City of Franklin

109 3rd Ave S
Franklin, TN 37064
(615) 791-3217

Meeting Agenda

Design Review Committee

Monday, September 18, 2023 **3:00 PM** **Board Room**

Notice is hereby given that a meeting of the Design Review Committee will be held on the date and time listed above at 109 3rd Ave. S., Franklin, TN 37064. You may call 615.791.3212 for additional information. For accommodations due to disabilities or other special arrangements, please contact the Human Resources Department at 615.791.3216 at least 24 hours prior to the meeting. The typical process for discussing an item in this meeting setting is as follows: 1. Applicant / staff presentation, and 2. DRC comments. Accommodations have been made to ensure that the public is able to view the meeting. The public may view the meeting in the following ways: • Watch the meeting on FranklinTV or the City of Franklin website. • Watch the live stream through the City of Franklin Facebook and YouTube accounts. • Attend in person in the Board Room. The public may also watch the meeting on the TV in the lobby.

CALL TO ORDER

APPLICATIONS

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

ADJOURN

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

NOTES

1. THIS IS NOT INTENDED TO REPRESENT A FULL BOUNDARY SURVEY AND WAS DONE UNDER THE AUTHORITY OF TCA 62-18-126.

2. THIS SURVEY IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-3-07.

3. IMPROVEMENTS WERE NOT FIELD LOCATED AND ARE SHOWN IN A GENERAL SHAPE AND LOCATION.

HEIGHTS

LOCATION #1
159 1ST AVE N
FINISHED FLOOR - TOP OF RECESSED BUILDING: 50.16'
FINISHED FLOOR - TOP OF BUILDING: 39.79'
TOP OF SIDEWALK - TOP OF RECESSED BUILDING: 52.67'
TOP OF SIDEWALK - TOP OF BUILDING: 42.30'

LOCATION #2
159 1ST AVE N
FINISHED FLOOR - TOP OF BUILDING: 52.22'
TOP OF SIDEWALK - TOP OF BUILDING: 55.37'

LOCATION #3
159 1ST AVE N
FINISHED FLOOR - TOP OF RECESSED BUILDING: 60.37'
FINISHED FLOOR - TOP OF BUILDING: 52.56'
TOP OF SIDEWALK - TOP OF RECESSED BUILDING: 60.74'
TOP OF SIDEWALK - TOP OF BUILDING: 52.93'

LOCATION #4
198 E MAIN ST
FINISHED FLOOR - TOP OF CLOCK TOWER: 67.10'
FINISHED FLOOR - TOP OF BUILDING: 37.86'
TOP OF SIDEWALK - TOP OF CLOCK TOWER: 68.49'
TOP OF SIDEWALK - TOP OF BUILDING: 39.25'

LOCATION #5
231 PUBLIC SQ
FINISHED FLOOR - TOP OF PARAPET: 58.83'
FINISHED FLOOR - TOP OF RECESSED BUILDING: 53.83'
FINISHED FLOOR - TOP OF BUILDING: 44.98'
TOP OF SIDEWALK - TOP OF PARAPET: 60.02'
TOP OF SIDEWALK - TOP OF RECESSED BUILDING: 55.02'
TOP OF SIDEWALK - TOP OF BUILDING: 46.17'

LOCATION #6
137 2ND AVE S
FINISHED FLOOR - TOP OF CHIMNEY: 52.81'
FINISHED FLOOR - TOP OF BUILDING: 51.54'
TOP OF SIDEWALK - TOP OF CHIMNEY: 55.09'
TOP OF SIDEWALK - TOP OF BUILDING: 53.82'

LOCATION #7
134 1ST AVE S
FINISHED FLOOR - TOP OF BUILDING: 47.99'
TOP OF SIDEWALK - TOP OF BUILDING: 52.49'

LOCATION #8
145 2ND AVE S
FINISHED FLOOR - TOP OF CHIMNEY: 43.57'
FINISHED FLOOR - TOP OF BUILDING: 43.50'
TOP OF SIDEWALK - TOP OF CHIMNEY: 45.97'
TOP OF SIDEWALK - TOP OF BUILDING: 45.90'

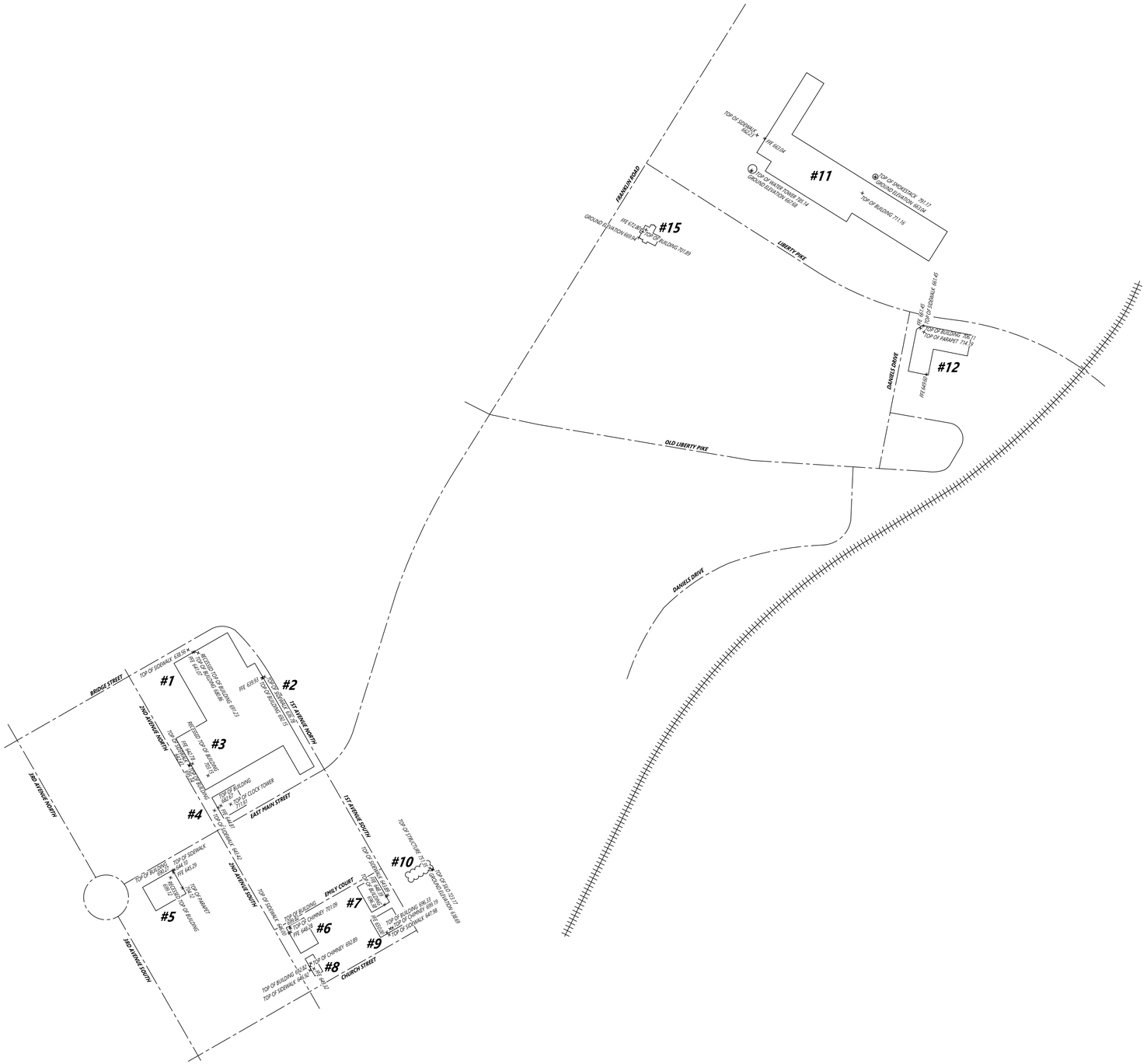
LOCATION #9
102 CHURCH ST
FINISHED FLOOR - TOP OF CHIMNEY: 49.19'
FINISHED FLOOR - TOP OF BUILDING: 46.33'
TOP OF SIDEWALK - TOP OF CHIMNEY: 51.21'
TOP OF SIDEWALK - TOP OF BUILDING: 48.35'

LOCATION #10
SILOS
GROUND - TOP OF STRUCTURE: 112.66'
GROUND - TOP OF SILOS: 84.48'

LOCATION #11
THE FACTORY
GROUND - TOP OF SMOKESTACK: 128.13'
GROUND - TOP OF WATER TOWER: 117.46'
FINISHED FLOOR - TOP OF BUILDING: 48.12'
TOP OF SIDEWALK - TOP OF BUILDING: 48.93'

LOCATION #14
320 LIBERTY PK
FRONT FINISHED FLOOR - TOP OF PARAPET: 52.74'
FRONT FINISHED FLOOR - TOP OF BUILDING: 44.66'
REAR FINISHED FLOOR - TOP OF PARAPET: 64.59'
REAR FINISHED FLOOR - TOP OF BUILDING: 56.51'

LOCATION #15
228 FRANKLIN RD
GROUND - TOP OF BUILDING: 31.95'
FRONT FINISHED FLOOR - TOP OF BUILDING: 29.09'



GRAPHIC SCALE
200 0 100 200 400
(IN FEET)
1 inch = 200 feet

LEGEND

APPROXIMATE STREET CENTERLINE ——— — ———

SPOT ELEVATIONS × 000.00

APPROXIMATE RAILROAD CENTERLINE +++++++++++++++

DRAWING PATH: P:\1032802\CAD\Survey\1020201_2023-09_Height Exhibit.dwg

CHASTAIN SKILLMAN

CHASTAIN-SKILLMAN
215 CENTERVIEW DRIVE
SUITE #113
BRENTWOOD, TN 37027
(863) 646-1402

C.A. NO. 282

© 2021 CHASTAIN SKILLMAN

LOCATION #15

DESCRIPTION	DATE	NUMBER
	9/11/23	R-1

228 FRANKLIN LLC

BUILDING HEIGHT EXHIBIT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DATE OF SURVEY:
6/9/2023

PROJECT NUMBER:
1032802

SHEET NUMBER:

ANTUNOVICH ASSOCIATES
ARCHITECTURE · PLANNING · INTERIOR DESIGN
Chicago • Washington DC • Los Angeles • Austin • Buffalo

September 11, 2023

Ms. Emily Huffer
Preservation Planner
City of Franklin Planning and Sustainability Department
109 3rd Ave South
Franklin, Tennessee 37064

Re: The Middle Eight at The Factory District
Response to Comments Received at the August 28th Design Review Committee Meeting

Dear Ms. Huffer,

Thank you for preparing comments to The Middle Eight at The Factory District and providing a synopsis of the Committee members' comments from the August 28th Design Review Committee meeting. Both were very helpful in our ongoing conversation with the DRC. We also appreciate the staff's continued support and direction through the site development process.

