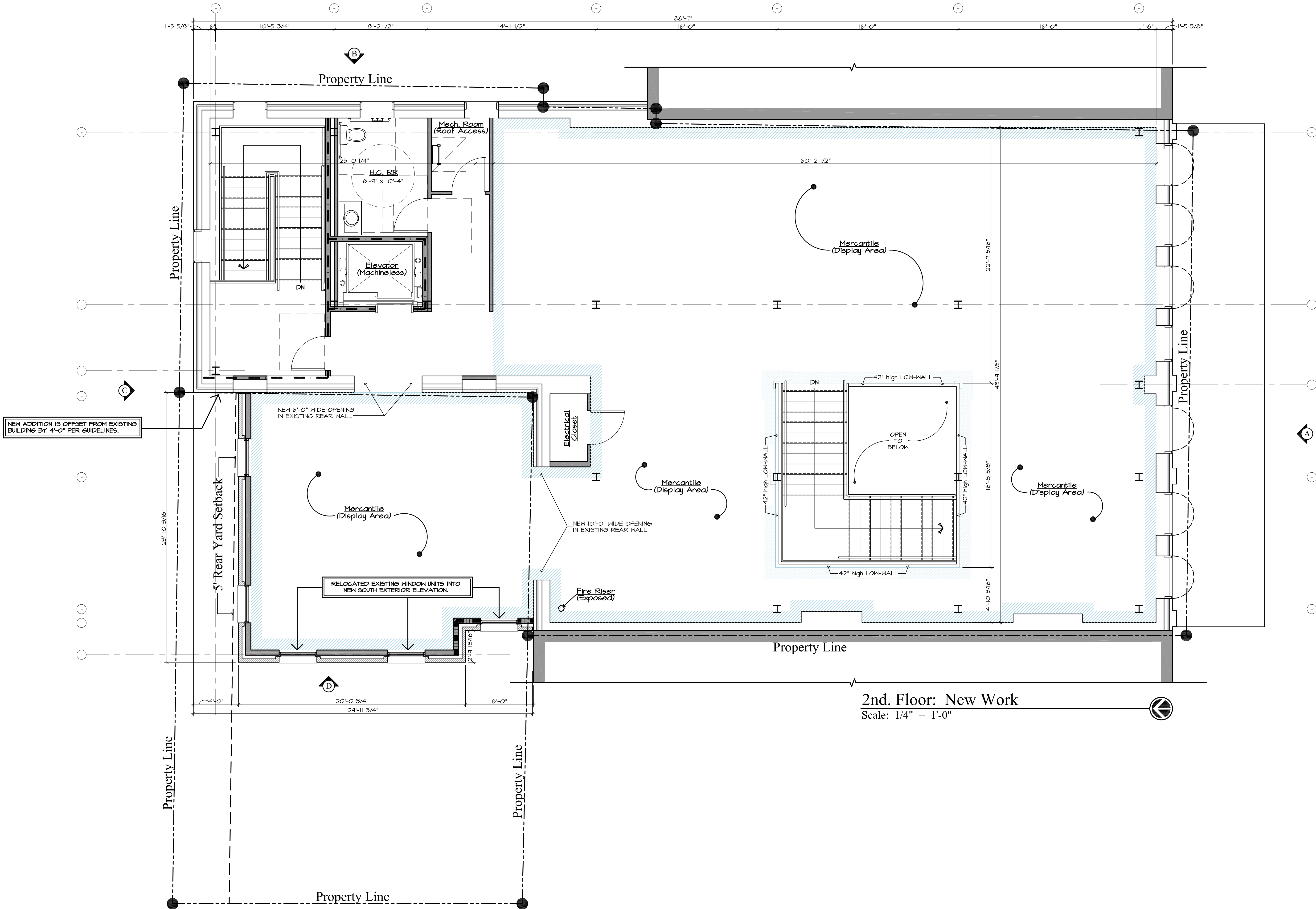
115 W. Franklin St. • Suite 103
Gallatin • Tennessee • 37066
(615) 265-7796

An Addition and Interior Renovation for:
The Roberts / Berry Bldg.
236 Public Square, Franklin, TN
Job Number: 23-004

A1.0

1st. Floor Plan

Released: -



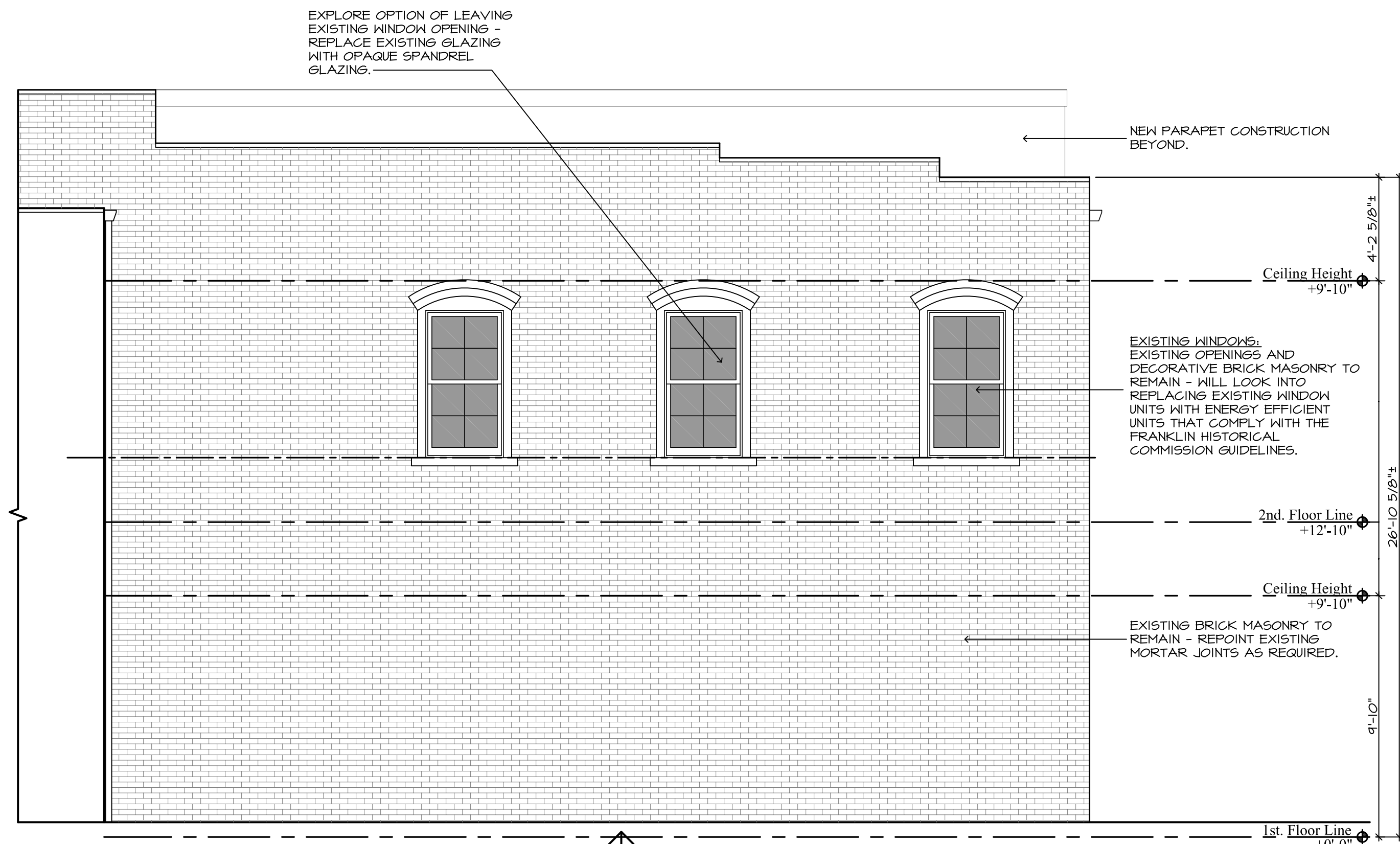
2nd. Floor: New Work
Scale: 1/4" = 1'-0"

An Addition and Interior Renovation for:
The Roberts / Berry Bldg.
236 Public Square, Franklin, TN
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CROSSROADS
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PRELIMINARY
NOT FOR CONSTRUCTION
August 22, 2023

A1.1
2nd. Floor Plan
Released: -



B East Elevation
Scale: 1/4" = 1'-0"



NEW MASONRY TO MATCH EXISTING COLOR AND TEXTURES - PROVIDE 'COMMON BOND' WITH 7TH ROW HEADER COURSE (TYP).



NEW PREFINISHED METAL COPING. SELECTED COLOR TO BE IN KEEPING WITH HISTORICAL COMMISSION GUIDELINES (TYP).

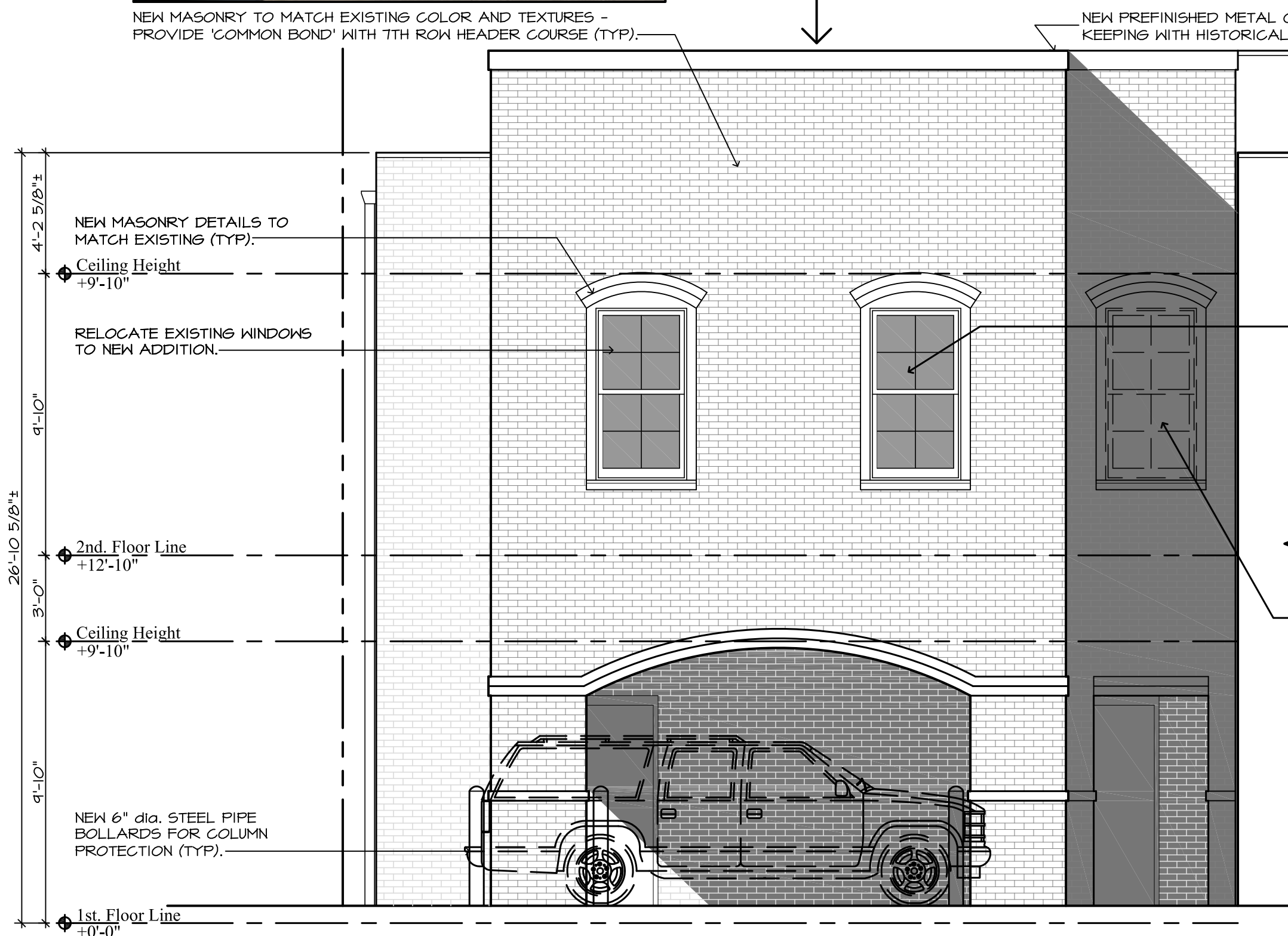


Property Line (to be verified)

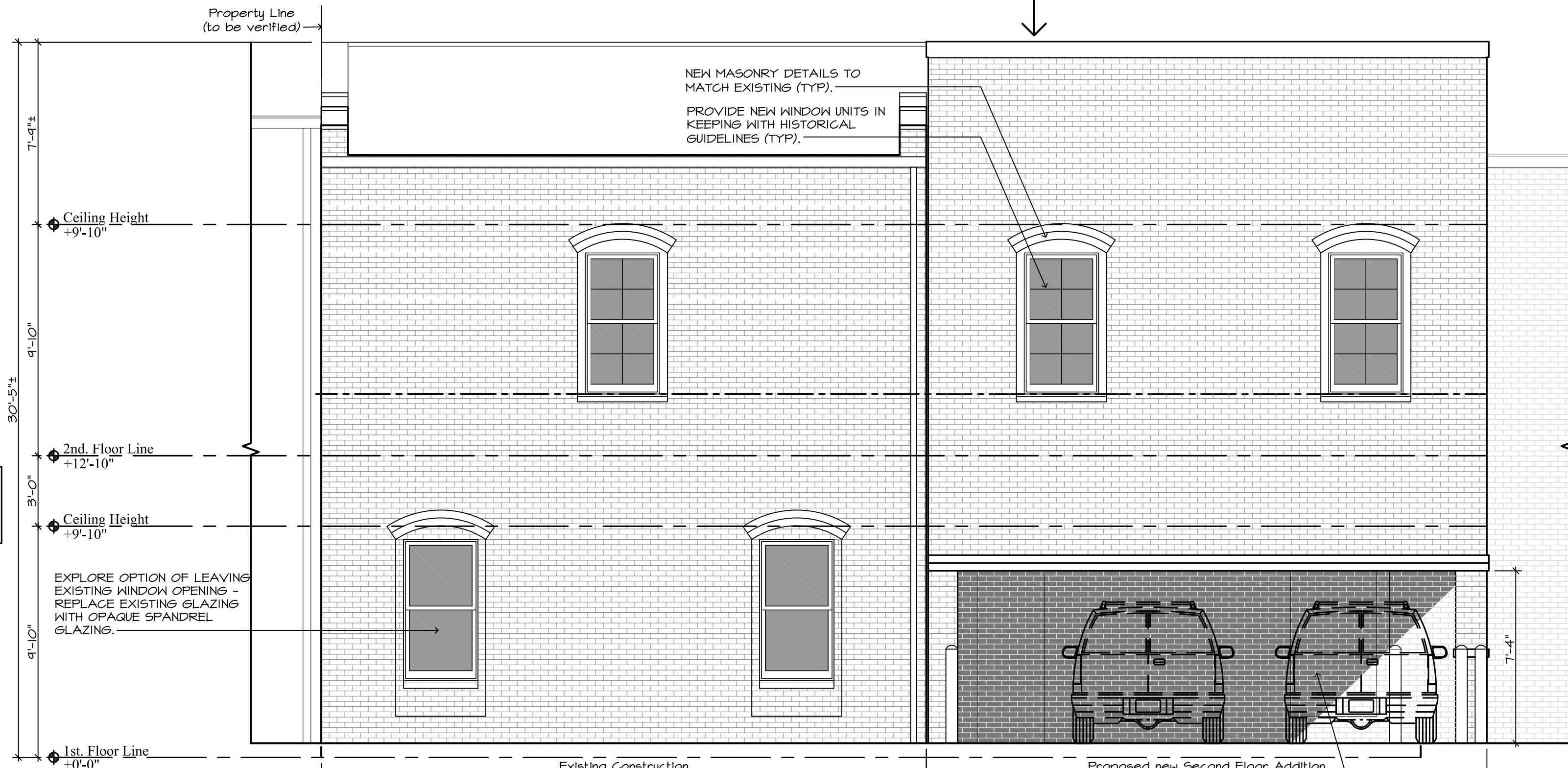
A South Elevation (Public Square)
Scale: 1/4" = 1'-0"



EXISTING ENTRY DOORS TO BE REPLACED WITH NEW ENERGY EFFICIENT UNITS IN KEEPING WITH THE FRANKLIN HISTORICAL COMMISSION GUIDELINES.



D West Elevation (Visible from 3rd. Ave.)
Scale: 1/4" = 1'-0"



C North Elevation (Alley)
Scale: 1/4" = 1'-0"

An Addition and Interior Renovation for:
The Roberts / Berry Bldg.
236 Public Square, Franklin, TN
Job Number: 23-004

A2.0

Exterior Elevations

Released:



○ Northwest Rendering (Visible from 3rd. Ave.)
Scale: N.T.S.



○ Northeast Rendering (Visible from Alley)
Scale: N.T.S.



○ North Rendering (Visible from Alley)
Scale: N.T.S.



○ North Rendering (Visible from 3rd. Ave.)
Scale: N.T.S.

PRELIMINARY
NOT FOR CONSTRUCTION
August 22, 2023

CROSSROADS
ARCHITECTURE
115 W. Franklin St. • Suite 103
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(615) 255-7796

An Addition and Interior Renovation for:
The Roberts / Berry Bldg.
236 Public Square, Franklin, TN
Job Number: 23-004

A3.0
Renderings
Released: -



File #: 21-05178

DATE: September 1, 2023
TO: Historic Zoning Commission
FROM: Kelly Dannenfelser, Asst. Director of Planning
Emily Huffer, Assistant Preservation Planner

SUBJECT:

Consideration Of Alterations (Roof Replacement, Chimney Repointing, Front Door Restoration, Side Door Replacement, Rear Fencing, New Driveway, And Signage) At 245 3rd Ave. N.; Matt Burnett, Applicant.

PURPOSE:

The purpose of this memorandum is to provide information to the Historic Zoning Commission concerning alterations to the property at 245 3rd Avenue North.

APPLICABLE DESIGN GUIDELINES:

2022 Franklin Historic District Design Guidelines:
Chapter 2: Residential Buildings
Chapter 6: Site & Setting
Chapter 7: Fences, Walls, and Gates

PROJECT INFORMATION:

COF Project Number: 8287
Applicant: Matt Burnett
Owner: Matt Burnett

BACKGROUND:

This application previously appeared at the August Design Review Committee to receive feedback. The series of work proposed for the property is as follows: roof replacement, chimney repainting, front door restoration, side door replacement, rear fencing, new rear driveway, and signage.

Roof Replacement

The application includes the proposal to replace the existing asphalt shingle roof with an architectural asphalt shingle roof. This proposed roof material was suggested during the August DRC meeting as an appropriate material. The Guidelines recommend that if partial or wholesale replacement is needed, one should use materials whose composition and appearance match the historic materials. If there is evidence of previous roofing material on the building, through the use of photos or physical evidence of the roofing material, then that could be supported. The proposed roof is an appropriate material to utilize.

Chimney Repointing and Reconstruction

The application includes repointing the existing chimneys and adding 10-12" (approximately 4 rows of bricks) to each chimney to restore the chimneys to a more historic height. The addition/reconstruction of the chimneys was discussed during the August DRC meeting. The Guidelines recommend that if chimneys are collapsed or unstable, reconstruct them to match their original appearances, if known. If not known, use designs and materials typical for the age and style of the building. The building is listed as being constructed circa 1890 and is listed as a contributing building in the Downtown Franklin Historic District. While historic photos were not included within the submittal, a taller chimney for the time period to which this building was constructed is appropriate.

Front Door Restoration

The proposal includes the restoration of the existing wooden front door. The current door is painted white and the application intends to remove the paint to reveal the natural wood finish. The Guidelines state that one should preserve and maintain the original entrance locations and elements, such as original doors, transoms, sidelights, and surrounds. Leave unpainted doors unpainted. Refinishing the door is supported by the Guidelines.

Side Door Replacement

The application includes the proposal to replace the existing side door that is damaged with an identical solid wood door that was found on the property. The Guidelines state that one should preserve and maintain the original entrance locations and elements, such as original doors, transoms, sidelights, and surrounds. Since the door is in disrepair and the applicant has a door that was found on the property to replace the damaged door, this replacement is appropriate with the Guidelines.

Rear Driveway

The application includes the proposal to construct a new driveway that will be accessible from North Margin Street. The Guidelines recommend minimizing the visual impact of parking by following historic patterns that locate parking and driveways along the rear or side of buildings. Parking for nonresidential uses in residential buildings should be located behind the building and should be further screened from off-site. While the proposed driveway material was not included within the application, the Guidelines recommend the use of durable materials that were historically typical for driveways such as concrete, bricks, and asphalt. Due to the property being used for nonresidential use, the driveway shall utilize asphalt, concrete, brick, stone, pavers, or an equivalent material, per the Zoning Ordinance. The proposed driveway location is appropriate within the Guidelines as it is located behind the building.

Rear Fencing

The application includes the proposal to install a 4 ft. wooden fence that will begin in the rear yard and will face North Margin Street. The Zoning Ordinance regulates that where a driveway access is located on the side street, the fence along the lot line shall not exceed a height of 3 feet to maintain driver visibility and safety. Additionally, since the property is located within the Floodway Fringe Overlay, the fencing must be designed to allow adequate drainage flow, including shadow boxes, flap gates, aluminum fencing, or gaps at the bottom of the fencing. Materials can be any combination of treated wood, rot-resistant wood (such as cypress or redwood), brick, natural stone, cultured stone, other masonry materials, or metal. While an example of the proposed picket fence has not been provided, a wooden, white picket fence with a height of 3 feet would be appropriate for this property.

Signage

The application includes the proposal for a post-and-arm post, but the sign itself was not submitted. A full sign package will need to be submitted for an Administrative COA prior to issuance of a sign permit.

RECOMMENDATION:

Staff recommends approval of this application with the following conditions:

1. The proposed fencing shall not exceed a height of 3 ft. to be in accordance with the Design Guidelines and the Zoning Ordinance.
2. The driveway shall utilize asphalt, concrete, brick, stone, pavers, or an equivalent material, subject to the Preservation Planner approval.
3. A wood picket fence is an appropriate style for the vernacular architecture of the house, and the design of the fence and type of wood shall return to the Preservation Planner for approval.
4. The sign and signpost shall be submitted for an administrative COA.
5. The application must meet all the requirements of the City of Franklin prior to the issuance of a building permit.
6. Any additional changes to the approved plans must be returned to the Preservation Planner or the Historic Zoning Commission for review and approval.

Project Considerations:

1. A floodplain development permit is required for any work, inside or outside of a building. This includes any site work such as fences or grading.
2. Please provide calculations for pervious vs impervious area. This lot is required to maintain at least 40% Landscape Surface Area LSA.
3. As the lot currently sits, the fence will have to meet corner lot standards for fencing which state the front yard fence height standard of 3ft maximum is applicable on a side street facing yard up to 20 feet behind the front facade of the home. 20 ft behind the front facade is where the rear yard standard begins and a maximum 7ft fence could be used. However, if you add the driveway then a new standard is used "Where a driveway access is located on the side street, the fence or wall shall either be set back a min. 15 feet from the side street lot line OR not exceed a height of 3 feet."

August 24, 2023

HISTORICAL ZONING COMMISSION
109 3rd Avenue South
Franklin, TN 37064

**Re: Certificate of Appropriateness and Variance Request
245 3rd Avenue North
Franklin, TN 30764**

Dear Historical Zoning Commission:

I recently purchased the above referenced property and am seeking Commission approval to perform several repairs and improvements required to the property ready for occupancy. Following is summary of the requested improvements.

1. **Roof replacement** – Current asphalt shingle roof is well past its useful life and there are noticeable points of water intrusion into the building. I am proposing to replace the entire roof with architectural asphalt shingle roofing.
2. **Chimney repointing and restoration to period height** – Current chimney condition is deteriorating and in need of immediate repair. DRC had previously commented that they felt the chimney height had been lowered at some point and suggested adding several layers of brick back to the height if possible.
3. **Restoration of front door entry** – Door to be stripped of all paint, and original door restored to natural finish highlight original details and craftsmanship.
4. **Side door replacement** – Current door is significantly damaged and will be replaced with an identical style solid wood door.
5. **New rear and side fencing (along Margin st)** – 4ft wood picket fencing to be installed along the rear/side of property (Margin St). Front yard to remain unfenced.
6. **New driveway access along Margin** – Current on-site parking is limited to 1 SUV, or two small cars in tandem driveway off 3rd Ave. Proposal would seek to add a secondary driveway along Margin allowing for additional on-site parking.
7. **Signage** – Addition of a metal Post and Arm business sign. Not to exceed 7ft with five hanging sign panels.

Following are some supporting photos/illustrations of the property and proposed changes. I look forward to your feedback.

Regards,

Matt Burnett
Arbella Investments
matt@arbellainvestments.com

Subject Property



Roof Improvements



Architectural Style
Asphalt Shingle Roof



Chimney Restoration



Chimney
repointing and
restoration to
period correct
height ± 10 -12
inches (4 layers
brick/mortar)

Front Door Restoration



Front Door To be stripped and
restored to natural condition



Proposed Fence



Proposed fence line
in wood picket style,
not to exceed 4ft in
height.

Proposed Driveway



Proposed additional driveway /
off-street parking

Signage





Side Door



File #: 21-05180

DATE: September 1, 2023
TO: Historic Zoning Commission
FROM: Kelly Dannenfelser, Asst. Director of Planning
Emily Huffer, Assistant Preservation Planner

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

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

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

PROJECT INFORMATION:
COF Project Number: 8288
Applicant: Scott Nicodemus
Owner: Brandon Hutchenson

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

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

In August 2023, a Certificate of Appropriateness was administered for the property with a condition of approval that the 6-foot rear unapproved, but recently-constructed foundation for an addition on the rear of the historic addition (on the right side facing the driveway), be removed from the building.

The current application is proposing to add an addition to the rear of the building that was voted to be

removed in the most recent COA. The Guidelines recommend the following for additions and building form:

- Design additions to be subordinate in appearance to the historic building. Considerations include placement, size, massing, scale, height, setbacks, and materials.
- Design additions so there is the least possible loss of historic fabric and so the character-defining features of the historic building are not removed, damaged, or obscured.
- Maintain the historic building shape, mass, scale, proportion, rhythm, and roof shapes.
- Preserve historic building elements that contribute to building style and historic character.

By adding this addition, this would cause the historic roof form to be altered and it would not follow the Guidelines.

Further, the proposal includes altering the rear roof form. The proposal to alter the roofline came before the Historic Zoning Commission during its April 2022 meeting. The previous application included the proposal to create a larger central roofline. DRC members recommended that the historic roof line should be respected and that the rear addition should softly tie into the existing historic roofline form. The approved rear of the building features two rear-facing gables with a flat-roofed porch in the middle that softly ties into the historic addition form. The proposed alteration would alter the unique addition roof form and gable shape (closest to the driveway) to remove the valley, resulting in a different pitch and silhouette. The Guidelines recommend the least possible loss of historic fabric in order to preserve the character defining features, which would be lost if the historic form was further altered.

The approved flat porch roof would become a rear-facing gable. The proposed design will then feature three rear-facing gables. The Guidelines state that additions are to be subordinate in appearance to the historic building and to preserve the historic elements that contribute to the style and character. Considerations include placement, size, massing, scale, height, setbacks, and materials. This proposed alteration does not meet the Guidelines, as it will be altering the historic form of the building and will alter the historic mass, shape, and roofline of the building.

RECOMMENDATION:

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

1. Design additions to be subordinate in appearance to the historic building. Considerations include placement, size, massing, scale, height, setbacks, and materials.
2. Design additions so there is the least possible loss of historic fabric and so the character-defining features of the historic building are not removed, damaged, or obscured.
3. Maintain the historic building shape, mass, scale, proportion, rhythm, and roof shapes.
4. Preserve historic building elements that contribute to building style and historic character.

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

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



HISTORIC
FRANKLIN
TENNESSEE

Franklin Historic Zoning Commission Certificate of Appropriateness (COA)

Address: 324 3rd Ave. S. (Downtown Franklin Historic District)
Applicant: Scott Nicodemus
Owner: Brandon Hutchenson
Project #: 8231

Type of Work: Consideration of Alterations (Roof)

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

Approval Date: August 14, 2023
Expiration Date: August 14, 2025 (if work has not commenced)

BACKGROUND

The applicant is requesting a Certificate of Appropriateness (COA) for reconstructing the roof to match what was there previously using materials that match the original.

APPLICABLE DESIGN GUIDELINES

2022 Franklin Historic District Design Guidelines:
Chapter 2: Residential Buildings

APPROVED WORK SPECIFICATIONS

The application is approved with the following conditions:

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

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

Emily Huffer

Assistant Preservation Planner

City of Franklin Planning & Sustainability Department

615.550.6795 | www.franklintn.gov/planning



Planning, Design & Research Engineers, Inc.
2000 Lindell Avenue
Nashville, Tennessee 37203-5509
615-298-2065 jgoff@pdre.net

June 7, 2023

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

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

Dear Mr. Nicodemus:

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

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

During the site visit PDRE observed the following:

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

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

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

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

Sincerely,

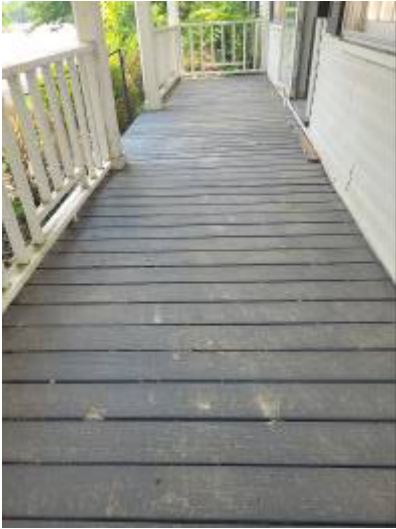


Jon F. Goff, P.E.





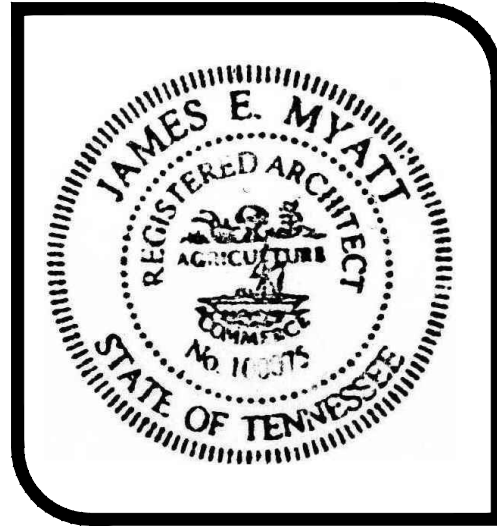




324 Third Avenue S



FOR REVIEW



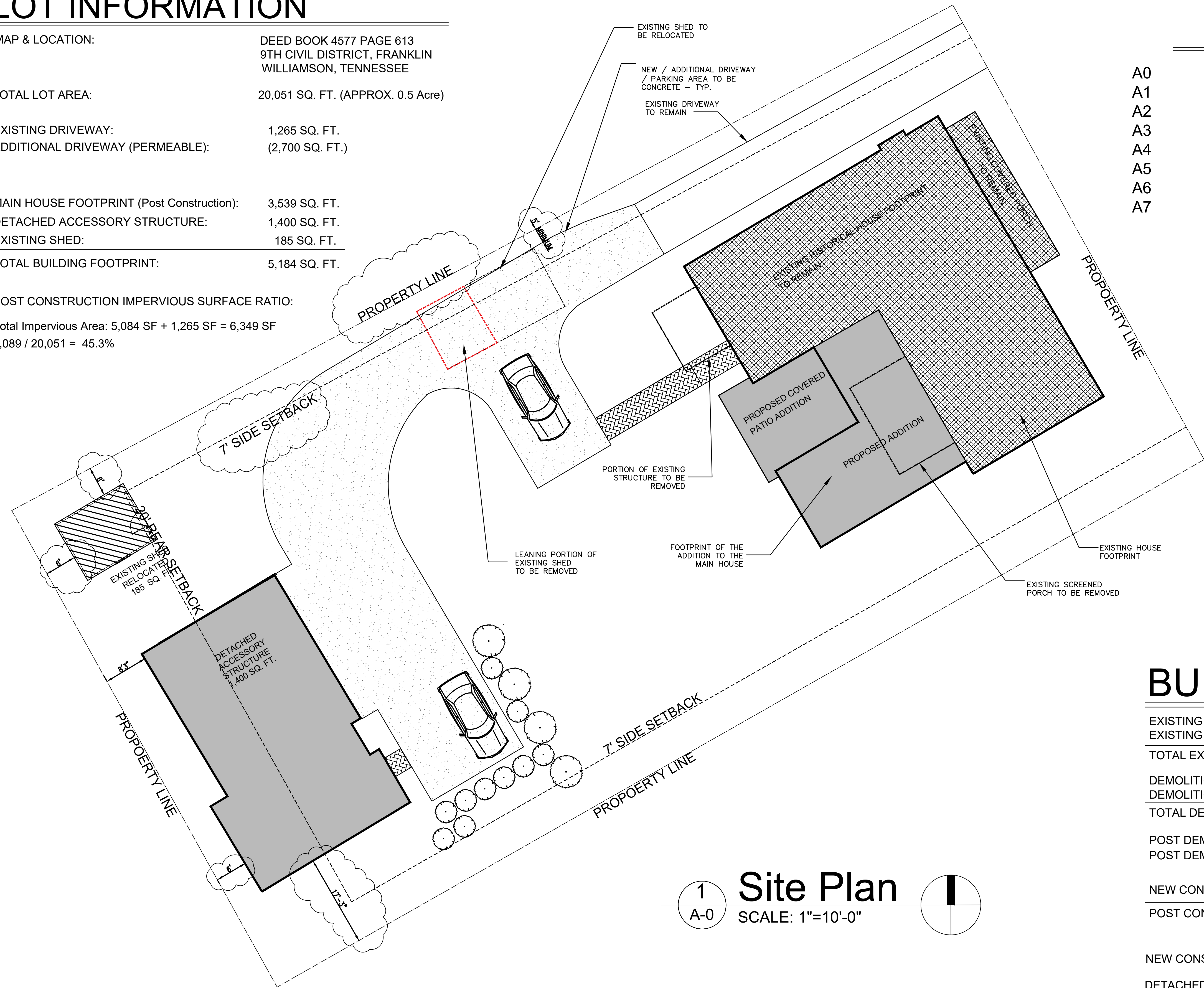
BRANDON HUTCHESON

HISTORIC HOUSE PLAN

324 3RD AVENUE SOUTH
FRANKLIN, TENNESSEE 37064

LOT INFORMATION

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



1 Site Plan
A-0 SCALE: 1"=10'-0"

ARCHITECTURAL DRAWING INDEX

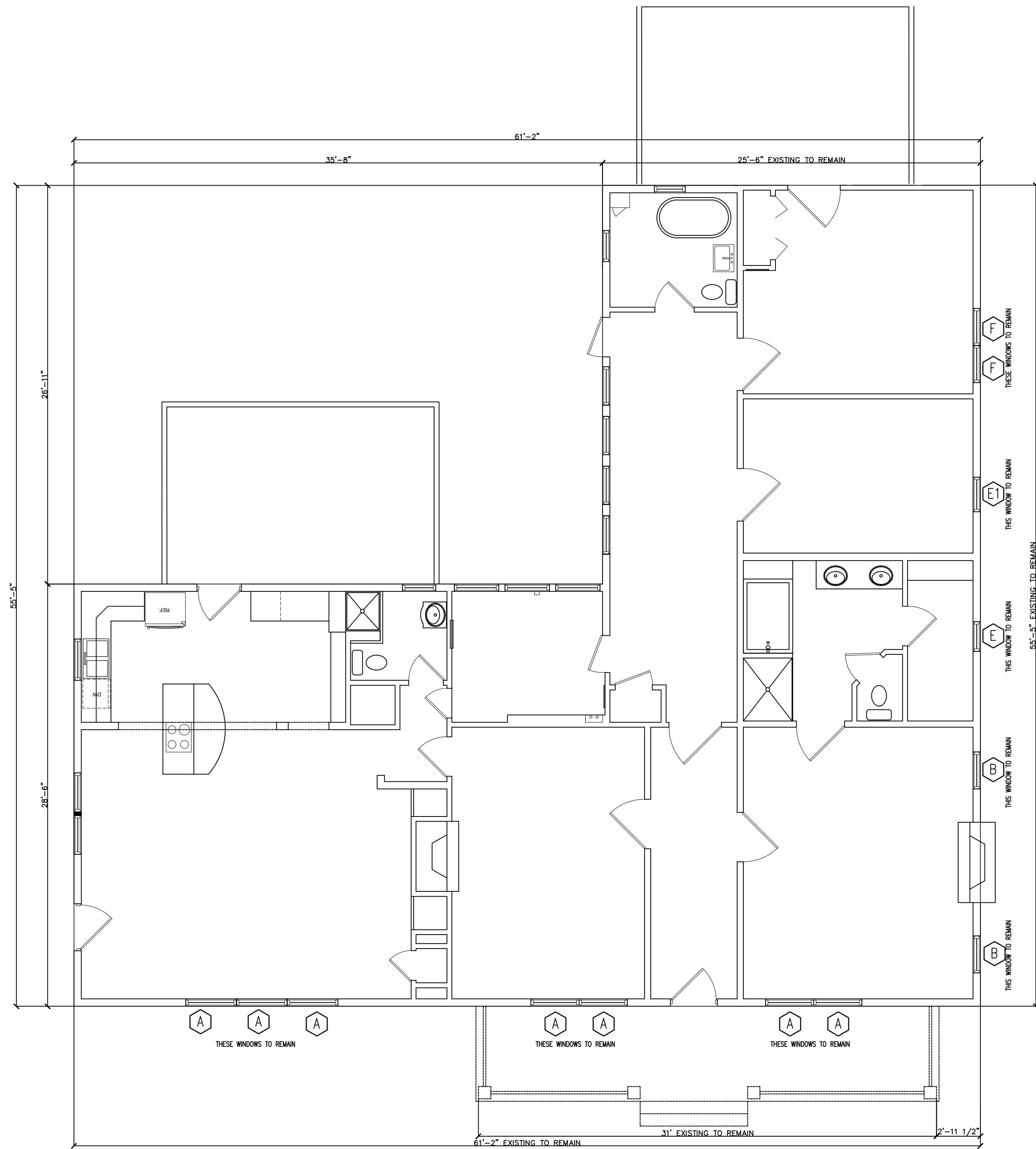
A0	TITLE & SITE PLAN
A1	FLOOR PLANS EXISTING & PROPOSED
A2	ROOF PLAN S EXISTING & PROPOSED
A3	FRONT ELEVATION EXISTING & PROPOSED
A4	RIGHT SIDE ELEVATION EXISTING & PROPOSED
A5	REAR ELEVATION EXISTING & PROPOSED
A6	LEFT ELEVATION EXISTING & PROPOSED
A7	BUILDING SECTIONS

BUILDING INFORMATION

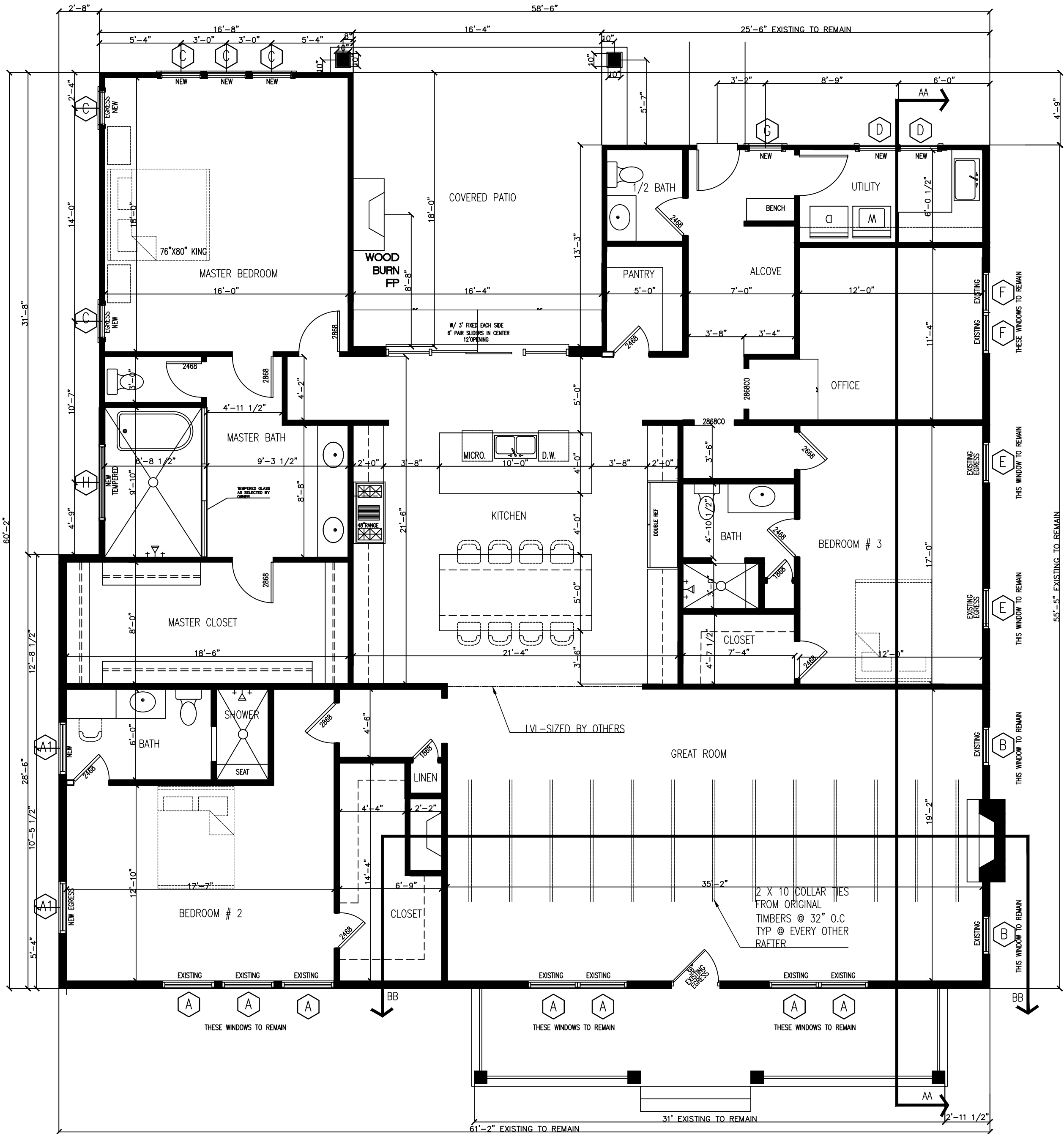
EXISTING HOUSE FOOTPRINT :	2,792 SF
EXISTING SHED FOOTPRINT :	308 SF
TOTAL EXISTING FOOTPRINT :	3,100 SF
DEMOLITION AREAS OF EXISTING MAIN HOUSE :	367 SF
DEMOLITION AREAS OF EXISTING SHED :	123 SF
TOTAL DEMOLITIOON AREAS :	490 SF
POST DEMO EXISTING MAIN HOUSE FOOTPRINT :	2,792 - 367 = 2,425 SF
POST DEMO TOTAL EXISTING FOOTPRINT :	3,100 - 490 = 2,610 SF
NEW CONSTRUCTION OF MAIN HOUSE FOOTPRINT (Including porch):	1,114 SF
POST CONSTRUCTION FOOTPRINT (MAIN HOUSE):	3,539 SF
NEW CONSTRUCTION / REMAINING EXISTING HOUSE RATIO:	1,114 / 2,425 = 45%
DETACHED ACCESSORY STRUCTURE / MAIN HOUSE RATIO:	1,360 / 3,539 = 38.4%

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

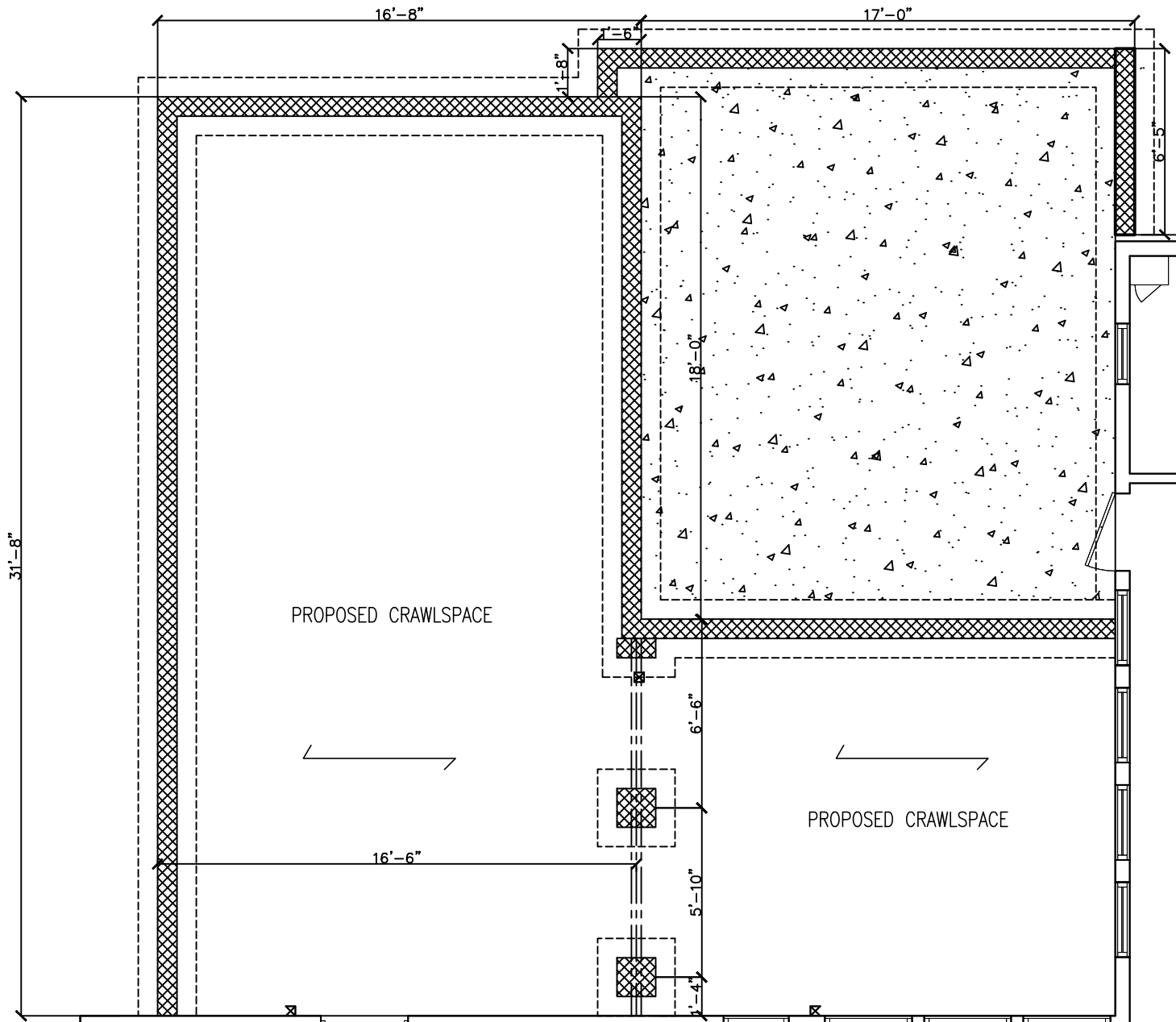
A0
TITLE SHEET



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



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

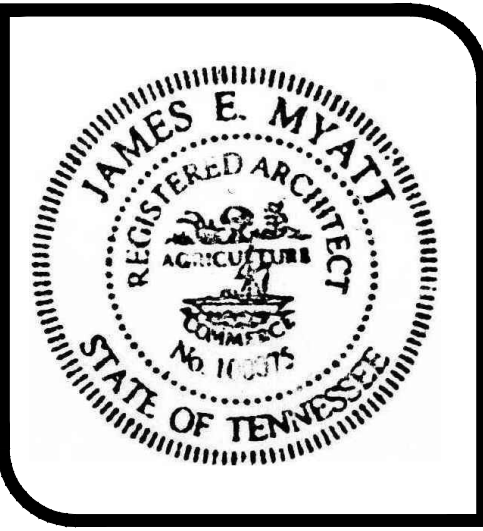


PROPOSED FOUNDATION PLAN
SCALE: 3/16"=1'-0"