Enclosed with this letter are PDF's of two Booklets, dated September 18, 2023 that contain updated and revised building documentation in response to the comments we received at the August 28th DRC meeting. These Booklets also contain additional documentation specifically requested by DRC Committee members. Printed copies of these Booklets will be provided for the September 18th DRC meeting. The following Booklets are attached:

- The Middle Eight at the Factory District DRC Meeting September 18, 2023
  Multi-Family Residential Buildings
- The Middle Eight at the Factory District DRC Meeting September 18, 2023
  Townhomes and Single-Family Homes

These two design Booklets contain numerous 3-D renderings for our proposed buildings, requested by Committee members, to better depict how our overall design of The Middle Eight will appear in the context of the surrounding Factory District built environment. Other documents requested by the Commission and included in the Booklets are as follows:

- Contextual images of the surrounding Factory District.
- Contextual views of proposed Middle Eight buildings from Liberty Pike, Daniels Drive, Old Liberty Pike and new Foster Lane.
- A study of building heights on and around the site, as well as a comparison to building heights in downtown Franklin.
- A dimensioned Site Plan of the combined Multi-Family buildings illustrating building dimensions, courtyard dimensions and building articulation dimensions.

Throughout the design process, we have utilized the Historic District Design Guidelines to direct how we want to incorporate the historic nature of our location and preserve the historical assets around our neighborhood. Our design's single-family, townhomes, and duplexes take direction from the historic Truett House. The three multi-family buildings face another Franklin asset, the Factory, so these buildings contain building patterns and architectural elements more reflective of the Depression-era industrial style. The latter is not necessarily found in downtown Franklin, which dominates the vernacular of the Design Guidelines. However, Envision Franklin's proposed Factory District includes the industrial context of the Factory and Jamison Station and has been a major source of our architectural influences.

The enclosed submittal contains changes reflective of our conversation at the last DRC meeting. Specifically, we have addressed the following:

Building 3: Commercial/Mixed Use Building Type, Zoning Ordinance | New Commercial, Design Guidelines

Building 1 and 2: Multi-Family Building Type, Zoning Ordinance | New Residential, Design Guidelines

Horizontal and Vertical Articulation
We are using multiple approaches to break up the visual massing of the buildings. To break up the massing of the building, we are utilizing varied setbacks by which the buildings undulate along the street front, which allows us to provide inviting courtyard spaces. We blend defining architectural elements of the Factory with the residential nature of these buildings by breaking up each façade using building materials, cornices, windows, and color.

Entrances
As illustrated in our renderings, changes to key entrances have been made and emphasized.

Windows
There are four main types of windows, which contain many variations, and the 3-D renderings illustrate how the façade variations are achieved. The lower black panels of the windows have been removed from key places to add variation.

The base of the multi-family buildings
We have incorporated a 2'-0" high stone base on most all of the facades of the multi-family buildings. Changes have been made to the window elements on the first levels, which no longer interrupt the base. We have also incorporated a more defined separation between the first and second floors by including a robust belt course of masonry, consisting of a protruding soldier course and rowlock headers.

Raised foundation of 18"
We have incorporated a 2'-0" high stone base on most all of the facades of the multi-family buildings in response to this Zoning Ordinance requirement. Due to the property's substantial slope on the East and West building elevations, this stone base varies in height on these building facades as the buildings step down the sloping site.

Penthouse Level
As we stated at the meeting, the building elevations alone can be slightly misleading as to their scale because the recession is not shown. The 3-D renderings better reflect the minimal visual impact the top story will have on the historical landscape.

Accent Color Green
Many homes in Franklin's historic core inspired the color green used at The Middle Eight. Two prime examples can be found at 906 Fair Street and 401 Church Street.

Retail Storefronts
As discussed above, the Design Guidelines favor Franklin's historic downtown regarding new commercial. Our site incorporates the context of the historic assets around the site, and the storefront components draw from the industrial nature of the Factory.

Townhomes: Multiplex Zoning Ordinance |New Residential Design Guidelines

We have redesigned the townhomes to better align with the architecture of the Truett House while still providing a transition to the industrial vernacular of the emerging Factory district. We have also provided variations in the facades of the units. These revisions have alleviated issues with the wall dormers and chimneys. The height of the townhomes is within 10% of the height of the Truett House.

Single-Family Homes A, B, and C: House Zoning Ordinance | New Residential Design Guidelines

The Commission asked that we look at homes along particular streets in historic Franklin—Evans Street, Fair Street, Winslow Road, West Main Street, and Ledge Lawn Court. In doing so, we have redesigned the single-family homes to be more in keeping with the historic residential vernacular of Franklin. The addresses and pictures of the homes in Franklin that were our architectural inspiration are included in this DRC packet.

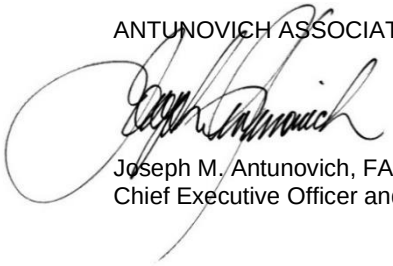
By refining the design, we have addressed the concerns raised by the Committee regarding windows, wall dormers, chimneys, porch railing details, and foundation delineation.

The garages have been redesigned to appear semi-attached. They have been offset from the building façade, and different materials have been used to make them recede, which has been a technique used for other New Residential homes within the historic district.

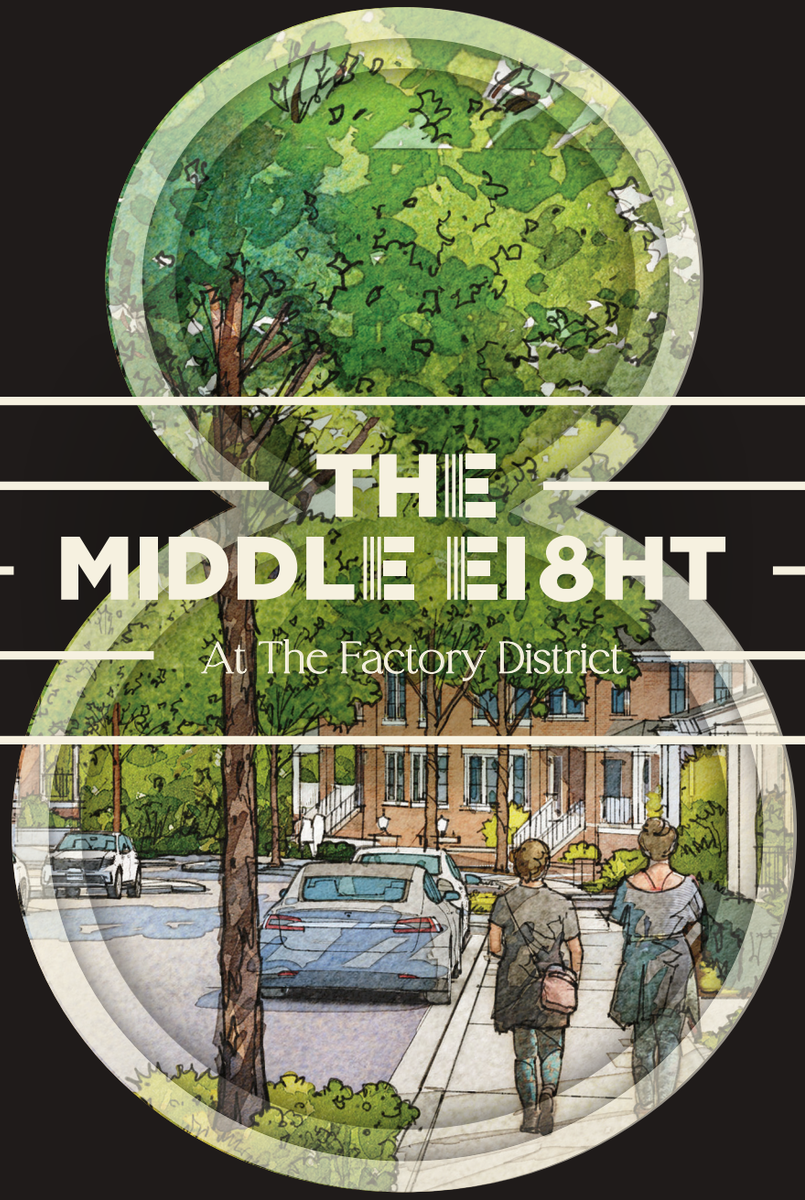
We hope these changes and additional documentation will satisfy the Design Review Committee. We look forward to a continued collaborative effort between staff, the Commission, and our design team to create a historically sensitive, contextually responsive infill neighborhood that achieves exceptional beauty through thoughtful design.