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



FOR REVIEW

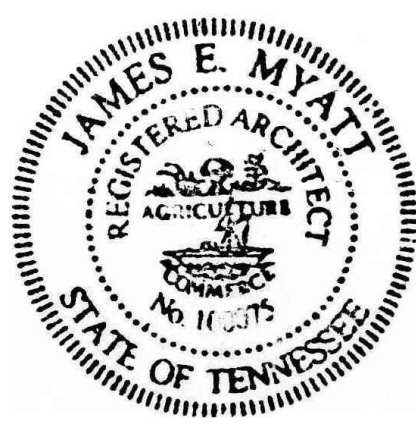


BRANDON HUTCHESON
HISTORIC HOUSE PLAN
324 3RD AVENUE SOUTH
FRANKLIN, TENNESSEE 37064

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

A1

FOR REVIEW

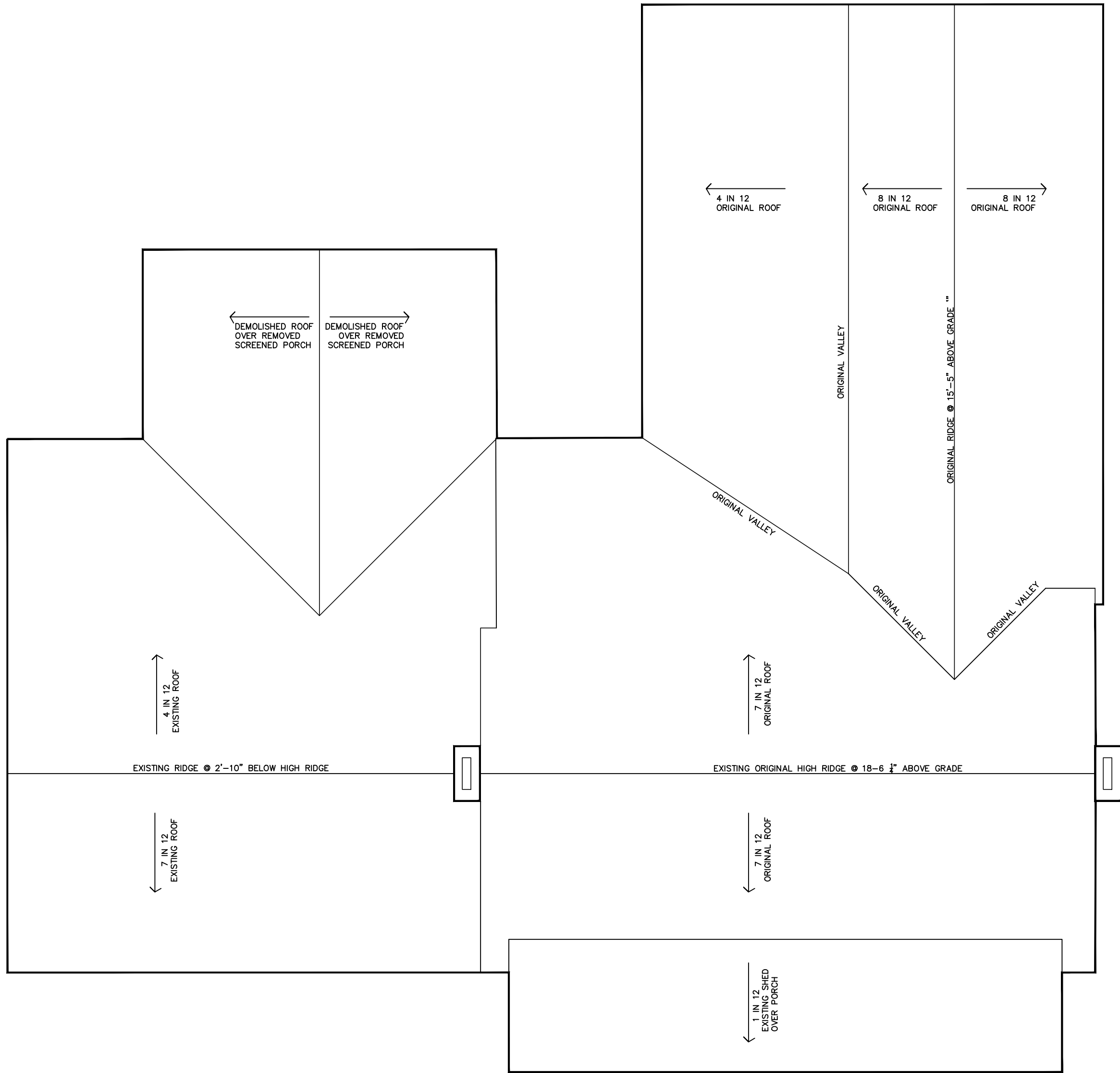


BRANDON HUTCHESON
HISTORIC HOUSE PLAN
324 3RD AVENUE SOUTH
FRANKLIN, TENNESSEE 37064

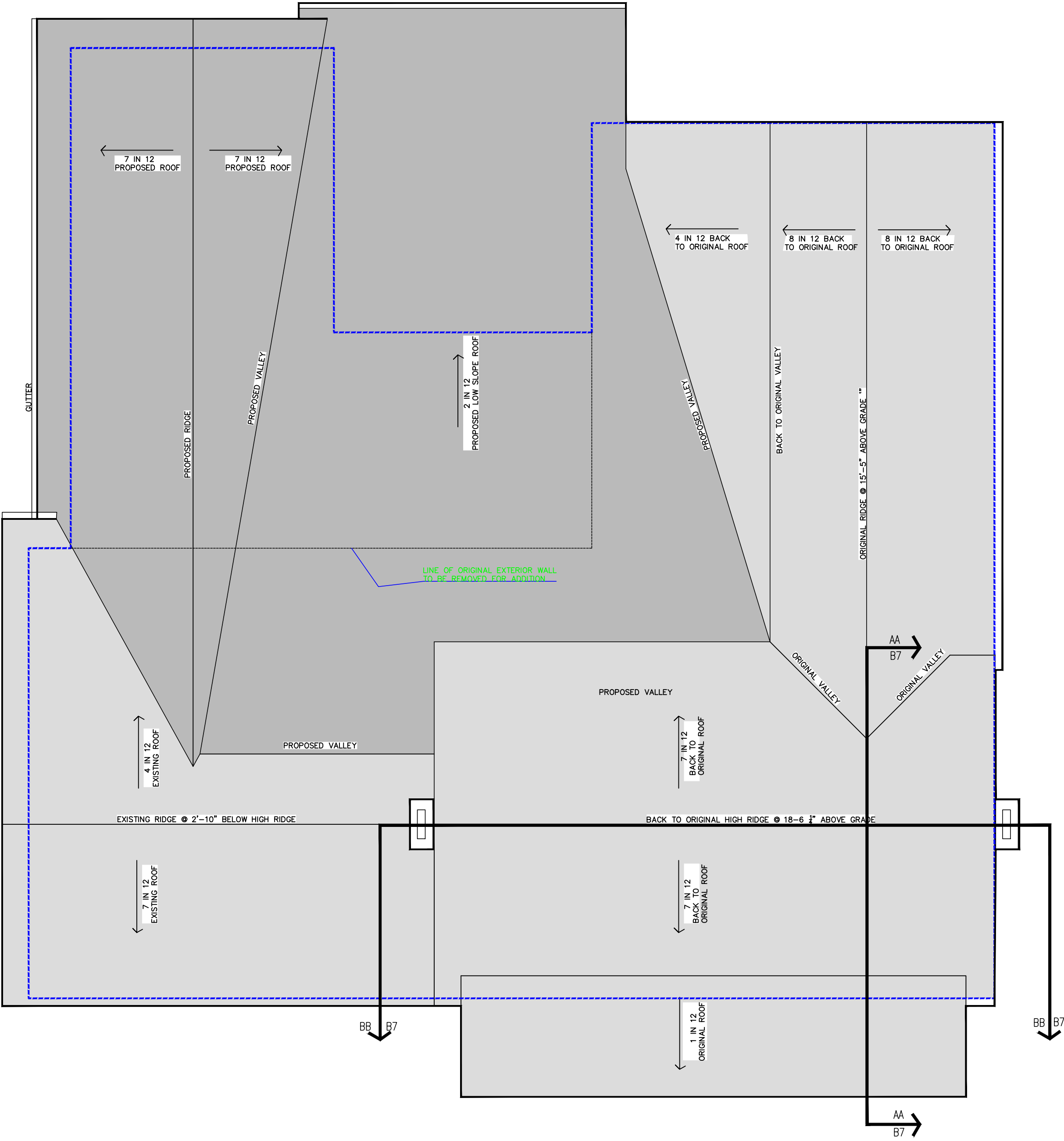
REVISIONS

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

A2



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



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

FOR REVIEW

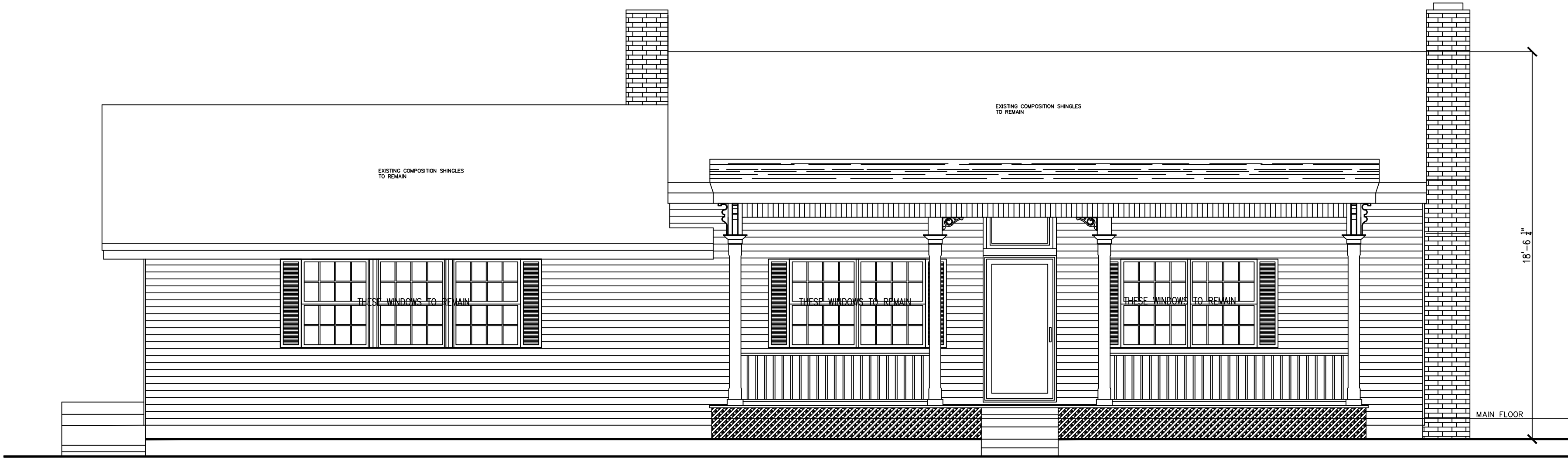


BRANDON HUTCHESON
HISTORIC HOUSE PLAN
324 3RD AVENUE SOUTH
FRANKLIN, TENNESSEE 37064

REVISIONS

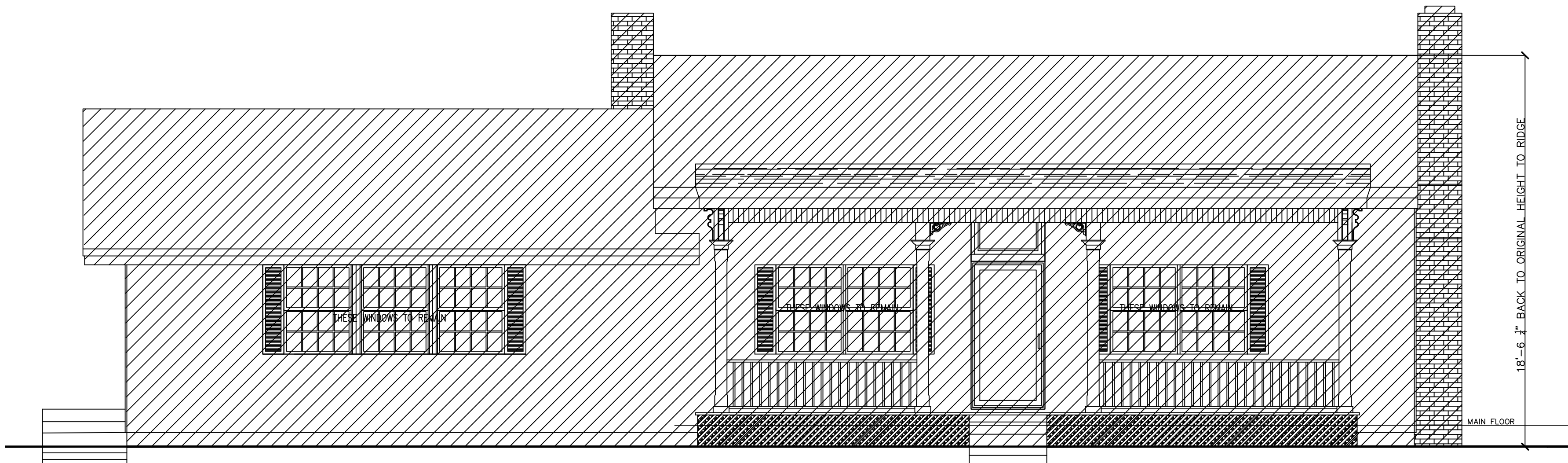
DATE	DESCRIPTION
PROJECT NO.	
DATE	07/28/2023
DRAWN BY	J. MYATT RA
CHECKED BY	

A3



EXISTING FRONT ELEVATION

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



THIS ELEVATION DOES NOT CHANGE FROM EXISTING

PROPOSED FRONT ELEVATION

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

FOR REVIEW

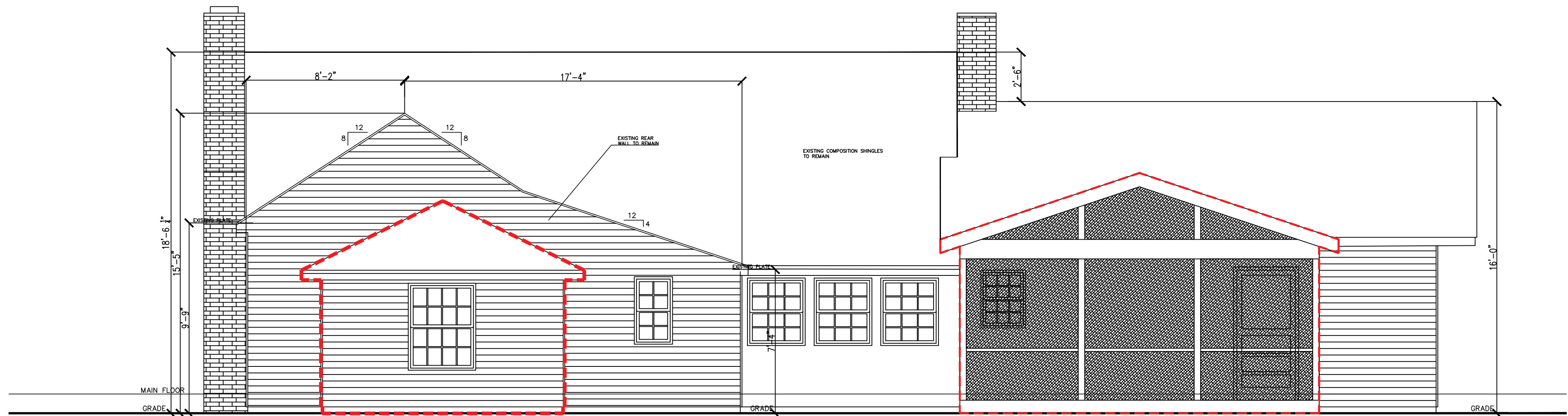


BRANDON HUTCHESON
HISTORIC HOUSE PLAN
324 3RD AVENUE SOUTH
FRANKLIN, TENNESSEE 37064

REVISIONS

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

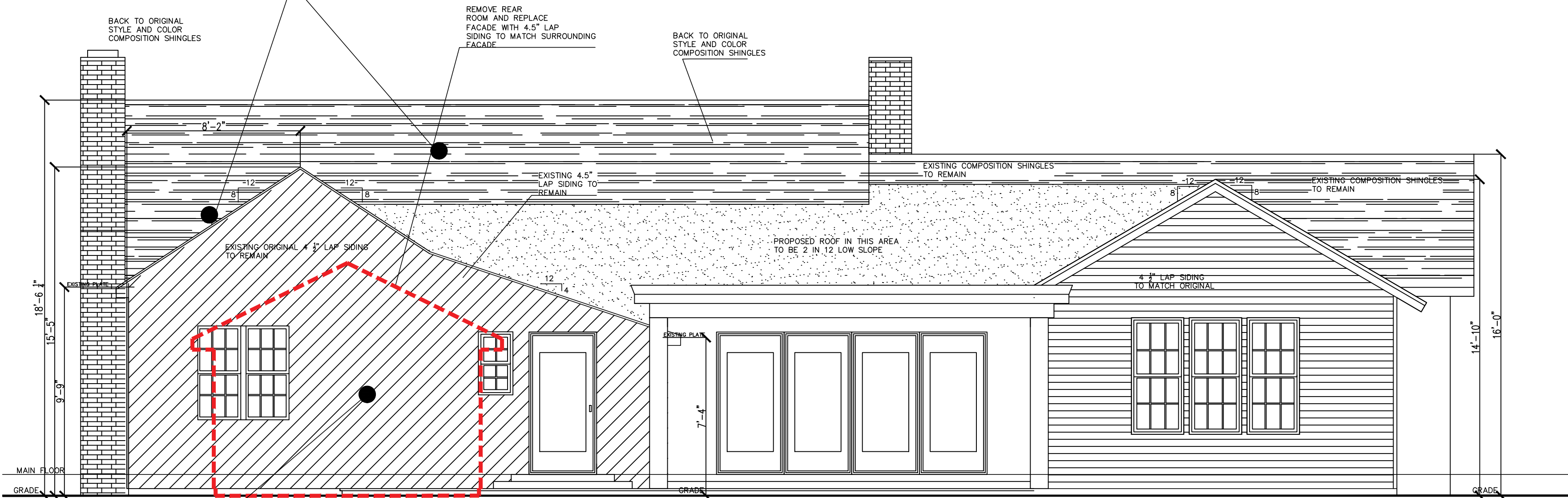
A4



EXISTING REAR ELEVATION

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

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



PROPOSED REAR ELEVATION

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

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

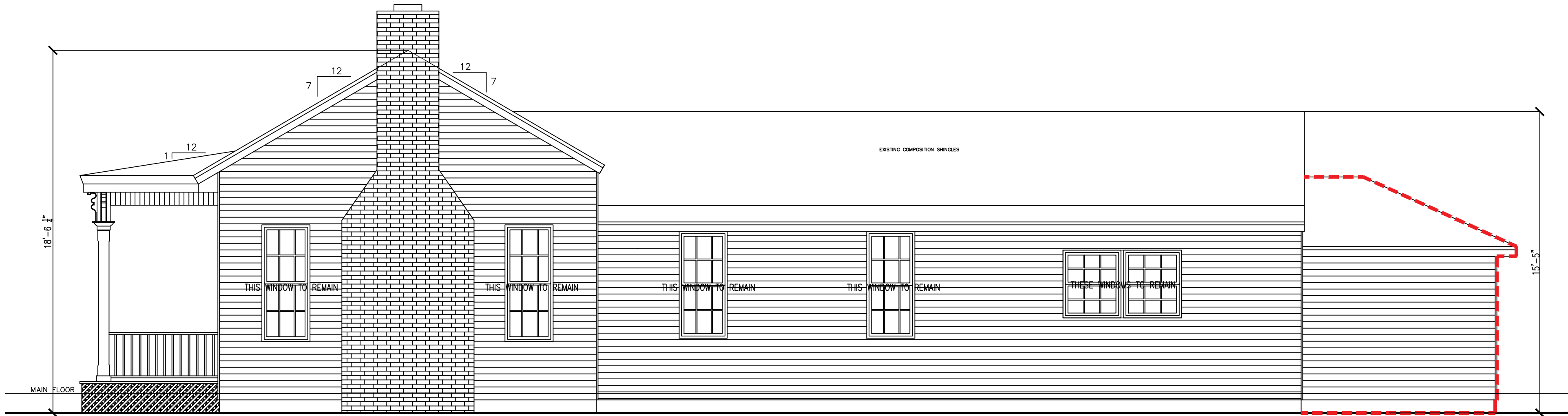
FOR REVIEW



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

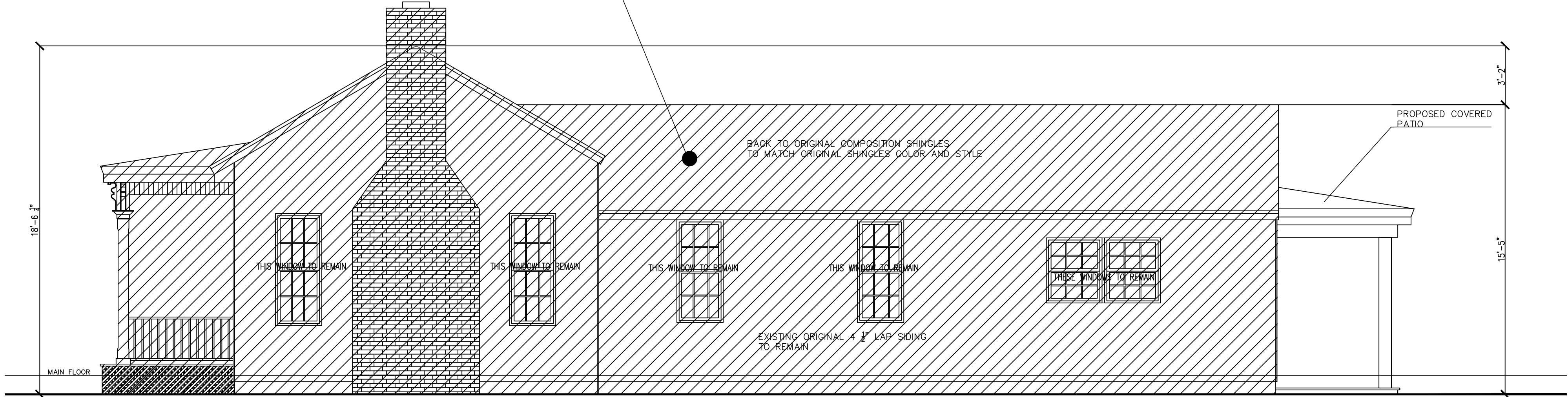
REVISIONS	
DATE	DESCRIPTION
PROJECT NO.	
DATE	07/28/2023
DRAWN BY	J. MYATT RA
CHECKED BY	

A5



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

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



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

FOR REVIEW



BRANDON HUTCHESON

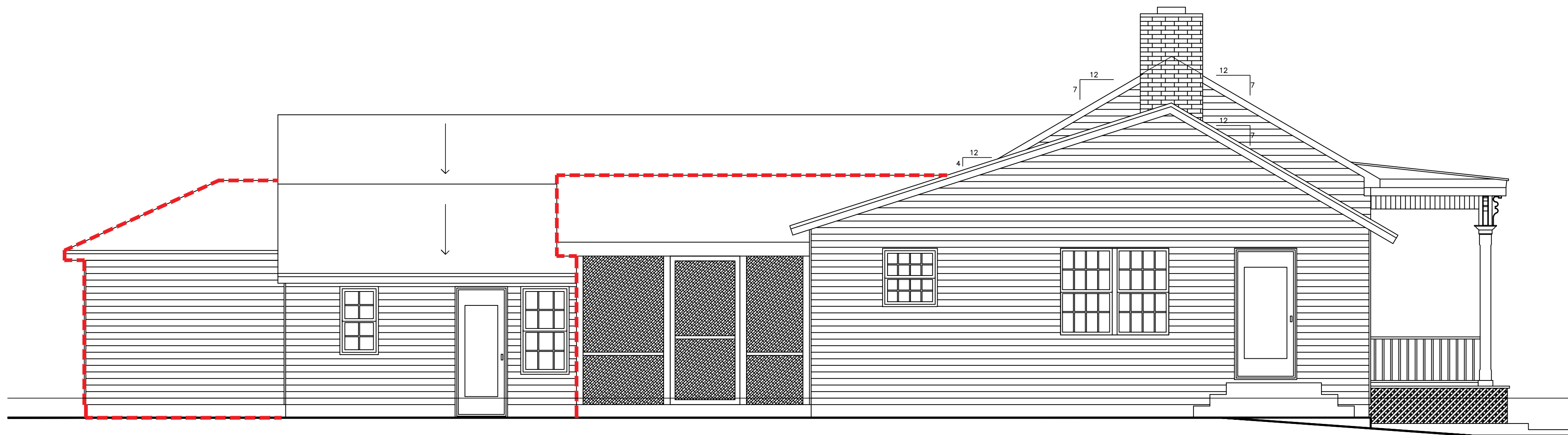
HISTORIC HOUSE PLAN

324 3RD AVENUE SOUTH
FRANKLIN, TENNESSEE 37064

REVISIONS

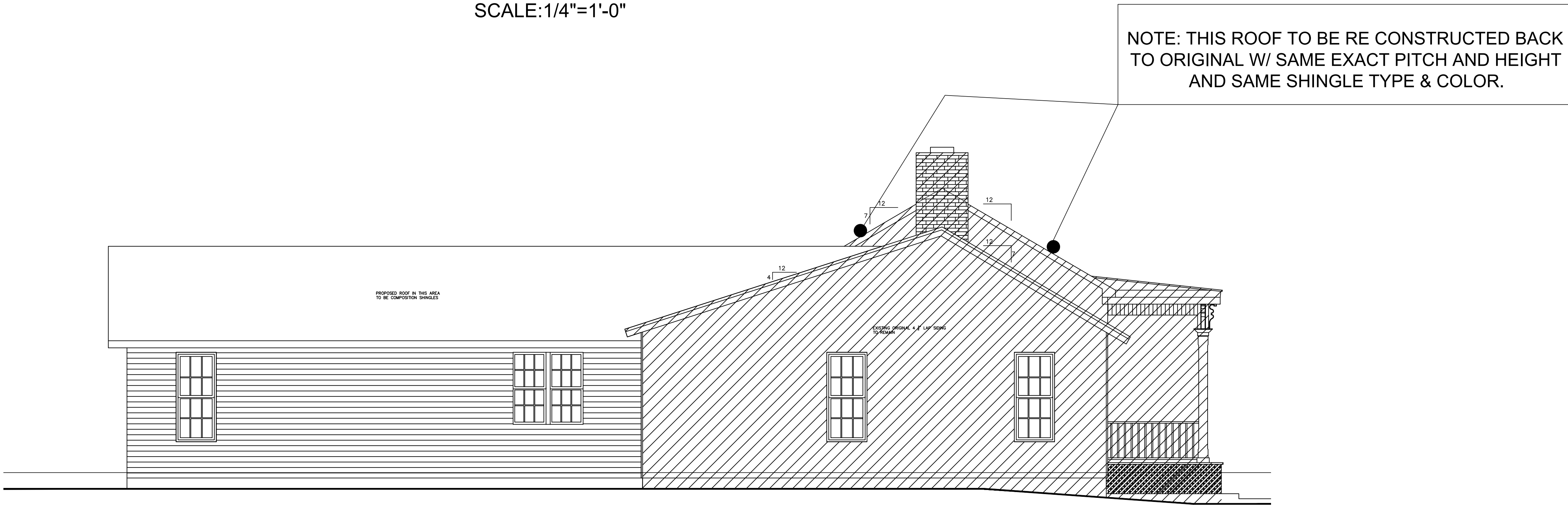
DATE	DESCRIPTION
PROJECT NO.	
DATE	07/28/2023
DRAWN BY	J. MYATT RA
CHECKED BY	

A6



EXISTING LEFT SIDE ELEVATION

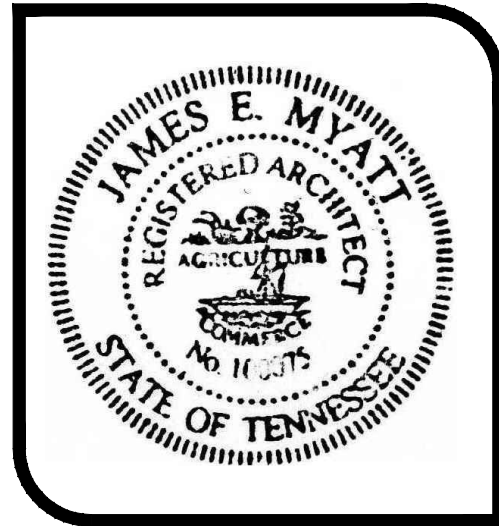
SCALE:1/4"=1'-0"



PROPOSED LEFT SIDE ELEVATION

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

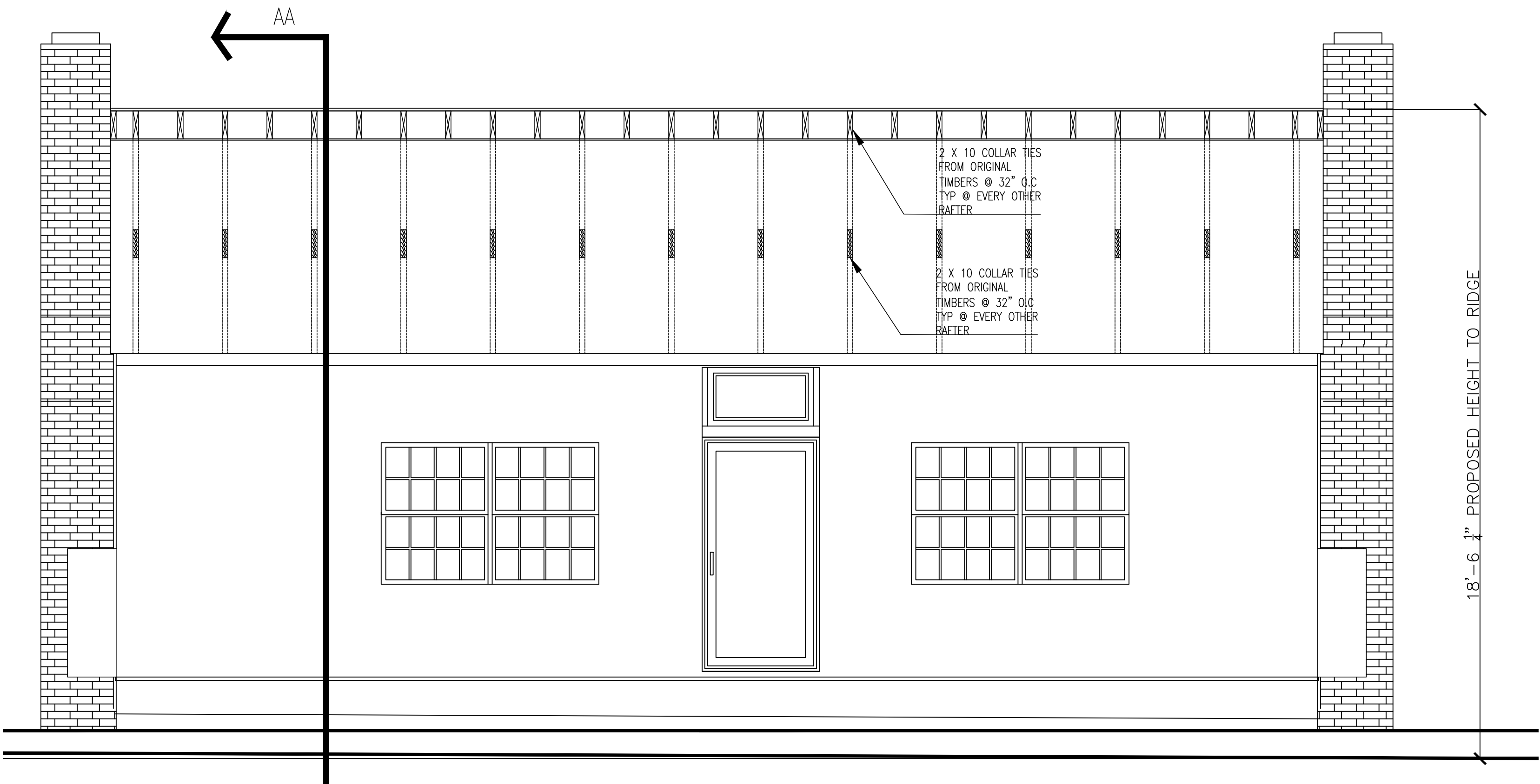
FOR REVIEW



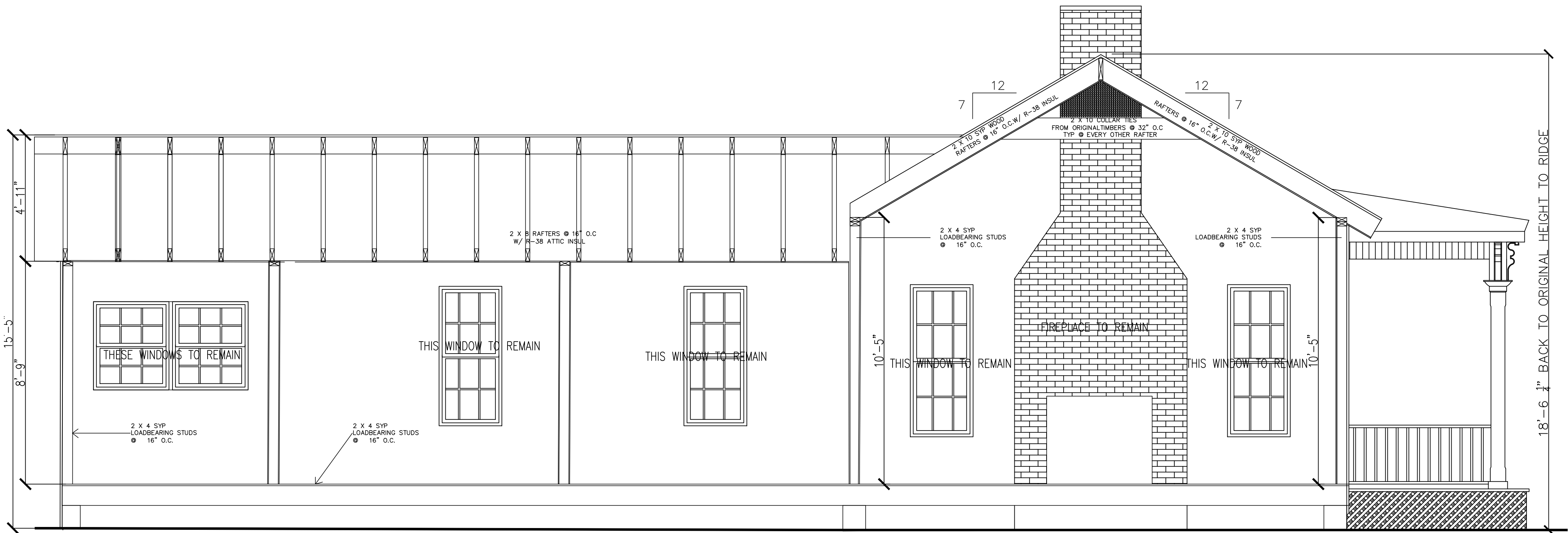
BRANDON HUTCHESON
HISTORIC HOUSE PLAN
324 3RD AVENUE SOUTH
FRANKLIN, TENNESSEE 37064