Most sincerely,

ANTUNOVICH ASSOCIATES INC



Joseph M. Antunovich, FAIA
Chief Executive Officer and Founder



THE MIDDLE EI8HT

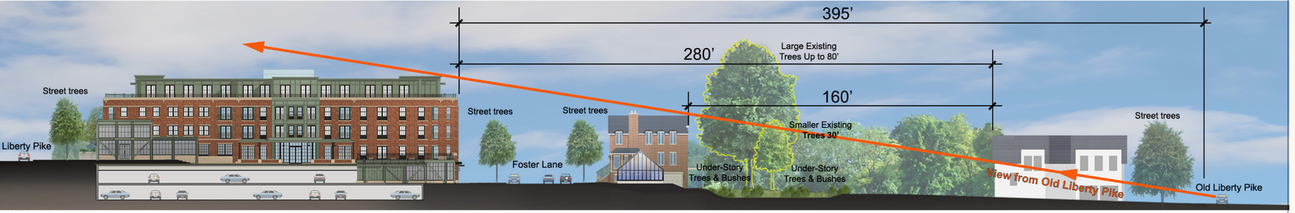
At The Factory District

Historic Zoning Commission, DRC - Multi-Family Residential Buildings
September 18, 2023

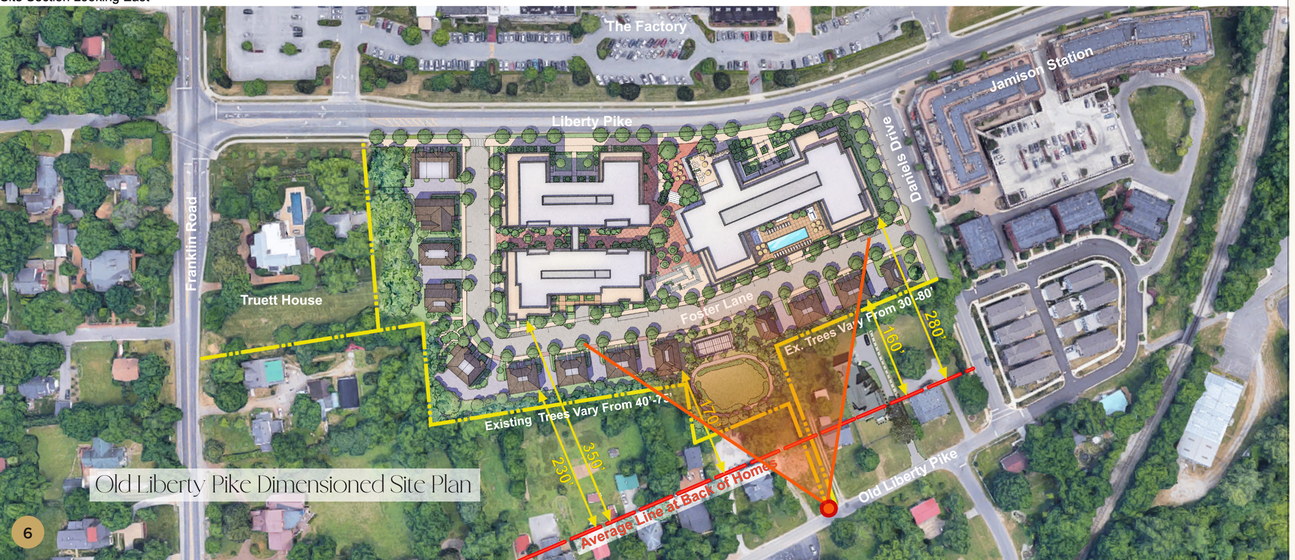
Architecture
MULTI-FAMILY BUILDINGS

Sheet Index
The Factory District
Old Liberty Pike Renderings and Site
Comparable Building Height Survey
Level 1 Dimensioned Plan
Building 3 Renderings
Building 3 Elevations
Building 1 Renderings
Building 1 Elevations
Courtyard Renderings
Building 2 Renderings
Building 2 Elevations
Multi-Family Material Selections

The Factory District Context Images



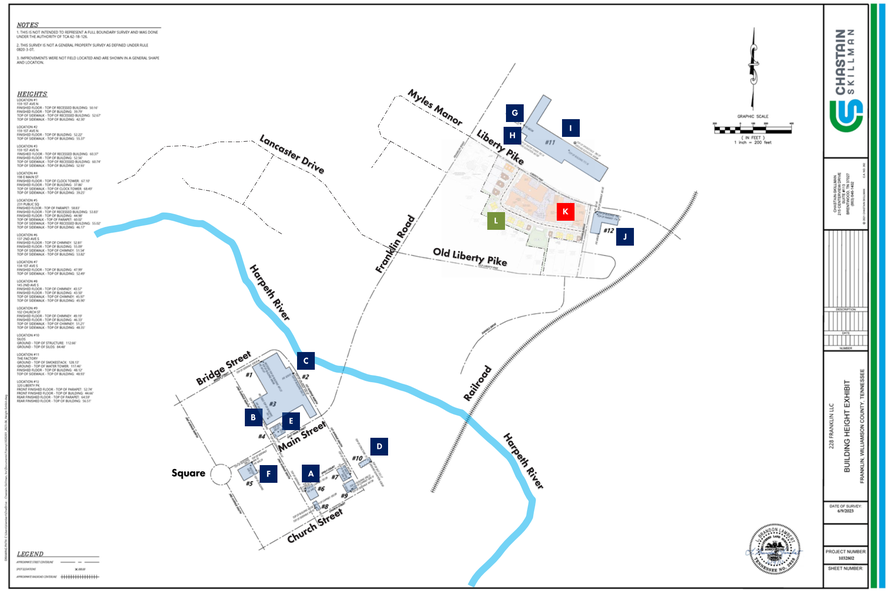
Site Section Looking East



Old Liberty Pike Dimensioned Site Plan

Rendering from Old Liberty Pike

As-built Survey of Comparable Buildings in Historic Franklin – Vicinity Map



Location of Comparable Tall Buildings *

- A Brownstones **51.5'**
- B Harpeth Hotel **60.4'**
- C Harpeth Square **52.2'**
- D Silos **112.7'**
- E 198 East Main **67.1'**
- F 231 Public Square **58.8'**
- G The Factory **48.1'**
- H The Factory Water Tower **117.5'**
- I The Factory Smokestack **128.1'**
- J Jamison Station **52.7'**
- K SITE – The Middle Eight **49' (proposed)**
- L SITE – Treeline height facing Old Liberty Pike **50-85'**

* finished floor to top of building and any recessed portion

As-built Survey of Comparable Buildings in Historic Franklin – Elevations & Structure Heights