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

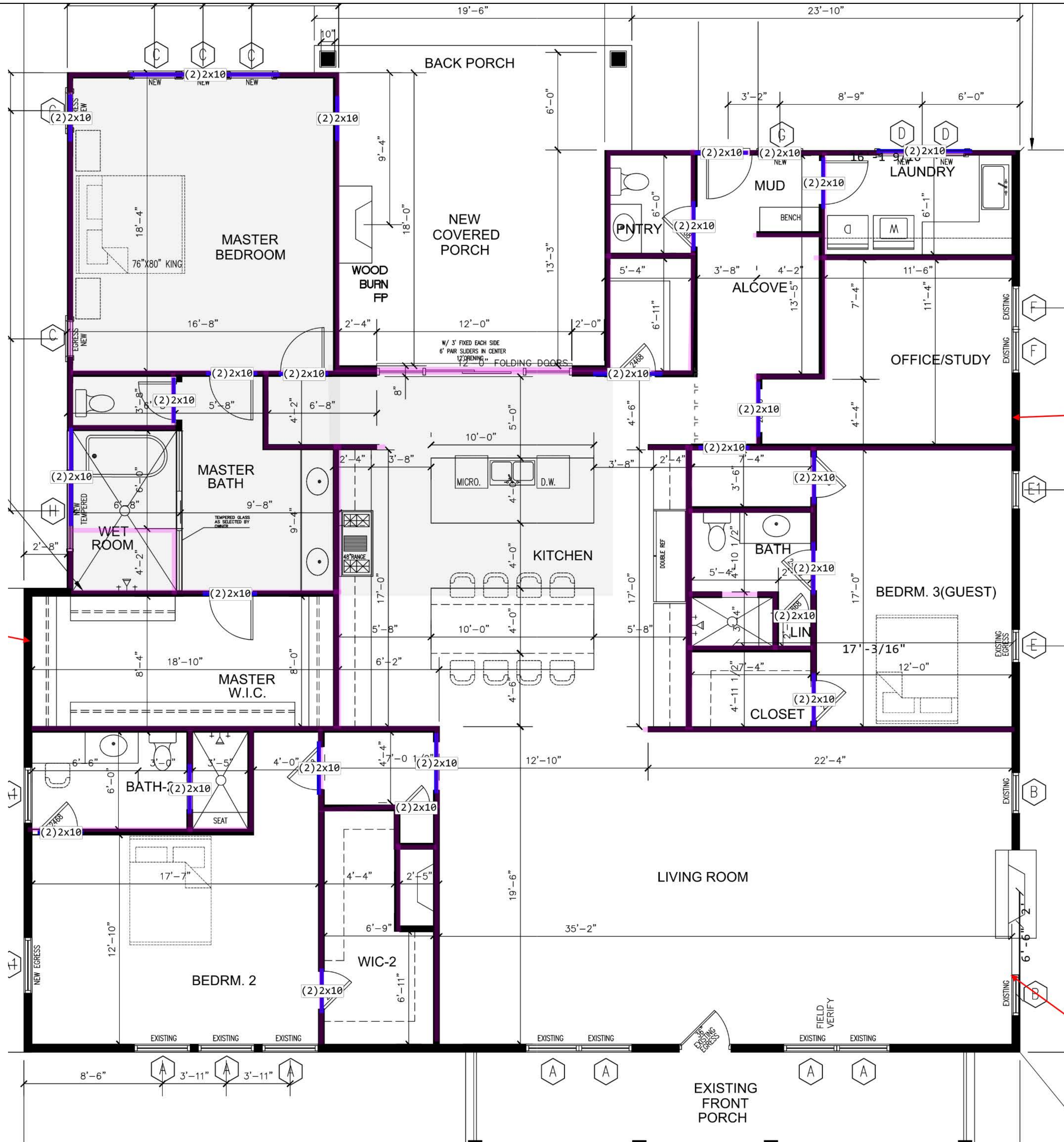
A7



SECTION AA
SCALE: 3/8"=1'-0"



SECTION BB
SCALE: 3/8"=1'-0"



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



324 THIRD AVE N

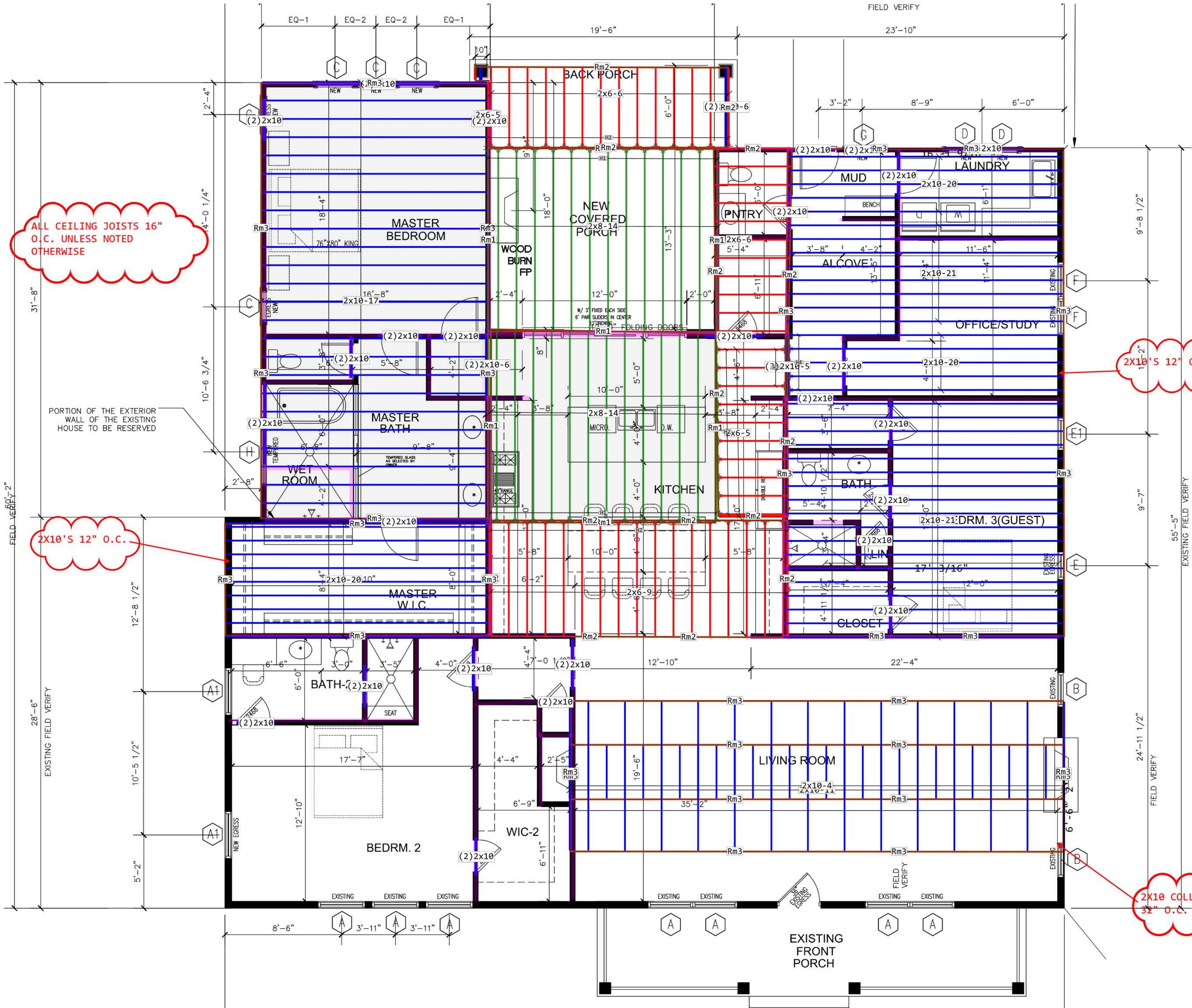
1ST FLR HEADER LAYOUT

These placement plans for the products specified were based on the information provided to us. This service is solely intended for product application assurance; it is not intended to circumvent the need for a design professional as determined by the building codes. The designer or contractor is responsible for verifying the compatibility of these materials with the overall project.

Estimator: _____

Tracking: _____

Sheet 1 of 1



ALL CEILING JOISTS 16" O.C. UNLESS NOTED OTHERWISE

2X10'S 12" O.C.

2X10'S 12" O.C.

2X10 COLLAR TIES @ 32" O.C.

WINDOW SCHEDULE

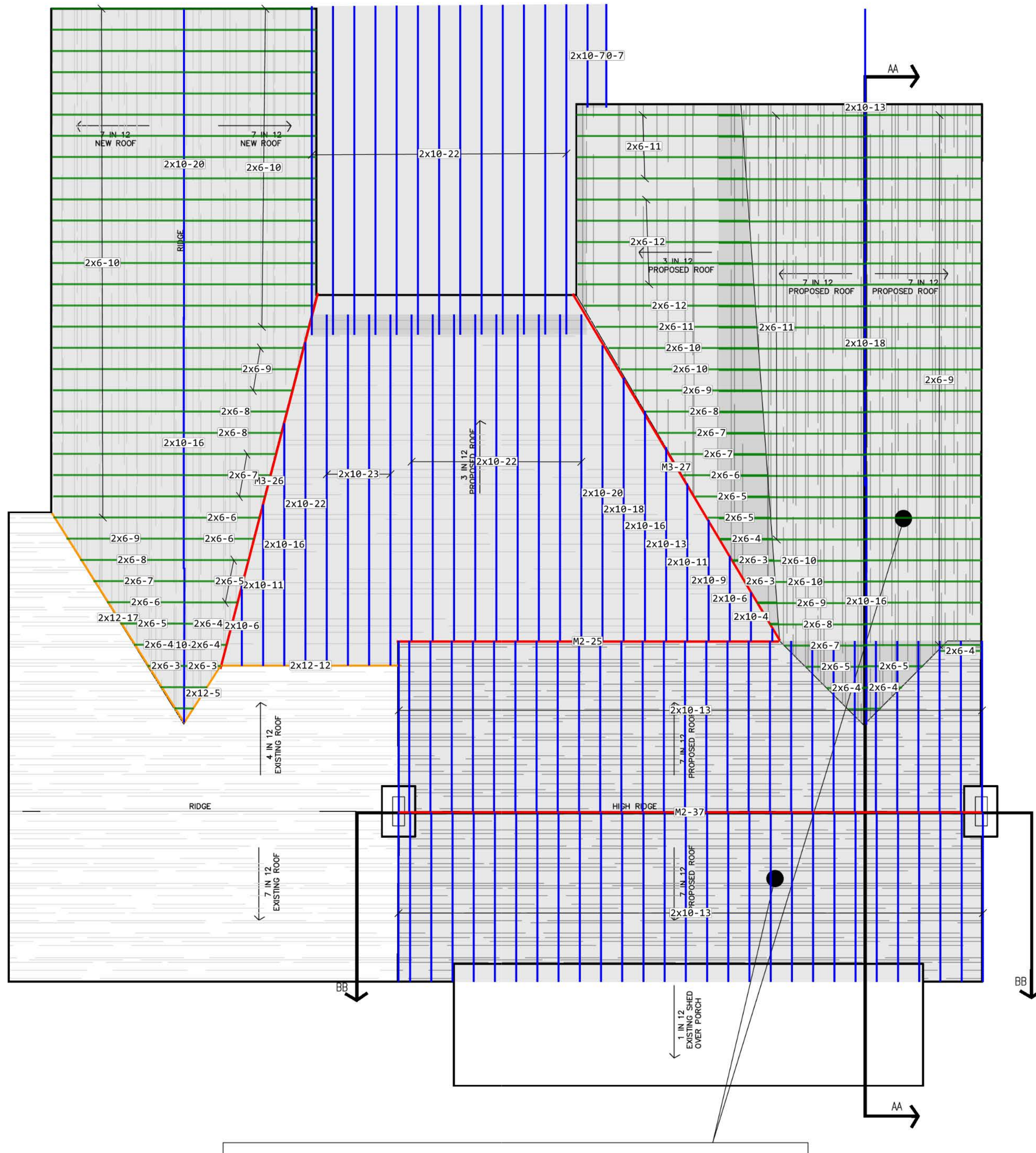
Tag	Qty	Product	Len	Est Logic
Exterior Stud				
141	2x4x92-5/8"	SPF Stud		
Exterior Plate				
9	2x4 SPF Standard		16'19/16	
14	2x4 SPF Standard		14'14/14	
Exterior Sheathing				
36	7/16"x4"x8'	OSB		
Interior Stud				
394	2x4x92-5/8"	SPF Stud		
42	2x6x92-5/8"	SPF Stud		
Interior Plate				
58	2x4 SPF Standard		16'58/16	
32	2x4 SPF Standard		14'32/14	
5	2x6 SPF #2		16'5/16	
6	2x6 SPF #2		14'6/14	
Ceiling Joist				
2x10	26	2x10 SYP #2	22'26x(1/21)	
2x10	20	2x10 SYP #2	20'20x(1/20)	
2x10	25	2x10 SYP #2	18'25x(1/17)	
2x10	16	2x10 SYP #2	12'15x(1/11) 1x(3/4)	
2x10	13	2x10 SYP #2	8'13x(2/4)	
2x6	9	2x6 SYP #2	18'8x(2/9) 1x(3/6)	
2x6	11	2x6 SYP #2	12'11x(2/6)	
2x6	8	2x6 SYP #2	10'11x(1/1) 1/9 6x(2/6) 1x(1/9)	
2x8	28	2x8 SYP #2	14'28x(1/14)	
Header				
2x10	6	2x10 SYP #2	16'5x(4/4) 1x(5/3)	
2x10	9	2x10 SYP #2	14'2x(1/4) 1/10) 1x(2/7) 1x(1/2) 2/6) 1x(1/4) 2/5) 1x(1/2) 3/4) 1x(2/3) 2/4) 1x(4/3) 1x(3/3)	
Beam				
2x10	1	2x10 SYP #2	16'1x(3/5)	
2x10	1	2x10 SYP #2	12'1x(2/6)	
2x10	2	2x10 SYP #2	8'2x(1/2) 1/6)	
Rim				
Rm1	9	2x8 SYP #2	16'9/16	
Rm2	12	2x6 SYP #2	16'12/16	
Rm3	32	2x10 SYP #2	16'32/16	
Hanger				
H1	28	LUS28 Z Simpson Strong Tie		
H2	46	LUS26 Z Simpson Strong Tie		
Floor Decking				
	27	23/32"x4"x8' LP TopNotch 350 Series T&G		

324 THIRD AVE N

1ST FLR CEILING JOISTS

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

Estimator:
Tracking:



Tag	Qty	Product	Len	Cut Logic
Rafter	2x6	16'2x6 SYP #2	18'	16x(2/9)
	2x6	2x6 SYP #2	14'	1x(2/7)
	2x6	32'2x6 SYP #2	12'	6x(11/2) 28x(1/11)
	2x6	50'2x6 SYP #2	10'	2x(12/18) 2x(2/5) 45x(1/10) 1x(14/16)
	2x6	16'2x6 SYP #2	8'	3x(13/17) 3x(1/2) 16x(4/18) 18' 3x 2(4/3) 3x(1/8)
	2x10	4'2x10 SYP #2	24'	4x(1/23)
	2x10	23'2x10 SYP #2	22'	23x(1/22)
	2x10	2x10 SYP #2	20'	1x(1/20) 1x(1/9) 1/11
	2x10	12'2x10 SYP #2	18'	1x(1/18)
	2x10	2x10 SYP #2	16'	2x(1/16)
	2x10	60'2x10 SYP #2	14'	59x(1/13) 1x(2/7)
	2x10	12'2x10 SYP #2	12'	1x(1/11)
	2x10	2x10 SYP #2	10'	1x(1/10)
	2x10	2x10 SYP #2	8'	1x(1/12) 1/6
Beam	2x10	12'2x10 SYP #2	20'	1x(1/20)
	2x10	12'2x10 SYP #2	18'	1x(1/18)
	2x10	2x10 SYP #2	16'	2x(1/16)
	2x10	12'2x10 SYP #2	14'	1x(1/13)
	2x10	12'2x10 SYP #2	10'	1x(1/10)
	2x12	12'2x12 SYP #2	12'	1x(1/12)
	M2	11-34"x11"-7/8" Microlam® LVL 1.9E	28'	3x(1/37)
	M2	11-34"x11"-7/8" Microlam® LVL 1.9E	26'	1x(1/25)
	M3	11-34"x11"-7/8" Microlam® LVL 1.9E	28'	1x(1/25)
Hip / Valley Rafter	2x12	12'2x12 SYP #2	26'	1x(1/17)
	2x12	12'2x12 SYP #2	26'	1x(1/15)
	M3	11-34"x11"-7/8" Microlam® LVL 1.9E	28'	1x(1/25)
	M3	11-34"x11"-7/8" Microlam® LVL 1.9E	26'	1x(1/26)
Roof Decking	126'17/16"x48" LP TechShield			


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

BC Design Engine Member Report

Dry | 1 span | No cant.

September 30, 2022 12:52:31

Build 8023

Job name: 18561 - 324 Third Ave N

File name: 18561 - 324 THIRD AVE N.mmdl

Address:

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

City, State, Zip:

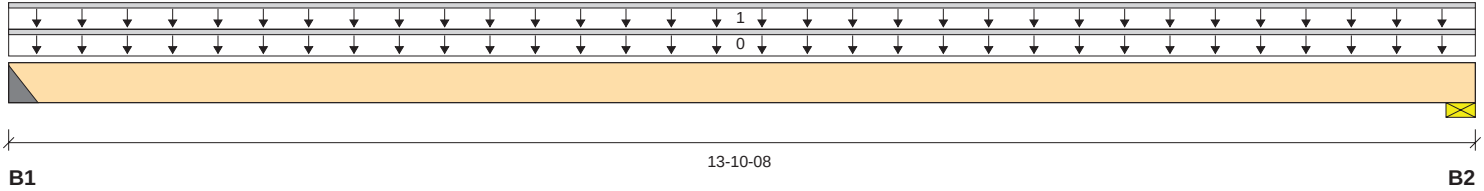
Specifier:

Customer: Unknown

Designer: Ashley Woods

Code reports: ESR-1040

Company: Boise Cascade BMD - Birmingham


Reaction Summary (Down / Uplift) (lbs)

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

Load Summary

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

Controls Summary

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

Bearing Supports

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

Cautions

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

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

Notes

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

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

Hanger Manufacturer: Simpson Strong-Tie, Inc.

BC CALC® analysis is based on IBC 2009.

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

Design based on Dry Service Condition.

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

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

BC Design Engine Member Report

Dry | 1 span | No cant.

September 30, 2022 12:52:31

Build 8023

Job name: 18561 - 324 Third Ave N

File name: 18561 - 324 THIRD AVE N.mmdl

Address:

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

City, State, Zip:

Specifier:

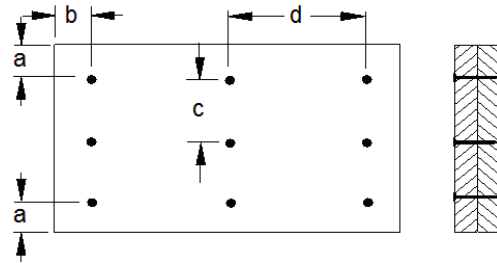
Customer: Unknown

Designer: Ashley Woods

Code reports: ESR-1040

Company: Boise Cascade BMD - Birmingham

Connection Diagram: Full Length of Member



a minimum = 2"

c = 5"

b minimum = 3"

d = 24"

Calculated Side Load = 0.0 lb/ft

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

Disclosure

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

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

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

BC Design Engine Member Report

Dry | 1 span | No cant.

September 30, 2022 12:52:31

Build 8023

Job name: 18561 - 324 Third Ave N

File name: 18561 - 324 THIRD AVE N.mmdl

Address:

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

City, State, Zip:

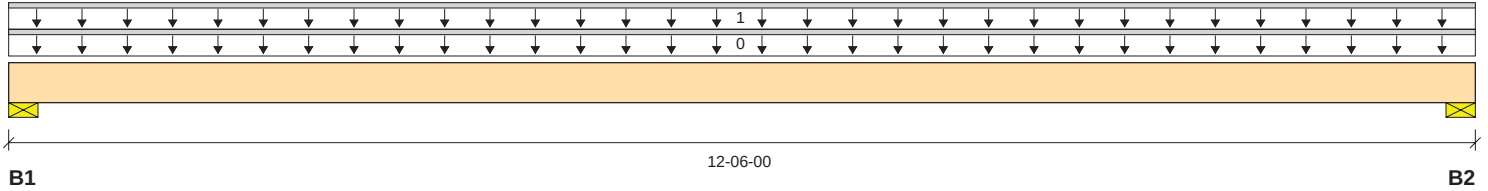
Specifier:

Customer: Unknown

Designer: Ashley Woods

Code reports: ESR-1040

Company: Boise Cascade BMD - Birmingham



Total Horizontal Product Length = 12-06-00

Reaction Summary (Down / Uplift) (lbs)

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

Load Summary

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

Controls Summary

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

Bearing Supports

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

Notes

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

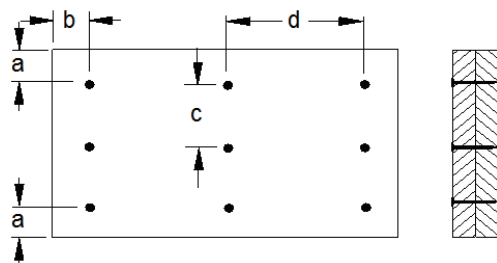
Design meets Code minimum (L/360) Live load deflection criteria.

BC CALC® analysis is based on IBC 2009.

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

Design based on Dry Service Condition.

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

Connection Diagram: Full Length of Member


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

BC Design Engine Member Report

Dry | 1 span | No cant.

September 30, 2022 12:52:31

Build 8023

Job name: 18561 - 324 Third Ave N

File name: 18561 - 324 THIRD AVE N.mmdl

Address:

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

City, State, Zip:

Specifier:

Customer: Unknown

Designer: Ashley Woods

Code reports: ESR-1040

Company: Boise Cascade BMD - Birmingham

Connection Diagram: Full Length of Member

a minimum = 2"

c = 7"

b minimum = 3"

d = 24"

Calculated Side Load = 0.0 lb/ft

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

Disclosure

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

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

BC Design Engine Member Report

Dry | 1 span | No cant.

September 30, 2022 12:52:31

Build 8023

Job name: 18561 - 324 Third Ave N

File name: 18561 - 324 THIRD AVE N.mmdl

Address:

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

City, State, Zip:

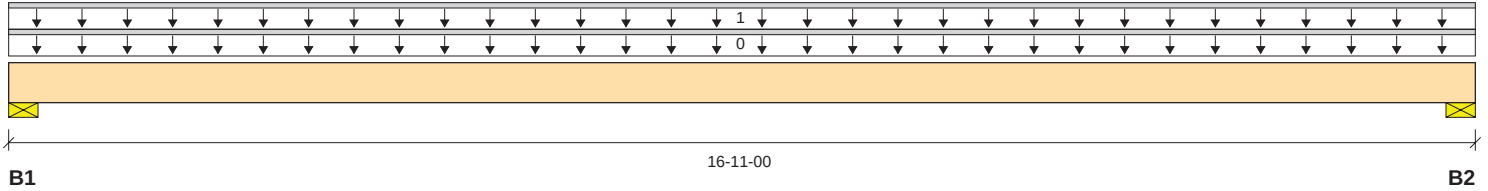
Specifier:

Customer: Unknown

Designer: Ashley Woods

Code reports: ESR-1040

Company: Boise Cascade BMD - Birmingham



Total Horizontal Product Length = 16-11-00

Reaction Summary (Down / Uplift) (lbs)

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

Load Summary

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

Controls Summary

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

Bearing Supports

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

Notes

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

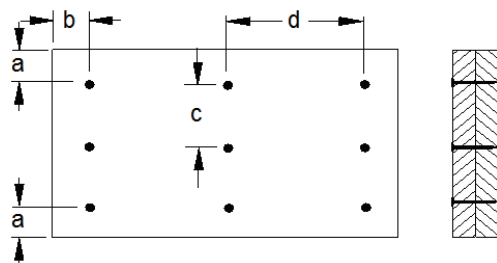
Design meets Code minimum (L/360) Live load deflection criteria.

BC CALC® analysis is based on IBC 2009.

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

Design based on Dry Service Condition.

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

Connection Diagram: Full Length of Member


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

BC Design Engine Member Report

Dry | 1 span | No cant.

September 30, 2022 12:52:31

Build 8023

Job name: 18561 - 324 Third Ave N

File name: 18561 - 324 THIRD AVE N.mmdl

Address:

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

City, State, Zip:

Specifier:

Customer: Unknown

Designer: Ashley Woods

Code reports: ESR-1040

Company: Boise Cascade BMD - Birmingham

Connection Diagram: Full Length of Member

a minimum = 2"

c = 7"

b minimum = 3"

d = 24"

Calculated Side Load = 0.0 lb/ft

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

Disclosure

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

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

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

BC Design Engine Member Report

Dry | 1 span | No cant.

September 30, 2022 12:52:31

Build 8023

Job name: 18561 - 324 Third Ave N

File name: 18561 - 324 THIRD AVE N.mmdl

Address:

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

City, State, Zip:

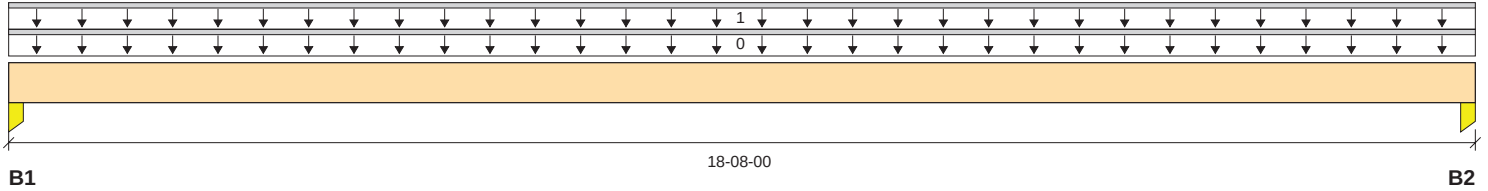
Specifier:

Customer: Unknown

Designer: Ashley Woods

Code reports: ESR-1040

Company: Boise Cascade BMD - Birmingham



Total Horizontal Product Length = 18-08-00

Reaction Summary (Down / Uplift) (lbs)

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

Load Summary

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

Controls Summary

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

Bearing Supports

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

Notes

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

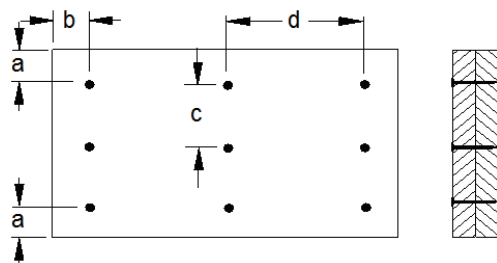
Design meets Code minimum (L/360) Live load deflection criteria.

BC CALC® analysis is based on IBC 2009.

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

Design based on Dry Service Condition.

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

Connection Diagram: Full Length of Member


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

BC Design Engine Member Report

Dry | 1 span | No cant.

September 30, 2022 12:52:31

Build 8023

Job name: 18561 - 324 Third Ave N

File name: 18561 - 324 THIRD AVE N.mmdl

Address:

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

City, State, Zip:

Specifier:

Customer: Unknown

Designer: Ashley Woods

Code reports: ESR-1040

Company: Boise Cascade BMD - Birmingham

Connection Diagram: Full Length of Member

a minimum = 2"

c = 5"

b minimum = 3"

d = 24"

Calculated Side Load = 0.0 lb/ft

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

Disclosure

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

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

BC Design Engine Member Report

Dry | 1 span | No cant.

September 30, 2022 12:52:31

Build 8023

Job name: 18561 - 324 Third Ave N

File name: 18561 - 324 THIRD AVE N.mmdl

Address:

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

City, State, Zip:

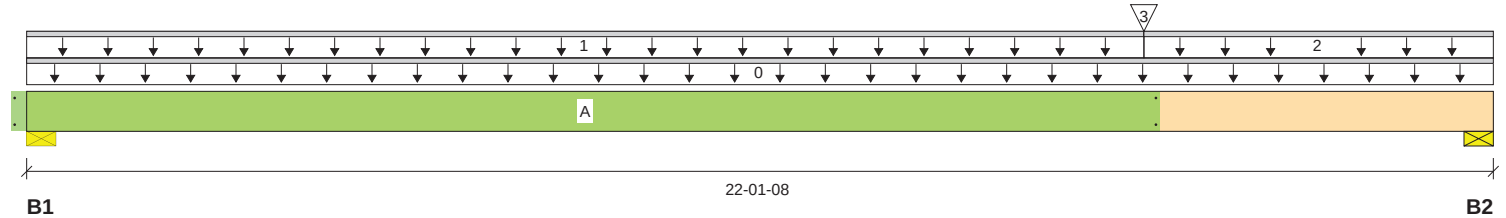
Specifier:

Customer: Unknown

Designer: Ashley Woods

Code reports: ESR-1040

Company: Boise Cascade BMD - Birmingham



Total Horizontal Product Length = 22-01-08

Reaction Summary (Down / Uplift) (lbs)

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

Load Summary

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

Controls Summary

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

Bearing Supports

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

Notes

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

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

BC CALC® analysis is based on IBC 2009.

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

Design based on Dry Service Condition.

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

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

BC Design Engine Member Report

Dry | 1 span | No cant.

September 30, 2022 12:52:31

Build 8023

Job name: 18561 - 324 Third Ave N

File name: 18561 - 324 THIRD AVE N.mmdl

Address:

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

City, State, Zip:

Specifier:

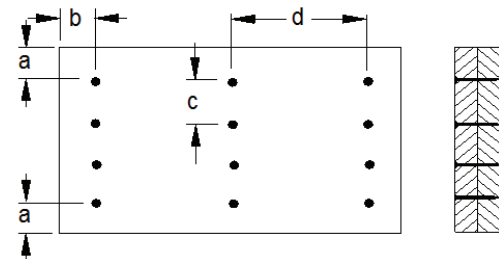
Customer: Unknown

Designer: Ashley Woods

Code reports: ESR-1040

Company: Boise Cascade BMD - Birmingham

Connection Diagram: Full Length of Member



a minimum = 2"

c = 6-5/8"

b minimum = 3"

d = 24"

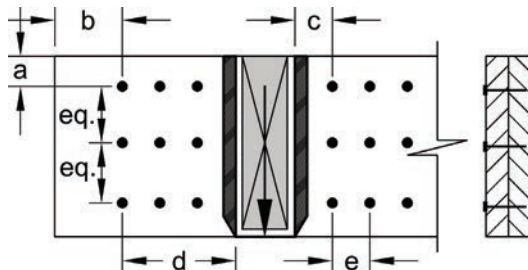
Calculated Side Load = 0.0 lb/ft

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

Connection Diagrams: Concentrated Side Loads

Connection Tag: A

Applies to load tag(s): 3+6



a minimum = 2"

b minimum = 4"

c minimum = 4"

d maximum = 12"

e minimum = 4"

Connectors are: 18 x 16d Common Nails

Disclosure

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

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

June 5, 2023

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

To Whom It May Concern:

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

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

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

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

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

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

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

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

Sincerely,

Scott Nicodemus



































































OWNER AFFIDAVIT

City of Franklin, Tennessee

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

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

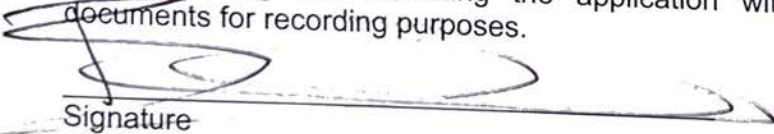
and located at:

324 3rd Ave S, Franklin, TN 37064
(Street Address)

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

Scott Nicodemous / Southern Build
(Please print Name/Names in Full)

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


Signature

4719 Columbia Pike
Property Owner Mailing Address

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

Subscribed and sworn to before me this

6 day of June, 20 23

Melissa Snyder
Notary Public

My Commission Expires: 1/19/25



OWNER AFFIDAVIT

City of Franklin, Tennessee

We/I Brandon Hutcheson
(Please print Name/Names in Full)

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

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

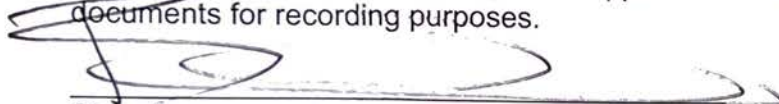
and located at:

324 3rd Ave S, Franklin, TN 37064
(Street Address)

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

Scott Nicodemus / Southern Build
(Please print Name/Names in Full)

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


Signature

4719 Columbia Pike
Property Owner Mailing Address

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

Subscribed and sworn to before me this

6 day of June, 2023.

Melissa Snyder
Notary Public

My Commission Expires: 1/19/25





Project Overview

#1080621

Project Title: 324 Third Ave. S

Jurisdiction: Franklin

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

State: TN

Workflow: COA Default

County: Williamson

Required Application Supporting Materials

FRANKLIN HISTORIC DISTRICT GUIDELINES

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

REQUIRED APPLICATION SUPPORTING MATERIALS

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

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

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

Exterior Alterations

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

Demolition, Relocation

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

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

Administrative Review

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

Signage:

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

Rear Yard Fencing:

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

Awnings:

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

HVAC Equipment and/or Related Screening:

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

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

Owner Affidavit

This application requires a signed and notarized owner affidavit form.

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

Owner Affidavit Form

Contact Information - Project Contact**Project Contact**

Scott Nicodemus

997 Rochelle Ave.
Thompsons Station, TN 37179
P:615-495-8589
scott@southernbuild.com

Contact Information - Property Owner

Property Owner

Brandon Hutchenson

4719 Columbia Pike
Thompsons Station, TN 37179
P:615-416-4684
scott@southernbuild.com

Address or Parcel

Project Address or Parcel: 324 3RD AVE S (078F-F00400)

Calculated Acreage: Parcel

- 324 3RD AVE S: 0.47352435

Scenic Corridor Overlay:

Hillside/Hillcrest Overlay:

Flood Fringe Overlay:

500ft Buffer of Hillside Overlay: <500BHO>

Columbia Avenue Overlay:

Zoning District: Zoning Districts

- 324 3RD AVE S: R-4 Resid*

Central Franklin Overlay: Central Franklin Overlay

- 324 3RD AVE S: Central Franklin Overlay District

Historic Preservation Overlay: Historic Preservation Overlay

- 324 3RD AVE S: Historic Preservation Overlay

Floodway Overlay:

COF Number of Site Plan: 0

Project information

Review Type: Residential

Construction Type:

New Addition Type: Principal Structure

Type of Work Proposed: New Addition

Porch or Deck Project:

Windows or Exterior Door Work:

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

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

Other Exterior Alterations Proposed: Roofing/Roof Structures (Dormers, Chimneys), Roofing/Roof Structures (Dormers, Chimneys)

Footprint Square Footage of Recent Addition:

Demolition or Relocation Proposed:

Estimated Age of Addition:

Number of Attached Signs Proposed:

Sign 1

Type of Signage Proposed:

Height of Sign Face or Sign Area:

Height of Overall Sign:

Sign 2

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

Height of Overall Sign:

Sign 3

Does the existing structure have any recent additions?: No	Type of Signage Proposed:
Height of Existing and Proposed Construction (from FFE to Roof Peak): 18.6	Height of Overall Sign:
Lot Square Footage: 20051	Height of Sign Face or Sign Area:
Indicate shape/dimensions of window or door over which proposed awning will be affixed.:	Footprint Square Footage of Existing Structures on Lot: 1114
Footprint Square Footage of Proposed Additions/Structures: 3539	HVAC Type:

Narrative

Project Description:

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

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ROOF: Southern yellow pine 2x4s, 2x8s, 2x10s, refurbished collar ties, proper sheathing and black architectural shingles as was before.

WALLS: Southern yellow pine 2x4s, 2x6s, proper sheathing and 7 lap siding with a 4 reveal painted white to match original house.

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

In addition, per code we request to vault the interior ceiling with new material, reuse the old ceiling joist that were removed as collar ties and expose them in the main living area as opposed to a flat ceiling and covering them with drywall and insulation and rebuild the back wall of the house facing back yard using southern pine 2x4s 16 on center to stabilize and receive the already approved addition.

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

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

August 25, 2023

RE: Roof Pitch & Bump Out 324 Third Ave. S Franklin, TN 37064 Building Permit Number 159743

To Whom It May Concern:

Our client has requested us to submit to make the following changes to the back side of subject property 324 Third Ave. S Franklin, TN 37064 as follows:

1. To rebuild and add back the bump out on the back side of the house which was previously approved to be removed.
2. Change the kitchen and porch ceiling to be a gable roof rather than a flat roof which is currently approved this will allow for more adequate ceiling height inside the kitchen and back porch area.

Please see attached plans for your review.

Thank you,

Scott Nicodemus



Notice of Intent (NOI) for General NPDES Permit for Stormwater Discharges from Construction Activities (TNR100000) Located within a Qualifying Local Program (QLP)

Purpose of this Form: The State of Tennessee General NPDES Permit requires owners, developers, builders, and all contractors that meet the definition of the operator in subsection 2.2 of the permit to apply for permit coverage. Homebuilders, building in a subdivision, are considered to be under a common plan of development and are considered operators. Therefore, homebuilders are required to have permit coverage. There are two options to obtain coverage: sign onto the existing developer's coverage by completing this form or apply for individual coverage by submitting a NOI and SWPPP to the Engineering Department.

Subdivision Name & Section: 324 Third Ave. S Franklin, TN 37064	Tracking Number*: TNQ or TNR
Subdivision Owner/Developer (Existing Permittee): (Person, company, or entity that has operational or design control over construction plans and specifications) Southern Build LLC	

Subsequent Operator Certification (must be signed by president, vice-president or equivalent)		
I certify under penalty of law that this document and all attachments were prepared by me, or under my direction or supervision. The submitted information is to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment. As specified in Tennessee Code Annotated Section 39-16-702(a)(4), this declaration is made under penalty of perjury.		
Contractor name and address: Southern Build LLC 625 Bakers Bridge Ave. Ste 105 Franklin, TN 37067	Signature: 	Date: 08-15-28
Building Permit Number:	Email: scott@southernbuild.com	Phone: 615-495-8589
For corporate entities** only, provide correct Tennessee Secretary of State (SOS) Control Number: (an incorrect SOS control number may delay NOI processing)		

Below are examples of common minimum requirements you are responsible for:

- Proper construction exits shall be installed for all active lots. Any sediment that is tracked into the street shall be removed at the end of the day. If the sediment becomes a traffic hazard, the street shall be cleaned immediately.
- All active lots shall have applicable perimeter EPSC measures installed.
- Temporary or permanent soil stabilization (sod, seed and straw, mulch, etc.) shall be completed no later than 14 days after the construction activity has temporarily or permanently ceased. Slopes shall be stabilized with sod, erosion control blanket/ matting, hydro-seeding, etc. within 14 days and on steep slopes (>3:1) within 7 days.
- Stockpiles shall be protected with silt fence. If soil is to be stored for more than 14 days it shall be covered or stabilized (seed and straw, mulch, etc.) to prevent sediment loss.
- ALL nearby storm drains shall be protected to prevent sediment from entering the stormwater system. Inlets on City Streets shall be protected with a drop bag type inlet protection with overflow ports.
- Hazardous materials shall be disposed of properly. A proper concrete washout shall be provided on-site.
- Litter shall be picked up daily and prior to any forecasted rainfall events. Good housekeeping measures shall be enacted for all contractors and subcontractors.
- No material other than stormwater shall be dumped or allowed to discharge to the City's storm sewer system.

*Existing tracking numbers can be found at: http://environment-online.tn.gov:8080/pls/enf_reports/f?p=9034:34001

**Corporations (e.g., ABC Co., Inc.), limited liability companies (LLCs), and limited liability partnerships (LLPs) are required to register with the SOS. This includes nonprofit corporations such as churches, schools, and homeowner's associations. General partnerships are not required to register with the SOS, but sometimes do. Each general partner should sign the NOI, which means there will need to be a minimum of two signatures for the partnership.

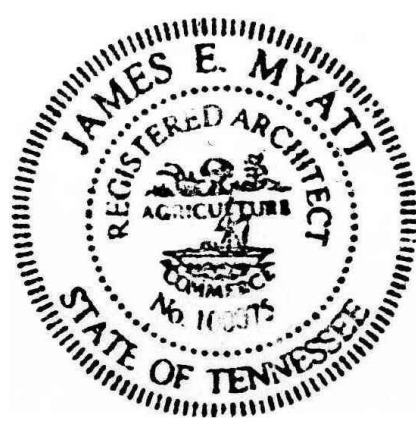
WINDOW SCHEDULE						
MARK	SIZE		TYPE	MATERIAL	NOTES	COUNT
	Width	HEIGHT				
A	3'-6"	4'-8"	DOUBLE HUNG	WOOD	EXIST TO REMAIN	7
A1	3'-6"	4'-8"	DOUBLE HUNG	WOOD	NEW TO MATCH EXIST A	2
B	2'-8"	6'-0"	DOUBLE HUNG	WOOD	EXIST TO REMAIN	2
C	2'-8"	6'-2"	DOUBLE HUNG	WOOD	NEW	5
D	2'-8"	3'-8"	DOUBLE HUNG	WOOD	NEW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

ARCHITECTURAL
DRAWING INDEX

- A1
- A2
- A4
- A5
- A6
- FLOOR PLANS APPROVED & PROPOSED
- ROOF PLANS APPROVED & PROPOSED
- RIGHT SIDE ELEVATION APPROVED & PROPOSED
- REAR ELEVATION APPROVED & PROPOSED
- LEFT ELEVATION APPROVED & PROPOSED



FOR REVIEW



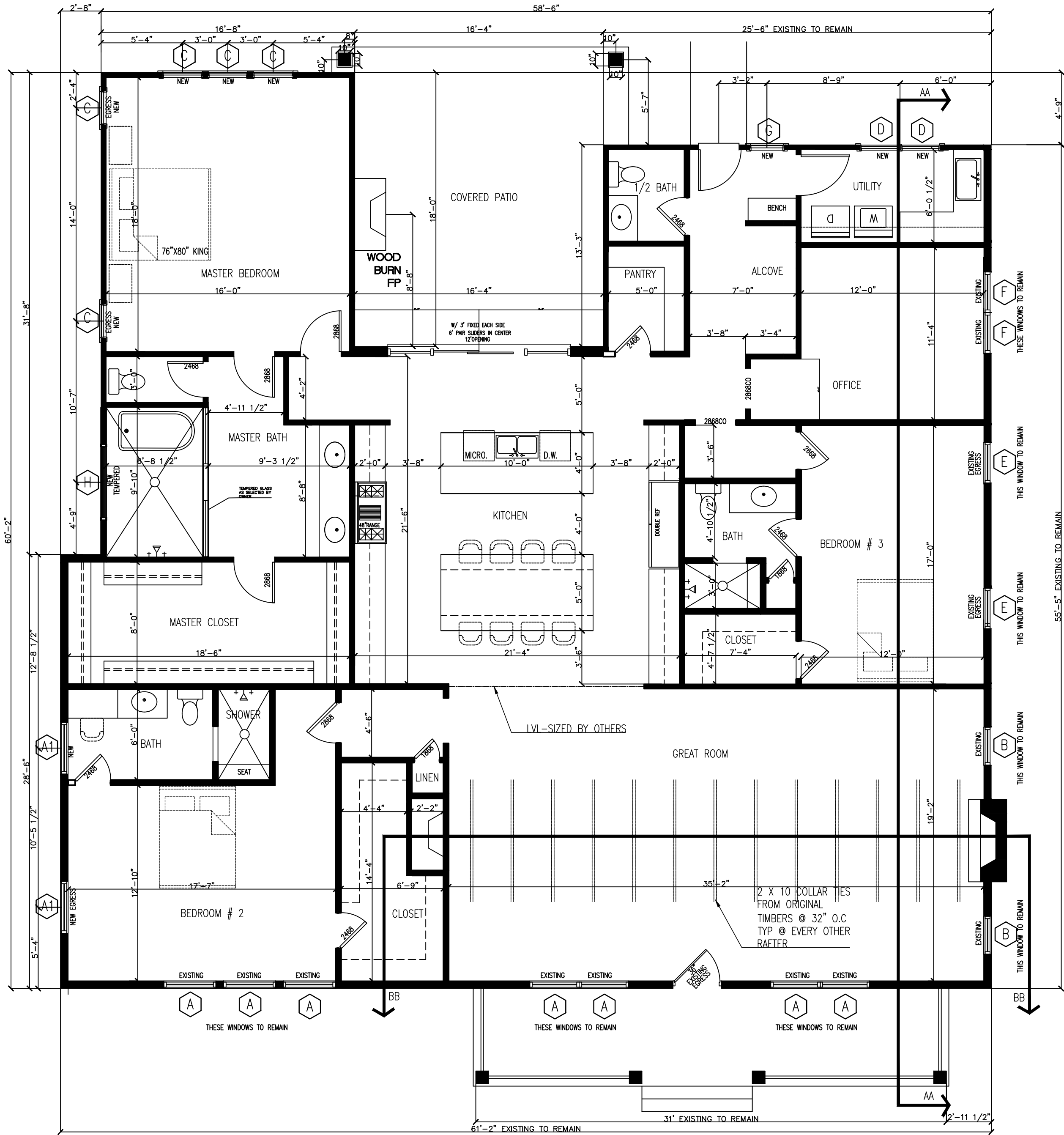
BRANDON HUTCHESON

HISTORIC HOUSE PLAN

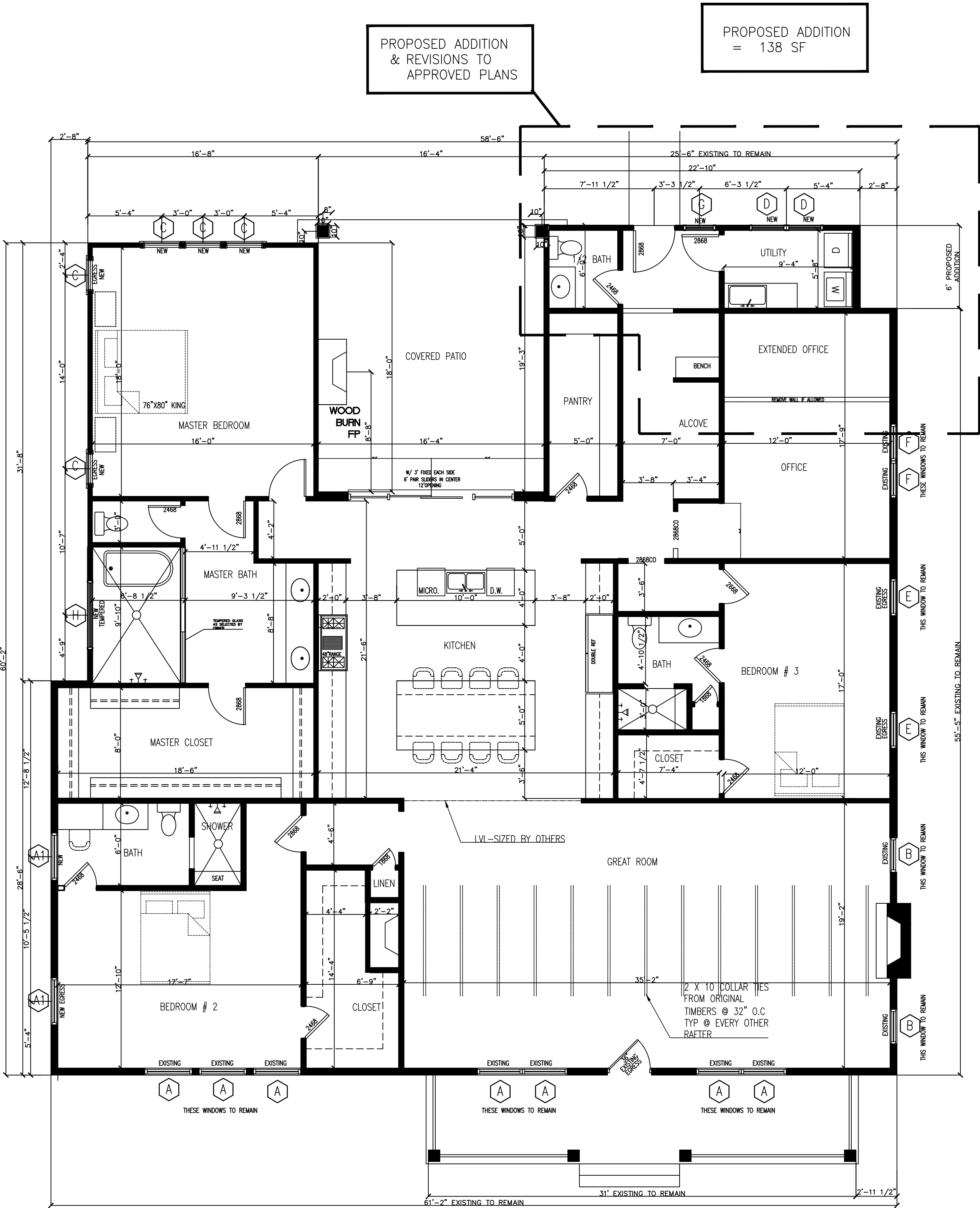
324 3RD AVENUE SOUTH
FRANKLIN, TENNESSEE 37064

REVISIONS	
DATE	DESCRIPTION
PROJECT NO.	
DATE	08/25/2023
DRAWN BY	J. MYATT RA
CHECKED BY	

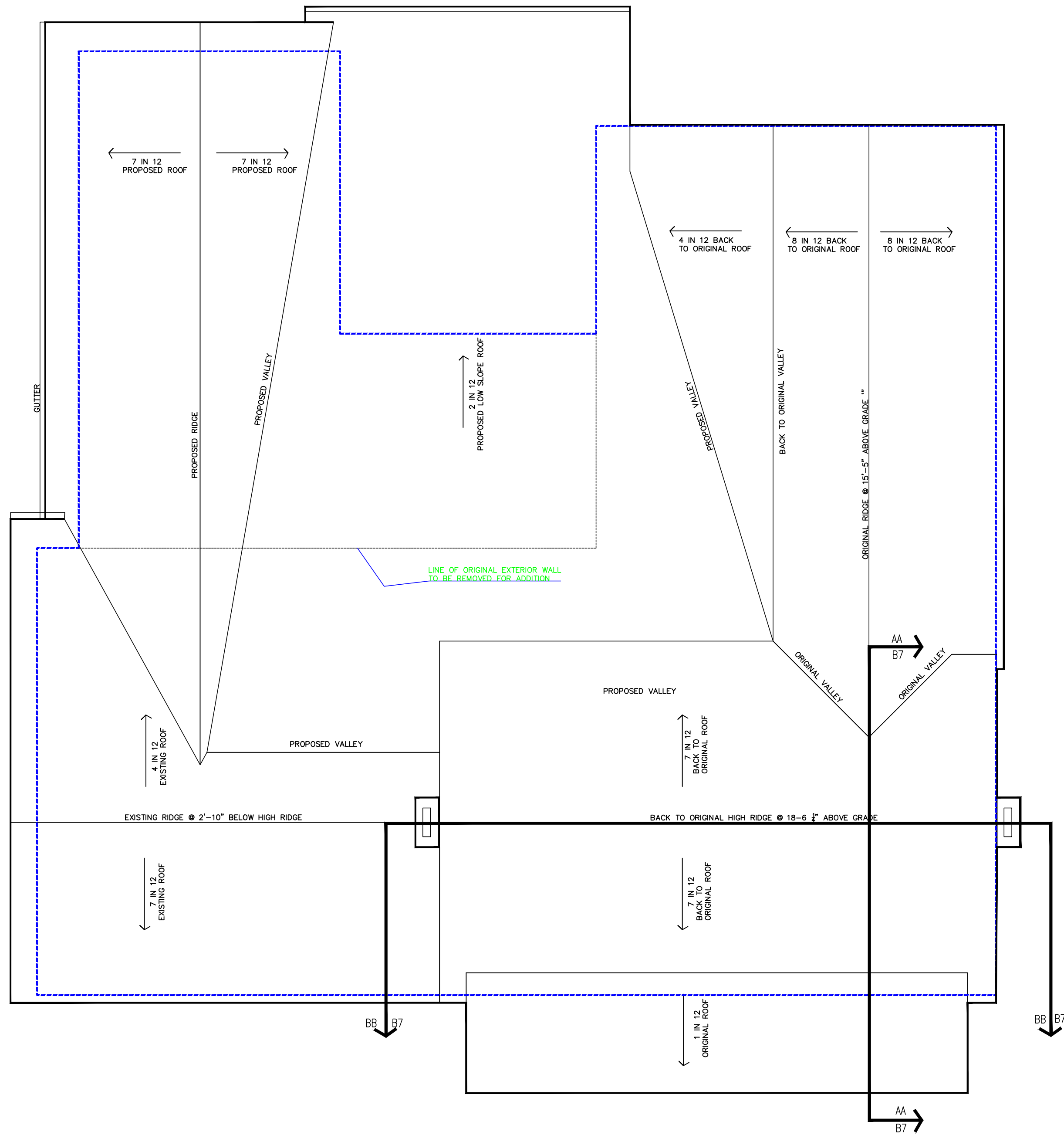
A1



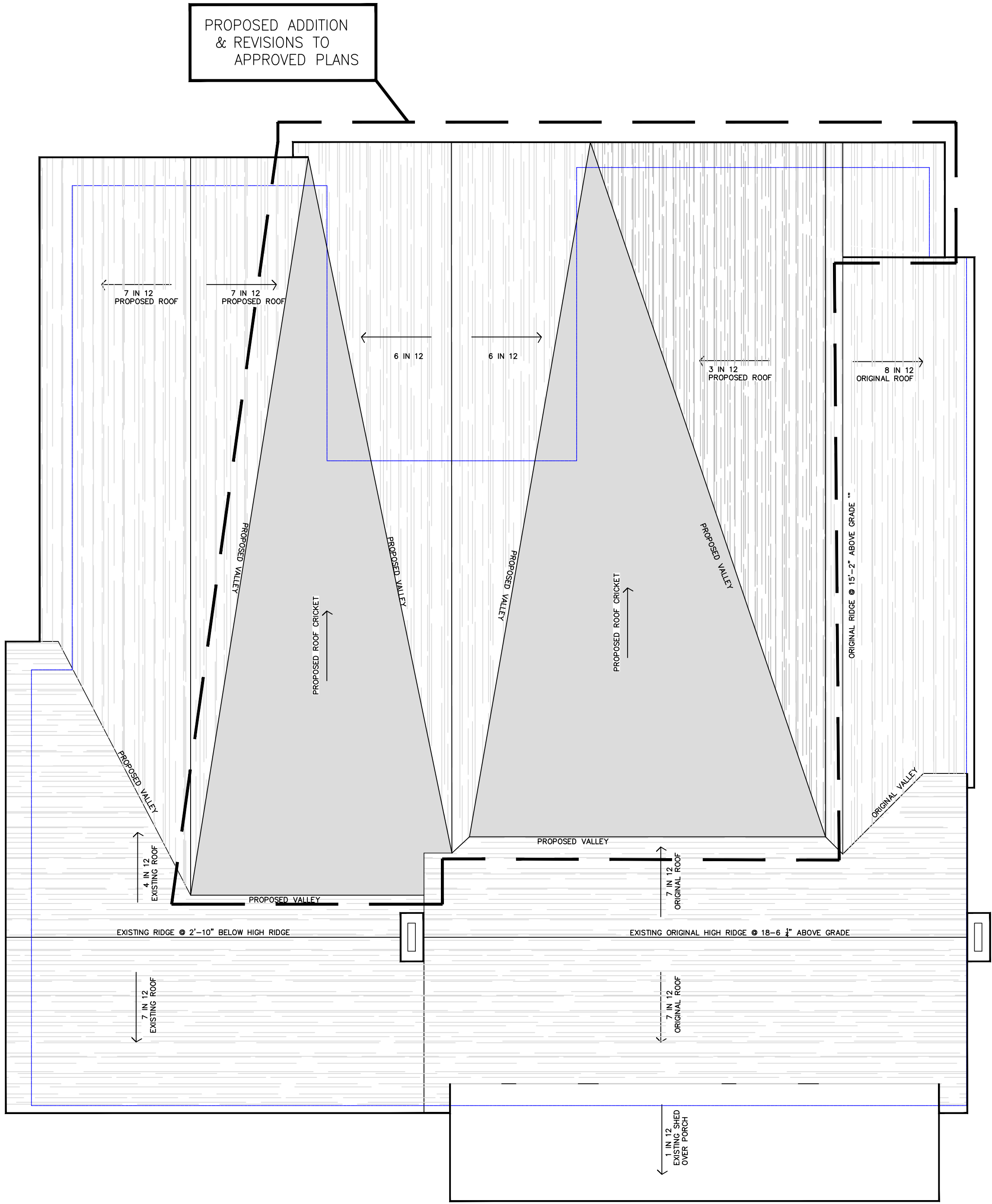
APPROVED FLOOR PLAN



PROPOSED FLOOR PLAN



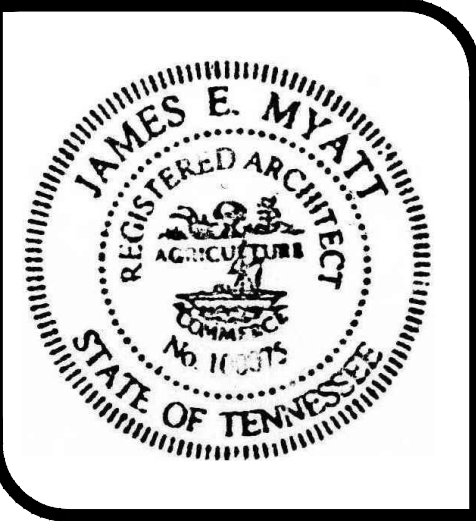
APPROVED ROOF PLAN
SCALE: 3/16"=1'-0"