Brownstones

Harpeth Hotel

Harpeth Square

Silos

198 East Main Street

231 Public Square

The Factory - Franklin Road Entrance

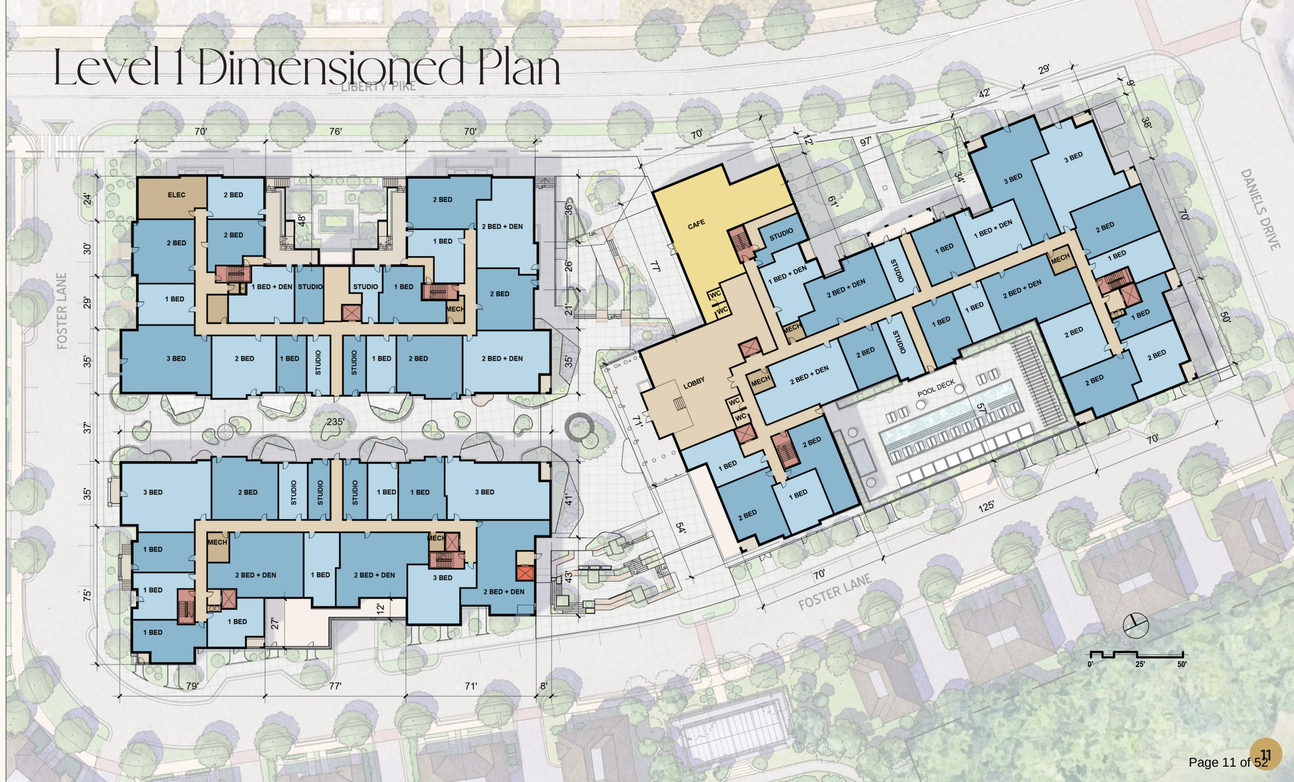
The Factory Water Tower

The Factory Smoke Stack

Liberty Pike Elevation Looking South

CAFE, OUTDOOR PLAZA, AND COMMUNITY GATHERING PLACE

Level 1 Dimensioned Plan



Building 3

VIEW LOOKING SOUTHWEST FROM LIBERTY PIKE

VIEW LOOKING SOUTHEAST FROM LIBERTY PIKE

Building 3

VIEW LOOKING NORTHEAST FROM FOSTER LANE

VIEW LOOKING NORTHWEST FROM DANIELS DRIVE AND FOSTER LANE

Building 3 - West Elevation

Building 3 - East Elevation

Building 3 - North Elevation

Building 3 - South Elevation

Building 1

VIEW LOOKING SOUTHWEST FROM LIBERTY PIKE

VIEW LOOKING SOUTHEAST FROM LIBERTY PIKE AND FOSTER LANE

Building 1

VIEW LOOKING NORTHEAST FROM FOSTER LANE AND THE MEWS

VIEW LOOKING NORTHWEST FROM THE CENTRAL COURTYARD

Courtyard

AERIAL VIEW OF BUILDING 1 - LIBERTY PIKE COURTYARD

Courtyard

VIEW LOOKING EAST FROM THE MEWS

Building 1 - North Elevation

Building 1 - South Elevation (in The Mews)

Building 1 & 2 - West Elevation

Building 1 & 2 - East Elevation

Building 2

VIEW LOOKING NORTHWEST FROM FOSTER LANE

VIEW LOOKING NORTHEAST FROM FOSTER LANE

Building 2

VIEW LOOKING NORTHEAST ALONG FOSTER LANE AND THE MEWS

VIEW LOOKING SOUTHWEST FROM THE CENTRAL COURTYARD AND THE MEWS

Building 2 - South Elevation

Building 2 - North Elevation (in The Mews)

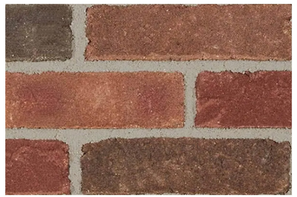
Building 1 & 2 - West Elevation

Building 1 & 2 - East Elevation

Multi-Family Material Selections

VIEW LOOKING SOUTHEAST FROM LIBERTY PIKE AND FOSTER LANE

BRICK 1 - BUILDING 1



BRICK 2 - BUILDING 2

BRICK 3 - BUILDING 3

CAST STONE

ALUMINUM
COMPOSITE METAL

CEMENT BOARD
SIDING COLOR #1

CEMENT BOARD
SIDING COLOR #2

ALUMINUM
CLAD WINDOW

METAL SCONCE

METAL SCONCE

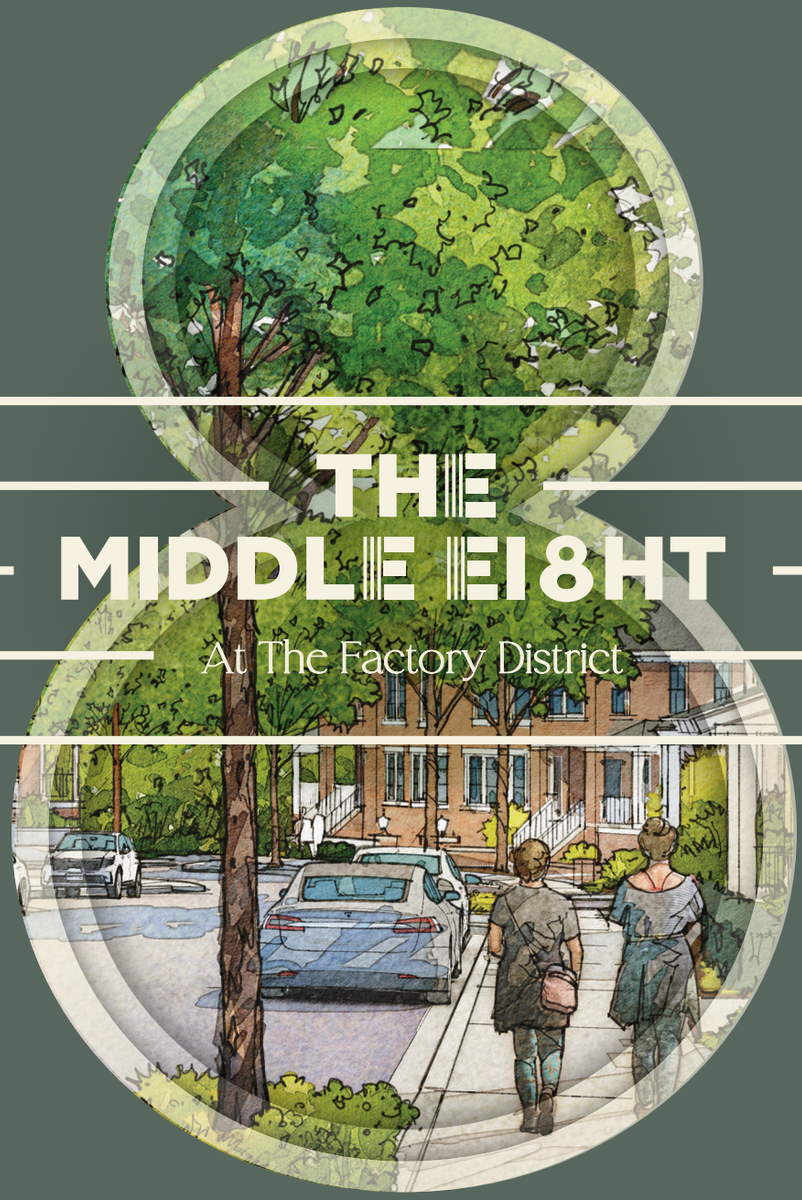
ALUMINUM JULIET BALCONY RAILING

COMPOSITE WOOD ENTRY DOOR

ALUMINUM CLAD
BALCONY DOOR

METAL RAILINGS
AND CONCRETE STEPS

> People will forget what you said,
> people will forget what you did,
> **but people will never forget**
> **how you made them feel.**
>
> — *Maya Angelou*

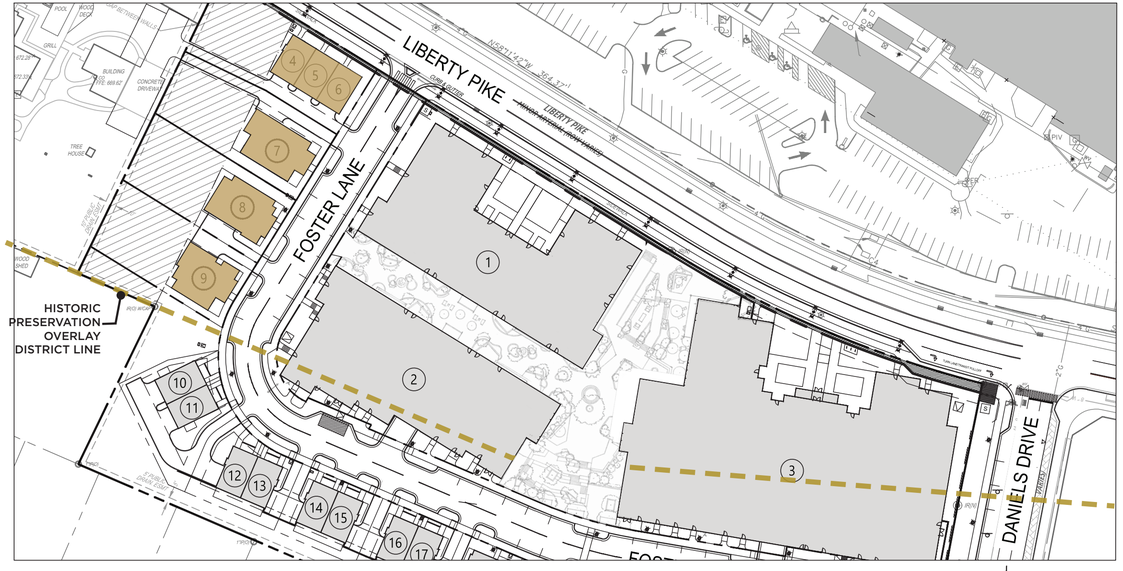


THE MIDDLE EI8HT

At The Factory District

Historic Zoning Commission, DRC - Townhomes & Single-Family Homes
September 18, 2023

Townhomes & Single-Family Homes



0 30 60 120 180

SCALE: 1" = 60'

FULMER LUCAS

2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

THE MIDDLE EIGHT - OVERALL SITE PLAN

Single-Family Material Selections

Single-Family Home 7:
Four Square Craftsman

Single-Family Home 8:
Greek Revival

Single-Family Home 9:
Tudor

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Single-Family Home 7

Four Square Craftsman

238 Third Avenue South
Franklin, TN 37064

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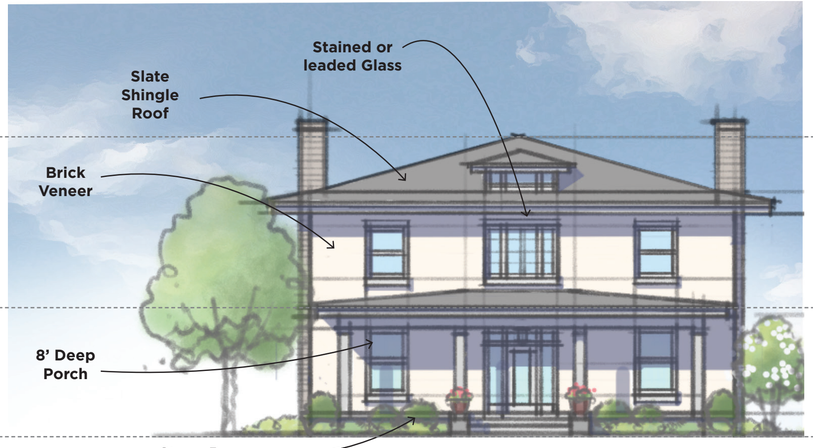
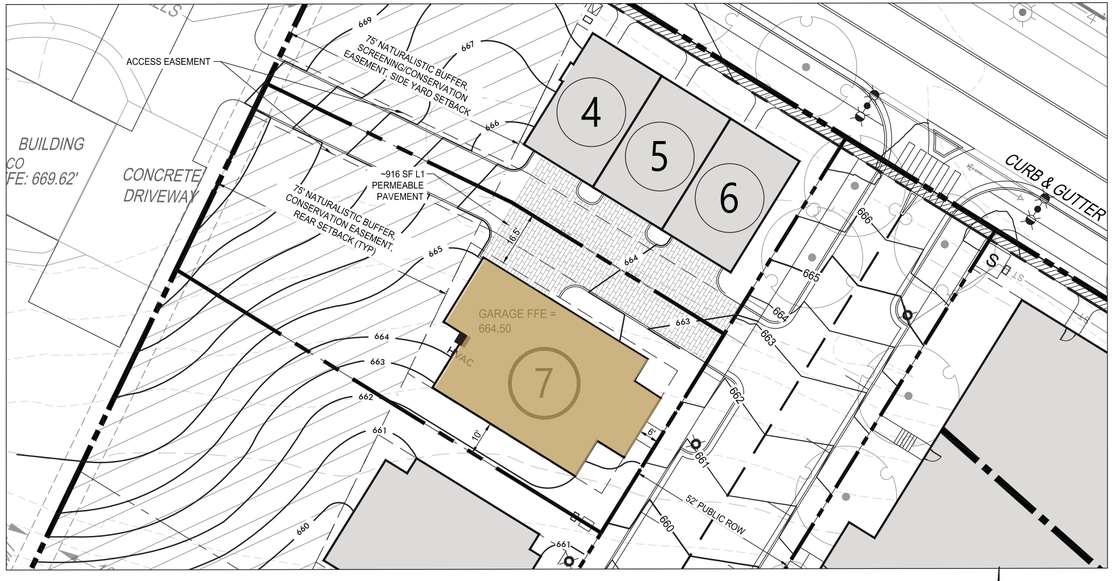


1 ELEVATION
Scale: 3/32" = 1'-0"

2 ELEVATION
Scale:3/32" = 1'-0"

3 ELEVATION
Scale: 3/32" = 1'-0"

4 ELEVATION
Scale: 3/32" = 1'-0"



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NASHVILLE, TENNESSEE 37215
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LOT INFORMATION:
LOT AREA = 10,151 SF
FOOTPRINT COVERAGE AREA = 2,387 SF (23.51%)
LANDSCAPE SURFACE AREA (LSA) = TBD SF (TBD%)

THE MIDDLE EIGHT - LOT 7

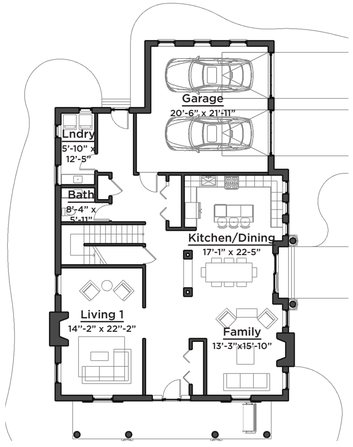
0 10 20 40 60
SCALE: 1" = 20'

Single-Family Home 7

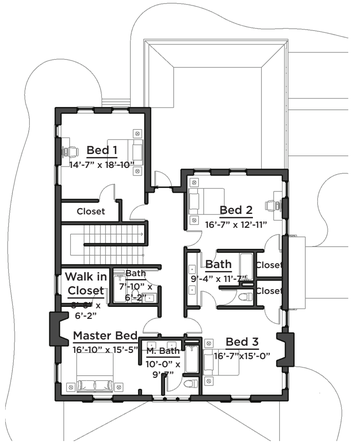
4 bed | 3.5 Bath | 2 Car Garage

First Floor (Living Area): **1624 sq. ft.**
Second Floor: **1609 sq. ft.**
Total Living Area: **3,233 sq. ft.**

2 Car Garage: **472 sq. ft.**



1 LEVEL 1 FLOOR PLAN
Scale: 1/16" = 1'-0"



2 LEVEL 2 FLOOR PLAN
Scale: 1/16" = 1'-0"

Single-Family Home 8

Greek Revival

Alpheus Truett House, 228 Franklin Rd
Franklin, TN 37046

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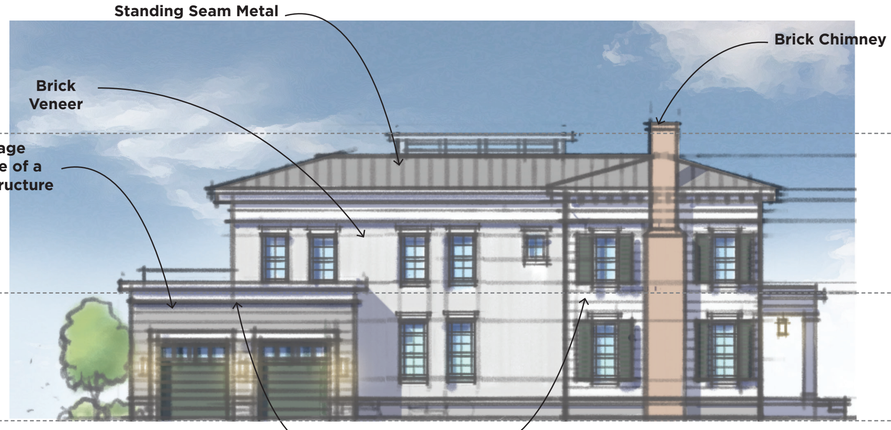
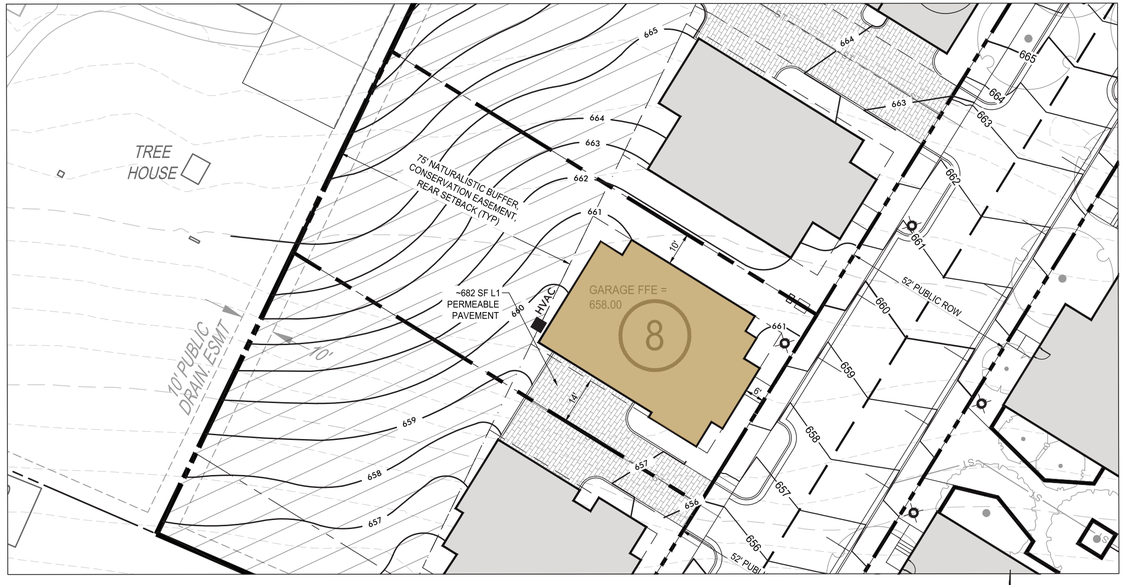
1 ELEVATION
Scale: 3/32" = 1'-0"

2 ELEVATION
Scale: 3/32" = 1'-0"



3 ELEVATION
Scale: 3/32" = 1'-0"

4 ELEVATION
Scale: 3/32" = 1'-0"



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NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

LOT INFORMATION:
LOT AREA = 9,503 SF
FOOTPRINT COVERAGE AREA = 2,265 SF (23.83%)
LANDSCAPE SURFACE AREA (LSA) = TBD SF (TBD%)

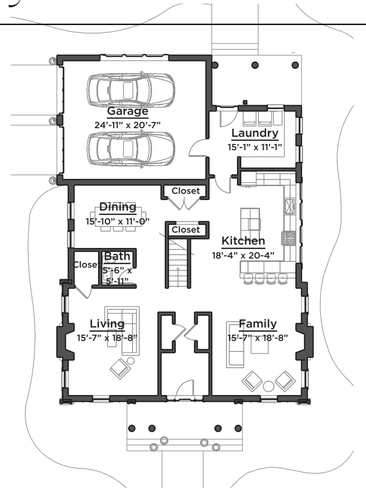
THE MIDDLE EIGHT - LOT 8

Single-Family Home 8

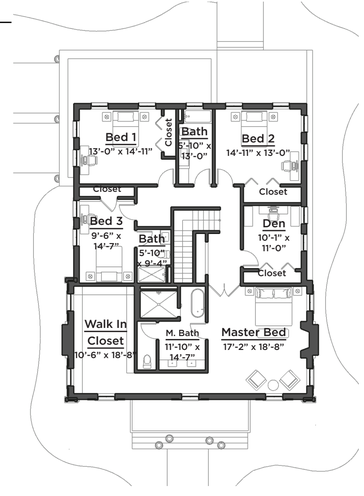
3 bed | 2.5 Bath | 2 Car Garage

First Floor (Living Area): **1669 sq. ft.**
Second Floor: **1940 sq. ft.**
Total Living Area: **3,609 sq. ft.**