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



FOR REVIEW

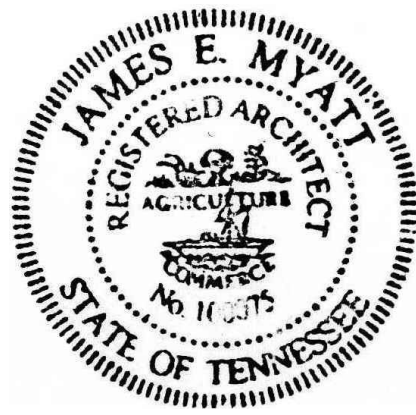


BRANDON HUTCHESON
HISTORIC HOUSE PLAN
324 3RD AVENUE SOUTH
FRANKLIN, TENNESSEE 37064

REVISIONS	
DATE	DESCRIPTION
PROJECT NO.	
DATE	08/25/2023
DRAWN BY	J. MYATT RA
CHECKED BY	

A2

FOR REVIEW



BRANDON HUTCHESON

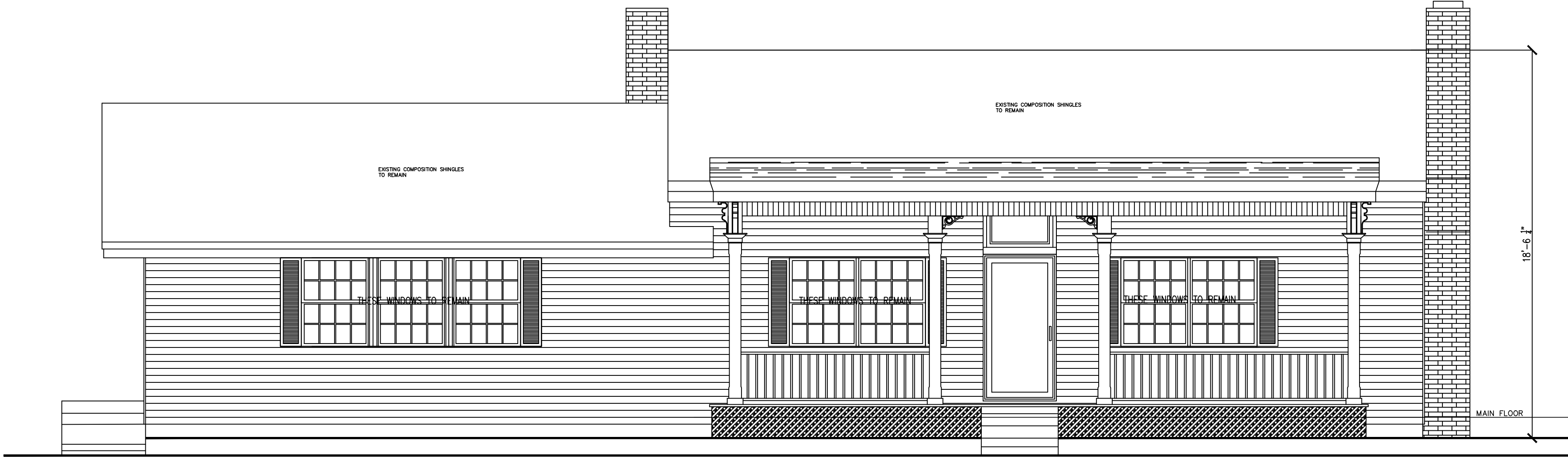
HISTORIC HOUSE PLAN

324 3RD AVENUE SOUTH
FRANKLIN, TENNESSEE 37064

REVISIONS

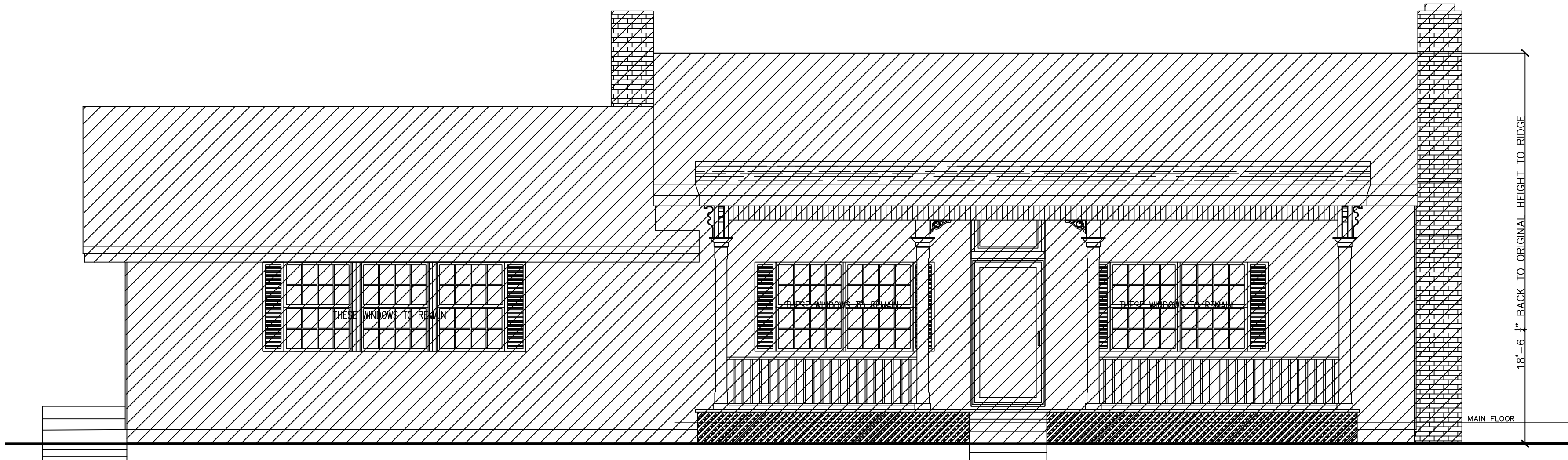
DATE	DESCRIPTION
PROJECT NO.	
DATE	08/25/2023
DRAWN BY	J. MYATT RA
CHECKED BY	

A3



EXISTING FRONT ELEVATION

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

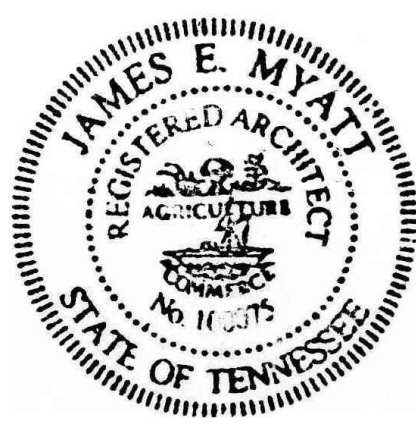


THIS ELEVATION DOES NOT CHANGE FROM EXISTING

APPROVED FRONT ELEVATION

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

FOR REVIEW

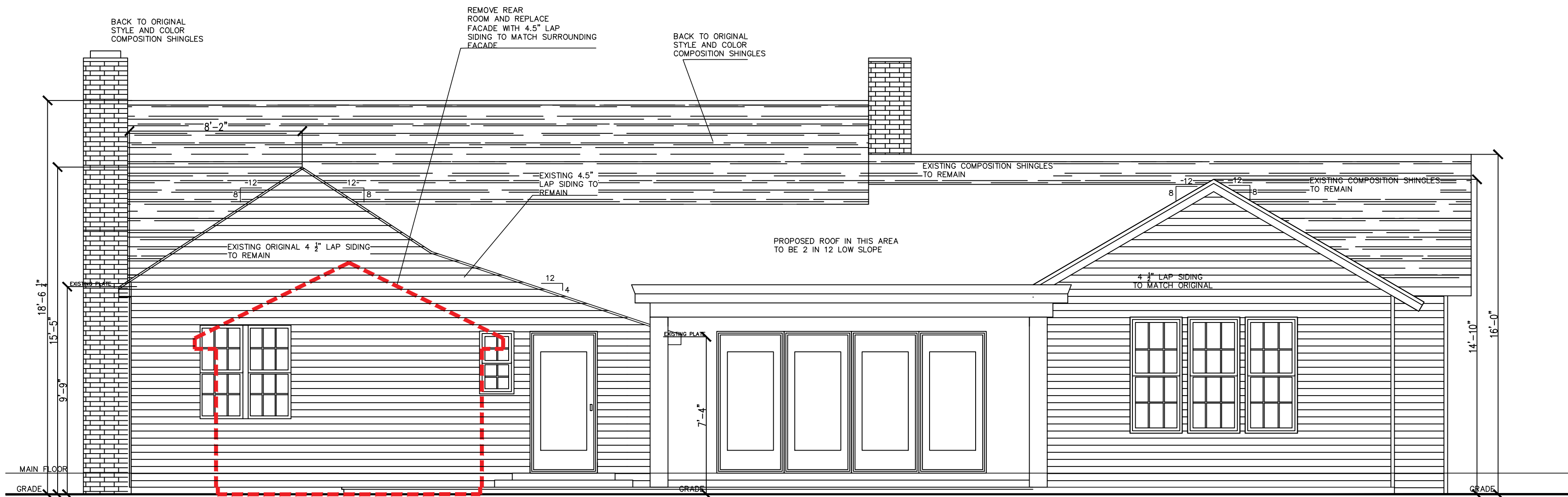


BRANDON HUTCHESON
HISTORIC HOUSE PLAN
324 3RD AVENUE SOUTH
FRANKLIN, TENNESSEE 37064

REVISIONS

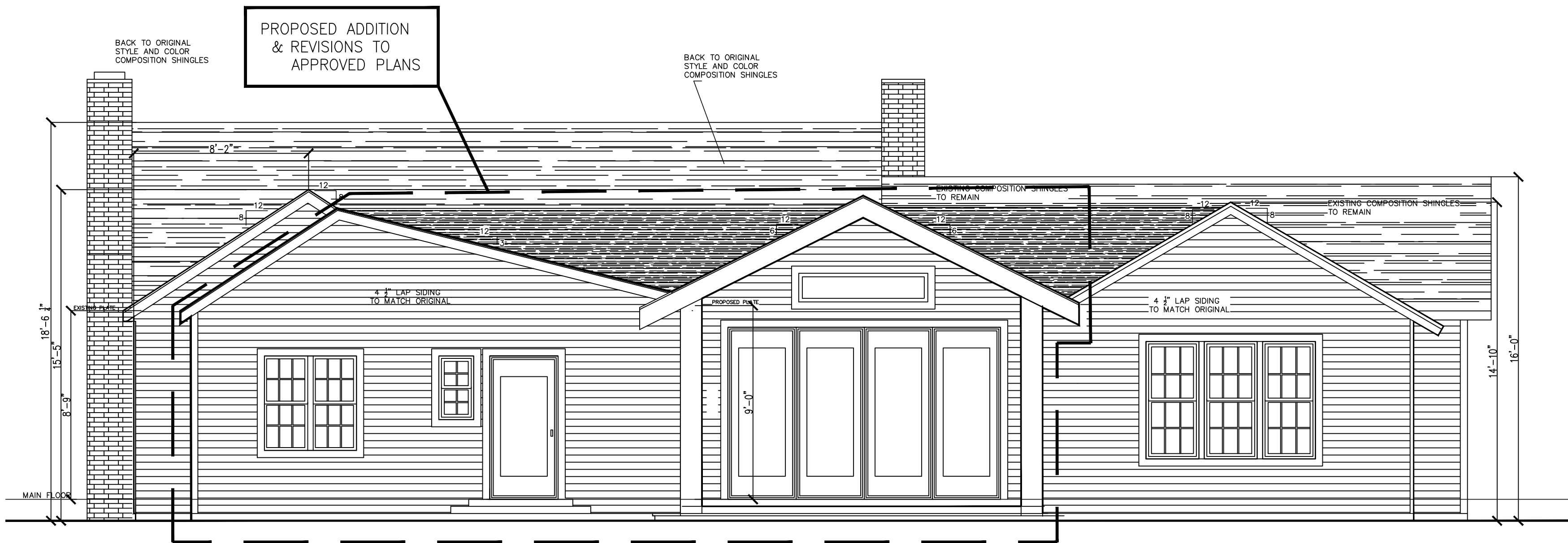
DATE	DESCRIPTION
PROJECT NO.	
DATE	08/25/2023
DRAWN BY	J. MYATT RA
CHECKED BY	

A4



APPROVED REAR ELEVATION

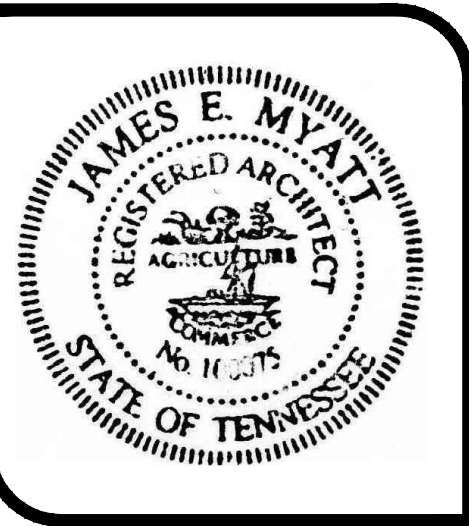
SCALE:1/4"=1'-0"



PROPOSED REAR ELEVATION

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

FOR REVIEW



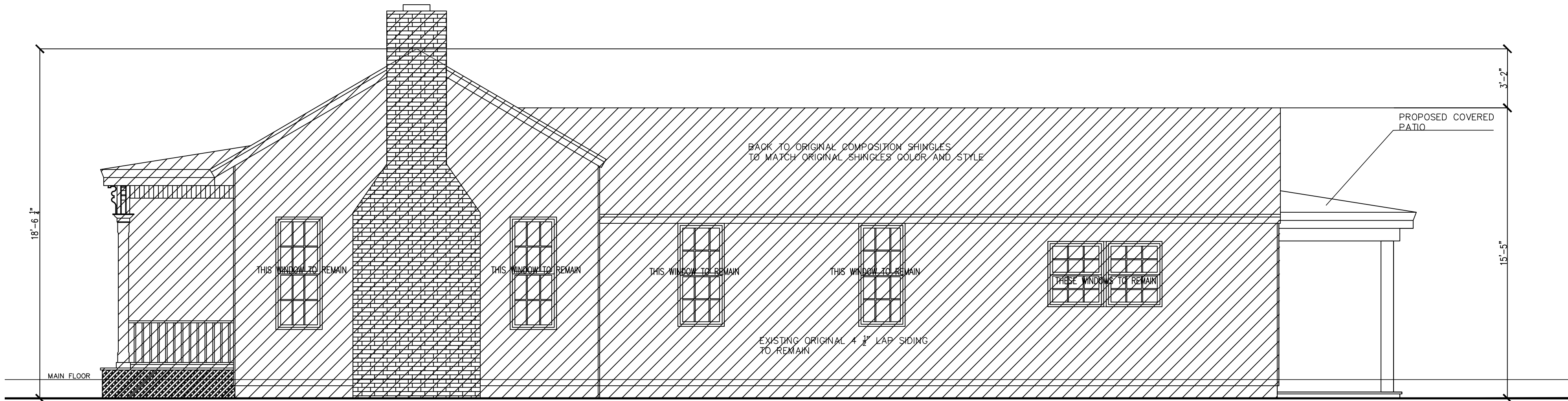
BRANDON HUTCHESON

HISTORIC HOUSE PLAN

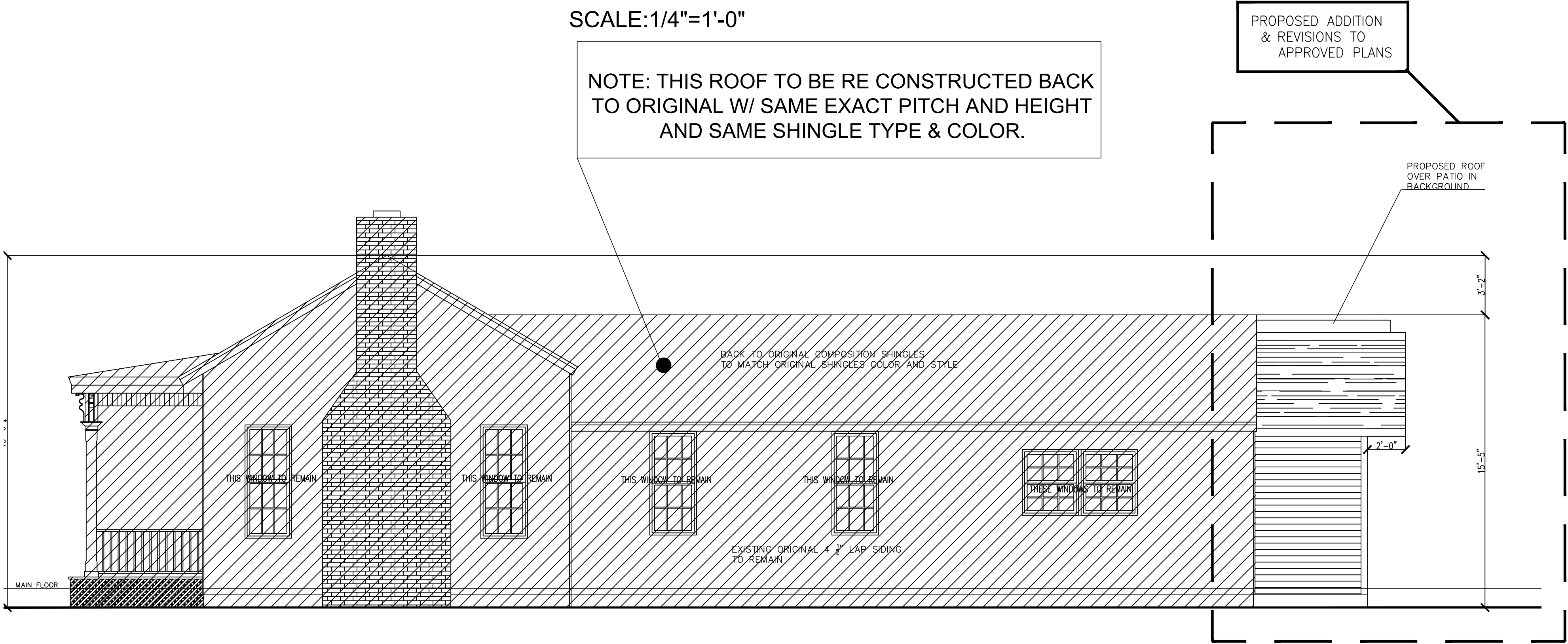
324 3RD AVENUE SOUTH
FRANKLIN, TENNESSEE 37064

REVISIONS	
DATE	DESCRIPTION
PROJECT NO.	
DATE	08/25/2023
DRAWN BY	J. MYATT RA
CHECKED BY	

A5



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



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

FOR REVIEW

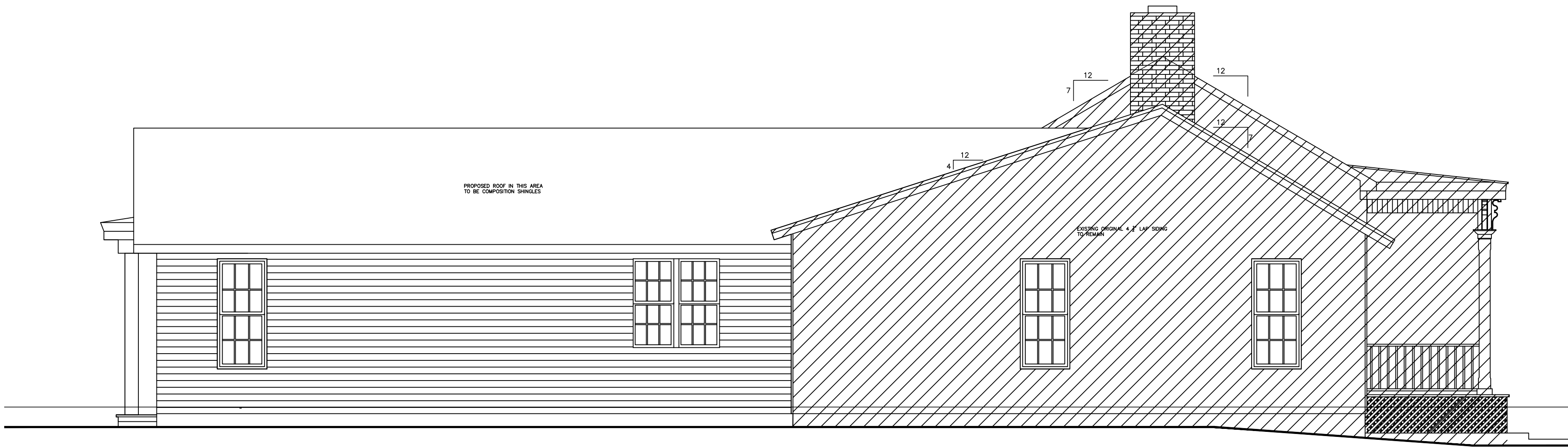


BRANDON HUTCHESON
HISTORIC HOUSE PLAN
324 3RD AVENUE SOUTH
FRANKLIN, TENNESSEE 37064

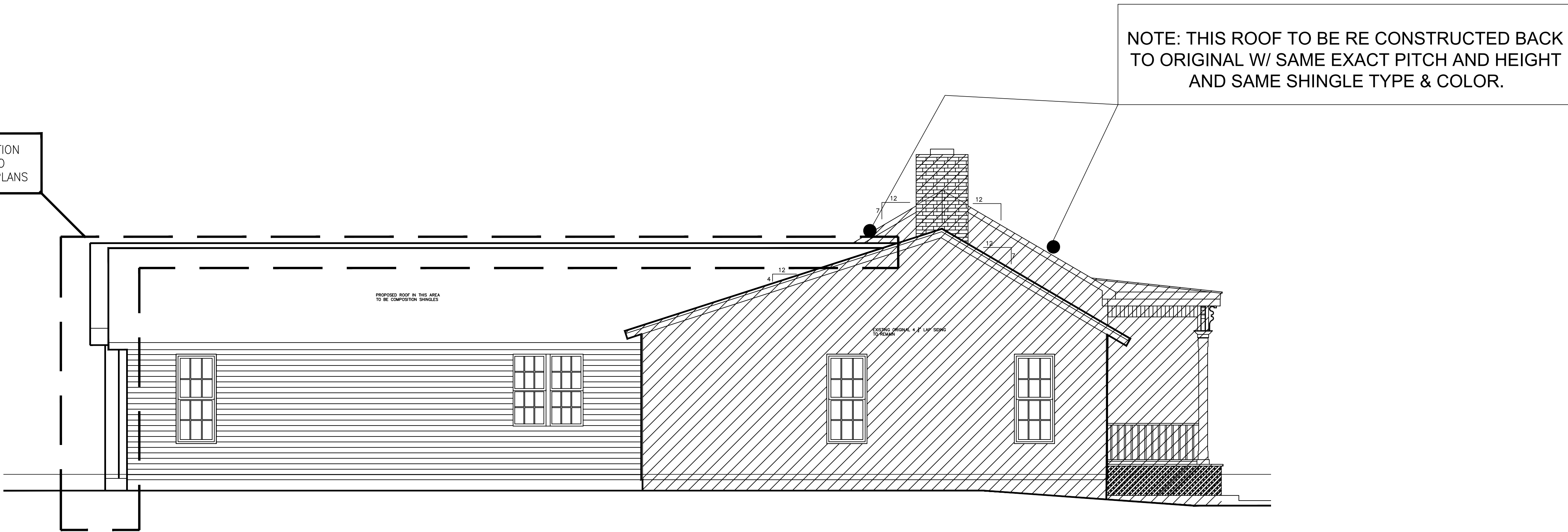
REVISIONS

DATE	DESCRIPTION
PROJECT NO.	
DATE	08/25/2023
DRAWN BY	J. MYATT RA
CHECKED BY	

A6



APPROVED LEFT SIDE ELEVATION
SCALE:1/4"=1'-0"



PROPOSED LEFT SIDE ELEVATION
SCALE:1/4"=1'-0"

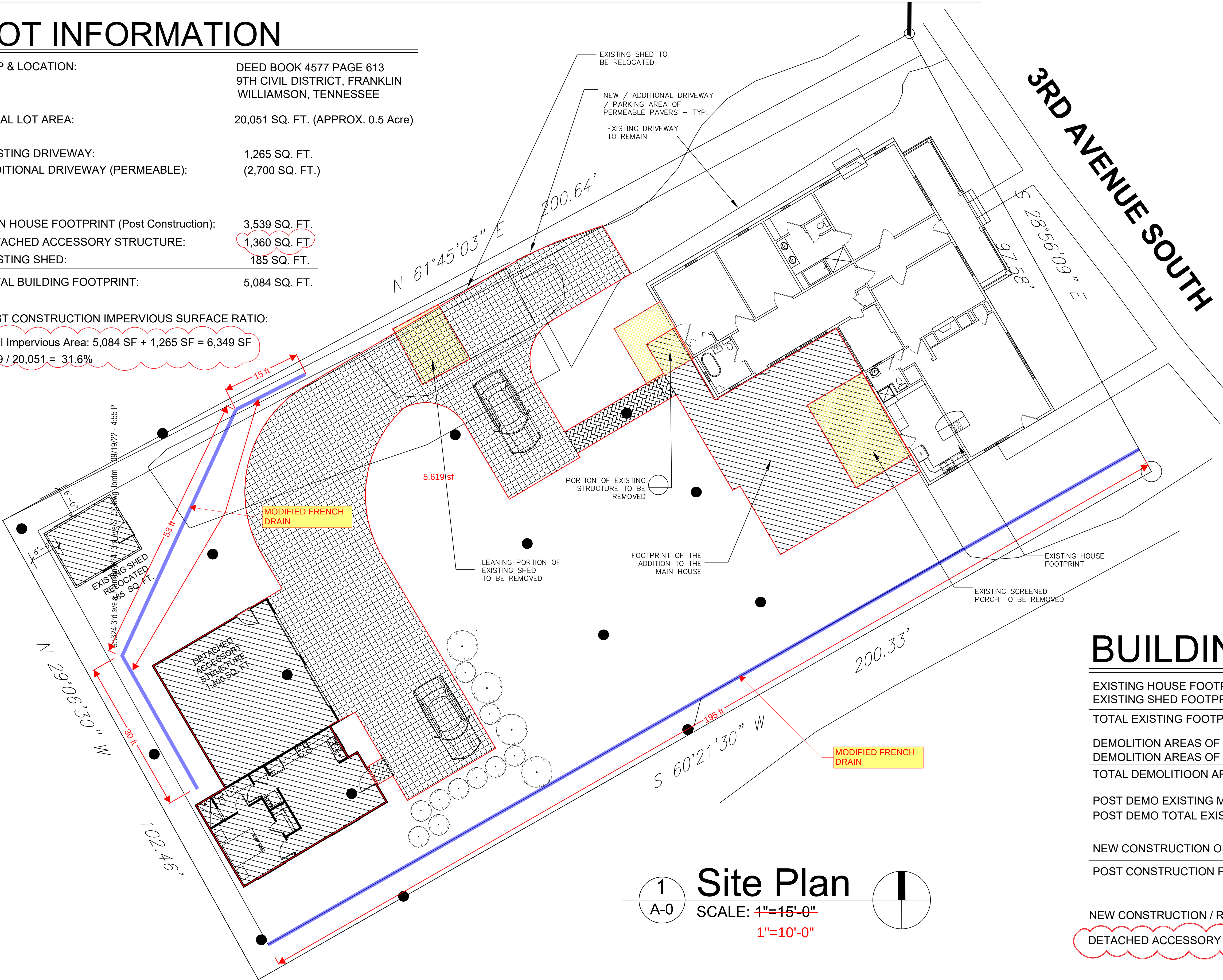
324 Third Avenue S

LOT INFORMATION

MAP & LOCATION:	DEED BOOK 4577 PAGE 613 9TH CIVIL DISTRICT, FRANKLIN WILLIAMSON, TENNESSEE
TOTAL LOT AREA:	20,051 SQ. FT. (APPROX. 0.5 Acre)
EXISTING DRIVEWAY:	1,265 SQ. FT.
ADDITIONAL DRIVEWAY (PERMEABLE):	(2,700 SQ. FT.)
MAIN HOUSE FOOTPRINT (Post Construction):	3,539 SQ. FT.
DETACHED ACCESSORY STRUCTURE:	1,360 SQ. FT.
EXISTING SHED:	185 SQ. FT.
TOTAL BUILDING FOOTPRINT:	5,084 SQ. FT.