2 Car Garage: **513 sq. ft.**



1 LEVEL 1 FLOOR PLAN
Scale: 1/16" = 1'-0"



2 LEVEL 2 FLOOR PLAN
Scale: 1/16" = 1'-0"

Single-Family Home 9

Tudor

915 Evans St.
Franklin, TN 37064

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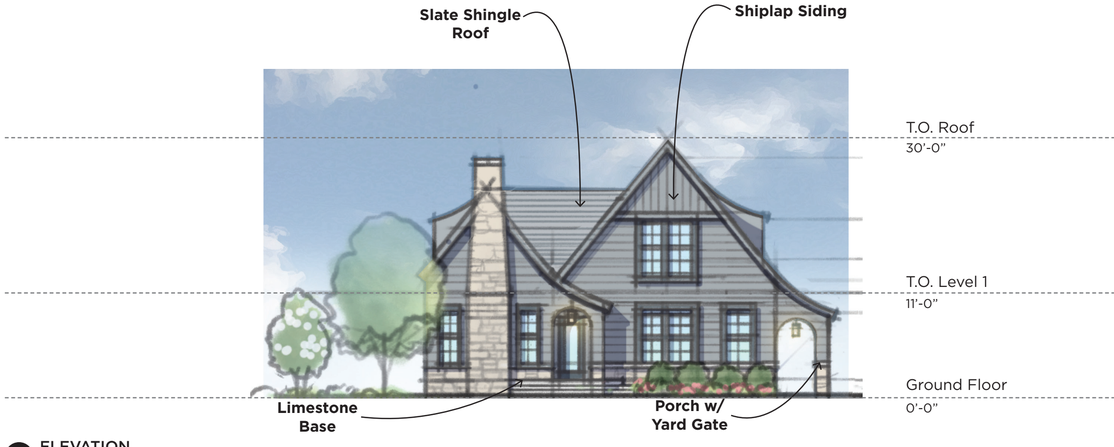
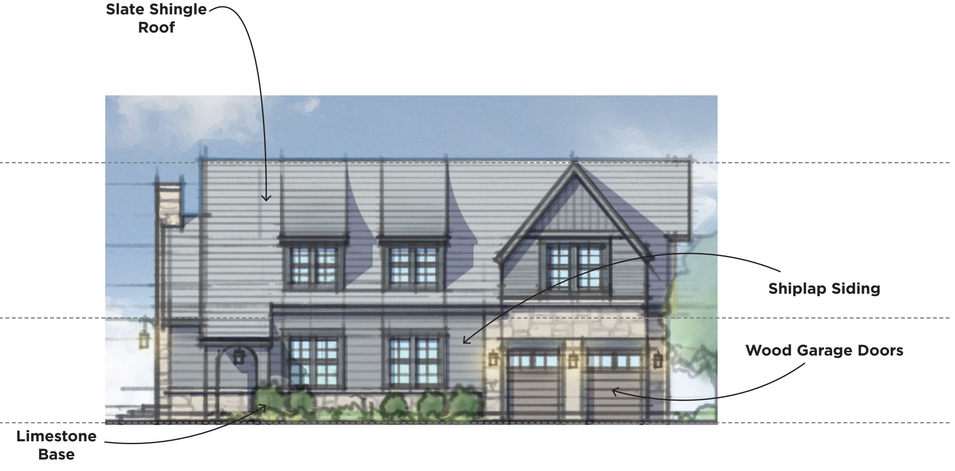


1 ELEVATION
Scale: 3/32" = 1'-0"



2 ELEVATION
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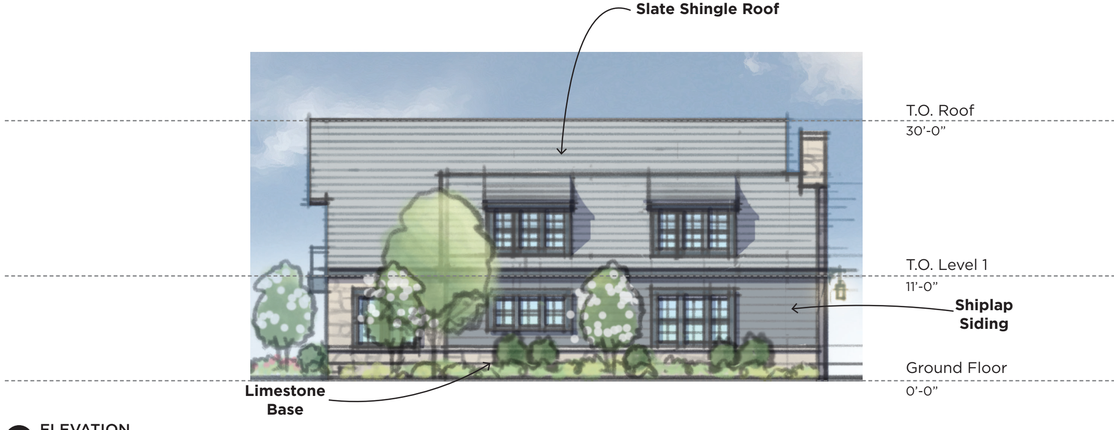
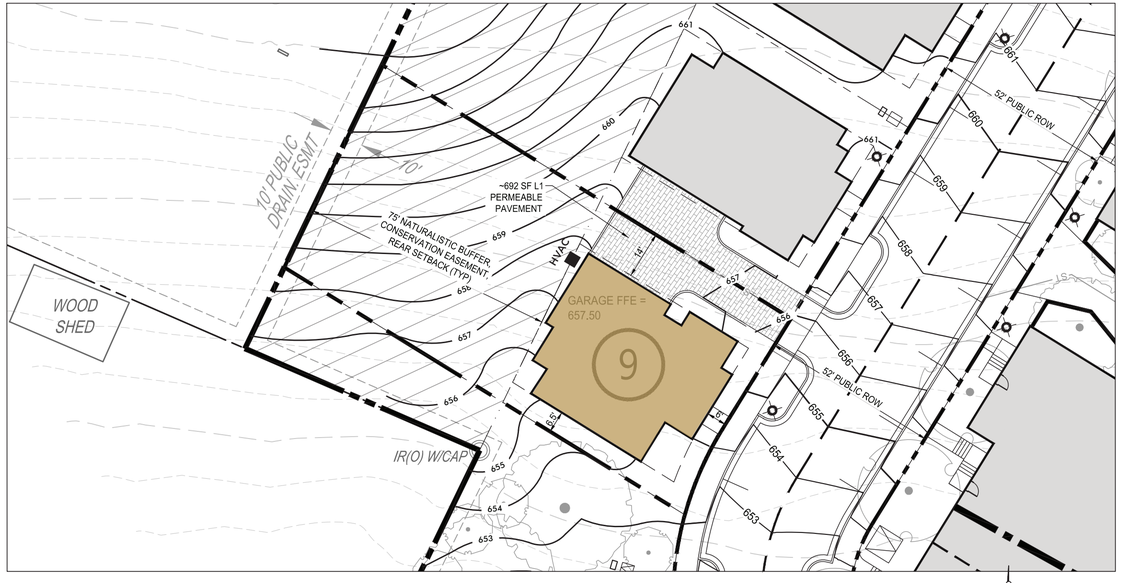


3 ELEVATION
Scale: 3/32" = 1'-0"

4 ELEVATION
Scale: 3/32" = 1'-0"



FULMER LUCAS

2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

LOT INFORMATION:
LOT AREA = 9,051 SF
FOOTPRINT COVERAGE AREA = 2,137 SF (23.61%)
LANDSCAPE SURFACE AREA (LSA) = TBD SF (TBD%)

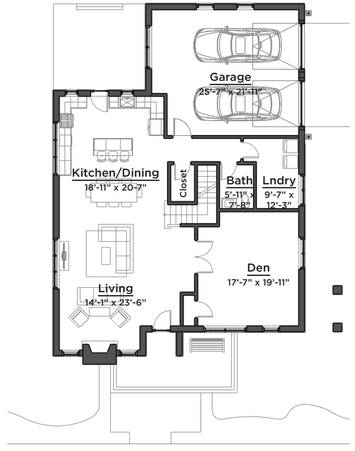
THE MIDDLE EIGHT - LOT 9

Single-Family Home 9

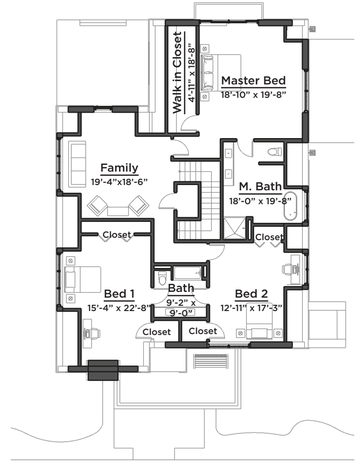
3 bed | 2.5 Bath | 1 Den | 2 Car Garage

First Floor (Living Area): **1565 sq. ft.**
Second Floor: **1887 sq. ft.**
Total Living Area: **3,452 sq. ft.**