POST CONSTRUCTION IMPERVIOUS SURFACE RATIO:

Total Impervious Area: 5,084 SF + 1,265 SF = 6,349 SF
6349 / 20,051 = 31.6%



.\\x-Map_324_3rd Ave S.JPG

VICINITY MAP

NOT TO SCALE

ARCHITECTURAL DRAWING INDEX

A-0	TITLE & SITE PLAN
A-1	ROOF PLAN
A-2	FOUNDATION PLAN
A-3	MAIN FLOOR PLAN
A-4	FRONT ELEVATION & DETACHED STRUCTURE ELEVATIONS
A-5	RIGHT ELEVATIONS
A-6	LEFT ELEVATIONS
A-7	REAR ELEVATIONS
A-8	DETACHED ACCESSORY
A-9	RELOCATED SHED

BUILDING INFORMATION

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

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

Ni Studio, LLC

7884 Heaton Way
Nashville, TN 37211
Tel: 615 . 306 . 0712
nistudiollc@gmail.com

324 Third Ave South, Franklin TN

HB PROPERTY - OWNER / CONTRACTOR

Phone: 214.417.8987
E-mail: hbpropertytn@gmail.com

ISSUE DATE:
02.04.2022

REVISIONS:

02.24.2022
04.22.2022

05.16.2022

.\\x-seal 02042022.jpg

A-0

TITLE SHEET



HISTORIC
FRANKLIN
TENNESSEE

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

Address: 118 3rd Avenue North (Downtown Franklin Historic District)
Applicant: Michael Evans (Park Happy, LLC)
Owner: Gordon Inman
Project #: 8263
Type of Work: Convenience Signage

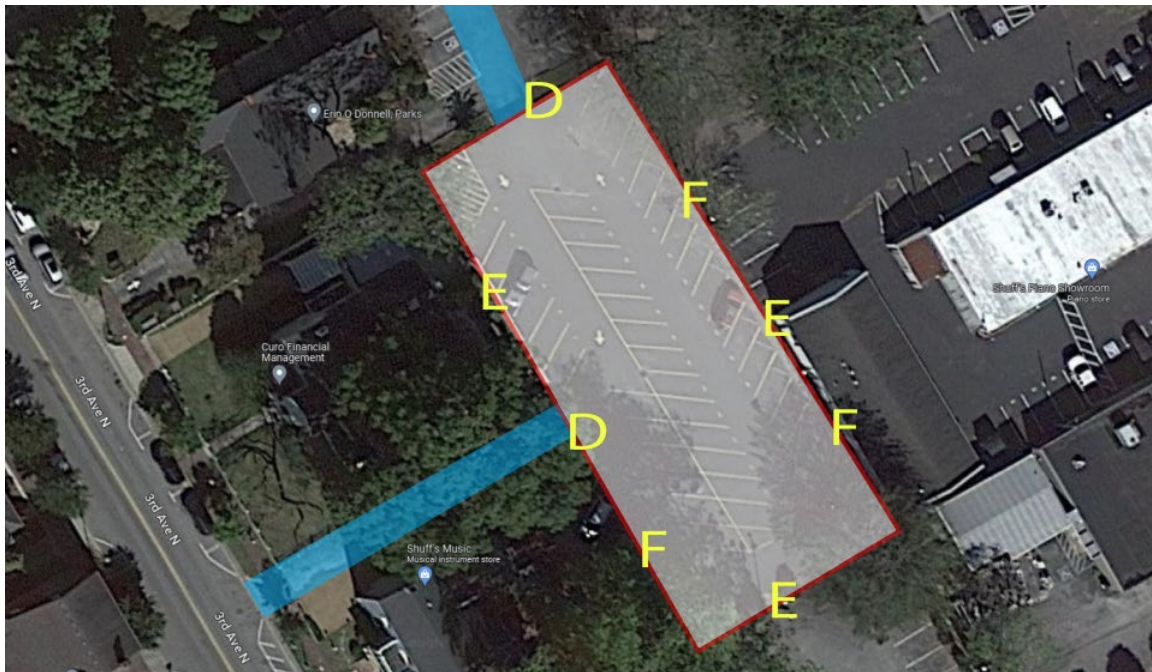
Status: Approval with conditions
(See “**Approved Work Specifications**” and “**Non-Approved Work**” Below)

Approval Date: August 7, 2023
Expiration Date: August 7, 2025 (if work has not commenced)

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for the installation of eight convenience signs for the parking lot at 118 3rd Avenue North.

For ease of communication, staff is utilizing the photo submitted in the application with the assigned letters to each of the proposed signs as shown on the exhibit below.



- **Location:** The location of the proposed eight (8) signs is appropriate as they are not seen from street view and are located behind a building.
- **Sign Size:**
 - The proposed size of six (6) signs on the property (labeled E and F on the photo) are to be 20" x 24" and spans to measure 3.3 sq. ft. in area. Each sign is proposed to be mounted onto a post, which will measure 6' in height. The proposed signs do not meet the intent of the Guidelines that state that when not visible from the right-of-way, additional convenience signs may be used for parking spaces that are up to 1.5 square feet.
 - Two (2) additional signs are proposed on the property, (labeled D on the photo) which measure 20" x 26" and span to measure 3.6 sq. ft. in area. Each sign is proposed to be mounted onto a post, which will measure 6' in height. Convenience signage used for entrance and exit areas, may have one sign per entrance or exit, be 4.5 sq. ft. in area, and may be a maximum height of 4'. The proposed sign size is appropriate as proposed but the sign height is not appropriate.
- **Material:**
 - The material of the proposed sign face consists of polyvinyl chloride (PVC). The proposed material does not meet the Guidelines for the sign, as signage materials should consist of finished wood or metal with matte background finishes rather than reflective or shiny background finishes.
 - No information has been provided for the proposed posts, but the Guidelines recommend finished wood or metal with matte background finishes rather than reflective or shiny background finishes.
- **Design:** The proposed background color is a gloss, black, with white lettering. There are small amounts of additional logo coloring (red, yellow, blue, and white). While the Guidelines recommend the use of no more than 3 colors, the additional use of colors is small, minimal in use on the logo, and consistent with previous Historic Zoning Commission approvals. The sign finish does not meet the Guidelines, as it recommends that signage utilize a matte finish.

APPLICABLE GUIDELINES

Chapter 8- Signs

APPROVED WORK SPECIFICATIONS

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

- The two (2) signs (labeled D) which measure 20" x 26" and span to measure 3.6 sq. ft. in area are approved. The height of the signs shall be a maximum of 4 ft.
- All signs must utilize a matte finish, rather than a gloss finish.
- The post material must be finished metal or wood, to be in accordance with the Guidelines.
- The sign face material must be finished metal or wood, to be in accordance with the Guidelines.
- The application must meet all the requirements of the Building & Neighborhood Services Department prior to the issuance of a **sign permit**.
- Any changes to the approved plans must be returned to the Preservation Planner for review and approval.

NON-APPROVED WORK

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

- The six (6) signs (labeled E and F) that measure 20” x 24” must be reduced so that they measure 1.5 sq. ft. or less, utilize a matte finish, be an approved material, and the revised signs must adhere to the Design Guidelines and must return to Preservation Planning Staff for review and approval.

Emily Huffer | Assistant Preservation Planner

Planning & Sustainability Department

City of Franklin, Tennessee

615.550.6795

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

WO# 77677

Park Happy

#134 Franklin Text to Pay
& Windmasters

PROJECT MANAGER

Leah

DESIGNER

Rachel

TOTAL PRODUCTS

4

PRODUCT #1

TOTAL QUANTITY

2

MATERIAL(s)

Printed Vinyl / gloss laminate
6mm Black PVC

NOTES

- SINGLE SIDED
- BEVELED EDGES

I understand that proof reading is **my** responsibility and that any errors in proof reading which may result in a reprint are also **my** responsibility. If I choose not to proofread the following design(s), I **cannot** hold Signs First responsible for any errors.

This proof is for layout **only**, color must be approved in person at an additional charge. If no pantones colors are specified by the client, Signs First **cannot** be held responsible.

ALL ARTWORK ON THIS SHEET IS COPYRIGHT OF SIGNS FIRST NASHVILLE.



SIGNATURE

DATE

www.sfnash.com | 615-297-5681 | 2461 Bransford Ave, Nashville, TN 37204

****DISCLAIMER:** Vehicle graphic placement sometimes has to shift very slightly upon install. Customer agrees to Signs First using their best judgment on placing graphic as close to proof as possible.

****DISCLAIMER:** Vehicles need to be washed the day before installation and dry when brought in (weather permitting). \$100 cleaning fee will be charged on small vehicles and a \$300 fee for larger vehicles.

****DISCLAIMER:** A \$100 rescheduling fee will be charged for failure to call and cancel 24 hrs. before an installation.

WO# 77677

Park Happy

#134 Franklin Text to Pay
& Windmasters

PROJECT MANAGER

Leah

DESIGNER

Rachel

TOTAL PRODUCTS

4

PRODUCT #3

TOTAL QUANTITY

3

MATERIAL(s)

Printed Vinyl / gloss laminate
6mm Black PVC

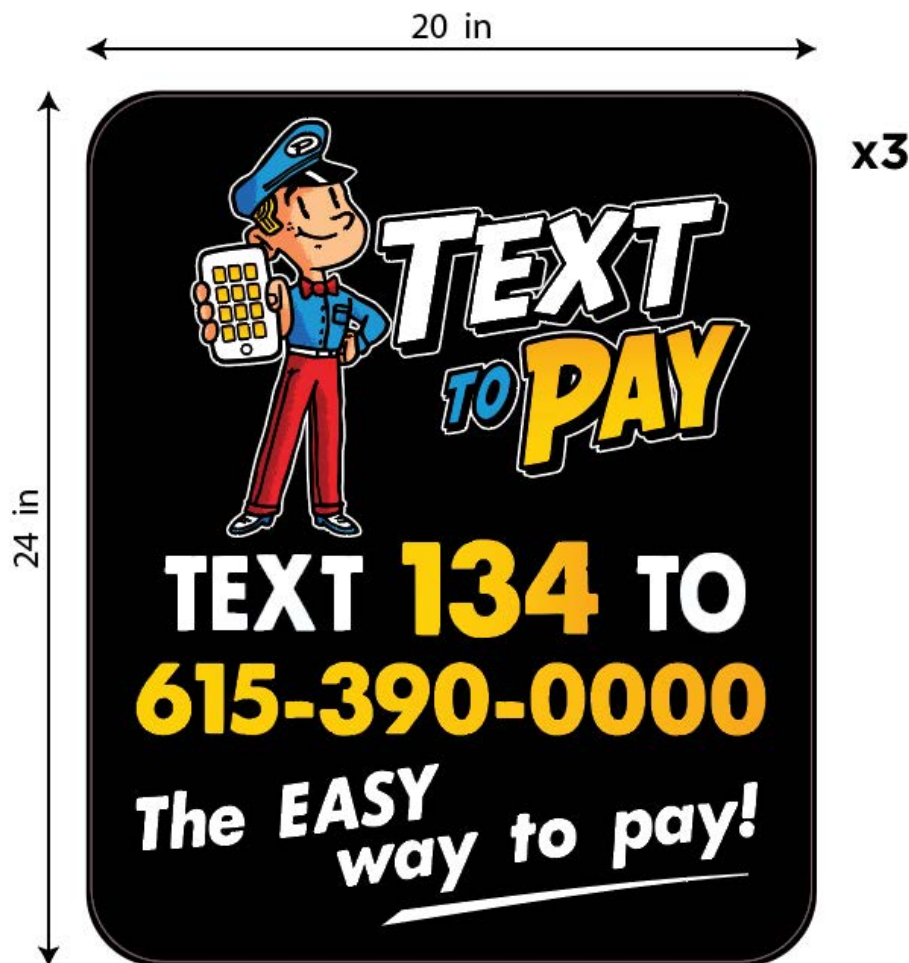
NOTES

- SINGLE SIDED
- BEVELED EDGES

I understand that proof reading is **my** responsibility and that any errors in proof reading which may result in a reprint are also **my** responsibility. If I choose not to proofread the following design(s), I **cannot** hold Signs First responsible for any errors.

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DATE

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WO# 77677

Park Happy

#134 Franklin Text to Pay
& Windmasters

PROJECT MANAGER

Leah

DESIGNER

Rachel

TOTAL PRODUCTS

4

PRODUCT #2

TOTAL QUANTITY

3

MATERIAL(s)

Printed Vinyl / gloss laminate
6mm Black PVC

NOTES

- SINGLE SIDED
- BEVELED EDGES



SIGNATURE

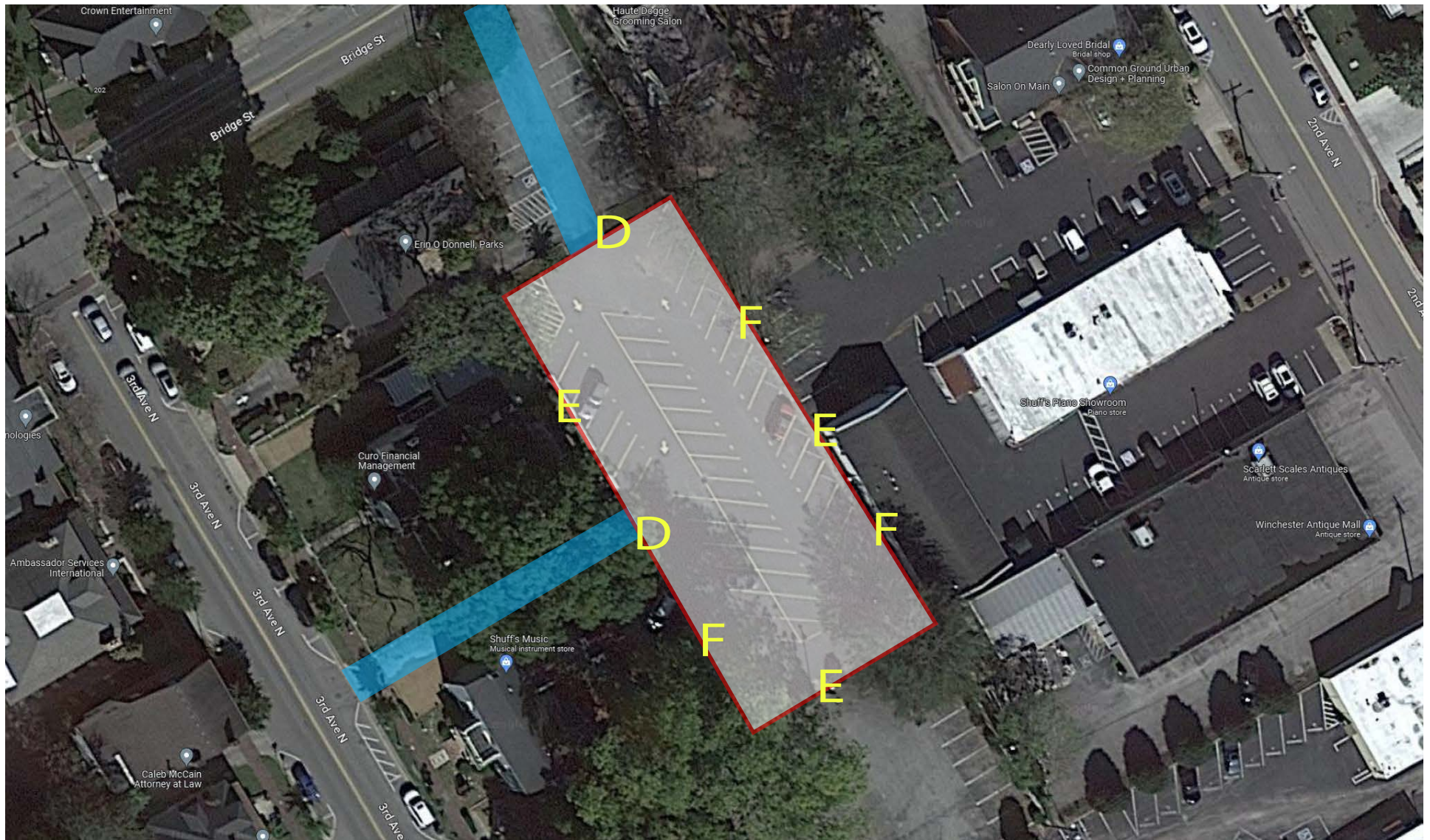
DATE

www.sfnash.com | 615-297-5681 | 2461 Bransford Ave, Nashville, TN 37204

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****DISCLAIMER:** A \$100 rescheduling fee will be charged for failure to call and cancel 24 hrs. before an installation.



From: [Michael](#)
To: [Emily Huffer](#)
Subject: RE: 118 3rd Ave N, Franklin, TN 37064 (COF no: 0) (Permit no:)
Date: Tuesday, July 25, 2023 1:02:42 PM

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

Posts will ideally be set to top out at 6' (which I believe is allowable). Top of sign will be 1" lower at 71".

From: Emily Huffer <emily.huffer@franklintn.gov>
Sent: Tuesday, July 25, 2023 12:53 PM
To: Michael <michael@parkhappy.net>
Subject: 118 3rd Ave N, Franklin, TN 37064 (COF no: 0) (Permit no:)

Hi Michael-

Thanks for submitting! What is the proposed post height on the signs?

Thanks!

Emily Huffer

Assistant Preservation Planner

City of Franklin Planning & Sustainability Department

615.550.6795 | www.franklintn.gov/planning

This message has been prepared on resources owned by the City of Franklin, Tennessee. It is subject to the City's Policy for the Use of Computers, Internet and Email. Messages that are received or created by any City staff member may be a public record subject to Tennessee Open Records Act, T.C.A. §10-7-503, et seq., and the rules of the Open Records Commission. DO NOT COPY OR FORWARD TO UNAUTHORIZED PERSONS. This message may contain confidential information and is intended only for the use of the specific individual(s) to which it is addressed. If you are not an intended recipient of this message, you are hereby notified that any unauthorized use, dissemination or copying of this email or any information it contains is strictly prohibited. If you have received this message in error, please delete it and immediately notify the sender by reply email. Unless expressly stated, this email does not constitute an agreement to conduct transactions by electronic means and does not create a binding contract or enforceable obligation.

OWNER AFFIDAVIT

City of Franklin, Tennessee

We/I Gordon E. Inman

(Please print Name/Names in Full)

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

Dist. 09 Map 078C GP D Parcel 00201

(Property Parcel/Tax ID Number)

and located at:

Third Ave (Parking Lot behind Shuffs)

(Street Address)

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

Elmington Commercial Property Manager

(Please print Name/Names in Full)

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

Gordon Inman

Signature

2467 Hidden River Lane

Property Owner Mailing Address

Franklin, TN 37069

City, State & Zip

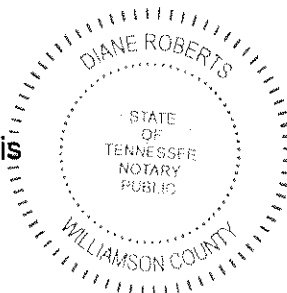
Subscribed and sworn to before me this

10 day of June, 2023
Diane Roberts

Notary Public

My Commission Expires
December 8, 2024

My Commission Expires: _____





Project Overview

#1030581

Project Title: 118 3rd Ave N, Franklin, TN 37064

Jurisdiction: Franklin

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

State: TN

Workflow: COA Default

County: Williamson

Required Application Supporting Materials

FRANKLIN HISTORIC DISTRICT GUIDELINES

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

REQUIRED APPLICATION SUPPORTING MATERIALS

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

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

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

Exterior Alterations

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

Demolition, Relocation

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

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

Administrative Review

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

Signage:

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

Rear Yard Fencing:

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

Awnings:

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

HVAC Equipment and/or Related Screening:

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

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

Owner Affidavit

This application requires a signed and notarized owner affidavit form.

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

Owner Affidavit Form

Contact Information - Project Contact**Project Contact**

Michael Evans
Park Happy LLC
P.O Box 40018
Nashville, TN 37204
P:6159734018
michael@parkhappy.net

Contact Information - Property Owner

Property Owner

Gordon Inman

2467 Hidden River Lane

Franklin, TN 37069

P:6159222219

aferguson@elmingtoncapital.com

Address or Parcel

Project Address or Parcel: 3RD AVE (078C-D00201)

Calculated Acreage: Parcel

- 3RD AVE: 0.4095792

Scenic Corridor Overlay:

Hillside/Hillcrest Overlay:

Flood Fringe Overlay:

500ft Buffer of Hillside Overlay: <500BHO>

Columbia Avenue Overlay:

Zoning District: Zoning Districts

- 3RD AVE: DD

Central Franklin Overlay: Central Franklin Overlay

- 3RD AVE: Central Franklin Overlay District

Historic Preservation Overlay: Historic Preservation Overlay

- 3RD AVE: Historic Preservation Overlay

Floodway Overlay:

COF Number of Site Plan: 0

Project information

Review Type: Nonresidential

Construction Type:

New Addition Type:

Type of Work Proposed: Signage

Porch or Deck Project:

Windows or Exterior Door Work:

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

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

Other Exterior Alterations Proposed:

Footprint Square Footage of Recent Addition:

Demolition or Relocation Proposed:

Estimated Age of Addition:

Number of Attached Signs Proposed: 3

Sign 1

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

Height of Sign Face or Sign Area: 3.6

Height of Overall Sign: 6

Sign 2

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

Height of Sign Face or Sign Area: 3.3

Height of Overall Sign: 6

Sign 3

Does the existing structure have any recent additions?:	Type of Signage Proposed: Freestanding (not Post-and-Arm)
Height of Existing and Proposed Construction (from FFE to Roof Peak):	Height of Overall Sign: 6
Lot Square Footage:	Height of Sign Face or Sign Area: 3.3
Indicate shape/dimensions of window or door over which proposed awning will be affixed.:	Footprint Square Footage of Existing Structures on Lot:
Footprint Square Footage of Proposed Additions/Structures:	HVAC Type:

Narrative

Project Description:

Park Happy currently operates the parking lot situated between 2nd and 3rd Aves. North, with entrances off of Bridge St. and 3rd. The parking lot is not generally visible from those streets. We seek to transition from a paystation to mobile payment, which requires additional signage.



HISTORIC
FRANKLIN
TENNESSEE

Franklin Historic Zoning Commission Certificate of Appropriateness (COA)

Address: 99 E. Main St. Suite 190 (Downtown Franklin Historic District)
Applicant: Shaun Sullivan
Owner: Henry P. Ingram
Project #: 8264

Type of Work: Consideration of Signage (Wall)

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

Approval Date: August 9, 2023
Expiration Date: August 9, 2025 (if work has not commenced)

BACKGROUND

The applicant is requesting an Administrative Certificate of Appropriateness (COA) for the installation of a wall sign at 99 East Main Street Suite 190 for the Bestia Mare restaurant.

Proposed Wall Sign:

- **Appropriate Sign Types:** Wall signs are appropriate for commercial buildings, and the building at 99 E. Main Street is a commercial building.
- **Quantity:** A commercial building should have no more than three signs. This application previously came before the Historic Zoning Commission, where the Commission agreed that the application could be administratively approved as submitted with this application.
- **Sign Area:** The proposed sign measures 4 feet in height and 12 feet in width. The sign measures approximately 48 sq. ft. in area. The linear footage of the building is 44 feet along East Main Street. The sign area meets the Guidelines, as the wall sign area is to measure a maximum of 1 square foot per linear foot of width of building façade or retail storefront/tenant space.
- **Placement:** The proposed location is within the flat fascia area above the entrance. The proposed placement meets the Guideline that states that one should use traditional locations for wall signs such as above transoms, on cornice fascia boards, or below cornices.
- **Material:** The proposed sign background consists of tongue and groove hemlock wood siding and individually mounted letters, which are an aluminum material. This meets the Guidelines, as wall signs are to utilize materials such as finished wood, brass letters, carved or sandblasted wood, gold leaf, or glass.

- **Color:** The proposed color of the background of the sign is black and the lettering is a light gray. This meets the Guidelines for color as signs are to be designed to have a dark background and light lettering.
- **Illumination:** The proposed illumination for the sign consists of two 28.3” width bar lights in a museum bronze. This meets the Guidelines, as illumination for signs are to utilize concealed lighting if possible. If not possible, use projecting fixtures appropriate to the historic period of the building.

APPLICABLE DESIGN GUIDELINES

2016 Design Guidelines:

Non-Residential Buildings (p. 120-122)

APPROVED WORK SPECIFICATIONS

The application is approved with the following conditions:

1. The application must meet all the requirements of the Building & Neighborhood Services Department prior to issuance of a **sign permit**.
2. Any changes to the approved plans must be returned to the Preservation Planning staff for review and approval.