2 Car Garage: **541 sq. ft.**



1 LEVEL 1 FLOOR PLAN
Scale: 1/16”= 1'-0"



2 LEVEL 2 FLOOR PLAN
Scale: 1/16” = 1'-0"

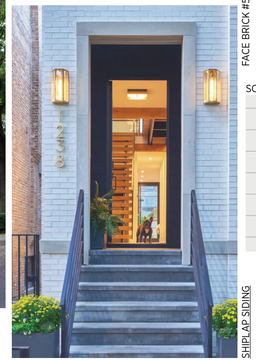
Shared Driveway Condition

Townhome Material Selections

METAL STANDING SEAM ROOF

FACE BRICK #4

ARRRISCRAFT LIMESTONE BASE



FACE BRICK #5

SCONCE LIGHTS

SHIPLAP SIDING

MODERN DOOR STYLE

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1 ELEVATION
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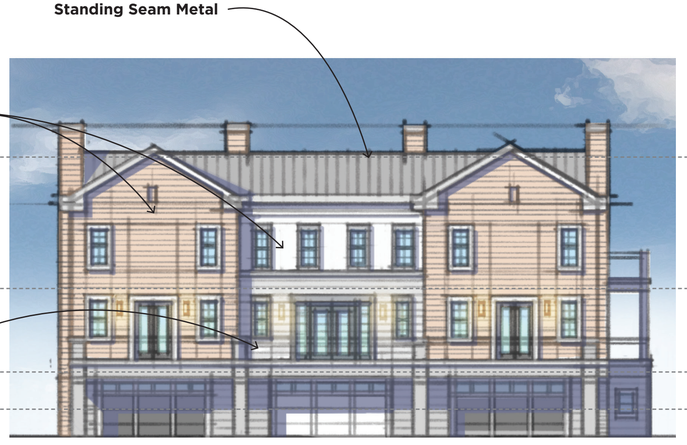
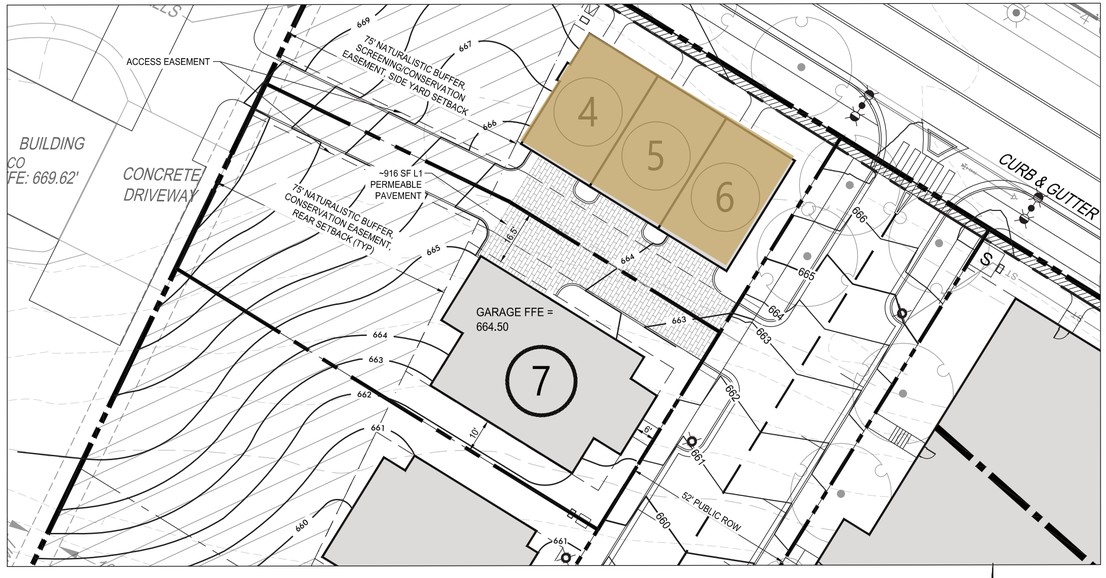


2 ELEVATION
Scale: 1/16" = 1'-0"

3 ELEVATION
Scale: 1/16" = 1'-0"

4 ELEVATION
Scale: 1/16" = 1'-0"



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INFO@FULMERLUCAS.COM - (615) 345-3770

LOT INFORMATION:
LOT AREA = 10,151 SF
FOOTPRINT COVERAGE AREA = 2,387 SF (23.51%)
LANDSCAPE SURFACE AREA (LSA) = TBD SF (TBD%)

THE MIDDLE EIGHT - LOT 4,5, & 6

0 10 20 40 60
SCALE: 1" = 20'

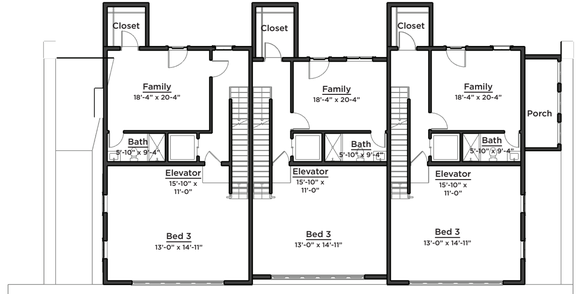
Townhomes - Lower Level

3 bed | 2.5 Bath | 2 Car Garage

Basement:
First Floor (Living Area): **1669 sq. ft.**
Second Floor: **1940 sq. ft.**

Total Living Area: **3,609 sq. ft.**

2 Car Garage: **513 sq. ft.**



1 BASEMENT FLOOR PLAN
Scale: 1/16" = 1'-0"

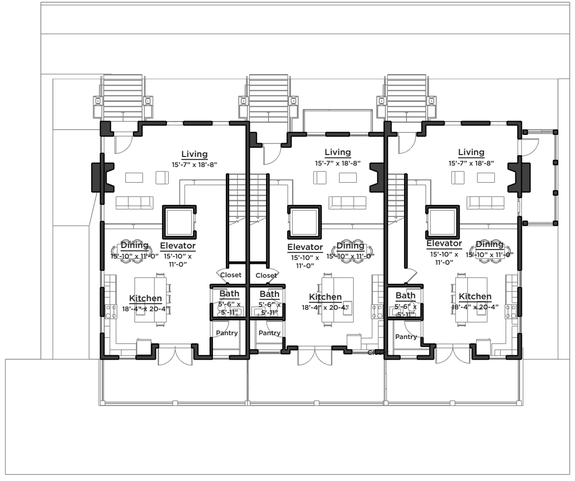
Townhomes - First Floor

3 bed | 2.5 Bath | 2 Car Garage

Basement:
First Floor (Living Area): **1669 sq. ft.**
Second Floor: **1940 sq. ft.**

Total Living Area: **3,609 sq. ft.**

2 Car Garage: **513 sq. ft.**



2 **LEVEL 1 FLOOR PLAN**
Scale: 1/16" = 1'-0"

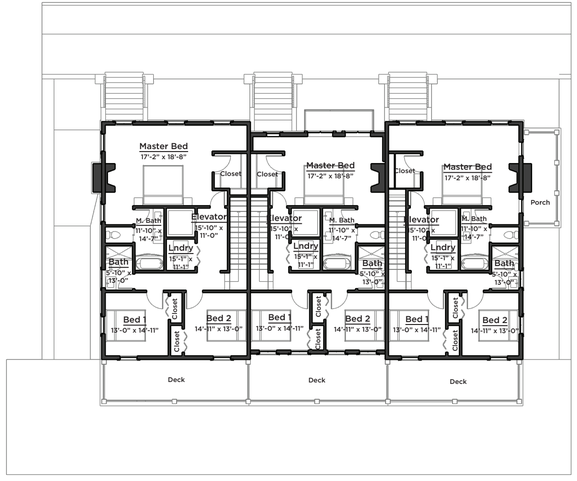
Townhomes - Second Floor

3 bed | 2.5 Bath | 2 Car Garage

Basement:
First Floor (Living Area): **1669 sq. ft.**
Second Floor: **1940 sq. ft.**