Emily Huffer

Assistant Preservation Planner

City of Franklin Planning & Sustainability Department

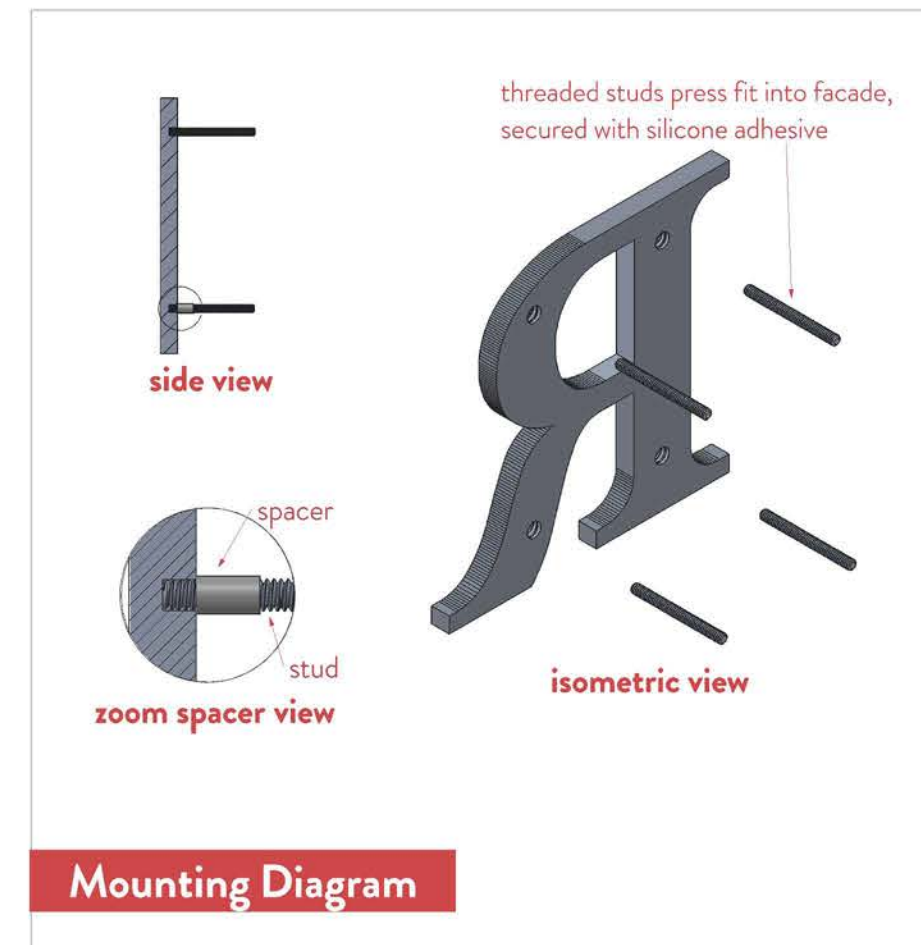
615.550.6795 | www.franklintn.gov/planning



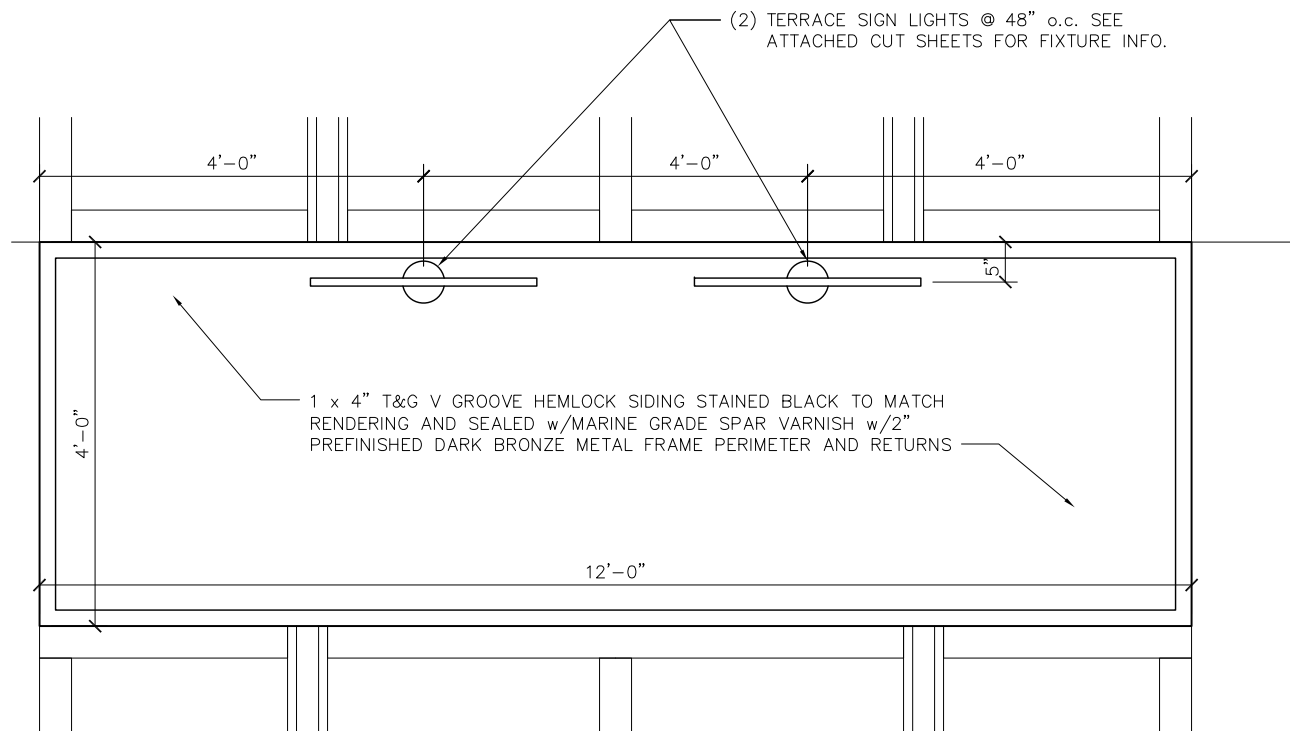
Rendering



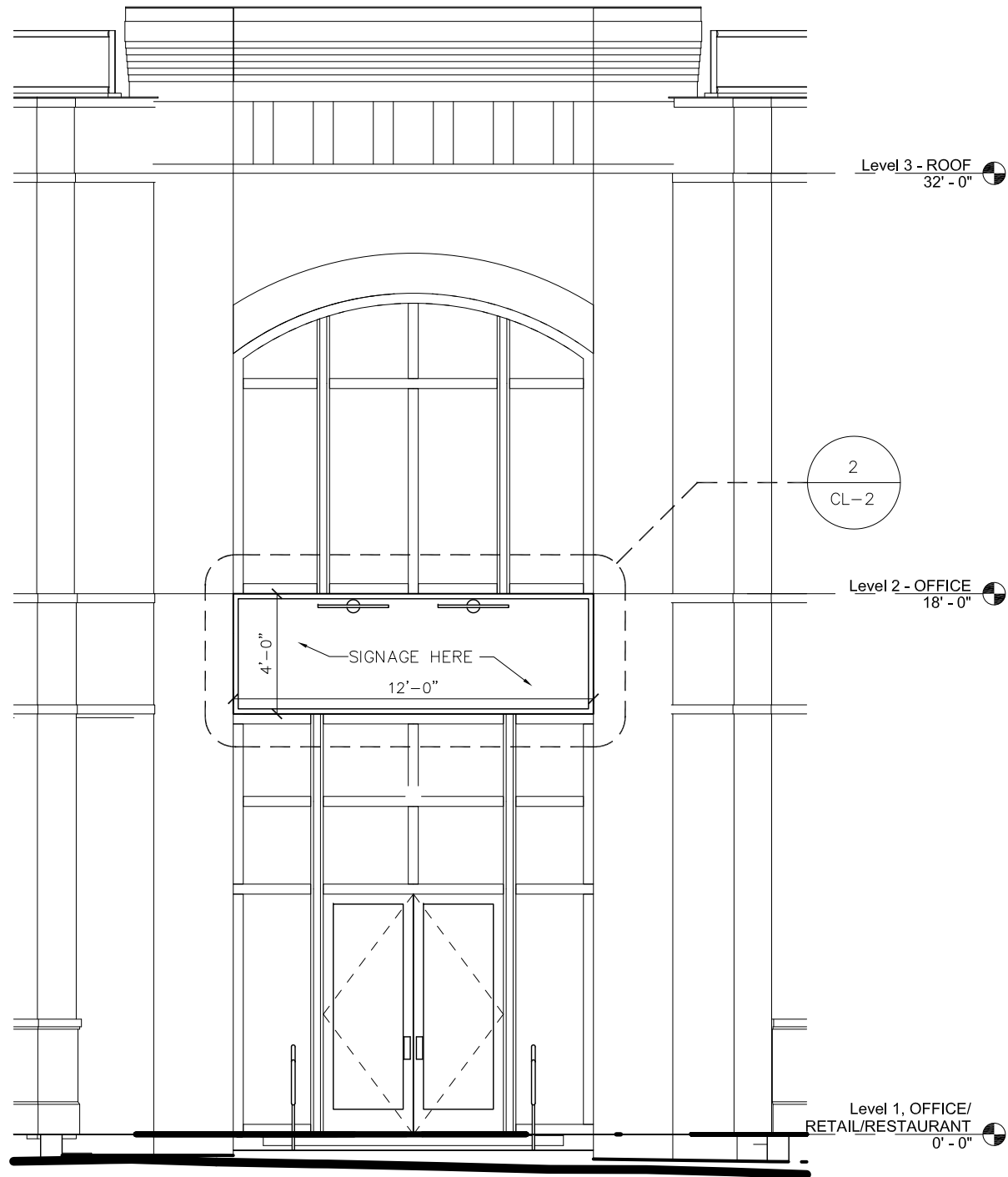
Site Plan



Mounting Diagram



2 SIGNAGE DETAIL
SCALE: 1/2" = 1'-0"



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

envision design
ARCHITECTURE

BESTIA MARE
99 EAST MAIN STREET SUITE 190
FRANKLIN, TN

SHEET TITLE	
SIGNAGE ELEVATIONS	

REVISIONS		
△	11.01.2022	XX.XX.XXXX
	XX.XX.XXXX	XX.XX.XXXX
△	03.03.2023	XX.XX.XXXX
	XX.XX.XXXX	XX.XX.XXXX
	XX.XX.XXXX	XX.XX.XXXX

PROJECT NUMBER	20-00004
SET USE	ADMIN, REVIEW
DATE	07.18.2023
SHEET	

CL-2

TERRACE SIGN LIGHT

15063MR

TERRACE LARGE SIGN LIGHT

Featuring a linear head that rotates 360 degrees for precise adjustments for any lighting application, the Terrace sign lights ensure any artwork or signage will appear just as vibrant at night as it does during the day. Engineered with cutting-edge SunLike Series natural spectrum LEDs, which produce light closely matching that of natural sunlight, the streamlined design, and durable aluminum construction complements any architectural style. The integrated LED is good for up to 60,000 hours of lighting. Available in two sizes, the Terrace comes in classic finishes Museum Bronze and Matte White.

DETAILS	
FINISH:	Museum Bronze
MATERIAL:	Aluminum
GLASS:	Clear
DIMMABLE:	YES - CL TYPE DIMMER (SSL7A)

DIMENSIONS	
WIDTH:	28.3"
HEIGHT:	5.3"
WEIGHT:	4.2lb
BACK PLATE:	5.25" Dia.
EXTENSION:	12"

LIGHT SOURCE	
LIGHT SOURCE:	Integrated LED
LED NAME:	(2) EAL12.5LEDMR
WATTAGE:	52w LED *Included
VOLTAGE:	120v
COLOR TEMP:	3000
CRI:	95
INCANDESCENT EQUIVALENCY:	2 x 75w
DIMMABLE:	YES - CL TYPE DIMMER (SSL7A)

SHIPPING	
CARTON LENGTH:	16
CARTON WIDTH:	7
CARTON HEIGHT:	3
CARTON WEIGHT:	5



PRODUCT DETAILS:

- The linear head rotates 360 degrees for precise adjustments to achieve any lighting application
- Suitable for use in wet (outdoor direct rain or sprinkler) locations as defined by NEC and CEC. Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards
- Rated for both indoor and outdoor use
- A wiring kit is supplied
- LED integrated components carry a 10-year limited warranty
- Sophisticated and streamlined design, durable construction and a timeless finish complement any architectural style

HINKLEY

HINKLEY
33000 Pin Oak Parkway
Avon Lake, OH 44012

PHONE: (440) 653-5500
Toll Free: 1 (800) 446-5539

hinkley.com

OWNER AFFIDAVIT

City of Franklin, Tennessee

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

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

078C E 00400 00009078C
(Property Parcel/Tax ID Number)

and located at:

99 E Main Street
(Street Address)

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

Sharon Sullivan / Envision Design
(Please print Name/Names in Full)

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

[Signature]
Signature

121 12 Ave South Suite 220 Franklin
Property Owner Mailing Address

Franklin TN 37064
City, State & Zip

Subscribed and sworn to before me this

10 day of November, 2022.

Kimberly A. Abate
Notary Public

My Commission Expires: 1-31-2026





Project Overview

#1077794

Project Title: 99 E Main St Suite 190

Jurisdiction: Franklin

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

State: TN

Workflow: COA Administrative Default

County: Williamson

Required Administrative Review COA Application Supporting Materials

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

Signage:

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

Rear Yard Fencing:

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

Awnings:

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

HVAC Equipment and/or Related Screening:

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

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

Owner Affidavit

This application requires a signed and notarized owner affidavit form.

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

Owner Affidavit Form

Contact Information - Project Contact

Project Contact

Shaun Sullivan
Envision Design
1712 Basin Road
West Bend, WI 53095
P:262-327-4338
envision3design@gmail.com

Contact Information - Property Owner

Property Owner

Henry Ingram

121 1st Ave South, Suite 220
Franklin, TN 37064
P:615-349-6393
F:615-790-9959
bucky@crossfirecapital.org

Address or Parcel

Project Address or Parcel: 99 E MAIN ST (078C-E00400)

Calculated Acreage: Parcel

- 99 E MAIN ST: 2.1103892

Scenic Corridor Overlay:

Hillside/Hillcrest Overlay:

Flood Fringe Overlay: Flood Fringe Overlay

- 99 E MAIN ST: Floodway Fringe Overlay District

500ft Buffer of Hillside Overlay: <500BHO>

Type of Work Proposed : Signage

Height of Overall Sign: 4

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

Columbia Avenue Overlay:

Zoning District: Zoning Districts

- 99 E MAIN ST: 1ST AVE

Central Franklin Overlay: Central Franklin Overlay

- 99 E MAIN ST: Central Franklin Overlay District

Historic Preservation Overlay: Historic Preservation Overlay

- 99 E MAIN ST: Historic Preservation Overlay

Floodway Overlay: Floodway Overlay

- 99 E MAIN ST: Floodway Overlay District

COF Number of Site Plan: N/A

Type of Signage Proposed: Wall-Mounted

Height of Sign Face or Sign Area: 48

HVAC Type:

Narrative

Project Description:

Wall mounted sign w/ black stained hemlock panel background with light grey lettering for the sign. The background panel will have a dark bronze metal trim and two light fixtures above it per the attached cut sheets.



HISTORIC
FRANKLIN
TENNESSEE

Franklin Historic Zoning Commission Certificate of Appropriateness (COA)

Address: 143 5th Ave. S (Downtown Franklin Historic District)
Applicant: John Fleming
Owner: Steve Bacon, Church Street Associates, LLC
Project #: 8280

Type of Work: Consideration of Signage (Wall)

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

Approval Date: August 22, 2023
Expiration Date: August 22, 2025 (if work has not commenced)

BACKGROUND

The applicant is requesting an Administrative Certificate of Appropriateness (COA) for the installation of a wall sign at 143 5th Avenue South. Wall signs are described as signage that is applied directly to the building or is flat against the building façade.

Proposed Wall Sign:

- **Appropriate Sign Types:** The utilization of a wall sign for residential buildings is appropriate at this property, as the building at 126 3rd Ave. N. is a residential building.
- **Quantity:** The Guidelines recommend that residential buildings should have a maximum of one wall sign per building façade only if no band sign exists on the building. The building does not utilize a band sign, so the wall sign is appropriate at this location.
- **Sign Area:** The proposed sign measures 24 inches in width and 18 inches in height. The sign measures approximately 3 sq. ft. in area. The proposed sign area meets the Guidelines, as wall signs can measure a maximum of 4.5 square feet.
- **Sign Thickness:** The proposed sign will be 1.5 inches thick. This meets the Guidelines, as wall signs are to have a sign thickness of a maximum of 2 inches.
- **Placement/Height from Grade:** The proposed placement of the wall sign is to the right of the front door. It will be approximately 58 inches from the deck. The placement and height from grade meet the Guidelines as wall signs are to be located below any second-story or building cornice.

- **Material:** The proposed material for the wall sign will consist of finished cedar wood and brushed aluminum letters. This meets the Guidelines, as wall signs are to utilize finished wood or metal, with matte background finishes rather than reflective or shiny background finishes.
- **Color:** The background of the proposed sign will be cedar wood stained in a dark ebony color, and the letters are proposed to be brushed aluminum. The proposed colors meet the Guidelines, as wall signs are to utilize signs that have a darker background than the lettering color.
- **Illumination:** No illumination is proposed within the application.
- **Sign Application:** The Guidelines recommend that mounting bolts be placed through mortar joints and not through the face of the masonry so as to preserve the integrity of the historic façade.

APPLICABLE DESIGN GUIDELINES

Chapter 8: Signs

APPROVED WORK SPECIFICATIONS

The application is approved with the following conditions:

1. The mounting bolts shall be placed through mortar joints and not through the face of the historic masonry.
2. The application must meet all the requirements of the Building & Neighborhood Services Department prior to issuance of a **sign permit**.
3. Any changes to the approved plans must be returned to the Preservation Planning staff for review and approval.

Emily Huffer

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





WoodlandManufacturing.com
800-705-4020
2835 E. Lanark St. Ste 100, Meridian ID, 83642

ARTWORK PROOF

CUSTOMER NAME
John Flemming

SALESPERSON
Julie Verkerk
sales@woodlandmanufacturing.com

JOB NUMBER
#Q5700061254

DATE OF PROOF CREATION
08/07/2023

DESIGNER
Stephen

PLEASE CHECK this document carefully for errors and omissions. If any part of this proof is incorrect or needs to be adjusted, please contact your salesperson right away.

NOTE: The colors depicted in this drawing are only representations of the actual colors. Final color samples can be provided upon request.



WoodlandManufacturing.com
800-705-4020
2835 E. Lanark St. Ste 100, Meridian ID, 83642

ARTWORK PROOF

CUSTOMER NAME
John Flemming

SALESPERSON
Julie Verkerk
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JOB NUMBER
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DESIGNER
Stephen

PLEASE CHECK this document carefully for errors and omissions. If any part of this proof is incorrect or needs to be adjusted, please contact your salesperson right away.

NOTE: The colors depicted in this drawing are only representations of the actual colors. Final color samples can be provided upon request.

OWNER AFFIDAVIT

City of Franklin, Tennessee

We/I Church Street Associates, LLC
(Please print Name/Names in Full)

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

78C G 4 9078C
(Property Parcel/Tax ID Number)

and located at:

143 5th Avenue South
(Street Address)

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

John Fleming
(Please print Name/Names in Full)

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

[Signature]
Signature

198 E Main Street Suite 101
Property Owner Mailing Address

Franklin, TN 37064
City, State & Zip

Subscribed and sworn to before me this

8th day of Aug, 2023

[Signature]
Notary Public

My Commission Expires: 8/27/23





Project Overview

#1089904

Project Title: 143 5th Ave S, Franklin

Jurisdiction: Franklin

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

State: TN

Workflow: COA Administrative Default

County: Williamson

Required Administrative Review COA Application Supporting Materials

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

Signage:

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

Rear Yard Fencing:

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

Awnings:

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

HVAC Equipment and/or Related Screening:

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

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

Owner Affidavit

This application requires a signed and notarized owner affidavit form.

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

Owner Affidavit Form

Contact Information - Project Contact

Project Contact

John Fleming
Ori International
143 5th Ave S
Franklin , TN 37064
P:4704139035
john.fleming@oriinternational.com

Contact Information - Property Owner

Property Owner

Steve Bacon
Church Street Associates LLC
198 Main Street, 101
Franklin, TN 37064
P:615 490 4680
steve@hamiltonyoung.com

Address or Parcel

Project Address or Parcel: 143 5TH AVE S (078C-G00400)

Calculated Acreage: Parcel

- 143 5TH AVE S: 2.3294351

Scenic Corridor Overlay:

Hillside/Hillcrest Overlay:

Flood Fringe Overlay:

500ft Buffer of Hillside Overlay: <500BHO>

Type of Work Proposed : Signage

Height of Overall Sign: 1.5

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

Columbia Avenue Overlay:

Zoning District: Zoning Districts

- 143 5TH AVE S: DD

Central Franklin Overlay: Central Franklin Overlay

- 143 5TH AVE S: Central Franklin Overlay District

Historic Preservation Overlay: Historic Preservation Overlay

- 143 5TH AVE S: Historic Preservation Overlay

Floodway Overlay:

COF Number of Site Plan: 1088965

Type of Signage Proposed: Wall-Mounted

Height of Sign Face or Sign Area: 1.5

HVAC Type:

Narrative

Project Description:

Project to wall mount a new sign at this location.

The proposed sign is sign 24" wide by 18" tall. It will be mounted 58" from the deck and 10" from the edge of the wall next to the entrance door with its side window panels.

The total width of the wall we are proposing to mount the sign on is 87". The height of this wall is 138" from deck to the top of the crown.

The sign itself is made of 1.5" cedar wood with 1/4" thick brushed aluminium letters (logo) with a natural satin finish flush stud mounted on a dark ebony stained background. The sides and back are stained the same. The wall mounting is 'french cleat'.



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

Address: 436 Main Street (Downtown Franklin Historic District)
Applicant: Julie Davis
Owner: Karen Cochran
Project #: 8281
Type of Work: Consideration of Signage (Awning)

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

Approval Date: August 31, 2023
Expiration Date: August 31, 2025 (if work has not commenced)

APPLICATION REQUEST

The applicant is seeking an Administrative Certificate of Appropriateness (COA) for refacing the awning at 436 Main Street for a new tenant.

The Guidelines allow for administrative approval of awning signage if all recommendations are met.

- **Placement:** The Guidelines state that awnings should fit over only the opening that it covers and does not extend across the entire façade. The proposed awning will utilize the existing frame of the awning on the front of the tenant's window space.
- **Quantity:** The Guidelines state that a maximum of one per main entrance per retail storefront/tenant space on the ground floor is appropriate for commercial, civic, or residential buildings. The proposed awning will be located on a commercial building and cover one tenant space on the building.
- **Material:** The Guidelines state that opaque canvas, cotton duck, or similar natural materials with lettering painted, screen printed, or appliqued are appropriate for awnings.
- **Color:** The Guidelines state that a maximum of 3 colors, and with a darker background color than the lettering color is appropriate for awning signs. The proposed sign will be on a black awning and utilize white lettering.
- **Sign Area:** The Guidelines state that the sign area for awnings need to measure either a maximum of 60 percent of the awning valance or 25 percent of the awning face, in addition to the allowable wall signage. It appears the proposal for the sign will be on the sign face, but the entire awning face is not shown in the submittal. The application shows the proposed awning is to measure 181 inches x 55 inches and will span to measure 68.75 sq. ft. The proposed signage will measure 26 inches x 90 inches and will span to measure 16.25 sq. ft. The proposed signage will cover 23.63% of the awning, which meets the Guidelines.

- **Illumination:** No illumination is included within this proposal.

APPLICABLE GUIDELINES

Chapter 8 – Signs

APPROVED WORK SPECIFICATIONS

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

- While the overall awning size is not depicted on the drawings, the size of the signage shall not exceed 23.63% of the size of the awning face.
- The application must meet all the requirements of the Building & Neighborhood Services Department prior to the issuance of a **sign permit**.
- Any changes to the approved plans must be returned to the Preservation Planner for review and approval.

Emily Huffer | Preservation Planner
Planning & Sustainability Department
City of Franklin, Tennessee
615.550.6795
<http://www.franklintn.gov/>

optique

EYE CARE EYE WEAR

26" X 90"

181"



OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I KAREN D COCHAN
(Please print Name/Names in Full)
being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:
078CM078C0290/75-3019960
(Property Parcel/Tax ID Number)
and located at:
432-438 Main St. Franklin, Tenn.
(Street Address)
am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I/ (we) hereby appoint

Julie Davis
(Please print Name/Names in Full)
to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Karen D Cochran
Signature
114 Prospect Hill
Property Owner Mailing Address
Nashville, Tennessee 37205
City, State & Zip

Subscribed and sworn to before me on this
14th day of April, 20 22
[Signature]
Notary Public



My Commission Expires: 9/2/24



Project Overview

#1097577

Project Title: 436 Main Street

Jurisdiction: Franklin

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

State: TN

Workflow: COA Default

County: Williamson

Required Application Supporting Materials

FRANKLIN HISTORIC DISTRICT GUIDELINES

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

REQUIRED APPLICATION SUPPORTING MATERIALS

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

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

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

Exterior Alterations

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

Demolition, Relocation

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

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

Administrative Review

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

Signage:

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

Rear Yard Fencing:

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

Awnings:

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

HVAC Equipment and/or Related Screening:

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

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

Owner Affidavit

This application requires a signed and notarized owner affidavit form.

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

Owner Affidavit Form

Contact Information - Project Contact**Project Contact**

Julie Davis
Five Points Properties
114 Prospect Hill
Nashville, TN 37205
P:615-969-0404
davisclaninlf@comcast.net

Contact Information - Property Owner

Property Owner

Karen Cochran
Five Points Properties, LLC
114 Prospect Hill
Nashville, TN 37205
P:615-292-1559
kdcocoran74@gmail.com

Address or Parcel

Project Address or Parcel: 436 MAIN ST (078C-M02900)

Calculated Acreage: Parcel

- 436 MAIN ST: 0.20470798

Scenic Corridor Overlay:

Hillside/Hillcrest Overlay:

Flood Fringe Overlay:

500ft Buffer of Hillside Overlay: <500BHO>

Columbia Avenue Overlay:

Zoning District: Zoning Districts

- 436 MAIN ST: DD

Central Franklin Overlay: Central Franklin Overlay

- 436 MAIN ST: Central Franklin Overlay District

Historic Preservation Overlay: Historic Preservation Overlay

- 436 MAIN ST: Historic Preservation Overlay

Floodway Overlay:

COF Number of Site Plan: 1097577

Project information

Review Type: Nonresidential

Construction Type:

New Addition Type:

Type of Work Proposed: Awning

Porch or Deck Project:

Windows or Exterior Door Work:

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

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

Other Exterior Alterations Proposed:

Footprint Square Footage of Recent Addition:

Demolition or Relocation Proposed:

Estimated Age of Addition:

Number of Attached Signs Proposed:

Sign 1

Type of Signage Proposed:

Height of Sign Face or Sign Area:

Height of Overall Sign:

Sign 2

Type of Signage Proposed:

Height of Sign Face or Sign Area:

Height of Overall Sign:

Sign 3

Does the existing structure have any recent additions?:

Type of Signage Proposed:

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

Height of Overall Sign:

Lot Square Footage:

Height of Sign Face or Sign Area:

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

Footprint Square Footage of Existing Structures on Lot:

The new awning will be the same size, shape, fabric and color of existing Vue Optique awning (black with white lettering). The existing brackets and frame will remain for the new awning cover ; only the fabric part to be changed to the new name business name "Optique".

The printable area of the awning is 181"X55".

The signage is 26" X 90" wide.(or 23.5%)

Both the new and old awning work to be done by Nashville Tent and Awning

Footprint Square Footage of Proposed Additions/Structures:

HVAC Type:

Narrative

Project Description:

We are requesting that the existing cloth awning at 436 Main Street be replaced with a new awning (of same color, material, and size) with the new business name at 436 Main St.

Replacing "Vue Optique" with "Optique".

See Attached.