Total Living Area: **3,609 sq. ft.**

2 Car Garage: **513 sq. ft.**

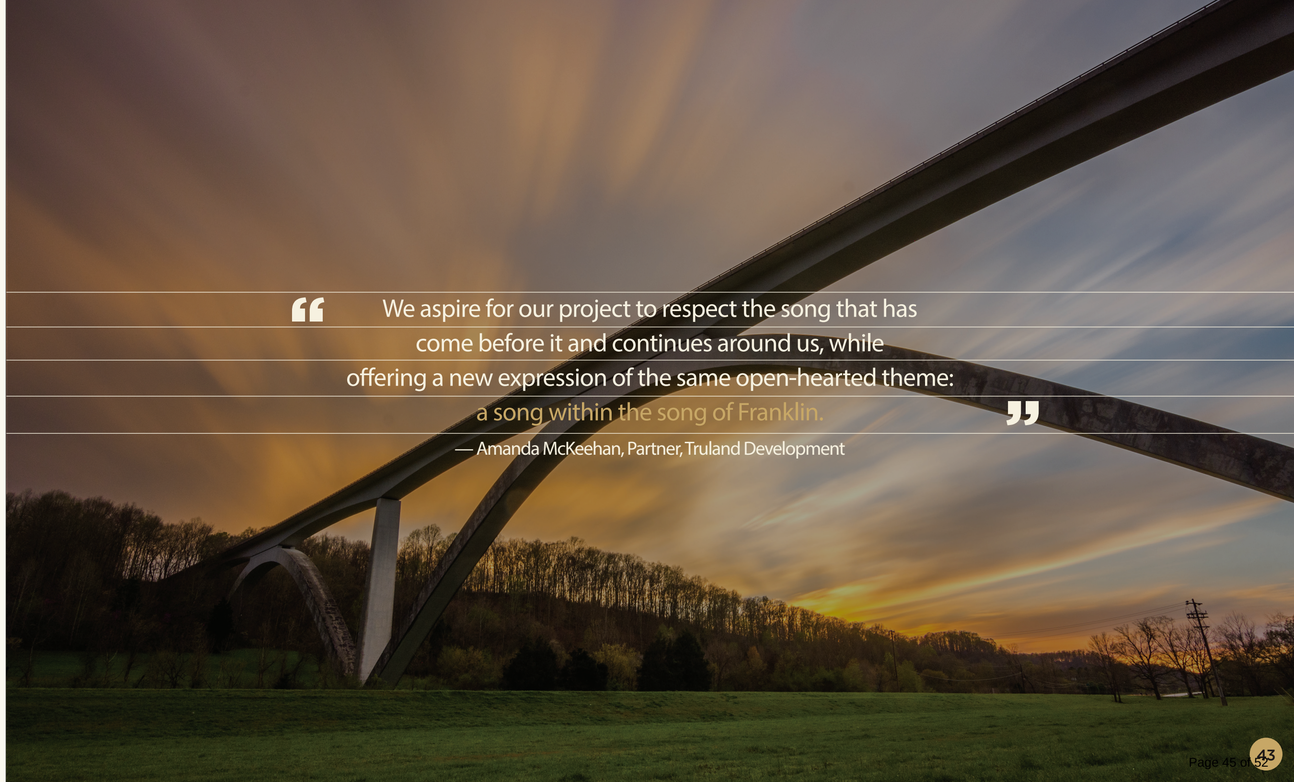


3 **LEVEL 2 FLOOR PLAN**
Scale: 1/16" = 1'-0"

8

Signage & Historical Storytelling

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



> We aspire for our project to respect the song that has come before it and continues around us, while offering a new expression of the same open-hearted theme: a song within the song of Franklin.
>
> — Amanda McKeehan, Partner, Truland Development

Site Navigation

Project Entry Circulation

Project Entry Circulation

Vehicular Arrival

1. PRIMARY ENTRY
   Residential & Public
2. GARAGE ENTRY
   Underground parking

STREET PARKING

TRANSIT STOP

Pedestrian Arrival

3. PRIMARY ENTRY
   Public majority access
4. SECONDARY ENTRY
   Resident & potential tenant majority access

RESIDENCE BUILDING ENTRY

COMMERCIAL BUILDING ENTRY

Site Navigation

Signage & Wayfinding Opportunities

Signage & Wayfinding Opportunities

MEWS PATH

MONUMENT SIGNS

DIRECTIONAL PARKING SIGNS

BUILDING ENTRY SIGNAGE

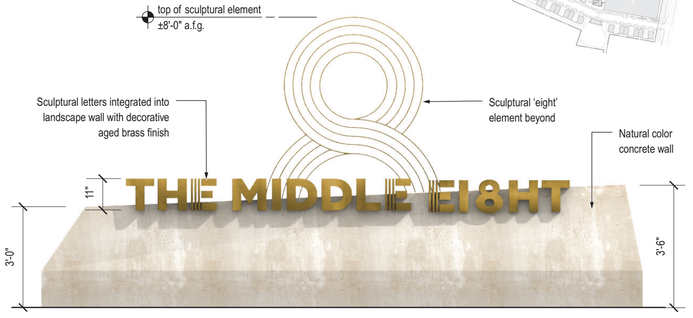
PARKING ENTRY SIGNAGE

COMMERCIAL TENANT SIGNAGE

HISTORICAL STORYTELLING SIGNS

Monument Sign

North Entry



ELEVATION VIEW

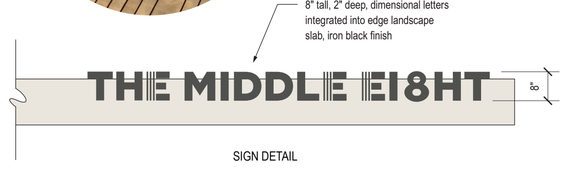
VARIATION A

VARIATION B

Monument Sign

South Steps

Identity sign integrated into Steps along Foster Lane



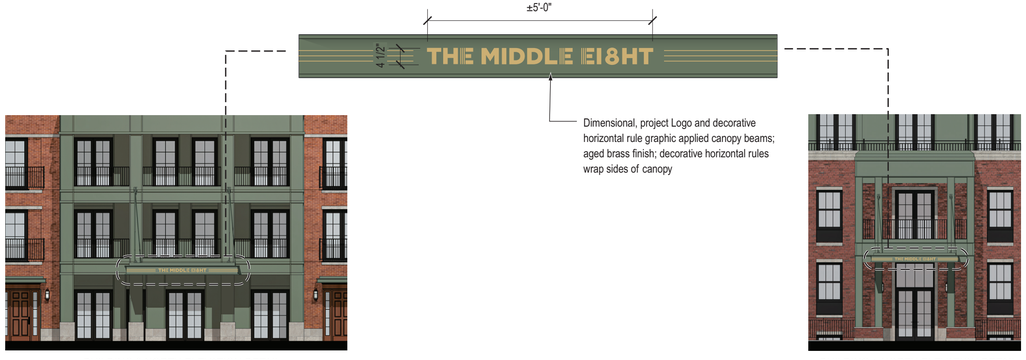
SIGN DETAIL

Building 1 & 3 Identity

North Resident Entries

BUILDING 3 NORTH ELEVATION

BUILDING 1 NORTH ELEVATION



BUILDING 3 NORTH ELEVATION DETAIL

BUILDING 1 NORTH ELEVATION DETAIL

Building 3 Identity

South & West Resident Entries

BUILDING 3 SOUTH ELEVATION

BUILDING 3 SOUTH ELEVATION DETAIL

BUILDING 3 WEST ELEVATION

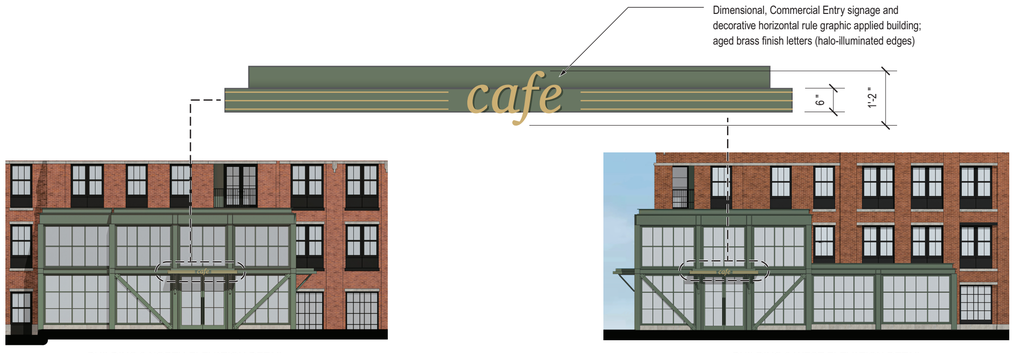
BUILDING 3 WEST ELEVATION DETAIL

Commercial Identity

North & West Pedestrian Entry

BUILDING 3 NORTH ELEVATION

BUILDING 3 WEST ELEVATION



BUILDING 3 NORTH ELEVATION DETAIL

BUILDING 3 WEST ELEVATION DETAIL

Parking Identity

South Vehicular Entry

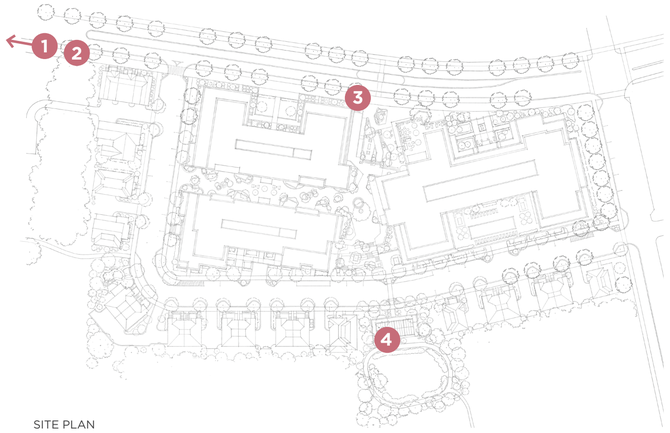
SOUTH ELEVATIONS

BUILDING 2 SOUTH ELEVATION

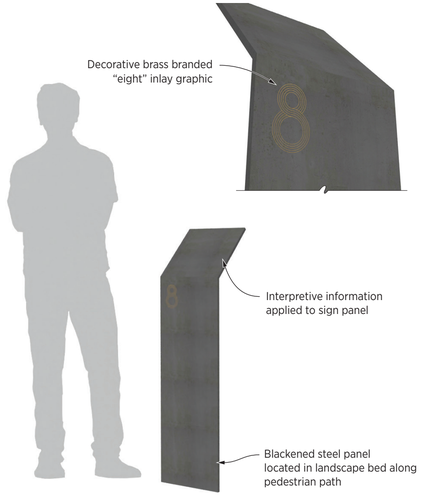
BUILDING 3 SOUTH ELEVATION

Historical Storytelling

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



SITE PLAN



INTERPRETIVE SIGN CONCEPT DESIGN

1

Interpretive Panel along Franklin Road at Truett House.

CONTENT OPPORTUNITY:

History of the Truett House construction and its architectural features.

2

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

CONTENT OPPORTUNITY:

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

3

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

CONTENT OPPORTUNITY:

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

4

Interpretive Panel located adjacent to Greenhouse/Greenspace.

CONTENT OPPORTUNITY:

"Nurseryman and Florist" influences of Alpheus Truett.

Historical Storytelling

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

> People will forget what you said,
> people will forget what you did,
> but people will never forget
> how you made them feel.
>
> — Maya Angelou